



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Agenda

Urban Core Redevelopment Board

Tuesday, October 20, 2020

2:30 PM

Hagler Mason Conference Room, 2nd Floor City
Hall

Board members will attend the meeting remotely. The public may attend the meeting in person, however, there will be limited seating. Consistent w/ CDC guidelines, all are required to sit at least 6 feet apart & to wear face coverings that cover their nose & mouth. The public may also participate via live stream or phone: cityofpensacola.com/428/Live-Meeting-Video. *Citizens may submit an online form here: <https://www.cityofpensacola.com/UCRBinput> BEGINNING AT 12 PM

CALL TO ORDER

ADMINISTRATION OF OATH

DETERMINATION OF QUORUM

APPROVAL OF MINUTES

1. [20-00657](#) MINUTES OF THE URBAN CORE REDEVELOPMENT BOARD MEETING - 07/21/2020

Attachments: [DRAFT UCRB Minutes - July 21 2020.docx](#)

OLD BUSINESS

2. [20-00658](#) MLK-ALCANIZ / DAVIS TWO-WAY CONVERSION PRESENTATION
3. [20-00659](#) COMMUNITY POLICING SERVICES IN THE URBAN CORE REDEVELOPMENT AREA

NEW BUSINESS

4. [20-00660](#) UCRB PRIORITIES BEGINNING FISCAL YEAR 2022 (PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN (FY2022-2026))

Attachments: [UCRB Project Priorities \(Project List & Implementation Plan \(FY2022-26\)\)](#)

5. [20-00661](#) DIB TENTATIVE WORK PLAN - FISCAL YEAR 2022

Attachments: [DIB Tentative Work Plan - FY2022](#)

6. [20-00662](#) AMENDMENT OF FY2021-25 PROJECT LIST & IMPLEMENTATION
PLAN TO ADD RESIDENTIAL RESILIENCY PROGRAM

Attachments: [Draft Residential Resiliency Program Guidelines](#)

7. [20-00663](#) PROJECT UPDATES

Attachments: [Project Updates - 10.20.2020](#)
[East Garden District - Concepts & Overview](#)
[East Garden District - Hardscape and Landscape Plans](#)
[East Garden District - FDOT Plans](#)
[Community Maritime Park Day Marina - Layout Plans](#)
[Community Maritime Park Day Marina - Concept Plans](#)
[Garden Street Landscape - Concept Plan](#)
[150 South Baylen Street - Redevelopment Plans](#)

8. [20-00664](#) BOARD MEETING SCHEDULE

BOARD MEMBER COMMENTS

OPEN FORUM

ADJOURNMENT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00657

Urban Core Redevelopment Board

10/20/2020

SUBJECT:

MINUTES OF THE URBAN CORE REDEVELOPMENT BOARD MEETING - 07/21/2020

Approval of the Urban Core Redevelopment Board meeting minutes for July 21, 2020.



Urban Core Redevelopment Board

Tuesday, July 21, 2020 – 2:30 P.M. Central
222 W. Main Street, 1st Floor, Pensacola FL 32502
Council Chambers

DRAFT **RECORD OF MINUTES**

BOARD MEMBERS PRESENT

Christopher Satterwhite, Chair..... Old East Hill Area Representative
Drew Buchanan, Vice-Chair..... Historic District – Aragon Area Representative
Gregory Dziadon..... Belmont-DeVilliers Area Representative
Ann Hill City Council Member Representative
Blake Foster.... Central Business Area Representative
James Hlubek..... East Hill Area Representative
Spencer Leeper Waterfront Area Representative
Melanie Nichols..... North Hill Area Representative
Nester Taylor Long Hollow Area Representative
Kelly Wieczorek Gateway Area Representative
Marilynn Wiggins (Arrived approx. 2:45 P.M) Tanyard Area Representative

STAFF PRESENT

Helen Gibson CRA Administrator
Victoria D'Angelo Asst. CRA Administrator
Denise Myrick CRA Associate
Don Kraher City Council Executive
Robyn Tice Asst. City Clerk
David Forte Capital Improvements Projects Manager

Call to Order

Since the meeting was the inaugural meeting of the Urban Core Redevelopment Board (UCRB), Assistant CRA Administrator, Victoria D'Angelo, called the meeting to order at 2:34 p.m.

To limit the potential spread of COVID-19, UCRB members attended by telephonic conferencing, and members of the public had the opportunity to attend and participate ***only via live stream or phone***. This change in format was consistent with [Executive Order 20-69](#) issued by Gov. Ron DeSantis and had been adopted at the direction of Council President Jewel Cannada-Wynn in consultation with the City Attorney. Public participation was available as follows:

To watch the meeting live visit: cityofpensacola.com/428/Live-Meeting-Video.

To provide input:

- For Public Forum, for items not on the agenda: Citizens may submit an online form here: www.cityofpensacola.com/UCRBInput **beginning at 12:00 P.M. until 2:30 P.M. only** to indicate they wish to speak during Public Forum **and include a phone number**. **Staff will call the person** at the appropriate time so the citizen can directly address the UCRB using a telephone held up to a microphone.

CITY OF PENSACOLA, COMMUNITY REDEVELOPMENT AGENCY

222 West Main Street, 3rd Floor, Pensacola FL 32502 T: 850.436.5650 W: www.cityofpensacola.com

- For agenda items: Citizens may submit an online form here: www.cityofpensacola.com/UCRBInput, **beginning at 12:00 P.M., until that agenda item has been voted upon or public comment has been closed by the Chair** to indicate they wish to speak to a specific item on the agenda **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the UCRB using a telephone held up to a microphone. **Any form received after an agenda item has been voted upon or public comment has been closed will not be considered.**

Administration of Oath

Assistant City Clerk, Robyn Tice, administered the oath of office.

Determination of Quorum

A quorum was present.

Election of Officers

Ms. D'Angelo called for nominations for the position of Chairperson of the Urban Core Redevelopment Board (UCRB).

Board Member Melanie Nichols nominated Christopher Satterwhite to serve as Chairperson of the UCRB. Nomination seconded by Board Member Kelly Wieczorek.

There being no other nominations, by acclamation, the Board elected Christopher Satterwhite as Chairperson. All Board members voted unanimously and the acclamation carried.

Ms. D'Angelo called for nominations for the position of Vice-Chairperson of the UCRB.

Board Member Drew Buchanan volunteered to serve as Vice-Chairperson of the UCRB. Nomination seconded by Gregory Dziadon.

There being no other nominations, by acclamation, the Board elected Drew Buchanan as Vice-Chairperson. All Board members voted and the acclamation carried.

The gavel was passed to Chairperson Christopher Satterwhite.

Reports & Announcements

1. 20-00383 UPDATE ON RULES AND PROCEDURES

Chairperson Satterwhite introduced the item and turned it over to staff. Ms. D'Angelo introduced City Council Executive, Don Kraher. Mr. Kraher informed the Board that a handbook is being created for all appointed boards and that all rules and procedures will be standardized to be consistent with the City Council's rules and procedures. Once finalized the rules and procedures will be presented at the City Council meeting for approval and then forwarded to all advisory boards. Mr. Kraher also briefly reviewed the Sunshine Law requirements.

Discussion ensued fielding comments and questions. Mr. Kraher responded accordingly.

2. 20-00381 CRA ANNUAL OVERVIEW & UPDATE PRESENTATION

Chairperson Satterwhite introduced the item and called on Ms. D'Angelo to present an annual overview and update pertaining to the Community Redevelopment Agency's administration activities and progress. During the presentation, Ms. D'Angelo introduced Garrett Griffin, Program Administrator for the CRA Residential Property Improvement Program (RPIP) with the Emerald Coast Regional Council to provide an overview of the RPIP. She also later introduced Terri Berry, Escambia County Project Manager for the Hollis T. Williams project to provide an update on the design improvements.

CRA Administrator, Helen Gibson introduced David Forte, Capital Improvements Project Manager, and informed the Board that Mr. Forte would be managing various CRA projects.

Discussion ensued yielding questions and comments from Board Members. Mr. Griffin, Ms. Berry and staff responded accordingly.

Old Business

No old business was discussed.

New Business

3. 20-00382 UPDATE ON MLK-ALCANIZ/DAVIS TWO-WAY CONVERSION

Chairperson Satterwhite introduced the item and the Florida-Alabama Transportation Planning Organization's (TPO) Planning Consultant, Cory Wilkinson with HDR Engineering, accompanied by TPO Project Manager, Jill Lavender Nobles with Emerald Coast Regional Council and HDR's Traffic Engineer, Mary Morgan. Mr. Wilkinson provided an analysis presentation on the findings and recommendations of the Davis Highway and Dr. Martin Luther King Jr./Alcaniz Street Two Way Conversion Traffic Feasibility Study.

Comments were provided by the following person(s):

- Zachary Lane, 420 E. Brainerd St., Pensacola, FL 32503

Discussion ensued yielding questions and comments from Board Members. HDR representatives and staff responded accordingly.

Although a formal vote was not called, the Board established consensus of its desire for travel and parking lane widths north of Cervantes Street to match the widths shown in the conceptual renderings of the traffic feasibility within the corridor segments south of Cervantes (10-foot travel, 9-foot parking).

Discussion ensued amongst the Board regarding the conversion of bicycle lanes to sharrows markings to provide for on-street parking, as shown in the traffic feasibility study. At the conclusion of discussion, the Board requested that staff report back to the Board in regards to this issue.

Vice-Chairman Buchanan made a motion to recommend that the Community Redevelopment Agency request that the TPO and the Florida Department of Transportation (FDOT) move forward with the two-way conversion of Davis Highway and Dr. Martin Luther King Jr. Drive/Alcaniz Street. Motion seconded by Board Member Dziadon and passed unanimously.

4. 20-00388 PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN (FY2021-2025)

Chairperson Satterwhite introduced the item and referred to staff. Ms. D'Angelo provided a review of the Fiscal Year 2021-2025 project list and implementation plan.

Comments were provided by the following person(s):

- Terry Horne, 220 W. Garden St., Pensacola, FL 32561

Discussion ensued fielding comments and questions.

The following issues were raised:

- Street lighting temperature pertaining to the DeVilliers, Reus and A Streetscape Revitalization projects;
- Timeline for public input regarding the Hollice T. Williams Urban Greenway project;
- Preservation of sidewalk street name embossments in implementation of sidewalk improvements; and
- Request for a presentation regarding community policing in the Urban Core at the next UCRB meeting.

Staff responded accordingly.

Vice-Chairman Buchanan made a motion to recommend the project list and 5 year implementation plan, as presented, which reflects the UCRB's priorities for project development and/or implementation during the five-year period beginning Fiscal Year 2021, starting October 1, 2020, through fiscal Year 2025, ending September 30, 2025. Motion seconded by Board Member Dziadon and passed unanimously.

Board Member Comments

No discussion was held.

Open Forum

No public comment was received.

Adjournment

With no further business, the meeting adjourned at 5:26 p.m.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00658

Urban Core Redevelopment Board

10/20/2020

PRESENTATION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

TITLE:

MLK-ALCANIZ / DAVIS TWO-WAY CONVERSION PRESENTATION

SUMMARY:

On July 8, 2020 and July 21, 2020, the Eastside Redevelopment Board (ERB) and Urban Core Redevelopment Board (UCRB) received a presentation by the Florida-Alabama Transportation Planning Organization's (TPO) Planning Consultant, Cory Wilkinson with HDR Engineering regarding the Davis Highway - Dr. Martin Luther King Jr. Blvd /Alcaniz Street Two-Way Conversion Traffic Feasibility Study. During both meetings, discussion was held pertaining to conceptual design elements described in the study, regarding the conversion of formal bike lanes to sharrows markings and on-street parking.

During the development of the Community Redevelopment Agency (CRA) Urban Design Overlay District, engineering and design firm, Hall Planning and Engineering, Inc., and urban planning and design firm, DPZ CoDESIGN, analyzed field conditions, including traffic and development patterns and community characteristics, within both the MLK-Alcaniz and Davis Highway corridors. Due to the firms' familiarity with the project area, staff re-engaged the firms to review the concerns raised by the Boards and prepare a responsive presentation. Rick Hall, P.E., President of Hall Planning and Engineering, Inc. will provide the presentation.

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: Yes



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00659

Urban Core Redevelopment Board

10/20/2020

PRESENTATION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

TITLE:

COMMUNITY POLICING SERVICES IN THE URBAN CORE REDEVELOPMENT AREA

SUMMARY:

For many years, the CRA has annually approved an interlocal agreement with the City of Pensacola to provide community policing innovations within the Urban Core Community Redevelopment Area. Community policing is a policing technique or strategy designed to address public safety concerns proactively. It focuses on building ties and working closely with members of the communities. The Pensacola Police Department will make a presentation on strategies that are being implemented under the interlocal agreement.

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: Yes



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00660

Urban Core Redevelopment Board

10/20/2020

ACTION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

SUBJECT:

UCRB PRIORITIES BEGINNING FISCAL YEAR 2022 (PROJECT LIST & 5-YEAR IMPLEMENTATION PLAN (FY2022-2026))

RECOMMENDATION:

That the UCRB identify priorities for project development and/or implementation within the Urban Core Redevelopment Area beginning in fiscal year 2022 to be incorporated into a recommended project list and 5-year implementation plan for the five-year period beginning October 1, 2022 through September 30, 2026.

SUMMARY:

On February 27, 2020, City Council established the Urban Core Redevelopment Board (UCRB) to provide for the ongoing involvement of stakeholder groups in the Urban Core community redevelopment area. The principal duty of the UCRB is to make recommendations regarding implementation of the Urban Core Community Redevelopment Plan.

At the UCRB's previous meeting, it recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021, which began October 1, 2020.

Since budget preparation for the upcoming fiscal year (FY2022) will begin in January, it is appropriate for the UCRB to establish its project priorities for the FY2022 fiscal year during its October meeting. Project priorities will be considered for incorporation into the FY2022 CRA Work Plan and any applicable/appropriate budgets.

Please note that any new projects or substantial modification(s) to project scope desired by the UCRB should be referred to staff for review to ensure feasibility and alignment with the redevelopment plan before they are added to the project list. Should new projects or scope modifications be requested by the Board during the October meeting, staff will review them and bring back a staff recommendation in January. It is also important to note that the project list may be amended to add projects during the fiscal year, in the event that new projects are identified and deemed feasible mid-cycle.

PRIOR ACTION:

July 21, 2020 - The UCRB recommended a project list and 5-year implementation plan for the Urban Core Redevelopment Area for implementation beginning in FY2021.

FUNDING:

N/A

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development

M. Helen Gibson, AICP, CRA Administrator

Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

- 1) UCRB Project Priorities (Project List & Implementation Plan (FY2022-26))

PRESENTATION: No

RECOMMENDED
URBAN CORE FY2022 PRIORITIES (PROJECT LIST IMPLEMENTATION PLAN (FY2022-2026))

Proposed Version: 10/20/2020

PROJECT NAME	CRA DISTRICT	DESCRIPTION	EST. IMPLEMENTATION PERIOD	PRIOR REDEVELOPMENT BOARD ACTIONS
Residential Property Improvement Program	Urban Core / Eastside / Westside	Improvements for priority residential properties under CRA Residential Property Improvement Program within target areas of the Urban Core CRA. Urban Core target areas include priority properties within the historic Belmont DeVilliers and Tanyard neighborhoods. Forgivable loan program administered by Emerald Coast Regional Council (ECRC) on behalf of CRA.	Thru FY2026	7/08/20, 7/21/20, 7/28/20-ERB, UCRB & WRB recommended inclusion in FY2021 project list.
Residential Resiliency Program	Urban Core / Eastside / Westside	Improvements to residential property under CRA Residential Resiliency Program within the City's designated Urban Core, Westside and Eastside community redevelopment areas to repair storm-damaged structures and secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation. Forgivable loan program.	Thru FY2022	None.

RECOMMENDED
URBAN CORE FY2022 PRIORITIES (PROJECT LIST IMPLEMENTATION PLAN (FY2022-2026))

Proposed Version: 10/20/2020

Affordable Housing Initiatives	Urban Core/ Westside / Eastside	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.	Thru FY2026	None.
CRA Commercial Façade Improvement Program	Urban Core / Westside	Improvements for non-residential properties under CRA Commercial Façade Improvement Program. Available for improvements visible from the right of way and limited roofing, parking and structural. Primary target area historic Belmont DeVilliers Commercial Core, secondary target area (limited to culturally significant and historic properties only) includes priority areas within greater Belmont DeVilliers neighborhood, immediately adjoining commercial core.	Thru FY2026	7/21/20, 7/28/20- UCRB & WRB recommended inclusion in FY2021 project list.
West Main Street Corridor Management	Urban Core / Westside	Corridor management of West Main Street from Clubbs to Barrancas.	Thru FY2026	7/21/20- UCRB recommended inclusion in FY2021 project list.

RECOMMENDED
URBAN CORE FY2022 PRIORITIES (PROJECT LIST IMPLEMENTATION PLAN (FY2022-2026))

Proposed Version: 10/20/2020

Two Way Conversion MLK/Alcaniz & Davis	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. <i>Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.</i>	Thru FY2026	7/08/20, 7/21/20- ERB & UCRB recommended inclusion in FY2021 project list.
Reus Streetscape Revitalization - Phase II Only	Urban Core	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, and crosswalk improvements along Reus Street from Cervantes to Main. Phase II to include segment of Reus Street from Garden to Cervantes.	Thru FY2022	7/21/20- UCRB recommended inclusion in FY2021 project list.
"A" Streetscape Revitalization	Urban Core / Westside	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, crosswalk, and bicycle improvements along "A" Street from Cervantes to Main and construction of new sidewalk, street trees and lighting along Main Street from Clubbs and "A". Project to be constructed in phases (segments TBD).	Thru FY2022	7/21/20, 7/28/20- UCRB & WRB recommended inclusion in FY2021 project list.
"Hashtag" Streetscape / Continuous Waterfront Trail System (Phases 1-3)	Urban Core	Streetscape and corridor improvements along Main Street, Cedar Street, Palafox Street and Jefferson Street. Project anticipated to be completed in phases - Main Street from Baylen Street to Alcaniz Street (Phase 1); Cedar Street from Alcaniz Street to Community Maritime Park (Phase 2); and Palafox Street and Jefferson Street from Intendencia Street to waterfront (Phase 3 - subject to additional funding availability).	Thru FY2023	7/21/20- UCRB recommended inclusion in FY2021 project list.

RECOMMENDED

Proposed Version: 10/20/2020

URBAN CORE FY2022 PRIORITIES (PROJECT LIST IMPLEMENTATION PLAN (FY2022-2026))

Bruce Beach Park Improvements (Phases 1-4)	Urban Core	Park improvements to Bruce Beach Natural Area guided by the Urban Core Community Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE. Project planned to be completed in phases. TENTATIVE phasing is as follows (subject to change): Beach terraces, pedestrian bridge and kayak launch (Phase 1); Sitting walls, overlook & mound scramble, exercise equipment, parking & marsh trail (Phase 2); Entry plaza, learning garden & water feature, shade structures & cultural exhibits (Phase 3); Additional cultural & educational exhibits, additional site amenities & structural components (Phase 4).	Thru FY2023	7/21/20- UCRB recommended inclusion in FY2021 project list.
"East Garden District" Jefferson Street Road Diet/Streetscape	Urban Core	Construction of streetscape and corridor improvements along Jefferson Street, east of Garden Street within the East Garden District.	Thru FY2023	7/21/20- UCRB recommended inclusion in FY2021 project list.
Community Maritime Park Day Marina	Urban Core	Floating day-use marina to be located along southwest segment of Community Maritime Park.	Thru FY2023	7/21/20- UCRB recommended inclusion in FY2021 project list.
Sidewalk Improvements	Urban Core	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2024	7/21/20- UCRB recommended inclusion in FY2021 project list.
Hollice T. Williams Urban Greenway & Skate Park	Urban Core / Eastside	Storm water, park (including skate park) and greenway improvements beneath the I-110 interstate overpass along Hayne Street from Wright Street to Jordan Street. <i>Design and permitted funded by Escambia County RESTORE grant, and managed by Escambia County in coordination with the City of Pensacola. Design to consider the 2010 Hollice T. Williams Urban Greenway Framework Plan concepts .</i>	Thru FY2025	7/08/20, 7/21/20- ERB & UCRB recommended inclusion in FY2021 project list.

RECOMMENDED
URBAN CORE FY2022 PRIORITIES (PROJECT LIST IMPLEMENTATION PLAN (FY2022-2026))

Proposed Version: 10/20/2020

Community Policing	Urban Core	Implementation of community policing strategies within the Urban Core CRA through the City of Pensacola Police Department (PPD).	Thru FY2026	7/21/20- UCRB recommended inclusion in FY2021 project list.
Downtown Improvement District Initiatives	Urban Core	As provided in DIB Tentative Work Plan.	Thru FY2026	7/21/20- UCRB recommended inclusion in FY2021 project list.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00661

Urban Core Redevelopment Board

10/20/2020

ACTION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

SUBJECT:

DIB TENTATIVE WORK PLAN - FISCAL YEAR 2022

RECOMMENDATION:

That the UCRB recommend that the DIB Tentative Work Plan for Fiscal Year 2022, as presented, be incorporated into the DIB's proposed work plan in accordance with the Interlocal Agreement for Implementation of Certain Urban Core Community Redevelopment Plan Activities by the Pensacola Downtown Improvement Board.

SUMMARY:

On July 18, 2005, the Community Redevelopment Agency (CRA) approved an interlocal agreement with the Pensacola Downtown Improvement Board (DIB) for the creation of a comprehensive downtown parking strategy and implementation of mutual undertakings of the DIB and CRA, as outlined in the Urban Core Community Redevelopment Plan. This agreement expired on September 30, 2020. To provide for continued implementation of activities outlined in the Urban Core Redevelopment Plan by the DIB, the CRA approved a new interlocal agreement on September 8, 2020.

The effective interlocal agreement provides that each year, the DIB shall prepare a tentative work plan to be presented to the City of Pensacola Urban Core Redevelopment Board (UCRB) for input during its October meeting. Following the meeting, DIB and CRA representatives refine the work plan and present it to the CRA for approval, along with an annual report of DIB's accomplishments and activities, during the July CRA meeting.

A copy of the DIB Tentative Work Plan for Fiscal Year 2022 is attached.

PRIOR ACTION:

July 21, 2020 - The UCRB recommended a project list and 5-year implementation plan for the Urban Core Redevelopment Area for implementation beginning in FY2021.

FUNDING:

N/A

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

1) DIB Tentative Work Plan - FY2022

PRESENTATION: No



DIB CRA FY2021-22 PLAN

CLEANLINESS

DIB Ambassadors work hard to improve the appearance and maintain the cleanliness of downtown streets and sidewalks, ensuring blight is removed and safety issues are addressed. They are visible seven days a week and, during their rotation, also act as hospitality ambassadors, providing directions, answering questions and assisting visitors and merchants wherever possible. The DIB will continue to keep the downtown district clean by:

- Removing litter from downtown street, gutters and sidewalks.
- Sanitizing communal surfaces such as trash cans, handrails, benches and pay stations
- Removal of all pet and human waste.
- Weed abatement, leaf removal and light landscaping of public property.
- Deploying temporary garbage receptacles as needed.
- Removal of identified graffiti within 48-hours.
- Pressure-washing all streets within the district on a reoccurring basis.
- Keeping all City parking facilities maintained through regular sanitizing, pressure-washing and litter removal.

Litter isn't unique to Downtown Pensacola but it's a problem that continues to grow as our district expands and becomes more successful and vibrant. To encourage responsible litter disposal, the DIB will continue its downtown sustainability campaign efforts by using positive reinforcement and educational materials to address the litter problem. The DIB will also continue to work with the City and CRA to ensure the district has adequate trash receptacles on the streets.



SAFETY AND SECURITY

With a continued vision for the downtown district, **DIB is focusing on safety and security as its top priorities**, implementing projects to help augment existing infrastructure and working on public awareness campaigns to educate the community. Security needs will continue to be addressed through the maintenance of security cameras and upgraded lighting in dark areas within the downtown district while also communicating these updates to stakeholders, residents and visitors. With public safety at the forefront of the collective community due COVID-19, the DIB will build on existing safety campaign efforts by continue to encourage safe social practices following the latest City, State and CDC guidelines through the strategic use of public education collateral.

The DIB's mission to enhance the district's quality-of-life and economic success by creating a cleaner, safer and more enjoyable environment will continue to guide the efforts and focus areas for improving the downtown district.



MARKETING THE DOWNTOWN DISTRICT

With its eclectic range of shops, galleries and restaurants, consistent line-up of events, and historic sites and monuments, there's no shortage of reasons why people come back to Downtown Pensacola year after year. One of the DIB's primary goals is to continue marketing the downtown district. Here are some statistics from the DIB's FY2020 marketing efforts that DIB will continue to manage and grow:

- **130K Social Media Fans:** During the first half of FY2020, the average engagements per Facebook, Instagram and Twitter post increased 23 percent compared to the same period in the previous year.
- **536K Social Media Engagements:** The Downtown Pensacola social media channels received 536K likes, comments and shares since the beginning of FY2020.

- **8,026 Visitor E-Newsletter Opt-Ins:** With an opt-in database of more than 8,000, the Downtown Pensacola visitor e-newsletter beats the average national open rate for the industry by 3.2%.
- **57K Unique Website:** Roughly half of the website traffic to downtownpensacola.com comes from nearby drive markets, while the other half consists of local residents. Two thirds of web traffic comes from a mobile device while the remaining third comes from desktop users.



FY2021-22 PROJECTS

Managing such an active urban place can be both rewarding and challenging, and we are constantly looking for new ways to build value downtown, from supporting downtown investment to developing new marketing initiatives, activating public spaces, aggressively addressing parking challenges and improving the environment. We try to meet every challenge with purpose and planning, and to keep the district consistently moving forward for the City of Pensacola, our downtown businesses, residents, property owners and visitors. Here are some of the planned projects for FY2021:

- **Palafox Market:** Palafox Market draws record crowds of locals and visitors each Saturday to Martin Luther King, Jr., Plaza in Downtown Pensacola to shop the bustling farmers market and patronize downtown shops, restaurants, events and galleries. Once safely reopened, the DIB will continue to execute and promote weekly Palafox Market events to attract visitors and locals to Pensacola's urban core, supporting small, local businesses and securing downtown as a popular tourist destination. DIB will also continue to streamline back-office processes to improve the efficiency of the market.
- **Garden Street Utility Boxes:** The DIB will work with the City, CRA and Stakeholders to potentially beautify ten utility boxes on Garden Street. The overall concept is to offer downtown visitors a downtown "journey through the ages" by using archival photo vinyl wraps on the utility boxes showcasing the downtown district throughout its rich and varied history. This project will not only enhance the district through beautification but

will also tie naturally into other historic and public art projects being implemented throughout the district.

- ***Pedestrian Crossing Safety Enhancements:*** In FY2021, the DIB will focus on implementing improvements to the safety of pedestrian crossing areas on Palafox Street between Garden and Main Streets. These measures will improve the safety of visitors and residents of downtown.
- ***Replace Broken Trash Receptacles:*** The DIB will continue to map, track and report all broken trash receptacles on Palafox Street between Wright Street and Plaza de Luna and will partner with the City and CRA to ensure replacement of broken or damaged receptacles.
- ***Creating Spaces and Enhancing Places:*** The DIB will continue to seek opportunities to collaborate with the City, CRA and community to improve the use, appearance and safety of areas throughout the district while ensuring maximum and judicious use of CRA funding.

Thank you for your partnership, support and for entrusting the DIB to help make our downtown the best, brightest, safest and most Inviting place to live, work, play and visit. We hold this as our highest honor and responsibility!





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00662

Urban Core Redevelopment Board

10/20/2020

ACTION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

SUBJECT:

AMENDMENT OF FY2021-25 PROJECT LIST & IMPLEMENTATION PLAN TO ADD RESIDENTIAL RESILIENCY PROGRAM

RECOMMENDATION:

That the Urban Core Redevelopment Board (UCRB) amend its' recommended FY2021-25 Project List and Implementation Plan to add the Residential Resiliency Program.

SUMMARY:

On July 21, 2020, the Urban Core Redevelopment Board (UCRB) recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021, which began October 1, 2020.

In an effort to expeditiously remedy damage to homes and property caused by Hurricane Sally and, concurrently, harden homes against future natural disasters, a CRA Residential Resiliency Program was drafted and presented to the Community Redevelopment Agency at their October 5th meeting. The CRA approved the program due to the emergency nature of the issue. The program will provide assistance for residential property located within the City of Pensacola's adopted Urban Core, Westside, and Eastside community redevelopment areas to repair damage caused by the hurricane and harden structures against damage from future natural disasters. It is anticipated that typical repairs will include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing, and structural repair and repair of outdoor mechanical equipment, such as HVAC and elevation in high hazard flood areas. However, the program will principally target roof repair/replacement of damaged roofs and removal of fallen or damaged trees.

The UCRB is asked to provide input regarding the program and to amend its' recommended project list and implementation plan to add the program. The draft program guidelines (subject to legal review) are attached.

PRIOR ACTION:

July 21, 2020 - The UCRB recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021 through Fiscal Year 2025.

FUNDING:

N/A

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

1) Draft Residential Resiliency Program Guidelines

PRESENTATION: No



City of Pensacola
Community Redevelopment Agency
222 W Main Street, 3rd Floor
Pensacola, FL 32501

For more information:
www.cityofpensacola.com/CRAPrograms

Residential Resiliency Program Guidelines

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

The public purposes addressed by the Program are consistent with those authorized by the Community Redevelopment Act Chapter 163 of the Florida Statutes, including the elimination and prevention of blight, revitalization of neighborhoods, the elimination or improvement of the shortage of affordable housing for low or moderate income residents and the preservation or enhancement of the tax base.

ELIGIBLE PROPERTY

Eligible property includes residential owner-occupied property, and residential long-term lease property (12 months or more) rented to tenants with a household income at or below 80% Area Median Income (AMI) for Escambia County, Florida, and located within the City of Pensacola's designated Urban Core, Westside or Eastside community redevelopment area.

FUNDING LIMITS

- **Owner-Occupied Property:** \$15,000(80% AMI or less) / \$7,500 (+80% AMI)
- **Long-Term Lease Property:** \$7,500 (Tenant household income 80% AMI or less)

In emergency response and recovery situations where an immediate threat is posed to safety of the building and its inhabitants and/or an immediate response is necessary to prevent further degradation of the building, household income verification may be waived. However, should household income not be verified, funded improvements shall be limited to the minimum amount of work needed to address the immediate hazard, and funding shall not exceed \$8,000.

All awards subject to funding availability.

ELIGIBLE IMPROVEMENTS

Typical eligible improvements include:

- Emergency roof repair/replacement
- Hazardous tree removal/trimming
- Electrical, plumbing and structural repairs
- At-risk mechanical equipment (i.e. HVAC systems) repair/replacement and/or elevation

Other improvements that remedy storm damage or secure at-risk property against future damage caused by natural hazards may be considered on a case-by-case basis. Subject to inspection by a licensed and insured Contractor.

Roofing: Roofing repairs/replacement must be warranted pursuant to inspection by a licensed and insured Contractor.

Hazardous Trees: Trees must have already fallen or be deemed hazardous pursuant to inspection by a licensed and insured Contractor.

Electrical, Plumbing, Structural: Must present a hazard to health and/or property if not repaired, such as a risk for fire, exposure of home to outside elements, or potential for major damage to the home.

At-Risk Mechanical Equipment: Equipment must be at-risk for storm damage or damaged by a recent storm event and attributed to the safety and integrity of the home. Elevation limited to properties located in high flood hazard areas (Zones A and V) as defined by the most recent FEMA flood maps. Visit the Northwest Florida Water Management District website for more information on flood hazard areas: <http://portal.nwfwmdfloodmaps.com/>.

TYPE OF ASSISTANCE:

Assistance is provided as a zero-interest forgivable deferred loan secured by a sub-ordinate lien agreement. The lien period is 1 year for owner-occupied property and 3 years for long-term lease property. The lien is forgiven on a daily basis over the course of the lien period. At expiration of the lien period, the loan is forgiven in full with program compliance.

Eligible program participants shall be eligible to apply for assistance under other residential CRA programs after a period of one (1) year, commencing on the beginning date of the lien period and terminating one (1) year thereafter. However, improvements made under this program shall not be eligible for modification or reconstruction.

Leased Property: Limited to landlords renting to households at or below 80% AMI. Rents must not be increased more than 5% per year during the lien period, and must be certified annually to the Community Redevelopment Agency (CRA). Rents are secured during the lien period by an Assignment of Leases, Rents and Profits Agreement.

Transfer of Property: During the lien period, transfer of property shall only be permissible to an eligible heir, as defined by Florida law. In the event of the transfer of property to an heir, such heir shall assume all responsibilities for compliance under the program.

Duplication of Benefits: This program shall not be used to duplicate or supplant benefits received or available from insurance policy payouts, and FEMA assistance programs.

CONTRACTING PROCEDURES:

The property owner shall be responsible for contracting licensed and insured contractors to conduct the improvements according to the following procedures:

Owner shall obtain quotes from three (3) or more licensed and insured contractors qualified to conduct the improvements. The project shall be awarded to the lowest and most responsive

bidder. **Owner shall not cause work to commence until a program agreement has been executed and the contractor has been issued a purchase order.**

In emergency response and recovery situations, the contracting procedures above, with the exception of contractor licensure and insurance documentation, may be waived at the discretion of the CRA Administrator, in accordance with emergency procurement laws. Administration of and contracting under, this program may also be facilitated and/or secured by a Partnering Agency or City Department during these events.

Inspection: A report shall be provided by the contractor, including pictures and written documentation of the conditions warranting improvement.

Payment shall be made by the CRA directly to the Contractor.

PRIORITIZATION: In instances of high program demand and limited funding, program approvals may be prioritized based on the extent of damage and degree of threat to the building and its inhabitants (e.g. a tree that has fallen on or near a structure will receive higher priority than a tree that poses a threat to a property), as well as, household income (households at or below 80% AMI will receive higher priority than households over 80% AMI).

APPLICATION PROCEDURES:

1. Upon submittal of a complete application, including all supporting documentation, the Program Administrator will determine initial eligibility for program participation.
2. Upon a finding of initial eligibility, or in conjunction with the application, the Owner shall:
 - a. Obtain quotes and inspections from licensed and insured contractors, using the “Request for Inspection/Quotes” form; and
 - b. Identify the contractor(s) to be selected, using the “Contractor Selection Form”.

The project shall then be considered for approval.

3. Upon approval, the Owner shall enter into a Program Agreement, and execute the Lien Agreement and Assignment of Leases, Rents and Profits Agreement, as applicable. The Owner may issue a Notice to Proceed (NTP) to the selected Contractor for commencement of construction upon execution of all agreements, and issuance of a Purchase Order to the contractor.

Completion must be achieved within 90 days from NTP unless otherwise authorized by the CRA or its representative. Payment to the Contractor will be made in accordance with the program agreement.

4. Upon project completion, the CRA will record the lien agreement (and assignment of leases, rents and profits agreement, as applicable) in the public records of Escambia County, Florida.
5. The lien will be forgiven in full at the conclusion of the lien period with program compliance.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00663

Urban Core Redevelopment Board

10/20/2020

DISCUSSION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

TITLE:

PROJECT UPDATES

SUMMARY:

At the UCRB's previous meeting, it recommended a project list and 5-year implementation plan for implementation of projects beginning in Fiscal Year 2021, which began October 1, 2020. The Board will receive updates on projects identified under the project list and implementation plan, and other updates.

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

1. Project Updates - 10.20.2020
2. East Garden District - Concept Plans & Overview
3. East Garden District - Hardscape and Landscape Plans
4. East Garden District - FDOT Plans
5. Community Maritime Park Day Marina - Layout Plan
6. Community Maritime Park Day Marina - Concept Plan
7. Garden Street Landscape - Concept Plan
8. 150 South Baylen Street - Redevelopment Plans

PRESENTATION: No

Project Name	CRA District	Description	Phase	Notes/Updates
Residential Property Improvement Program	Urban Core	Improvements for priority residential properties under CRA Residential Property Improvement Program within target areas of the Urban Core CRA. Forgivable loan program. Target areas include priority properties within the historic Belmont DeVilliers and Tanyard neighborhoods. Administered by Emerald Coast Regional Council (ECRC) on behalf of CRA.	Implementation	On-going
CRA Commercial Façade Improvement Program	Urban Core	Improvements for non-residential properties under CRA Commercial Façade Improvement Program. Available for improvements visible from the right of way and limited roofing, parking and structural. Primary target area historic Belmont DeVilliers Commercial Core, secondary target area (limited to culturally significant and historic properties only) includes priority areas within greater Belmont DeVilliers neighborhood, immediately adjoining commercial core.	Implementation	On-going
West Main Street Corridor Management	Urban Core / Westside	Corridor management of West Main Street from Clubbs to Barrancas.	Design - Interim Improvements / Planning - Full Project	Design of interim improvements underway - to be bid with A Street Revitalization project. Full project implementation funds approved for incorporation into TPO priorities list.
Two Way Conversion MLK/Alcaniz & Davis	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. <i>Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.</i>	Planning	CRA, City Council, and TPO boards recommended moving forward with two-way conversion. Presentation will be provided by Hall Planning and Engineering.

Project Name	CRA District	Description	Phase	Notes/Updates
DeVilliers Streetscape Revitalization	Urban Core	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, and crosswalk improvements along DeVilliers Street from Cervantes to Main. Project to be constructed in phases - Phase I to include segment of DeVilliers from Main to Garden. Phase II to include segment of DeVilliers from Garden to Cervantes.	Construction (Phase I & II)	Phase I construction commencement July 2020. Phase II construction commencement October 2020.
Reus Streetscape Revitalization	Urban Core	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, and crosswalk improvements along Reus Street from Cervantes to Main. Project to be constructed in phases - Phase I to include segment of Reus Street from Main to Garden. Phase II to include segment of Reus Street from Garden to Cervantes.	Construction (Phase I) / Procurement (Phase II)	Phase I construction commencement October 2020.
"A" Streetscape Revitalization	Urban Core / Westside	Streetscape and corridor improvements including sidewalk, decorative elements, ADA, curb-cut, lighting, street trees/landscape, crosswalk, and bicycle improvements along "A" Street from Cervantes to Main and construction of new sidewalk, street trees and lighting along Main Street from Clubbs and "A". Project to be constructed in phases (segments TBD).	Design	In Progress
Garden Street (Median) Landscape Improvements	Urban Core	Landscape improvements within the Garden Street median from Alcaniz to "A" Street. Improvements supported by FDOT Landscape Beautification Grant.	Design	Open house scheduled for Tuesday, October 27th beginning at 6:00 p.m. See concept attached.
"Hashtag" Streetscape / Continous Waterfront Trail System (Phases 1-3)	Urban Core	Streetscape and corridor improvements along Main Street, Cedar Street, Palafox Street and Jefferson Street. Project anticipated to be completed in phases - Main Street from Baylen Street to Alcaniz Street (Phase 1); Cedar Street from Alcaniz Street to Community Maritime Park (Phase 2); and Palafox Street and Jefferson Street from Intendencia Street to waterfront (Phase 3 - subject to additional funding availability).	Design	SCAPE, NYC based landscape architecture firm selected to provide design consistency review.

Project Name	CRA District	Description	Phase	Notes/Updates
Bruce Beach Park Improvements (Phases 1-4)	Urban Core	Park improvments to Bruce Beach Natural Area guided by the Urban Core Community Redevelopment Plan and the Waterfront Framework Plan developed by SCAPE. Project planned to be completed in phases. TENTATIVE phasing is as follows (subject to change): Beach terraces, pedestrian bridge and kayak launch (Phase 1); Sitting walls, overlook & mound scramble, exercise equipment, parking & marsh trail (Phase 2); Entry plaza, learning garden & water feature, shade structures & cultural exhibits (Phase 3); Additional cultural & educational exhibits, additional site amenities & structural components (Phase 4).	Design	SCAPE, NYC based landscape architecture firm selected to provide design consistency review.
"East Garden District" Jefferson Street Road Diet/Streetscape	Urban Core	Construction of streetscape and corridor improvements along Jefferson Street, east of Garden Street within the East Garden District.	Planning	Public comment period held Oct 6-13. See preliminary plans and concepts attached.
Community Maritime Park Day Marina	Urban Core	Floating day-use marina to be located along southwest segment of Community Maritime Park.	Design	Floating dock to be added as phase I of project to provide emergency taxi/ferry service between Downtown Pensacola, Gulf Breeze and Pensacola Beach to address the closure of the Pensacola Bay bridge caused by Hurricane Sally. Plans and specifications are attached.
Sidewalk Improvements	Urban Core	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Planning	On going.
Hollice T. Williams Urban Greenway & Skate Park	Urban Core / Eastside	Stormwater, park (including skate park) and greenway improvements beneath the I-110 interstate overpass along Hayne Street from Wright Street to Jordan Street. <i>Design and permitted funded by Escambia County RESTORE grant, and managed by Escambia County in coordination with the City of Pensacola. Design to consider the 2010 Hollice T. Williams Urban Greenway Framework Plan concepts .</i>	Planning	No notable change.

Project Name	CRA District	Description	Phase	Notes/Updates
Community Policing	Urban Core	Implementation of community policing strategies within the Urban Core CRA through the City of Pensacola Police Department (PPD).	Implementation	Ongoing. Presentation will be provided at meeting.
Downtown Improvement District Initiatives	Urban Core	Implementation of mutual undertakings of the CRA and DIB, pursuant to the Urban Core Redevelopment Plan administered by the Pensacola Downtown Improvement Board. <i>Anticipated projects for FY2021 include Palafox Market/Sunday Strolls; Arts & Culture Inititaives; the Downtown Pensacola Ambassador Program; and Downtown Pensacola Marketing.</i>	Varies by project	Ongoing. DIB will provide tentative work plan for FY2022 priorities during this meeting.

Other Updates

Project Name	CRA District	Description	Phase	Notes/Updates
150 South Baylen Street Redevelopment	Urban Core	Redevelopment of 150 South Baylen Street under redevelopment agreement.	Design	Project plans were accepted by CRA on October 5. Presentation provided by the developer, including proposed plans, are attached.
Hawkshaw Redevelopment	Urban Core	Redevelopment of Hawkshaw site located at 9th Avenue and Romana	Pre-Construction	Project in pre-construction phase. No notable updates.
Affordable Housing Initiatives	Urban Core / Westside / Eastside	Implementation of housing initiatives within CRA areas.	Planning	CRA and City entered into an interlocal agreement to pursue implementation of affordable housing initiatives within the redevelopment districts. The City intends to hire a program manager to be shared between the CRA and the City to provide the necessary staffing. Initiatives undertaken within the redevelopment areas will align with the City's overarching goal to provide 500 homes in 5 years.

Project Name	CRA District	Description	Phase	Notes/Updates
Parking Management	Urban Core / Westside / Eastside	Management of CRA parking facilities.	Implementation	CRA and City entered into an interlocal agreement for the management of parking facilities owned by the CRA within the redevelopment districts. The only three (3) facilities owned by the CRA are as follows: Belmont-DeVilliers Coyle Street Parking Facility (Belmont & Coyle St), 101 West Main Street (currently under lease by Pensacola Sports Assoc.), and the North Palafox Parking Facility (Palafox and Gregory St - partially under lease by the GSA - Federal Courthouse).
N/A	Urban Core / Eastside	Impacts of Hurricane Sally	N/A	Moderate impacts to Plaza de Luna Concession, major impacts to Plaza de Luna (park currently closed), minor impacts to Chappie James Museum and Flight Academy. City has conducted an assessment and list for submittal to FEMA.
N/A	City-wide	City street lighting standards/policies.	N/A	A staff update will be provided.
N/A	-	Gulf Power utility modernization.	N/A	A contact for Gulf Power's modernization project can be provided.



East Garden District

Growing Since 1764



Growing Pensacola...Together



Growing Pensacola ...with a *Local Team!*



*CiviCon, Southtowne, Pensacola's Complete Streets Initiative, & the CRA's mission to Restore, Revitalize, & Renew Pensacola have all inspired the local **East Garden District Team** to reactivate a historic block with synergistic placemaking & unique community growth projects.*

Catalyst
healthcare real estate



Chad Henderson, Founder & CEO of Catalyst HRE, is the local developer of the East Garden District project.

Catalyst HRE is one of the nation's fastest growing healthcare real estate development companies with 40 employees, over \$500M in assets across 18 states, & offices in Pensacola & Ocala, FL, Milwaukee, WI, & Dallas, TX.

*Henderson has assembled a local Pensacola team to vision and execute the East Garden District project, and has spent over **\$4.5M** to date on East Garden District real estate acquisitions and with local professionals on the design & engineering of the Jefferson Street Road Diet Project.*



David W. Fitzpatrick, P.E., P.A.
Civil Engineering



East Garden District



Conceptual Site Plan





 **20,000 SF Repurposed
Garden Street Buildings**

 **30,000 SF New Mixed-Use
Development**

 **175,000 SF New Hotel
& Parking Garage**



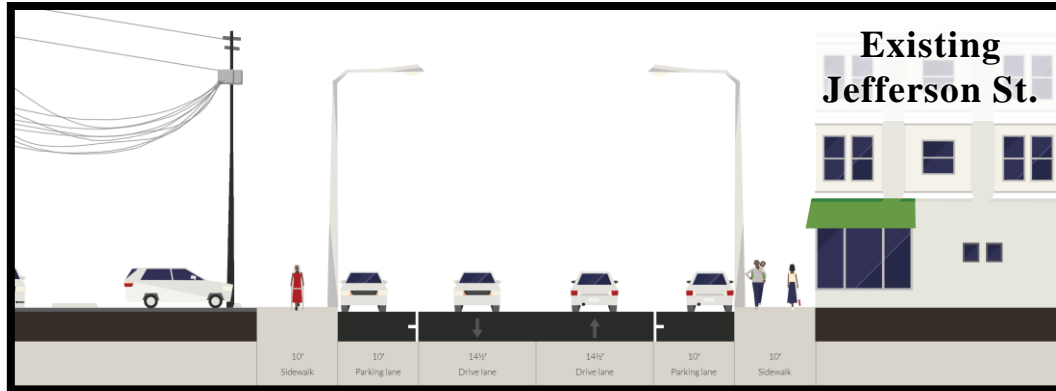
EGD Placemaking *Jefferson Street Road Diet Project Goals*

East Garden District Placemaking

Placemaking is at the heart of the East Garden District, and the Jefferson Street Road Diet Project is central to the transformational vision of the EGD. The road diet project design calls for the calming of traffic and a beautifully landscaped and pedestrian friendly streetscape that will join seamlessly with the planned new EGD boutique hotel, mixed-use building, and urban plaza.

Road Diet Project Goals

- ❖ Alignment with Pensacola's "Complete Streets Initiative"
- ❖ 120% increase in sidewalks & public areas
- ❖ Planting of over 1,200 new trees and shrubs
- ❖ Elimination all Jefferson Street power poles between Garden Street & Chase Street



Projected EGD Annual Tax Impacts

\$247,000 Property Tax
\$2.2M Sales Tax
\$368,000 Bed Tax

**\$2.8M Total Projected
EGD Annual Tax Impacts**

Proposed New View Down Jefferson Street



215 > New Projected EGD Jobs



EGD

CRA / City Return on Investment

The East Garden District projects new annual tax revenues of \$2.8M.


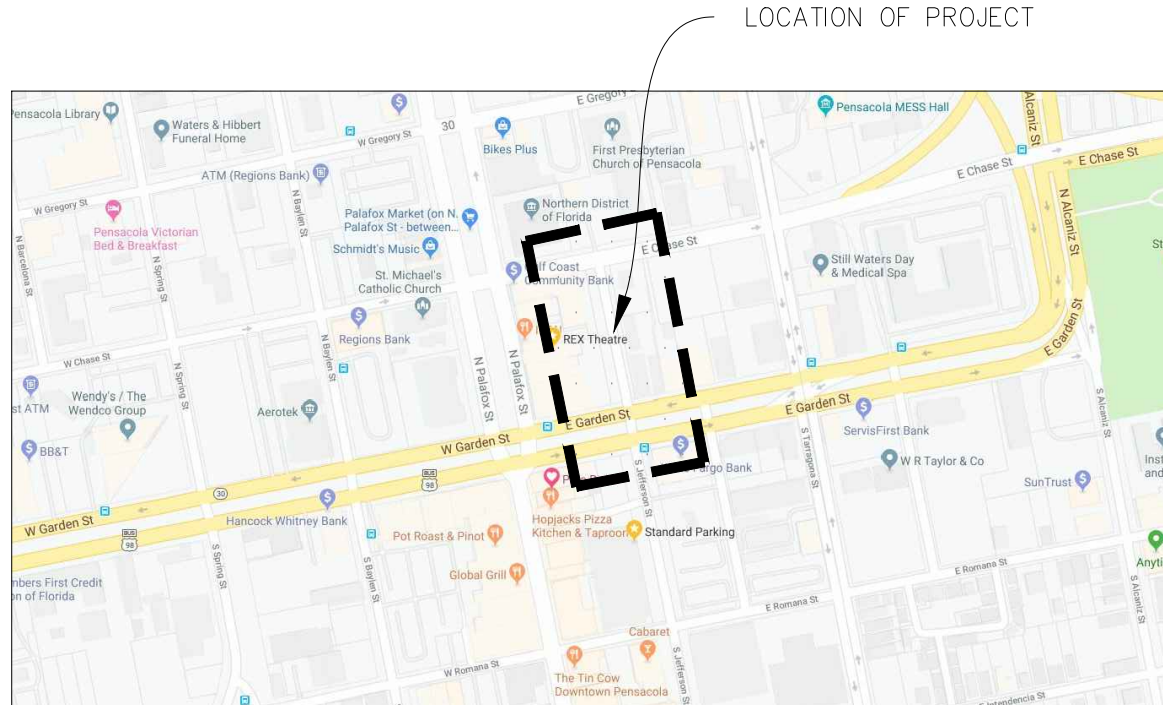
The proposed CRA / City investment of \$1.375M to the EGD Jefferson Street Road Diet Project will be returned in 1 year once the EGD is fully developed. Future EGD tax revenues will help support new Pensacola growth projects for years to come.

Proposed EGD Rendering



Project Status

- ❖ Landscape & Hardscape Construction Drawings are 100% complete & bid.
- ❖ Civil Engineering & Utility Engineering Construction Drawings are 95% complete & bid.
- ❖ FDOT permit received.
- ❖ Target commencement date for Jefferson Street Road Diet Project > Q1 2021.

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			<div>ABBREVIATIONS</div> <div><div><div>ADJ</div><div>AGG</div><div>AMER</div><div>ANSI</div><div>ASTM</div><div>ASA</div><div>AWG</div><div>APP</div><div>APPROX</div><div>ARCH</div><div>ARB</div><div>AVG</div><div>BFP</div><div>BOC</div><div>CB</div><div>CL</div><div>CERT</div><div>CL200</div><div>CAD</div><div>CONC</div><div>CMU</div><div>CJ</div><div>CF</div><div>CU FT</div><div>DEG</div><div>DEMO</div><div>DIAG</div><div>DIAM</div><div>DBH</div><div>DIM</div><div>DID</div><div>DWG</div><div>DIP</div><div>ELEV</div><div>EQ</div><div>EXG</div><div>EXP</div><div>EJ</div><div>F/S</div><div>FFE</div><div>FT</div><div>GAL</div><div>GPM</div><div>GRND</div><div>HP</div><div>HV</div><div>HORZ</div><div>HR</div><div>IN</div><div>IN/HR</div><div>ID</div><div>ISO</div><div>INV</div><div>J-BOX</div><div>KWH</div><div>LA</div><div>LAT</div><div>LH</div><div>MAINT</div><div>MH</div><div>MFD</div><div>MFR</div><div>MFG</div><div>MAT</div><div>MAX</div><div>MED</div><div>MEMB</div><div>MM</div><div>MIN</div><div>NEC</div><div>NPT</div><div>NOM</div><div>NTS</div><div>OC</div><div>OPP</div><div>ORIG</div><div>OD</div><div>POC</div><div>POI</div><div>PVC</div></div><div><div>ADJUST</div><div>AGGREGATE</div><div>AMERICAN</div><div>AMERICAN NATIONAL STANDARDS INSTITUTE</div><div>AMERICAN SOCIETY FOR TESTING & MATERIALS</div><div>AMERICAN STANDARDS ASSOCIATION</div><div>AMERICAN WIRE GAUGE</div><div>APPROVED</div><div>APPROXIMATELY</div><div>ARCHITECT/ARCHITECTURE</div><div>ARCHITECTURE REVIEW BOARD</div><div>AVERAGE</div><div>BACKFLOW PREVENTER</div><div>BOTTOM OF CURB</div><div>CATCH BASIN</div><div>CENTER LINE</div><div>CERTIFICATION</div><div>CLASS 200 PIPE</div><div>COMPUTER AIDED DESIGN</div><div>CONCRETE</div><div>CONCRETE MASONRY UNIT</div><div>CONTROL JOINT</div><div>CUBIC FOOT/FEET</div><div>CUBIC FOOT/FEET</div><div>DEGREE</div><div>DEMOLISH/DEMOLITION</div><div>DIAGONAL</div><div>DIAMETER</div><div>"DIAM AT BREAST HT: 4'6" ABOVE GRADE"</div><div>DIMENSION/DIMENSIONING</div><div>DOWNTOWN IMPROVEMENT DISTRICT</div><div>DRAWING</div><div>DUCTILE IRON PIPE</div><div>ELEVATION</div><div>EQUAL/EQUALLY</div><div>EXISTING</div><div>EXPANSION</div><div>EXPANSION JOINT</div><div>FEET PER SECOND</div><div>FINISHED FLOOR ELEVATION</div><div>FOOT</div><div>GALLON</div><div>GALLONS PER MINUTE</div><div>GROUND</div><div>HIGH POINT</div><div>HIGH VOLTAGE</div><div>HORIZONTAL</div><div>HOUR</div><div>INCH/INCHES</div><div>INCHES PER HOUR</div><div>INSIDE DIAMETER</div><div>INT ORG FOR STANDARDIZATION</div><div>INVERT</div><div>JUNCTION BOX</div><div>KILOWATT HOUR</div><div>LANDSCAPE ARCHITECT</div><div>LATERAL</div><div>LEFT-HAND</div><div>MAINTENANCE</div><div>MANHOLE</div><div>MANUFACTURED</div><div>MANUFACTURER</div><div>MANUFACTURING</div><div>MATERIAL</div><div>MAXIMUM</div><div>MEDIUM</div><div>MEMBRANE</div><div>MILLIMETER</div><div>MINIMUM</div><div>NATIONAL ELECTRICAL CODE</div><div>NATIONAL PIPE TAPER</div><div>NOMINAL</div><div>NOT TO SCALE</div><div>ON CENTER(S)</div><div>OPPOSITE</div><div>ORIGINAL</div><div>OUTER DIAMETER</div><div>POINT OF CONNECTION</div><div>POINT OF INTERSECTION</div><div>POLYVINYL CHLORIDE</div></div><div><div>PSI</div><div>PRECIP</div><div>QTY</div><div>R</div><div>REF</div><div>REV</div><div>ROW</div><div>RH</div><div>SCH</div><div>SCH40</div><div>SCH80</div><div>SIM</div><div>SPEC</div><div>SS</div><div>STD</div><div>STA</div><div>SYM</div><div>TB</div><div>TOC</div><div>TYP</div><div>WWF</div><div>WWM</div><div>W/O</div><div>WI</div><div>YD</div><div>YR</div></div><div><div>POUNDS PER SQUARE INCH</div><div>PRECIPITATION</div><div>QUANTITY</div><div>RADIUS</div><div>REFERENCE</div><div>REVISION</div><div>RIGHT-OF-WAY</div><div>RIGHT-HAND</div><div>SCHEDULE</div><div>SCHEDULE 40 POLYVINYL CHLORIDE</div><div>SCHEDULE 80 POLYVINYL CHLORIDE</div><div>SIMILAR</div><div>SPECIFICATION</div><div>STAINLESS STEEL</div><div>STANDARD</div><div>STATION</div><div>SYMMETRICAL</div><div>TITLE BLOCK</div><div>TOP OF CURB</div><div>TYPICAL</div><div>WELDED WIRE FABRIC</div><div>WELDED WIRE MESH</div><div>WITHOUT</div><div>WROUGHT IRON</div><div>YARD</div><div>YEAR</div></div></div>																																																																														
			<div>LOCATION MAP</div> <div>NOT TO SCALE</div> 																																																																														
			<div>CONSTRUCTION DOCUMENT GENERAL NOTES:</div> <div><div>1.</div><div>2.</div><div>3.</div><div>4.</div><div>5.</div><div>6.</div><div>7.</div><div>8.</div><div>9.</div><div>10.</div></div> <div><div>SEE ACCOMPANYING SPECIFICATIONS</div><div>ALL PLANTS, MATERIALS, HARDSCAPE AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. SUBSTITUTIONS OR ADJUSTMENTS SHALL BE CONSIDERED UNAPPROVED UNLESS IN WRITING BY LANDSCAPE ARCHITECT.</div><div>ALL UNAPPROVED FIELD CHANGES, ADJUSTMENTS AND SUBSTITUTIONS SHALL BE CONSIDERED UNAPPROVED THE SOLE RESPONSIBILITY OF THE CONTRACTOR.</div><div>ALL UTILITIES SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.</div><div>LANDSCAPE PLANS SHALL BE USED IN CONJUNCTION WITH ENGINEERING CONSTRUCTION DOCUMENTS.</div><div>ALL STORMWATER, SUBSURFACE UTILITIES SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS.</div><div>CONTRACTOR SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS FOR EXISTING CONDITIONS, SURVEY, DEMOLITION & ALL OTHER SITE IMPROVEMENTS WHICH FALL OUTSIDE THE SCOPE OF LANDSCAPE ARCHITECTURE CONSTRUCTION DOCUMENTS.</div><div>ALL LANDSCAPE WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SITE TRIANGLE(S) SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL (LATEST EDITION) CHAPTER 212 - INTERSECTIONS.</div><div>CONNECT ALL LATERAL IRRIGATION LINES TO AN FDOT COMPLIANT IRRIGATION SYSTEM CONTAINING A WEATHER STATION CAPABLE OF SHUTTING THE SYSTEM OFF IN THE EVENT OF PRECIPITATION IN ACCORDANCE WITH STATE LAWS & REGULATIONS.</div><div>IRRIGATION CONTROLLER, WEATHER STATION, RAIN SENSOR, MAINLINE & VALVES SHALL NOT BE LOCATED WITHIN THE FDOT RIGHT-OF-WAY.</div></div>																																																																														
	C	<div>DATE PREPARED:</div> <div>08/12/2020</div>				<div>DRAFT - NOT FOR CONSTRUCTION</div>																																																																											
		<div>CITY OF PENSACOLA RIGHT-OF-WAY:</div> <div>BETWEEN FDOT ROADWAY ID: 48100001 (CHASE ST.) NORTH MILEPOST: N JEFFERSON ST - 0.064 & FDOT ROADWAY ID: 48080060 (GARDEN ST.) SOUTH MILEPOST: JEFFERSON ST - 4.020</div>																																																																															
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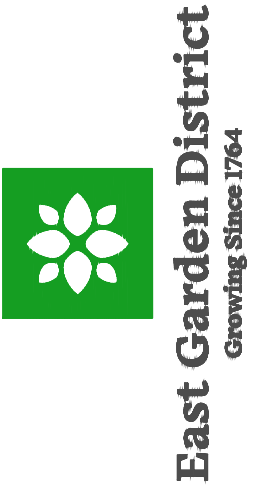
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CONSTRUCTION DOCUMENT GENERAL NOTES:

1. SEE ACCOMPANYING SPECIFICATIONS
2. ALL PLANTS, MATERIALS, HARDSCAPE AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. SUBSTITUTIONS OR ADJUSTMENTS SHALL BE CONSIDERED UNAPPROVED UNLESS IN WRITING BY LANDSCAPE ARCHITECT.
3. ALL UNAPPROVED FIELD CHANGES, ADJUSTMENTS AND SUBSTITUTIONS SHALL BE CONSIDERED UNAPPROVED THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL UTILITIES SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. LANDSCAPE PLANS SHALL BE USED IN CONJUNCTION WITH ENGINEERING CONSTRUCTION DOCUMENTS.
6. ALL STORMWATER, SUBSURFACE UTILITIES SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS.
7. CONTRACTOR SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS FOR EXISTING CONDITIONS, SURVEY, DEMOLITION & ALL OTHER SITE IMPROVEMENTS WHICH FALL OUTSIDE THE SCOPE OF LANDSCAPE ARCHITECTURE CONSTRUCTION DOCUMENTS.
8. ALL LANDSCAPE WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SITE TRIANGLE(S) SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL (LATEST EDITION) CHAPTER 212 - INTERSECTIONS.
9. CONNECT ALL LATERAL IRRIGATION LINES TO AN FDOT COMPLIANT IRRIGATION SYSTEM CONTAINING A WEATHER STATION CAPABLE OF SHUTTING THE SYSTEM OFF IN THE EVENT OF PRECIPITATION IN ACCORDANCE WITH STATE LAWS & REGULATIONS.
10. IRRIGATION CONTROLLER, WEATHER STATION, RAIN SENSOR, MAINLINE & VALVES SHALL NOT BE LOCATED WITHIN THE FDOT RIGHT-OF-WAY.



EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

EXISTING CONDITIONS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
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JPD PROJECT NUMBER: 19008-4

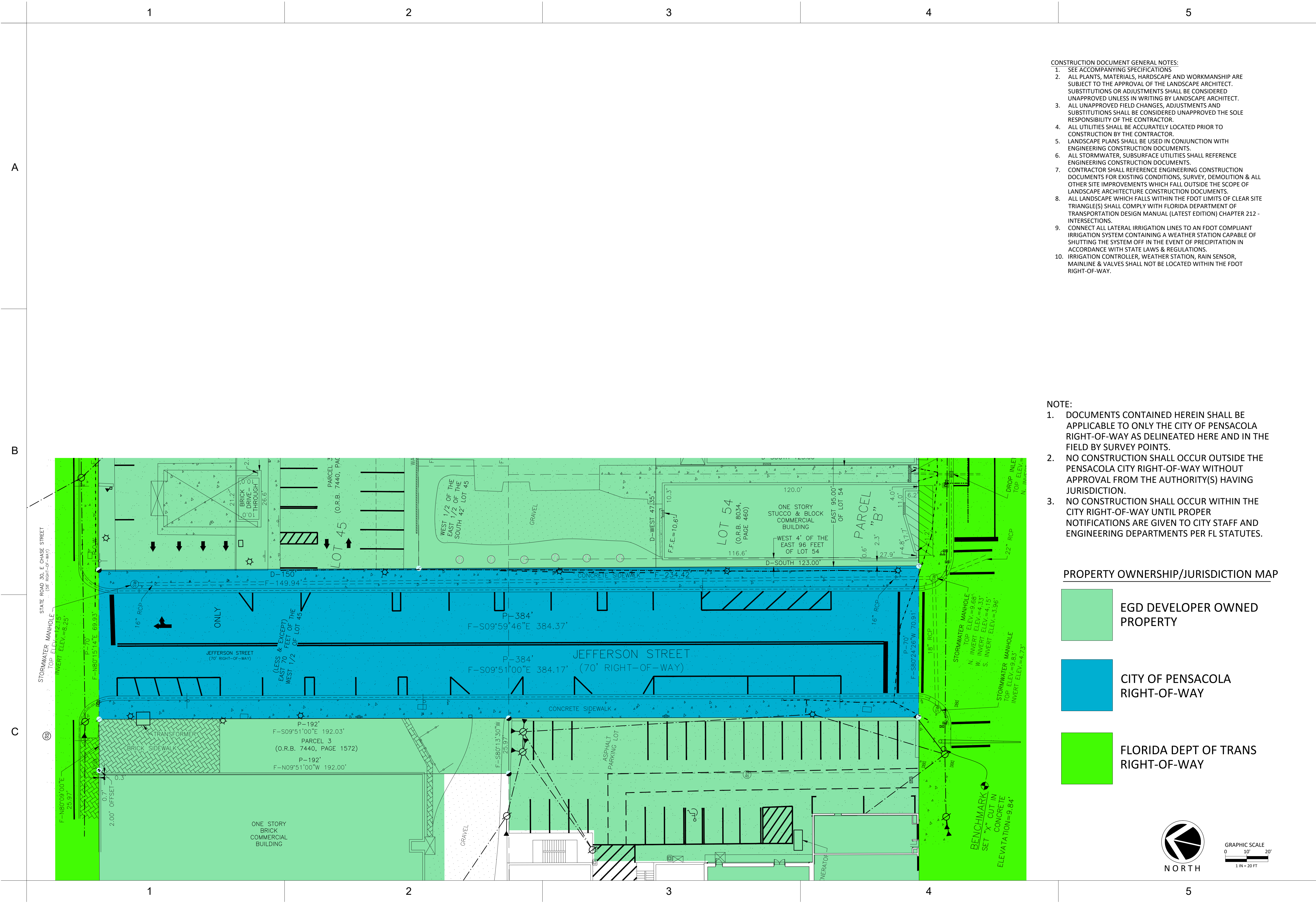
SCALE:

DATE: 08/12/2020

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G200

DRAFT - NOT FOR CONSTRUCTION



- CONSTRUCTION DOCUMENT GENERAL NOTES:
1. SEE ACCOMPANYING SPECIFICATIONS
 2. ALL PLANTS, MATERIALS, HARDSCAPE AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. SUBSTITUTIONS OR ADJUSTMENTS SHALL BE CONSIDERED UNAPPROVED UNLESS IN WRITING BY LANDSCAPE ARCHITECT.
 3. ALL UNAPPROVED FIELD CHANGES, ADJUSTMENTS AND SUBSTITUTIONS SHALL BE CONSIDERED UNAPPROVED THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 4. ALL UTILITIES SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
 5. LANDSCAPE PLANS SHALL BE USED IN CONJUNCTION WITH ENGINEERING CONSTRUCTION DOCUMENTS.
 6. ALL STORMWATER, SUBSURFACE UTILITIES SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS.
 7. CONTRACTOR SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS FOR EXISTING CONDITIONS, SURVEY, DEMOLITION & ALL OTHER SITE IMPROVEMENTS WHICH FALL OUTSIDE THE SCOPE OF LANDSCAPE ARCHITECTURE CONSTRUCTION DOCUMENTS.
 8. ALL LANDSCAPE WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SITE TRIANGLE(S) SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL (LATEST EDITION) CHAPTER 212 - INTERSECTIONS.
 9. CONNECT ALL LATERAL IRRIGATION LINES TO AN FDOT COMPLIANT IRRIGATION SYSTEM CONTAINING A WEATHER STATION CAPABLE OF SHUTTING THE SYSTEM OFF IN THE EVENT OF PRECIPITATION IN ACCORDANCE WITH STATE LAWS & REGULATIONS.
 10. IRRIGATION CONTROLLER, WEATHER STATION, RAIN SENSOR, MAINLINE & VALVES SHALL NOT BE LOCATED WITHIN THE FDOT RIGHT-OF-WAY.

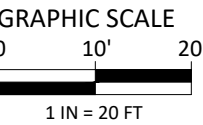
- NOTE:
1. DOCUMENTS CONTAINED HEREIN SHALL BE APPLICABLE TO ONLY THE CITY OF PENSACOLA RIGHT-OF-WAY AS DELINEATED HERE AND IN THE FIELD BY SURVEY POINTS.
 2. NO CONSTRUCTION SHALL OCCUR OUTSIDE THE PENSACOLA CITY RIGHT-OF-WAY WITHOUT APPROVAL FROM THE AUTHORITY(S) HAVING JURISDICTION.
 3. NO CONSTRUCTION SHALL OCCUR WITHIN THE CITY RIGHT-OF-WAY UNTIL PROPER NOTIFICATIONS ARE GIVEN TO CITY STAFF AND ENGINEERING DEPARTMENTS PER FL STATUTES.

PROPERTY OWNERSHIP/JURISDICTION MAP

EGD DEVELOPER OWNED PROPERTY

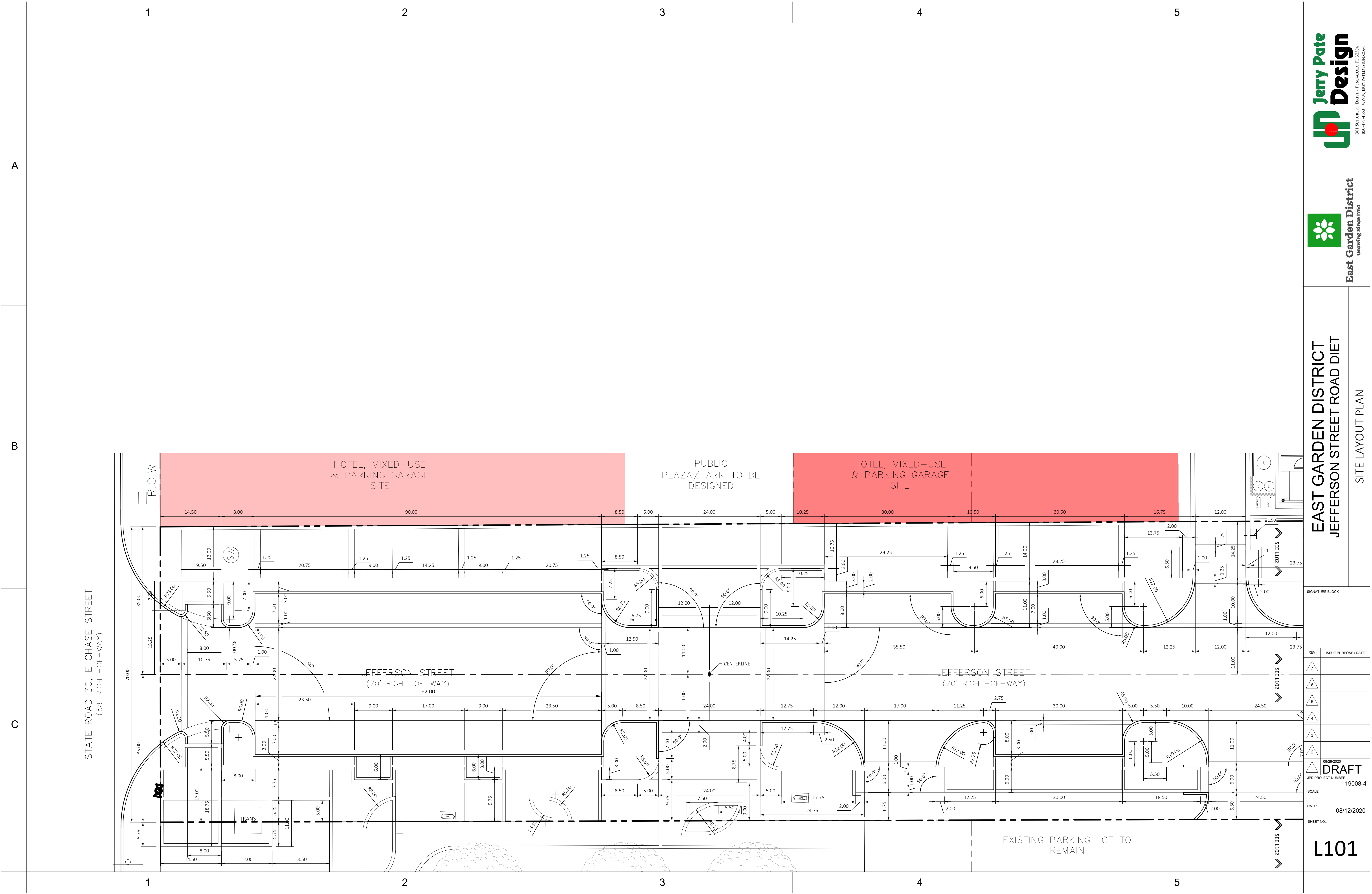
CITY OF PENSACOLA RIGHT-OF-WAY

FLORIDA DEPT OF TRANS RIGHT-OF-WAY



EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE KEY PLAN

SIGNATURE BLOCK	
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JPD PROJECT NUMBER: 19008-4	
SCALE:	
DATE: 08/12/2020	
SHEET NO:	
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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE LAYOUT PLAN

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JPD PROJECT NUMBER: 19008-4

SCALE:
DATE: 08/12/2020
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DRAFT - NOT FOR CONSTRUCTION

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

SITE LAYOUT PLAN

SIGNATURE BLOCK

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 JPD PROJECT NUMBER: 19008-

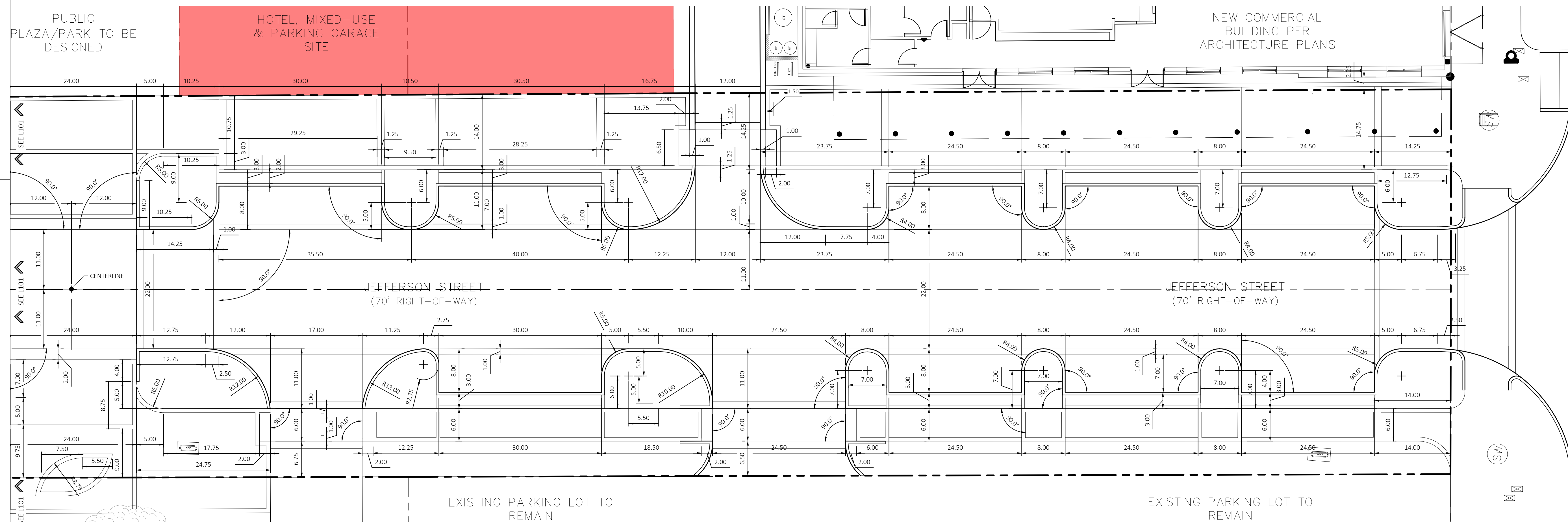
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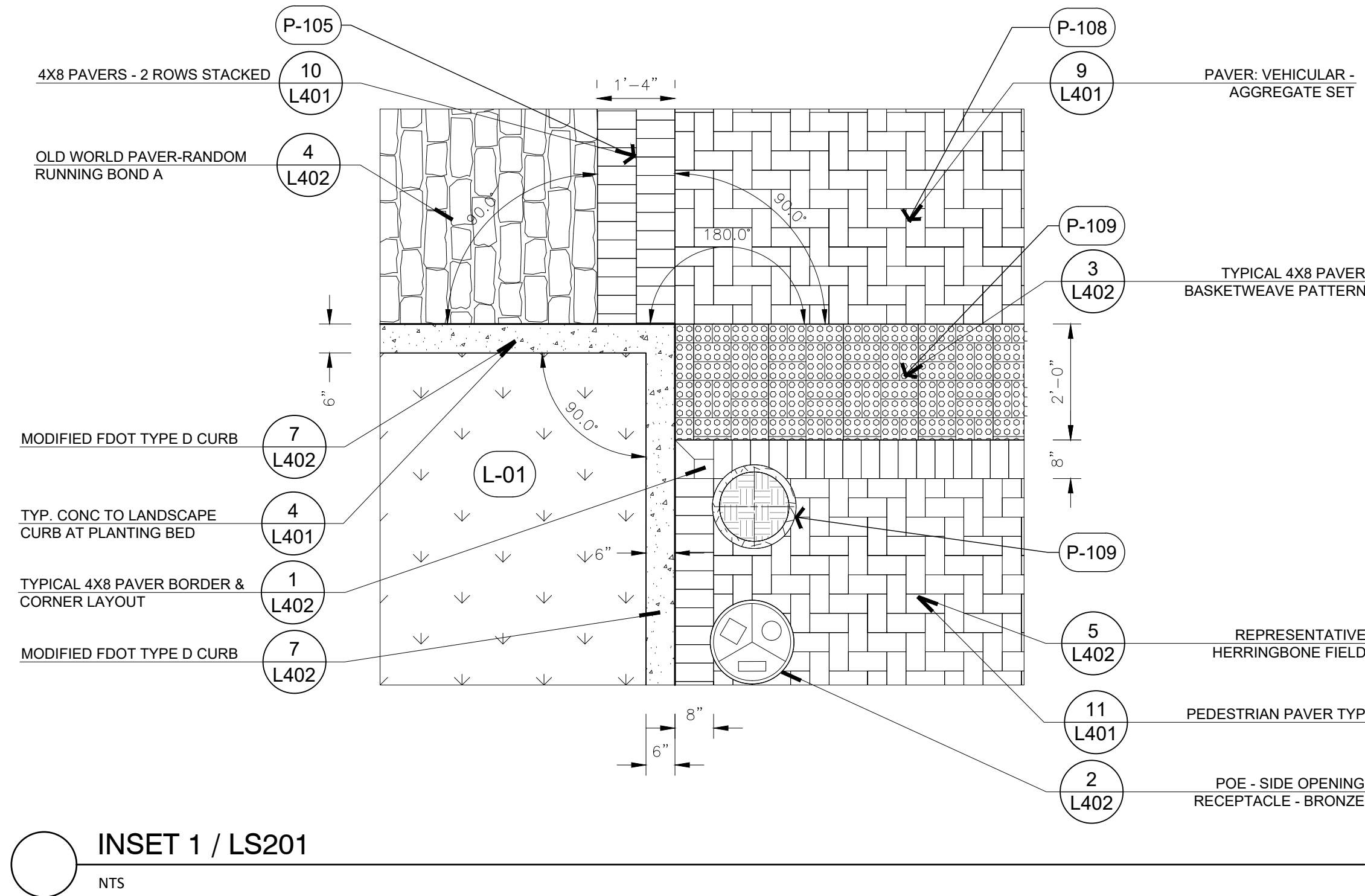
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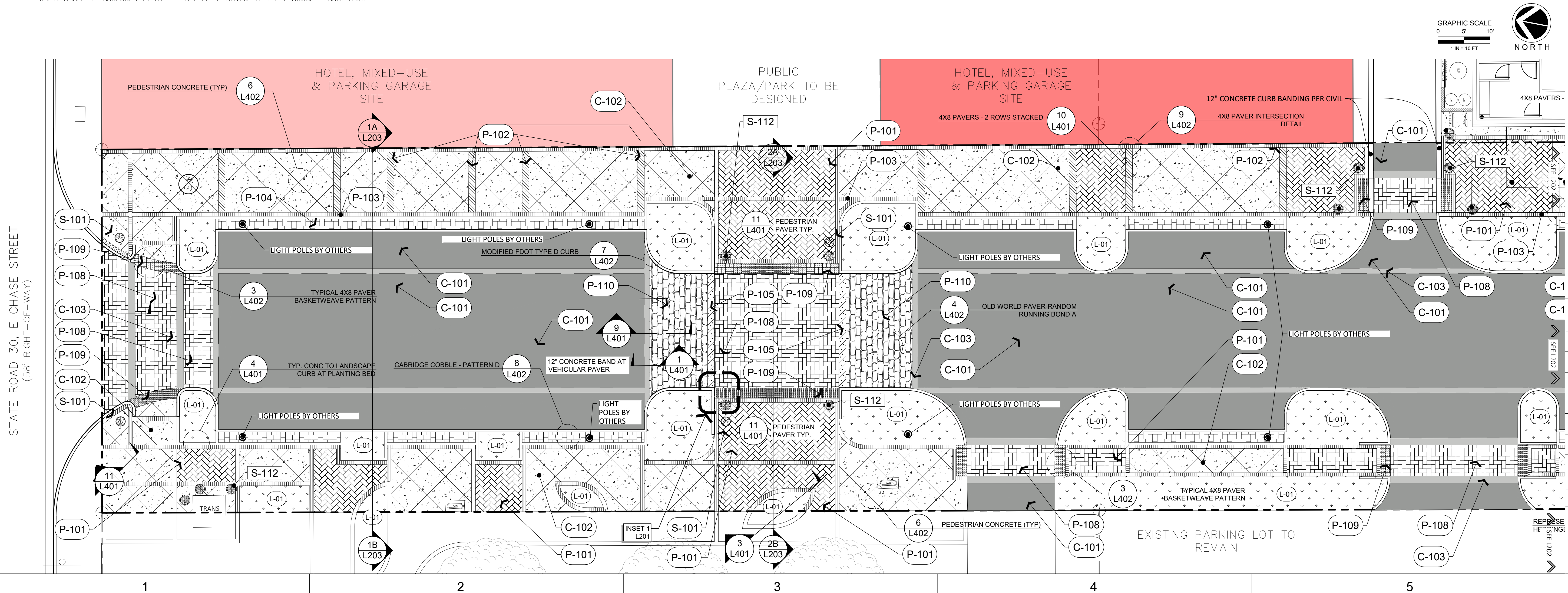


STATE ROAD 30, US HIGHWAY 98, E GARDEN STREET
(150' RIGHT-OF-WAY)

<u>SYMBOL</u>	<u>Vehicle Curbing</u> <u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
(C-101)	Asphalt-See Civil	10,183 sf	
(C-102)	Pedestrian Concrete - Per Details	4,554 sf	6/L402
(C-103)	Vehicle Concrete - Per Civil	851 sf	
<u>SYMBOL</u>	<u>Landscape</u> <u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
(L-01)	Landscape-See Planting Plan	2,801 sf	
<u>SYMBOL</u>	<u>Unit Paving</u> <u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
(P-101)	4X8-Pedestrian-Herringbone Pattern-Per Details	2,553 sf	5/L402
(P-102)	4X8-Pedestrian-Two Rows-Soldier Course Stacked-Per Details	228 sf	10/L401
(P-103)	4x8 Soldier Course-Per Details	1,076 sf	1/L402
(P-104)	Cambridge Cobble - Belgard Hardscapes (3 Piece) Pattern (OAE) - See Details	766 sf	8/L402
(P-105)	4X8-Pedestrian-Two Rows-Soldier Course Stacked-Crosswalk Specific	59 sf	
(P-108)	4X8-Vehicle-Herringbone Pattern-Per Details	1,613 sf	9/L401
(P-109)	4X8-Pedestrian-Basket Weave Pattern-Detectable Warning-Per Details	208 sf	3/L402
(P-110)	Old World A - Belgard Hardscapes (OAE) Random Running Bond A	539 sf	4/L402
<u>SYMBOL</u>	<u>Site Amenities</u> <u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
(S-101)	Litter Receptacle - Per Specs	5	2/L402
(S-112)	Round Planter - 20"W x 22"H	12	



B

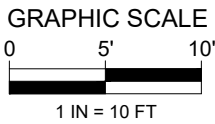
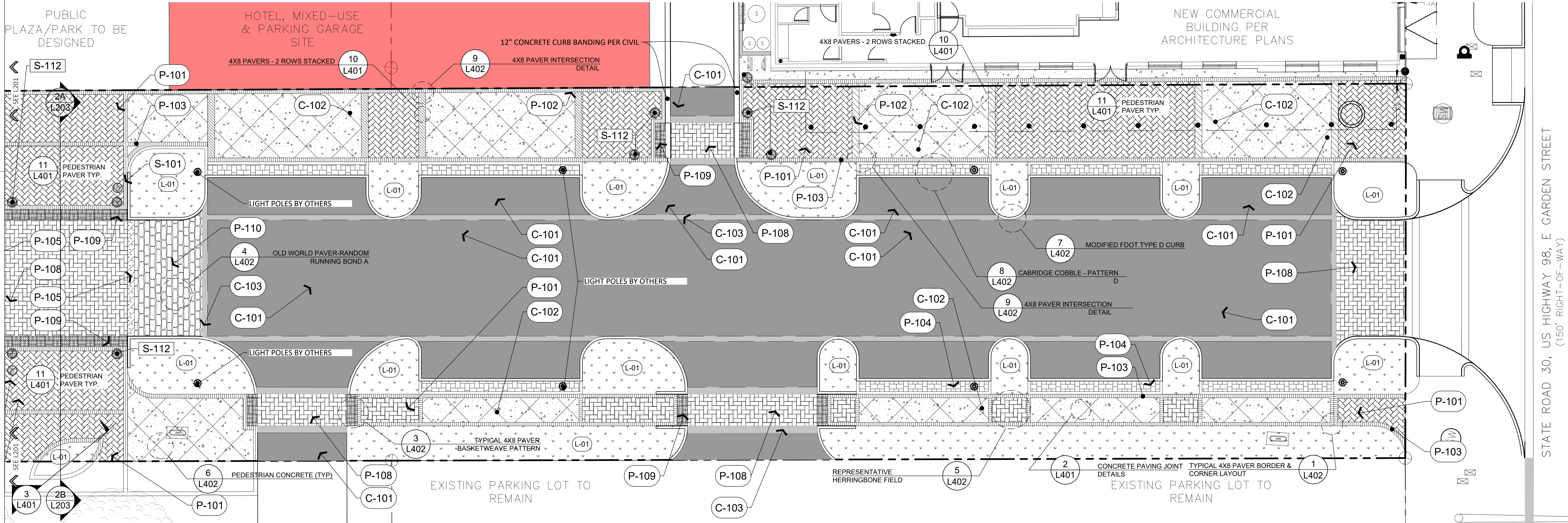


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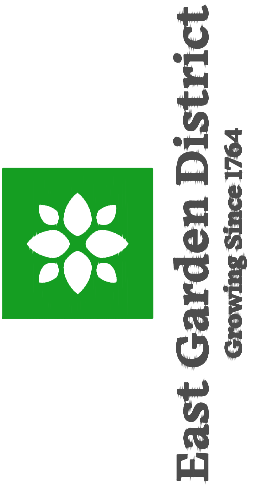
REFERENCE NOTES SCHEDULE CITY ROW

SYMBOL	Vehicular Curbing DESCRIPTION	QTY	DETAIL
	C-101 Asphalt-See Civil	10,183 sf	
	C-102 Pedestrian Concrete - Per Details	4,554 sf	6/L402
	C-103 Vehicular Concrete - Per Civil	851 sf	
SYMBOL	Landscape DESCRIPTION	QTY	DETAIL
	L-01 Landscape-See Planting Plan	2,801 sf	
SYMBOL	Unit Paving DESCRIPTION	QTY	DETAIL
	P-101 4X8-Pedestrian-Herringbone Pattern-Per Details	2,553 sf	5/L402
	P-102 4X8-Pedestrian-Two Rows-Soldier Course Stacked-Per Details	228 sf	10/L401
	P-103 4x8 Soldier Course-Per Details	1,076 sf	1/L402
	P-104 Cambridge Cobble - Belgard Hardscapes (3 Piece) Pattern (OAE) - See Details	766 sf	8/L402
	P-105 4X8-Pedestrian-Two Rows-Soldier Course Stacked-Crosswalk Specific	59 sf	
	P-108 4x8-Vehicular-Herringbone Pattern-Per Details	1,613 sf	9/L401
	P-109 4x8-Pedestrian-Basket Weave Pattern-Detectable Warning-Per Details	208 sf	3/L402
	P-110 Old World A - Belgard Hardscapes (OAE) Random Running Bond A	539 sf	4/L402
SYMBOL	Site Amenities DESCRIPTION	QTY	DETAIL
	S-101 Litter Receptacle - Per Specs	5	2/L402
	S-112 Round Planter - 20\"/>	12	

SCORE PATTERN NOTE: CONCRETE SCORE PATTERN IS SHOWN FOR INFORMATION PURPOSES ONLY. SHALL BE ASSESSED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT.



EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE MATERIALS PLAN



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09/29/2020
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JPD PROJECT NUMBER: 19008-4

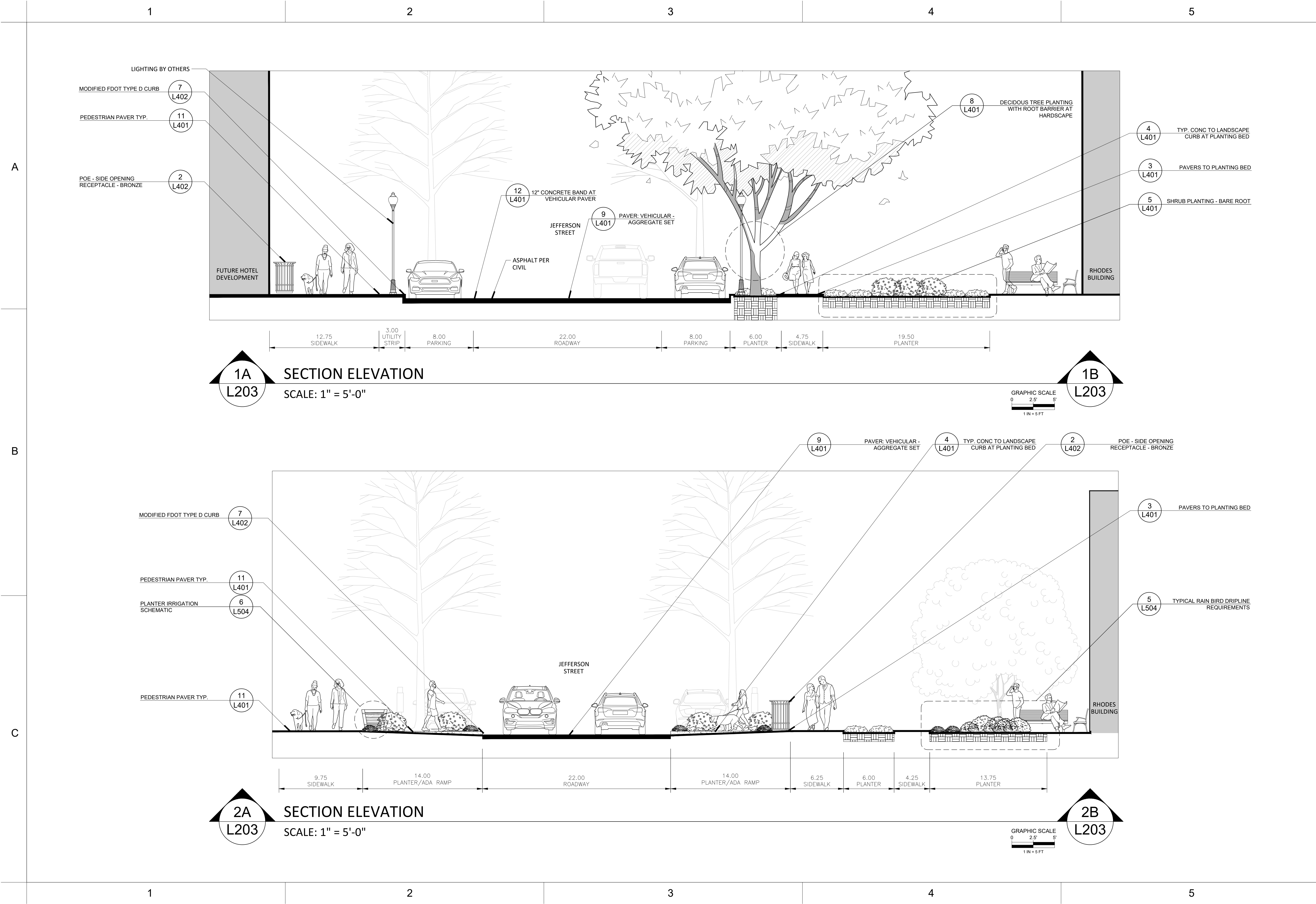
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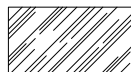
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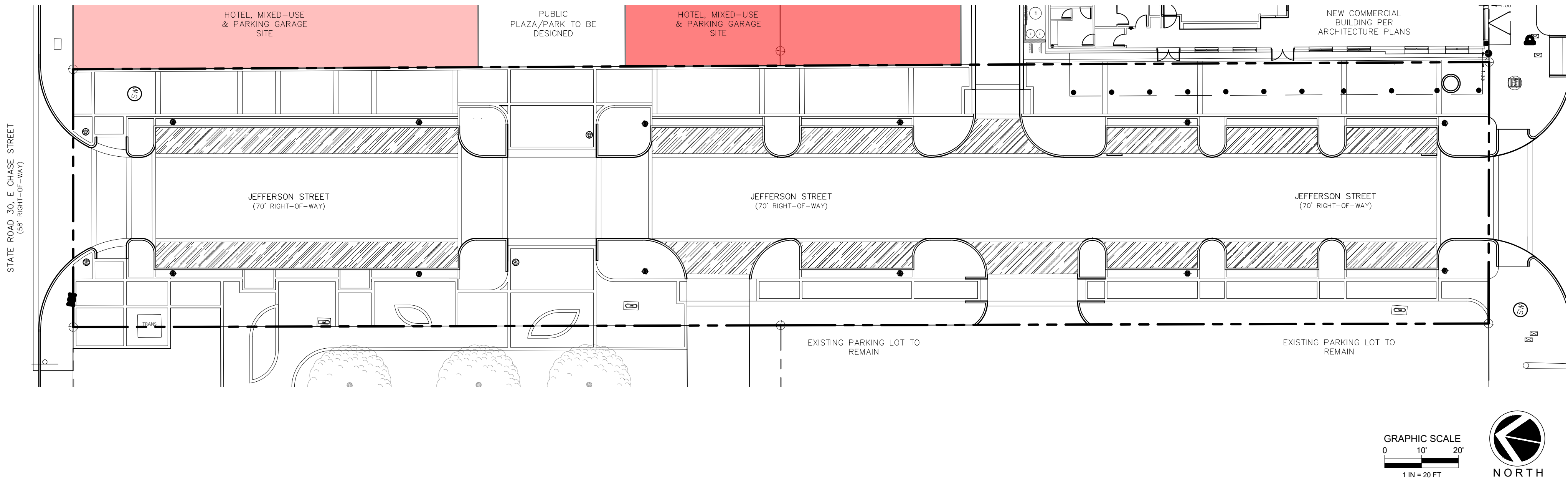
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REFERENCE NOTES SCHEDULE - BID ALTERNATE - 1

SYMBOL	Vehicular Curbing DESCRIPTION	QUANTITY	DETAIL
	BID ALTERNATE - 1 VEHICULAR PAVER - SIMILAR TO ADJACENT SITE VEHICULAR PAVERS	3,406	9/L401



EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE MATERIALS-BID ALTERNATE - 1

SIGNATURE BLOCK

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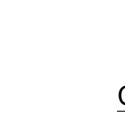

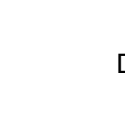
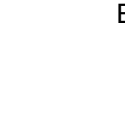

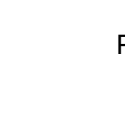
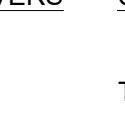
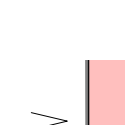
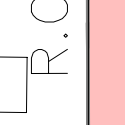
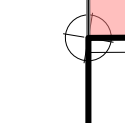
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JPD PROJECT NUMBER:
19008-4

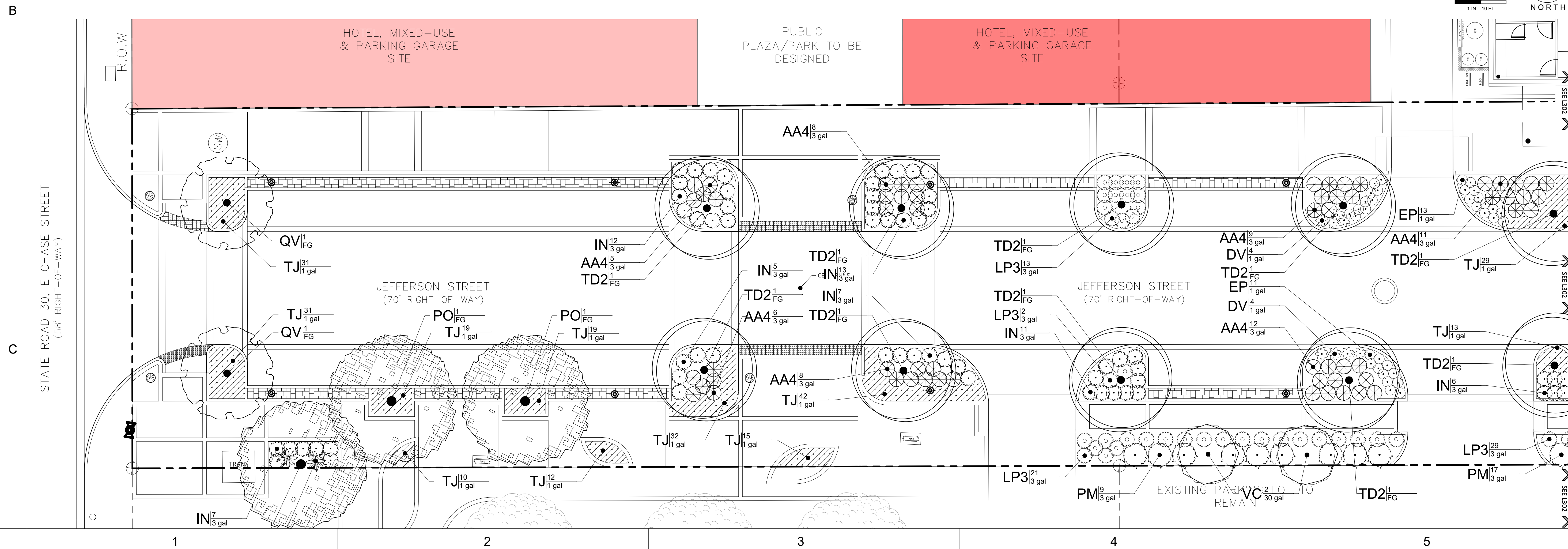
SCALE:
DATE: 08/12/2020

SHEET NO.:


L204



DRAFT - NOT FOR CONSTRUCTION

TREES						
	CODE	QTY	BOTANICAL / COMMON NAME	CAL	DBH	MIN. HT.
	PO	7	Platanus occidentalis American Sycamore	FG	3" DBH	16'-18' HT
	QV	4	Quercus virginiana Southern Live Oak	FG	4" DBH	
	TD2	10	Taxodium distichum Bald Cypress	FG	4" Cal	14'-16' HT
	VC	6	Vitex agnus-castus Chaste Tree	30 gal		6'-8' HT
SHRUBS						
	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPEC	SPACING
	AA4	59	Azalea Encore 'Autumn Coral' TM Autumn Coral Azalea	3 gal		36" o.c.
	CD	2	Cycas debaoensis Cycad	7 gal		48" o.c.
	DV	8	Daniellia tasmanica 'Variegata' Varigated Flax Lily	1 gal		30" o.c.
	EP	34	Echinacea purpurea Purple Coneflower	1 gal	24" O.C.	24" o.c.
	IN	85	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal		36" o.c.
	LP3	85	Loropetalum chinense 'Purple Pixie' Purple Pixie Loropetalum	3 gal		36" o.c.
	PM	26	Podocarpus macrophyllus maki Shrubby Yew	3 gal	18" OA	60" o.c.
GROUND COVERS						
	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	TJ	385	Trachelospermum jasminoides Star Jasmine	1 gal	6"Tx6"W Min.	18" o.c.





PLANT SCHEDULE CITY R-O-W

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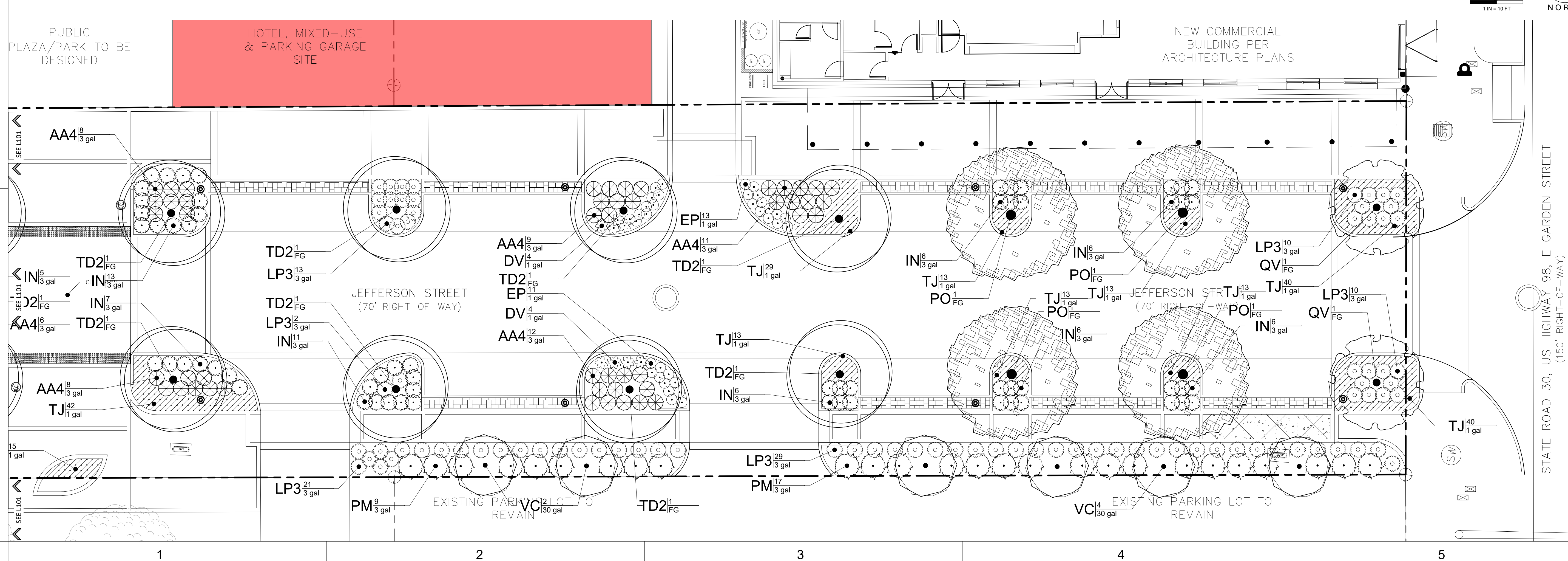
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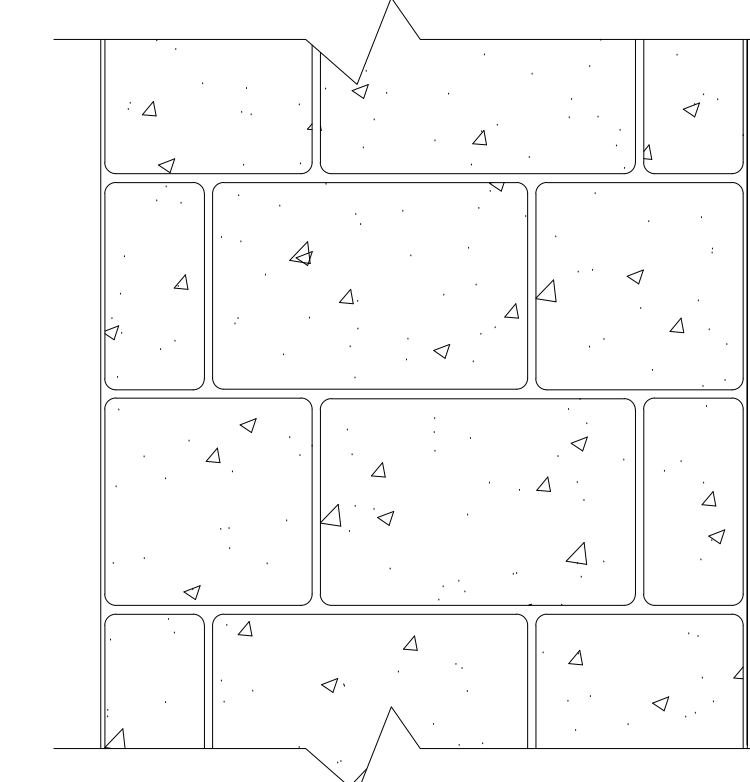


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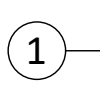
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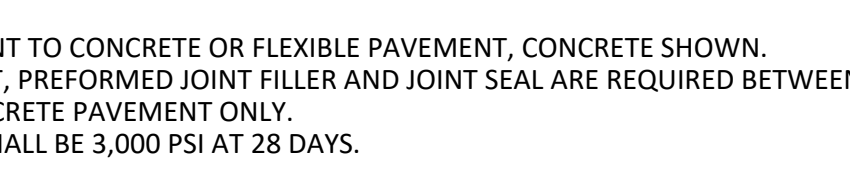
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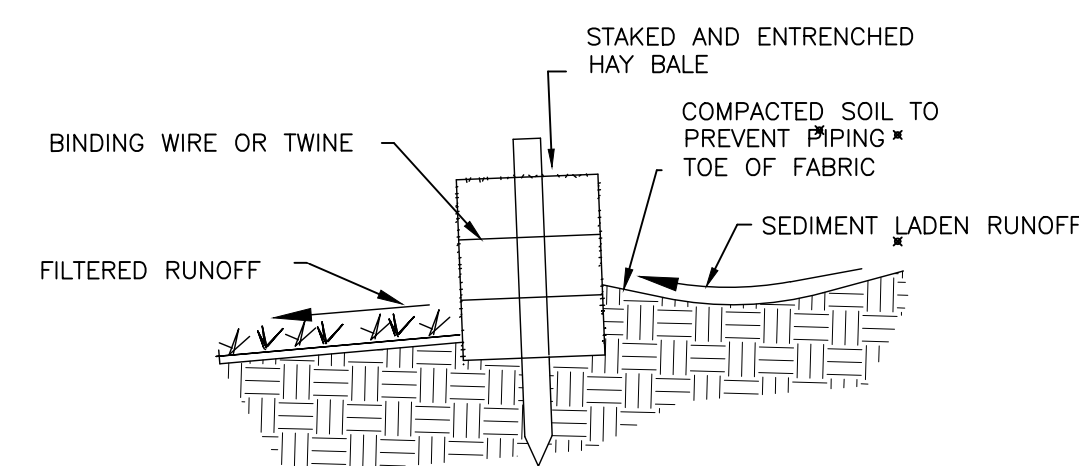
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A	1. LANDSCAPE ARCHITECTURE GENERAL PROJECT NOTES & SPECS	4.14.1.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.		EQUIPMENT WHICH LAST OPERATED IN PLACES KNOW TO BE INFESTED WITH NOXIOUS WEEDS IS FREE OF SOIL, SEEDS, VEGETATIVE MATTER, OR OTHER DEBRIS THAT COULD CONTAIN OR HOLD SEEDS.	7.12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT WATER TO THE PLANTS DURING THIS TIME AND REPAIRING ERODED AREAS WITHIN THE LANDSCAPE SCOPE.	
	1.1. EXISTING SITE CONDITIONS PROVIDED BY OTHERS.	4.14.2. 4X8-VEHICULAR			7.13. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND LABOR BEGINNING UPON FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.	
	1.2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.	4.14.2.1. MAKE: BELGARD HARDSCAPES - HOLLAND STONE-OR APPROVED EQUAL	5.8.	THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE JOB SITE. IF ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL IS FOUND ON THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.	7.14. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.	
	1.3. THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER/OWNER'S REPRESENTATIVE.	4.14.2.2. COLOR: PER OWNER	5.9.	ANY PUBLIC LAND SURVEY SYSTEM CORNER OR ANY MONUMENT THAT PERPETUATES THE RIGHT-OF-WAY WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR. IF A MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE LANDSCAPE ARCHITECT.	8. UTILITY NOTES	
	1.4. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES.	4.14.2.3. FINISH: PER OWNER	6. PLANTING BED PREPARATION		8.1. THE LOCATIONS OF THE UTILITIES SHOWN ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE ONLY, AND INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.	
	1.5. RELOCATION OR REPLACEMENT OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.	4.14.2.4. SIZE: 80MM	6.1.	ALL TRASH, ASPHALT, CONCRETE SIGNAGE, WEEDS AND OTHER SPOILAGE SHALL BE REMOVED FROM SITE PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.	8.2. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES TWO BUSINESS DAYS PRIOR TO DEMOLITION AND/OR EXCAVATION. CALL "SUNSHINE STATE ONE CALL SYSTEM" (OR 811) SO THAT UNDERGROUND UTILITIES MAY BE FIELD LOCATED.	
	1.6. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.	4.14.2.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.	6.2.	ALL AREAS TO BE PLANTED OR SODDED SHALL BE GRADED TO SITE SPECIFICATIONS PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.	8.3. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION.	
	2. DEMOLITION NOTES:	4.14.3. 4X8-PEDESTRIAN - ADA COMPLIANT PAVER	6.3.	CONTRACTOR SHALL CONFIRM ALL PLANTING BEDS ARE NOT COMPACTED BEYOND 85 PERCENT TO ENSURE DRAINAGE. SHOULD COMPACTED SOILS EXIST, SOILS SHALL BE EXCAVATED AND REPLACED WITH WELL-DRAINING SOIL PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR. NO PARKING LOT SUB-BASE, ASPHALT MATERIAL OR CONCRETE SPOILS SHALL REMAIN IN PLANTING BEDS.	8.4. NO UTILITY IS TO BE RELOCATED.	
	2.1. ALL DEBRIS RESULTING FROM PROPOSED DEMOLITION WILL BE DISPOSED OF IN A LEGAL MANNER AND WILL CONFORM TO ANY AND ALL STATE AND LOCAL REGULATIONS AND/OR ORDINANCES WHICH GOVERN SUCH ACTIVITIES.	4.14.3.1. MAKE: KEYSTONE - CITYSCAPE ADA	6.4.	ALL EXISTING VEGETATION SHALL BE REMOVED IN ALL PLANTING BED AREAS UNLESS OTHERWISE NOTED ON THE PLANS. HERBICIDE MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS SHALL BE FOLLOWED AS TO TREATMENT DILUTION, MIX, APPLICATION, AND TIME PERIODS BETWEEN APPLICATIONS AS APPLICABLE TO ASSURE WEEDS ARE ELIMINATED FROM THE PLANTING BEDS PRIOR TO COMMENCING PLANTING. ALL PERSONNEL INVOLVED IN THE CHEMICAL PROGRAM ARE TO RECEIVE THE PROPER TRAINING AND LICENSURE, AND FOLLOW THE OPERATING GUIDELINES PROVIDED BY FDOT FOR CHEMICAL CONTROL. CONTACT THE ESCAMBIA COUNTY EXTENSION SERVICE FOR ADDITIONAL INFORMATION REGARDING HERBICIDES, PESTICIDES, AND REQUIRED LICENSES.	8.5. PLANTING SHALL BE ADJUSTED HORIZONTALLY, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO ADDRESS ANY UTILITY CONFLICTS.	
	2.2. THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND COORDINATE RELOCATION WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY. ANY AND ALL UTILITIES ENCOUNTERED DURING DEMOLITION WILL BE PROTECTED AND/OR RELOCATED AT THE DISCRETION OF THEIR PROSPECTIVE OWNERS.	4.14.3.2. COLOR: GRANITE	7. PLANTING NOTES		9. MOCK UPS	
B	2.3. NO DEMOLITION DEBRIS WILL BE STOCKPILED OR GATHERED ON THE PROJECT SITE OR ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.	4.14.3.3. FINISH: SMOOTH (NON-PROCESS)	7.1.	THE LANDSCAPE INSTALLATION MUST BE PROPERLY SEQUENCED WITH OTHER CONSTRUCTION SO THAT THE LANDSCAPE IS NOT DAMAGED BY OTHER WORK/TRADES AND VICE VERSA.	9.1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO OBTAIN A FULL LIST OF REQUIRED MOCK UPS, INFORMATIONAL SUBMITTALS, PRODUCT SUBMITTALS AND ALL OTHER REQUIREMENTS TO ACHIEVE EXPECTED QUALITY.	
	3. HARDSCAPE NOTES:	4.14.3.4. SIZE: 60MM	7.2.	THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF AND STAKE ALL UTILITIES PRIOR TO CONSTRUCTION. EXCAVATION OF PLANT PITS LOCATED WITHIN 5' OF UTILITIES SHALL BE PERFORMED BY HAND. ANY UTILITY AND PLANT MATERIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR FIELD ADJUSTMENTS.	9.2. MOCK UPS REQUIRED	
	3.1. DEFINITIONS:	4.14.3.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.	7.3.	ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS AS SHOWN IN THE PERMIT DOCUMENTS. THE CONTRACTOR SHALL GUARANTEE PLANT HEALTH AND SURVIVABILITY FOR ONE YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY MATERIAL NOT MEETING SPECIFICATIONS OR DISPLAYING POOR HEALTH SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITHIN TWO WEEKS OF NOTICE.	9.2.1. CONCRETE - VEHICULAR	
	3.1.1. HARDSCAPE - CONCRETE FLATWORK, CONCRETE RAMPS, STAMPED CONCRETE, DECORATIVE CONCRETE, PEDESTRIAN RATED PAVERS, VEHICULAR RATED PAVERS, UNIT PAVERS, POURED CONCRETE WALLS, MASONRY WALLS AND ALL OTHER MATERIALS PROPOSED WITHIN THE SCOPE OF THE LANDSCAPE ARCHITECTURE DRAWINGS.	4.14.4. OLD WORLD PAVER	7.3.1.	INSTALLED PLANT MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.	9.2.2. CONCRETE - PEDESTRIAN	
	3.2. BIDDER QUALIFICATIONS:	4.14.4.1. MAKE: BELGARD HARDSCAPES OR APPROVED EQUAL	7.3.2.	ALL PLANTS MUST BE BROUGHT TO THE SITE FREE OF WEEDS.	10. SUBMITTALS REQUIRED	
	3.2.1. HARDSCAPE CONTRACTORS SUBMITTING BIDS SHALL BE A LICENSED FLORIDA CONTRACTOR.	4.14.4.2. COLOR: GRANITE	7.3.3.	ALL PLANT MATERIALS INDICATED WITH A GALLON SIZE SHALL BE CONTAINER GROWN AND WITHIN A CONTAINER APPROPRIATE FOR THE PLANT SIZE.	10.1. SUBMITTALS REQUIRED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.	
	3.2.2. BIDDING CONTRACTORS MUST HAVE AT LEAST FIVE (5) YEARS OF CONSTRUCTION EXPERIENCE WITH CONSTRUCTING AND RENOVATING SIMILAR TYPES OF HARDSCAPE.	4.14.4.3. FINISH: PRESSED FACE	7.3.3.1.	ROOT BOUND PLANTS SHALL NOT BE ACCEPTED.	10.2. CONCRETE PAVERS:	
	3.2.3. FURTHER, BIDDERS SHALL PROVIDE QUALIFICATIONS FOR THE PROJECT SUPERINTENDENT WHO WILL BE ON THE SITE ON A DAILY BASIS.	4.14.4.4. SIZE: 80MM	7.3.4.	NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.	10.2.1. AGGREGATES:	
	3.2.3.1. SUPERINTENDENT SHALL POSSESS THE MINIMUM QUALIFICATIONS LISTED ABOVE.	4.14.4.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS	7.4.	THE CONTRACTOR	10.2.1.1. SIEVE ANALYSIS PER ASTM C136 FOR SUBBASE, BASE, BEDDING AND JOINT AGGREGATE MATERIALS.	
	3.3. ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.	4.14.5. CONCRETE	7.5.	THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE PLANTING BED FIELD CHANGES TO ACCOMMODATE SITE CONDITIONS AND TO ACHIEVE THE DESIGN INTENT. THE CONTRACTOR SHALL FLAG ALL TREE AND BED LINE LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.	10.2.1.2. MINIMUM 3 LB. SAMPLE OF EACH MATERIAL FOR INDEPENDENT TESTING.	
C	3.4. SHOULD MINOR FIELD ADJUSTMENTS BE NECESSARY THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RECOMMENDED COURSE OF ACTION.	4.14.5.1. 3,000 PSI AT 28 DAYS	7.6.	THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL APPROPRIATE SOIL AMENDMENTS AND A PROPERLY PREPARED FINISHED SOIL LAYER IN ACCORDANCE WITH CURRENT FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.	10.3. CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL A MINIMUM OF FOUR FULL-SIZE SAMPLES OF EACH CONCRETE PAVER TYPE/SIZE/THICKNESS/COLOR/FINISH SPECIFIED.	
	3.5. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS NOT APPROVED BY THE LANDSCAPE ARCHITECT.	4.14.5.2. SALT PITTED CONCRETE APPLICATION	7.7.	THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING VEGETATION INTENDED TO REMAIN THAT IS DISTURBED BY PLANT MATERIAL INSTALLATION ACTIVITIES. THIS REPAIR /REPLACEMENT SHALL BLEND SEAMLESSLY WITH THE EXISTING LANDSCAPE.	10.4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW THE HARDSCAPE LAYOUT PRIOR TO INSTALLATION.	
	3.6. WHERE HARDSCAPE ABUTS BUILDING FACE IT SHALL BE SEALED WITH:	4.14.5.2.1. APPLY MEDIUM BROOM FINISH PRIOR TO APPLYING SALT PARTICLES.	7.8.	ALL PLANT MATERIAL MUST BE PLANTED IMMEDIATELY UPON DELIVERY TO THE SITE AND WATERED IN, BY HAND IF THE IRRIGATION SYSTEM IS NOT YET FUNCTIONING PROPERLY. ANY PLANT MATERIAL NOT INSTALLED WITHIN 6 HOURS OF DELIVERY TO THE SITE MUST BE STORED IN AN APPROVED, PROTECTED HOLDING AREA AND SHALL BE WATERED AS NECESSARY TO MAINTAIN PLANT HEALTH AND QUALITY. ALL BLACK PLASTIC PLACED AROUND TREE ROOTBALLS SHALL BE REMOVED IMMEDIATELY UPON DELIVERY TO THE SITE.	10.5. REPRESENTATIVE COLORS LISTED IN MATERIALS LIST.	
	3.6.1. SEALANT TO MATCH ARCHITECTURE DRAWINGS AND SPECIFICATIONS.	4.14.5.2.2. USE SALT CRYSTALS 3/8 INCH DIAM IN SIZE. PRESS INTO THE SURFACE TO A DEPTH OF APPROXIMATELY 3/8 INCH.	7.8.1.	TREES NOT PLANTED WITHIN 6 HOURS OF DELIVERY TO THE SITE: WATER SHALL BE IMMEDIATELY APPLIED TO THE ROOTBALL AND FOLIAGE. THE TOPS SHALL BE UNTIED AND THE TREES STORED UPRIGHT WITH MULCH COVERING THE ROOTBALLS.	10.6. MASTIC SEALANT COLOR CHART FOR SELECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.	
	4. MATERIALS	4.14.5.2.2.1. AVOID PRODUCING INDENTS LARGER THAN 1/4 INCH.	7.8.2.	TREES SHALL NOT BE STORED LYING DOWN.	10.10. MANUFACTURER INFORMATIONAL CUT SHEETS ASSOCIATED WITH PAVERS USED IN DESIGN.	
	4.1. MATERIALS LISTED UNDER THIS SECTION ARE EXPRESSLY SPECIFIED FOR USE BUT DOES NOT PROHIBIT OR RESTRICT THE CONTRACTOR FROM PROVIDING OTHER APPROVED MATERIALS NOT LISTED IN ORDER TO COMPLETE THE WORK REQUIRED HEREIN. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION.	4.14.5.2.2.2. DISTRIBUTE EVENLY ACROSS SURFACE.	7.8.3.	IF TREES HAVE PLASTIC TRUNK PROTECTORS, THE PROTECTORS MAY STAY IN PLACE PRIOR TO PLANTING BUT SHALL NOT BE LEFT ON INDEFINITELY.	10.11. SHOP DRAWINGS FOR PAVER LAYOUT METHODS & PATTERNS.	
	4.2. IRRIGATION SYSTEM MATERIALS: ALL PARTS, PIECES, COMPONENTS AND PRODUCTS SHALL BE OF NEW, UNUSED, PERFECT CONDITION.	4.14.5.2.4. BEGIN WORKING SALT CRYSTALS INTO THE CONCRETE WHEN CONCRETE IS JUST BEGINNING TO SET.	7.9.	SHRUBS:	10.10. MATERIALS TESTING AS PROVIDED BY MANUFACTURER IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REQUIREMENTS.	
	4.2.1. THE IRRIGATION SYSTEM COMPONENTS SHALL COMPLY WITH THOSE FOUND ON PERMIT DOCUMENT'S IRRIGATION PLAN(S) UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.	4.14.5.2.5. WASH SALT AWAY ONCE CONCRETE IS ABLE TO BE WALKED ON. WHEN WASHING THE SALT AWAY, REMOVE ALL TRACES OF SALT TO PREVENT SURFACE DISCOLORATION.	7.9.1.	PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 3x DIAMETER OF ROOTBALL OR CONTAINER.	10.11. PLANT MATERIAL	
	4.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, UNLESS OTHERWISE NOTED, AS SET FORTH IN THE CURRENT EDITION OF THE 'GRADES AND STANDARDS FOR NURSERY PLANTS,' STATE OF FLORIDA.	4.14.5.2.5.1. SALT WILL DISCOLOR AND/OR STAIN CONCRETE, PAVERS, ASPHALT AND ALL OTHER HARDSCAPE SURFACES IF NOT FULLY REMOVED.	7.10.	TREES:	10.11.1. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH REPRESENTATIVE PLANT PHOTOS TO APPROVE FOR ALL PLANT MATERIALS PRIOR TO ANY PLANT DELIVERY. MEASURING STICKS SHALL BE SHOWN IN PHOTOS, AS APPROPRIATE.	
	4.4. PRE-EMERGENCE WEED CONTROL: CONTRACTOR OPTION (GRANULAR)	4.14.5.2.5.2. WASH SALT IN ACCORDANCE WITH ALL FLORIDA STATUTES.	7.10.1.	PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 2x DIAMETER OF ROOTBALL OR CONTAINER.	10.11.2. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO COMPLETION TO SCHEDULE A FINAL WALK-THROUGH.	
	4.5. POST-EMERGENCE WEED CONTROL: CONTRACTOR OPTION	4.14.5.3. CONTROL JOINTS	7.11.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING AND GRADES UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. THIS MAINTENANCE INCLUDES: KEEPING BEDS FREE OF DEBRIS, WEEDS, DISEASES, AND INFESTATIONS.	10.11.3. ALL CERTIFICATIONS & LITERATURE ASSOCIATED WITH SIZE, HEALTH AND BRAND.	
	4.6. HERBICIDE: CONTRACTOR OPTION.	4.14.5.3.1. SAW CUT CONTROL JOINTS 1/8 INCH DEEP AND THICK.			10.11.4. MANUFACTURER INFORMATION, CUT SHEETS AND SHOP DRAWINGS FOR ALL 4x8 PAVERS, VEHICULAR & PEDESTRIAN.	
	4.7. INSECTICIDE: CONTRACTOR OPTION.	4.14.5.3.2. SAW CUTS SHALL BE A 5 FOOT BY 5 FOOT GRID INSTALLED AT A 45 DEGREE ANGLE FROM CENTERLINE OF JEFFERSON STREET.			10.11.5. NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF ONE WEEK PRIOR TO PLANT DELIVERY TO SCHEDULE ON-SITE INSPECTION UPON DELIVERY.	
	4.8. FUNGICIDE: CONTRACTOR OPTION.	4.15. JOINT SEALANT			10.11.5.1. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.	
	4.9. SHRUB BED FERTILIZER: AGRIFORM TABLETS PER MANUFACTURER'S RECOMMENDED RATES FOR EACH PLANT USED.	4.15.1. FDOT COMPLIANT MASTIC JOINT SEALANT, SUBMIT COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.			10.12. MANUFACTURER SPECIFICATIONS AND TESTING FOR CONCRETE AS REQUIRED BY FDOT STANDARD SPECIFICATIONS.	
	4.10. LAWN FERTILIZER: N/A	4.16. LITTER RECEPACLES: LANDSCAPE FORMS POE, SIDE OPENING 34 GALLON, BRONZE IN COLOR, SURFACE MOUNTED THROUGH PAVERS INTO CONCRETE SUB-BASE/FOOTER.			10.13. THE CONTRACTOR SHALL CONDUCT REPRESENTATIVE SOIL ANALYSIS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.	
	4.11. TREE FERTILIZER: AGRIFORM (OR APPROVED EQUAL) 21 GRAM TABLETS. APPLIED PER MANUFACTURER SPECIFICATIONS.	4.17. PLANTERS: VARIOUS ON SITE DIFFERING IN SIZE. VERADEK BRAND, BLACK IN COLOR, SIZES PER DRAWINGS AND CALLOUTS.			10.13.1. SUBMIT ALL SOIL SAMPLES AND AMENDMENT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW.	
	4.12. MULCH: NATURAL PINE STRAW - 3" MINIMUM DEPTH.	5. LANDSCAPE GENERAL NOTES			10.13.2. THE SOIL SAMPLE TEST RESULTS SHALL INCLUDE, AT A MINIMUM, PH, PRIMARY MACRO-NUTRIENTS, MICRO-NUTRIENTS, PERCENTAGE OF ORGANIC MATTER, AND SOIL TEXTURE.	
	4.13. TREE STAKES AND GUYS: ARBORTIE HD-15 OR APPROVED EQUAL APPROVED IN FDOT STANDARD PLANS (LATEST EDITION).	5.1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN NOTES. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT, JERRY PATE DESIGN.			10.13.3. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY IMPROPER SOIL CONDITION INCLUDING NUTRITIONAL DEFICIENCIES, WETNESS, MUCK, DEBRIS, ETC. AND SHALL RECOMMEND TO THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION, ALL SOIL AMENDMENTS THAT MAY BE NECESSARY TO PROMOTE HEALTHY VIGOROUS PLANT GROWTH.	
	4.14. PAVERS	5.2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE PLANS.				
	4.14.1. 4X8 PEDESTRIAN	5.3. LANDSCAPE MATERIALS SHALL BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS WITH ANY PROPOSED OR REMAINING UTILITY STRUCTURES, DRAINAGE STRUCTURES, DITCHES, UNDER DRAINS, DITCH BLOCKS, STORM WATER FACILITIES AND DRAINAGE DISCHARGE PATHS, EXISTING SIGNAGE, AND EXISTING LIGHTING AND THEIR APPURTENANCES. THE CONTRACTOR SHALL NOT INSTALL THE PROPOSED IMPROVEMENTS IF A CONFLICT EXISTS. ANY COSTS TO REMOVE AND/OR REPAIR WORK ADJUSTED THAT HAS NOT BEEN APPROVED PREVIOUSLY BY THE LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S EXPENSE.				
	4.14.1.1. MAKE: BELGARD HARDSCAPES-HOLLAND STONE-OR APPROVED EQUAL.	5.4. LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.				
	4.14.1.2. COLOR:	5.5. PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN ARE MINIMUM ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR'S OWN QUANTITY TAKE-OFF AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL THE PLANTING BEDS TO MEET DESIGN INTENT.				
	4.14.1.3. FINISH: SMOOTH	5.6. PROTECTION OF EXISTING TREES TO REMAIN SHALL BE IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.				
	4.14.1.4. SIZE: 60MM	5.7. THE CONTRACTOR SHALL ENSURE, PRIOR TO MOVING ON SITE, ALL				
	----- CONTINUED NEXT COLUMN -----					
		----- CONTINUED NEXT COLUMN -----				

Jerry Pate

Design

301 SCHUBERT DRIVE - PENSACOLA, FL 32504

850-479-4653 WWW.JERRYPATEDSIGN.COM

East Garden District

Growing Since 1764

EAST GARDEN DISTRICT

JEFFERSON STREET ROAD DIET

LANDSCAPE ARCHITECTURE SPECIFICATIONS

SIGNATURE BLOCK

REV

ISSUE PURPOSE / DATE

7

6

5

4

3

2

1

09/29/2020

DRAFT

JPD PROJECT NUMBER:

19008-4

SCALE:

DATE:

08/12/2020

SHEET NO.:

L403

DRAFT - NOT FOR CONSTRUCTION







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


The diagram shows a circular valve callout divided into three horizontal sections. Each section contains a symbol and a leader line pointing to a label on the right. The top section contains a circle with a diagonal line and a dot, labeled 'Valve Number'. The middle section contains a circle with a diagonal line and a horizontal line, labeled 'Valve Flow'. The bottom section contains a circle with a diagonal line and a vertical line, labeled 'Valve Size'.

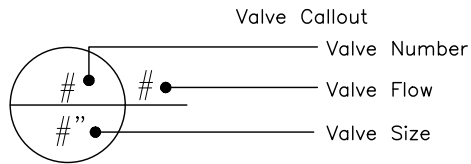


EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
IRRIGATION PLAN

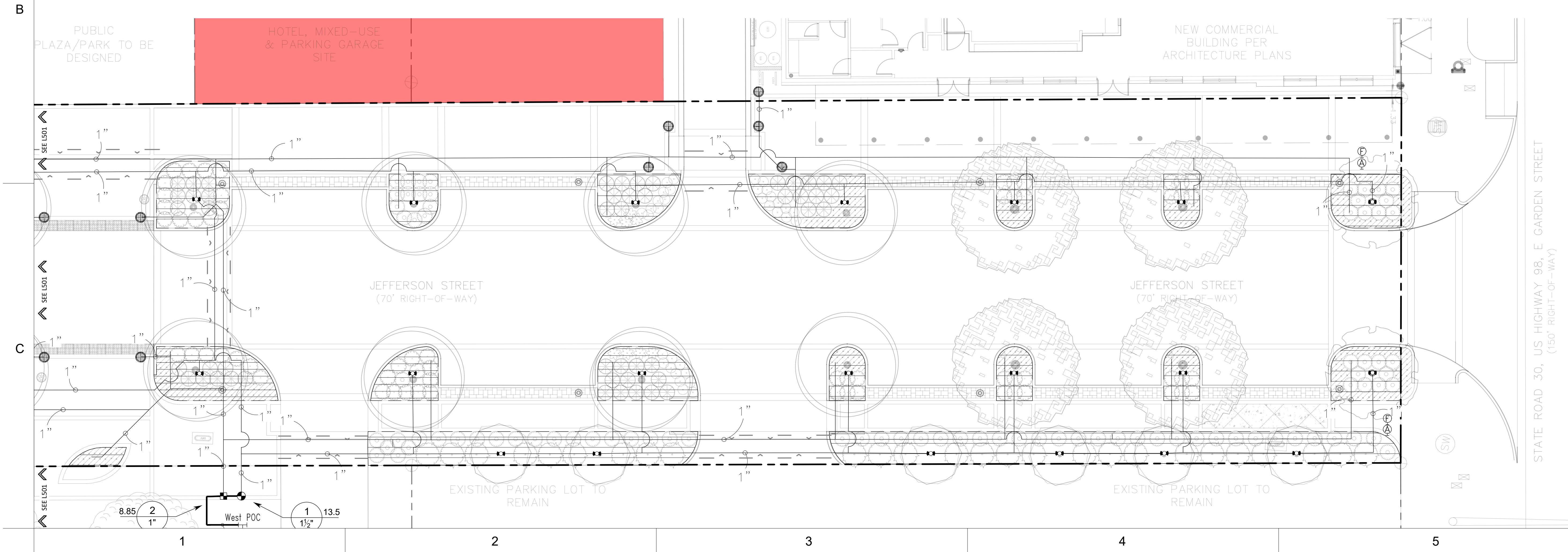
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SCALE:	
DATE: 08/12/2020	
SHEET NO:	
<div style="font-size: 4em; font-weight: bold;">L501</div>	

A	IRRIGATION SCHEDULE						
	SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	DETAIL
		Rain Bird 1800-1400 Flood 1402	27	360	40	0.50	/
	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				DETAIL
		Rain Bird Xcz-100-Prb-Com 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	1				7/L503
		Rain Bird MDCFAP Dripline Flush Valve cap in compression fitting coupler.	6				6/L503
		Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
		Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
		Area to Receive Dripline Rain Bird XFD-06-24 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	2,353 l.f.				5/L504

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PEB 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	10/L503
	Backflow 1" Reduced Pressure Backflow Preventer as Approved by City of Pensacola & Florida Statute.	1	3/L504
	Rain Bird ESP5M3 with (1) ESP-5M3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	12/L503
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1	4/L503



- ## IRRIGATION NOTES:
1. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, AND OTHER UNDERGROUND LINES BEFORE LANDSCAPE AND IRRIGATION INSTALLATION.
 2. INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO ENSURE 100% COVERAGE OF ALL PLANTED AND GRASSED AREAS. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER SHOWING ALL INFORMATION REQUIRED BY LOCAL CODES AND NECESSARY FOR THE EFFICIENT OPERATION AND MAINTENANCE OF THE SYSTEM. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
 3. ELEMENT LOCATION ON THE DRAWINGS IS SCHEMATIC SHOWING INTENT. CONTRACTOR SHALL NOT MAKE CHANGES TO PIPE SIZING OR ROUTING WITHOUT PRIOR APPROVAL OF OWNER & IRRIGATION DESIGNER.
 4. THE CONTROLLER SHALL BE EQUIPPED BY THE CONTRACTOR WITH PROPERLY LOCATED AND INSTALLED RAIN / FREEZE / WIND SHUTOFF SENSORS. THE SENSORS SHALL BE LOCATED IN SUCH A MANNER SO THAT THEY ARE UNOBSTRUCTED, AND DIRECTLY EXPOSED TO NATURAL RAINFALL, WIND, AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM SWALES OR OTHER SURFACES. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
 5. THE LANDSCAPE BID SHALL BE FOR THE IRRIGATION MATERIALS SPECIFIED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AND OWNER'S APPROVAL GIVEN IN WRITING BEFORE THE SUBSTITUTION IS ALLOWED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL INCLUDE COMPLETE PRODUCT SPECIFICATIONS AND ANY COST SAVINGS TO THE PROJECT.
 6. IF DISCREPANCIES OCCUR BETWEEN THE PLANS, NOTES, AND ACTUAL CONDITIONS CONTACT THE LANDSCAPE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
 7. THE INSTALLER SHALL BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.
 8. IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE WARRANTIED FOR ONE YEAR. MANUFACTURER'S WARRANTIES SHALL BE PASSED TO THE OWNER.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS, AND ESCAMBIA COUNTY IRRIGATION STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CONFORM TO THE PARTICULAR CODES AND REGULATIONS APPLICABLE TO THIS LOCATION, AS WELL AS ESCAMBIA COUNTY IRRIGATION STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING THOSE FOR ANY NEW WATER LINE TAPS OR WELLS, LOCATES, AND INSPECTIONS.
 10. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
 11. IRRIGATION SCHEDULES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN TAKE OFF BASED ON PLAN DOCUMENTS & ENSURING UNIFORM COVERAGE OF LANDSCAPED AREAS.
 12. IRRIGATION WATER SCHEDULE SHALL BE UNDERSTOOD TO BE FOR INFORMATIONAL PURPOSES ONLY. SHOULD LANDSCAPE MATERIAL REQUIRE INCREASED PRECIPITATION THE IRRIGATION WATERING SCHEDULE SHALL BE ADJUSTED AS NEEDED TO ENSURE A HEALTHY LANDSCAPE.
 13. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 14. ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
 15. NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.
 16. PUBLIC WORKS STAFF SHALL BE NOTIFIED PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT OF WAY.
 17. ALL CONSTRUCTION AND LABOR SHALL BE IN ACCORDANCE WITH INDEX NO. 102-612 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
 18. SHOULD ANY WORK REQUIRE ENCRoACHMENT ON THE EXISTING SIDEWALKS WITHIN THE DELINEATED FDOT RIGHT OF WAY, THE WORK SHALL BE IN ACCORDANCE WITH INDEX NO. 102-660 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
 19. ALL MAINTENANCE OF LANDSCAPE AND IRRIGATION WITHIN THE FDOT RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE FDOT.
 20. ALL PROPOSED DEPTH OF IRRIGATION LINES SHALL BE MIN. 12" DEPTH OF COVER WITHIN THE FDOT RIGHT OF WAY.



Jerry Pate
Design

301 SCHUBERT DRIVE - PENSACOLA, FL 32504
850-479-4653 WWW.JERRYPATEDESIGN.COM



East Garden District
Growing Since 1764

EAST GARDEN DISTRICT

JEFFERSON STREET ROAD DIET

IRRIGATION PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
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2	

09/29/2020
DRAFT
 JPD PROJECT NUMBER:
 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.:

L502



NTS JPD-IR-CIRR-VALV-328406-13

NTS JPD-IR-CIRR-AUXI-328409-0

NTS JPD-IR-CIRR-AUXI-328409-

NTS JPD-IR-CIRR-AUXI-328409



NTS JPD-IR-CIRR-AUXI-328413-23

1 1/2" = 1'-0" FX-IR-FX-DRIP-0.

NTS JPD-IR-CIRR-DRIP-328413-

NTS JPD-IR-CIRR-DRIP-328413



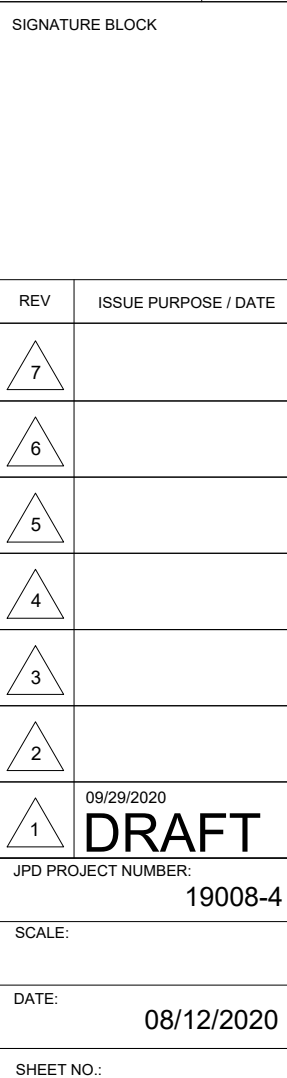
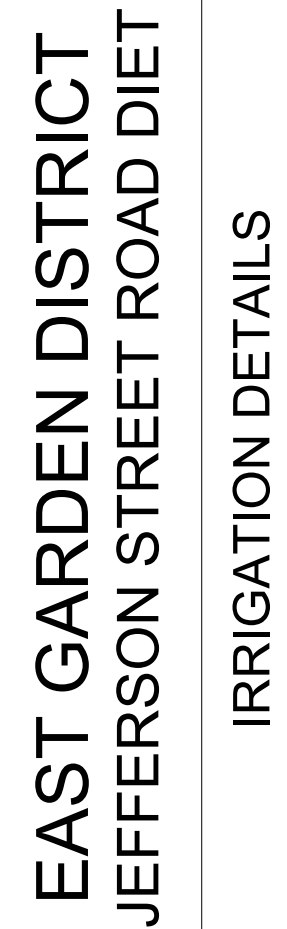
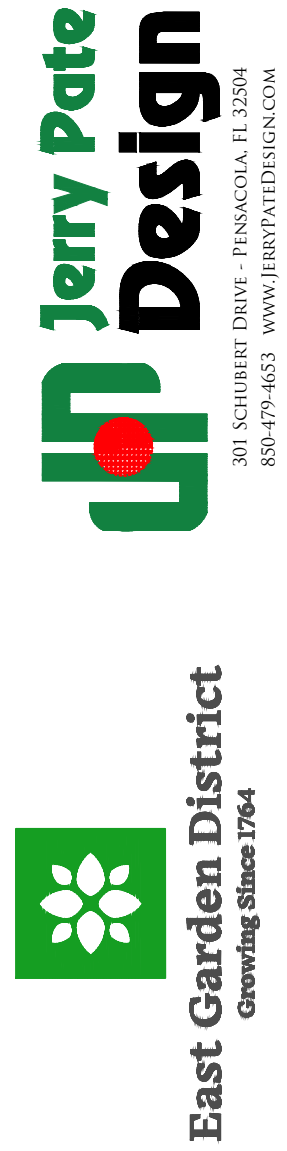
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NTS JPD-IR-CIRR-VALV-328413-3

NTS JPD-IR-CIRR-PIPE-328409-

12 NTS



SHEET INDEX

SHEET	DESCRIPTION
LD1	KEY SHEET
C1	EXISTING CONDITIONS / DEMOLITION PLAN
C2	EXISTING CONDITIONS / DEMOLITION PLAN
C3	EXISTING CONDITIONS / DEMOLITION PLAN
C4	DRAINAGE PLAN
C5	DRAINAGE PLAN
C6	DRAINAGE PLAN
C7	DRAINAGE DETAILS
LD2	LAYOUT PLAN
LD3	LAYOUT PLAN
LD4	LAYOUT PLAN
LD5	SITE PLAN
LD6	SITE PLAN
LD7	SITE PLAN
LD8	DETAILS
LD9	DETAILS
LD10	DETAILS
LD11	FDOT COMPLIANCE PLANS
LD12	FDOT COMPLIANCE PLANS
LD13	IRRIGATION PLAN
LD14	IRRIGATION PLAN
LD15	IRRIGATION DETAILS
LD16	GENERAL NOTES

Garden & Jefferson

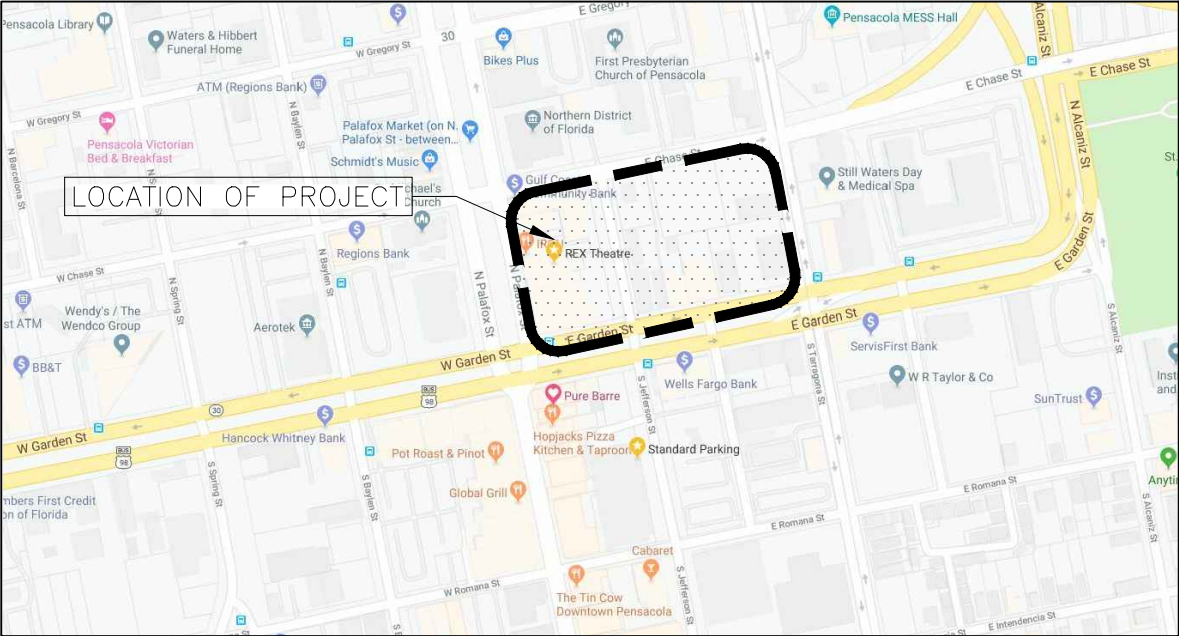
Project Location

36–118 E Garden Street,
Pensacola, Florida 32502



ABBREVIATION:	
1/4"	DENOTES LINE SHOWN NOT TO SCALE
BOC	DENOTES BACK OF CURB
BFE	DENOTES BASE FLOOD ELEVATION
BUS	DENOTES ECAT BUS STOP SIGN
(C)	DENOTES CALCULATED PER DEED
CPO	DENOTES CUSTOMER PARKING ONLY SIGN
(D)	DENOTES DEED INFORMATION
DIA	DENOTES DIAMETER
ECUA	DENOTES EMERALD COAST UTILITIES AUTHORITY
EOP	DENOTES EDGE OF PAVEMENT
(F)	DENOTES FIELD INFORMATION
FDOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
FIRM	DENOTES FLOOD INSURANCE RATE MAP
GAS	DENOTES CAUTION BURIED GAS LINE SIGN
HCP	DENOTES HANDICAPPED PARKING SIGN
I-110	DENOTES INTERSTATE I-110 SIGN
LSA	DENOTES LANDSCAPING AREA
LZ	DENOTES LOADING ZONE SIGN
#MPH	DENOTES SPEED LIMIT SIGN (SPEED INDICATED)
NO.	DENOTES NUMBER
NP	DENOTES NO PARKING SIGN
OW>	DENOTES ONE WAY SIGN (ARROW SHOWS DIRECTION)
(P)	DENOTES PLAT INFORMATION
POB	DENOTES POINT OF BEGINNING
PP	DENOTES PRIVATE PARKING SIGN
PSI	DENOTES POUNDS PER SQUARE INCH
ROW	DENOTES RIGHT-OF-WAY
R/W	DENOTES RIGHT-OF-WAY
STOP	DENOTES STOP SIGN
S/W	DENOTES SIDEWALK
TAZ	DENOTES TOW-AWAY ZONE SIGN
TYP.	DENOTES TYPICAL OF
USL	DENOTES UTILITY SPOT LOCATION

- NOTES:
- ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
 - ALL CONCRETE SHALL BE MINIMUM 3,000PSI CONCRETE AT 28 DAYS.
 - ALL PAVERS WITHIN THE FDOT & CITY OF PENSACOLA RIGHT-OF-WAY SHALL HAVE CONCRETE FOOTERS INCLUDED. SEE DETAILS & SPECIFICATIONS.
 - ALL DETECTABLE WARNING SURFACES SHALL BE INSTALLED ACCORDING TO FDOT DESIGN MANUAL (LATEST EDITION) & ADA STANDARDS.
 - ALL LANDSCAPE WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SITE TRIANGLE(S) SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL (LATEST EDITION) CH. 212 INTERSECTIONS.
 - CONNECT ALL LATERAL IRRIGATION LINES TO AN FDOT COMPLIANT IRRIGATION SYSTEM CONTAINING A WEATHER STATION CAPABLE OF SHUTTING THE SYSTEM OFF IN THE EVENT OF PRECIPITATION IN ACCORDANCE WITH STATE LAWS & REGULATIONS.
 - IRRIGATION CONTROLLER, WEATHER STATION, RAIN SENSOR, MAINLINE & VALVES SHALL NOT BE LOCATED WITHIN THE FDOT RIGHT-OF-WAY.



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

KEY SHEET

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

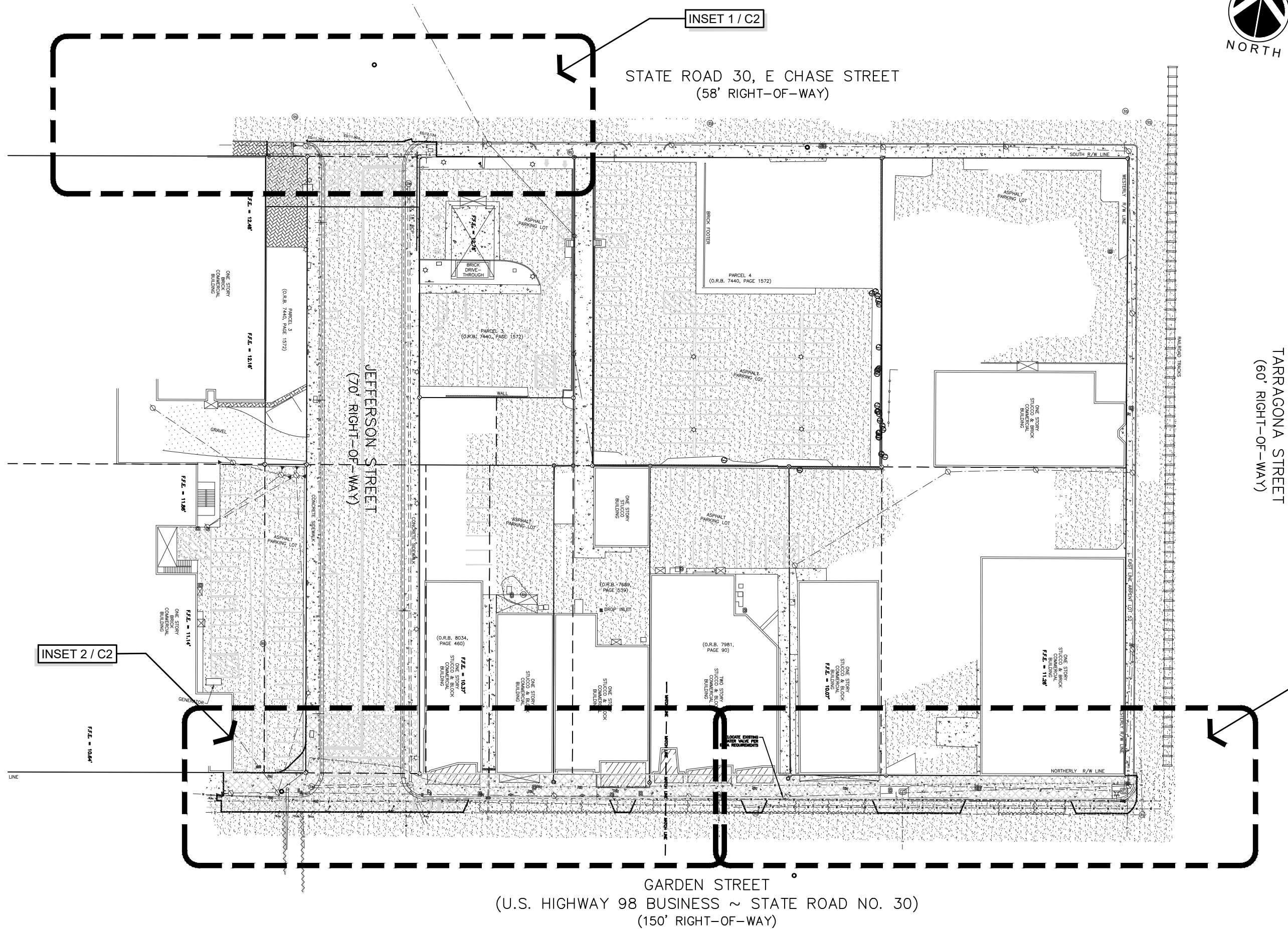
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DATE:

PROJECT
NUMBER 19008

PLOT
DATE 4/21/2020

SHEET LD1 OF LD158



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423

10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT
NUMBER 19-007

PLOT
DATE 4/21/20

SHEET C1 OF C7

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET

EXISTING CONDITIONS / DEMOLITION PLAN

SIGNATURE & SEAL

SHEET C2 OF C7

EXISTING CURB INLET
TOP ELEV.=12.15'
INVERT ELEV.=8.25'
REMOVE INLET TOP
AND CONVERT TO
MANHOLE

EXISTING
STOP/NO LEFT TURN/
ONE WAY SIGN
(TO REMAIN)

EXISTING
STREET NAME SIGN
(TO REMAIN)

EXISTING
UTILITY POLE
(TO REMAIN)

SAWCUT LINE (TYP)

STATE ROAD 30, E CHASE STREET
(58' RIGHT-OF-WAY)

F.F.



EXISTING UTILITY POLES (TO REMAIN)

SAWCUT LINE (TYP)

EXISTING STREET LIGHT POLE (TO REMAIN)

CONTRACTOR TO HYDROBLAST EXISTING CROSSWALK STRIPING & RESTRIPE ALIGNING WITH PROPOSED CURB RAMP (TYP)

EXISTING CURB INLET
TOP ELEV.=9.83'
INVERT ELEV.=4.73'
(TO BE REMOVED)

EXISTING 18" RCP (TO BE REMOVED)

EXISTING CURB INLET
TOP ELEV.=9.68'
N. INVERT ELEV.=4.33'
W. INVERT ELEV.=4.15'
S. INVERT ELEV.=3.96'
REMOVE INLET TOP
AND CONVERT TO
DROP INLET

EXISTING 24" RCP

CONTRACTOR TO REMOVE EXISTING CURB

EXISTING DROP INLET
TOP ELEV.=9.79'
INVERT ELEV.=8.39'

CONTRACTOR TO REMOVE EXISTING CURB

EXISTING DROP INLET
TOP ELEV.=9.33'
N. INVERT ELEV.=5.63'
S. INVERT ELEV.=5.58'

EXISTING UTILITY POLE
POLE TO BE
REMOVED AND
LINES RELOCATED
UNDERGROUND

EXISTING CURB
& GUTTER
(TO REMAIN)

CONTRACTOR TO CUTOUT ASPHALT
FOR LANDSCAPE
ISLAND (TYP)

CONTRACTOR TO
HYDROBLAST EXISTING
PARKING STRIPING (TYP)

GARDEN STREET
(U.S. HIGHWAY 98 BUSINESS ~ STATE ROAD NO. 30)
(150' RIGHT-OF-WAY)

MATCH LINE

MATCH LINE

MATCH LINE

DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY:
A. BURKETT
DESIGNED BY:
D. FITZPATRICK

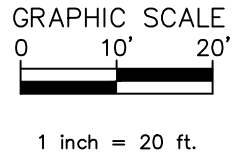
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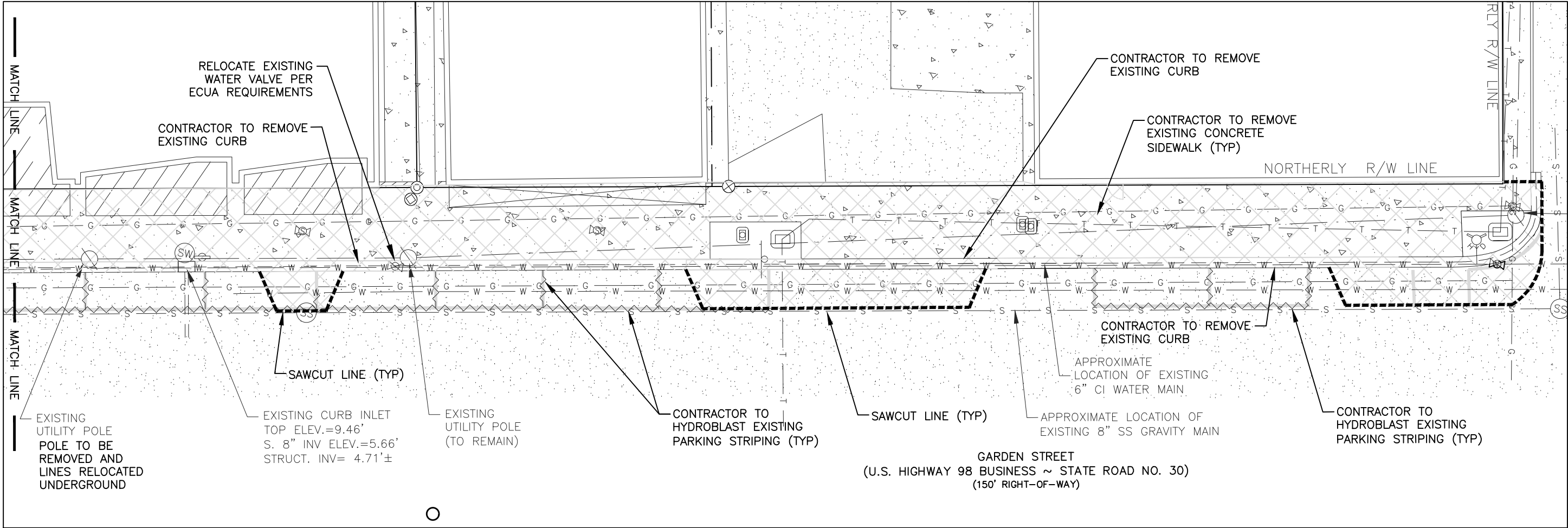
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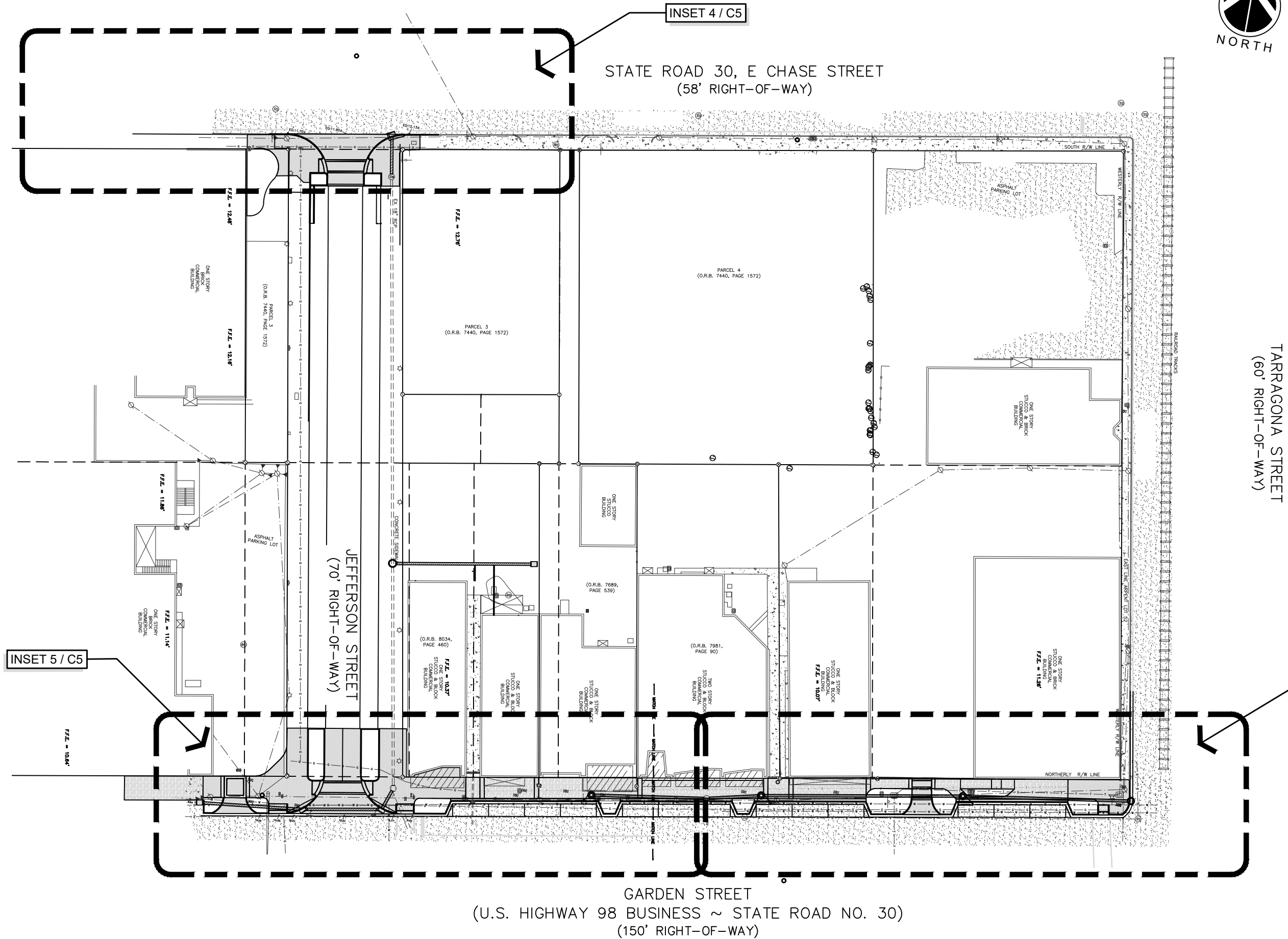
PLOT DATE 4/21/20

SHEET C3 OF C7



INSET 3





INSET 4 / C5

STATE ROAD 30, E CHASE STREET
(58' RIGHT-OF-WAY)

TARRAGONA STREET
(60' RIGHT-OF-WAY)

JEFFERSON STREET
(70' RIGHT-OF-WAY)

GARDEN STREET
(U.S. HIGHWAY 98 BUSINESS ~ STATE ROAD NO. 30)
(150' RIGHT-OF-WAY)

INSET 5 / C5

INSET 6 / C6

DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423

10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

DRAINAGE PLAN

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

SIGNATURE & SEAL

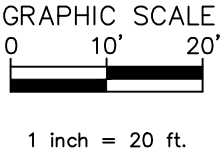
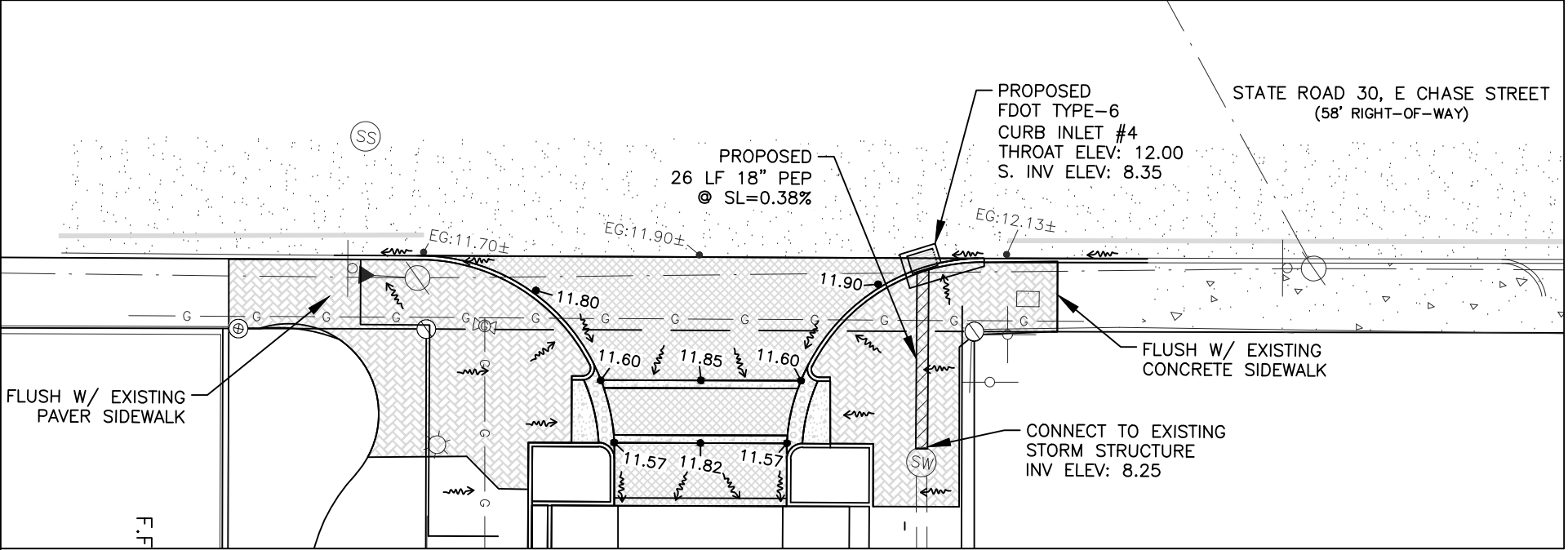
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PROJECT
NUMBER 19-007

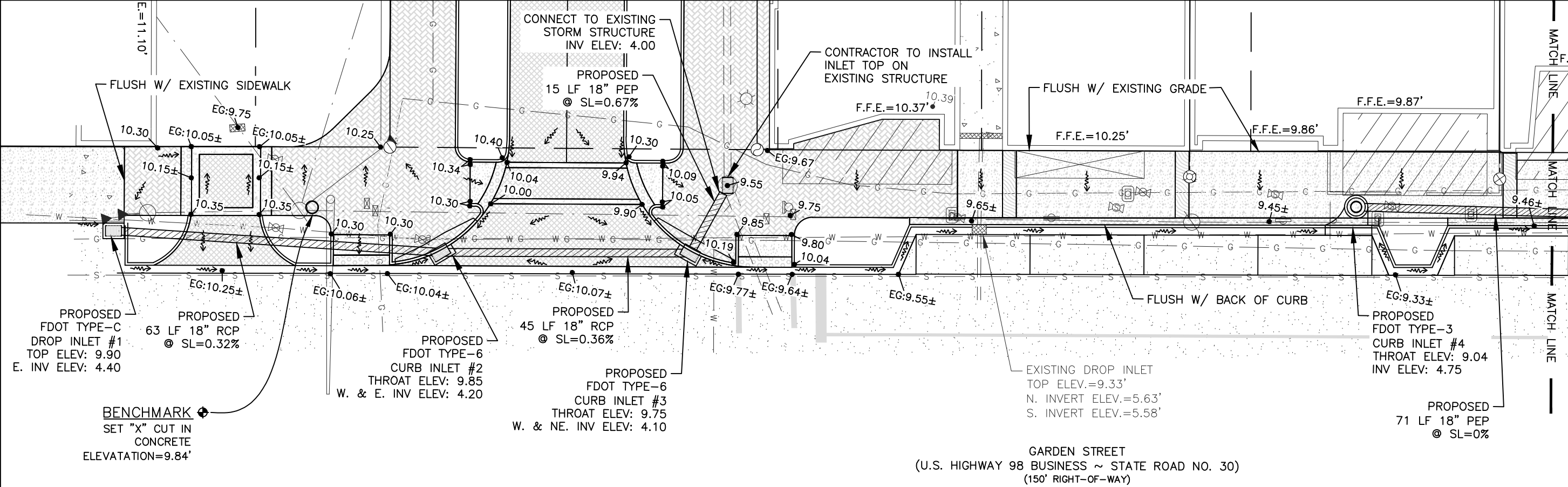
PLOT
DATE 4/21/20

SHEET C4 OF C7

INSET 1



INSET 2



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
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10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

DRAINAGE PLAN

DRAWN BY:
A. BURKETT
DESIGNED BY:
D. FITZPATRICK

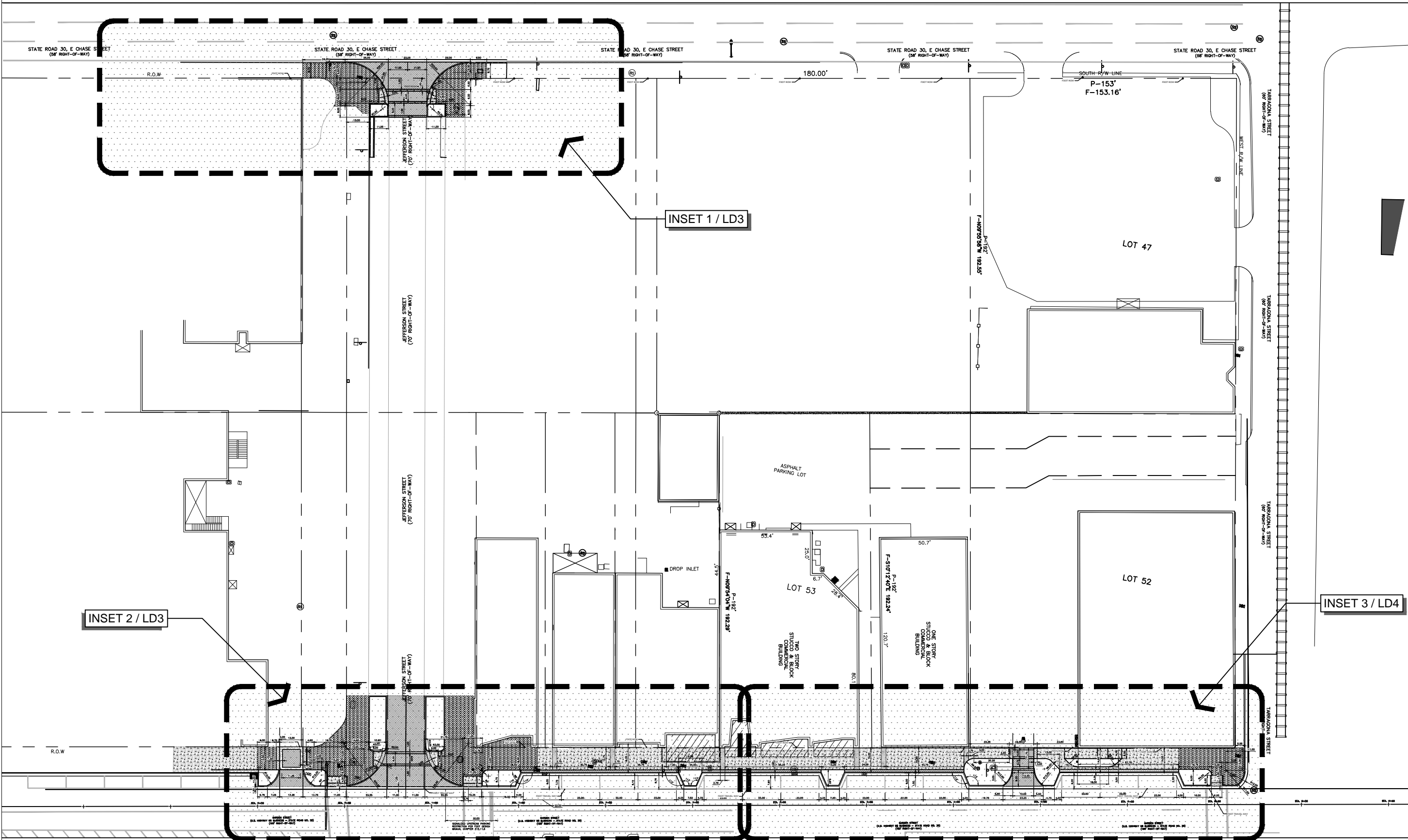
SIGNATURE & SEAL

DATE:
PROJECT NUMBER 19-007
PLOT DATE 4/21/20
SHEET C5 OF C7



MATCH LINE
 F.F.E.=10.32'
 FLUSH W/ EXISTING GRADE
 F.F.E.=10.40'
 F.F.E.=10.35'
 EG:9.40±
 CONNECT TO EXISTING STRUCTURE INV: 4.75
 FLUSH W/ BACK OF CURB
 PROPOSED 33 LF 18" PEP @ SL=0%
 EXISTING CURB INLET TOP ELEV.=9.46' S. 8" INV ELEV.=5.66' STRUCT. INV= 4.71'±
 EG:9.35
 PROPOSED FDOT TYPE-3 CURB INLET #5 THROAT ELEV: 9.05 INV ELEV: 4.75
 FLUSH W/ BACK OF CURB
 F.F.E.=10.07'
 EG:9.73±
 9.56±
 9.74±
 9.80±
 EG:9.76
 EG:9.81±
 EG:9.90
 EG:10.00±
 EG:10.25±
 10.41
 10.22
 1:20
 11.16
 11.00
 11.16
 1:20
 10.60
 10.55
 10.42
 10.26±
 10.38±
 PROPOSED FDOT TYPE-3 CURB INLET #6 THROAT ELEV: 9.73 INV ELEV: 4.75
 PROPOSED 103 LF 18" PEP @ SL=0%
 FLUSH W/ EXISTING GRADE
 FLUSH W/ EXISTING GRADE
 F.F.E.=11.26
 NORTHERLY R/W LINE
 EG:10.66±
 EG:10.63±
 EG:10.70±
 CURB RAMP TO BE SLOPED NO MORE THAN 1:12
 DETECTABLE WARNING LANDING TO BE SLOPED NO MORE THAN 2%
 PROPOSED FDOT TYPE-9 CURB INLET #7 THROAT ELEV: 10.75± INV ELEV: 4.75
 GARDEN STREET
 (U.S. HIGHWAY 98 BUSINESS ~ STATE ROAD NO. 30)
 (150' RIGHT-OF-WAY)
 BENCHMARK
 SET "X" CUT IN CONCRETE
 ELEVATION=9.18'

<div>NOTE: SEE FDOT STANDARD PLANS FOR TYPICAL FDOT DRAINAGE DETAILS</div>		<div>GARDEN & JEFFERSON</div> <div>DRAINAGE DETAILS</div>		<div>DAVID W. FITZPATRICK</div> <div>PROFESSIONAL ENGINEER, P.A. BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE # 00008423 10250 NORTH PALAFOX STREET PENSACOLA, FL 32534 PH: (850)476-8677</div>			
		DRAWN BY: A. BURKETT					
		DESIGNED BY: D. FITZPATRICK					
		<div>SIGNATURE & SEAL</div>					
		DATE:					
		PROJECT NUMBER	19-007				
		PLOT DATE	4/21/20				
		SHEET	C7	OF	C7		



INSET 1 / LD3

INSET 2 / LD3

INSET 3 / LD4

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

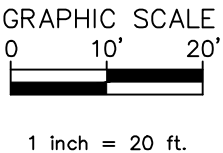
GARDEN & JEFFERSON
LAYOUT PLAN

DRAWN BY:
E.ZHANG
DESIGNED BY:
B.ALEXANDER

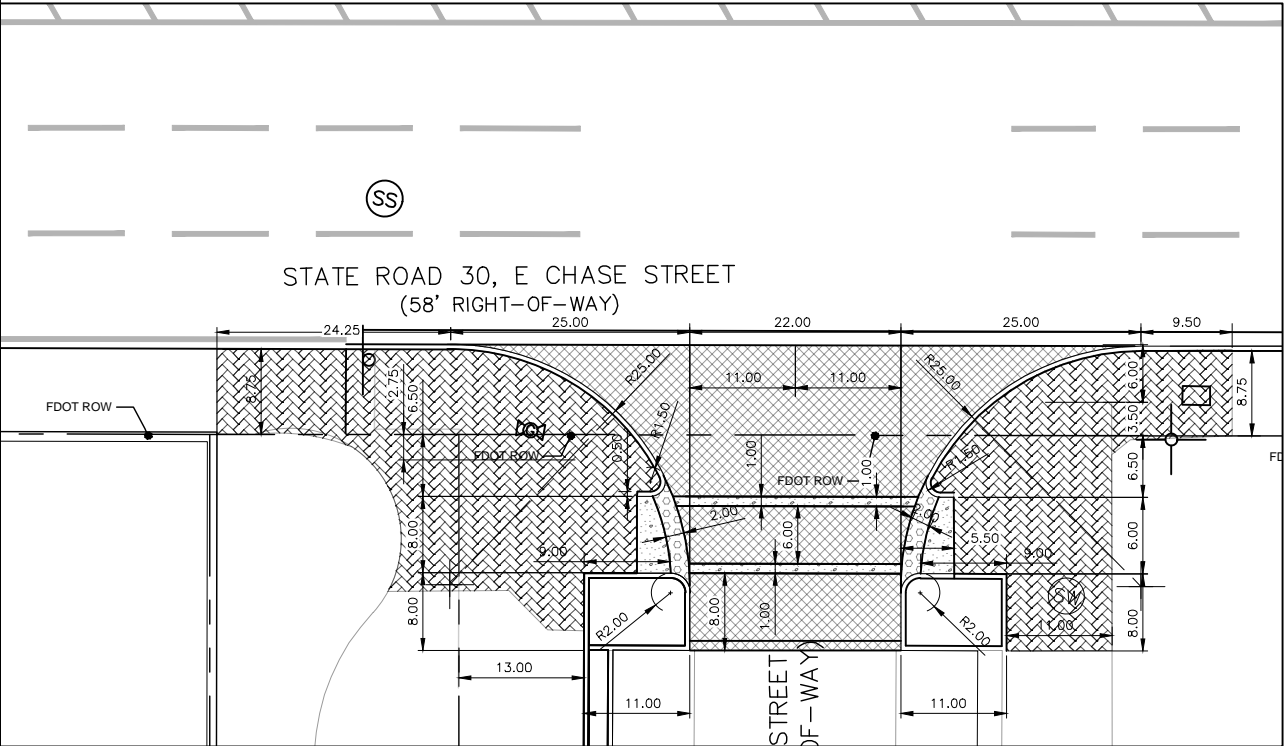
SIGNATURE & SEAL

DATE:
PROJECT NUMBER 19008
PLOT DATE 4/21/2020

SHEET LD2 OF LD166



INSET 1



FDOT DRIVEWAY ANALYSIS:

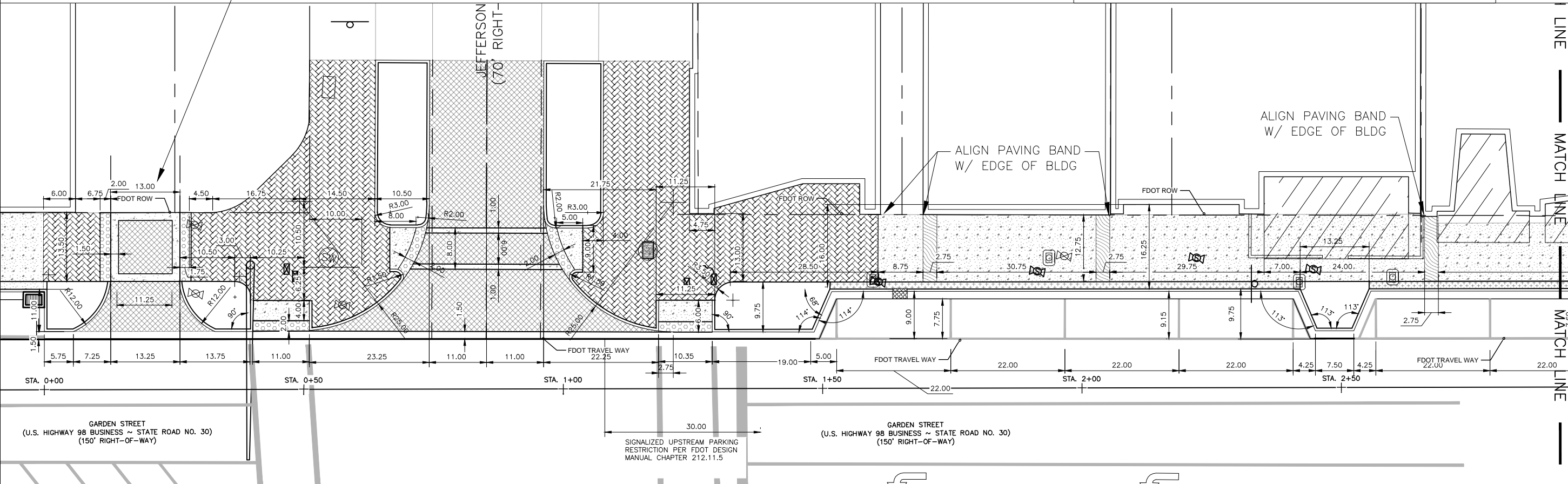
PNJ DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS - STATE ROAD NO. 30)

FUNCTIONAL CLASS: 14

- CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
 - CATEGORY 'A'
 - 1-20 TRIPS/DAY OR 1-5 TRIPS/HOUR
- DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
- DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY DIMENSIONS:
 - W = 12' MIN/24' MAX PER FDM 214.3.2
 - R = 12'
 - Y = 90 DEGREES
 - S = N/A
 - G = 12' MIN.
 - C & D = N/A

INSET 2



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

LAYOUT PLAN

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

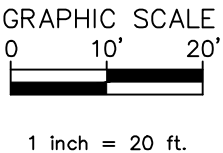
SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD3 OF LD167



FDOT DRIVEWAY ANALYSIS:

LOT 52 DRIVEWAY

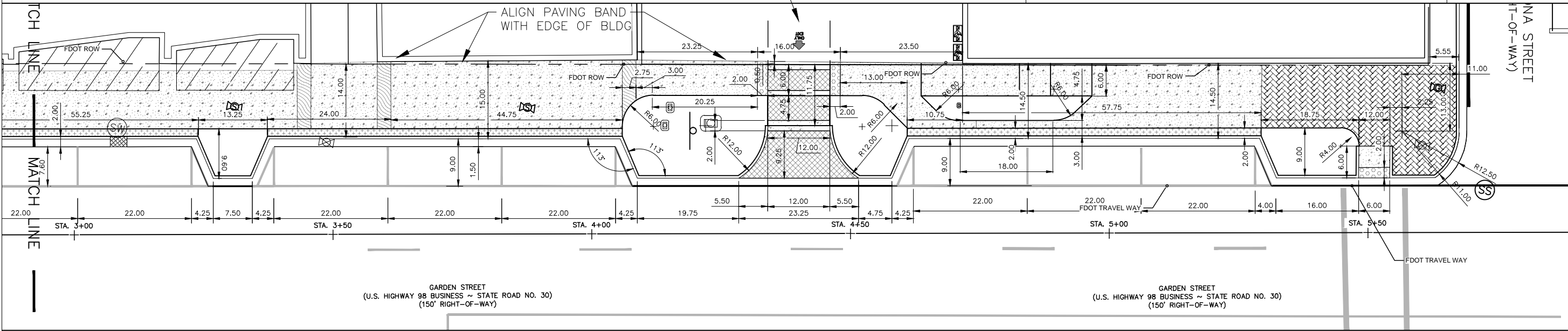
GARDEN STREET (US HIGHWAY 98 BUSINESS - STATE ROAD NO. 30)

FUNCTIONAL CLASS: 14

- CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
- CATEGORY 'A'
- 1-20 TRIPS/DAY OR 1-5 TRIPS/HOUR
- DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
- DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
- DIMENSIONS:
- W = 12' MIN/24' MAX PER FDM 214.3.2
- R = 12'
- Y = 90 DEGREES
- S = N/A
- G = 12' MIN.
- C & D = N/A

LOT 52 DRIVEWAY. SEE ALAYSIS ABOVE

INSET 3



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423

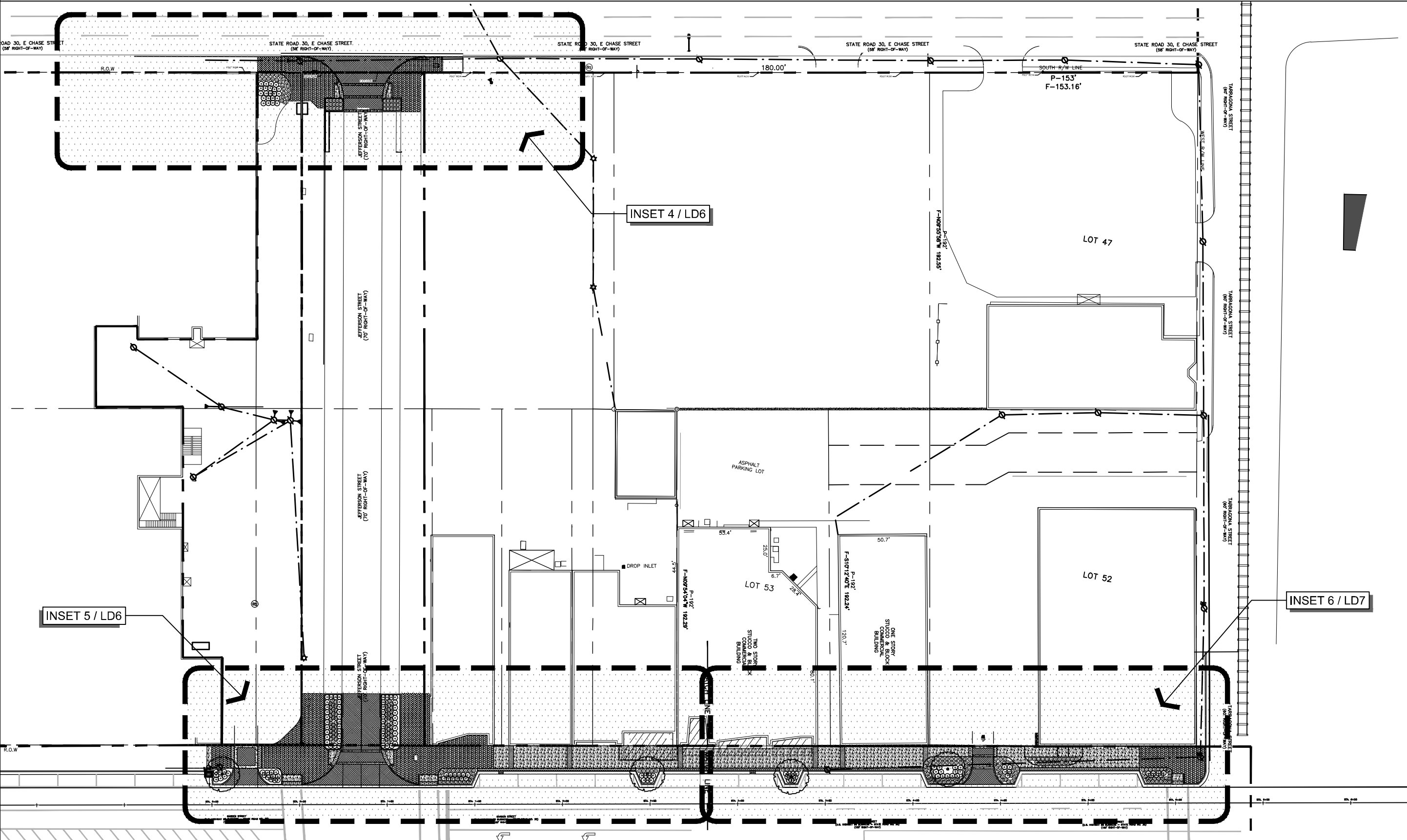
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

LAYOUT PLAN

DRAWN BY:	E.ZHANG
DESIGNED BY:	B.ALEXANDER
SIGNATURE & SEAL	
DATE:	
PROJECT NUMBER	19008
PLOT DATE	4/21/2020
SHEET LD4 OF LD168	

NOTE: ALL PAVERS LOCATED WITHIN THE CITY
RIGHT OF WAY & FDOT RIGHT OF WAY SHALL
HAVE A CONCRETE BASE IN ACCORDANCE WITH
CITY STANDARDS & DETAILS.



INSET 4 / LD6

INSET 5 / LD6

INSET 6 / LD7

DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 0008423

10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

SITE PLAN

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

SIGNATURE & SEAL

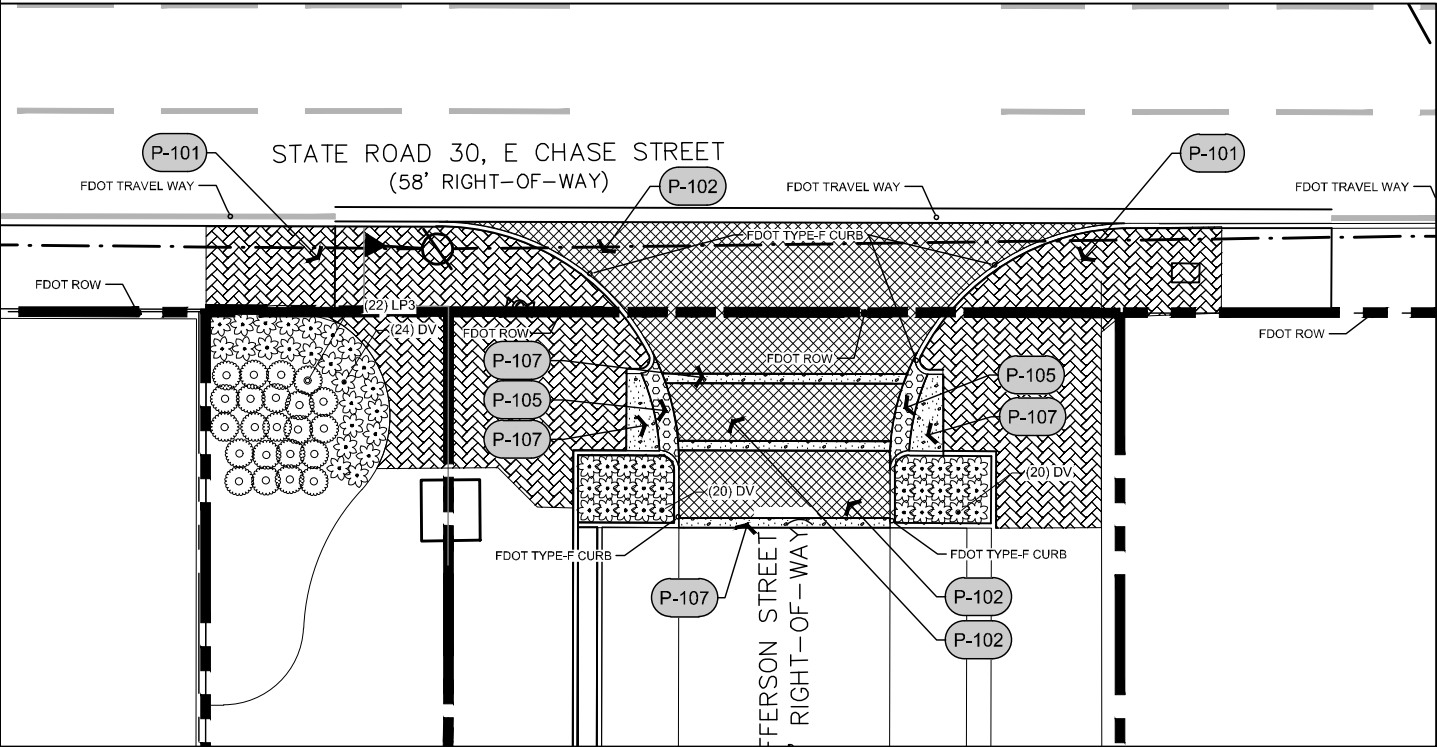
DATE:

PROJECT NUMBER 19008

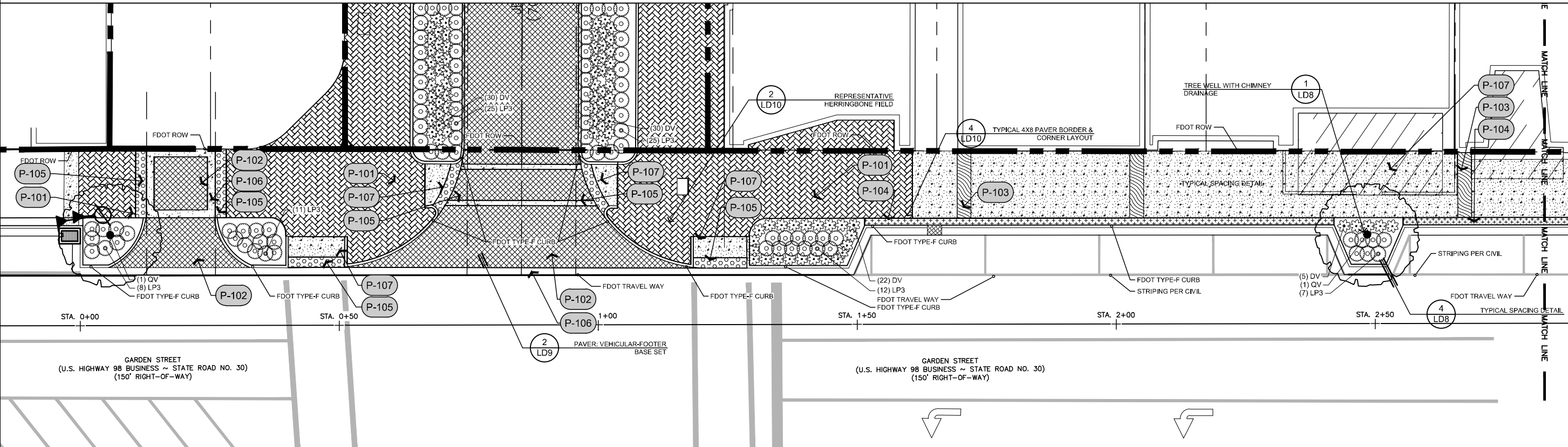
PLOT DATE 4/21/2020

SHEET LD5 OF LD16

INSET 4



INSET 5



GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.



NOTE: ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALATKA STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

SITE PLAN

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

SIGNATURE & SEAL




DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD6 OF LD16

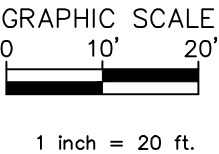
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	DBH	
	QV	4	Quercus virginiana / Southern Live Oak Quercus virginiana or other shade producing canopy tree as approved by The City of Pensacola & appropriate utility authorities. At the time of planting all trees installed within FDOT Sight Triangle shall comply with FDOT Design Manual Chapter 212.	FG	6" DBH	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPEC	SPACING
	DV	267	Daniellia tasmanica 'Variegata' / Varigated Flax Lily	1 gal		30" o.c.
	LP3	144	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	3 gal		36" o.c.

NOTE: ALL TREES WITHIN THE FDOT SIGHT TRIANGLE LIMITS OF CLEAR SIGHT SHALL CONFORM TO FDOT DESIGN MANUAL CH 212.11.2.

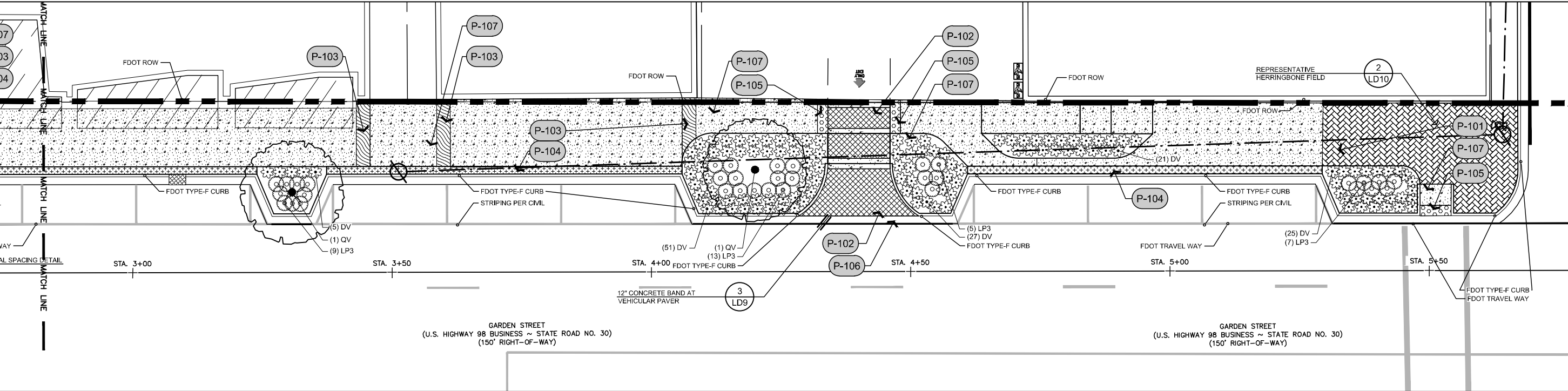
REFERENCE NOTES SCHEDULE

	Unit Paving		
CODE	DESCRIPTION	QTY	DETAIL
P-101	PAVER TYPE 1 - 4X8 Pedestrian Paver - See Materials List & Details. PATTERN: 4X8 Herringbone - Aligned w/ Garden St./Jefferson St.	4,664 sf	1/LD9
P-102	PAVER TYPE 2 - 4X8 Vehicular Paver - See Materials List & Details- PATTERN: Herringbone - Aligned w/ Garden St./Jefferson St.	2,787 sf	2/LD9
P-103	PAVER TYPE 4 - 4X8 Pedestrian Paver - See Materials List & Details PATTERN: (4) FOUR Rows of Running Bond	194 sf	5/LD10
P-104	PAVER TYPE 5 - 6X6 Belgard Cambridge Cobble - Pedestrian Paver - See Materials List & Details. PATTERN: (3) Three Rows Stacked Bond.	423 sf	1/LD10
P-105	ADA Truncated Dome Pad per FDOT Design Manual	213 sf	/
P-106	CON. TYPE 1 - Proposed Vehicular Concrete. See Details.	172 sf	
P-107	CON. TYPE 2 - Proposed Pedestrian Concrete. See Details.	4,171 sf	



NOTE: ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

INSET 6



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALATKA STREET
PENSACOLA, FL 32534
PH: (850)476-7708 FAX: (850)476-7708

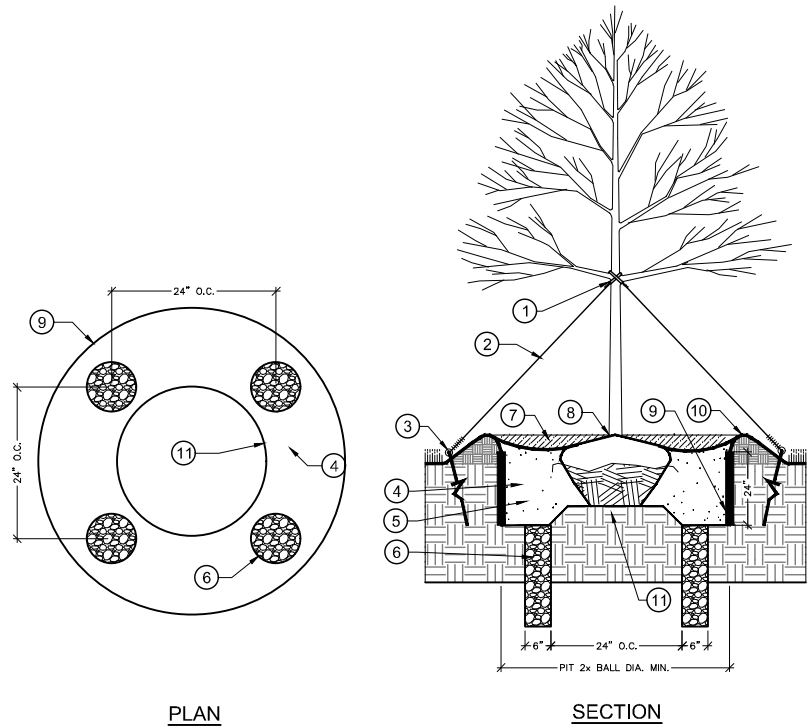
GARDEN & JEFFERSON

SITE PLAN

DRAWN BY:
E.ZHANG
DESIGNED BY:
B.ALEXANDER

SIGNATURE & SEAL

DATE:	
PROJECT NUMBER	19008
PLOT DATE	4/21/2020
SHEET	LD7 OF LD16



NOTES: TREE PLANTING (>2" CAL.)

1. ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER IN ACCORDANCE WITH FLORIDA GRADES AND STANDARDS.

2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF BELOW 12 INCHES. DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.

3. SLOPE THE SURFACE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY) TO PREVENT SLURRING.

4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.

5. SET THE TOP OF THE ROOT BALL 2"-3" HIGHER THAN THE SOIL SURFACE.

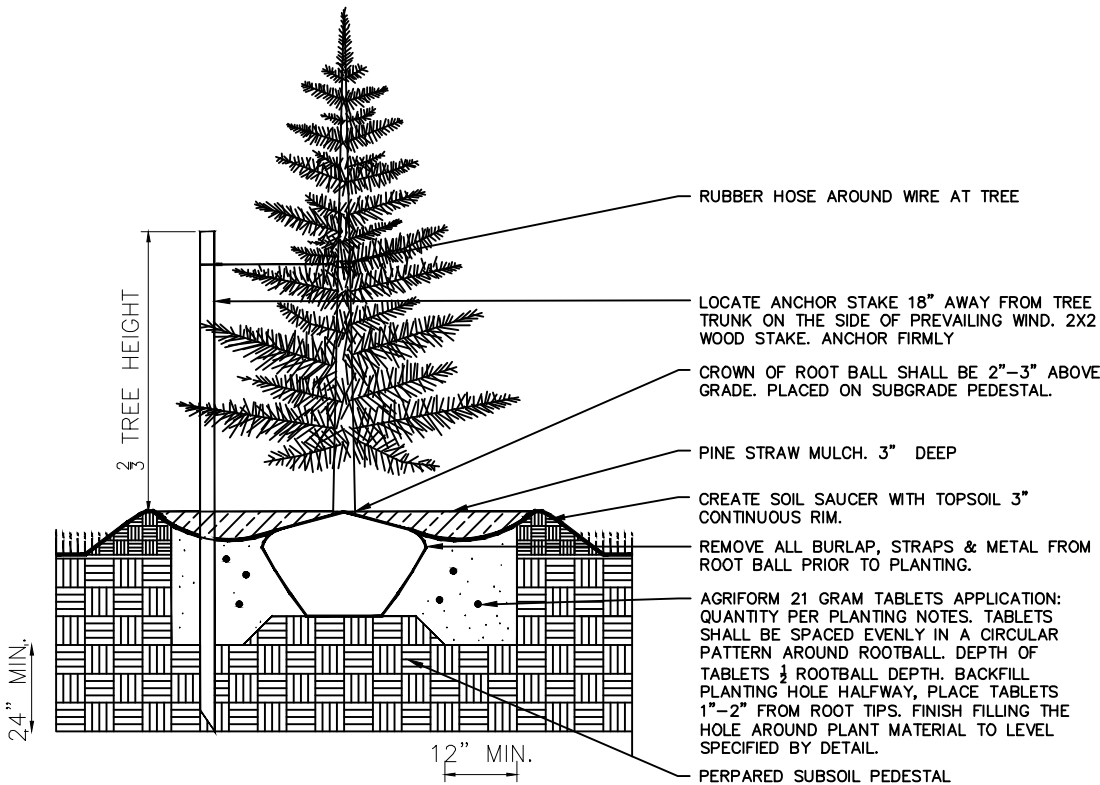
6. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.

7. APPLY A 2" (SETTLED) DEPTH OF MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.

8. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.

9. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

- 1 ARBORTIE GREEN STRAPS KNOTTED PER MANF. SPEC.
- 2 FABRIC STRAPS. WIRE WILL NOT BE ACCEPTED UNLESS OTHERWISE NOTED.
- 3 ARBORTIE HD15 HEAVY DUTY ANCHORING KIT INSTALLED PER MANF. SPEC.
- 4 SPECIFIED PLANTING MIX. WATER AND TAMP TO REMOVE AIR POCKETS AND PREVENT SETTLING.
- 5 PLANTING TABLETS
- 6 TREE CHIMNEY. AGGREGATE FILLED WITH 3/8" PEA GRAVEL 12" BELOW IMPERMEABLE STRATA. MIN. 6" DIAM. CHIMNEY. SPACED 24" O.C. CONTRACTOR TO PRICE FOR CHIMNEY AS UNIT PRICE. ADD ALTERNATIVE IF NEEDED PER FIELD CONDITIONS.
- 7 MULCH
- 8 ROOT BALL CROWN SHALL BE 2"-3" ABOVE FINISHED GRADE.
- 9 ROOT BARRIER. 24" DEPTH FROM TOP OF TREE PIT DOWN, SURROUNDING ENTIRE TREE PIT OR AT EDGE OF HARDSCAPE IF LESS THAN SPECIFIED TREE PIT WIDTH IS NOT ACHIEVABLE IN URBAN CONDITIONS.
- 10 CREATE 3" CONTINUOUS RIM SOIL SAUCER W/ SPEC. TOPSOIL.
- 11 UNDISTURBED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

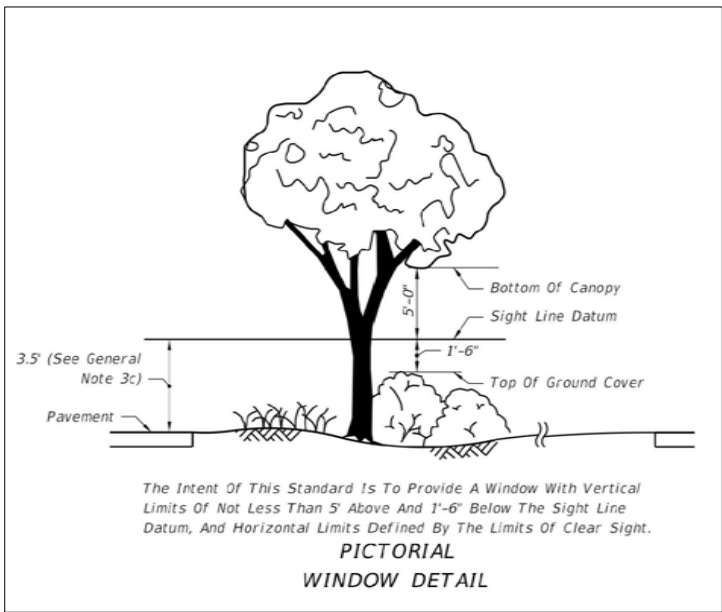


1 TREE WELL WITH CHIMNEY DRAINAGE

JPD-CO-PLA-329343-06

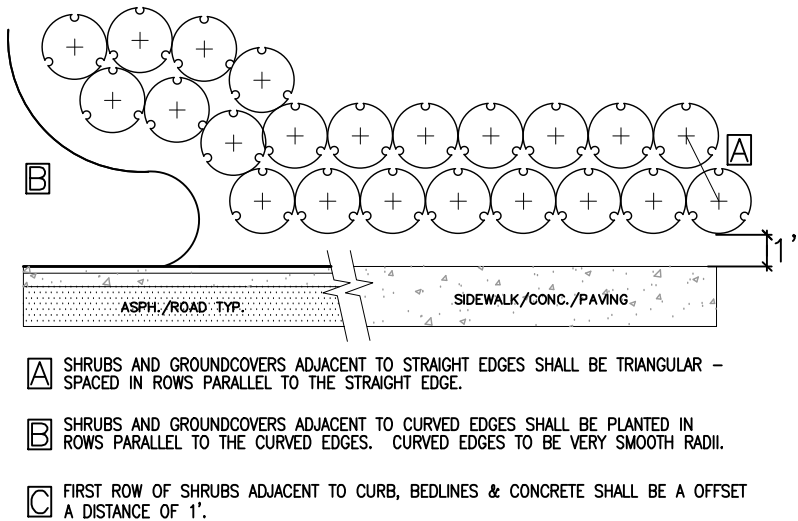
2 CONIFEROUS TREE PLANTING

JPD-CO-PLA-03



3 FDOT PICTORIAL WINDOW DETAIL

JPD-CO-PLA-329343-09



4 TYPICAL SPACING DETAIL

JPD-CO-PLA-329333-04

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

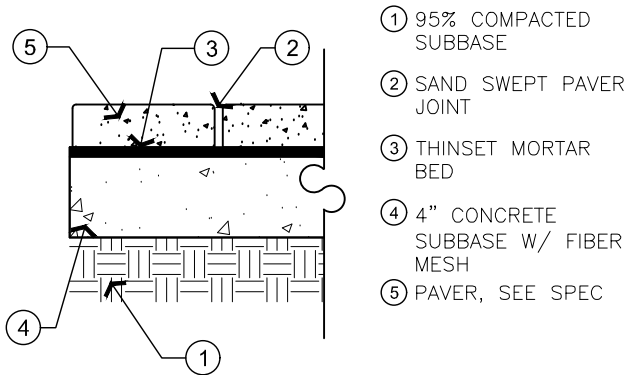
SIGNATURE & SEAL

DATE:

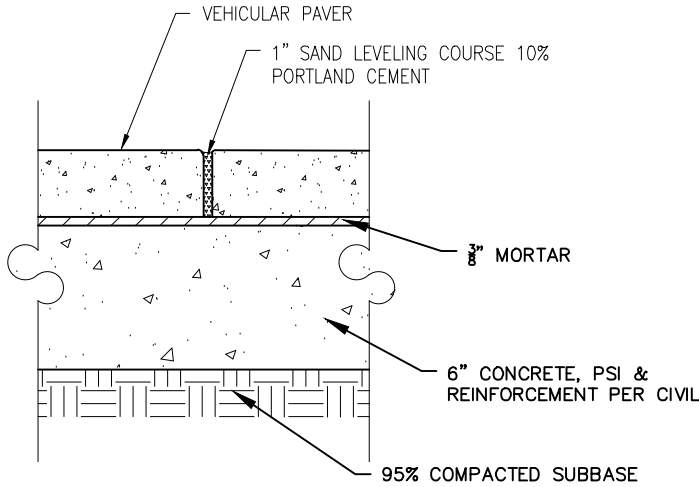
PROJECT NUMBER 19008

PLOT DATE 4/21/2020

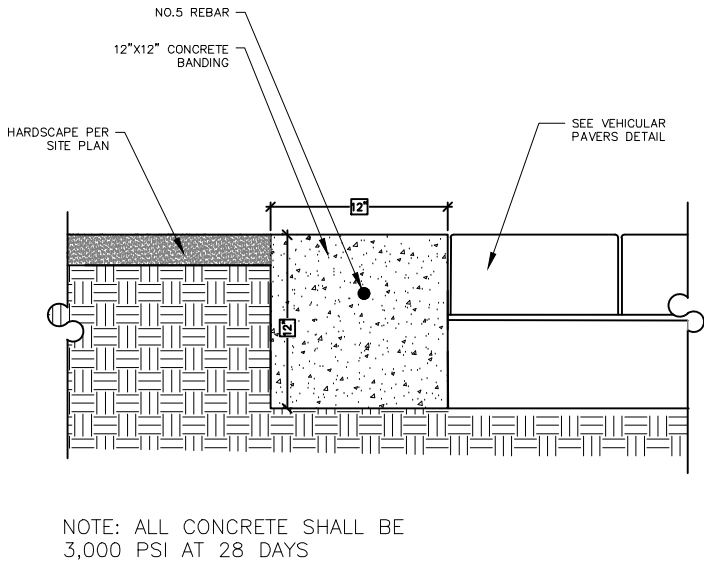
SHEET LD8 OF LD16



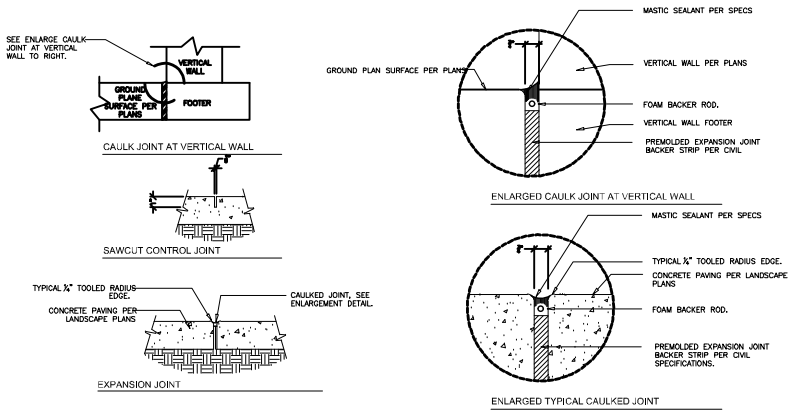
1 PAV-ER: PEDESTRIAN-FOOTER BASE SET
NTS JPD-CO-PAV-321413-20



2 PAV-ER: VEHICULAR-FOOTER BASE SET
NTS JPD-CO-PAV-329343-18



3 12" CONCRETE BAND AT VEHICULAR PAV-ER
NTS JPD-CO-PAV-321413-01



NOTE: ALL NEW CONCRETE WHERE MEETS EXISTING SHALL BE JOINTED BY EXPANSION JOINT PER LANDSCAPE DETAIL.

4 CONCRETE PAVING JOINT DETAILS
1" = 1" JPD-CO-CONJ-28

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

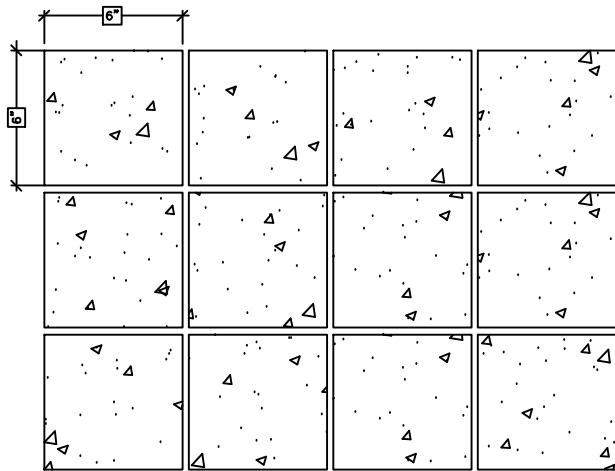
SIGNATURE & SEAL

DATE:

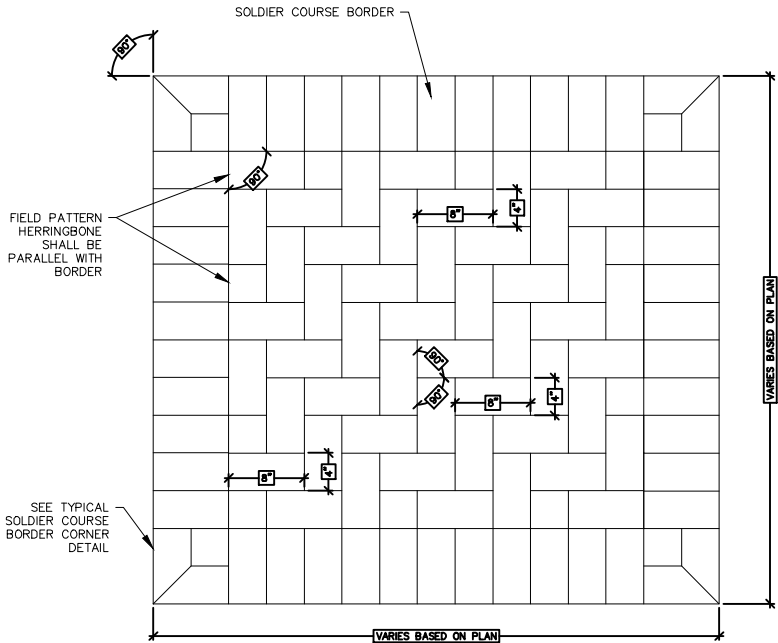
PROJECT NUMBER 19008

PLOT DATE 4/21/2020

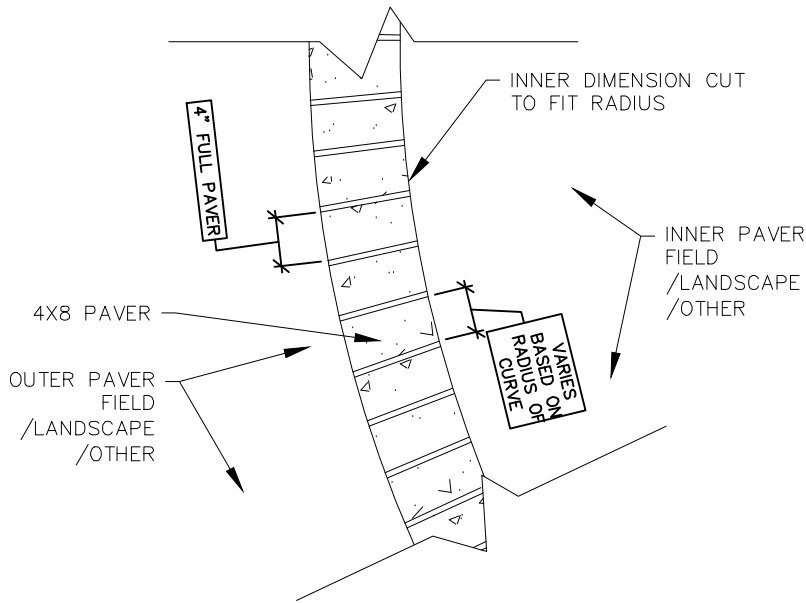
SHEET LD9 OF LD16



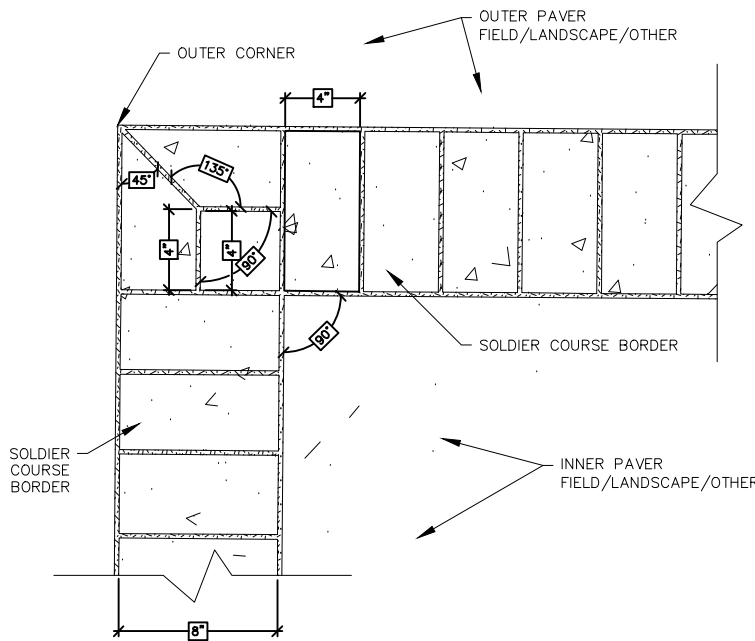
1 TYPICAL 6X6 PAVER STACKED PATTERN
NTS JPD-CO-PAV-329343-22



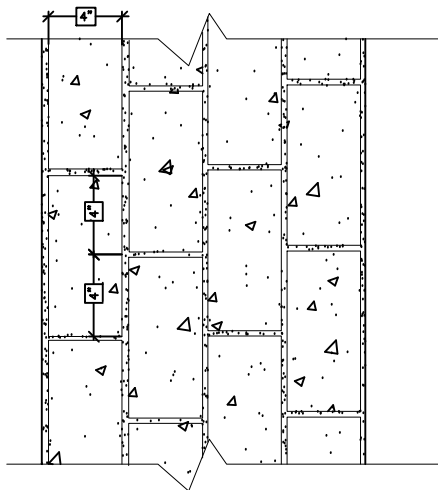
2 REPRESENTATIVE HERRINGBONE FIELD PATTERN LAYOUT
NTS P1-033363-14



3 TYPICAL 4X8 PAVER BORDER ON RADIUS
NTS P1-033363-11



4 TYPICAL 4X8 PAVER BORDER & CORNER LAYOUT
NTS P1-033363-12



5 TYPICAL 4X8 PAVER RUNNING BOND PATTERN
NTS JPD-CO-PAV-329343-20

DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-7708 FAX: (850)476-7708

GARDEN & JEFFERSON

DETAILS

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT
NUMBER 19008

PLOT
DATE 4/21/2020

SHEET LD10 OF LD16

ANALYSIS: E. GARDEN STREET & JEFFERSON STREET
-GARDEN STREET

-- SPEED LIMIT: 30 MPH

INTERSECTIONS ADJACENT EAST & WEST: SIGNAL CONTROLLED

- IN ACCORDANCE WITH FDM 212.11.3 SIGNAL CONTROL (AASHTO CASE D)
1. SIGHT DISTANCES DEVELOPED BASED ON AASHTO CASE D INTERSECTIONS WITH SIGNAL CONTROL
 2. THE FIRST VEHICLE STOPPED ON ANY APPROACH LEG IS VISIBLE TO THE DRIVER OF THE FIRST VEHICLE STOPPED ON EACH OF THE OTHER APPROACH LEGS.
 3. FOR PERMISSIVE LEFT TURNS PROVIDE SUFFICIENT SIGHT DISTANCE FOR LEFT TURNING VEHICLES TO SELECT GAPS IN ONCOMING TRAFFIC AND COMPLETE LEFT TURNS.
 4. IF A TRAFFIC SIGNAL IS TO BE PLACED ON TWO-WAY FLASHING OPERATION (I.E. FLASHING YELLOW ON THE MAJOR ROAD APPROACHES AND FLASHING RED ON THE MINOR ROAD APPROACHES) UDER OFF PEAK OR NIGHTTIME CONDITIONS, THEN PROVIDE THE APPROPRIATE DEPARTURE SIGHT TRIANGLES FOR AASHTO CASE B (STOP CONTROL ON THE MINOR ROAD).
 5. IF RIGHT TURNS ON RED ARE PERMITTED FROM ANY APPROACH LEG THEN PROVIDE THE APPROPRIATE DEPARTURE SIGN TRIANGLE TO THE LEFT FOR AASHTO CASE B.
- RIGHT TURN ON RED ANALYSIS
- FDM 212.11.1 STOP CONTROL (AASHTO CASE B)
- MINIMUM DRIVER EYE SETBACK: 14.5 FEET FROM THE EDGE OF THE TRAVELED WAY MAY BE ADJUSTED ON ANY INTERSECTION LEG ONLY WHEN JUSTIFIED BY A DOCUMENTED, SITE SPECIFIC FIELD STUDY OF VEHICLE STOPPING POSITION AND DRIVER EYE POSITION.
- DR : 90 FEET
- DL : 255 FEET

ALL LANDSCAPE MATERIAL WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SIGHT SHALL COMPLY WITH FDOT DESIGN MANUAL CHAPTER 228 LATEST VERSION.



301 Schubert Drive - Pensacola, FL 32504
850-479-4653 www.JerryPateDesign.com

DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.

BOARD OF PROFESSIONAL ENGINEERS

CERTIFICATE # 00008423

10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534

PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

FDOT COMPLIANCE PLAN

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

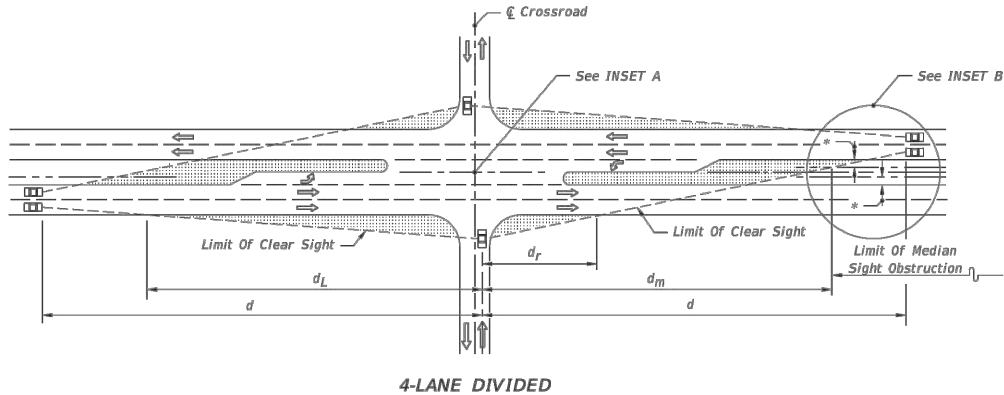
SHEET LD11 OF LD175

Median 22' or Less				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _r (Ft.)	d _m (Ft.)
30	395	280	90	325
35	460	325	100	380
40	525	375	115	430
45	590	420	130	485
50	655	465	145	540
55	720	510	160	590
60	785	555	175	645
65	850	605	185	700

25'-64' Median				
Design Speed (mph)	d (Ft.)	d _L (Ft.)	d _v (Ft.)	d _{VL} (Ft.)
30	355	255	330	240
35	415	295	390	280
40	470	335	445	320
45	530	375	500	360
50	590	420	550	400
55	650	460	610	440
60	705	500	665	480
65	765	545	720	520

Passenger Vehicle

INTERSECTION SIGHT DISTANCE: 4-LANE DIVIDED

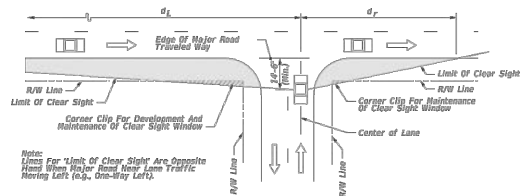


4-LANE DIVIDED

212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles



The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 through 212-7 provide intersection sight distances for stop controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 30 mph to 65 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.

FDOT DRIVEWAY ANALYSIS:

PNJ DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS - STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14

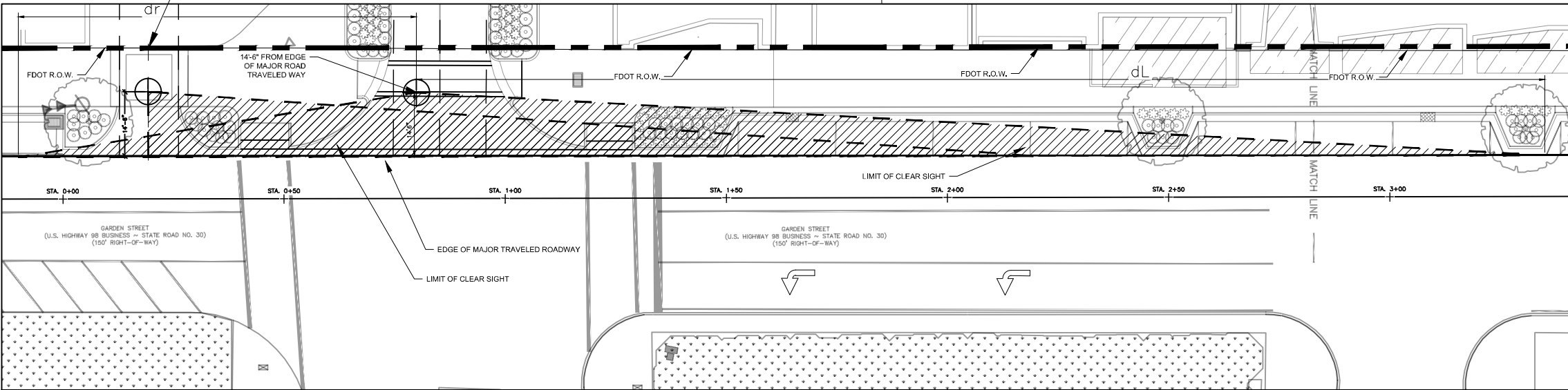
- CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1
- DRIVEWAY TERMINOLOGY
 - CATEGORY 'A'
 - 1-20 TRIPS/DAY OR 1-5 TRIPS/HOUR
- DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
- DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
- DIMENSIONS:
 - W = 12' MIN/24' MAX PER FDM 214.3.2
 - R = 12'
 - Y = 90 DEGREES
 - S = N/A
 - G = 12' MIN.
 - C & D = N/A

LEGEND

SYMBOL DESCRIPTION
EXISTING FDOT RIGHT OF WAY BOUNDARY

LIMIT OF CLEAR SIGHT PER FDOT DESIGN MANUAL CHAPTER 212

PNJ DRIVEWAY. SEE ANALYSIS NOTE ABOVE



GRAPHIC SCALE
0 15' 30'
1 inch = 30 ft.

ANALYSIS: E. GARDEN ST.
GARDEN STREET
-- SPEED LIMIT: 30 MPH
-- INTERSECTIONS ADJACENT EAST & WEST: SIGNAL CONTROLLED
- IN ACCORDANCE WITH FDM 214.6 SIGHT DISTANCE AT DRIVEWAYS
-- WHEN INTERSECTION SIGHT DISTANCE CANNOT BE MET ON VERY LOW SPEED (DESIGN SPEED LESS THAN OR EQUAL TO 35 MPH) ROADWAYS, PROVIDE THE GREATEST SIGHT DISTANCE POSSIBLE, BUT NOT LESS THAN MINIMUM STOPPING SIGHT DISTANCE VALUES IN FDM 210.11.1
- IN ACCORDANCE WITH FDM 210.11.1 STOPPING SIGHT DISTANCE TABLE 210.11.1
MINIMUM STOPPING SIGHT DISTANCE
-- DL = 200 FT

ALL LANDSCAPE MATERIAL WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SIGHT SHALL COMPLY WITH FDOT DESIGN MANUAL CHAPTER 228 LATEST VERSION.

FDOT DRIVEWAY ANALYSIS:

LOT 52 DRIVEWAY

- GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14
- CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
 - CATEGORY 'A'
 - 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
 - DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
 - DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY DIMENSIONS:
 - W = 12' MIN/24' MAX PER FDM 214.3.2
 - R = 12'
 - Y = 90 DEGREES
 - S = N/A
 - G = 12' MIN.
 - C & D = N/A

SYMBOL

LEGEND

DESCRIPTION

EXISTING FDOT RIGHT OF WAY BOUNDARY

LIMIT OF CLEAR SIGHT PER FDOT DESIGN MANUAL CHAPTER 212

Table 210.11.1 Minimum Stopping Sight Distance											
Grade (percent)		Minimum Stopping Sight Distance (feet)									
		Design Speed (mph)									
		25	30	35	40	45	50	55	60	65	70
Downgrade	≤ 2	155	200	250	305	360	425	495	570	645	730
	3	158	205	257	315	378	446	520	598	682	771
	4	160	208	261	320	385	454	530	610	696	788
	5	162	211	266	326	392	464	541	623	712	806
	6	165	215	271	333	400	474	553	638	728	825
	7	167	218	276	339	408	484	565	652	746	845
	8	170	222	281	346	417	495	579	669	765	867
	9	173	227	287	354	427	507	593	686	785	891
Upgrade	≤ 2	155	200	250	305	360	425	495	570	645	730
	3	147	190	237	289	344	405	469	538	612	690
	4	146	188	234	285	339	399	462	530	602	678
	5	144	186	231	281	335	393	456	522	593	668
	6	143	184	229	278	331	388	450	515	584	658
	7	142	182	226	275	327	383	443	508	576	648
	8	141	180	224	272	323	379	438	501	568	639
	9	139	179	222	269	320	375	433	495	561	631

NORTH

GRAPHIC SCALE

0

15'

30'

1 inch = 30 ft.

Jerry Pate Design

301 Schubert Drive – Pensacola, FL 32504
850-479-4653 www.JerryPateDesign.com

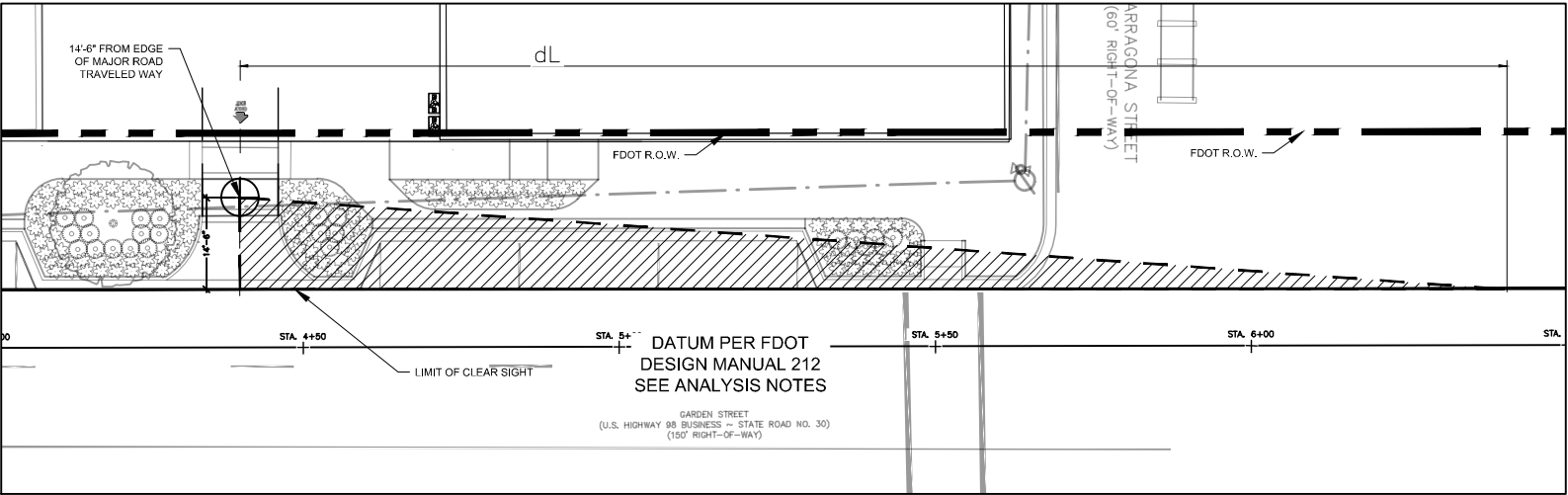
212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles

The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 through 212-7 provide intersection sight distances for stop controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 30 mph to 65 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

FDOT COMPLIANCE PLAN

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD12 OF LD176

IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>	<u>DETAIL</u>
<div><div><div><div><div></div><div></div><div></div><div></div></div><div>25</div></div><div><div><div></div><div></div><div></div><div></div></div><div>50</div></div><div><div><div></div><div></div><div></div><div></div></div><div>10</div></div><div><div><div></div><div></div><div></div><div></div></div><div>20</div></div></div></div> <div>Toro 570S-FB-PC Pressure-Compensating Flood Bubbler on Fixed Riser. 0.25GPM, 0.5GPM, 1.0GPM, and 2.0GPM.</div>	8	30		
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>		
<div><div><div></div></div></div>	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	1		
<div><div><div></div></div></div>	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	1		
<div><div><div><div><div></div><div></div><div></div><div></div></div><div></div></div></div></div> <div>Area to Receive Drip Emitters Toro T-DPC-DC Single Outlet Emitter. Self-Flushing, Pressure Compensating, with Color-Coded Dust Cap. 0.5GPH=Blue; 1.0GPH=Black; 2.0GPH=Red.</div>	948.2 s.f.			
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>		
<div><div><div></div></div></div>	Toro CC-M12 12-Station Irrigation Controller with Wall-Mount Metal Cabinet. Comes with internal transformer and high-surge protection. Controller & valves shall be located outside the FDOT ROW. Final location to be approved by Landscape Architect.	1		
<div><div><div></div></div></div>	Toro 53853 Wired Rain/Freeze Sensor. Mount as noted or approved, use controller power or optional transformer. Adjust rain shutoff index. Normally-Open or Normally-Closed. Shall be located outside the FDOT ROW. Final location to be approved by Landscape Architect.	1		
<div><div><div></div></div></div>	Irrigation Lateral Line: HDPE PE4710 DR 11	1,000 l.f.		

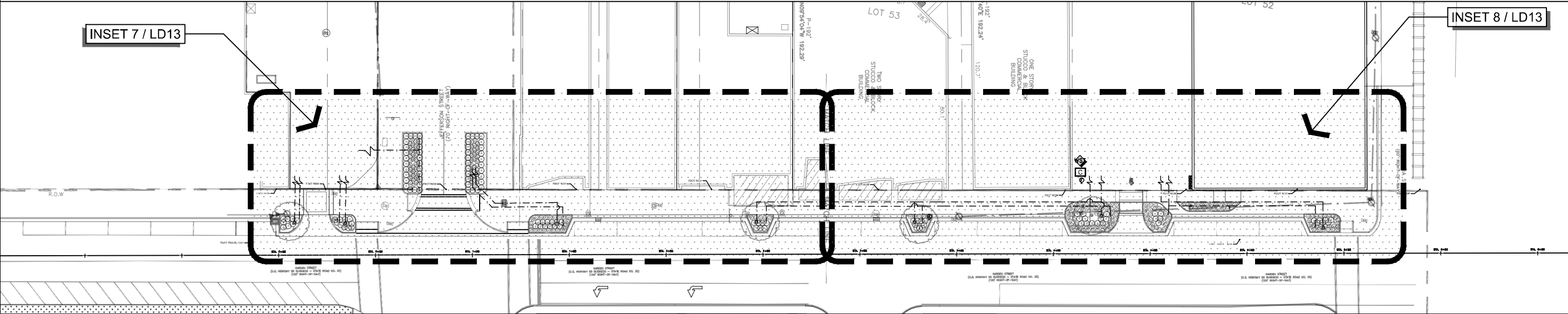


DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

IRRIGATION PLAN



DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

SIGNATURE & SEAL

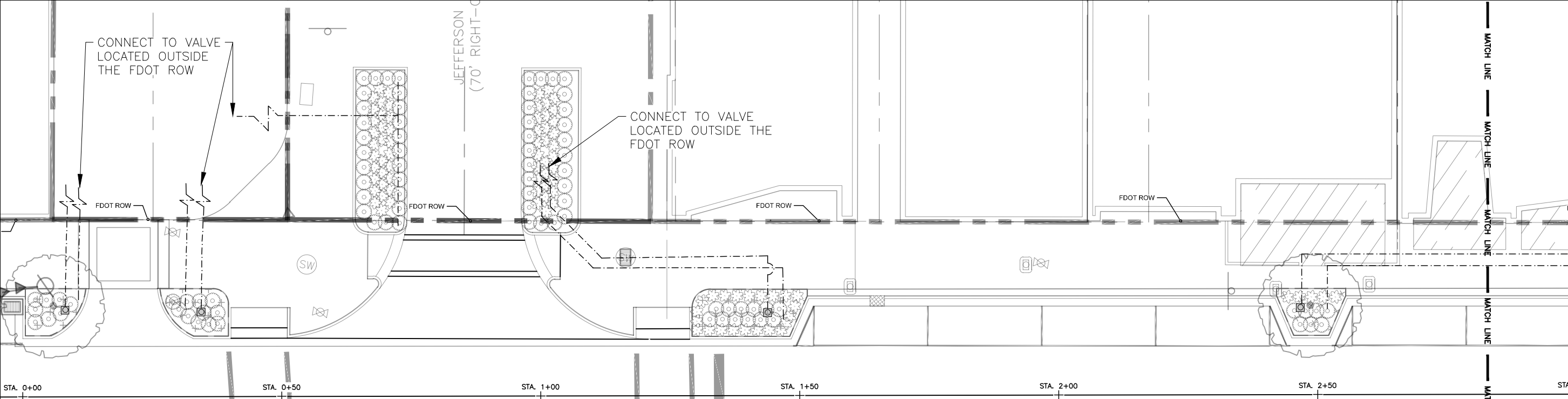
DATE:

PROJECT NUMBER
19008

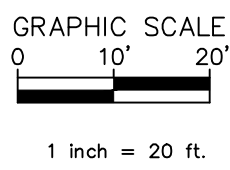
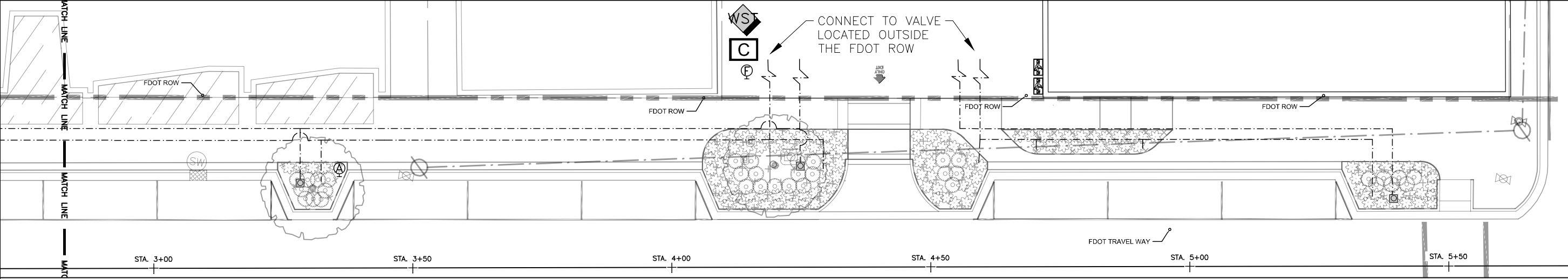
PLOT DATE
4/21/2020

SHEET LD13 OF LD177

INSET 7



INSET 8



DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

IRRIGATION PLAN

DRAWN BY:	E.ZHANG
DESIGNED BY:	B.ALEXANDER
SIGNATURE & SEAL	
DATE:	
PROJECT NUMBER	19008
PLOT DATE	4/21/2020
SHEET	LD14 OF LD178

DRAWN BY:
E.ZHANG

DESIGNED BY:
B.ALEXANDER

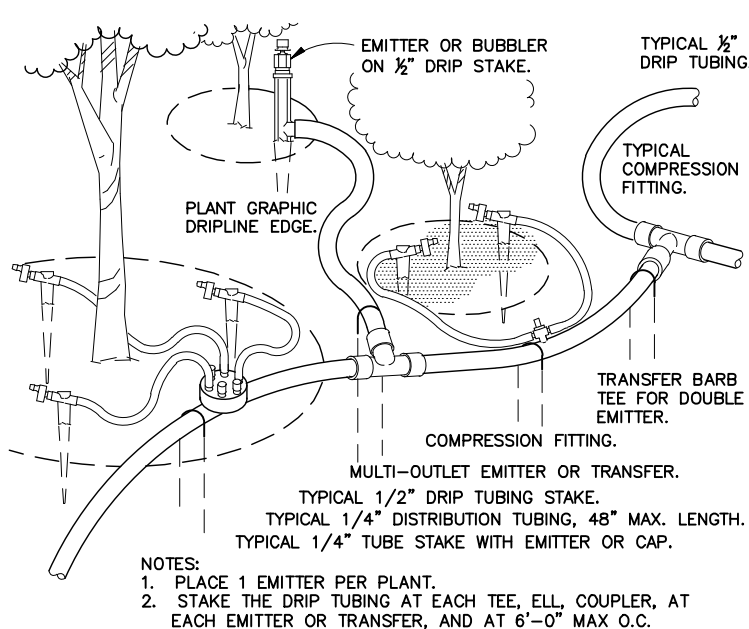
SIGNATURE & SEAL

DATE:

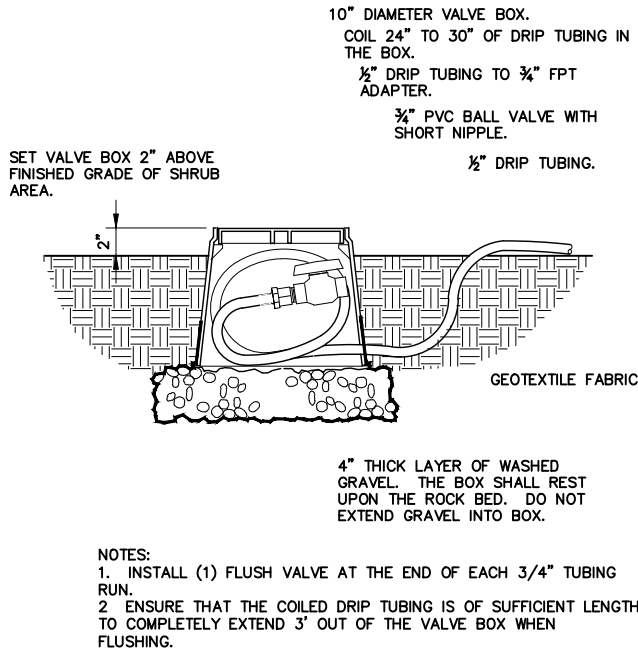
PROJECT
NUMBER 19008

PLOT
DATE 4/21/2020

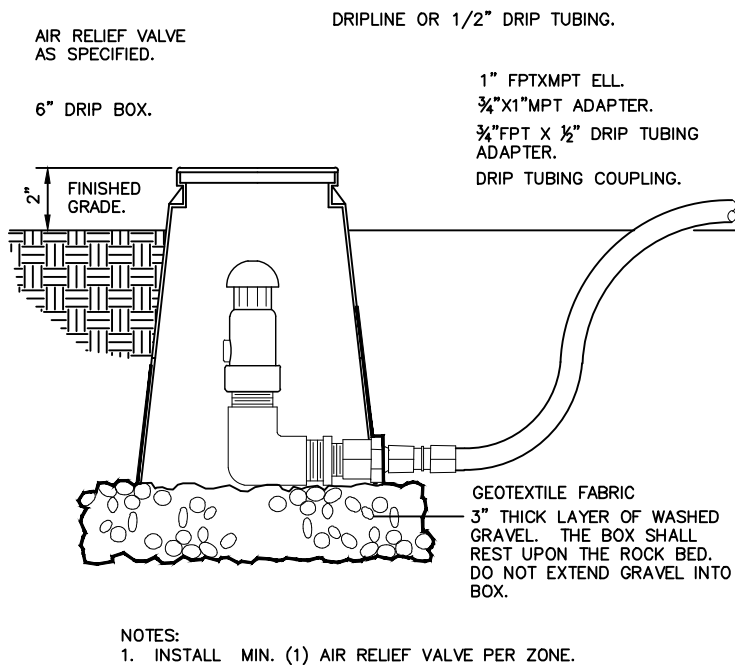
SHEET LD15 OF LD179



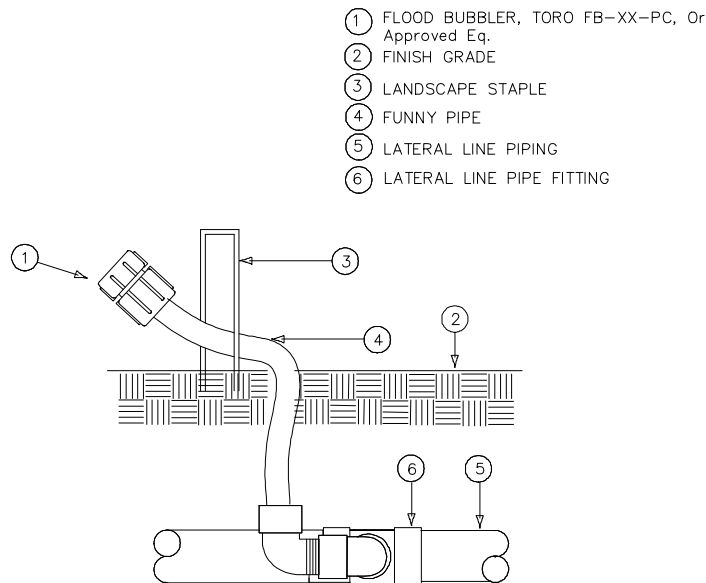
1 TYPICAL DRIP TUBING
NTS JPD-IR-CIRR-DRIP-328413-06



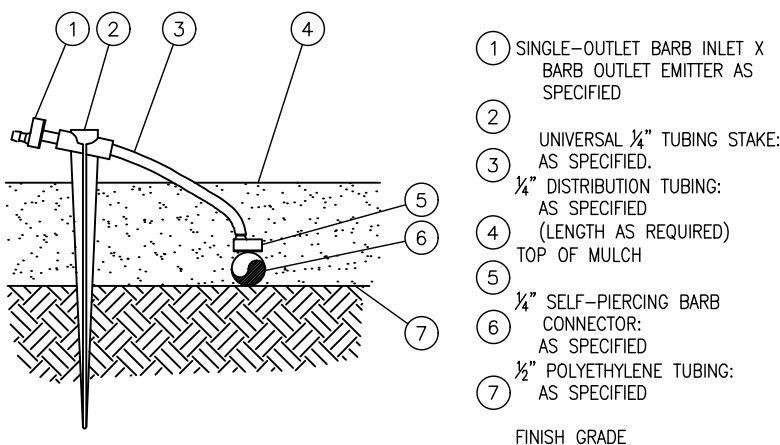
2 DRIP FLUSH BALL VALVE ASSEMBLY
NTS JPD-IR-CIRR-DRIP-328413-09



3 DRIP AIR RELIEF VALVE IN BOX
NTS JPD-IR-CIRR-DRIP-328413-10



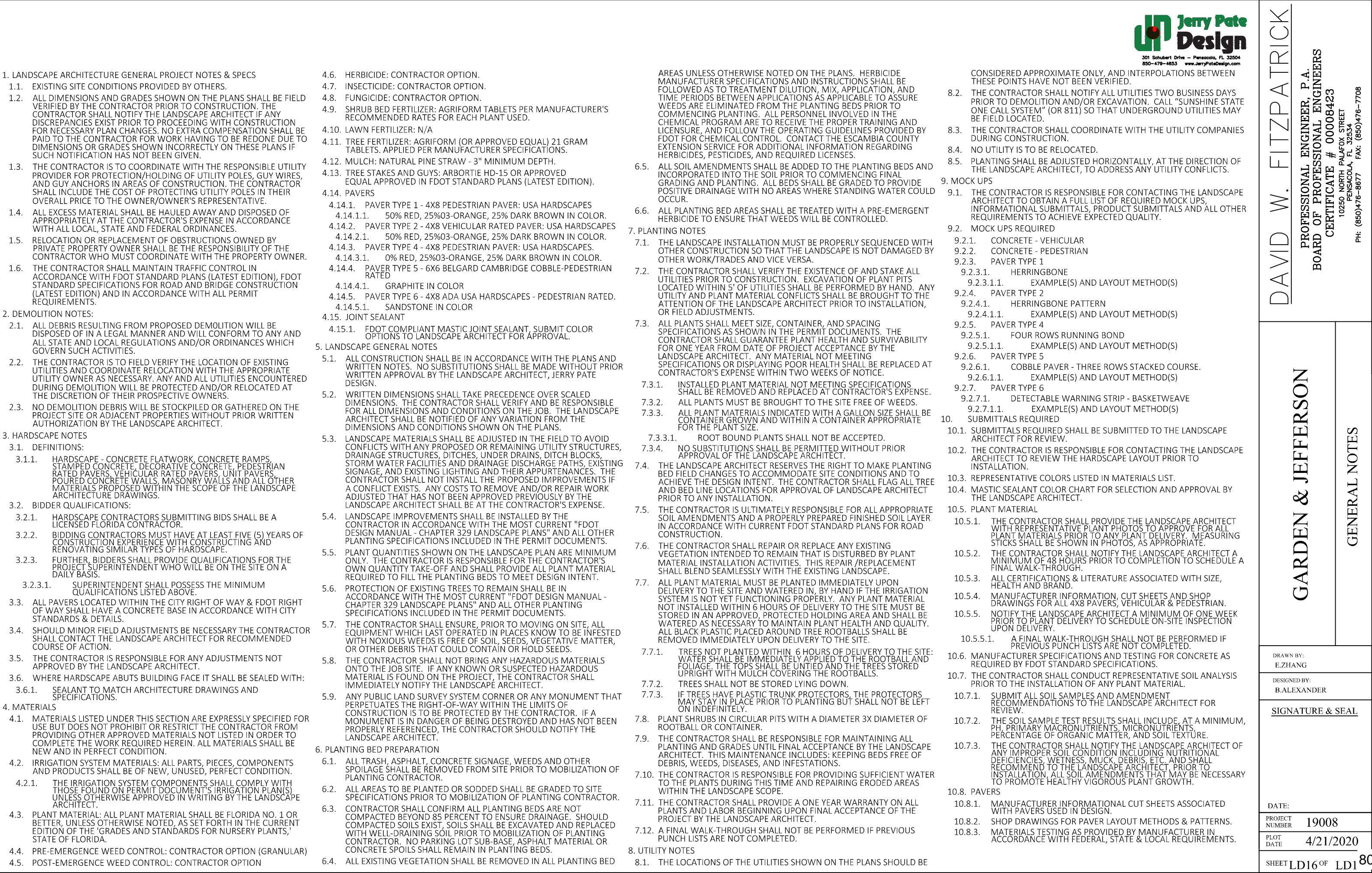
4 FLOOD BUBBLER TORO FB-XX-PC
NTS JPD-IR-CIRR-DRIP-328413-16



5 TORO T-DPC-DC DRIP EMITTER
NTS JPD-IR-CIRR-DRIP-328413-21

IRRIGATION NOTES:

1. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, AND OTHER UNDERGROUND LINES BEFORE LANDSCAPE AND IRRIGATION INSTALLATION.
2. INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO ENSURE 100% COVERAGE OF ALL PLANTED AND GRASSED AREAS. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER SHOWING ALL INFORMATION REQUIRED BY LOCAL CODES AND NECESSARY FOR THE EFFICIENT OPERATION AND MAINTENANCE OF THE SYSTEM. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
3. ELEMENT LOCATION ON THE DRAWINGS IS SCHEMATIC SHOWING INTENT. CONTRACTOR SHALL NOT MAKE CHANGES TO PIPE SIZING OR ROUTING WITHOUT PRIOR APPROVAL OF OWNER & IRRIGATION DESIGNER.
4. THE CONTROLLER SHALL BE EQUIPPED BY THE CONTRACTOR WITH PROPERLY LOCATED AND INSTALLED RAIN / FREEZE / WIND SHUTOFF SENSORS. THE SENSORS SHALL BE LOCATED IN SUCH A MANNER SO THAT THEY ARE UNOBSTRUCTED, AND DIRECTLY EXPOSED TO NATURAL RAINFALL, WIND, AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM SWALES OR OTHER SURFACES. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
5. THE LANDSCAPE BID SHALL BE FOR THE IRRIGATION MATERIALS SPECIFIED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AND OWNER'S APPROVAL GIVEN IN WRITING BEFORE THE SUBSTITUTION IS ALLOWED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL INCLUDE COMPLETE PRODUCT SPECIFICATIONS AND ANY COST SAVINGS TO THE PROJECT.
6. IF DISCREPANCIES OCCUR BETWEEN THE PLANS, NOTES, AND ACTUAL CONDITIONS CONTACT THE LANDSCAPE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
7. THE INSTALLER SHALL BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.
8. IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE WARRANTIED FOR ONE YEAR. MANUFACTURER'S WARRANTIES SHALL BE PASSED TO THE OWNER.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS, AND ESCAMBIA COUNTY IRRIGATION STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CONFORM TO THE PARTICULAR CODES AND REGULATIONS APPLICABLE TO THIS LOCATION, AS WELL AS ESCAMBIA COUNTY IRRIGATION STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING THOSE FOR ANY NEW WATER LINE TAPS OR WELLS, LOCATES, AND INSPECTIONS.
10. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS
11. IRRIGATION SCHEDULES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN TAKE OFF BASED ON PLAN DOCUMENTS & ENSURING UNIFORM COVERAGE OF LANDSCAPED AREAS.
12. IRRIGATION WATER SCHEDULE SHALL BE UNDERSTOOD TO BE FOR INFORMATIONAL PURPOSES ONLY. SHOULD LANDSCAPE MATERIAL REQUIRE INCREASED PRECIPITATION THE IRRIGATION WATERING SCHEDULE SHALL BE ADJUSTED AS NEEDED TO ENSURE A HEALTHY LANDSCAPE.
13. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS.
14. ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
15. NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.
16. PUBLIC WORKS STAFF SHALL BE NOTIFIED PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT OF WAY.
17. ALL CONSTRUCTION AND LABOR SHALL BE IN ACCORDANCE WITH INDEX NO. 102-612 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
18. SHOULD ANY WORK REQUIRE ENCROACHMENT ON THE EXISTING SIDEWALKS WITHIN THE DELINEATED FDOT RIGHT OF WAY, THE WORK SHALL BE IN ACCORDANCE WITH INDEX NO. 102-660 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
19. ALL MAINTENANCE OF LANDSCAPE AND IRRIGATION WITHIN THE FDOT RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE FDOT.
20. ALL PROPOSED DEPTH OF IRRIGATION LINES SHALL BE MIN. 12" DEPTH OF COVER WITHIN THE FDOT RIGHT OF WAY.





MARINA TECHNOLOGIES



September 28, 2020

PENSACOLA, FLORIDA
PROPOSAL FOR NEW ALUMINUM DOCKS AND GANGWAY
Project No: MTI-0264 – Rev-3

DESCRIPTION

ADA Compliant GANGWAY

Structure	:	Marine-grade aluminum, 6061-T6
Width	:	5 ft clear
Length	:	80 ft plus transition plate with rollers
Decking	:	Aluminum planks, non-skid
Handrail	:	Handicap handrail and kickplate
Capacity	:	50 PSF
Deflection	:	L/240
Mounting	:	Aluminum mounting bracket with hinge for concrete seawall cap

FERRY LANDING DOCK

Structure	:	Marine-grade aluminum, 6061-T6
Freeboard	:	18" nominal
Decking	:	Composite planks, 5/4" x 6" nominal, with non-skid grooves – Grey
Fenders	:	PVC D-fender with corner bumpers on all exposed sides – Grey
Floatation	:	High-density foam-filled polyethylene floats
Anchoring	:	(3x) Heavy-duty aluminum external pile guides with rollers – mounts to adjustable track system – Piles will be reusable for future marina.
Cleats	:	(8x) 18" powder-coated cast-aluminum cleats, 5-ton capacity, mounts to adjustable track system

This proposal includes:

- Design, engineering and shop drawings
- Delivery of all the components required for the new gangway system and landing docks, by truck to Pensacola, FL, included
- Gangway will be shipped in 2 pieces, on-site installation required (by others)
- Some polyethylene floats may need to be installed on site, if required.

LANDING DOCK: 18' wide x 76' long (4 reusable dock sections): \$ 93,850.00

GANGWAY: 5' clear width x 80' long: \$ 49,875.00

Offloading and installation not included

Delivery = 4 weeks after approved drawings

Payment terms: 50% down – 50% prior to delivery

Acceptance: _____
Print Name and Title

Signature: _____ Date: _____

BENCHMARK #11
N: 520531.5810'
E: 1111188.2820'
EL. 12.90'





West end emphasis is grass lawns with borders of Liriope and Drift Rose



Liriope masses in shade areas under trees to remain



Pine straw mulch in large shaded areas under existing trees.



Asian Jasmine and Liriope ground cover to edge grass lawns

- A Street to Donelson
- At Blue Star Highway Memorial sign trim existing boxwoods and add colorful ground cover
 - Remove 4 Sabal Palms, 1 Yucca, and all azaleas
 - Add 2 Crape Myrtles

- Coyle to DeVilliers
- Remove 3 sabal palms
 - Remove all shrubs

- Reus to Spring
- Remove 1 Crape Myrtle
 - Remove 3 Camelias
 - Limb up Camelia to remain
 - Remove damaged tree

- Spring to Baylen
- Add trash receptacle at plaza with benches similar to those used in previous Pensacola projects
 - Add 1 Crape Myrtle

- Palafox to Jefferson
- Remove Crape Myrtle
 - Remove 1 Pine
 - Add 1 Live Oak

- Tarragona to Alcaniz
- Remove all shrubs
 - Remove 1 Crape Myrtle
 - Remove 1 Sabal Palm
 - Add 1 Crape Myrtle
 - Limb up Crape Myrtles in circular planter and paint base terra cotta

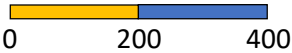


- Donelson to Coyle
- Remove 3 damaged trees
 - Remove shrubs
 - Add border of liriope at base of fence around locomotive

- DeVilliers to Reus
- Remove Pindo Palm
 - Remove 2 Crape Myrtles



Project Limits: SR 30-Bus. US 98
A Street to Alcaniz Street

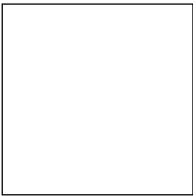
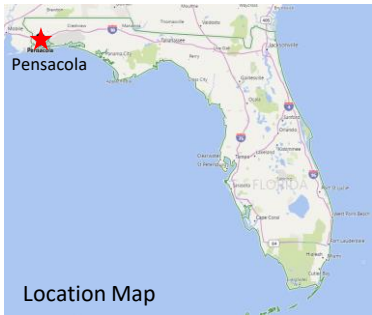


- Baylen to Palafox
- Remove 3 Sabal Palms

- Jefferson to Tarragona
- Remove 3 Sabal Palms
 - Remove 1 Crape Myrtle
 - Add 1 Live Oak

- General Notes
- Evaluate and adjust existing irrigation, as needed, to provide full coverage
 - Remove all existing shrubs
 - Remove all palm trees
 - Evaluate existing grass to remain; use selective herbicide; and, sod remaining areas, as needed
 - Add large beds and bands of pine straw mulch in dense canopy areas where shade precludes grass lawns
 - Remove all vines and prune existing trees to remain under the direction of a certified arborist
 - Remove suckers from Crape Myrtles

- Landscape Palette
- For ease of maintenance, plants selected are consistent with similar plants along the eastern end of Garden Street and other locations in Pensacola:
- Centiped Sod
 - Asian Jasmine
 - Liriope
 - Dwarf Yaupon Holly
 - Drift Roses
 - Dwarf Azaleas
 - Crape Myrtles
 - Live Oaks
 - Muhly Grass



Concept Design Narrative
Evaluation attributes indicated in the grant application are referenced by footnotes, in the order that they appear.*

The Garden Street (SR 30-Business US 98) median beautification concept extends from A Street at the West to Alcaniz Street at its eastern limit. The existing landscape includes mature oaks, crape myrtles, elms, magnolias, and pines that provide a great base of materials for a median landscape that can be augmented^{1,2} with the strategic placement of additional trees, shrubs, and groundcovers.⁷ Existing trees that are dead, dying, damaged, or are in locations no longer appropriate, shall be removed.⁷ All trees to remain shall be cleaned of vines, pruned and shaped under the direction of a certified arborist^{7,10}. New trees, shrubs, and groundcover materials shall be selected for low maintenance^{2,3,8} and to provide seasonal color and forms consistent for an urban median landscape¹. For open visibility in line with the principles of CPTED, as well as with FDOT limit of clear sight criteria⁴, the design intent is to maintain an open form with low growing groundcover and shrubs, and with tree canopies that are maintained for sight visibility⁷. Existing irrigation will be evaluated and upgraded to provide full coverage to the landscape materials with specific intent to eliminate potential overspray onto paved areas.^{2,3,8} To limit litter along the median⁵, a new trash receptacle will be installed near the existing benches between Spring and Reus Streets. Bedlines, planting areas, grassed lawn areas, and mulched spaces shall be designed to provide aesthetic forms that complement the existing tree groups.^{1,7} Within the project limits, there are no outdoor advertising sign impacts.⁴ Existing utilities within the medians will need to be located to assure conflicts do not occur with the new landscape and irrigation improvements.³ The concept has been developed to emphasize the aesthetic attributes of the urban street median, with cost effectiveness² and low maintenance^{3,8} criteria being considered in the plant palette selected⁹. The final design shall meet applicable FDOT and local street design criteria.⁴ The City of Pensacola is committed to the success of this project and is providing in-kind contributions through their CRA.^{6,10}

To: Helen Gibson, CRA Administrator
222 W Main Street
Pensacola, Florida 32502
hgibson@cityofpensacola.com

RE: 150 S Baylen Street Special Warranty Deed
Parcel ID Number: 00-0S-00-9001-001-178
Escambia County, Florida

DESIGN NARRATIVE:

This development will create 9-three story, single family townhouses on a previously underutilized .42-acre parking lot, located on the corner of Baylen Street & Intendencia Street. This infill style development helps restore the urban fabric, enhances the streetscape, creates additional neighborhood security, and adds living options and density to our popular downtown core. At just one block off Palafox, it is walking distance to all of Pensacola's downtown amenities while not being at the center of the activity. Property owners will utilize a shared private access drive from Intendencia Street for rear access to their garage which will enable the public streets and sidewalks to maintain, and even enhance, their current function and pedestrian traffic patterns. Two different unit types are offered ranging from a 1,926 SF 4 bd/3.5 ba to a 2,417 SF 3 bd/3.5 ba and each unit has its own two-car garage.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

A

B

C

D

E

F

J

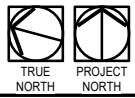
BAYLEN STREET MULTI-FAMILY

BAYLEN ST. & INTENDENCIA ST.
PENSACOLA, FL.

This architectural rendering depicts a three-story multi-family residential building. The structure is composed of several interconnected volumes, primarily finished with brick and accented with vertical sections of horizontal siding. Each unit features large, multi-paned windows and a private balcony with a dark metal railing. The ground floor includes a mix of entrances and a larger storefront area on the right. A paved parking lot with several spaces is located in front of the building, bordered by a low wall and small shrubs. Utility poles and wires are visible, suggesting an urban or suburban setting. The drawing is presented in a clean, line-art style with selective hatching for shading.

SHEET NUMBER:
G001
SCHEMATIC DESIGN

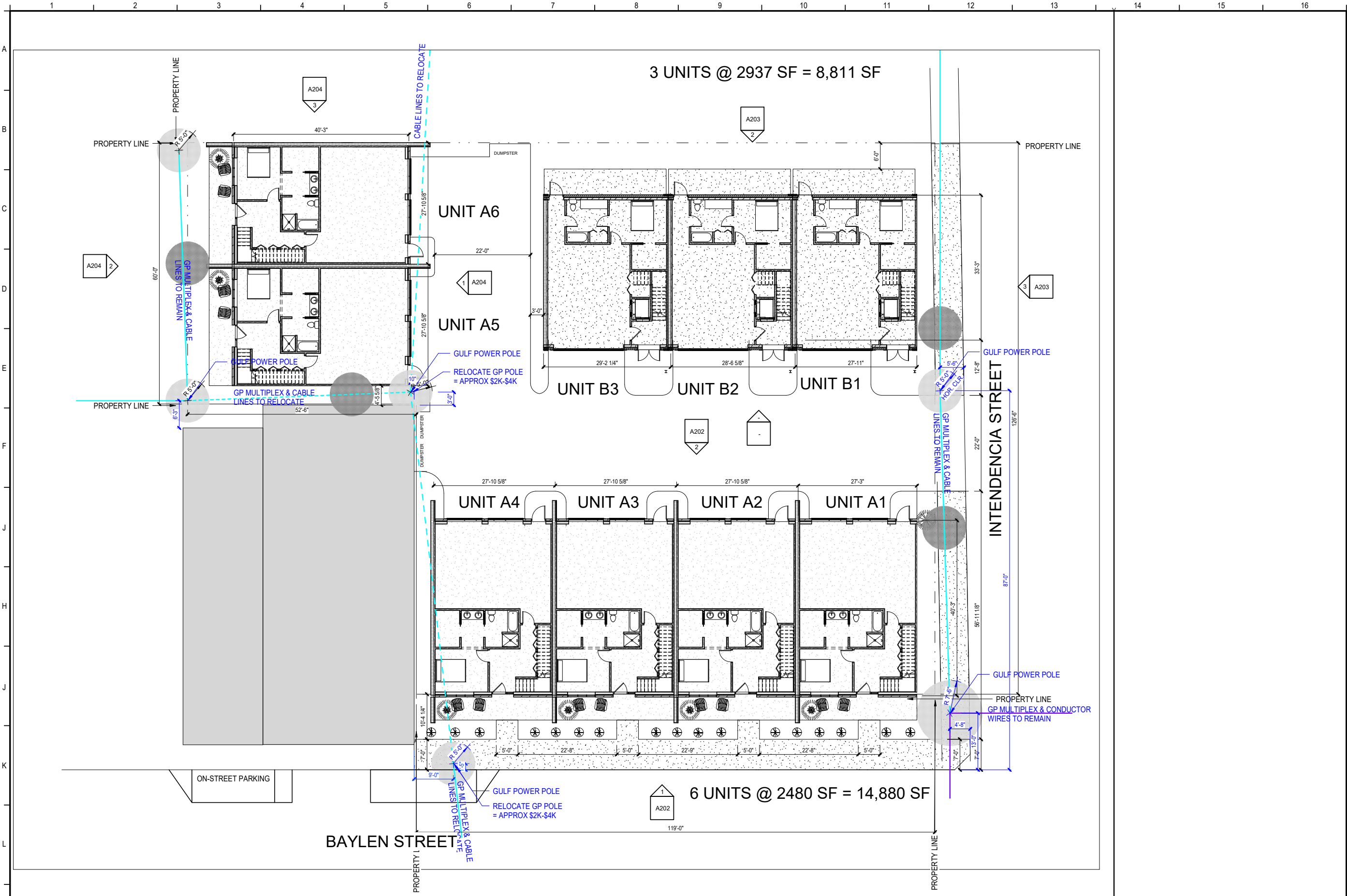
DO NOT SCALE DRAWING



1	
A204	A100

SITE PLAN

3/32" = 1'-0"



3 UNITS @ 2937 SF = 8,811 SF

6 UNITS @ 2480 SF = 14,880 SF

TOTAL: 23,691 SF

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020

PROJECT TEAM:	
ARCHITECTURAL	CALDWELL ASSOCIATES
STRUCTURAL	TBD
PLUMBING	TBD
MECHANICAL	TBD
FIRE PROTECTION	TBD
ELECTRICAL	TBD
LANDSCAPE	TBD

PROJECT: MULTI-FAMILY HOUSING

150 S BAYLEN STREET (CORNER OF BAYLEN & INTENDENCIA)

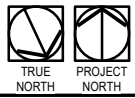
PRELIMINARY- NOT FOR CONSTRUCTION

PROJECT NO.: 20021
SHEET TITLE: SITE PLAN

SHEET NUMBER:

A100

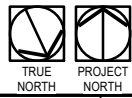
SCHEMATIC DESIGN



3
A201 A101

03A - 3rd FFE

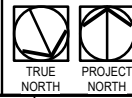
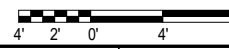
3/16" = 1'-0"



2
A201 A101

02A - 2nd FFE

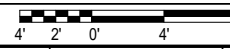
3/16" = 1'-0"



1
A201 A101

01A - FFE

3/16" = 1'-0"



KEYNOTES

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: IB0000995

PROJECT ISSUES:

CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020

LEGEND

	CAST-IN-PLACE CONCRETE WALL
	CONCRETE MASONRY UNIT WALL; SEE WALL TYPE
	METAL STUD WALL; SEE WALL TYPE
DF	DRINKING FOUNTAIN, SEE PLUMBING DRAWINGS
H2O	WATER COOLER (NIC) SEE ENGINEERING DRAWING FOR UTILITY CONNECTIONS
	EXISTING CONSTRUCTION
	NEW METAL STUD FRAMING; SEE WALL TYPES OR DETAILS FOR MORE INFORMATION

PROJECT TEAM:

CIVIL
KEN HORNE & ASSOCIATES
STRUCTURAL
JOE DEREUIL & ASSOCIATES
ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION
W3 ENGINEERING
PLUMBING
W3 ENGINEERING
MECHANICAL
W3 ENGINEERING
ELECTRICAL
W3 ENGINEERING

PROJECT:

BAYLEN STREET
TOWNHOMES

150 S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)

PRELIMINARY-
NOT FOR
CONSTRUCTION

GENERAL NOTES

- REFER TO WALL TYPE SHEET FOR MORE INFORMATION
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO COMMENCING WORK.
- COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL, TELECOM AND SECURITY PRIOR TO COMMENCING ANY WORK.
- SEE LIFE SAFETY PLAN FOR LOCATION OF FIRE EXTINGUISHERS
- ALL FURNITURE N.I.C. UNLESS NOTED OTHERWISE.

PROJECT NO. : 20021
SHEET TITLE:

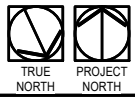
UNIT A FLOOR PLANS

SHEET NUMBER:

A101

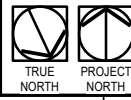
SCHEMATIC DESIGN

DO NOT SCALE DRAWINGS



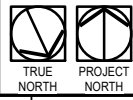
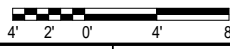
3	03B - 3rd FFE
A302	A102

3/16" = 1'-0"



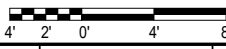
2	02B - 2nd FFE
A302	A102

3/16" = 1'-0"



1	01B - 1st FFE
A302	A102

3/16" = 1'-0"



KEYNOTES

CALDWELL ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL (850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: IB0000995

PROJECT ISSUES:
CONCEPT PLANS 06.19.2020
SCHEMATIC DESIGN 07.14.2020
SCHEMATIC DESIGN 2 08.19.2020

LEGEND

- CAST-IN-PLACE CONCRETE WALL
- CONCRETE MASONRY UNIT WALL; SEE WALL TYPE
- METAL STUD WALL; SEE WALL TYPE
- DRINKING FOUNTAIN, SEE PLUMBING DRAWINGS
- WATER COOLER (NIC) SEE ENGINEERING DRAWING FOR UTILITY CONNECTIONS
- EXISTING CONSTRUCTION
- NEW METAL STUD FRAMING; SEE WALL TYPES OR DETAILS FOR MORE INFORMATION

PROJECT TEAM:
CIVIL KEN HORNE & ASSOCIATES
STRUCTURAL JOE DEREUIL & ASSOCIATES
ARCHITECTURAL CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION W3 ENGINEERING
PLUMBING W3 ENGINEERING
MECHANICAL W3 ENGINEERING
ELECTRICAL W3 ENGINEERING

PROJECT:
BAYLEN STREET TOWNHOMES

150 S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)

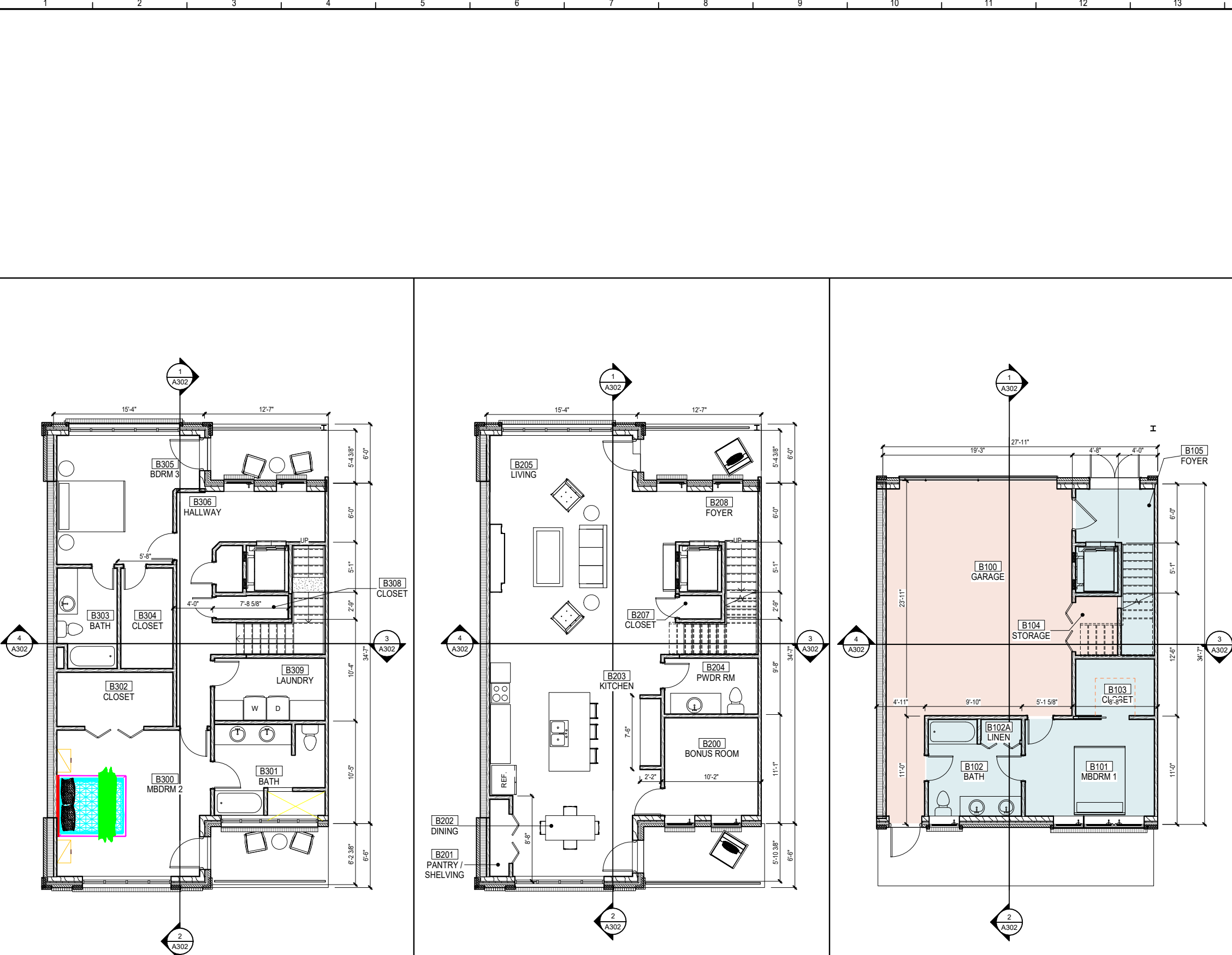
PRELIMINARY-
NOT FOR
CONSTRUCTION

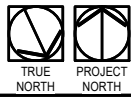
GENERAL NOTES

- REFER TO WALL TYPE SHEET FOR MORE INFORMATION
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO COMMENCING WORK.
- COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL, TELECOM AND SECURITY PRIOR TO COMMENCING ANY WORK.
- SEE LIFE SAFETY PLAN FOR LOCATION OF FIRE EXTINGUISHERS
- ALL FURNITURE N.I.C. UNLESS NOTED OTHERWISE.

PROJECT NO. : 20021
SHEET TITLE: UNIT B FLOOR PLANS

SHEET NUMBER:
A102
SCHEMATIC DESIGN





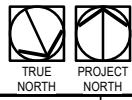
3

A201A111

03A - 3rd FFE

3/16" = 1'-0"

4'2'0'4'8'



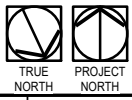
2

A201A111

02A - RCP

3/16" = 1'-0"

4'2'0'4'8'



1

A201A111

01A - RCP

3/16" = 1'-0"

8'4'4'0'2'0'8'4'8'

KEYNOTES

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: IB0000995

PROJECT ISSUES:
CONCEPT PLANS 06.19.2020
SCHEMATIC DESIGN 07.14.2020
SCHEMATIC DESIGN 2 08.19.2020

LEGEND

- 2'x2' SUSPENDED ACOUSTICAL CEILING TILE, SEE FINISH SCHEDULE
- BOTTOM SIDE OF METAL DECKING, REFER TO FINISH SCHEDULE
- EXPOSED STRUCTURE ABOVE, REFER TO FINISH SCHEDULE
- 5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
- CORRUGATED METAL SOFFIT, SEE FINISH SCHEDULE
- VARIOUS LIGHT FIXTURES; SEE ELECTRICAL
- EMERGENCY EXIT SIGN; SEE ELECTRICAL
- SUPPLY AIR DIFFUSER; SEE MECHANICAL
- RETURN AIR GRILLE; SEE MECHANICAL
- LOUD SPEAKER; SEE AUDIO-VISUAL
- WI-FI; SEE TELECOMMUNICATIONS

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY EXACT BUILT CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED DEVICE.
- COORDINATE WITH MECHANICAL, ELECTRICAL, FIRE ALARM AND PLUMBING DRAWINGS PRIOR TO INSTALLING ANY DEVICE ON THE CEILING OR WALLS.
- PROVIDE MOISTURE RESISTANT CEILING TILE IN RESTROOM AND JANITOR'S CLOSET, U.N.O, REFER TO FINISH SCHEDULE

PROJECT TEAM:
CIVIL KEN HORNE & ASSOCIATES
STRUCTURAL JOE DEREUIL & ASSOCIATES
ARCHITECTURAL CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION W3 ENGINEERING
PLUMBING W3 ENGINEERING
MECHANICAL W3 ENGINEERING
ELECTRICAL W3 ENGINEERING

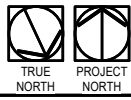
PROJECT:
BAYLEN STREET
TOWNHOMES

150 S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)

PRELIMINARY-
NOT FOR
CONSTRUCTION

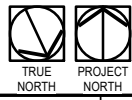
PROJECT NO. : 20021
SHEET TITLE:
UNIT A REFLECTED CEILING
PLAN

SHEET NUMBER:
A111
SCHEMATIC DESIGN



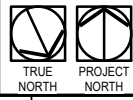
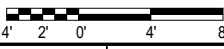
3	03B - RCP
A302	A112

3/16" = 1'-0"



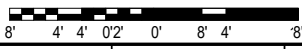
2	02B - RCP
A302	A112

3/16" = 1'-0"



1	01B - RCP
A302	A112

3/16" = 1'-0"



KEYNOTES

CALDWELL ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL (850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: IB0000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020

LEGEND

- 2"x2" SUSPENDED ACOUSTICAL CEILING TILE, SEE FINISH SCHEDULE
- BOTTOM SIDE OF METAL DECKING, REFER TO FINISH SCHEDULE
- EXPOSED STRUCTURE ABOVE, REFER TO FINISH SCHEDULE
- 5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
- CORRUGATED METAL SOFFIT, SEE FINISH SCHEDULE
- VARIOUS LIGHT FIXTURES; SEE ELECTRICAL
- EMERGENCY EXIT SIGN; SEE ELECTRICAL
- SUPPLY AIR DIFFUSER; SEE MECHANICAL
- RETURN AIR GRILLE; SEE MECHANICAL
- LOUD SPEAKER; SEE AUDIO-VISUAL
- WI-FI; SEE TELECOMMUNICATIONS

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY EXACT BUILT CONDITIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED DEVICE.
- COORDINATE WITH MECHANICAL, ELECTRICAL, FIRE ALARM AND PLUMBING DRAWINGS PRIOR TO INSTALLING ANY DEVICE ON THE CEILING OR WALLS.
- PROVIDE MOISTURE RESISTANT CEILING TILE IN RESTROOM AND JANITOR'S CLOSET, U.N.O, REFER TO FINISH SCHEDULE

PROJECT TEAM:	
CIVIL	KEN HORNE & ASSOCIATES
STRUCTURAL	JOE DEREUIL & ASSOCIATES
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING	W3 ENGINEERING
MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING

PROJECT: BAYLEN STREET TOWNHOMES

150 S BAYLEN STREET PENSACOLA, FLORIDA (BAYLEN & INTENDENCIA)

PRELIMINARY- NOT FOR CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE: UNIT B REFLECTED CEILING PLAN

SHEET NUMBER: A112
SCHEMATIC DESIGN



KEYNOTES

CALDWELL ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: IB0000995

PROJECT ISSUES:
CONCEPT PLANS 06.19.2020
SCHEMATIC DESIGN 07.14.2020
SCHEMATIC DESIGN 2 08.19.2020

PROJECT TEAM:
CIVIL KEN HORNE & ASSOCIATES
STRUCTURAL JOE DEREUIL & ASSOCIATES
ARCHITECTURAL CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION W3 ENGINEERING
PLUMBING W3 ENGINEERING
MECHANICAL W3 ENGINEERING
ELECTRICAL W3 ENGINEERING

PROJECT:
BAYLEN STREET TOWNHOMES

150 S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)

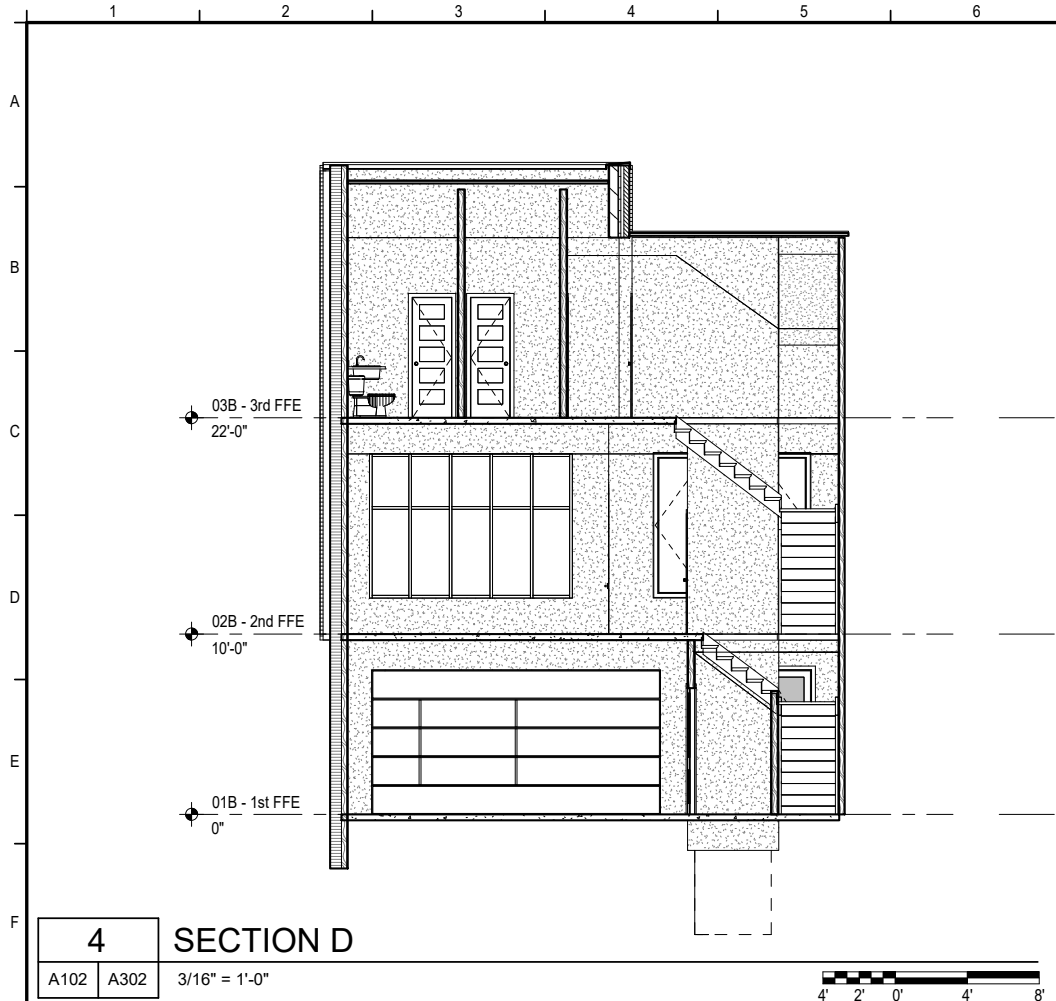
GENERAL NOTES

1. STEEL STRUCTURE, INCLUDING BEAMS, TRUSSES, BAR JOISTS, BRACING, COLUMNS AND METAL DECKING SHALL BE PAINTED WHERE EXPOSED WITH EXCEPTIONS TO AREAS WHERE TENANT BUILDOUTS HAVE NOT YET BEEN CONSTRUCTED.
2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO FINAL ROOFING INSTALLATION
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND TELECOM DRAWINGS FOR ADDITIONAL INFORMATION.
4. ROOFING SURFACES SHALL MEET FLORIDA BUILDING ENERGY CODE FOR REFLECTANCE REQUIREMENTS
5. CONTRACTOR SHALL FOLLOW SMACNA STANDARDS FOR ALL ROOF TOP PENETRATIONS.
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON WIND FACTORS AND PRESSURES TO DESIGN THE ROOF SYSTEM AND COMPONENTS.
7. SUBMIT PRODUCTS THAT MEET OR EXCEED WIND PRESSURES AS STATED ON STRUCTURAL DRAWINGS.
8. ALL FASTENERS AND FLASHING COMPONENTS SHALL MATCH ADJACENT ROOF PANEL COLORS.

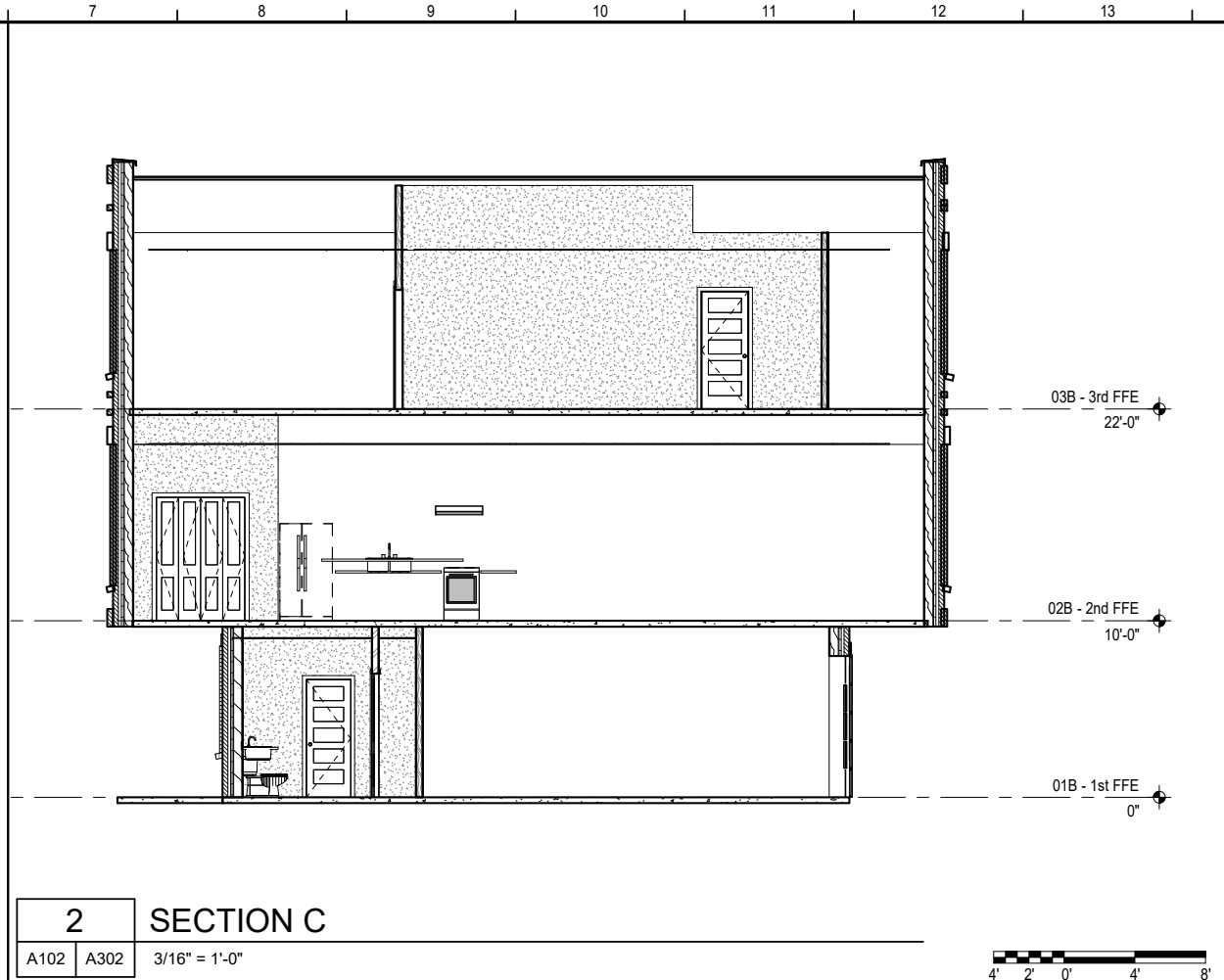
PRELIMINARY-
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
BUILDING SECTIONS

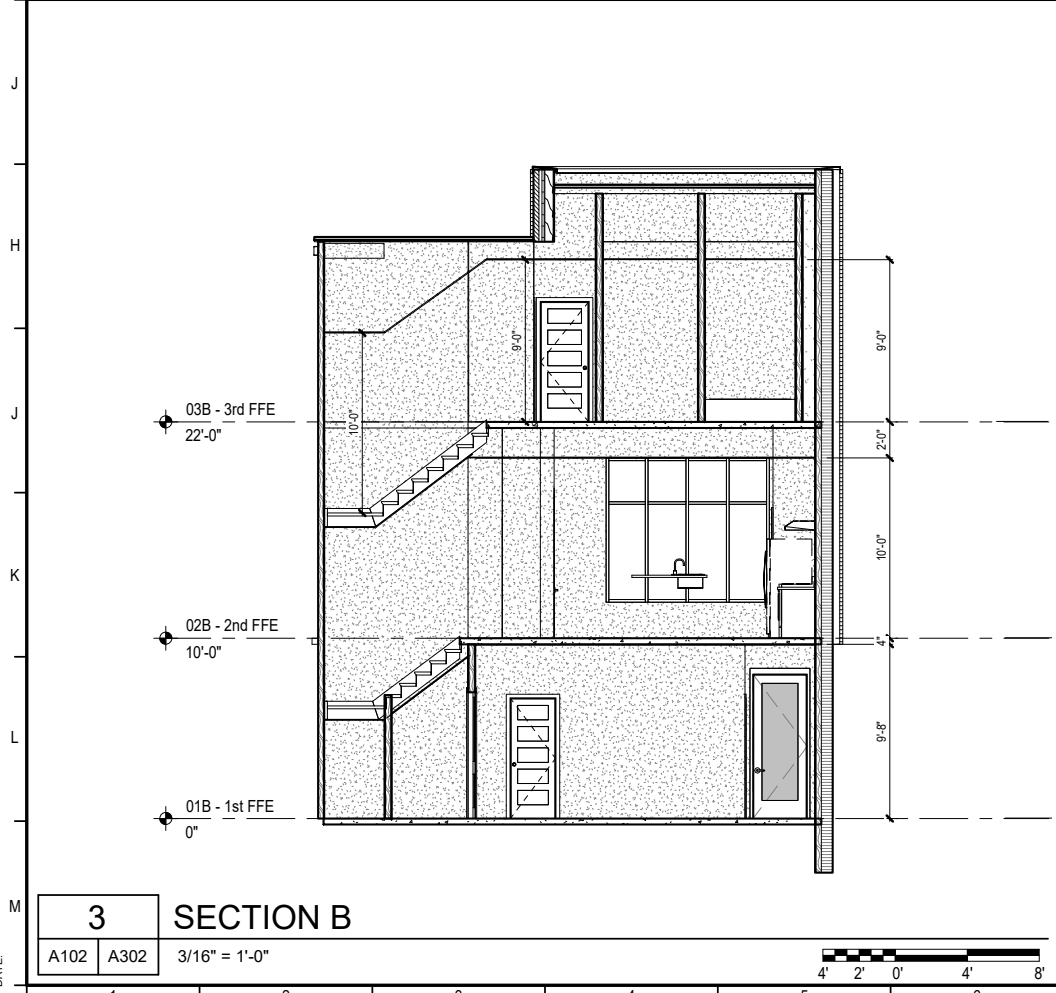
SHEET NUMBER:
A301
SCHEMATIC DESIGN



4 SECTION D
A102 A302 3/16" = 1'-0"



2 SECTION C
A102 A302 3/16" = 1'-0"



3 SECTION B
A102 A302 3/16" = 1'-0"



1 SECTION A
A102 A302 3/16" = 1'-0"

KEYNOTES

GENERAL NOTES

1. STEEL STRUCTURE, INCLUDING BEAMS, TRUSSES, BAR JOISTS, BRACING, COLUMNS AND METAL DECKING SHALL BE PAINTED WHERE EXPOSED WITH EXCEPTIONS TO AREAS WHERE TENANT BUILDOUTS HAVE NOT YET BEEN CONSTRUCTED.
2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO FINAL ROOFING INSTALLATION
3. REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND TELECOM DRAWINGS FOR ADDITIONAL INFORMATION.
4. ROOFING SURFACES SHALL MEET FLORIDA BUILDING ENERGY CODE FOR REFLECTANCE REQUIREMENTS
5. CONTRACTOR SHALL FOLLOW SMACNA STANDARDS FOR ALL ROOF TOP PENETRATIONS.
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION ON WIND FACTORS AND PRESSURES TO DESIGN THE ROOF SYSTEM AND COMPONENTS.
7. SUBMIT PRODUCTS THAT MEET OR EXCEED WIND PRESSURES AS STATED ON STRUCTURAL DRAWINGS.
8. ALL FASTENERS AND FLASHING COMPONENTS SHALL MATCH ADJACENT ROOF PANEL COLORS.

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: IB0000995

PROJECT ISSUES:
CONCEPT PLANS 06.19.2020
SCHEMATIC DESIGN 07.14.2020
SCHEMATIC DESIGN 2 08.19.2020

PROJECT TEAM:
CIVIL KEN HORNE & ASSOCIATES
STRUCTURAL JOE DEREUIL & ASSOCIATES
ARCHITECTURAL CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION W3 ENGINEERING
PLUMBING W3 ENGINEERING
MECHANICAL W3 ENGINEERING
ELECTRICAL W3 ENGINEERING

PROJECT:
BAYLEN STREET
TOWNHOMES

150 S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)

PRELIMINARY-
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A302
SCHEMATIC DESIGN



AUGUST 24, 2020

RE: BAYLEN STREET MULTI-FAMILY
BAYLEN ST & INTENDENCIA ST
PENSACOLA, FL

PRELIMINARY CONSTRUCTION TIMELINE

- DESIGN DEVELOPMENT DRAWINGS/CRA SUBMITTAL – 8/24/20
- ADDITIONAL REVIEW BOARDS/ARB/PLANNING – 8/24/20 – 12/24/20
- 100% CONSTRUCTION DRAWINGS – 12/28/20
- PERMITTING – 12/28/20 – 1/25/21
- SUB BIDDING/FINAL BUYOUT/STARTUP/PROCUREMENT – 12/28/20 – 1/25/21
- CONSTRUCTION – 2/1/21 – 2/1/22

YOURS TRULY,

PAUL CLARK
BEAR GENERAL CONTRACTORS, LLC
850-435-4411



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00664

Urban Core Redevelopment Board

10/20/2020

DISCUSSION ITEM

SPONSOR: Christopher Satterwhite, UCRB Chairperson

TITLE:

BOARD MEETING SCHEDULE

SUMMARY:

It is requested that the Urban Core Redevelopment Board (UCRB) discuss its' meeting schedule. Meetings are currently held quarterly, during the months of January, April, July and October, on the 3rd Tuesday of the month beginning at 2:30 p.m. Special meetings and workshops are scheduled as needed.

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: No