City of Pensacola

Architectural Review Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

April 17, 2025, 2:00 PM **Hagler-Mason Conference Room, 2nd Floor**

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-439 APPROVAL OF THE MARCH 20, 2025 ARB MINUTES.

Attachments: *3-20-25_ARB minutes*

OPEN FORUM

NEW BUSINESS

2. 25-434 317 W. INTENDENCIA STREET
GOVERNMENTAL CENTER DISTRICT / ZONE C-2 / CITY COUNCIL DISTRICT 7
FINAL REVIEW FOR EXTERIOR ALTERATIONS

Attachments: *Images*
Application and Materials

3. 25-435 520 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images
Application and Materials

4. 25-436 90, 94, & 100 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF EXTERIOR IMPROVEMENTS TO A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images

February 2025_Application and Materials
April 2025_Application and Materials

5. 25-437 407 S. JEFFERSON STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-2 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR EXTERIOR IMPROVEMENTS AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images
Application and Materials

6. 25-438 150 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF A NEW COMMERCIAL STRUCTURE

Attachments: *Images*
January 2025_Application and Materials
April 2025_Application and Materials

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1606 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL
32502

March 20, 2025 2:00 PM Hagler-Mason Conference Room, 2nd Floor

CALL TO ORDER / QUORUM

Members Present: William Brantley, Yuri Ramos, Jordan Yee, Lou Courtney, George R Mead II, David Del Gallo

Members Absent: Scott Fisher

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Mario Roberts, Ken Hagan, Lisa Johnson, Bart Hudson, Timothy Dufrain, Chris Carroll, Martin Mullin, Amber & Cade Hoverson, Josh Gleaton, Hal Lovato, Beverly Elliott, Seth Haynes, Diane Dixey, Abi Barnett, Susan Ford, Pat Meusel, Jeff Elbert, Summer Carter, Pedro Adams, Manuel Tannant, Sally Rausa, Kathleen Bellard, Paula Willets, Kevin Smudde, Freddy Draso, Stephanie Draso, Ralph Schofield, Jillian Reggie

APPROVAL OF MINUTES

1. 25-311 APPROVAL OF THE FEBRUARY 20, 2025 ARB MINUTES.

Board Member Mead made a motion to approve the February 20, 2025 ARB minutes. Board Member Del Gallo seconded the motion, and it passed 6-0 with one member absent.

OPEN FORUM

NEW BUSINESS

2. 25-297 600 BLK E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF NEW RESIDENTIAL CONSTRUCTION

Christopher Carroll is seeking final review for a new two-story residential structure in the wood cottages district to be addressed as 612 E. Government Street in the Seville Place subdivision. The 2,908 sf. structure will have Hardie lap siding, trim, and columns; a standing seam metal roof; metal railing; and vinyl windows with simulated divided lites.

Summer Carter presented to the board. Board Member Del Gallo made a motion to approve. Board Member Mead seconded the motion, and it passed 6-0 with one board member absent.

3. 25-298 819 E. JACKSON STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF REPLACEMENT WINDOWS AT A CONTRIBUTING STRUCTURE

Highpointe DBR, LLC is seeking final approval to replace 18 existing wood windows with JeldWen aluminum-clad wood windows with simulated divided lites and a roof replacement with GAF Timberline shingles in Pewter Gray. In-kind siding repairs were recently approved through a board-for-board application and the exterior will be painted to match the existing colors.

Hal Lovato with Highpointe DBR presented to the board. Board Member Courtney noted the previous owners added custom storm shutters to each window and that the current windows are in good shape. Board Member Courtney asked for the reasons behind replacing the windows. Mr. Lovato answered that the windows are in poor condition and repairs would cost more than to replace. The windows are out of square and are not insulated, which needs to be addressed. Mr. Lovato noted the windows are in bad shape on the exterior and have been repaired multiple times, but the current windows are not worth fixing. Mr. Lovato noted the windows leak. Chair Brantley noted the clad-wood window product is appropriate and is what the board typically approves for clad windows. Board Member Ramos asked Mr. Pristera if he visited the property. Mr. Pristera answered he saw the outside but without interior photographs, it is hard to know the current condition of the windows. Mr. Pristera asked about the large front porch window. Mr. Lovato said the large window will look the same but will be inoperable and impact-resistant. Board Member Mead encouraged staff to ask applicants to include photographic evidence for window replacements. Board Member Del Gallo noted insurance will be difficult and impact-rated windows will help with insurance premiums. Board Member Yee noted the window quote states the large front window will be double hung, which implies it will be operable, and the lite pattern does not appear to match existing. The divided lite pattern should match the existing 4/6, but the quote

shows 6/6. Mr. Lovato noted that a change must have been made without his knowledge. Mr. Pristera asked if there were plans to change the transom over the front door. Mr. Lovato answered additional design work is being contemplated for the rear and addressing the transom would be a different phase of alterations.

Board Member Yee made a motion to approve with the request that the full height window on the front porch come back for abbreviated review showing the final configuration, whether fixed or operable, matching as close as possible the original lite pattern. Board Member Ramos seconded the motion, and it passed 6-0 with one member absent.

4. 25-299 820 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF A REPLACEMENT ACCESSORY GARAGE AT A CONTRIBUTING STRUCTURE

Jared and Paula Willets are seeking final review of a replacement garage structure consisting of a carport with a first floor kitchen and bath with a second-story office space. The structure will be made of brick to match the existing home with a matching shingle roof, a 5V panel awning, Hardie trim, a permeable paver driveway, one Andersen aluminum-clad entry door, and Andersen 100 series vinyl windows with full divided lite per Andersen's definition.

Jared and Paula Willets presented to the board. Board Member Mead noted the carport hip roof line does not speak to the main structure and is more visible than the existing garage structure. Board Member Mead complimented the second story carrying the eave returns like the main house. The lower hip roof needs a gable to mimic the main structure or at least a substantial dormer element that would mimic that detail. The gable element needs to be carried into the carport. Board Member Ramos and Chair Brantley agreed with Board Member Mead's suggestion.

Board Member Ramos made a motion to approve as submitted with the exception that the carport roof be changed from a hip to a gable and be submitted for abbreviated review. Board Member Mead offered an amendment that the form of the gable has the eave returns like the main body of the dwelling unit. Board Member Ramos accepted the amendment. Board Member Mead seconded the motion, and it passed 6-0 with one member absent.

5. 25-300 1015 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Martin Mullin is seeking final approval for exterior alterations to a contributing

structure. This property received final approval for a different proposal for alterations at the March 2024 ARB. The current plan includes changes to the site plan and landscaping, changes to the fenestration including new window openings, a reworked addition to the rear, and stucco on the front gable rather than vertical Hardie siding.

Martin Mullin presented to the board. Board Member Mead noted concern about the gable ends with the stucco treatment and how it integrates with the profiles of the windows and brick. Stucco seems out of keeping with the overall structure with the upper portion being lap siding. Mr. Mullin answered the house currently has three materials: original brick, second story stucco, and lap siding. There is existing stucco and the proposal will reduce the materials to just brick and stucco to simplify. Board Member Mead approved of that clarification. Mr. Mullin asked the board for their insights on the front elevation where the sliding door was replaced with operable casement windows. Board Member Mead commended that approach and found it to be appropriate.

Board Member Ramos made a motion to approve as submitted. Board Member Mead seconded the motion, and it passed 6-0 with one member absent.

6. 25-301 33 E. GREGORY STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF REPLACEMENT STAIRS AT A NON-CONTRIBUTING STRUCTURE

Timothy DuFrain is seeking final review for an exterior stair replacement consisting of an aluminum powder-coated stair in the color oil-rubbed bronze on the east side of the Rox Cowley Building.

Timothy DuFrain presented to the board.

Board Member Courtney made a motion to approve as submitted. Board Member Del Gallo seconded the motion, and it passed 6-0 with one member absent.

7. 25-302 10 PALAFOX PLACE
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF EXTERIOR MODIFICATIONS AT A CONTRIBUTING STRUCTURE

Bavaria Pensacola is seeking final review for the installation of a two-sided cover and roof for an existing walk-in cooler and coverage of mechanical units in the rear of 10 Palafox Place. The enclosure was constructed without a permit or ARB approval, resulting in a stop worker order. The cover is designed to portray a faux German cottage.

Pedro Adams presented to the board. The board discussed the process in which ARB approval must be sought prior to permitting. Board Member Ramos noted that the aesthetic could change based on building code requirements. Chair Brantley asked if the board was tasked with approving what the rendering shows or what was built. The applicant answered that they are seeking approval for what was built with the proposed sort of aesthetic. Board Member Mead asked for clarification on the roof style and if the shed roof would be changed to a gable end like what was shown in the rendering. The applicant answered no, the proposed structure would not change, but an aesthetic treatment would be added. The applicant was amenable to working with the building department to correct any building code requirements. Board Member Courtney asked about the current materials. Mr. Adams answered the frame is pressure-treated lumber, the siding is composite concrete board, and the roof is OSB. Mr. Adams noted the greenery would be removed. Board Member Ramos asked if an abbreviated review must be completed prior to permitting. Historic Preservation Planner Walker answered yes, and city staff can work with the applicant to resolve outstanding issues, so the building permit can be obtained. Board Member Yee noted it would be helpful if the applicant applied the exact treatment on the elevations at the end of the packet for an accurate representation. Board Member Ramos echoed Board Member Yee's comments to simplify the proposal with board and batten siding and less of the faux German cottage elements. Mr. Pristera echoed Board Member Ramos' and Yee's comments.

Board Member Ramos made a motion to approve the application on the condition that final exterior elevations be submitted for abbreviated review. Per Board Member Yee's recommendation, a fiber cement board and batten treatment, painted, with a shingle roof would be the most appropriate finishes for that structure. Board Member Mead seconded the motion, and it passed 6-0 with one board member absent.

8. 25-303 260 S. TARRAGONA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW OF EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Brian Spencer is seeking a conceptual review of exterior alterations consisting of replacement stairs and new window openings on the north elevation, new stairs with a metal awning and new window openings on the south elevation, new skylights, and new windows and doors on the front elevation with a second-story balcony.

William Brantley recused himself and presented to the board to represent the applicant. Board Member Ramos complimented the incremental changes and reuse of the structure. Mr. Brantley noted the alcove will still maintain the recess back to the doors on the first and second stories.

Board Member Del Gallo made a motion to approve. Board Member Ramos seconded the motion, and it passed 5-0 with one member absent and Chair Brantley being recused.

9. 25-304 520 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
DEMOLITION OF A CONTRIBUTING STRUCTURE

aDoor Properties is requesting approval for demolition of a contributing structure and an accessory building. The building in question is the Gates / Daniell house, a Second Empire structure that was built in 1892 by the general manager of the Muscogee Lumber Company. Several nonconforming architectural features were added during a restoration project ca. early 1990s. Since the building is a contributing structure, per Sec. 12-3-10(1)i., the applicant must demonstrate to the board clear and convincing evidence of unreasonable hardship. When the owner fails to prove unreasonable economic hardship, the applicant may provide the board with additional information that may show unusual and compelling circumstances in order to receive board recommendation for demolition of the contributing structure. The board shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular structure against the special merit of the proposed replacement project. The applicant intends to create two new lots with new residential construction on each; conceptual review of the two replacement structures will be considered in the next two agenda items.

Members of the public provided hard copy materials to distribute to the board and Chair Brantley approved of the distribution. Steven Sebold presented to the board. Board Member Courtney encouraged the applicant to consider preserving the structure with examples of successful restoration projects. Chair Brantley referenced the criteria the board must consider, such as the structure being difficult to reproduce today and the structure being one of the last examples of that type of architecture. Board Member Mead asked staff if an engineering report was submitted with the application. Historic Preservation Planner Walker answered no, though the application references the city building official being requested to review the structure. Board Member Mead asked if there was an official finding that determined the building to be unsafe. Historic Preservation Planner Walker answered no. The building official examined the exterior of the building but was not formally requested to provide an official determination. Jonathan Bilby, Building Inspections Director, addressed the board. Mr. Bilby did not walk through the building but viewed the exterior. Mr. Bilby could not determine any unsafe elements per the city's code of ordinances, which directs staff to look at the international property maintenance code. From an exterior standpoint, Mr. Bilby did not determine the building to be unsafe. Mr. Bilby offered to walk through the interior of the property with the applicant, if requested. Mr. Pristera noted he had visited the

house one year ago and was amazed at how intact it was. The architectural style and interior elements are unique. Mr. Pristera noted the amount of work needed and the investment it would require, but there are many examples of structures that have been restored and preserved. There are programs with tax credits for improvements. Mr. Pristera stressed the need to save the house for numerous reasons but also as it relates to maintaining the character of the Old East Hill Preservation District. Chair Brantley noted that the application was insufficient to potentially approve the demolition.

Board Member Mead spoke about the construction methods of older homes and the use of old-growth timber that can withstand the test of time. Board Member Mead stated that the economic feasibility of treating this as an investment property makes it daunting to accomplish with regard to the amount of money that would be invested. Board Member Mead supported the proposal to divide the lot to develop the vacant space adjacent to provide an economic return. Board Member Mead echoed Chair Brantley's comments, requiring more justification, such as an engineering report. Chair Brantley invited public speakers for three minutes each.

Susan Ford addressed the board as a resident of the Old East Hill Preservation District. Ms. Ford noted the average Old East Hill resident cannot easily purchase a historic home and restore it themselves. The neighborhood has a common thread among property owners who were hopeful when potential buyers came forward, but each potential purchase fell through.

Seth Hayes addressed the board as a newer resident of Pensacola from Charleston, South Carolina. Mr. Hayes spoke about the uniqueness of the Old East Hill neighborhood and how it contributes to the city's uniqueness. Demolition of the structure would change the neighborhood and the people and may encourage less emphasis to be placed on preservation. Mr. Hayes referenced the financial opportunity to develop the vacant space if subdivided. Average home prices in the area averaged around 1 million dollars.

Jeff Elbert, 616 E. Belmont Street, addressed the board. Mr. Elbert noted respect for aDoor as a great and profitable company who is a good steward of the community, but it seems like aDoor is asking for forgiveness rather than permission. The purchase has already occurred, and now they are asking for forgiveness. Mr. Hayes referenced his own home that needed a tremendous amount of work as an example of being able to restore a home in disrepair. Mr. Hayes noted it was unforgivable to tear the house down.

Abbie Barnett, owner of the house across the street at 600 E. Jackson Street, addressed the board. The Barnetts purchased and renovated the structure in 2022 and have renovated several other historic structures around Pensacola. In May 2024, the Barnetts went under contract to purchase the structure in question at 520 N. 6th Avenue. Mrs. Barnett met with many contractors to identify a budget for the restoration. The deal fell through due to financing because this type of structure

required all cash or a renovation loan consisting of the purchase price and the entire renovation cost at 10 to 12% interest rate. The Barnetts were under contract for $400,000 and the renovation would cost $400,000, and it was too much for one couple to do. Mrs. Barnett shared contractors' names who she met with, including AFS who evaluated the foundation and said it was in amazing shape considering the age of the structure and being exposed to the elements. They quoted $25,000 to stabilize the foundation and the porch stabilization was quoted at $28,000. Mrs. Barnett, a professional realtor, comped the property a year ago at $850,000 for the existing structure and $150,000 for the subdivided lot.

Beverly Elliott addressed the board and noted the uniqueness of the house. Ms. Elliott has lived in Old East Hill since 1974 and has saved four structures from being demolished. Ms. Elliott shared the history of Lola Daniell, who once owned the home. Ms. Daniell was a philanthropic woman who made many contributions to Pensacola. Ms. Elliott noted she has a client who is interested in purchasing the home from aDoor to restore it.

Board Member Mead asked if the applicant wanted to speak to any of the public comments. Mr. Sebold noted they are open to selling the existing home because aDoor is not interested in restoring the home. Mr. Sebold noted that aDoor experiences the same issues with financing and interest rates that other people have. Mr. Sebold also noted that aDoor is following proper protocols and is not asking for forgiveness. Mr. Sebold noted they will provide the engineering report to the ARB to pursue demolition, but in the meantime, the house is for sale. Board Member Mead asked about the following applications for conceptual review of replacement plans and if those would be reviewed. Mr. Sebold answered the orientation must be altered if aDoor moves forward with only developing the vacant lot and that the application would be reviewed at a later meeting. Mr. Sebold withdrew the next two agenda items.

Board Member Mead made a motion to deny the application for demolition on the grounds that this is a unique architectural and historical structure, dating to the foundation of the Old East Hill neighborhood. It has not been shown to suffer from structural defects or other matters that make it unsafe or unsound or make it unfeasible, other than as a financial matter, to renovate and preserve it in some capacity. Because there is continuing economic viability for the balance of the property and the other lot, this application does not provide a sufficient degree of hardship for the purposes of denying the demolition, as the indication is that there may be buyers and there is an interest in selling the property for that purpose. Board Member Courtney seconded the motion, and it passed 6-0 with one member absent. Historic Preservation Planner Walker clarified the denial was based on code section 12-3-10(1)i.2.

10. 25-305 520 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT

CONCEPTUAL REVIEW OF REPLACEMENT PLANS FOR LOT A

aDoor is seeking conceptual review of replacement plans for Lot A where a contributing currently sits. The applicant is proposing a 2,541 sf. two-story residential structure with a 400 sf. garage accessory dwelling unit in the rear.

This item was removed from the agenda by the applicant.

11. 25-306 520 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT
CONCEPTUAL REVIEW OF REPLACEMENT PLANS FOR LOT B

aDoor is seeking conceptual review of replacement plans for Lot B, a proposed new lot to be created if the existing lot is subdivided. The applicant is proposing a 2,496 sf. two-story residential structure with a 400 sf. garage accessory dwelling unit in the rear

This item was removed from the agenda by the applicant.

12. 25-307 312 E. LA RUA STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
VARIANCE

Nannette Chandler is seeking a variance to reduce the minimum floor area for multifamily developments from 600 sf. per dwelling unit to 500 sf. Per Sec. 12-3-10(3)i. Table 3-10.10, Regulations for new construction in the Old East Hill preservation district, OEHC-1 zoning requires a minimum floor area of 600 sf. per dwelling unit for multifamily developments. The applicant is proposing an apartment complex composed of 24–30 affordable housing units utilizing Florida Statute 166.04151, or the Live Local Act, that provides incentives for the development of affordable housing with statutory parameters for density, height, floor area ratio, and parking. Per the Live Local Act, a municipality must administratively approve increases in density, floor area ratio, and height, changes to land use, and reductions to parking for eligible projects. Administrative approval is limited to those provisions and does not address minimum floor area per dwelling unit per the city's Land Development Code. The proposed site plan depicts a mix of ground-level parking with two residential stories above and three-story residential structures. The board must determine if the proposed variance to reduce the minimum floor area to 500 sf. meets the criteria outlined in Sec. 12-11-2(a)(2) and 12-12-3(5)b.1.i. – ii.

Nannette Chandler presented to the board. Chair Brantley noted a development in Charleston, South Carolina that made an interesting case study for communal balconies. Ms. Chandler noted the site plan shows the property and overall shape of the buildings, but everything is subject to change once the design process takes

place. Board Member Mead asked staff about the potential for a site-specific development. Assistant Planning & Zoning Division Manager Harding answered that site-specific developments are not created anymore because they are considered spot zoning, and the variance is required because the code states that the minimum dwelling unit size is 600 sf. in this zoning district. Development Services Director Morris shared that site-specific zoning still exists in the city code as a zoning category, but it is no longer a legal option. There is a special planned development provision in the code that is specific to only certain zoning districts, and it does not speak to dwelling unit sizes. The Old East Hill provision of 600 sf. minimum dwelling unit size is unique to that district and there is no relief from that provision in any other development processes.

Chair Brantley went through the variance criteria that must be demonstrated. Criteria One is that special conditions and circumstances exist which are peculiar to the land, structure, or building which are not applicable to other lands, structures, or buildings in the same zoning district. Ms. Chandler answered yes, the shape of the lot dictates what can or cannot be done. Within the district, other structures can be less than 600 sf. including single-family residences. Criteria Two is that special conditions and circumstances do not result from the actions of the applicant and Ms. Chandler indicated she had just purchased the lot, and it is zoned commercially. Criteria Three states that granting the variance will not confer on the applicant any special privilege that is denied by the ordinance to other lands, buildings, or structures in the same zoning district. Ms. Chandler noted that no other multifamily developments exist in the neighborhood. Criteria Four notes that a literal interpretation of the provisions of the applicable zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would cause unnecessary and undue hardship to the applicant. Board Member Mead asked if an administrative variance could be applied. Staff answered no, since that only applies to parking and minor reductions to setbacks. Ms. Chandler noted that all other types of units are allowed below 600 sf. and this only applies to apartments. Criteria Five states that the variance granted is the minimum variance that will make possible the reasonable use of the land. Ms. Chandler answered yes. Criteria Six notes that the grant of the variance will be in harmony with the general intent and purpose of the applicable zoning ordinance and that such a variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Ms. Chandler answered yes, there is nothing else about the request that is outside the scope of what is already allowed on the property. Criteria Seven states that the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not materially increase the congestion in public streets, or increase the public danger of fire and safety, will not materially diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, morals and general welfare of the City of Pensacola. Ms. Chandler noted that this project does not affect public welfare. All the buildings will be sprinkled, and an additional hydrant will be placed at the end of the driveway. The height will be below the maximum

height.

Ms. Chandler and the board discussed the setbacks, landscaping, and buffer yard requirements. Board Member Yee echoed Chair Brantley's comments about providing affordable housing and missing middle. Board Member Yee asked for clarification on the height requirement based on setbacks. Staff explained that height is not dictated by setbacks for primary structures and this property has a five-foot side yard setback. Board Member Mead noted the adoption of Appendix Q and the existing model for tiny homes on La Rua Street and asked if the adoption of Appendix Q helps to justify the variance. Assistant Planning & Zoning Division Manager Harding noted that the provision is a hardship to the applicant since this would be allowed by right in any other zoning district. Building Services Director Bilby noted that Appendix Q applies to single-family dwellings and not multifamily developments, but under the Florida Building Code, 500 sf. is sufficient for dwelling units in an apartment complex. Board Member Del Gallo asked the applicant about the median income target and what the rent may be. Ms. Chandler noted a correlating rent scale for Live Local which dictates the rent amount that must be maintained. Board Member Del Gallo referenced that the average rent in Pensacola is $1300 a month and asked if the applicant was going to be 70% of that. Ms. Chandler answered the average one-bedroom rent in Pensacola is $2250 per month and the proposed rent would be significantly less. Board Member Del Gallo noted he had just sold some apartments and his understanding was the average rent in Pensacola was around $1400. Ms. Chandler noted it depends on where in Pensacola the apartment is located. Ms. Chandler noted the affordable rental rate is a 25-year commitment that is based on median income each year for the area.

Chair Brantley noted the additional variance criteria per Sec. 12-12-3(5)b. which state that the variance granted will not detract from the architectural integrity and/or historical accuracy of the development and its surroundings and that the grant of the variance will be in harmony with the general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to public welfare. Ms. Chandler noted that the variance has nothing to do with architecture and the second criterion does not involve a variance to square footage or overall development. Ms. Chandler noted the site plan was to demonstrate a conceptual idea of how the space might be utilized, but it was not a requirement for the variance to be heard. Board Member Courtney referenced criterion seven involving congestion on public streets and noted the singular driveway and asked where people would park and how the increased vehicular traffic would be addressed. Ms. Chandler answered that on-site parking is not required, but the development will include 15 spaces on site with parking below on the first floor. Parking will be available across Jackson Street in other off-street parking areas. Ms. Chandler chose not to speak any further about parking options for the future development. Chair Brantley asked the city's Building Inspections Director to speak about any potential issues with dead-end corridors and travel distances based on the site plan submitted with the variance application. Mr. Bilby noted he could not

comment since no floor plans or plans had been submitted for review. Mr. Bilby noted all code compliance would be vetted once the plans are submitted. Board Member Ramos noted the concept is interesting, which could address a housing need, and commended the applicant for working through a challenge. Board Member Ramos noted the issues of congestion but did not see an issue with density for the proposed area.

Kathleen Bellard addressed the board as a member of the public. Ms. Bellard referenced the issues that the board discussed in terms of congestion and the fact that the 300 block of East La Rua is an older brick road that is very narrow. Food delivery trucks cause the road to be one way much of the time. Ms. Bellard felt the proposed driveway is more like 15 feet, which is narrow for cars to swing into. Ms. Bellard noted concern for fire responders and accessibility to the properties along that stretch of East La Rua Street.

Ms. Chandler acknowledged Ms. Bellard's concerns and stated the driveway is 20 feet, which is the required width. Ms. Chandler agreed that the delivery trucks cause congestion on East La Rua Street and stated she planned to speak with the owner of Lily Hall to see if the trucks could back onto the property rather than park them on the street. Chair Brantley shared comments provided by the Old East Hill Preservation Association, who stated they do not support the variance since a hardship was not documented. Ms. Chandler again referenced that other properties such as single-family dwellings are allowed to be less than 600 sf.

With Chair Brantley's approval, Kathleen Bellard represented a neighbor who shared comments via email. Alvaro Velandia, who lives next door to the proposed development, stated opposition to the variance due to the increase in density of the area. Mr. Velandia asked if a traffic study had been conducted, especially with increased traffic from the skate park and other developments. Mr. Velandia also questioned access for first responders and the plans for Alcaniz Street to become a two-way road. Mr. Velandia also noted that the driveway access was only 15 feet wide rather than 20 feet. Mr. Velandia questioned if the development was fitting for the neighborhood per the CRA's recent redevelopment plans. Ms. Chandler restated that the variance request is only focused on the dwelling unit size and that the apartment complex and even larger units are allowed by right. Ms. Chandler noted that what is best for the neighborhood is factored into her plans.

Board Member Mead made a motion to approve the variance and found that the criteria in Sec. 12-11-2(a)(2)a.1–7. had been met in addition to the criteria in Sec. 12-12-3(5)b. of the city code (Board Member Mead read the criteria aloud and addressed each). Board Member Mead suggested that the development activities enter through the Jackson Street access to avoid East La Rua Street. Board Member Ramos seconded the motion, and it passed 4–2 with Board Members Courtney and Yee dissenting and one member absent.

ADJOURNMENT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Brantley, William	Architectural Review Board
MAILING ADDRESS 205 E. Intendencia Street	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Pensacola — COUNTY: Escambia	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 3/20/2025	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William Brantley, hereby disclose that on Thursday, March 20, 20 25:

(a) A measure came or will come before my agency which (check one or more)

X inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Agenda Item 8 - 260 S. Tarragona Street

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

3/20/25
Date Filed

William Brantley
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

ARB Comments
North Hill Preservation Association
March 20, 2025

The North Hill Architectural Review and Assistance Committee (ARAAC) met Monday night March 17, 2025 and reviewed the two items pertaining to North Hill which are on the ARB agenda for March. The committee had the following comments:

Item 4 820 N. Baylen Street North Hill Preservation District Contributing Structure

Jared and Paula Willets are seeking final review of a replacement garage structure consisting of a carport with a first floor kitchen and bath with a second-story office space. The structure will be made of brick to match the existing home with a matching shingle roof, a 5V panel awning, Hardie trim, a permeable paver driveway, one Andersen aluminum-clad entry door, and Andersen 100 series vinyl windows with full divided lite per Andersen's definition.

1. We have no objections to this request.
2. Although an enclosed garage is usually preferred, there are several examples of open parking structures within the district. We will support the decision of the ARB.

Item 5 1015 N. Reus Street North Hill Preservation District Contributing Structure

Martin Mullin is seeking final approval for exterior alterations to a contributing structure. This property received final approval for a different proposal for alterations at the March 2024 ARB. The current plan includes changes to the site plan and landscaping, changes to the fenestration including new window openings, a reworked addition to the rear, and stucco on the front gable rather than vertical Hardie siding.

1. We have no objections to this request.

Respectfully submitted,

North Hill Architectural Review and Assistance Committee (ARAAC):
Deborah Hart, member North Hill Preservation Assoc.; ARAAC Chairperson
Lisa Bradley, treasurer, North Hill Preservation Assoc. Board of Directors
Marcie Whitaker, member NHPA Board of Directors
Wendy McCullar, member NHPA Board of Directors
Bobbi Godwin, member North Hill Preservation Association
Lee Hansen, member North Hill Preservation Association
Rhonda Brach, member North Hill Preservation Association

Adrianne Walker

From: Christian Wagley <christianwagley@gmail.com>
Sent: Thursday, March 20, 2025 7:49 AM
To: Adrianne Walker
Cc: Ross Pristera; Pat Meusel; Susan Ford; Casandra Mannis; Michael Courtney; Dianne Dixie Dixey
Subject: [EXTERNAL] comments to ARB from Old East Hill POA Architectural Committee

Follow Up Flag: Follow up
Flag Status: Flagged

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Hello Adrianne:

Please distribute the comments below to ARB members as part of today's ARB meeting. Thank you!!!

Dear ARB members:

The Old East Hill Property Owners Association Architectural Committee has reviewed the proposed projects in Old East Hill on the March ARB agenda, and we offer the following comments:

Item 3. 819 E. JACKSON STREET REPLACEMENT WINDOWS AT A CONTRIBUTING STRUCTURE
While we lament the potential loss of this home's original windows, we do not oppose this request. Historic wood windows are fully capable of being restored. We do note that the applicant has chosen high quality windows with simulated divided lites that most closely resemble the existing historic windows, and for that we are thankful.

Item 9. 520 N. 6TH AVENUE DEMOLITION
Our committee strongly opposes this request. We ask the Board to consider the following points in support of denying this request:

1) As a Preservation District under the City's Land Development Code, preservation, not demolition, is the default. One of our committee members has followed the ARB for nearly a quarter century, and cannot recall a single instance of the Board permitting the demolition of such a significant structure. That significance includes the structure's status as the only Second Empire style home in Old East Hill, and the only one of which we are aware in all of Pensacola.
2) Real estate development is a risky business, with no guarantee of large profits on any particular project. A Door Properties took a risk in hoping they would receive permission to tear down this structure, despite preservation being the default in this District and that having been the case for the over 30 years since Preservation District status was attained.
3) We strongly disagree with the applicant's notion that it is not financially feasible to restore the home. Our committee can point to numerous examples among committee members, and among our neighbors, of homes in worse shape that have been restored to greatness. And these restorations were accomplished by those with only a fraction of the financial resources of aDoor Properties, a company that builds and sells millions of dollars worth of homes. We have also received contacts from local

residents who looked to purchase this home and restore it, and they received reasonable estimates from contractors and assurances that the home could be restored. Additionally, Preservation District Standards do not require the Board to guarantee a large financial return to any applicant as part of the decision-making process.
4) We support the preservation of the existing structure and the creation of a second buildable lot on the property, which would obviously make preservation of the existing home more financially lucrative. We ask the Board and City staff to consider any concessions necessary to help make the creation of a second buildable lot viable, while retaining the original structure.

Item 10. 520 N. 6TH AVENUE CONCEPTUAL REVIEW OF REPLACEMENT PLANS FOR LOT A

We are a bit confused on the process here, as there cannot be a full consideration of this proposed project without knowing the status of Item 9. Nevertheless, we believe that the proposed Tudor-style home is not complementary to the Old East Hill Preservation District. There is not a single Tudor-style structure existing in the District, and we find elements of the design to be too modern in appearance. It's also important to note that the existing Second Empire home, along with all adjacent homes, are all clad with horizontal wood siding, which is the choice in cladding for all but perhaps two existing homes from the neighborhood's formative years of 1870 – 1920. We can think of only a single masonry residence from the period of 1870 – 1920, represented by a Mission-style structure along N.Hayne St.

Considering the significance of the home at 520 N. 6th Ave, and the dominance of wood cladding, we would prefer to see similar cladding on any new structures as most complementary of the existing building stock. In addition, considering Lots A and B as part of larger concept, if such building plans were to be approved, we would prefer to see vehicle access to the properties take place through a shared rear driveway off 6th Ave that would allow for the reduction of one proposed curb cut, and would keep vehicles from blocking sidewalks in front and creating visual clutter in front of the proposed homes.

If both homes are not to be accessed in this manner, it should at least be required for Lot A, as side access into the rear yard is the typical way that vehicle access is made to corner lots in the District, and is considered preferable in historic districts nationwide so that the structure is more prominent than vehicles that can otherwise clutter and block the front of the structure.

Item 11. 520 N. 6TH AVENUE CONCEPTUAL REVIEW OF REPLACEMENT PLANS FOR LOT B

We find this proposed home to be acceptable and generally complimentary to the District, especially if horizontal siding is chosen as the cladding.

Item 12. 312 E. LA RUA STREET VARIANCE

We do not support this variance request, as there is no documented hardship. The applicant simply explains that they wish to build smaller units than allowed by code, and makes no legitimate claim to a hardship. The same minimum floor area requirements apply to all adjacent and nearby properties to this one, meaning that the applicant faces no restriction that does not also apply equally to neighboring properties. Wanting to build something the code does not allow does not automatically create a hardship. Granting this request would be a dangerous precedent that would encourage other landowners to follow the variance process to get around legitimate code restrictions.

We believe the applicant's desire for smaller housing units has merit amongst the larger issue of creating

housing diversity and affordability. But the proper way to make such a change is through an update to the Land Development Code, a process that is currently underway by the City of Pensacola. The variance process must be reserved only for those narrow and limited circumstances of documented hardship.

Thank you for considering our comments, and for your service.



Christian Wagley
Chair

On behalf of the Old East Hill Property Owners Association Architectural Committee

Diane Dixie
Michael Courtney
Casandra Manis
Susan Ford Buck
Christian Wagley

--

Christian Wagley
(850) 687-9968

SAVE 520 N. 6th Avenue



Prepared and Presented By the Neighbors of **Old East Hill Preservation District**

Preserve the Memory of

Lola Lee Daniell Bruington





About Lola Lee Daniell Bruington

- **Lola Lee Daniell Bruington was born in 1896 and grew up in the home at *520 N. 6th Avenue***
- **In her 94 years, Lola made a name for herself as a businesswoman, world traveler, historian and leader of multiple national organizations**
- **Among Lola's many accomplishments are books on Escambia County history and extensive compilation of burial records from St. Michael's Cemetery between 1812 and 1950**
- **Lola returned to the home on 6th Avenue in the late 1950s to care for her ailing mother and live out her remaining years in the home**





•Neighbors recall Lola's amazing garden full of camellias and tropical plants collected from her many travels

•Lola Lee Daniell Bruington died while sleeping on her wicker couch (or glider chair, according to some neighbors) on the home's south porch on October 27, 1990

Lola Lee Daniell Bruington's Impact

Pensacolian pens historical legacy

By Dorene Angeles
News Journal

GULF COAST PEOPLE

"These people are not dead to me. As far as I'm concerned, these are just the old houses they used to live in," says Lola Lee Daniell Bruington as she walks among the headstones in St. Michael's Cemetery in Pensacola.

The Pensacola native, 90 in September, says she is "celebrating by publishing this book I did 50 years ago."

Her book, "St. Michael's Cemetery," is her legacy, she says, to Pensacola and the Daughters of the American Revolution. "It's not complete, and never will be complete. You can't complete a cemetery where they are burying people every day."

A walk through the old cemetery with Bruington, who brings along her book, demonstrates the value of the work she did 50 years ago and recently had published in an updated version.

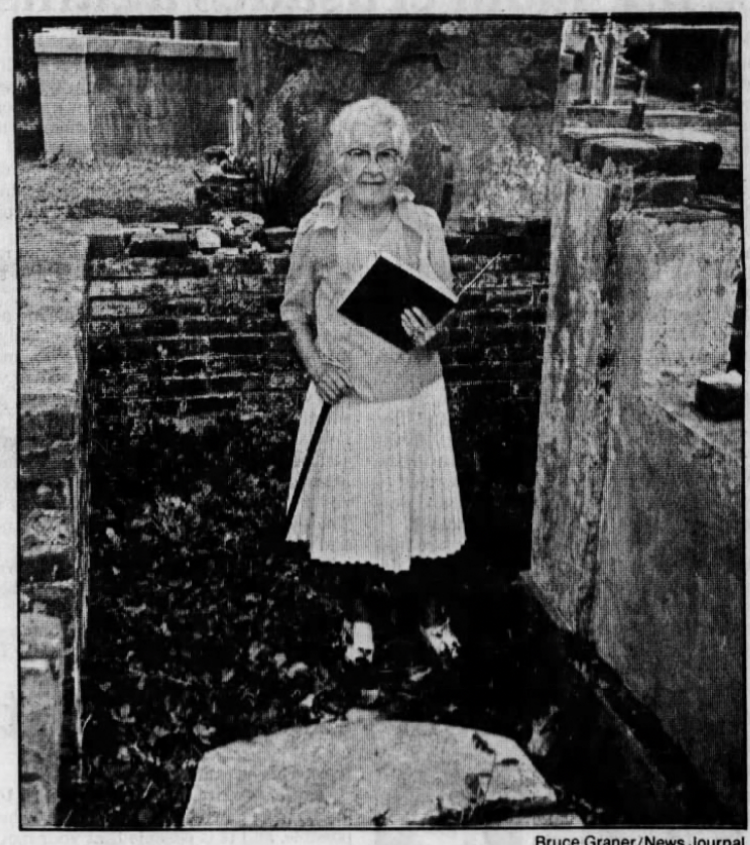
In the half-century since Bruington recorded them, some of the inscriptions have become illegible, including the elaborate inscription "a disconsolate

cemetery: "With 20 acres and 20,000 names, somebody else will have to do that . . . anyway, I'm going to be cremated."

Sitting in the shade on the porch of the East Hill home her family moved to when she was 2 years old, Bruington reminisces about her "early days" when she "got into almost everything."

She was one of the first high school graduates who went four years to Clubbs High School, which opened in 1910. After graduation in 1914, she attended a women's college in Virginia and then enrolled at the University of Kansas. She graduated in 1918 with a major in Spanish.

In the patriotic fervor of the time, she went on to Vassar, where she took a crash course in nursing and became a member of the Vassar Rainbow Corps. This was made up of college graduates who, after completing the course, scat-



Bruce Graner/News Journal

Lola Lee Bruington looks over a grave marker for the Gonzalez family that

Fortune Exchanges Words on Rights

News-Journal Bureau

WALLACE — A meeting called Thursday to protest the proposed Equa
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Attended by 26 persons, including seven males, the meeting at times took on the flavor of an anti-communist rally liberally sprinkled with pleas to return to the intent of the Bible.

After opening the meeting by explaning he came to "listen and not to make a speech," Fortune said he doubted whether or not the amendment would be taken up during the special session because of a heavy workload.

"We are not sure we will be able to complete all he (Gov. Askew) has asked us to do," Fortune stated, adding that with only three days in which to complete the task it might "necessitate an extension of the session to handle all these items," including the Equal Rights Amendment.

The first speaker on behalf of those opposed to the amendment was Mrs. Lola Lee Bruington of Pensacola, president of GI-Gl, a group working against the move.

Mrs. Bruington recalled the history of the amendment, saying it has been "in Congress for the last 50 years" before finally being acted upon. She said if ratified by the necessary number of states, the amendment would "open a pandora's

Turn to 5A

Pensacolian writes history-filled tribute to area

PENSACOLIAN/from 1C

calls. "I would watch the papers, and when they would say, 'Public invited,' I would go. And then I would ask them if they didn't need somebody to handle the publicity, which they were always looking for. That's the way I got into things ... every time a door opened, I went through.

"I ran for county office twice. I even thought they voted for people who were qualified. Now I know better. After the first time, I ran again, tongue in cheek, just for the fun of it; and I got to make all those speeches free."

Although she was defeated in her bids for a seat on the School Board and for the office of Democratic committeewoman, she continued her political activities behind the scenes.

Bruington organized the Pensacola Chapter of the American Association of University Women in 1926, and was active in numerous patriotic and cultural organizations, including the Music Study Club and the Little Theatre, of which she was a charter member.

She served as vice president of the Title Guarantee Co. from 1930 to 1960, and became president of the Daniell Co., a family real estate firm, in 1940.

She was president of American Legion Unit 33, and served as chairman of information as the the only woman board member on the Escambia County Civil Defense Commission during World War II.

In 1929 and 1930, she was hostess of a re
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plains his remaining single for so long: "He said he wouldn't marry anybody else."

After they were married, he worked in oil leases for Gulf Power

pation all the right turns and planning ahead of time to avoid one-way streets. She also knows where the shady parking spots are.

"I spent the first half of my life

Back on the subject of her latest book, Bruington comments: "I'm not a genealogist nor a historian, but a mere copier who believes that the past is prologue to our times."

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LOLA LEE BRUINGTON

Lola Lee Daniell Bruington, 94, died at her home on Saturday, October 27, 1990.

Mrs. Bruington was born in Pensacola, Fla. in 1896. She was a business woman, club woman, patriot, world traveler and a graduate of the University of Kansas. She was President of The Daniell Company and Vice President of Title Insurance Company for 45 years.

Mrs. Bruington has been doing outstanding work for the community, State and Nation. She attended, during World War I, Vassar Training Camp for Nurses and nursed in Bellevue Hospital, New York. Mrs. Bruington headed the Enlisted Men's School at Camp Dix, New Jersey and Fort Hamilton, New York. She was the World War II Chairman of Information, Escambia County Defense Council. For three summers she was the hostess for 1,000 ROTC-CMTC at Fort Barrancas, Florida.

Among her other accomplishments and memberships are Executive Secretary National Defense NSDAR Washington, D.C., Recording and Corresponding Secretary for FSDAR, National Chairman/National League, past Florida President of the National Defense for USO of 1812, American Pen Women, State Committees for Civil Defense and National Security; Florida American Legion Auxiliary, State Secretary, Florida Citizens Councils for eight (8) years, Member UDC, Dames Court of Honor, Daughters Colonial Wars, Daughters American Colonist, Organized the Pensacola Branch of American Association of University Women, Past board member of Northwest Florida Crippled Children's Home, Chairman Public Relations of first Community Chest and a member of Escambia County Democratic Executive Committee.

An inveterate traveler, flown to the Far East, Near East, Europe, South and Central American and Carribean areas. She was perennial student and counsel to her many friends.

Member of Christ Episcopal Church, Sigma Kappa Sorority, her biography in The Southern (1944), Florida Women of Distinction, Vol. 1 (1956).

She collected and published two books on the history of Escambia County and Saint Michael's Cemetery records, 1812 through 1950.

Among the numerous awards she received, both local and national, her most cherished award was being nominated by Dr. William Spain and accepted as a member of the Paul Harris Memorial Fellowship Suburban West Rotary Club of Pensacola.

Survivors are nephews Frederick (Pat) Gilmore, III, and Dr. S. Randall Hobgood of Pensacola; grandnieces Elizabeth Louise Hobgood, Cassandra D. (Cassie) Hobgood both of Pensacola, Karen S. Fanning of Brandon, Fla.; grandnephew, Frederick (Ricky) Gilmore, IV.

Memorial services will be held at 11 a.m., Wednesday, October 31, 1990, in Christ Episcopal Church with Father Bob Graves officiating.

FISHER-POU FUNERAL SERVICE 27 East Wright is in charge of arrangements.

Honorary Pallbearers: John R. Jones, Dr. William Spain, Charles Gund, Sr., Frank Edmondson, Jerry Gilmore, Harry Parazine, Richard P. Warfield, Les Roberts, Aubrey L. Ross, Arden A. Anderson and Lee D. Noble.

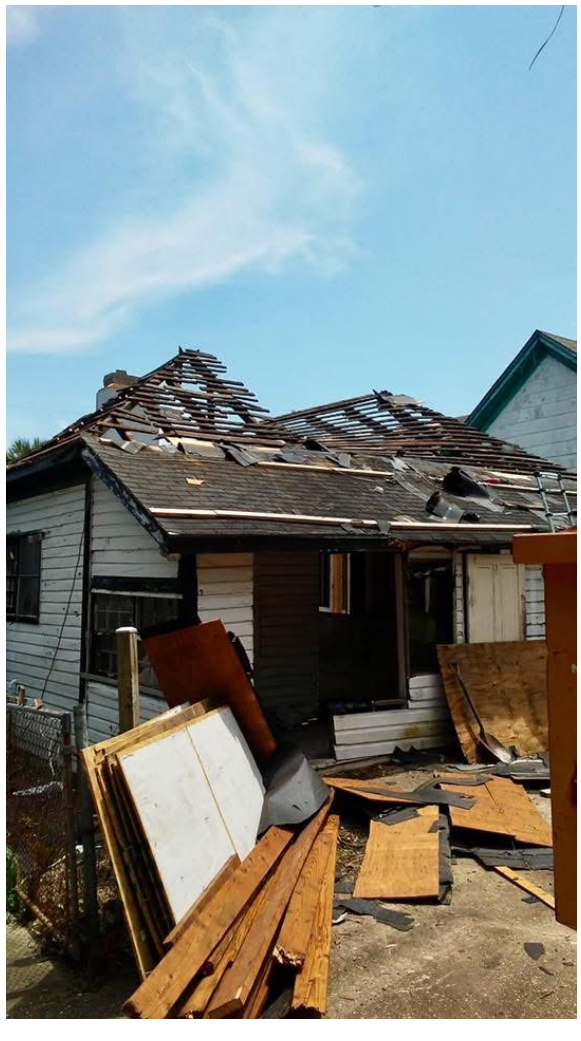
In lieu of flowers, the family requests that donations be made to the American Heart Association or the American Cancer Society.

616 E. Belmont Street

See What's Possible

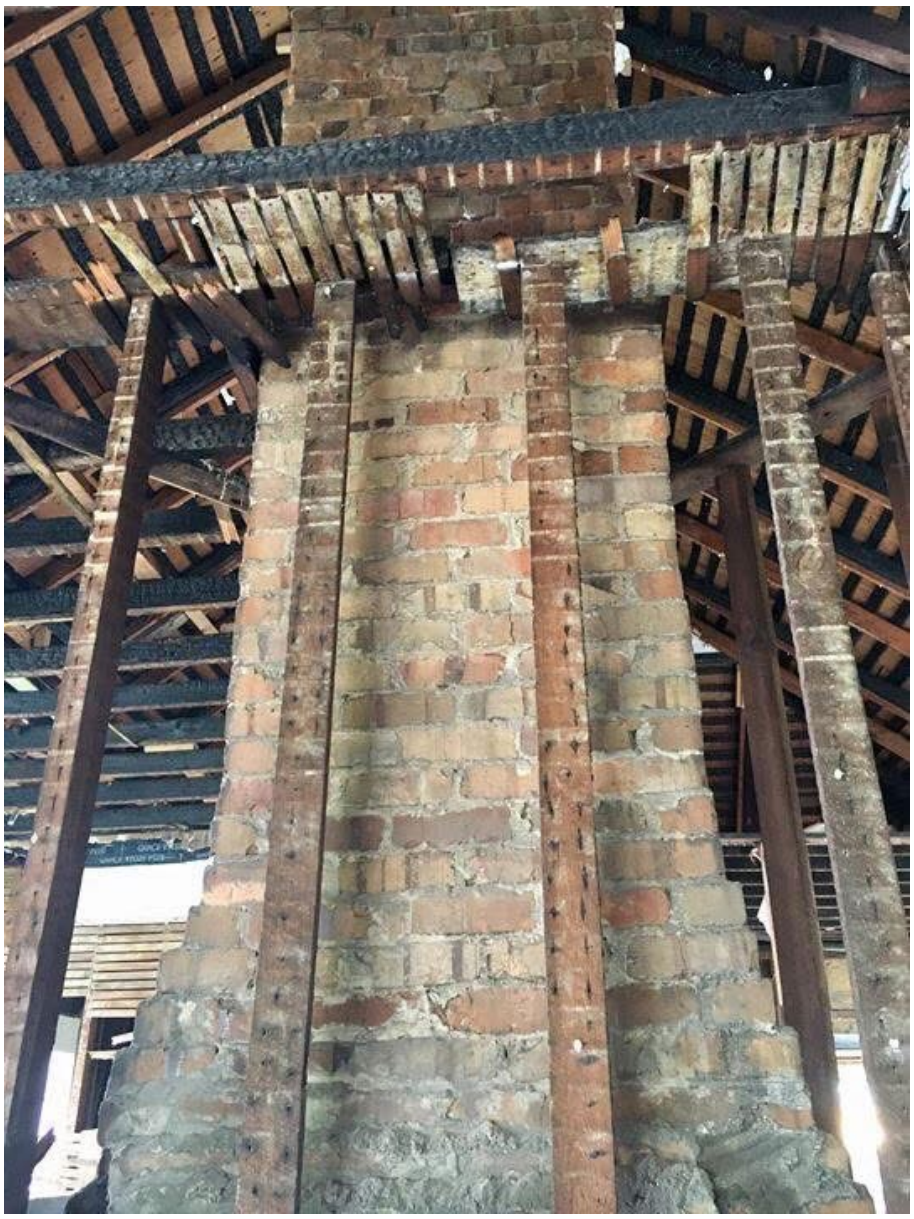








616 E. Belmont Street











616 E. Belmont Street





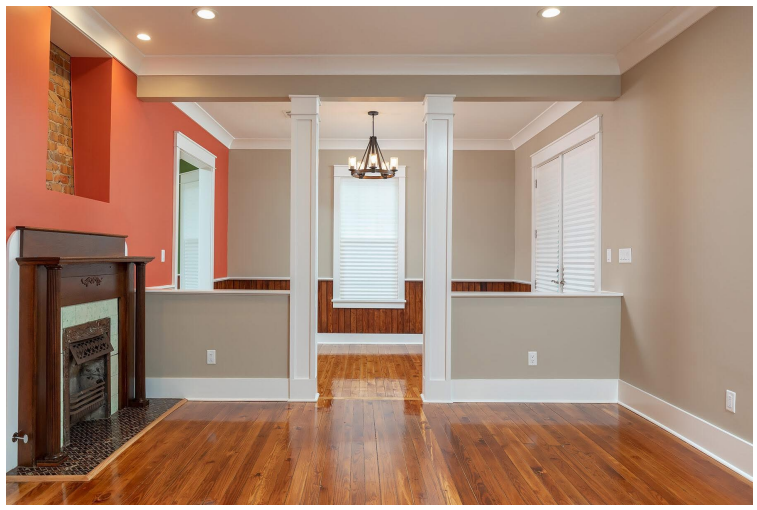




616 E. Belmont Street

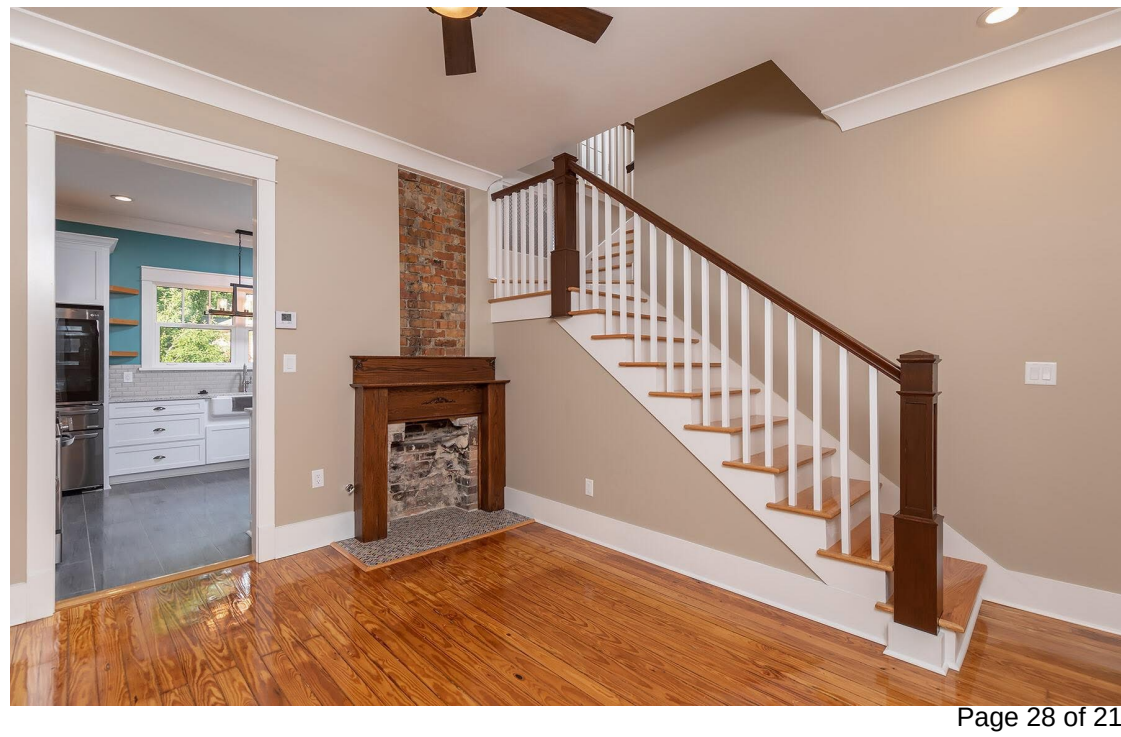












Current Old East Hill Renovation Projects





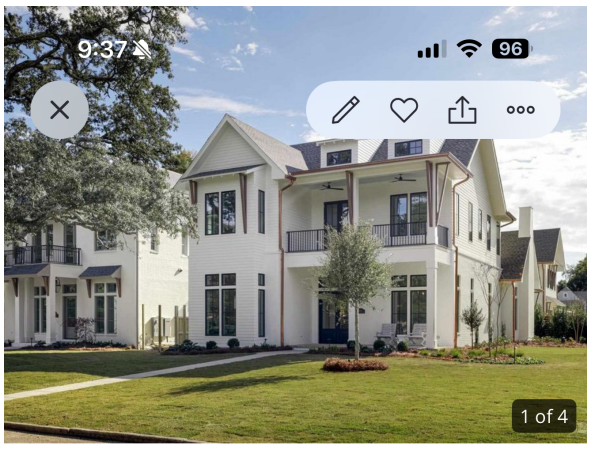




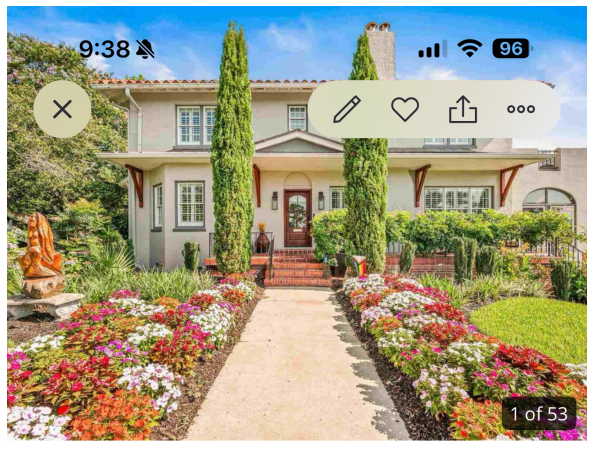
Financials

520 N 6th Ave				
Item	**Notes**	**Contractor**	**Projected Cost**	
Whole Home				
Foundation work		AFS	$25,000.00	
Plumbing		Aggressive Plumbing	$28,277.00	
Roof	All new roof on top of house, side roof would have shingles replaced	Mark Taylor Roofing	$37,000.00	
Exterior siding repair			$7,500.00	
Drywall & Demolition		Justin Pitts	$33,660.00	
Painting	interior, exterior, doors, trim, etc	Salazar Painting	$47,000.00	
Refinishing Floors		Central Hardwood Flooring - Brian	$14,717.00	
Electrical			$25,000.00	
HVAC	2 units. One downstairs, one upstairs in attic	M3	$28,000.00	
Windows			$20,000.00	
New porch wood	cut where water damaged and replace	Lewis Hartley	$8,000.00	
Lighting fixtures			$6,000.00	
Structural	upstairs sun roof - pull up flooring and build up from abovve	Mark Taylor Construction	$28,000.00	
Subfloors	in kitchen and bathrooms	Lewis Hartley	$3,000.00	
Asbestos abatement	under house in crawl space			
Mold abatement				
Kitchen and bathrooms				
Cabinets		Justin Toenes	$30,000.00	
Range hood			$1,000.00	
Floor Tile	materials estimated $3,500 (500 sq feet at $7 a sq foot)	Matt Mulhall	$10,000.00	
Appliances	fridge, range, dishwasher, microwave		$12,000.00	
Counter tops			$3,500.00	
Vanities	pedestal sinks (x3)		$800.00	
Refinishing tub	upstairs bathroom		$1,200.00	
Toilets	x2		$350.00	
Shower tile	supplies		$2,000.00	
Shower glass			$1,200.00	
Backsplash in kitchen			$2,500.00	
Bedrooms				
Closet in master		Justin Toenes	$3,000.00	
Misc.	Things not accounting for		$20,000.00	
Total			**$398,704.00**	
Value of Home afetr renovation: $800,000 - $875,000				
Value of Lot if subdivided: $125,000 - $175,000				

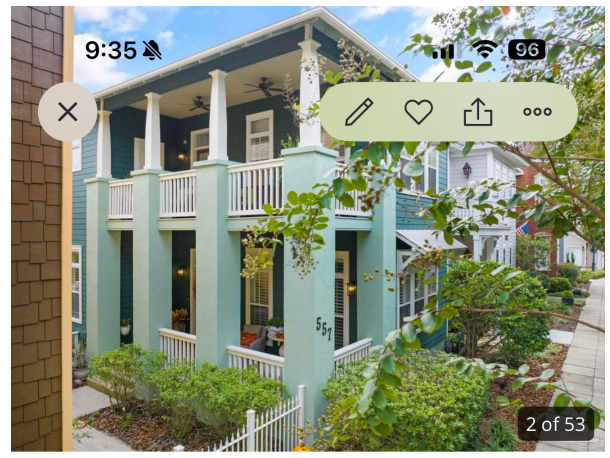
Based on a conversation with Mic James with the Shell Group at Levin Rinke Realty, the empty lot portion, if allowed to be two separate lots would valued at $130,00.00 per lot, or $260,000.00 if left as one large lot. Assuming Adoor capitalizes on the secondary lot, their total purchase investment for 520 N. 6th Avenue would be $255,000.00. Based on the price range of current listings and sold properties in the greater East Hill, Aragon and Downtown neighborhoods, Adoor can still be profitable even with the $398,704.00 renovation costs. Please see the examples found just by using Zillow for the local area:



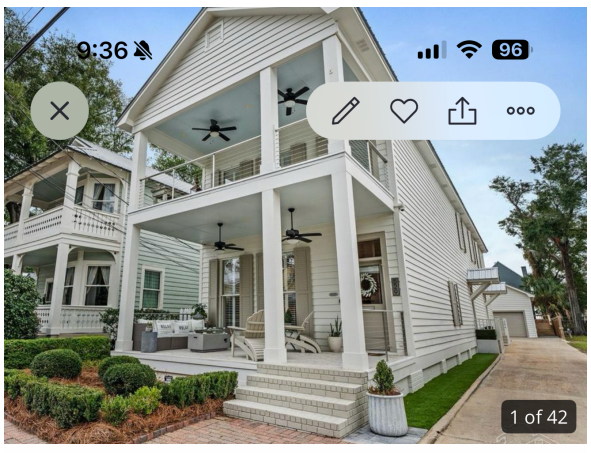
6 bds | **7** ba | **4,089** sqft
1501 E Lakeview Ave #A, Pensacola, FL 32503
Sold: $2,400,000 | Sold on 02/21/25
Zestimate®: $2,400,100
Est. refi payment: $12,624/mo **Refinance your loan**



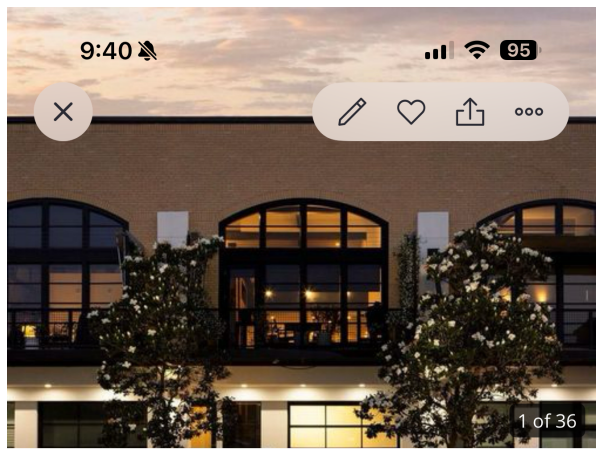
4 bds | **3** ba | **3,440** sqft
2320 E Mallory St, Pensacola, FL 32503
Sold: $1,391,000 | Sold on 08/15/24
Zestimate®: $1,398,400
Est. refi payment: $7,344/mo **Refinance your loan**



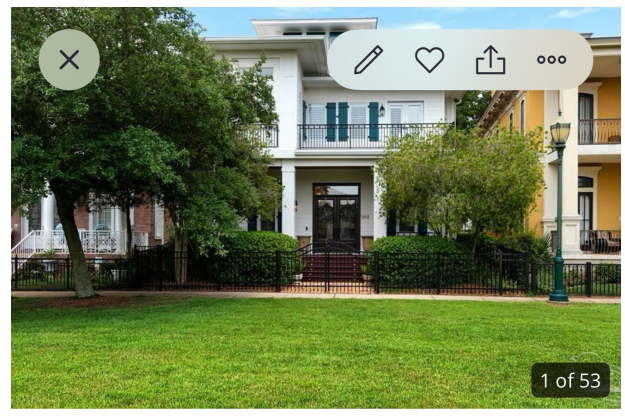
4 bds | **4** ba | **2,376** sqft
557 Aragon St, Pensacola, FL 32502
Sold: $1,235,000 | Sold on 11/17/23
Zestimate®: $1,258,700
Est. refi payment: $6,528/mo **Refinance your loan**



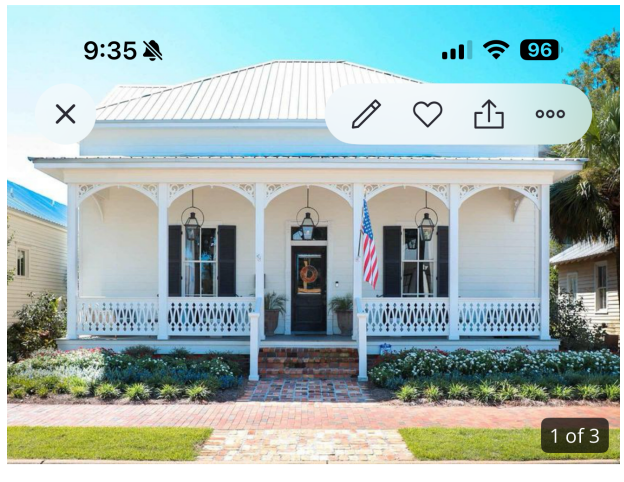
6 bds | **6** ba | **4,246** sqft
529 E Government St, Pensacola, FL 32502
Sold: $1,549,000 | Sold on 03/01/24
Zestimate®: $1,566,900
Est. refi payment: $8,171/mo **Refinance your loan**



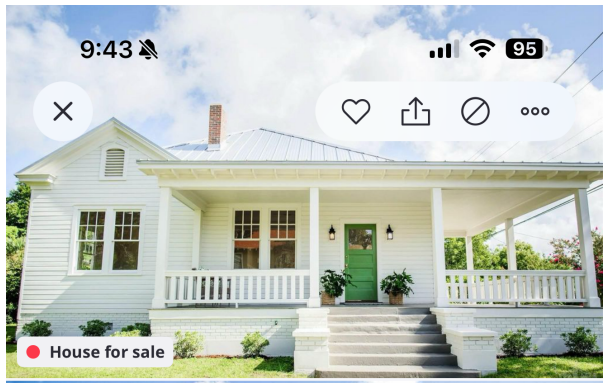
2 bds | **3** ba | **2,569** sqft
103 S Baylen St, Pensacola, FL 32502
Sold: $1,275,000 | Sold on 01/30/25
Zestimate®: $1,275,000
Est. refi payment: $6,738/mo **Refinance your loan**



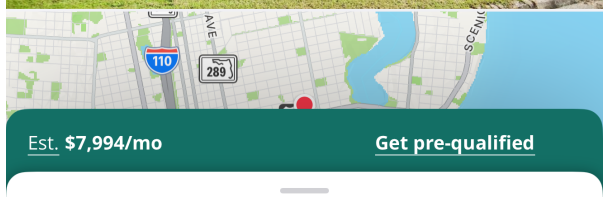
4 bds | **5** ba | **4,165** sqft
584 E Romana St, Pensacola, FL 32502
Sold: $1,900,000 | Sold on 09/05/24
Zestimate®: $1,908,800
Est. refi payment: $10,008/mo **Refinance your loan**



3 bds | **4** ba | **3,217** sqft
433 E Zarragossa St, Pensacola, FL 32502
Sold: $1,575,000 | Sold on 10/25/23
Zestimate®: $1,609,400
Est. refi payment: $8,307/mo **Refinance your loan**







Est. $7,994/mo Get pre-qualified

Price cut: $46K

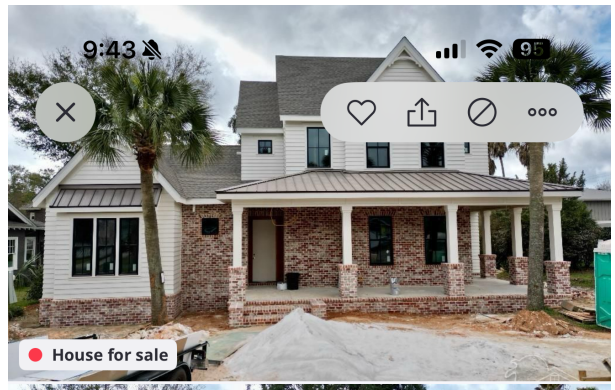
$1,224,000

3 beds 2 baths 2,300 sqft

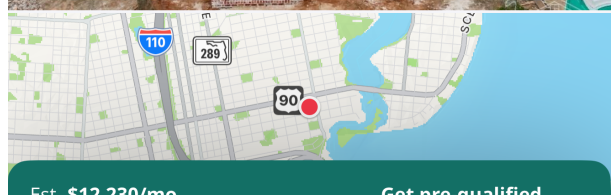
1524 E Strong St, Pensacola, FL 32501

Contact

Request a tour
as early as today at 12:30 pm







Est. $12,230/mo Get pre-qualified

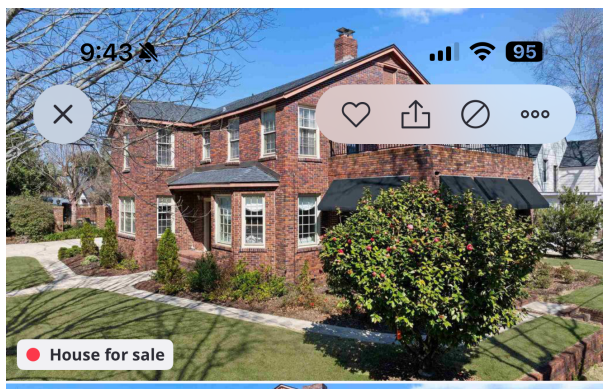
$1,850,000

4 beds 4 baths 3,400 sqft

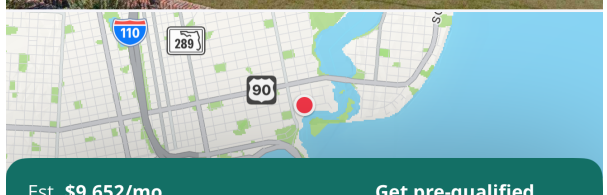
1611 E Gadsden St, Pensacola, FL 32501

Contact

Request a tour
as early as today at 12:30 pm







Est. $9,652/mo Get pre-qualified

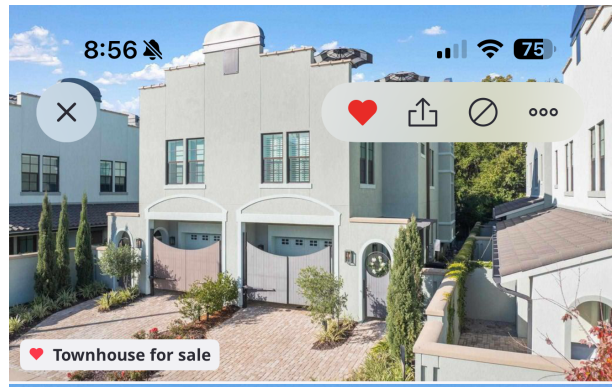
$1,460,000

4 beds 3 baths 3,668 sqft

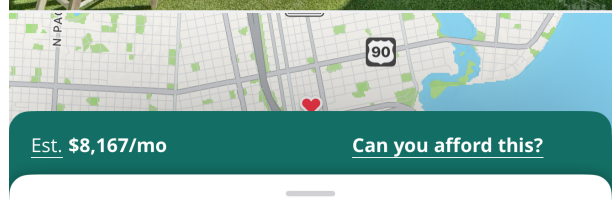
1800 E La Rua St, Pensacola, FL 32501

Contact

Request a tour
as early as today at 12:30 pm







Est. $8,167/mo Can you afford this?

Price cut: $20K

$1,247,000

3 beds 3 baths 2,361 sqft

752 E Wright St, Pensacola, FL 32501

Contact

Request a tour
as early as tomorrow at 11:00 am

Statement From an Old East Hill Resident

I am a resident of the Old East Hill Preservation district and a former resident of Charleston South Carolina, a city known for its renowned preservation efforts. I recently read a quote from former Charleston Mayor Joe Riley who helped pave the way. Mayor Riley said, "we save our buildings in part to preserve our memories and that might be the most visceral justification for historic preservation, though there are other good reasons as well."

When given the opportunity to relocate to Pensacola in March 2024, I did not know anything about this city. Upon making two visits, it instantly drew me in with its beauty, charm, character and the aura that its citizens give off. All of these characteristics of our new home make this city the charming place that it is. As soon as the home we purchased in Old East Hill hit the market, there was no doubt of where we wanted to be. Old East Hill is an important part of Pensacola with history and architecture that new construction cannot match, and within walking distance of a vibrant downtown. Now, I not only enjoy talking with neighbors throughout this wonderful neighborhood during my morning and evening walks with our dog, but also the visitors staying in Lily Hall and the Airbnbs.. Hearing people comment on how beautiful and unique this neighborhood makes me proud of where I get to call home.

Demolishing 520 6th Avenue would very well be demolishing a unique piece of property that makes this neighborhood sought out by locals and visitors alike.

-Seth Haynes, Belmont Street

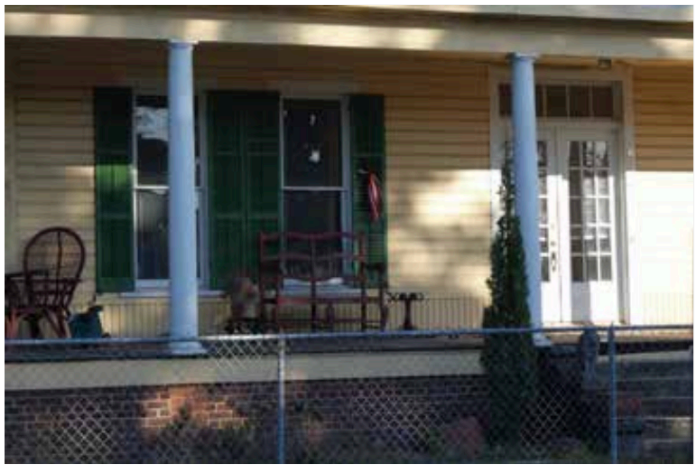
Appendix:

Architectural Context: Residential

Victorian--Second Empire

Victorian style homes are perhaps the most common style of the last decades of the 19th Century, from 1860 - 1910. The style reflects a new complexity in design made possible by industrialization and the availability of house components that could be mass produced and shipped at low cost. There are several subsets of Victorian style, including Second Empire. This particular style features a hip roof with two slopes on each of its sides, and often in a concave shape. Second Empire homes date from the period 1860 – 1880 and are more common in the northeast and midwest U.S., and rare in the south. It is represented in Old East Hill by a single structure at the southeast corner of Jackson St. and Sixth Ave.







Pensacolian pens historical legacy

By Dorene Angeles
News Journal

GULF COAST
PEOPLE

"These people are not dead to me. As far as I'm concerned, these are just the old houses they used to live in," says Lola Lee Daniell Bruington as she walks among the headstones in St. Michael's Cemetery in Pensacola.

The Pensacola native, 90 in September, says she is "celebrating by publishing this book I did 50 years ago."

Her book, "St. Michael's Cemetery," is her legacy, she says, to Pensacola and the Daughters of the American Revolution. "It's not complete, and never will be complete. You can't complete a cemetery where they are burying people every day."

A walk through the old cemetery with Bruington, who brings along her book, demonstrates the value of the work she did 50 years ago and recently had published in an updated version.

In the half-century since Bruington recorded them, some of the inscriptions have become illegible, including the elaborate inscription "a disconsolate husband" had engraved on the tomb of Petronilla E. Gonzalez, who died Aug. 12, 1851. Bruington points with her cane to the cracked marble slab on which the inscription has eroded. She notes that James Joaquin Gonzalez slept under a tent at his wife's grave until the brick vault was built, and she opens her book and reads the elaborate inscription she copied 50 years ago.

Bruington makes it clear she had no personal motive for researching the historic cemetery where the first members of some of Pensacola's oldest families are buried.

Her own family is buried in St. John's cemetery: "With 20 acres and 20,000 names, somebody else will have to do that . . . anyway, I'm going to be cremated."

Sitting in the shade on the porch of the East Hill home her family moved to when she was 2 years old, Bruington reminisces about her "early days" when she "got into almost everything."

She was one of the first high school graduates who went four years to Clubbs High School, which opened in 1910. After graduation in 1914, she attended a women's college in Virginia and then enrolled at the University of Kansas. She graduated in 1918 with a major in Spanish.

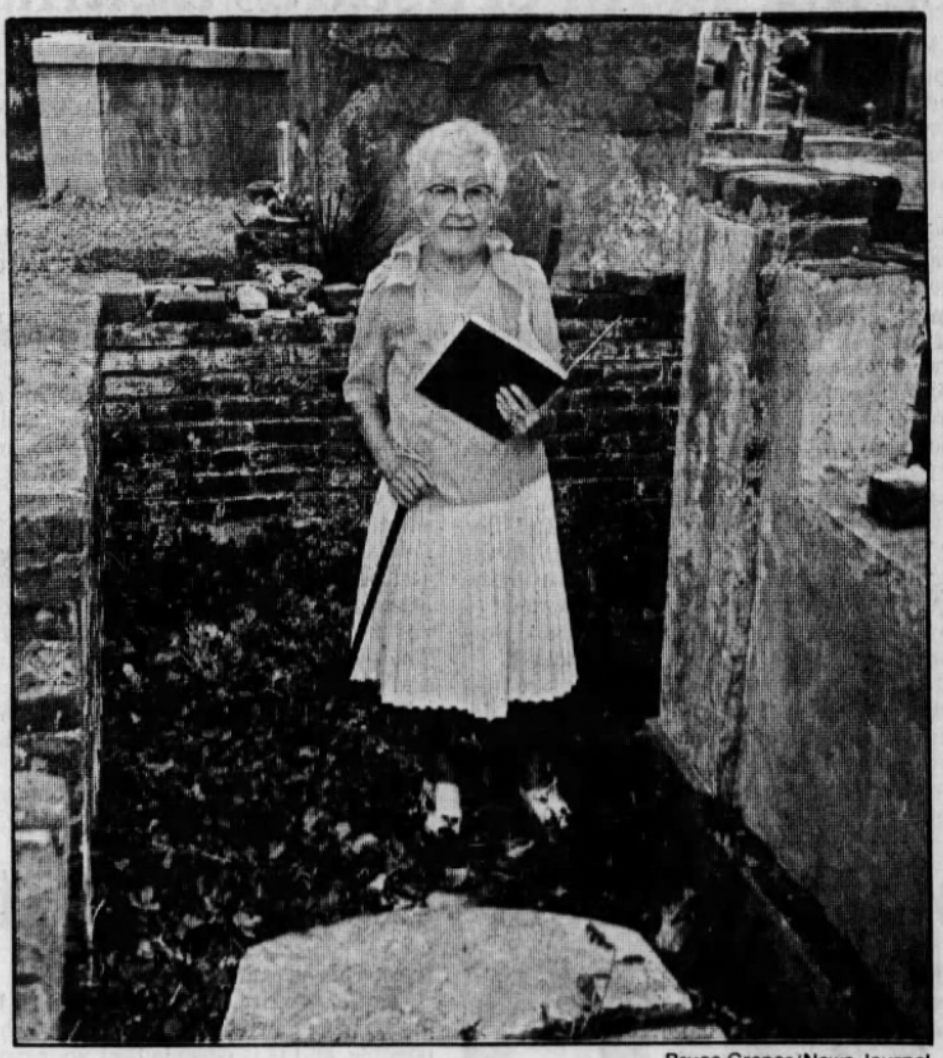
In the patriotic fervor of the time, she went on to Vassar, where she took a crash course in nursing and became a member of the Vassar Rainbow Corps. This was made up of college graduates who, after completing the course, scattered to hospitals throughout the country to help nurse World War I veterans. Bruington selected Bellevue Hospital in New York City.

"It was the only thing they would let women do," she says. She later did graduate study in psychology at Columbia University and taught returned veterans at Fort Dix, N.J., principles of U.S. government

She returned to Pensacola in 1921 with an avid interest in the world and the machinations that made it tick.

"I was ambitious, and they wouldn't let the women into anything," she re-

See PENSACOLIAN, 4C



Bruce Graner/News Journal

Lola Lee Bruington looks over a grave marker for the Gonzalez family that was intact and legible in 1936 when she surveyed the grave markers in St. Michael's Cemetery in Pensacola. The marker has since been shattered.

Pensacolian writes history-filled tribute to area

PENSACOLIAN/from 1C

calls. "I would watch the papers, and when they would say, 'Public invited,' I would go. And then I would ask them if they didn't need somebody to handle the publicity, which they were always looking for. That's the way I got into things ... every time a door opened, I went through.

"I ran for county office twice. I even thought they voted for people who were qualified. Now I know better. After the first time, I ran again, tongue in cheek, just for the fun of it; and I got to make all those speeches free."

Although she was defeated in her bids for a seat on the School Board and for the office of Democratic committeewoman, she continued her political activities behind the scenes.

Bruington organized the Pensacola Chapter of the American Association of University Women in 1926, and was active in numerous patriotic and cultural organizations, including the Music Study Club and the Little Theatre, of which she was a charter member.

She served as vice president of the Title Guarantee Co. from 1930 to 1960, and became president of the Daniell Co., a family real estate firm, in 1940.

She was president of American Legion Unit 33, and served as chairman of information as the the only woman board member on the Escambia County Civil Defense Commission during World War II.

In 1929 and 1930, she was hostess of a recreational program for 1,000 ROTC trainees at Fort Barrancas, and is a past state president of the National League of American Penwomen.

One of the doors Bruington "went through" as regent of the Pensacola Chapter of the DAR took her to Washington, D.C., where, as executive secretary of the National Society of the Daughters of the American Revolution, she gained the "national outlook" that has stayed with her ever since.

And in Washington, she learned the advantage of being "the one

plains his remaining single for so long: "He said he wouldn't marry anybody else."

After they were married, he worked in oil leases for Gulf Power Co. in Pensacola. They were married for 25 years, during which time she "flew around the world, went to Europe four times, traveled in South America and Central America and went to Mexico many times." On these trips, she used to advantage the Spanish she had studied in college.

A widow for 20 years, she says she gave up driving three years ago: "Now that I have cataracts, I can't see to park." But she is an alert passenger who can direct a driver to anywhere she wants to go in Pensacola, signaling with anticipation all the right turns and planning ahead of time to avoid one-way streets. She also knows where the shady parking spots are.

"I spent the first half of my life putting across the changes that are now coming to a head, and the last half trying to stop them," says the former feminist who later fought the ERA.

She admits that at first she favored the feminist movement as a member of the National Women's Party, which was led by Alice Paul, a friend. But she has since concluded, she says, that "so-called women's liberation" is a scheme "to bring every aspect of life gradually under state control," with the "United States of Soviet America as the finale."

Back on the subject of her latest book, Bruington comments: "I'm not a genealogist nor a historian, but a mere copier who believes that the past is prologue to our times."

She says she takes satisfaction in knowing copies of her cemetery records are being preserved in the DAR archives, in the University of Florida Library in Gainesville, and in the Mormon genealogical archives in Utah. "It has been available to those interested for many years, but now you can buy it for $22, plus $1.50 for mailing and handling. It's a hardback book on acid-free paper. I went first-class all the way. That's why it cost so much."

(To order a book, send check to Lola Lee Bruington, 520 N. Sixth Ave., Pensacola 32501.)

Fortune Exchanges Words on Rights

News-Journal Bureau

WALLACE — A meeting called Thursday to protest the proposed Equal Rights Amendment to the U. S. Constitution saw a brief but heated exchange take place between Rep. Edmond Fortune of Pace and his recent Repulbican opponent, Ed Nugent, also of Pace.

The flurry took place near the end of the meeting in the Wallace clubhouse about 10 miles north of Pace when a member of the audience asked Fortune his position at the moment on the amendment to be considered during a special legislative session Nov. 28.

Fortune replied by saying he maintained an "open mind" on the subject and his answer prompted Nugent to call for a firm stand in answer to the question put forth.

"Mr. Nugent, we are not in a political campaign and we are not in a debate," Fortune shot back. "I owe it to the other side to hear their arguments before making that decision."

The meeting was called by a newly organized Santa Rosa County women's committee in opposition to the amendment and headed by Mrs. Ralph Peters.

Attended by 26 persons, including seven males, the meeting at times took on the flavor of an anti-communist rally liberally sprinkled with pleas to return to the intent of the Bible.

After opening the meeting by explaning he came to "listen and not to make a speech," Fortune said he doubted whether or not the amendment would be taken up during the special session because of a heavy workload.

"We are not sure we will be able to complete all he (Gov. Askew) has asked us to do," Fortune stated, adding that with only three days in which to complete the task it might "necessitate an extension of the session to handle all these items," including the Equal Rights Amendment.

The first speaker on behalf of those opposed to the amendment was Mrs. Lola Lee Bruington of Pensacola, president of GI-GI, a group working against the move.

Mrs. Bruington recalled the history of the amendment, saying it has been "in Congress for the last 50 years" before finally being acted upon. She said if ratified by the necessary number of states, the amendment would "open a pandora's

Turn to 8A

LOLA LEE BRUINGTON

Lola Lee Daniell Bruington, 94, died at her home on Saturday, October 27, 1990.

Mrs. Bruington was born in Pensacola, Fla. in 1896. She was a business woman, club woman, patriot, world traveler and a graduate of the University of Kansas. She was President of The Daniell Company and Vice President of Title Insurance Company for 45 years.

Mrs. Bruington has been doing outstanding work for the community, State and Nation. She attended, during World War I, Vassar Training Camp for Nurses and nursed in Bellevue Hospital, New York. Mrs. Bruington headed the Enlisted Men's School at Camp Dix, New Jersey and Fort Hamilton, New York. She was the World War II Chairman of Information, Escambia County Defense Council. For three summers she was the hostess for 1,000 ROTC-CMTC at Fort Barrancas, Florida.

Among her other accomplishments and memberships are Executive Secretary National Defense NSDAR Washington, D.C., Recording and Corresponding Secretary for FSDAR, National Chairman/National League, past Florida President of the National Defense for USO of 1812, American Pen Women, State Committees for Civil Defense and National Security; Florida American Legion Auxiliary, State Secretary, Florida Citizens Councils for eight (8) years, Member UDC, Dames Court of Honor, Daughters Colonial Wars, Daughters American Colonist, Organized the Pensacola Branch of American Association of University Women, Past board member of Northwest Florida Crippled Children's Home, Chairman Public Relations of first Community Chest and a member of Escambia County Democratic Executive Committee.

An inveterate traveler, flown to the Far East, Near East, Europe, South and Central American and Carribean areas. She was perennial student and counsel to her many friends.

Member of Christ Episcopal Church, Sigma Kappa Sorority, her biography in The Southern (1944), Florida Women of Distinction, Vol. 1 (1956).

She collected and published two books on the history of Escambia County and Saint Michael's Cemetery records, 1812 through 1950.

Among the numerous awards she received, both local and national, her most cherished award was being nominated by Dr. William Spain and accepted as a member of the Paul Harris Memorial Fellowship Suburban West Rotary Club of Pensacola.

Survivors are nephews Frederick (Pat) Gillmore, III, and Dr. S. Randall Hobgood of Pensacola; grandnieces Elizabeth Louise Hobgood, Cassandra D. (Cassie) Hobgood both of Pensacola, Karen S. Fanning of Brandon, Fla.; grandnephew, Frederick (Ricky) Gillmore, IV.

Memorial services will be held at 11 a.m., Wednesday, October 31, 1990, in Christ Episcopal Church with Father Bob Graves officiating.

FISHER-POU FUNERAL SERVICE 27 East Wright is in charge of arrangements.

Honorary Pallbearers: John R. Jones, Dr. William Spain, Charles Gund, Sr., Frank Edmondson, Jerry Gillmore, Harry Parazine, Richard P. Warfield, Les Roberts, Aubrey L. Ross, Arden A. Anderson and Lee D. Noble.

In lieu of flowers, the family requests that donations be made to the American Heart Association or the American Cancer Society.

Page 1
_X_ original
___ update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 1.1: 3/89

Site 8 ES

Recorder #

SITE NAME Gates/Daniell, House
HISTORIC CONTEXTS Post Reconstruction
NAT. REGISTER CATEGORY Building
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE Private - Individual
PROJECT NAME West-East Hill Survey: S&R DHR NO
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 520 North 6th Ave. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill Neighborhood, NE corner of N 6th Ave. between E. Jackson St. and E. LaRua St.
SUBDIVISION East King Tract BLOCK NO 8 LOT NO 30
PLAT OR OTHER MAP County Appraiser's Atlas Sheet #68
TOWNSHIP 2S RANGE 30W SECTION 19 1/4 ___ 1/4-1/4 ___
IRREGULAR SEC? x y _ n LAND GRANT
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE EASTING NORTHING
COORDINATES: LATITUDE ___D ___M ___S LONGITUDE ___D ___M ___S

HISTORY
ARCHITECT: F M L Unknown
BUILDER: F M L Unknown
CONST DATE 1892 CIRCA c. RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE ORIG LOCATION
ORIGINAL USE(S) residence - private
PRESENT USES(S) residence - private

DESCRIPTION
STYLE Second Empire
PLAN: EXTERIOR Rectangular
INTERIOR
NO.: STORIES 2 OUTBLDGS 2 PORCHES 2 DORMERS 6
STRUCTURAL SYSTEM(S) Ballon wood framing
EXTERIOR FABRIC(S) drop siding, vertical board
FOUNDATION: TYPE pier MATLS brick
INFILL brick
PORCHES WNS/porch/round doric columns/11/W EN/porch square columns /3/N
ROOF: TYPE mansard SURFACING composition shingles
SECONDARY STRUCS. gable, porch, shed
CHIMNEY: NO 3 MTLS brick LOCNS w: offset, int; S:offset, latera
WINDOWS DHS,1/1; DHS, ½ floor length; DHS,2/2; E: extend, lateral awning, 2; casement, 5
EXTERIOR ORNAMENT spindle work, wood - square picket & lattice rear porch
CONDITION fair SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
Bay, operative wood shutters on windows, gabled dormers, pair of french doors 15 lights transom 5 lights, camelias, oaks, magnolia

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? _ Y _x_ n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE Local Community development
Social History

ELIGIBLE FOR NAT. REGISTER? _y _n _likely, need info _insf inf
SIGNIF. AS PART OF DISTRICT? xy _n _likely, need info _insf inf
SIGNIFICANT AT LOCAL LEVEL? xy _n _likely, need info _insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

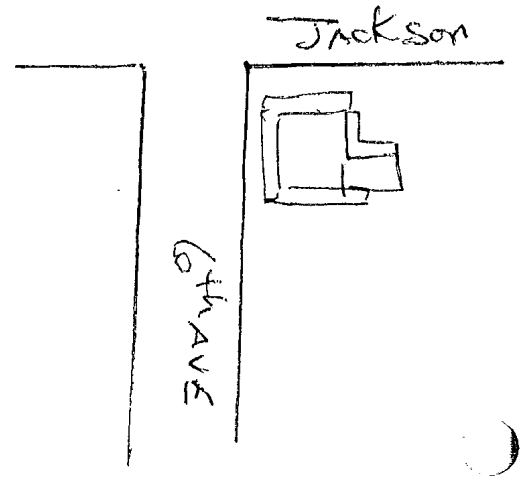
* * *DHR USE ONLY* * * * * * * * * * * * * * * * * DHR USE ONLY * *
*
* DATE LISTED ON NR _____
* KEEPER DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____
* SHPO EVALUATION OF ELIGIBILITY(DATE): -YES _____ -NO _____
* LOCAL DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____
* OFFICE _____
*
* * *DHR USE ONLY* * * * * * * * * * * * * * * * * DHR USE ONLY * *

RECORDER INFORMATION: NAME F Richard M T. L Brosnaham
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS 91N112 WEH (Frames 13-14)



M A P
Street/plat map, not USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

File #: 25-434 | Architectural Review Board | 4/17/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

317 W. Intendencia Street
Governmental Center District / Zone C-2 / City Council District 7
Final Review for Exterior Alterations

SUMMARY:

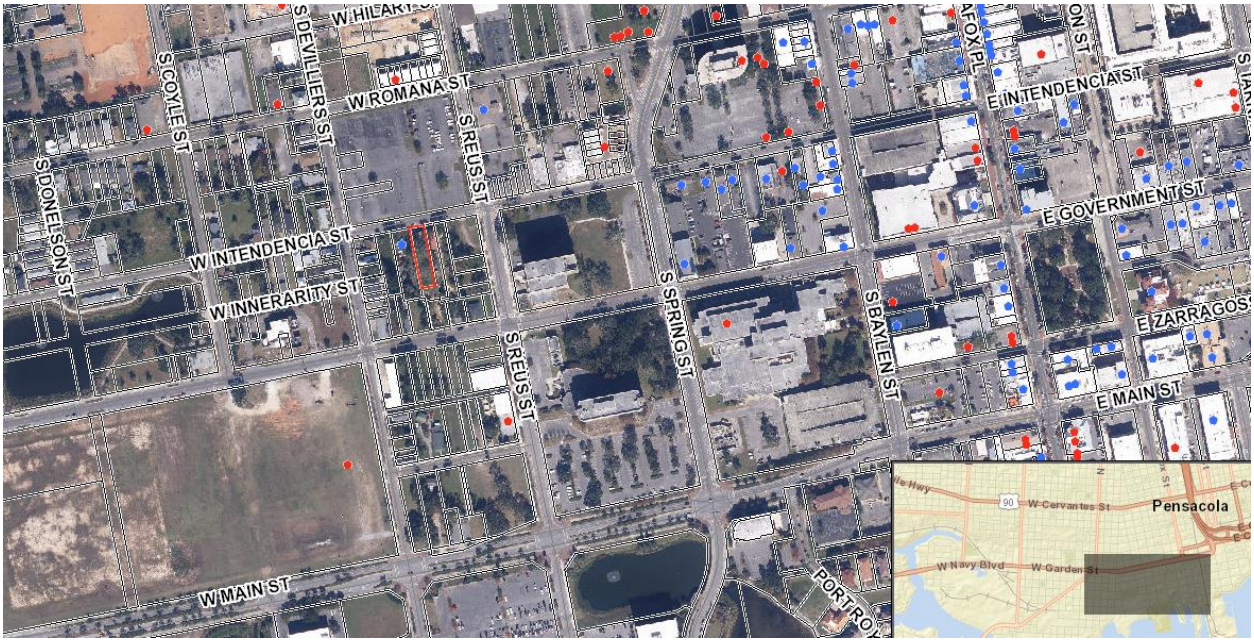
Robert Bellanova is seeking final approval to replace the wood front porch, add a wood deck in the rear, a replacement steel rear door, and to replace six windows with vinyl windows. The exterior alterations were completed without a permit or ARB approval, resulting in a stop work order.

Recommended Code Sections:
Sec. 12-3-28(c)(1) Governmental Center District; Decisions.

ATTACHMENTS:

1. Images
2. Application and Materials

317 W. Intendencia Street





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

Architectural Review Board Application
Full Board Review

Application Date: 3-26-25

Project Address: 317 West Intendencia St. - 32502

Applicant: Robert Bellanova (owner)

Applicant's Address: 321 West Intendencia St. - 32502

Email: BELLAWASS921@gmail.com Phone: (850) 293-5685

Property Owner: -SAME-
(If different from Applicant)

District: ☐ ***PHD*** ☐ ***NHPD*** ☐ ***OEHPD*** ☐ ***PHBD*** ☑ ***GCD***

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☒ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Replace Front Porch

Build Back Deck

Install Back Door

Replace 6 windows w/ vinyl windows

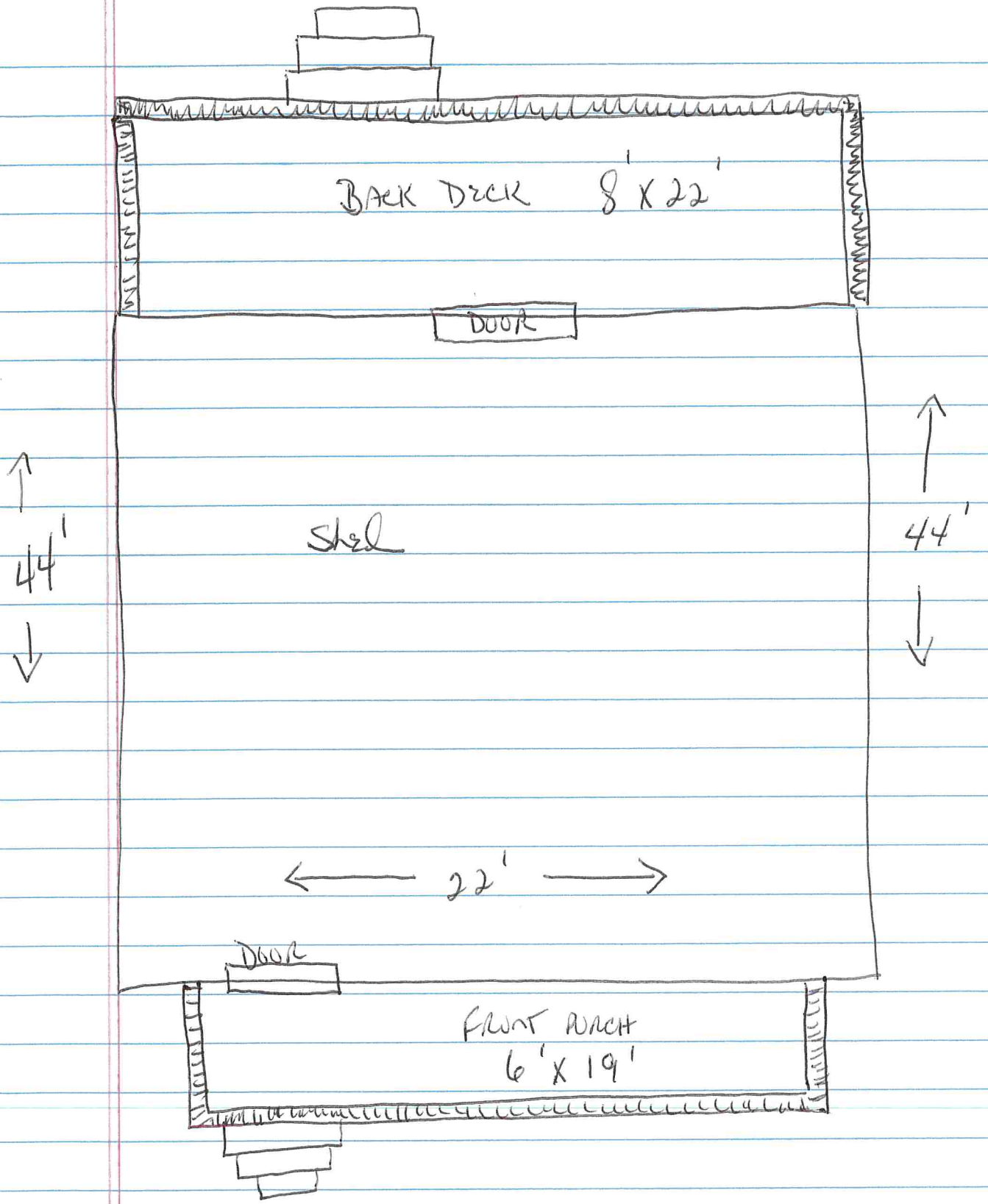
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Robert Bellanova — Applicant Signature

3-26-25 — Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

Robert Bellanova
321 W Intendencia St
Pensacola, FL 32501-5532
(850) 293-5685



317 West Intendencia St.







Front Porch WORK DESCRIPTION

Gmail

Robert Bellanova <bellawass321@gmail.com>

Front deck

1 message

Alexander Hines <achinesconstructionllc@gmail.com> Wed, Mar 20, 2024 at 1:31 PM
To: Robert Bellanova <bellawass321@gmail.com>

Hey Robert, I can have Crystal put this on my letterhead but wanted to just get it to you- send me a confirmation email and we'll be there tomorrow!

This project begins at the home facing left. It turns an inside, right 90° angle and goes 5 feet then comes back out 4 feet towards the road where it makes a 90° right hand turn extending 14 feet to where it will turn back to the house 10 feet. Deck will have handrails around perimeter and new roof support piles will come through the decking. Total square footage 170. I brought it out another 10" to avoid a definite trip hazard if the stairs end right at the deck.

1. Remove all existing piles, framing, fasteners, decking, and bricks

2. Haul away to appropriate contractors transfer station for disposal of all treated lumber

3. Attach jacks to existing roof on each side and 3 across the front , new 6x6 will support roof after existing are removed, this will require new bracing, brackets and tie ins because it appears that the corners are separating and I don't want it to fall down.

4. Foundation for structure will be 6 x 6 .25 CCA pressure treated ground treated piles.

5. Foundational piles will vary in size but be set on 8 foot or less centers. They will be set 2 feet in the ground with metal protrusions (for concrete adhesion) and set in 60 pounds of fast set concrete.

6. All framing for structure will be done using 3 1/2 - 4"coated T 25 torque bit screws

7. Framing will be done using a joist ledger system

8. Ledgers will be .80 rough-cut 2 x 8 actual lumber custom cut to sandwich piles

9. Ledgers will be secured to piles using 14" x 5 eights" HDG hex head pile through bolts, 2 inch HDG washers, and 24 mm HDG nuts

10. Joists will be .80 rough cut actual 2 x 6 lumber custom cut and staggered

11. Joists will be secured to ledgers using H2.5AZ hurricane straps, and profit inch and five eights coated T 20 screws

12. Joists will be set on 24" or less centers

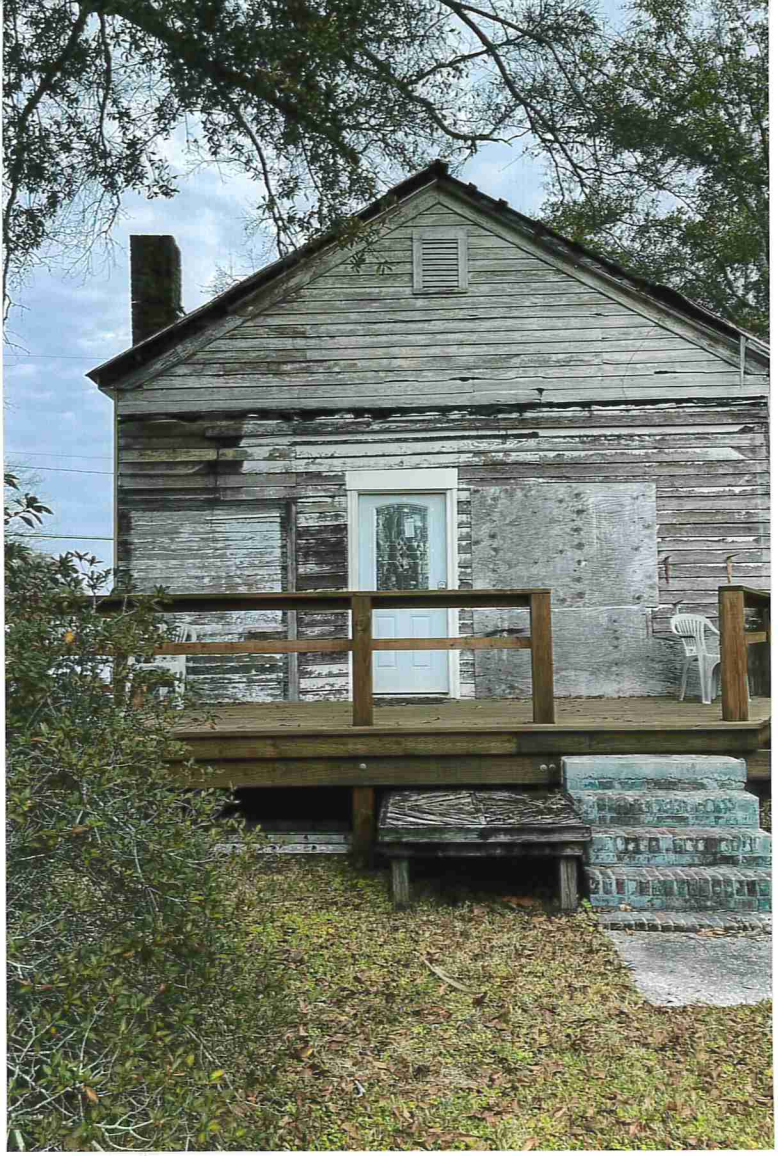
13. Decking will be 2x6 prime and secured with 3 1/2" screw shank nails

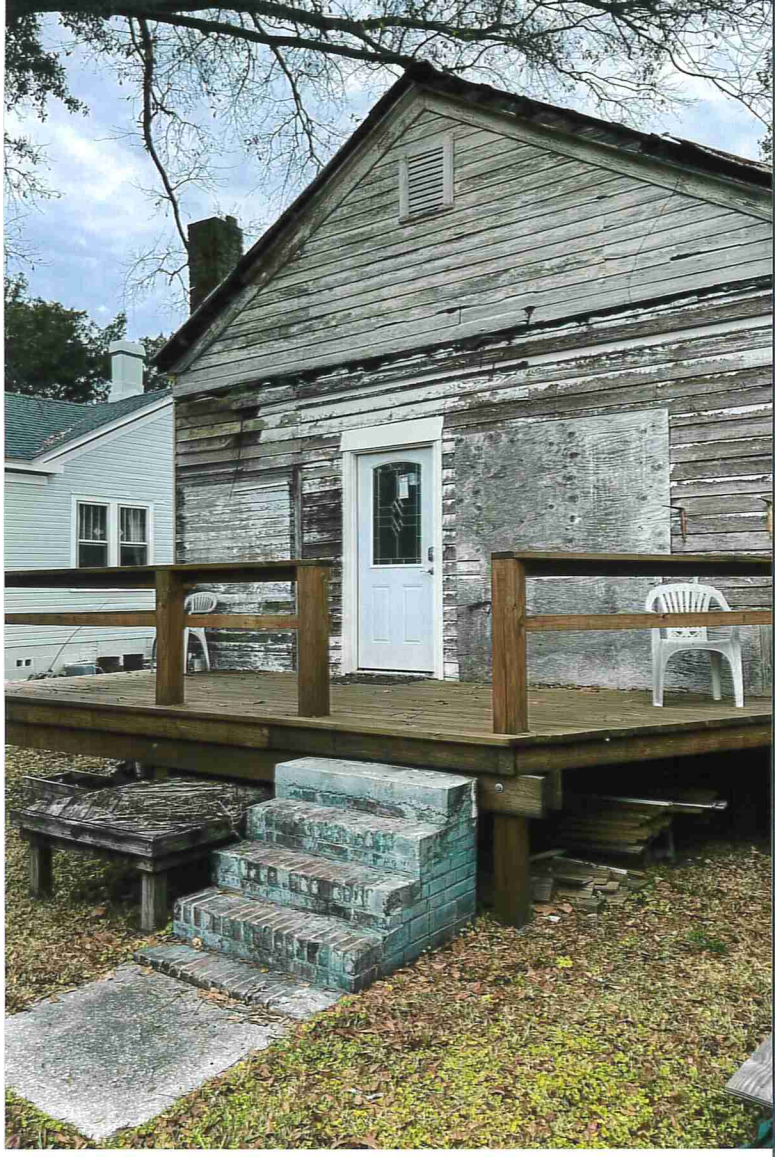
14. Handrails will be built using pickets provided and all framing and 2x8 KDAT top cap is included

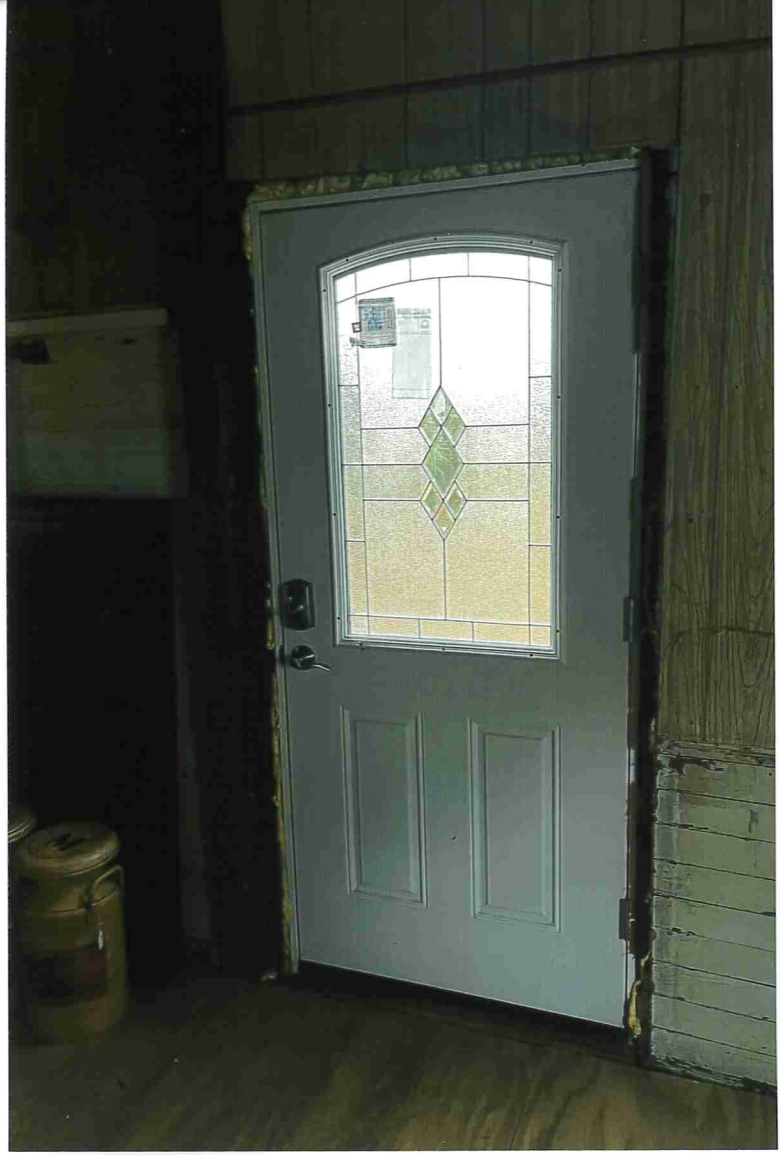
15. All sun exposed framing handrails and decking will be treated with Brazilian Rosewood oil for UV protection and fastener sealing.

Price as described : $7,782.08

Payment structure will be 50% when work begins, and the final 50% due at successful completion.









The Home Depot Special Order Quote

Customer Agreement #: H6853-253028
Printed Date: 2/12/2025

BACK DOOR
317 W. INTENDENCIA

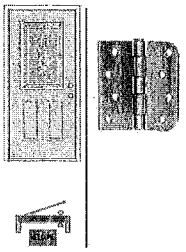
Customer:	STORE MANAGEMENT
Address:	5309 N DAVIS HIGHWAY PENSACOLA, FL 32503
Phone:	850-478-9493
Email:	SPECIALTYASM_6853@HOMEDEPOT.COM

Store:	6853
Associate:	
Address:	5309 N Davis Highway Pensacola, FL 32503
Phone:	(850)478-9493

Pre-Savings Total:	$995.55
Total Savings:	($0.00)
Pre-Tax Price:	$995.55

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

JELD-WEN



Nominal Door Width: 36
Nominal Height: 80
Frame Width: 37-3/8"
Frame Height: 81-3/4"

Catalog Version 299

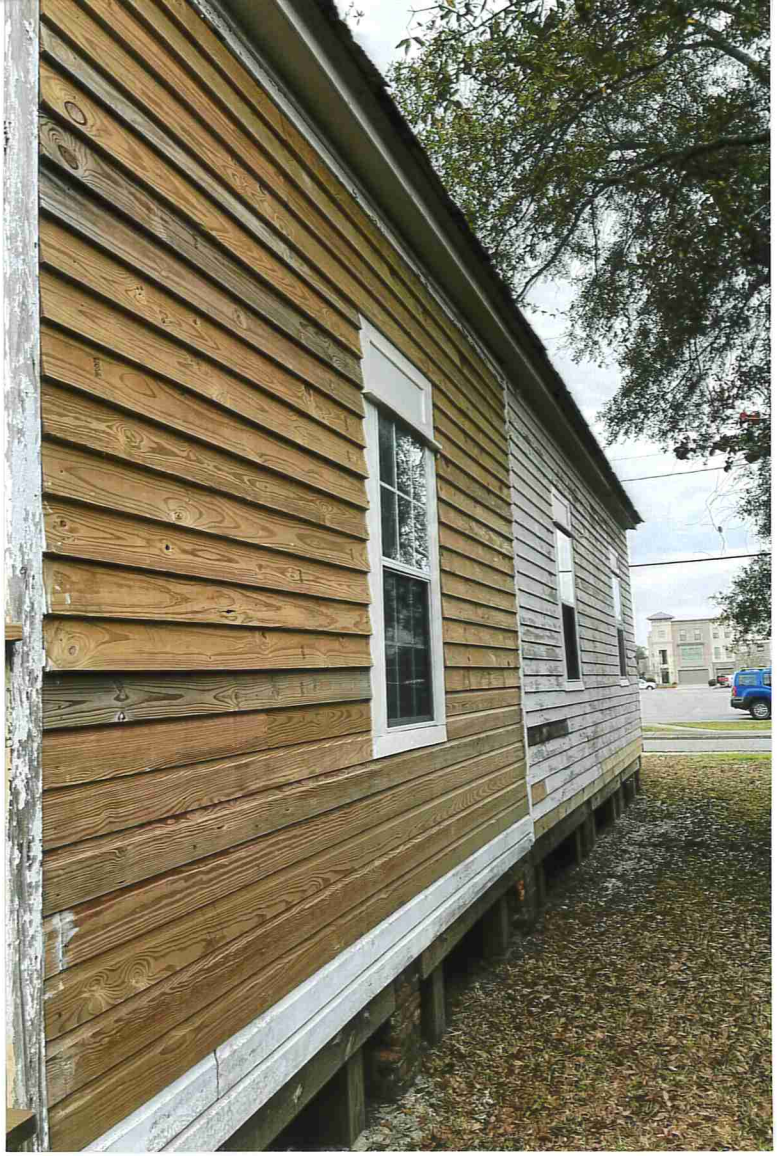
Line Number	Item Summary	Room Location	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	Steel Single Door Left Inswing	SHED	$995.55	$995.55	1	$0.00	$995.55
	Unit 100 Total:		$995.55	$995.55		$0.00	$995.55

Begin Line 100 Description

---- Line 100-1 ----

JELD-WEN SW Steel Single Door
Overall Frame Size = 37 3/8" x 81 3/4"
Overall Rough Opening Size = 38 3/8" x 82 1/2"
Room Location = SHED
Is This a Remake = No
Building Code = FBC - Non-HVHZ - Non-Impact
Handing & Swing = Left Inswing
Sill / Threshold Type = Adjustable
Door System Width = RO: 38-3/8" || Frame: 37-3/8" || Door: 36
Door System Height = RO: 82-1/2" || Frame: 81-3/4" || Door: 80
U.S. Energy Star Zone = Energy Star - South
Door Layout = 1/2 Lite
Door Style = 2-Panel 1/2 Lite
Door Finish Type = None
Door Glass Insert Size & Shape = 22 x 36 Rectangle
Door Glass Insert Option = Decorative Glass
Door Glass Type = Standard Glass
Door Glass Design Options = Blakely - Brass
Door Glass Privacy Rating = Medium
Door Screen Type = No Screen
Jamb Width = 4 9/16"
Jamb Finish Type = None
Jamb Specie = Primed Auralast Treated
Brickmould = Applied
Brickmould Specie = Primed Auralast Treated
Brickmould Type = WM 180
Weather-Strip Type = Compression Black
Sill Pan = Yes
Sill Width = 5 5/8"
Sill Finish = Aluminum with Vinyl Riser
Door Bore = Double Bore
Bore Backset = 2 3/8"
Bore Diameter = 2 1/8"
Lockset Bore Position = 44
Dead Bolt Bore Position = 5 1/2"
Include Lockset = No
Hinge Prep = 3-Hinge Prep
Hinges Included = Yes
Hinge Size = 4" x 4"
Hinge Type = Ball Bearing/Non-Removable Pin
Hinge Radius = 5/8" Radius / Square
Hinge Finish = Satin Nickel
First Hinge Position = 6 3/4"
Second Hinge Position = 36"
Third Hinge Position = 65 1/4"
Energy Star Zones Qualified = None
Energy Star rating removed. Proceed as-is? = Yes
U-Factor = 0.25
Solar Heat Gain Coefficient = 0.15
CPD Number = JEL-M-2-121073-00001
Structural DP Rating = DP +50/-50
Water PSF Rating = 0 psf
Impact Certification = Non-Impact
Florida Approval Number = 15474.3
Regional Compliance = FBC - NAMI
Tested Height = 80
SKU = 294984
Manufacturer = JELD-WEN, Kissimmee (FL)
Catalog Version = 25.1.2.1
Catalog Version Date = 01/28/2025
Customer Service Number = 888-594-3578

End Line 100 Description





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-435 | Architectural Review Board | 4/17/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

520 N. Spring Street
North Hill Preservation District / Zone PR-2 / City Council District 6
Final Review of Exterior Alterations at a Contributing Structure

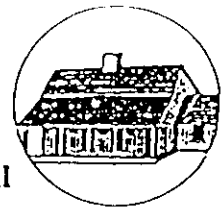
SUMMARY:

Nannette Chandler is seeking final approval for exterior alterations to a contributing structure, including in-kind wood siding repairs; an in-kind rear stair replacement; addition of covered porches on the front, side, and rear with a corrugated metal roof panel in the color Clay; a replacement front door; salvaged wood doors for the upper balcony entrances; a replacement shingle roof in the color Natural Shadow; and painting the exterior with Sherwin Williams Patchwork Plum for the body and Pewter Tankard and Porcelain for the trim and accents. In addition, the porch decking will be replaced with KDAT 1x4 tongue and groove decking, but the applicant is seeking approval for 1x6 treated decking if the budget does not permit KDAT decking.

Recommended Code Sections:
Sec. 12-3-10(2)d.2.ii.(a) North Hill Preservation District, Procedure for Review, Decisions, Rules governing decisions.
Sec. 12-3-10(2)e.5. NHPD, Regulations and guidelines for any development within the preservation district, Paint colors.
Sec. 12-3-10(2)f.1-2. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

__ Original
x Update

Site #8 ES00918
Recorder #
Field Date 5 / 1 / 95
Form Date 7 / 8 / 95

SITE NAMES (addr. if none) BRYAN DUNWOODY HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY X building __structure X district __site __object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 520 N. SPRING ST.
CROSS STREETS nearest/between SE CORNER OF N. SPRING ST. AND W. JACKSON ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes no
COUNTY ESCAMBIA TAX PARCEL # 9010-070-019
SUBDIVISION NAME NORTH HILL BLOCK 19 LOT NO. 7-10
OWNERSHIP __private-profit __priv-nonprofit X priv-indiv __priv-unspecified __city __county __state __federal __unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING 0 NORTHING 0]
PLAT OR OTHER MAP (Map's name, location)

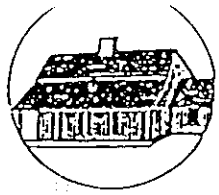
DESCRIPTION

STYLE ITAL EXTERIOR PLAN IRRE NO. STORIES 2
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GAHP Materials SHCO
Secondary strucs. (dormers etc.) WEST GABLED EXTENSION
CHIMNEY : No. 3 Materials BRIC LOCATIONS S, W, N, LAT SLOPE
WINDOWS (types, materials, and placements) DHS, 2/2, 6/6, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open ___ #closed ___ #incised ___ Locations N/ 2 STORY; 2 BAY HIPPED PORCH,
Porch roof types 2nd STORY ENCLOSED, ACCESS FROM NORTH, ORNATE BALLUSTERS; ALSO W AND N
EXTERIOR ORNAMENT PAIRED BRACKETS, VERGEBOARDS

INTERIOR PLAN CONDITION: __excellent X good __fair __deteriorated __ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) __commercial A residential __institutional __rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? _y _n (No-explain; yes-attach!)
Artifacts or other remains
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1885 CIRCA x yes __no
ARCHITECT: (last name first) _____
BUILDER: (last name first) _____
MOVES __yes __no Dates _____ Orig.addr. _____
ALTERATIONS __yes __no Dates _____ Nature _____
ADDITIONS __yes __no Dates _____ Nature _____
ORIGINAL USES (give dates) RESIDENCE
INTERMEDIATE USES (give dates) RESIDENCE
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) BRYAN DUNWOODY (1942), LAVADA DEFOREST (1942), JAMES M. ROBACKER AND J. WESTLEY FOREHAND (1974), ANNIS BRINDEL (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? _yes _no _insuff. info
Individually elig. for Nat. Register? _yes _no _insuff. info
Potential contributor to NR district? _yes _no _insuff. info

Local Designation Category
_____
_____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R2, F27-28

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION HPPB

FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY	OFFICIAL EVALUATIONS	DHR USE ONLY
NR DATE __/__/__	KEEPER-NR ELIGIBILITY*: __y __n __pe __ni	Date __/__/__
	SHPO-NR ELIGIBILITY*: __y __n __pe __ni	Date __/__/__
DELIST DATE __/__/__	LOCAL DESIGNATION: _____	Date __/__/__
	Local office _____	

* y=Yes; n=No; pe=Potentially Eligible; ni=Insufficient Information

REQUIRED:
(1) USGS MAP WITH STRUCTURE PINPOINTED
(2) LARGE SCALE STREET OR PLAT MAP
(3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS HSF 3AAA Rev 3 79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =
Site No. 8S918
Site Name Dunwoody, Bryan House 830 = = Survey Date 8005 820 = =
Address of Site: 520 N. Spring St. Pensacola, Fl. 32501 905 = =
Instruction for locating SE corner N Spring St. and W Jackson St. 813 = =

Location: Belmont Tract (subdivision name) 19 (block no.) 7-10 (lot no.) 868 = =
County: Escambia 808 = =
Owner of Site: Name: Higgins, Tanya Jean
Address: 520 N. Spring St.
Pensacola, Fl. 32501 902 = =
Type of Ownership Private 848 = = Recording Date 8005 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB 818 = =

Condition of Site: Check One
- Excellent 863 = =
- ■ Good 863 = =
- Fair 863 = =
- Deteriorated 863 = =

Integrity of Site: Check One or More
- ■ Altered 858 = =
- ☐ Unaltered 858 = =
- ■ Original Site 858 = =
- ☐ Restored ( ) (Date:) 858 = =
- ☐ Moved ( ) (Date:) 858 = =

Original Use Residence 838 = =
Present Use Residence 850 = =
Dates: Beginning + 1885 844 = =
Culture/Phase American 840 = =
Period 19th Century 845 = =

NR Classification Category: District 916 = =

Threats to Site: Check One or More
- ☐ Zoning ( ) 878 = =
- ☐ Development ( ) 878 = =
- ☐ Deterioration ( ) 878 = =
- ☐ Borrowing ( ) 878 = =
- ☐ Other (See Remarks Below): 878 = =
- ☐ Transportation ( ) 878 = =
- ☐ Fill ( ) 878 = =
- ☐ Dredge ( ) 878 = =

910 = =
Areas of Significance: Architecture, History

Significance:

Bryan Dunwoody had this house built in about 1885 and his family continued to own the house until 1942. This Italian Villa had East Lake porches added to it at a later date. During the 20th Century, at sometine, the wood frame exterior was stuccoed and then in the 1970's the stucco was removed.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Italian Villa 964 = =

PLAN TYPE Irregular 966 = =

EXTERIOR FABRIC(S) Wood: clapboard with cornerboards 854 = =

STRUCTURAL SYSTEM(S) Wood frame 856 = =

PORCHES N/2 story,2 bay, hipped, enclosed, access from N ornate balsdters; W&N, 1 story, hipped,7 bay,paired turned 942 = =

FOUNDATION: Piers: brick 942 = =

ROOF TYPE: Gable on hip 942 = =

SECONDARY ROOF STRUCTURE(S): W gable ext. 942 = =

CHIMNEY LOCATION: W lat slope; N lat slope; S lat slope 942 = =

WINDOW TYPE: DHS, 2/2,6/6, wood 942 = =

CHIMNEY: Brick 882 = =

ROOF SURFACING: Composition shingle: wood shake 882 = =

ORNAMENT EXTERIOR: paired brackets; vergeboards 882 = =

NO. OF CHIMNEYS 3 952 = = NO. OF STORIES 2 950 = =

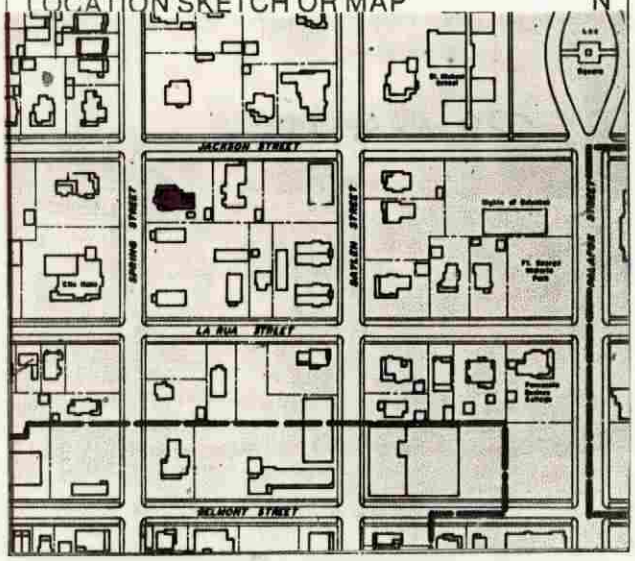
NO. OF DORMERS 0 954 = =

Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill, Gordon Richmond, 1974 809 = =

Latitude and Longitude:
° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): LT 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	19

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

posts and balusters, ging942 = =
erbread trimze, arched brackets
and pendents, deck above W bay;
access from N&W; S semi-circular
porch, 2 story,shed roof, Ionic
columnsand turned balusters,
access from S

Photographic Records Numbers HPPB P80.16 Fr.5A,6A 860 = =
NH11-21A,23A

Contact Print

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR NEGATIVE(S)

CONTINUATION SHEET

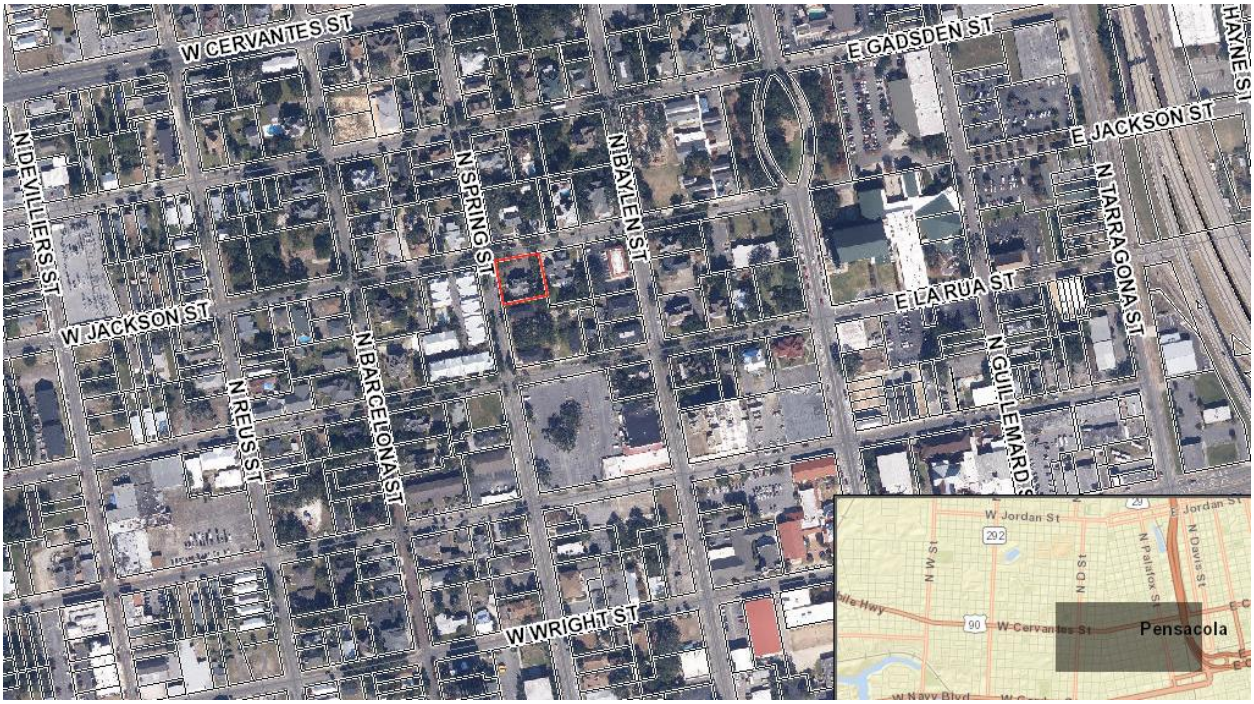
942==Porches: posts and balusters, igngerbread frieze, arched brackets and pendants, deck above W bay, access from N&W; S semi-circular porch, 2 story with shed roof, Ionic columns and turned balusters, access from S







520 N. Spring Street





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

Architectural Review Board Application
Full Board Review

Application Date: 3/26/2025

Project Address: **520 N Spring St, Pensacola, FL 32501**

Applicant: Chandler & Company Construction

Applicant's Address: 1100 N Davis Hwy, Pensacola, FL 32503

Email: *nchandler10@gmail.com* Phone: 850.516.3863

Property Owner: Nannette Chandler
(If different from Applicant)

District: ☐ ***PHD*** ☑ ***NHPD*** ☐ ***OEHPD*** ☐ ***PHBD*** ☐ ***GCD***

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.
Final review of exterior renovations for residence.

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

Applicant Signature

3/26/2025
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

520 N Spring St

This project will focus on restoration of the existing home, making repairs were needed and additions in a manner that adds to the existing character while addressing previous construction shortcomings. I'm proposing two additional coverings to existing porches to mitigate issues with water intrusion where the wall meets the deck. This will not only provide a long-term solution to the water intrusion, but will also help with preservation of the existing siding and the new deck.

Exterior Repairs:

1. Board for Board siding replacement as needed
2. Rear stair replacement
3. Addition of covered porch at rear of house
4. Addition of second story porch (visible from front and side façade)
5. Replacement of front door
6. Tree installation
7. New exterior paint
8. New shingled roof

Exterior Elevations











Proposed Covered porch for 2nd Story



Existing Porch



Proposed rear covered porch



Existing Rear Porch



Existing Front Door



Proposed Front Door



Proposed exterior door for upper balconies





GAF Weathered Wood Natural Shadow Shingle

Corrugated Metal roofing in Clay for new porches

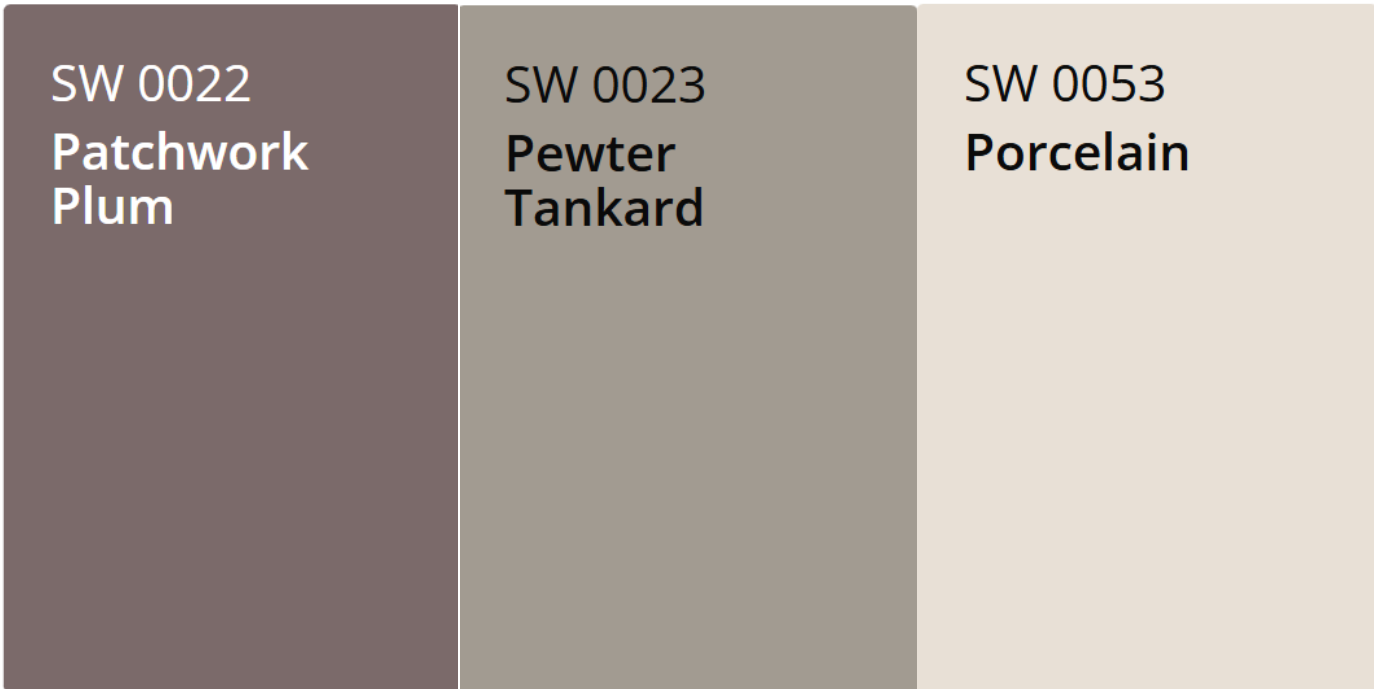
Exterior Paint Colors

Siding/Body of House: Patchwork Plum

Windows and Window/Door Trim: Pewter Tankard

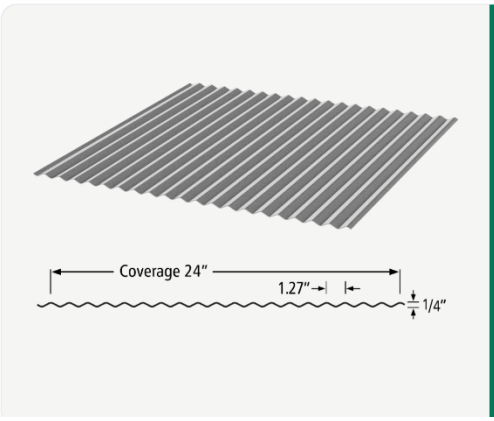
Porch railing, Columns, Gingerbread Trim: Pewter Tankard, Porcelain, Patchwork Plum

Porch Floors: Pewter Tankard



Porch Materials

All porches will need new flooring materials. I plan to use KDAT 1x4 tongue & groove decking for all porches, but if the budget does not allow I would like approval for 1x6 treated decking.



WALL PANEL

1-1/4" Corrugated Panel

1-1/4" Corrugated panels are the original metal roofing and siding panels and are a traditional staple in agricultural applications. Today, usage has expanded beyond its rural roofing heritage and they are being increasingly used to add traditional and rustic looks to homes, restaurants, retail establishments, and many other building types.

PANEL COVERAGE: 24" Coverage

RIB HEIGHT: 1/4"

FASTENER: Exposed Fastner

View Product Details

FL Approval: 7271.1



Porch detail for proposed 2nd story. This porch roof will be below the existing roofline, soffit, and fascia that is existing in next photo. White gutter will be removed and roofline will start there instead.



Existing front elevation. Gutter will be removed and replaced with a shed roof for 2nd story porch 3/12 pitch, metal clad. The top of the porch roof will start below the decorative soffit. This door to be replaced with the historic half-lite pictured in the packet.



Proposed rear porch roof. The footprint of the rear porch area and stairs will not change from what exists; however, all the treads and risers and some of the spindles will need to be replaced. The spindles will match exactly to the existing ones and the treads and risers will be replaced with treated wood. See additional photos attached.









Additional photos of steps at rear of property





Rear porch roof will be an extension of this shed roof to prevent water intrusion and siding damage at back door and porch. This porch will have the corrugated metal roof as previously shown in the packet. The current back door will be replaced with the historic exterior door shown on the previous pages of materials. This one has been cut at an angle top and bottom and it falling apart. * NOTE: the proposed 2nd story front porch roof will be in the same location – below the soffit and fascia detail.

File #: 25-436 | Architectural Review Board | 4/17/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

90, 94, & 100 E. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Review of Exterior Improvements to a Contributing Structure

SUMMARY:

Scott Sallis is seeking final approval for exterior improvements to a contributing structure, including new storefront systems, facade treatments, and a new canopy. This structure was approved for demolition at the November 2022 ARB meeting for a new six-story multi-use building and received conceptual approval for exterior improvements at the February 2025 ARB meeting.

RECOMMENDED CODE SECTIONS:
12-3-27(f)(2)a. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.
12-3-27(f)(4)d. PHBD; Board review standards; show windows and storefronts.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. February 2025_Application and Materials
4. April 2025_Application and Materials

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8: ES03674
Field Date: 8-21-2011
Form Date: 8-23-2011
Recorder #:

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 90-100 E Garden St. Pensacola, Fl 32502 Multiple Listing (DHR only)
Survey Project Name Downtown Pensacola Historic Business District Survey # (DHR only)
National Register Category (please check one) ☐building ☐structure ☒district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	90-100	E	Garden	Street	

Cross Streets (nearest / between) N. side between N Tarragona St and N. Jefferson St
USGS 7.5 Map Name PENSACOLA USGS Date 2009 Plat or Other Map
City / Town (within 3 miles) Pensacola In City Limits? ☒yes ☐no ☐unknown County Escambia
Township 2S Range 30W Section 46 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name:
Tax Parcel # 000S009007001053 Landgrant
Subdivision Name Old City Tract Block Arpent Lot pt 53
UTM Coordinates: Zone ☒16 ☐17 Easting 479467 Northing 3364646
Other Coordinates: X: 30.413683 Y: -87.21378 Coordinate System & Datum NAD83/WGS84
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1947 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial From (year): To (year):
Current Use Commercial From (year): To (year):
Other Use From (year): To (year):
Moves: ☐yes ☒no ☐unknown Date: Original address
Alterations: ☐yes ☐no ☐unknown Date: Nature
Additions: ☐yes ☐no ☐unknown Date: Nature
Architect (last name first): Unknown Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe HPBD Architecture Review Board

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Brick 2. Stucco 3.
Roof Type(s) 1. Flat 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2. w/ parapet
Windows (types, materials, etc.) fixed metal

Distinguishing Architectural Features (exterior or interior ornaments) S/ wood facade

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date Init.	
☐Owner Objection	KEEPER – Determined eligible: ☐yes ☐no Date	
	NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 ES03674

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Brick 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Built in 1947 this building is typical of midcentury commercial architecture

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☒city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) WFHPI and PHBD Architectural Review Files
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Photographic reference numbers: HPPB (none)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Commercial vernacular structure typical in size and scale.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Commerce 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization _____
Document description PHBD Architectural Review Files File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

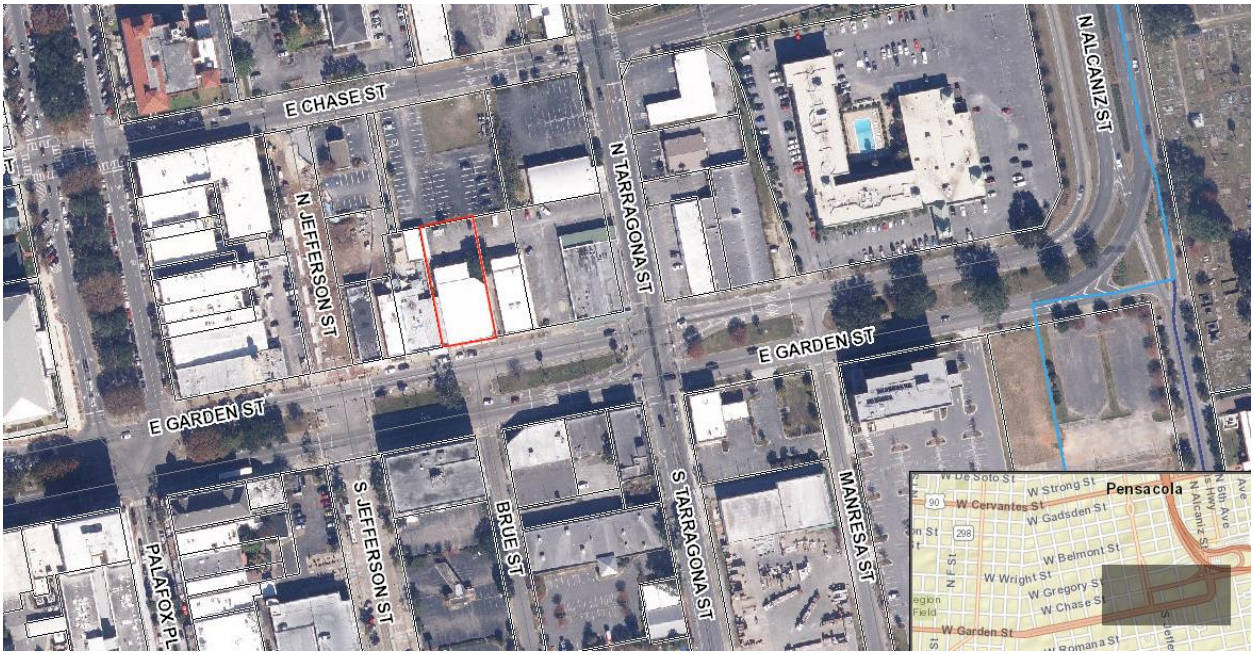
RECORDER INFORMATION

Recorder Name Cynthia A. Catellier 850-288-0189 Affiliation City of Pensacola/University of West Florida
Recorder Contact Information 222 Main St Donald W Kelly Planning Services Coordinator (850)436-5655
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

90 E. Garden Street





File #: 25-203 | Architectural Review Board | 2/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

90, 94, & 100 E. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Exterior Improvements to a Contributing Structure

SUMMARY:

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12-3-27(f)(4)d. PHBD; Board review standards; show windows and storefronts.

FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials

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

Architectural Review Board Application
Full Board Review

Application Date: 1-30-2025

***Project Address*:** **90,94 & 100 E Garden St**

Applicant: J. Scott Sallis, AIA

Applicant's Address: 503 E Government St

Email: *scott@dalsal.com* Phone: 850-470-6399

Property Owner: Catalyst HRE
(If different from Applicant)

District: ☐ ***PHD*** ☐ ***NHPD*** ☐ ***OEHPD*** ☑ ***PHBD*** ☐ ***GCD***

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

***Project specifics/description*:**
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.
Remove existing storefront and install new wind / code compliant, higher more retail friendly storefront system and other aesthetic improvements to these three tenant spaces.

FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL

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

J. Scott Sallis — 01-28-2025

Applicant Signature — Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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architecture

503 E Government St
Pensacola, FL 32502

V 850.470.6399
F 850.470.6397
www.dalsal.com

Date: January 30th, 2025

Project: **90,94, 100 E Garden Storefront Renovation**

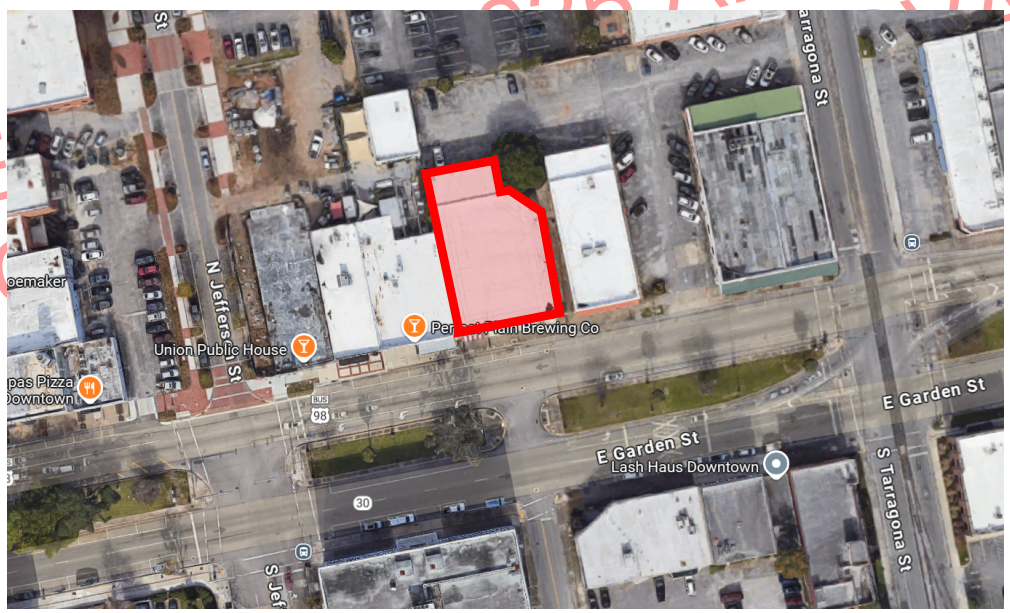
Recipient: Architectural Review Board – City of Pensacola

TABLE OF CONTENTS:

PROJECT LOCATION / SITE PLAN
EXISTING CONDITIONS
LANDSCAPING & PLANTINGS
COLOR & FIINISHES
PAINT COLORS & MATERIALS
WINDOWS & DOORS
LIGHT FIXTURES
EXTERIOR RENDERINGS
DRAWING SET

FE
C
025 ARB MEETING -
VAL

PROJECT LOCATION | EXISTING SITE PLAN



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EXISTING CONDITIONS



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LANDSCAPING & PLANTINGS

Corten Planters with Ferns

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EXTERIOR COLOR & FINISH SCHEDULE

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Stucco Color 1	Sherwin Williams	Link Gray SW6200
Stucco Color 2	Sherwin Williams	Aloof Gray SW6197
New Brick/Cutbrick Veneer	Henry Brick Collection	Full Range Aristocrat
Alum Storefront	Kynar Pre-finished aluminum	Dark Bronze
Rain Screen	Stained P.T. Cypress	SW 3541 Harbor Mist
Parapet flashing	Vinyl coated alum.	Dark Bronze
Alum canopy	Pre-finished aluminum	Dark Bronze
Ivy screen	Powder coated alum frame with galvalum corrugated metal	Dark Bronze & Galvalume

FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL

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PAINT COLORS

Link Gray SW6200
Stucco 1

Aloof Gray SW6197
Stucco 2

LIGHT FIXTURES

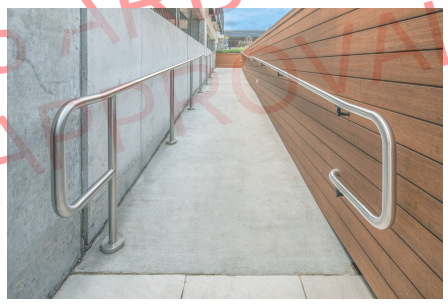
Recessed Canisters in entry soffit only



FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL

RAILINGS

Powder coated Aluminum tube railings at entry ramps - Dark Bronze



CANOPY

Pre-engineered canopy



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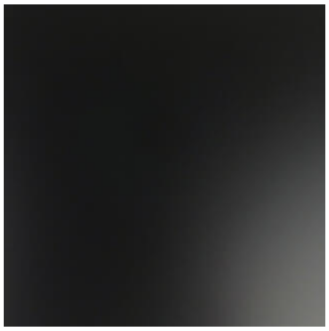
STOREFRONT WINDOWS & ENTRY DOORS





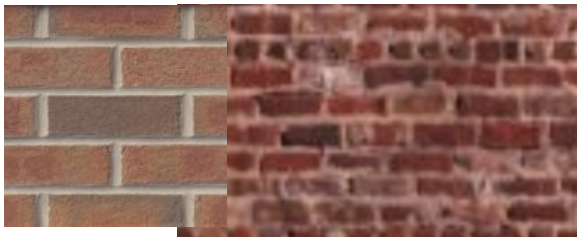
FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL

By: Coral Architectural Products
Kynar - Dark Bronze
Series - FL 550T

NEW BRICK VENEER

WR Taylor supplier of Henry Commercial Collection - Full Range Aristocrat

Brick



Pattern

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EXTERIOR RENDERINGS



FEBRUARY 20
CONCEPTUAL APPRO

EXTERIOR SIGNAGE

Tenants & style to be confirmed.

Surface lit PVC blade and wall signs perpendicular to traffic.

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EXTERIOR RENDERINGS





IRBY SHELL RENOVATION

A RENOVATION FOR IRBY STOREFRONT

94 E GARDEN ST.



VICINITY MAP



SITE MAP



FEMA FLOOD MAP

FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL



BUILDING DATA

APPLICABLE CODES:
2023 FLORIDA BUILDING CODE, EXISTING BUILDING - LEVEL 3 ALTERATION
FLORIDA FIRE PREVENTION CODE, 8th EDITION

CONSTRUCTION TYPE:
TYPE II B: UNPROTECTED, SPRINKLED

OCCUPANCY CLASSIFICATION:
POTENTIAL TENANTS: MERCANTILE, BUSINESS AND ASSEMBLY

OCCUPANCY COUNT: 241

ZONED: C-2A

FLOOD ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT:
ALLOWABLE PER FBC TABLE 504.3a 65'-0"
ACTUAL HEIGHT: 19'-10"

NO. OF STORIES:
ALLOWABLE PER FBC TABLE 504.4 5
ACTUAL NUMBER OF STORIES: 1

ALLOWABLE FLOOR AREA:
ALLOWABLE PER FBC TABLE 506.2: 150,000
ACTUAL AREA: 8,321

BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS
UNIT 1		
GROUND LEVEL	1,540 SF	
UNIT 2		
GROUND LEVEL	2,146 SF	
UNIT 3		
GROUND LEVEL	1,889 SF	
UNIT 4		
GROUND LEVEL	2,746 SF	
TOTAL BUILDING AREA	8,321 SF	

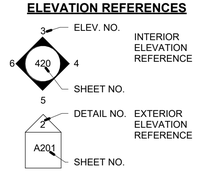
INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Life Safety		
LS01	GROUND FLOOR LIFE SAFETY PLAN	
Architectural		
A010	GROUND & FIRST FLOOR DEMO PLAN	
A102	NEW WORK FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A402	WALL SECTIONS - UNIT 2	

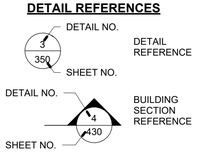
GENERAL NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
3. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
4. CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
5. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
6. PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
8. DO NOT SCALE DRAWINGS; USE DIMENSIONS.
9. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
10. PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON. ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
11. PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
12. COMPLY WITH 2023 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2023 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

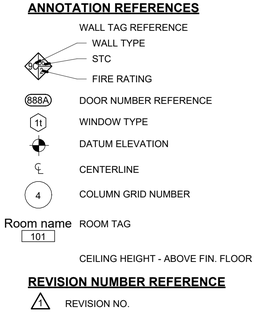
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



REVISION NUMBER REFERENCE

1 REVISION NO.

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architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

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

CERTIFICATION

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

IRBY SHELL RENOVATION
94 E GARDEN ST.

DRAWN BY:	CHECKED BY:
WEH	JSS

ISSUE DATE: 01-10-25

REVISIONS:

No.	Desc.	Date

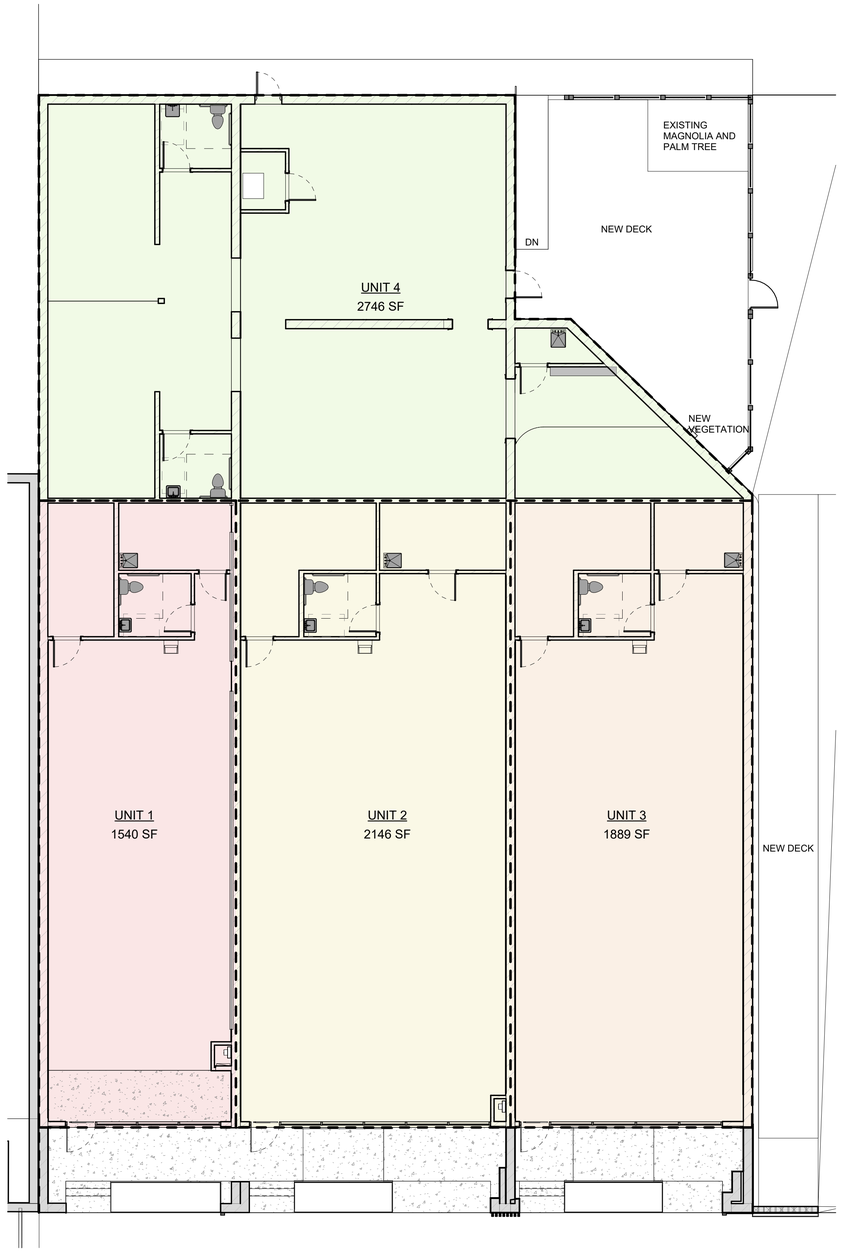
SHEET TITLE: **TITLE SHEET**

SHEET NO: **G001**

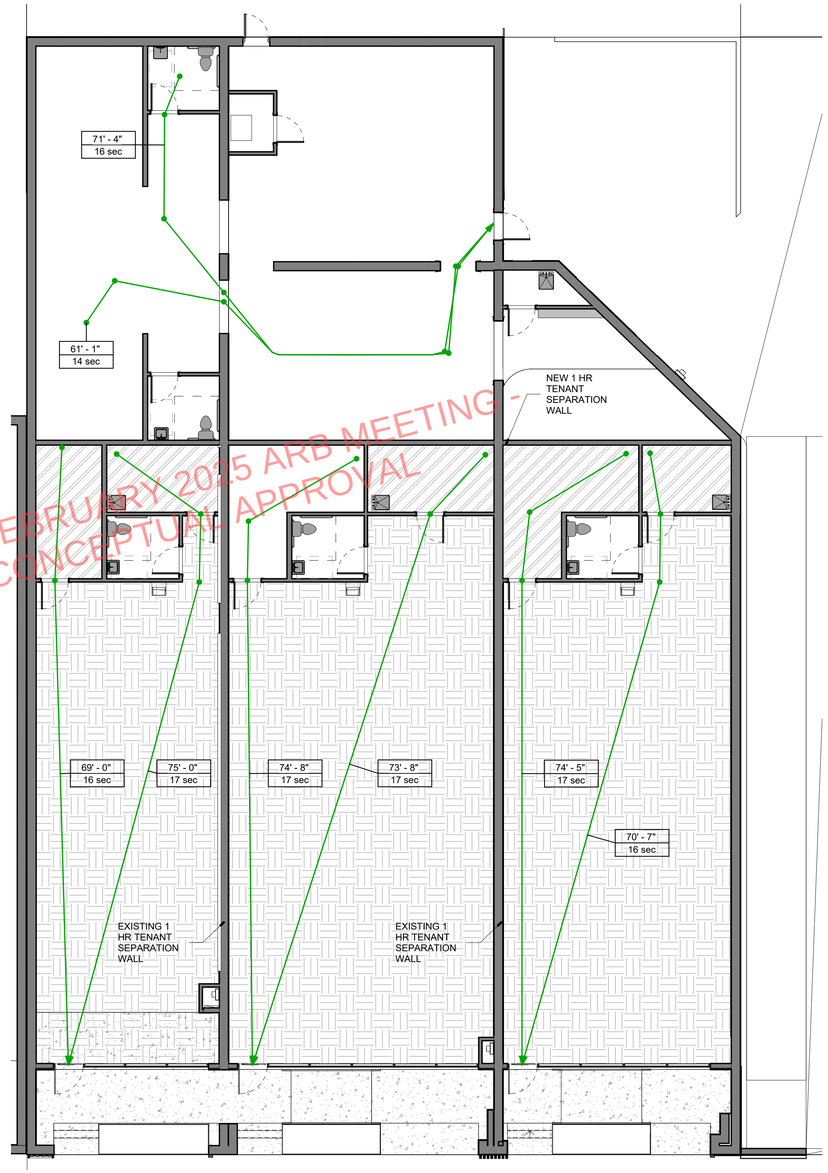
PROJECT NO: 24034

GROSS OCCUPANCY LEGEND

1540 SF	UNIT 1 - OCCUPANCY TYPE: UNKNOWN; POTENTIAL BUSINESS
2146 SF	UNIT 2 - OCCUPANCY TYPE: UNKNOWN; POTENTIAL BUSINESS
1889 SF	UNIT 3 - OCCUPANCY TYPE: UNKNOWN; POTENTIAL BUSINESS
2746 SF	UNIT 4 - OCCUPANCY TYPE: UNKNOWN; POTENTIAL ASSEMBLY A-2



2 LEASE OUTLINE DRAWING
1/8" = 1'-0"



FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL

1 LIFE SAFETY PLAN
1/8" = 1'-0"

BUILDING DATA

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ALLOWABLE PER FBC TABLE 506.2: 150,000
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OCCUPANCY LOAD (GROSS AREAS)

RM. NAME	OCCUPANCY (GROSS)	GROSS AREA	GROSS OCCUPANCY FACTOR (NFPA)	GROSS OCCUPANCY LOAD	REQ. EGRESS WIDTH
EX. FIRE RISER	ACCESS. STO. - MECH.	77 SF	300	1	77/256"
UNIT 1	BUSINESS	1237 SF	150	9	2 181/256"
UNIT 1 JANITOR/HVAC	ACCESS. STO. - MECH.	106 SF	300	1	77/256"
UNIT 1 RR	N/A	63 SF	0		
UNIT 1 STORAGE	ACCESS. STO. - MECH.	133 SF	300	1	77/256"
UNIT 2	BUSINESS	1785 SF	150	12	3 39/64"
UNIT 2 JANITOR/HVAC	ACCESS. STO. - MECH.	118 SF	300	1	77/256"
UNIT 2 RR	N/A	63 SF	0		
UNIT 2 STORAGE	ACCESS. STO. - MECH.	180 SF	300	1	77/256"
UNIT 3	BUSINESS	1560 SF	150	11	3 79/256"
UNIT 3 JANITOR/HVAC	ACCESS. STO. - MECH.	89 SF	300	1	77/256"
UNIT 3 RR	N/A	63 SF	0		
UNIT 3 STORAGE	ACCESS. STO. - MECH.	180 SF	300	1	77/256"
UNIT 4	A2 ASSEMBLY	2172 SF	15	145	3' - 7 157/256"
UNIT 4 JANITOR	ACCESS. STO. - MECH.	48 SF	300	1	77/256"
UNIT 4 RR	N/A	71 SF	0		
UNIT 4 RR	N/A	78 SF			
GROSS OCCUPANCY TOTAL: 17		8025 SF		185	

OCCUPANCY COUNT

UNIT 1 = 11
UNIT 3 = 14
UNIT 3 = 13
UNIT 4 = 146

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DRAWN BY: WEH
CHECKED BY: Checker
ISSUE DATE: 01-10-25
REVISIONS
No. Des. Date

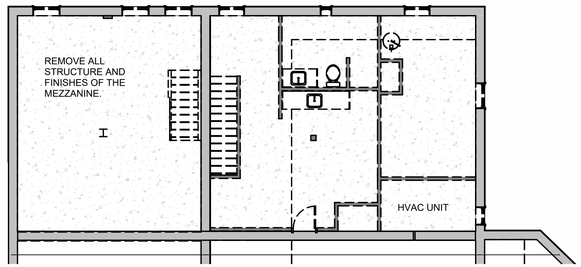
SHEET TITLE:
GROUND FLOOR LIFE SAFETY PLAN

SHEET NO:
LS01

PROJECT NO: 24034

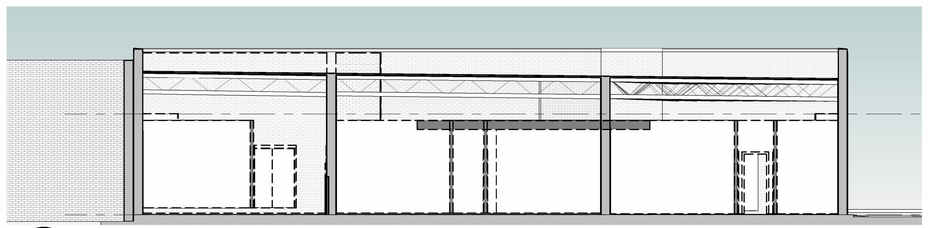
DEMOLITION NOTES

1. IN PERFORMING OF THE DESIGN CONTRACT, THE ARCHITECT WILL MAKE CERTAIN ASSUMPTIONS REGARDING EXISTING STRUCTURES AND CONDITIONS. INSOMUCH AS SOME ASSUMPTIONS WILL NOT BE VERIFIED BECAUSE OF THE COST INVOLVED OR TO AVOID DISRUPTION OR DESTRUCTION OF PROPERTY, THE ARCHITECT DOES NOT WARRENT THAT HIS DESIGN WILL CORRESPOND TO ACTUAL FIELD CONDITIONS. EXISTING CONDITIONS WHICH VARY FROM DESIGN ASSUMPTIONS MAY REQUIRE DESSIGN ALTERATIONS WHICH MAY INCREASE DESIGN AND CONSTRUCTION COSTS.
2. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
3. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
4. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.
5. REMOVE ALL STUD WALLS AND FINISHES AS SHOWN IN BOLD, DASHED LINES.
6. REMOVE ALL EXISTING PLUMBING FIXTURES AS SHOWN IN BOLD, DASHED LINES.
7. REMOVE ALL STRUCTURE AND FINISHES OF THE MEZZANINE.
8. REMOVE ALL HVAC EQUIPMENT AND DUCTWORK.
9. UNITS 2&3 APPEAR TO HAVE A COMPOSITE CEILING TILE PRODUCT AT ROOF DECK, ABOVE THE EXISTING DROPPED CEILING TILE SYSTEM. THIS LOOKS TO BE A TECTUM DECK. BID ALTERNATIVE FOR REMOVING
10. RECOMMEND PHASE 1 ENVIRONMENTAL ASSESSMENT.
11. EXISTING ROOF MEMBRANE TO REMAIN.

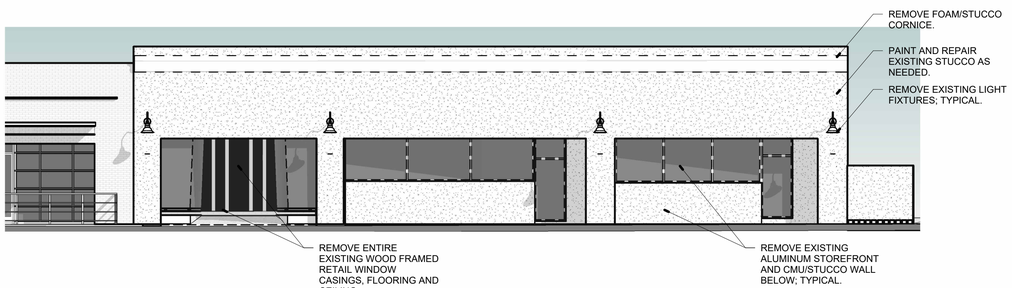


2 **MEZZANINE DEMOLITION PLAN**
1/8" = 1'-0"

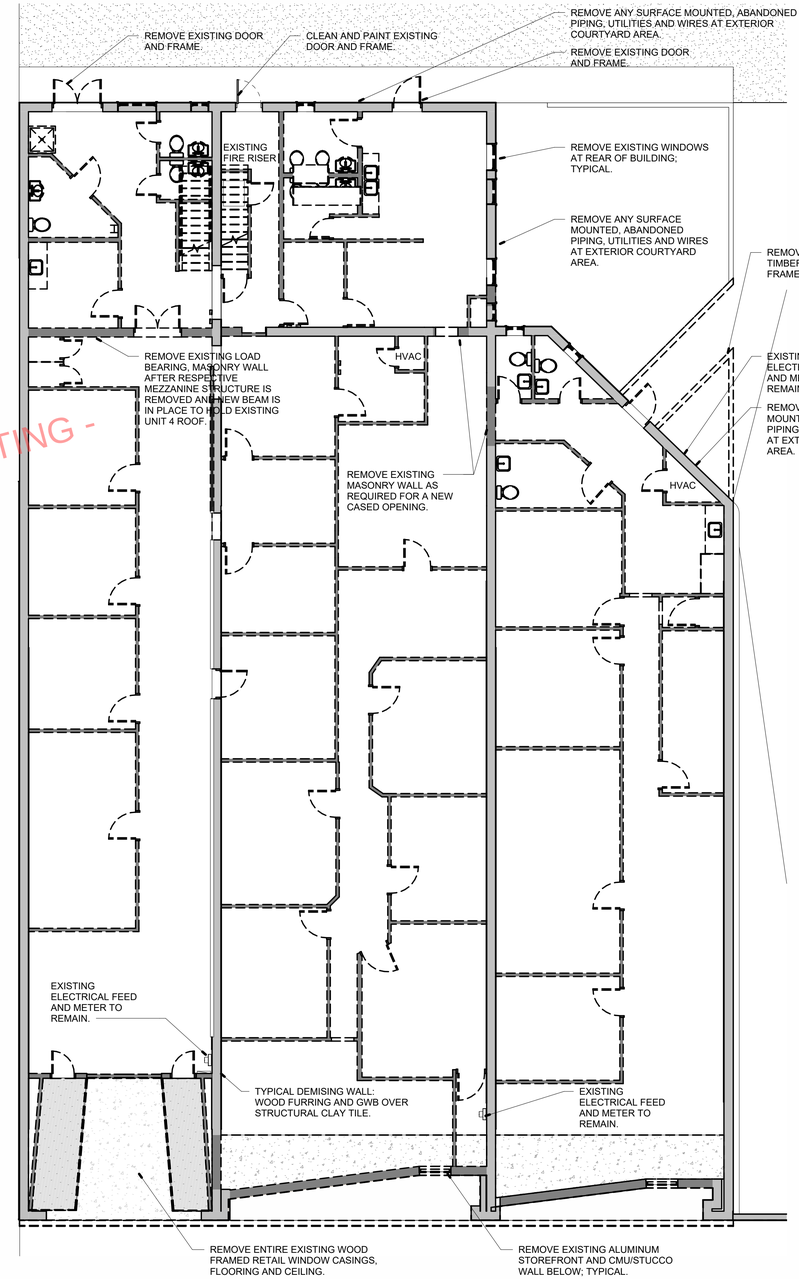
FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL



4 **TRANSVERSE SECTION DEMO**
1/8" = 1'-0"



3 **DEMO ELEVATION**
1/8" = 1'-0"



1 **DEMOLITION PLAN**
1/8" = 1'-0"

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CERTIFICATION

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

IRBY SHELL RENOVATION

94 E GARDEN ST.

DRAWN BY:	CHECKED BY:
WEH	JSS

ISSUE DATE: 01-10-25

REVISIONS

No.	Des.	Date

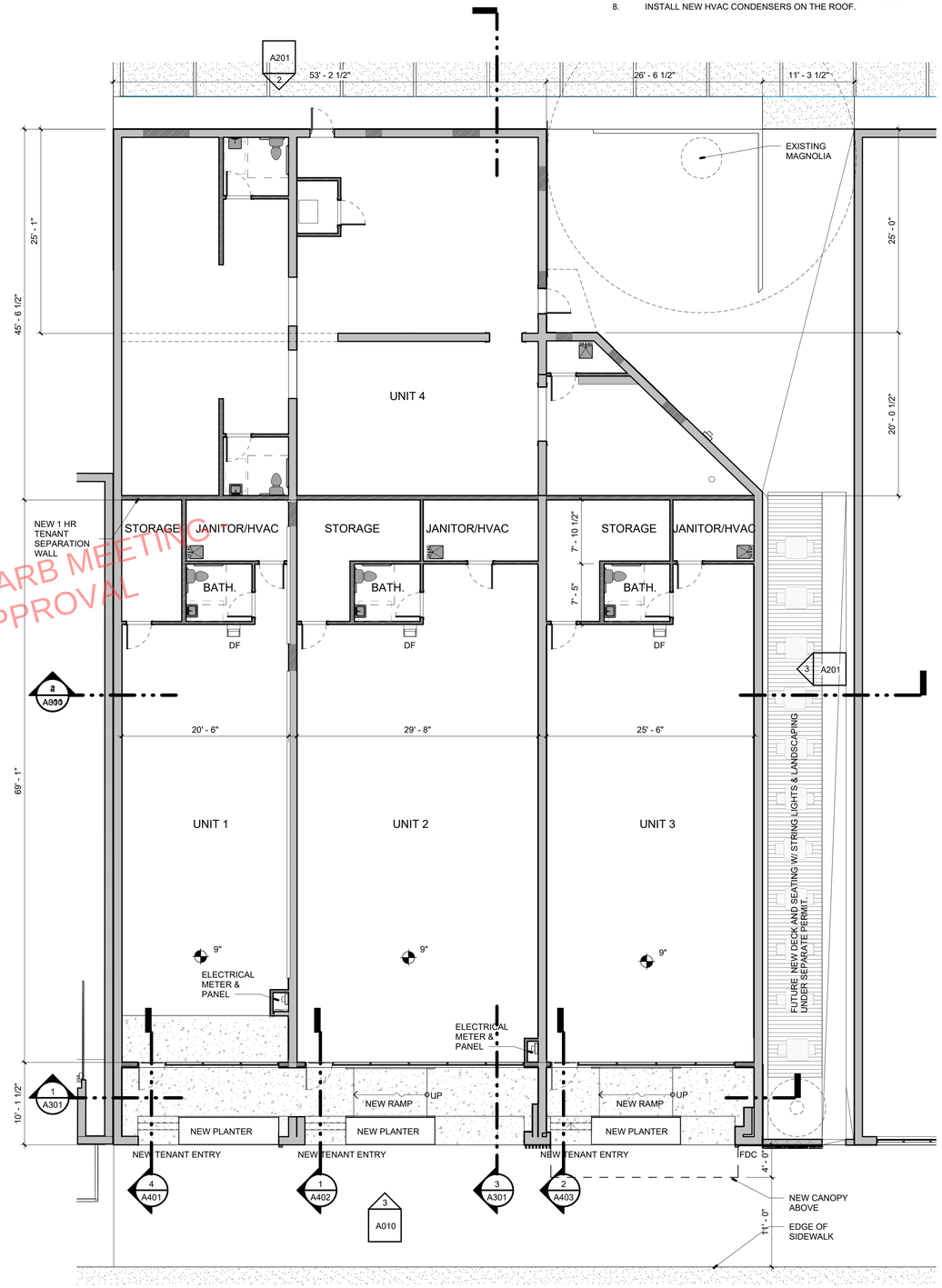
SHEET TITLE: **GROUND & FIRST FLOOR DEMO PLAN**

SHEET NO: **A010**

PROJECT NO: 24034

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
4. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
5. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
6. PROVIDE STRETCH TAPE FLASHING SURROUNDING ALL WALL PENETRATIONS BY PIPES AND EXHAUST DUCTS AS PER MFR. STANDARDS.
7. REPLACE ALL HVAC EQUIPMENT AND DISTRIBUTION SYSTEM.
8. INSTALL NEW HVAC CONDENSERS ON THE ROOF.



FEBRUARY 2025 ARB MEETING
CONCEPTUAL APPROVAL

1 NEW WORK PLAN

1/8" = 1'-0"

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ISSUE DATE: 01-10-25

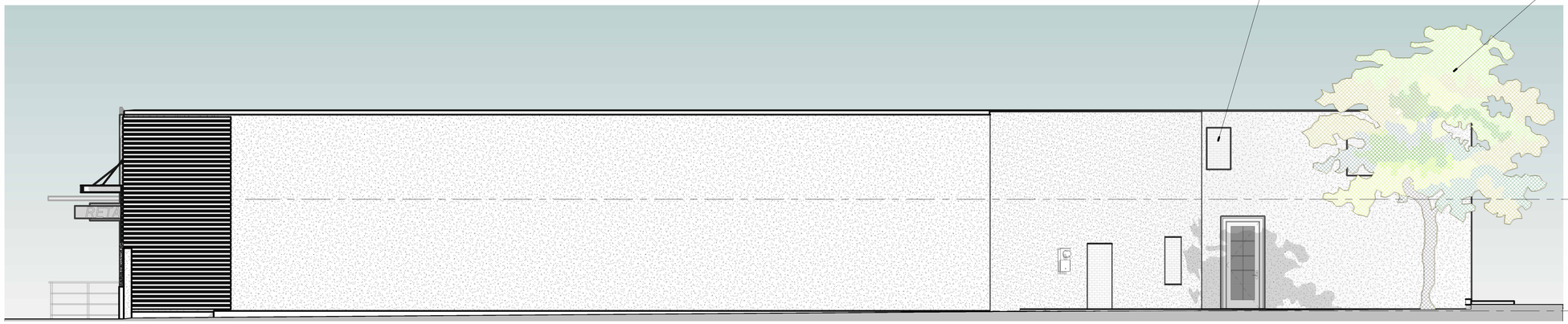
REVISIONS

No.	Des.	Date

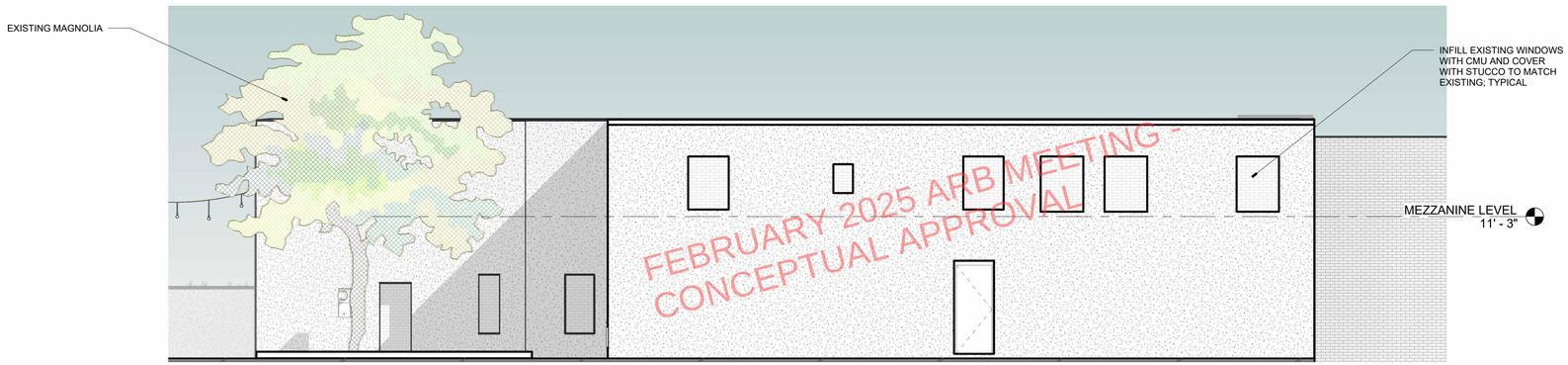
SHEET TITLE: **NEW WORK FLOOR PLAN**

SHEET NO: **A102**

PROJECT NO: 24034



3 SIDE A ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

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ISSUE DATE: 01-10-25

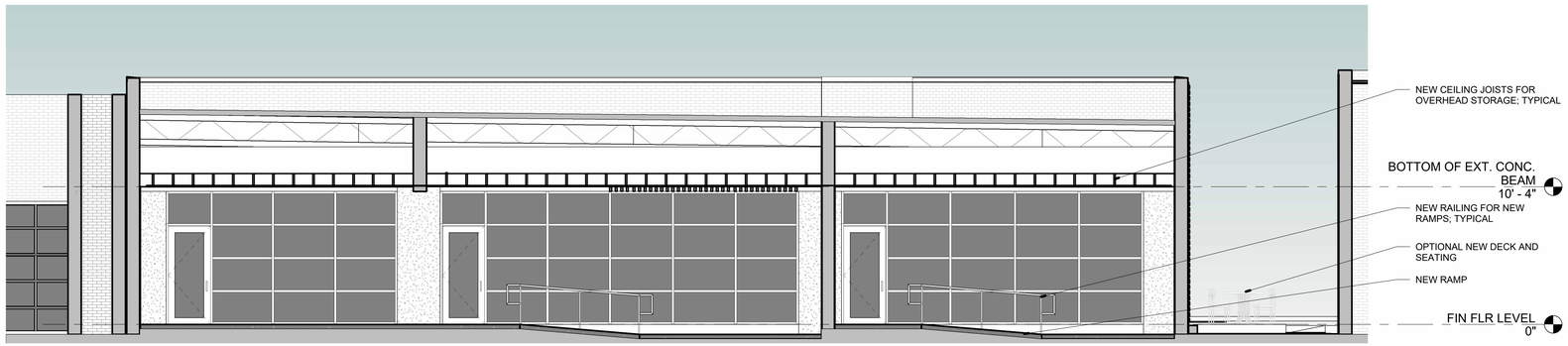
REVISIONS

No.	Des.	Date

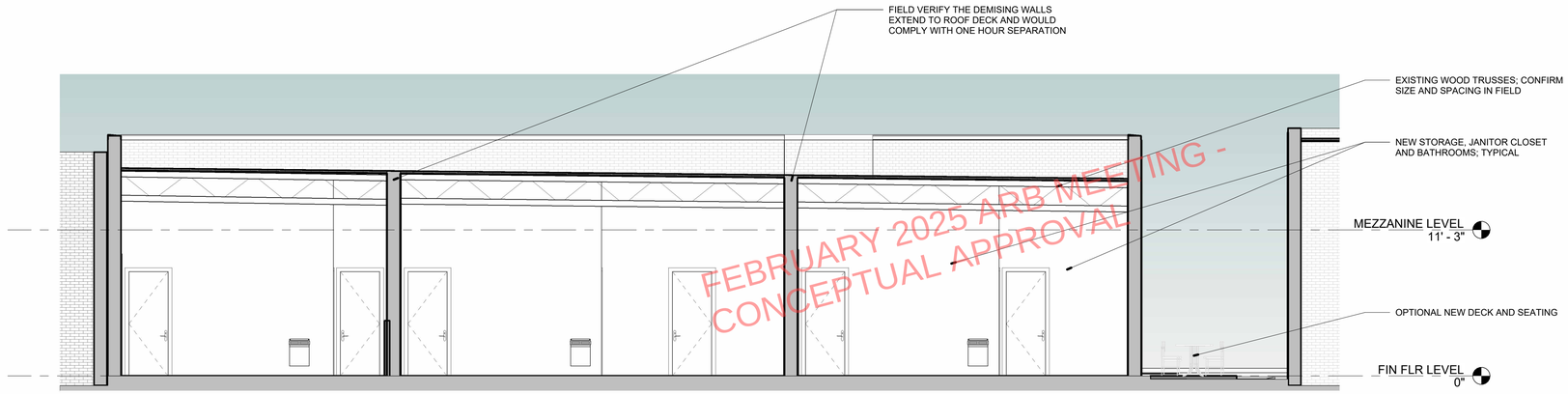
SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A201**

PROJECT NO: 24034



1 TRANSVERSE SECTION AT ENTRY
3/16" = 1'-0"



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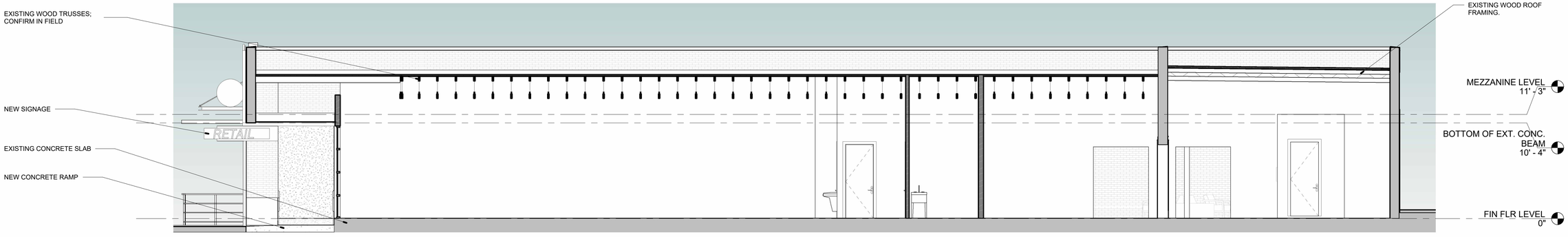
2 TRANSVERSE SECTION
3/16" = 1'-0"



3 LONGITUDINAL SECTION
3/16" = 1'-0"

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IRBY SHELL RENOVATION
94 E GARDEN ST.

DRAWN BY:	CHECKED BY:
WEH	JSS

ISSUE DATE: 01-10-25

REVISIONS

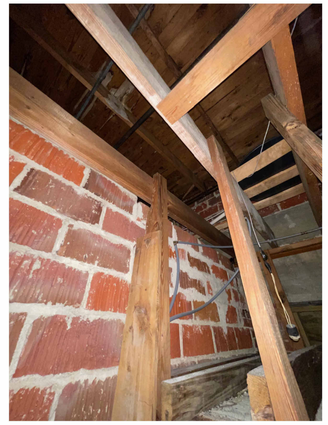
No.	Des.	Date

SHEET TITLE: **BUILDING SECTIONS**

SHEET NO: **A301**

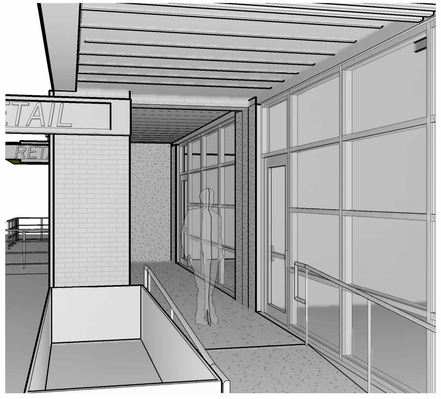
PROJECT NO: 24034



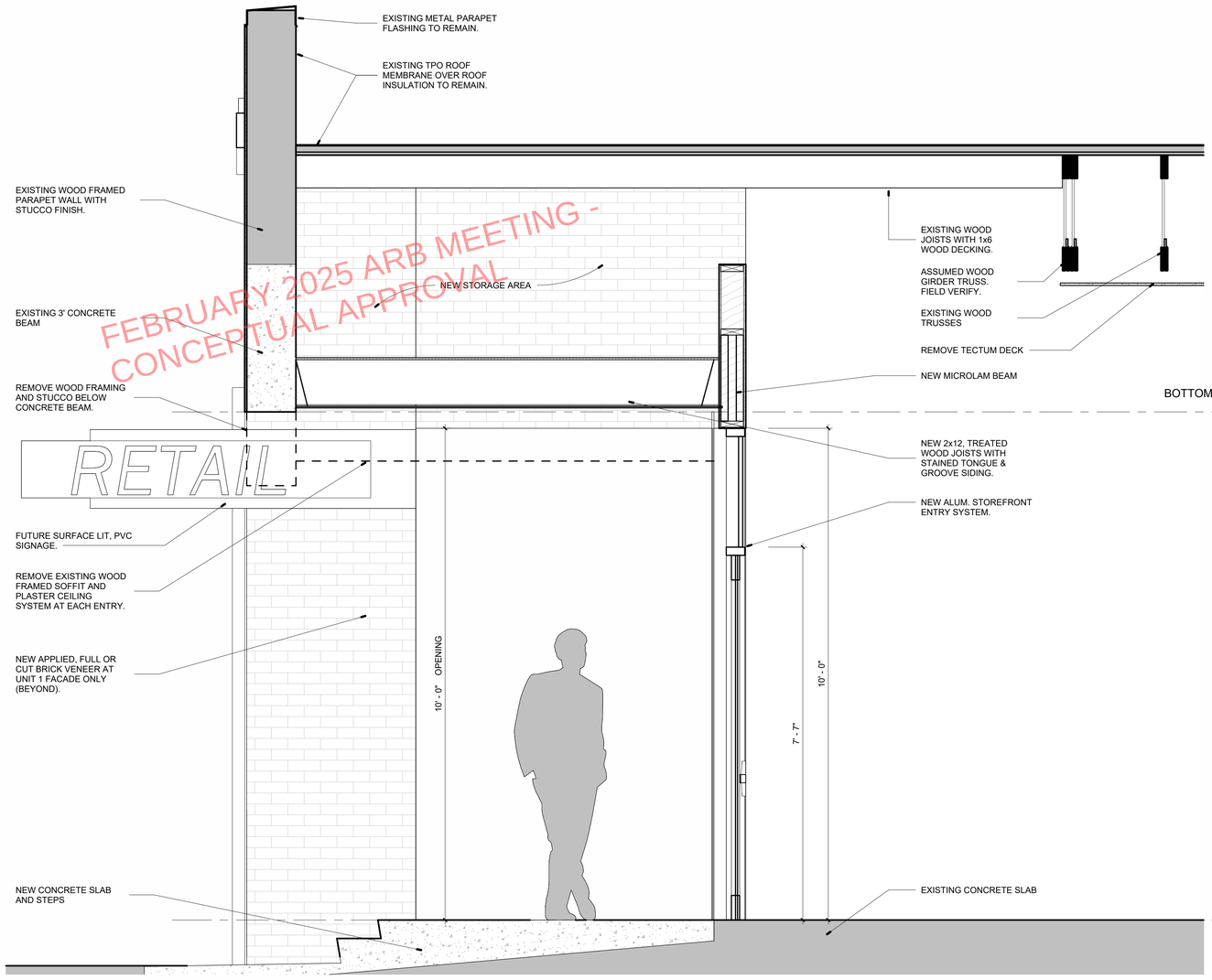




2 UNIT 2 ENTRY VIEW 1



3 UNIT 2 ENTRY VIEW 2



1 UNIT 2 ENTRY SECTION
3/4" = 1'-0"

FEBRUARY 2025 ARB MEETING - CONCEPTUAL APPROVAL

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CERTIFICATION

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ISSUE DATE: 01-10-25

REVISIONS

No.	Des.	Date

SHEET TITLE: **WALL SECTIONS - UNIT 2**

SHEET NO: **A402**

PROJECT NO: 24034

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

Architectural Review Board Application
Full Board Review

Application Date: 03-04-2025

***Project Address*:** **90,94 & 100 E Garden St**

Applicant: J. Scott Sallis, AIA

Applicant's Address: 503 E Government St

Email: *scott@dalsal.com* Phone: 850-470-6399

Property Owner: Catalyst HRE
(If different from Applicant)

District: ☐ ***PHD*** ☐ ***NHPD*** ☐ ***OEHPD*** ☑ ***PHBD*** ☐ ***GCD***

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.
Remove existing storefront and install new wind / code compliant, higher more retail friendly storefront system and other aesthetic improvements to these three tenant spaces.

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

J. Scott Sallis — 01-28-2025

Applicant Signature — Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

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Date: January 30th, 2025

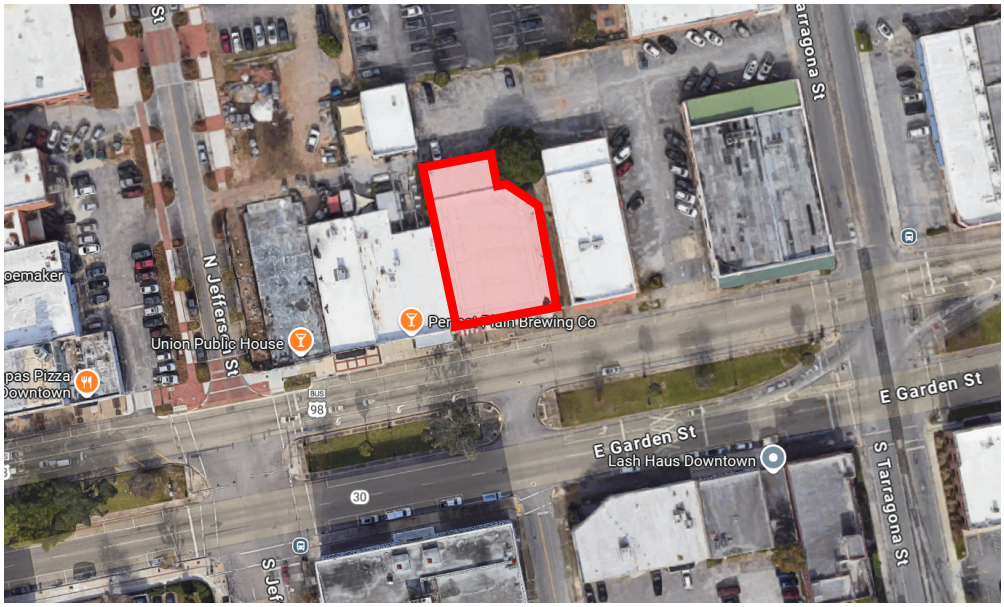
Project: **90,94, 100 E Garden Storefront Renovation**

Recipient: Architectural Review Board – City of Pensacola

TABLE OF CONTENTS:

PROJECT LOCATION / SITE PLAN
EXISTING CONDITIONS
LANDSCAPING & PLANTINGS
COLOR & FIINISHES
PAINT COLORS & MATERIALS
WINDOWS & DOORS
LIGHT FIXTURES
EXTERIOR RENDERINGS
DRAWING SET

PROJECT LOCATION | EXISTING SITE PLAN



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EXISTING CONDITIONS





LANDSCAPING & PLANTINGS

Corten Planters with Ferns

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EXTERIOR COLOR & FINISH SCHEDULE

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Stucco Color 1	Sherwin Williams	Link Gray SW6200
Stucco Color 2	Sherwin Williams	Aloof Gray SW6197
New Brick/Cutbrick Veneer	Henry Brick Collection	Full Range Aristocrat
Alum Storefront	Kynar Pre-finished aluminum	Dark Bronze
Rain Screen	Stained P.T. Cypress	SW 3541 Harbor Mist
Parapet flashing	Vinyl coated alum.	Dark Bronze
Alum canopy	Pre-finished aluminum	Dark Bronze
Ivy screen	Powder coated alum frame with galvalum corrugated metal	Dark Bronze & Galvalume

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PAINT COLORS

Link Gray SW6200
Stucco 1

Aloof Gray SW6197
Stucco 2

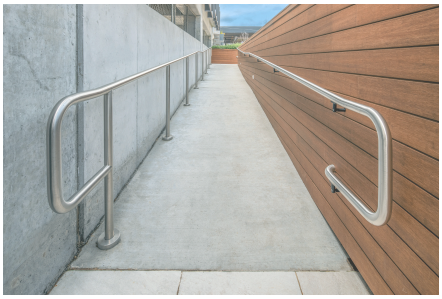
LIGHT FIXTURES

Recessed Canisters in entry soffit only



RAILINGS

Powder coated Aluminum tube railings at entry ramps - Dark Bronze



CANOPY

Pre-engineered canopy



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STOREFRONT WINDOWS & ENTRY DOORS

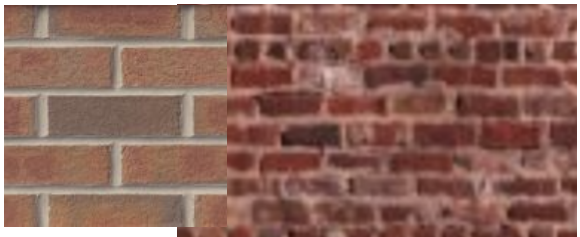


By: Coral Architectural Products
Kynar - Dark Bronze
Series - FL 550T

NEW BRICK VENEER

WR Taylor supplier of Henry Commercial Collection - Full Range Aristocrat

Brick



Pattern

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EXTERIOR RENDERINGS



EXTERIOR SIGNAGE

Tenants & style to be confirmed.

Surface lit PVC blade and wall signs perpendicular to traffic.

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EXTERIOR RENDERINGS





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EXTERIOR RENDERINGS





IRBY SHELL RENOVATION

A RENOVATION FOR RETAIL STOREFRONT AT EAST GARDEN DISTRICT

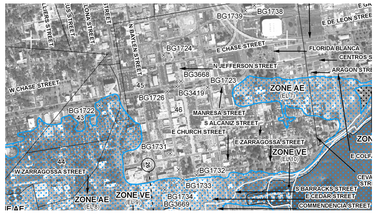
94 E GARDEN ST.



VICINITY MAP



SITE MAP



FEMA FLOOD MAP



BUILDING DATA

APPLICABLE CODES:
2023 FLORIDA BUILDING CODE, EXISTING BUILDING - LEVEL 3 ALTERATION
FLORIDA FIRE PREVENTION CODE, 8th EDITION

CONSTRUCTION TYPE:
TYPE II B: UNPROTECTED, SPRINKLED

OCCUPANCY CLASSIFICATION: MIXED USE
POTENTIAL TENANTS: MERCANTILE, BUSINESS AND ASSEMBLY

OCCUPANCY COUNT: 241

ZONED: C-2A

FLOOD ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT:
ALLOWABLE PER FBC TABLE 504.3a 65'-0"
ACTUAL HEIGHT: 19'-10"
NO. OF STORIES:
ALLOWABLE PER FBC TABLE 504.4 5
ACTUAL NUMBER OF STORIES: 1
ALLOWABLE FLOOR AREA:
ALLOWABLE PER FBC TABLE 506.2: 150,000
ACTUAL AREA: 8,321

BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS
EGRESS CORRIDOR		
GROUND LEVEL	329 SF	
UNIT 1		
GROUND LEVEL	1,540 SF	
UNIT 2		
GROUND LEVEL	1,971 SF	
UNIT 3		
GROUND LEVEL	1,735 SF	
UNIT 4		
GROUND LEVEL	2,746 SF	
TOTAL BUILDING AREA	8,321 SF	

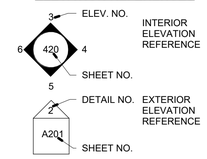
INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Life Safety		
LS01	GROUND FLOOR LIFE SAFETY PLAN	
Architectural		
A010	GROUND & FIRST FLOOR DEMO PLAN	
A102	NEW WORK FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A402	WALL SECTIONS - UNIT 2	

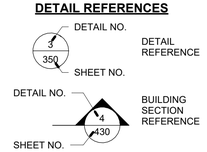
GENERAL NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
3. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
4. CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
5. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
6. PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
8. DO NOT SCALE DRAWINGS; USE DIMENSIONS.
9. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
10. PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
11. PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
12. COMPLY WITH 2023 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2023 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

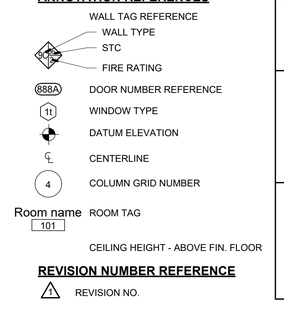
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



REVISION NUMBER REFERENCE

1 REVISION NO.

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CERTIFICATION

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

IRBY SHELL RENOVATION

94 E GARDEN ST.

DRAWN BY: WEH | CHECKED BY: JSS

ISSUE DATE: 2025-03-10

REVISIONS:

No.	Desc.	Date

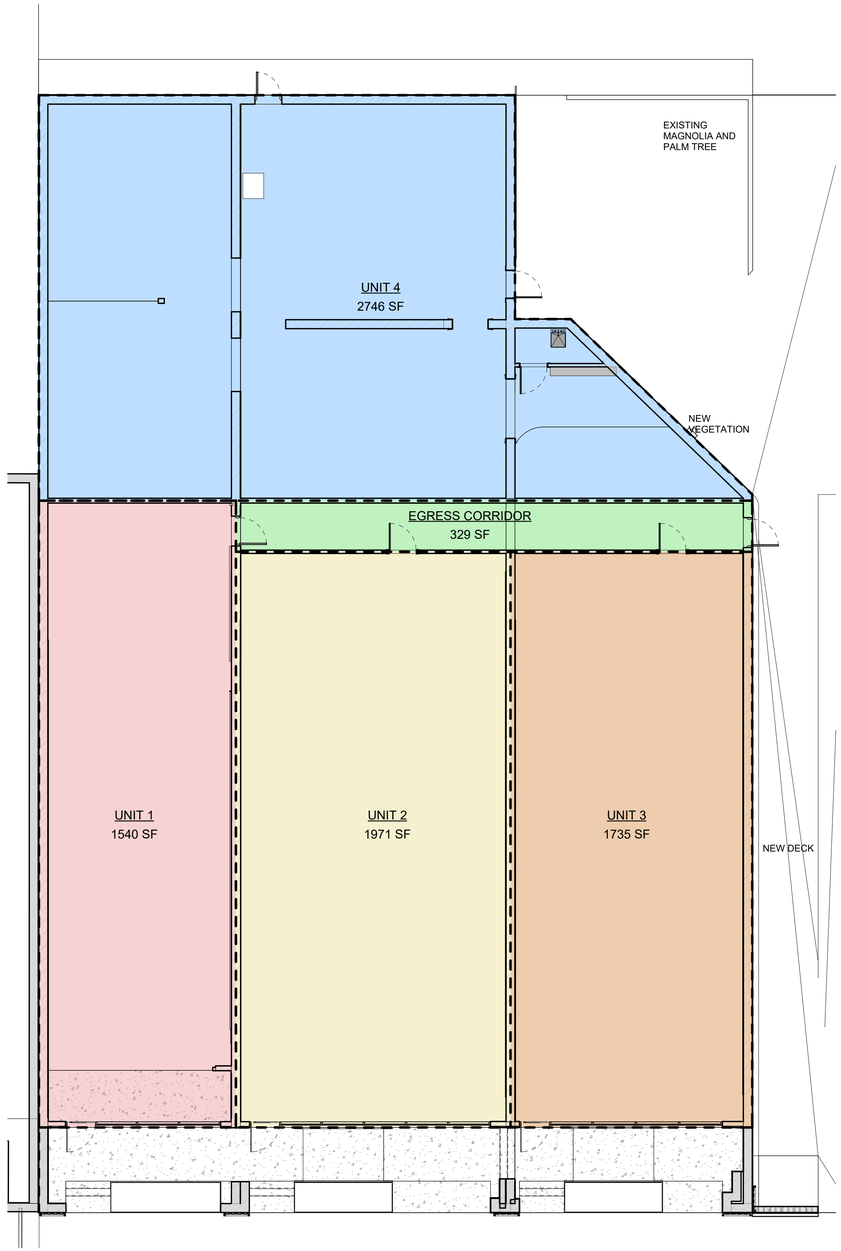
SHEET TITLE: **TITLE SHEET**

SHEET NO: **G001**

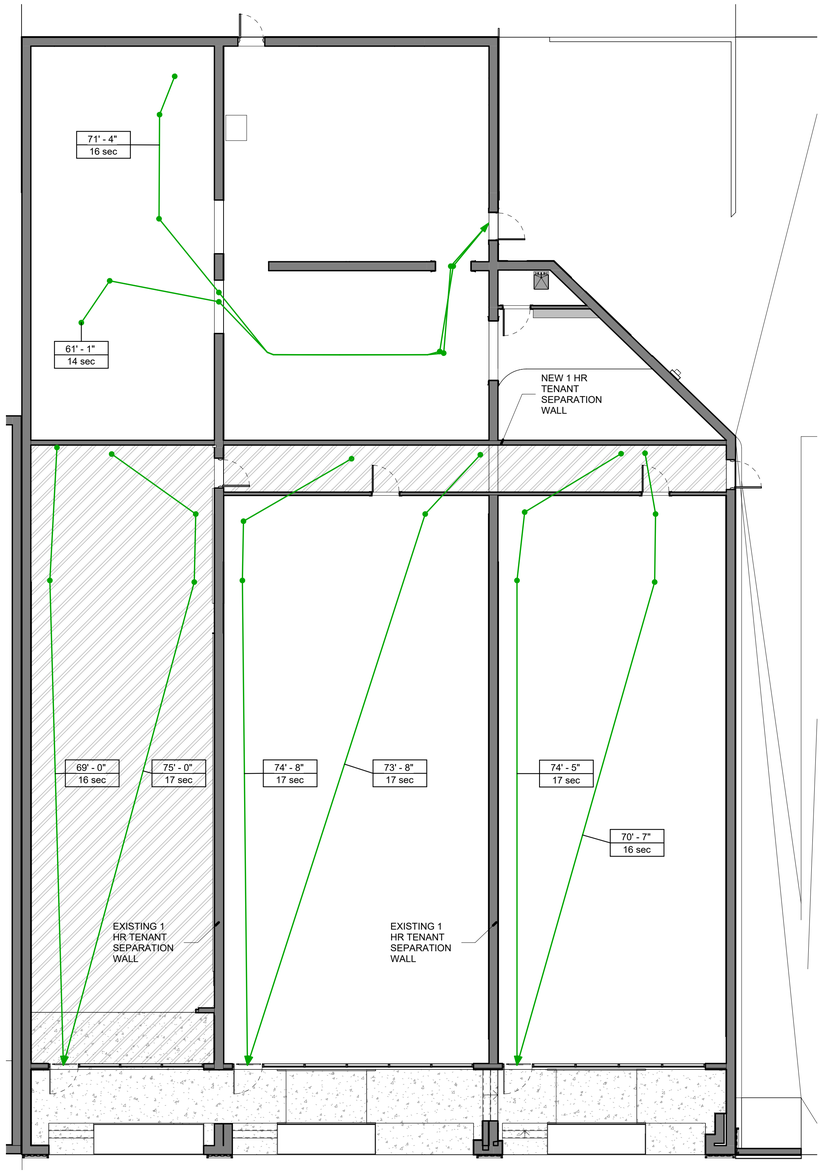
PROJECT NO: 24034

GROSS OCCUPANCY LEGEND

329 SF	UNIT 1 - OCCUPANCY TYPE: UNKNOWN; POTENTIAL BUSINESS
1540 SF	UNIT 2 - OCCUPANCY TYPE: UNKNOWN; POTENTIAL BUSINESS
1735 SF	UNIT 3 - OCCUPANCY TYPE: UNKNOWN; POTENTIAL BUSINESS
1971 SF	UNIT 4 - OCCUPANCY TYPE: UNKNOWN; POTENTIAL ASSEMBLY A-2
2746 SF	



2 LEASE OUTLINE DRAWING
1/8" = 1'-0"



1 LIFE SAFETY PLAN
1/8" = 1'-0"

BUILDING DATA

APPLICABLE CODES:
2023 FLORIDA BUILDING CODE, EXISTING BUILDING - LEVEL 3 ALTERATION
FLORIDA FIRE PREVENTION CODE, 8th EDITION

CONSTRUCTION TYPE:
TYPE II B: UNPROTECTED, SPRINKLED

OCCUPANCY CLASSIFICATION: MIXED USE
POTENTIAL TENANTS: MERCANTILE, BUSINESS AND ASSEMBLY

OCCUPANCY COUNT: 241

ZONED: C-2A

FLOOD ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT:
ALLOWABLE PER FBC TABLE 504.3a: 65'-0"
ACTUAL HEIGHT: 19'-10"
NO. OF STORIES:
ALLOWABLE PER FBC TABLE 504.4: 5
ACTUAL NUMBER OF STORIES: 1
ALLOWABLE FLOOR AREA:
ALLOWABLE PER FBC TABLE 506.2: 150,000
ACTUAL AREA: 8,321

OCCUPANCY LOAD (GROSS AREAS)

RM. NAME	OCCUPANCY (GROSS)	GROSS AREA	GROSS OCCUPANCY FACTOR (NFPA)	GROSS OCCUPANCY LOAD	REQ. EGRESS WIDTH
EX. FIRE RISER	ACCESS. STO. - MECH.	77 SF	300	1	0"
UNIT 1	A2 ASSEMBLY	1237 SF	15	83	2' - 1"
UNIT 1 JANITOR/HVAC	ACCESS. STO. - MECH.	106 SF	300	1	0"
UNIT 1 RR	N/A	63 SF	0		
UNIT 1 STORAGE	ACCESS. STO. - MECH.	133 SF	300	1	0"
UNIT 2	BUSINESS	1785 SF	15	120	3' - 0"
UNIT 2 JANITOR/HVAC	ACCESS. STO. - MECH.	118 SF	300	1	0"
UNIT 2 RR	N/A	63 SF	0		
UNIT 2 STORAGE	ACCESS. STO. - MECH.	180 SF	300	1	0"
UNIT 3	BUSINESS	1560 SF	15	105	2' - 8"
UNIT 3 JANITOR/HVAC	ACCESS. STO. - MECH.	89 SF	300	1	0"
UNIT 3 RR	N/A	63 SF	0		
UNIT 3 STORAGE	ACCESS. STO. - MECH.	180 SF	300	1	0"
UNIT 4	A2 ASSEMBLY	2172 SF	15	145	3' - 8"
UNIT 4 JANITOR	ACCESS. STO. - MECH.	48 SF	300	1	0"
UNIT 4 RR	N/A	71 SF	0		
UNIT 4 RR	N/A	78 SF			
GROSS OCCUPANCY TOTAL: 17		8025 SF		461	

OCCUPANCY COUNT

UNIT 1 = 85
UNIT 2 = 122
UNIT 3 = 107
UNIT 4 = 147

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CERTIFICATION

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

IRBY SHELL RENOVATION

94 E GARDEN ST.

DRAWN BY:	CHECKED BY:
WEH	JSS

ISSUE DATE: 2025-03-10

REVISIONS

No.	Des.	Date

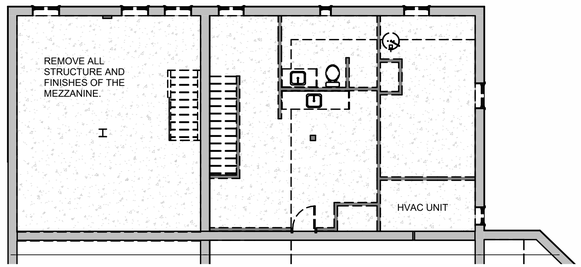
SHEET TITLE: **GROUND FLOOR LIFE SAFETY PLAN**

SHEET NO: **LS01**

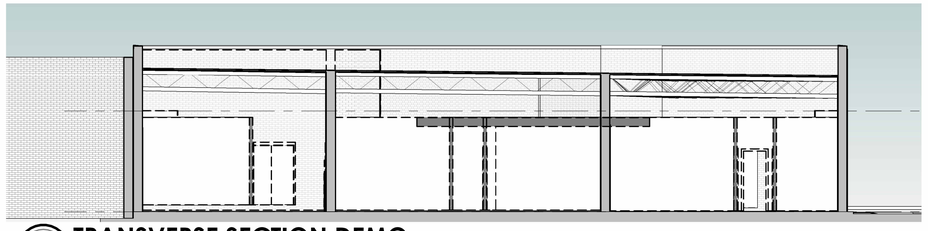
PROJECT NO: 24034

DEMOLITION NOTES

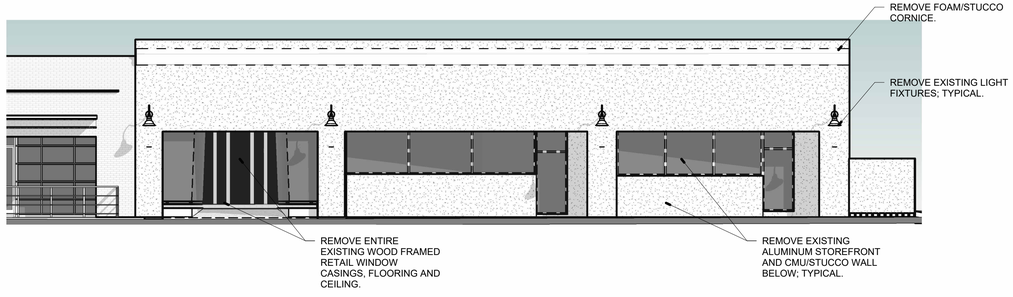
1. IN PERFORMING OF THE DESIGN CONTRACT, THE ARCHITECT WILL MAKE CERTAIN ASSUMPTIONS REGARDING EXISTING STRUCTURES AND CONDITIONS. INSOMUCH AS SOME ASSUMPTIONS WILL NOT BE VERIFIED BECAUSE OF THE COST INVOLVED OR TO AVOID DISRUPTION OR DESTRUCTION OF PROPERTY, THE ARCHITECT DOES NOT WARRANT THAT HIS DESIGN WILL CORRESPOND TO ACTUAL FIELD CONDITIONS. EXISTING CONDITIONS WHICH VARY FROM DESIGN ASSUMPTIONS MAY REQUIRE DESIGN ALTERATIONS WHICH MAY INCREASE DESIGN AND CONSTRUCTION COSTS.
2. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
3. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
4. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.
5. REMOVE ALL EXISTING STUD WALLS AND FINISHES.
6. REMOVE ALL EXISTING FLOOR FINISHES TO SLAB.
7. REMOVE ALL EXISTING PLUMBING FIXTURES, SHELVING AND CASEWORK.
8. REMOVE ALL EXISTING CEILING SYSTEMS TO WOOD STRUCTURE. UNITS 2&3 APPEAR TO HAVE A COMPOSITE CEILING TILE PRODUCT AT ROOF DECK, ABOVE THE EXISTING DROPPED CEILING TILE SYSTEM. THIS LOOKS TO BE A TECTUM DECK. REMOVE THIS CEILING TO EXISTING WOOD FRAMED STRUCTURE.
9. REMOVE ALL MEZZANINE STRUCTURE AND FINISHES.
10. REMOVE ALL EXISTING HVAC EQUIPMENT, DUCTWORK AND CONTROLS.
11. REMOVE ALL EXISTING ELECTRICAL SERVICES.
12. FOLLOW OWNER'S PHASE 1 ENVIRONMENTAL ASSESSMENT.
13. EXISTING ROOF MEMBRANE TO REMAIN.



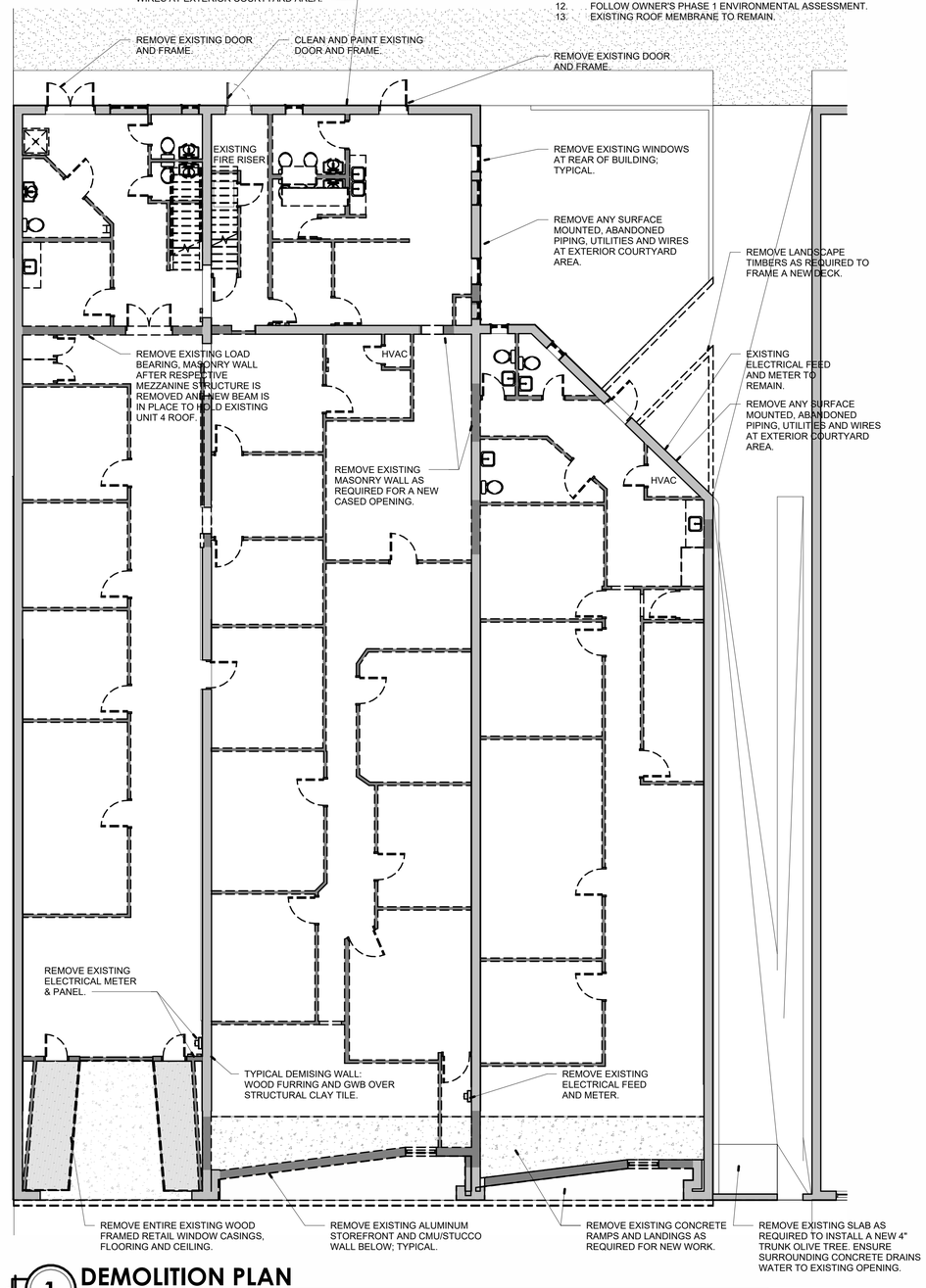
2 **MEZZANINE DEMOLITION PLAN**
1/8" = 1'-0"



4 **TRANSVERSE SECTION DEMO**
1/8" = 1'-0"



3 **DEMO ELEVATION**
1/8" = 1'-0"



1 **DEMOLITION PLAN**
1/8" = 1'-0"

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CERTIFICATION

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IRBY SHELL RENOVATION

94 E GARDEN ST.

DRAWN BY:	CHECKED BY:
WEH	JSS

ISSUE DATE: 2025-03-10

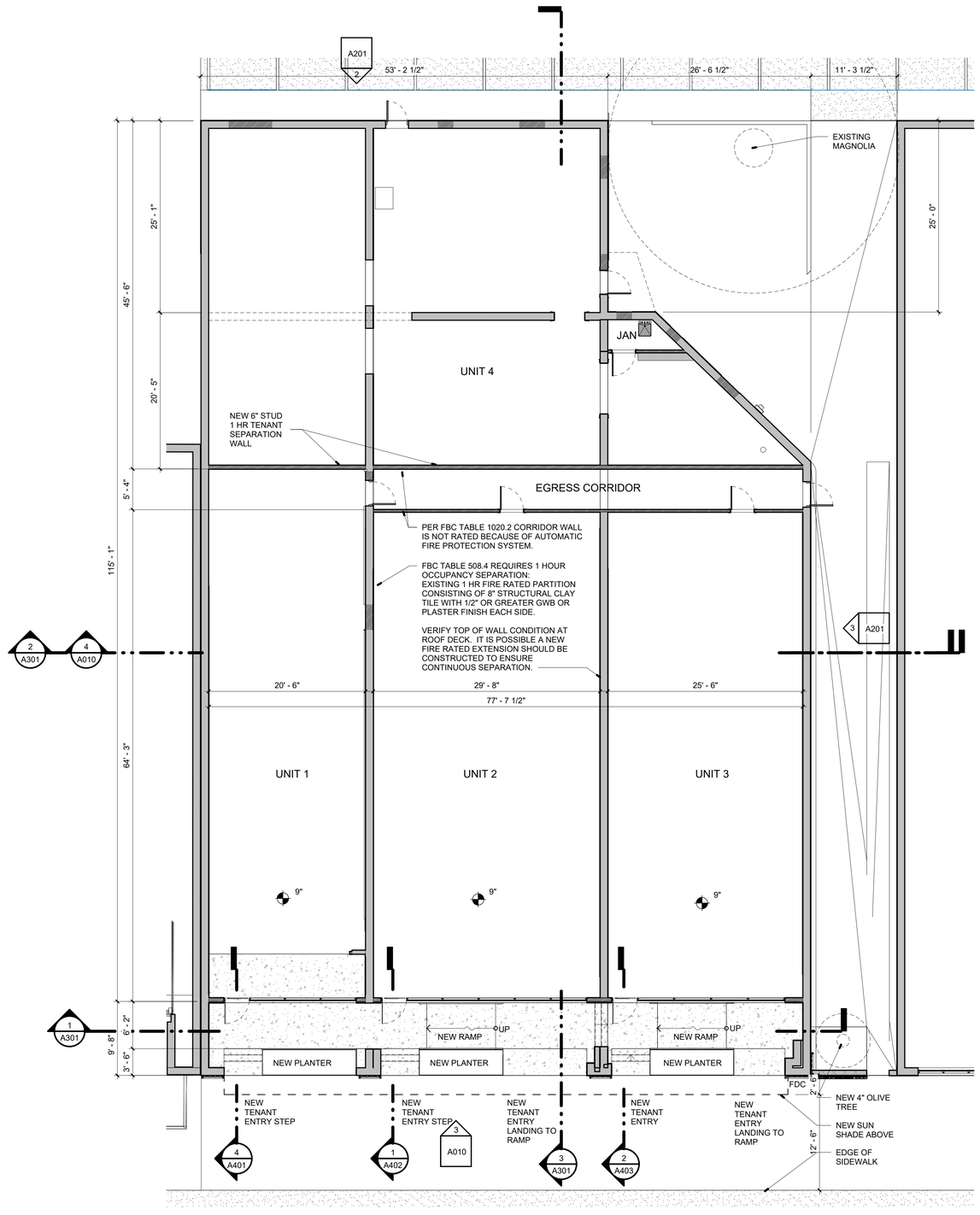
REVISIONS

No.	Des.	Date

SHEET TITLE: **GROUND & FIRST FLOOR DEMO PLAN**

SHEET NO: **A010**

PROJECT NO: 24034



1 NEW WORK PLAN
1/8" = 1'-0"

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
4. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
5. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
6. PROVIDE DRIP IRRIGATION TO NEW CORTEN STEEL PLANTERS.

PLUMBING

7. PROVIDE GREASE TRAP FOR SUITES #1 AND #3 TO IDEALLY, BE LOCATED IN THE EGRESS HALLWAY. GREASE TRAPS TO BE BY "TRAPZILLA" WITH AN EQUIVALENT CAPACITY TO A 1000 GALLON CONVENTIONAL GREASE TRAP.
8. PROVIDE SEPARATELY METERED WATER SERVICE TO EACH SUITE
   SUITE 1 – 5/8" EXISTING - NEED 1" SERVICE
   SUITE 2 – 1 INCH EXISTING – NEED 1" SERVICE
   SUITE 3 - 1 INCH EXISTING – NEED 1 " SERVICE
   SUITE 4 – NO SERVICE EXISTING- NEED NEW 1" SERVICE
9. ENSURE EACH SUITE HAS GAS AVAILABLE AND READY FOR FUTURE TENANTS CONNECTIONS.

HVAC

10. REPLACE ALL HVAC EQUIPMENT AND DISTRIBUTION SYSTEM.

    INSTALL NEW ROOF TOP UNITS (RTU) HVAC HEAT PUMP SYSTEMS PER THE FOLLOWING:
    SUITE 1 – 1 TON PER 200 SF (7 TONS)
    SUITE 2 – 1 TON PER 200 SF
    SUITE 3 – 1 TON PER 150 SF
    UNITS SHALL BE INSTALLED ON THE ROOF WITH SUPPLY AND RETURN DROPS AND THERMOSTATS. DISTRIBUTION, DUCTS AND CONTROLS BY FUTURE TENANTS.

FIRE PROTECTION

11. REDISTRIBUTE EXISTING AUTOMATIC FIRE SPRINKLER SYSTEM TO PROVIDE ADEQUATE PROTECTION FOR SHELL SPACES WITH HEADS TURNED UP PER CODE.

ELECTRICAL

12. PROVIDE NEW ELECTRIC SERVICE TO ALL SUITES
    -SUITE 1 - 200 AMP 3 PHASE SERVICE TO REAR OF PREMISES WITH DISTRIBUTION PANEL BOX
    -SUITE 2 - 200 AMP 3 PHASE SERVICE TO REAR OF PREMISES WITH DISTRIBUTION PANEL BOX
    -SUITE 3 - 400 AMP 3 PHASE SERVICE WITH (2) 200 AMP PANELS WITH 42 CIRCUITS
    -SUITE 4 - 200 AMP 3 PHASE SERVICE TO REAR OF PREMISES WITH DISTRIBUTION PANEL BOX
13. PROVIDE NEW POWER DISTRIBUTION AT REAR. PLAN TO ACCOMMODATE UNDERGROUND FPL SERVICE FOR FUTURE OR WITH THIS BUILD.
14. PROVIDE POWER FOR NEW ROOF TOP AC UNITS
15. PROVIDE ADEQUATE LIGHTING IN EGRESS HALLWAY
16. PROVIDE CODE REQUIRED EXIT LIGHTING FOR SHELL SPACES AND EGRESS HALL
17. PROVIDE CURTSEY OUTLETS IN SHELL SPACES PER CODE.
18. PROVIDE NOMINAL TEMPORARY LIGHTING FOR SHELL SPACES
19. PROVIDE ELECTRIC CIRCUIT AT FRONT OF EACH SPACE ABOVE CEILING FOR FUTURE TENANT SIGNS
20. PROVIDE NEW FIRE ALARM AT EXISTING SPRINKLER RISER WITH CODE REQUIRED DEVICES FOR SHELL SPACES.
21. SIZE ALARM PANEL TO RECEIVE FUTURE TENANT'S DEVICES AS WELL A PROVIDE PATHWAY TO EACH SUITE.
22. PROVIDE 2" CONDUIT TO EACH SUITE FROM REAR OF BUILDING FOR INTERNET AND PHONE SERVICE.

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IRBY SHELL RENOVATION
94 E GARDEN ST.

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WEH	JSS

ISSUE DATE: 2025-03-10

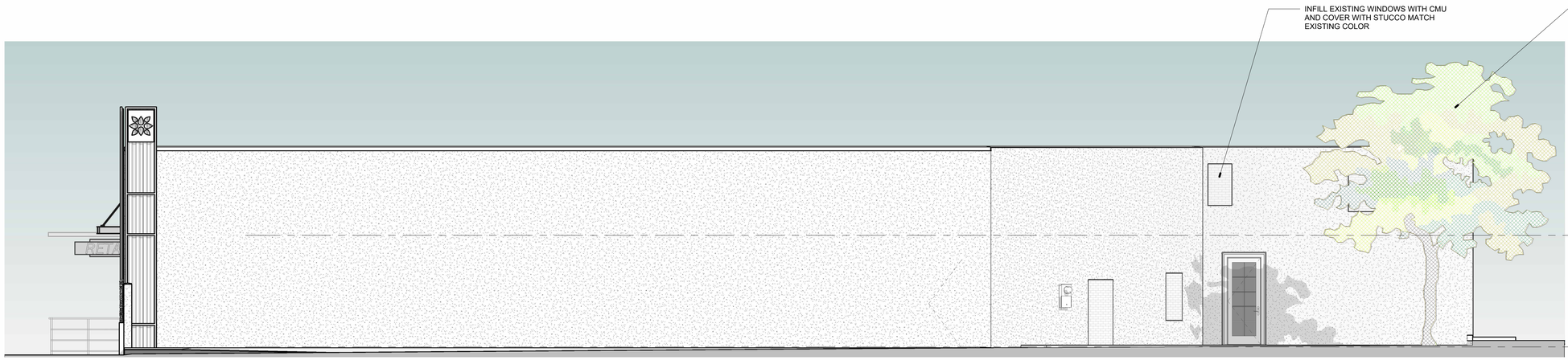
REVISIONS

No.	Des.	Date

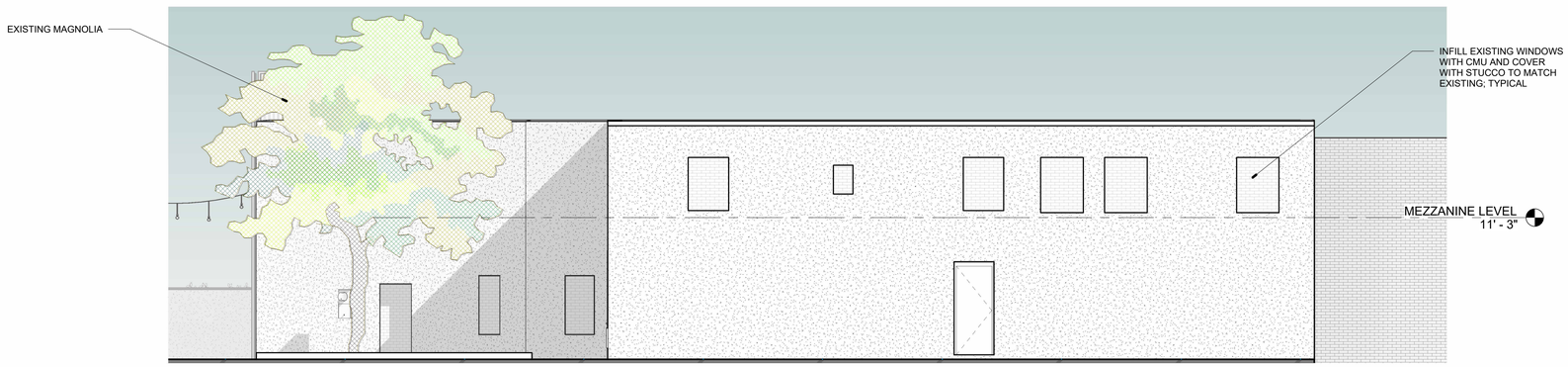
SHEET TITLE: **NEW WORK FLOOR PLAN**

SHEET NO: **A102**

PROJECT NO: 24034



3 SIDE A ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

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ISSUE DATE: 2025-03-10

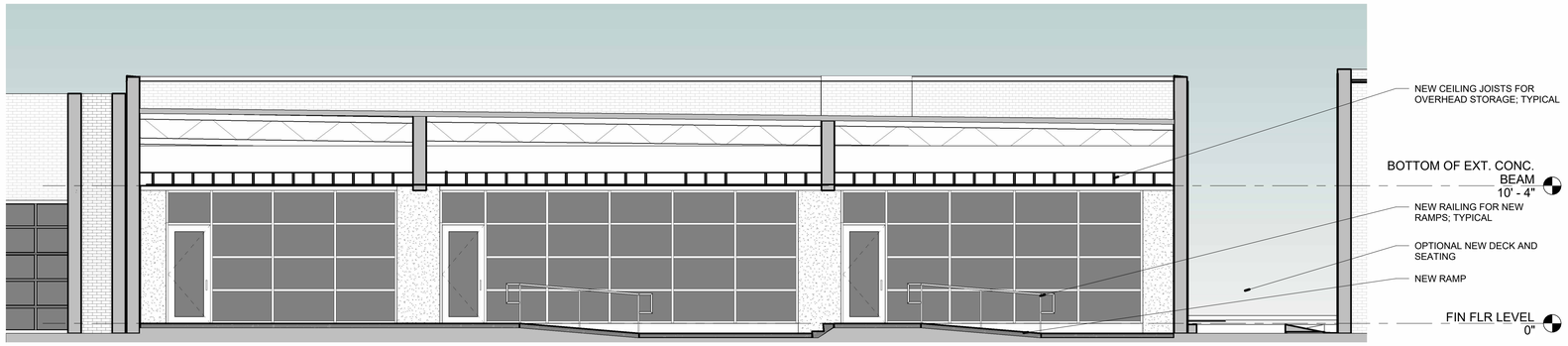
REVISIONS

No.	Des.	Date

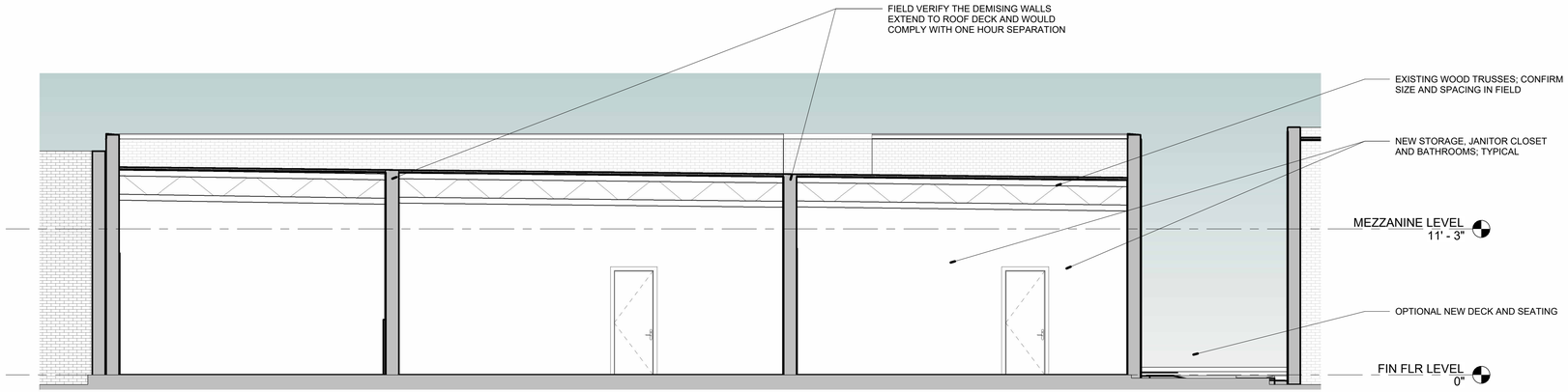
SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A201**

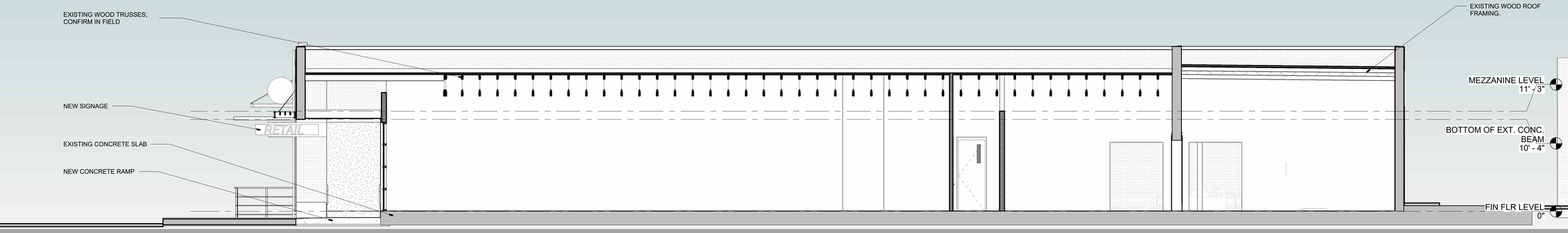
PROJECT NO: 24034



1 TRANSVERSE SECTION AT ENTRY
3/16" = 1'-0"



2 TRANSVERSE SECTION
3/16" = 1'-0"



3 LONGITUDINAL SECTION
3/16" = 1'-0"

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ISSUE DATE: 2025-03-10

REVISIONS

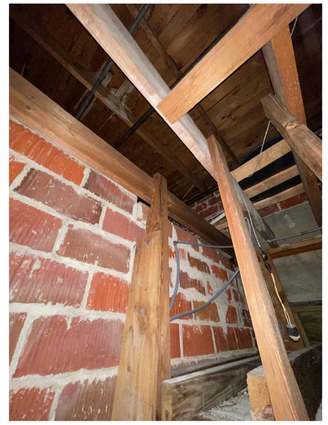
No.	Des.	Date

SHEET TITLE: **BUILDING SECTIONS**

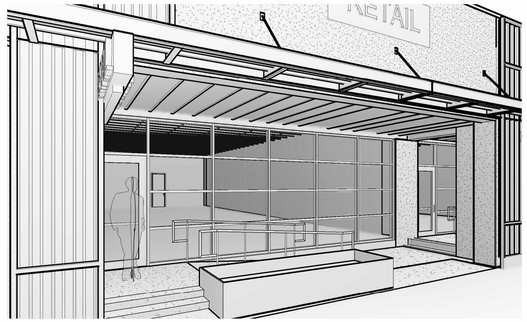
SHEET NO: **A301**

PROJECT NO: 24034





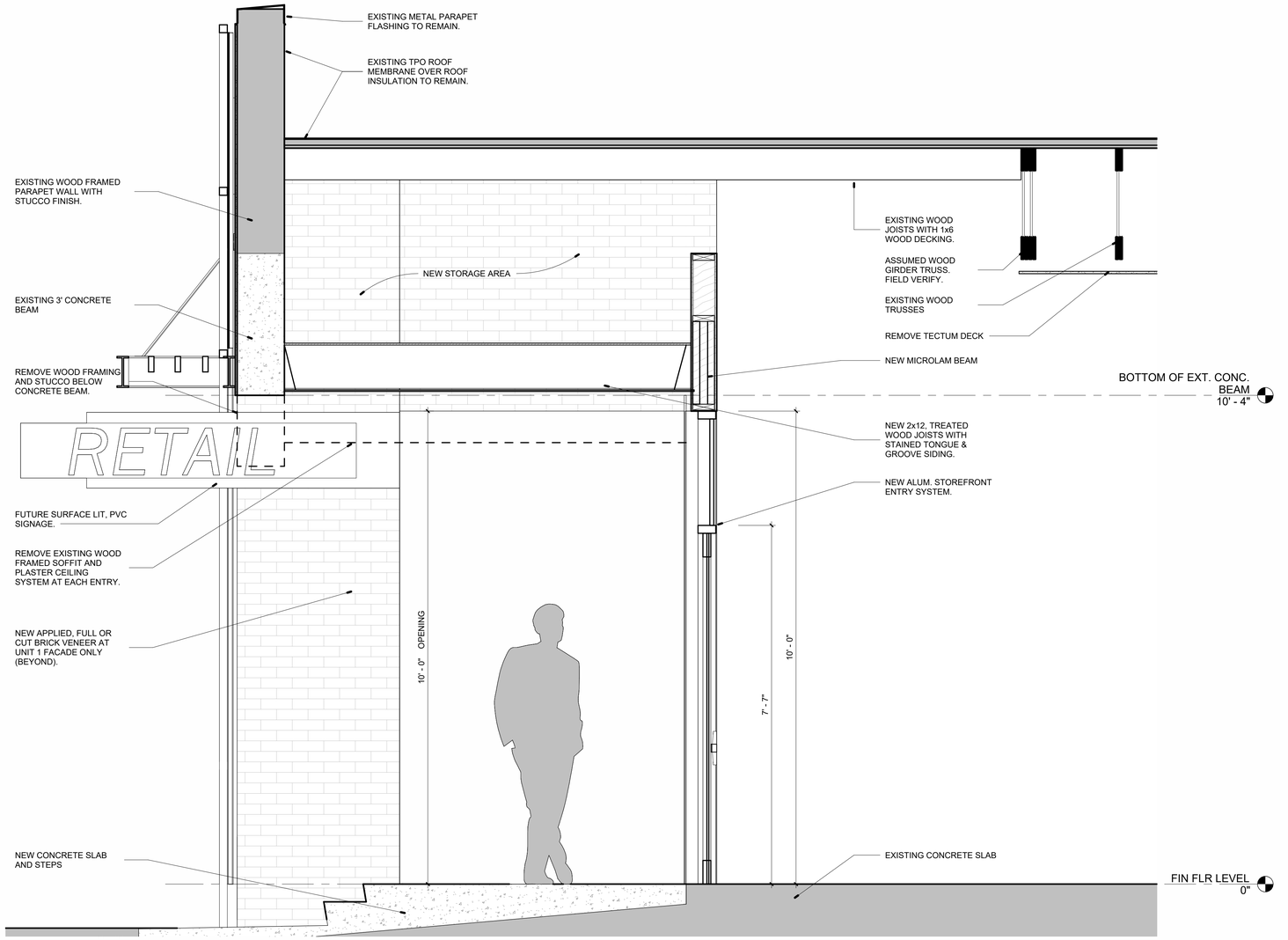




2 UNIT 2 ENTRY VIEW 1



3 UNIT 2 ENTRY VIEW 2



1 UNIT 2 ENTRY SECTION
3/4" = 1'-0"

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ISSUE DATE: 2025-03-10

REVISIONS

No.	Des.	Date

SHEET TITLE: **WALL SECTIONS - UNIT 2**

SHEET NO: **A402**

PROJECT NO: 24034

File #: 25-437 | Architectural Review Board | 4/17/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

407 S. Jefferson Street
Pensacola Historic District / Zone HC-2 / City Council District 6
Final Approval for Exterior Improvements at a Contributing Structure

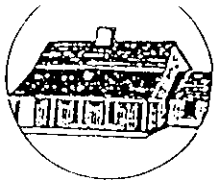
SUMMARY:

Carter Quina is seeking final approval to add an arched entry with cast stone steps and wrought iron railing and a new concrete landing with a glass canopy on the Main Street elevation of the Pensacola Museum of Art to create a second public entrance.

Recommended Code Sections:
Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District, Procedure for review, Decisions.
Sec. 12-3-10(1)e.2. PHD, Regulations and guidelines for development within the historic zoning districts, Protection of trees.
Sec. 12-3-10(1)f.1. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures; Exterior lighting.
Sec. 12-3-10(1)f.9. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures; Trim and miscellaneous ornament.
Sec. 12-3-10(1)f.11. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures; Accessibility ramps and outdoor stairs.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

___ Original
_x_ Update

Site #8 ES01153
Recorder # _____
Field Date __/__/__
Form Date __/__/__

SITE NAMES (addr. if none) 407 South Jefferson [MULT. LIST. #8 _____]
SURVEY Pensacola Historic District [SURVEY # 4758]
NATIONAL REGISTER CATEGORY X building ___structure X district ___site ___object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 407 South Jefferson Street
CROSS STREETS nearest/between Main and Zaragoza
NEAREST CITY/TOWN Pensacola IN CURRENT CITY LIMITS xyes no
COUNTY Escambia TAX PARCEL #9004 001 016
SUBDIVISION NAME Old City Tract BLOCK 4 LOT NO. 1
OWNERSHIP ___private-profit _x_priv-nonprofit ___priv-indiv ___priv-unspecified ___city ___county ___state ___federal ___unknown
NAME OF PUBLIC TRACT (e.g., park) _____
ROUTE TO _____

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 46 1/4 ___ 1/4-1/4 ___ IRREG. SECT.? ___y ___n
[UTM: ZONE 16 17 EASTING |___|___|___|___|___|0| *NORTHING* |___|___|___|___|___|0|
PLAT OR OTHER MAP (Map's name, location) _____

DESCRIPTION

STYLE ~~RENN~~ ITAL EXTERIOR PLAN RECT NO. STORIES 2
STRUCTURAL SYSTEMS CONC
FOUNDATION: Types SLAB Materials ~~CONC~~ POCO
EXTERIOR FABRICS STUC
ROOF: Types FLAT Materials BUIL
Secondary strucs. (dormers etc.) _____
CHIMNEY : No.___ Materials _____ LOCATIONS _____
WINDOWS (types, materials, and placements) DHS 1/1

MAIN ENTRANCE (stylistic details) recessed
PORCHES: #open ___ #closed ___ #incised ___ Locations _____
Porch roof types _____
EXTERIOR ORNAMENT _____

INTERIOR PLAN _____ CONDITION: ___excellent X_good ___fair ___deteriorated ___ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) ___commercial ___residential X_institutional ___rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? _y _n (No-explain; yes-attach!)
Artifacts or other remains _____
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)

HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1909 CIRCA x yes no
ARCHITECT: (last name first) UNKNOWN
BUILDER: (last name first) UNKNOWN
MOVES _yes _no Dates _____ Orig.addr. _____
ALTERATIONS _yes _no Dates _____ Nature _____
ADDITIONS _yes _no Dates _____ Nature _____
ORIGINAL USES (give dates) City Jail until 1955
INTERMEDIATE USES (give dates) _____
PRESENT USES (give dates) MUSE
OWNERSHIP HISTORY (especially original owner) City of Pensacola
Museum of Art, Inc.

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? _yes _no _insuff. info
Individually elig. for Nat. Register? _yes _no _insuff. info
Potential contributor to NR district? _yes _no _insuff. info

Local Designation Category
_____
_____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R1, f26

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION HPPB

FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY — OFFICIAL EVALUATIONS — DHR USE ONLY

NR DATE / /	*KEEPER-NR ELIGIBILITY*:* y n pe ui	*Date* / /
DELIST DATE / /	*SHPO-NR ELIGIBILITY*:* y n pe ui	*Date* / /
	LOCAL DESIGNATION:*	*Date* / /
	Local office	

* *y=Yes; n=No; pe=Potentially Eligible; ui=Insufficient Information*

REQUIRED:
(1) USGS MAP WITH STRUCTURE PINPOINTED
(2) LARGE SCALE STREET OR PLAT MAP
(3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name Pensacola Museum of Art 830 = = Site No. 5\1153
Address of Site: 407-413 S. Jefferson St., Pensacola, FL 32501 Survey Date 8210 820 = =
Instruction for locating NW corner of S. Jefferson and E. Main St. 905 = =

813 = =
Location: Old City Tract lettered lts.-P port. 1 & 2 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Pensacola, City of Art Center
Address: 407 S. Jefferson St.
Pensacola, FL 32501 902 = =
Type of Ownership City 848 = = Recording Date 832 = =
Recorder:
Name & Title: Marcille, Ruth
Address: HPPB

818 = =

Condition of Site: (Check One)
- ☐ Excellent 863 = =
- ■ Good 863 = =
- ☐ Fair 863 = =
- ☐ Deteriorated 863 = =

Integrity of Site: (Check One or More)
- ■ Altered 858 = =
- ☐ Unaltered 858 = =
- ■ Original Site 858 = =
- ☐ Restored ( ) (Date:) ( ) 858 = =
- ☐ Moved ( ) (Date:) ( ) 858 = =

Original Use Government 838 = =
Present Use Cultural 850 = =
Dates: Beginning+ 1908 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site: (Check One or More)
- ☐ Zoning ( ) ( ) 878 = =
- ☐ Development ( ) ( ) 878 = =
- ☐ Deterioration ( ) ( ) 878 = =
- ☐ Borrowing ( ) ( ) 878 = =
- ☐ Other (See Remarks Below): 878 = =
- ☐ Transportation ( ) ( ) 878 = =
- ☐ Fill ( ) ( ) 878 = =
- ☐ Dredge ( ) ( ) 878 = =

Areas of Significance: Architecture, government 910 = =

Significance:

S. F. Fulghum Construction Company built this Mediterranean Revival building for the city of Pensacola in 1908. The building served as the city jail and police headquarters. In 1956, the building became the Pensacola Museum of Art.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

911 = =

ARCHITECT Ausfield and Blount 872 = =

BUILDER S. F. Fulghum and Sons 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE T-shaped 966 = =

EXTERIOR FABRIC(S) Stucco: smooth # brick: common (5th) 854 = =

STRUCTURAL SYSTEM(S) Masonry: brick 856 = =

PORCHES N/1 story, 1 bay entrance, E and W access, shed roof, metal, standing seam # E/recessed portico with round 942 = =

FOUNDATION: Continuous: brick and stucco 942 = =

ROOF TYPE: Flat: built-up with parapet # E/curvelinear 942 = =

SECONDARY ROOF STRUCTURE(S): S, W, E/bracketed pent roof with 942 = =

CHIMNEY LOCATION: 942 = =

WINDOW TYPE: DHS, 6/6, 9/9, 1/1, 6/1 (wood) # iron bars 882 = =

CHIMNEY: 882 = =

ROOF SURFACING: Built-up 882 = =

ORNAMENT EXTERIOR: Corbelling # watertable # paneled frieze 950 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 2 954 = =

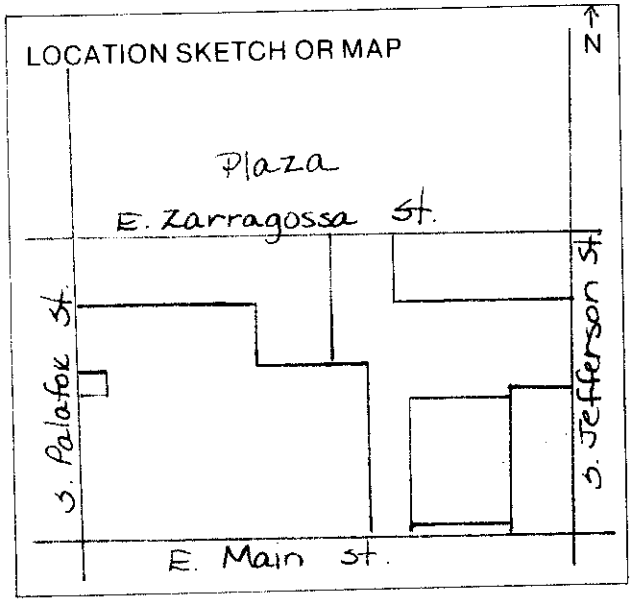
NO. OF DORMERS 0

Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970 809 = =

Latitude and Longitude: ° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): Lt. 1 833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P.81.36 Frame 16; HPPB P.82.40 Frame 19 860 = =

Contact Print

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 ES01153
Field Date 6/1/2013
Form Date
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Pensacola Museum of Art — Multiple Listing (DHR only)
Survey Project Name Pensacola Historic District — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☒private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	407	S	Jefferson	Street	

Cross Streets (nearest / between) Main and Zaragoza
USGS 7.5 Map Name PENSACOLA — USGS Date 1987 — Plat or Other Map 30087-D2-TF-024
City / Town (within 3 miles) Pensacola — In City Limits? ☒yes ☐no ☐unknown — County Escambia
Township 2S — Range 30W — Section 46 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 9004 001 016 — Landgrant
Subdivision Name Old City Tract — Block 4 — Lot 1
UTM Coordinates: Zone ☐16 ☐17 — Easting ☐☐☐☐☐☐ — Northing ☐☐☐☐☐☐☐
Other Coordinates: X: — Y: — Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1906 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Detention center/Jail/Prison — From (year): 1909 — To (year): 1954
Current Use Art gallery/Museum/Planetarium — From (year): 1954 — To (year): 2013
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☐yes ☐no ☒unknown — Date: — Nature
Additions: ☐yes ☐no ☒unknown — Date: — Nature
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe

DESCRIPTION

Style Spanish Colonial — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stucco — 2. — 3.
Roof Type(s) 1. Flat — 2. — 3.
Roof Material(s) 1. Spanish tile — 2. Built-up — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.) Glass with metal frames, non-opening
Distinguishing Architectural Features (exterior or interior ornaments) corbelling, watertable, paneled frieze
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY — OFFICIAL EVALUATION — DHR USE ONLY

NR List Date
☐Owner Objection

SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date — Init.
KEEPER – Determined eligible: ☐yes ☐no — Date
NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 ES01153

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Brick 2. Concrete 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Brick 2. Concrete, Generic
Main Entrance (stylistic details) recessed, arched

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☒building permits	☐Sanborn maps
☐FL State Archives/photo collection	☒city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☒yes ☐no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) _____

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture
2. Art
3. Local
4. Law
5. _____
6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



NORTH ELEVATION

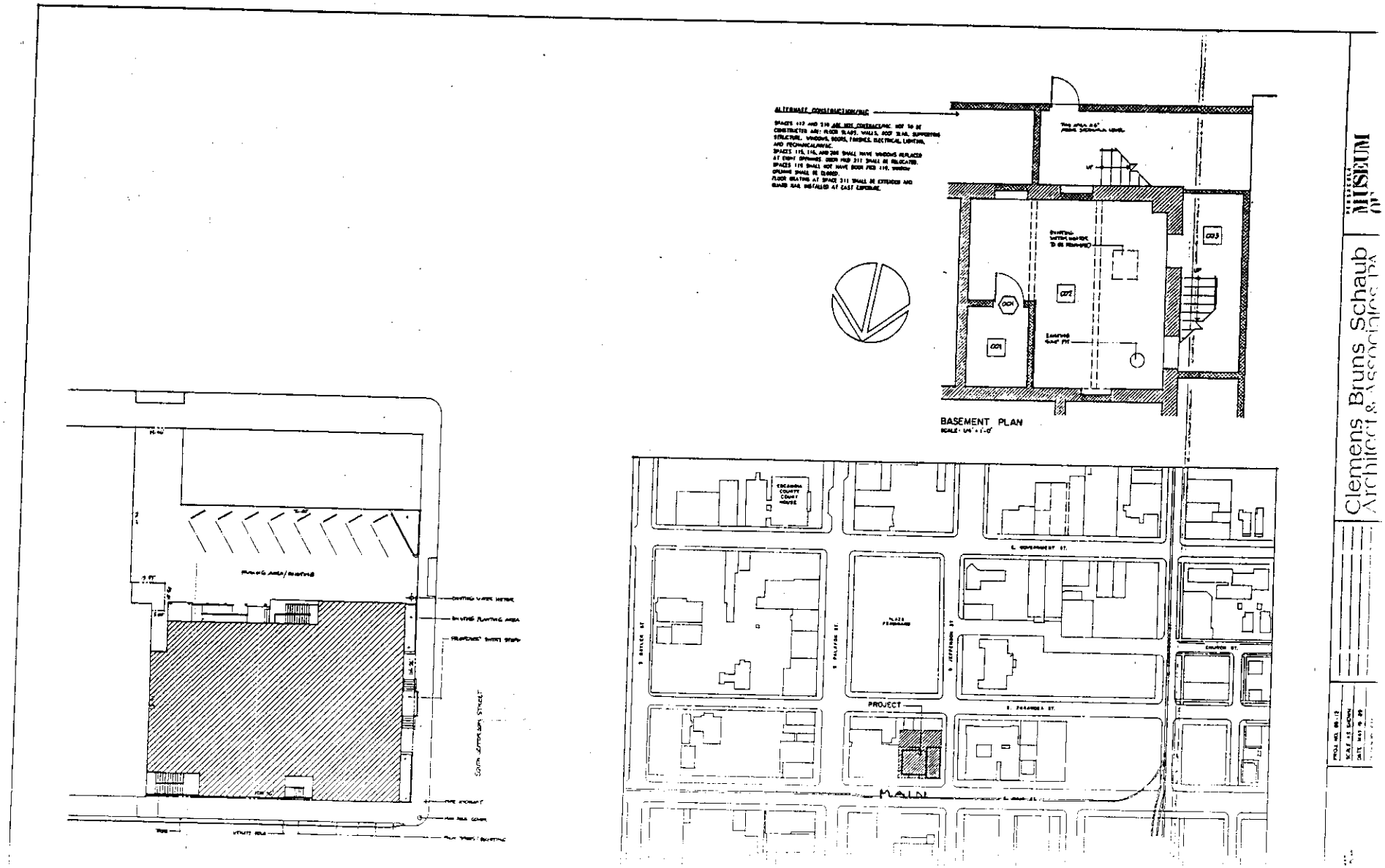
Clemens Bruns Schaub
Architect & Associates, P.A.

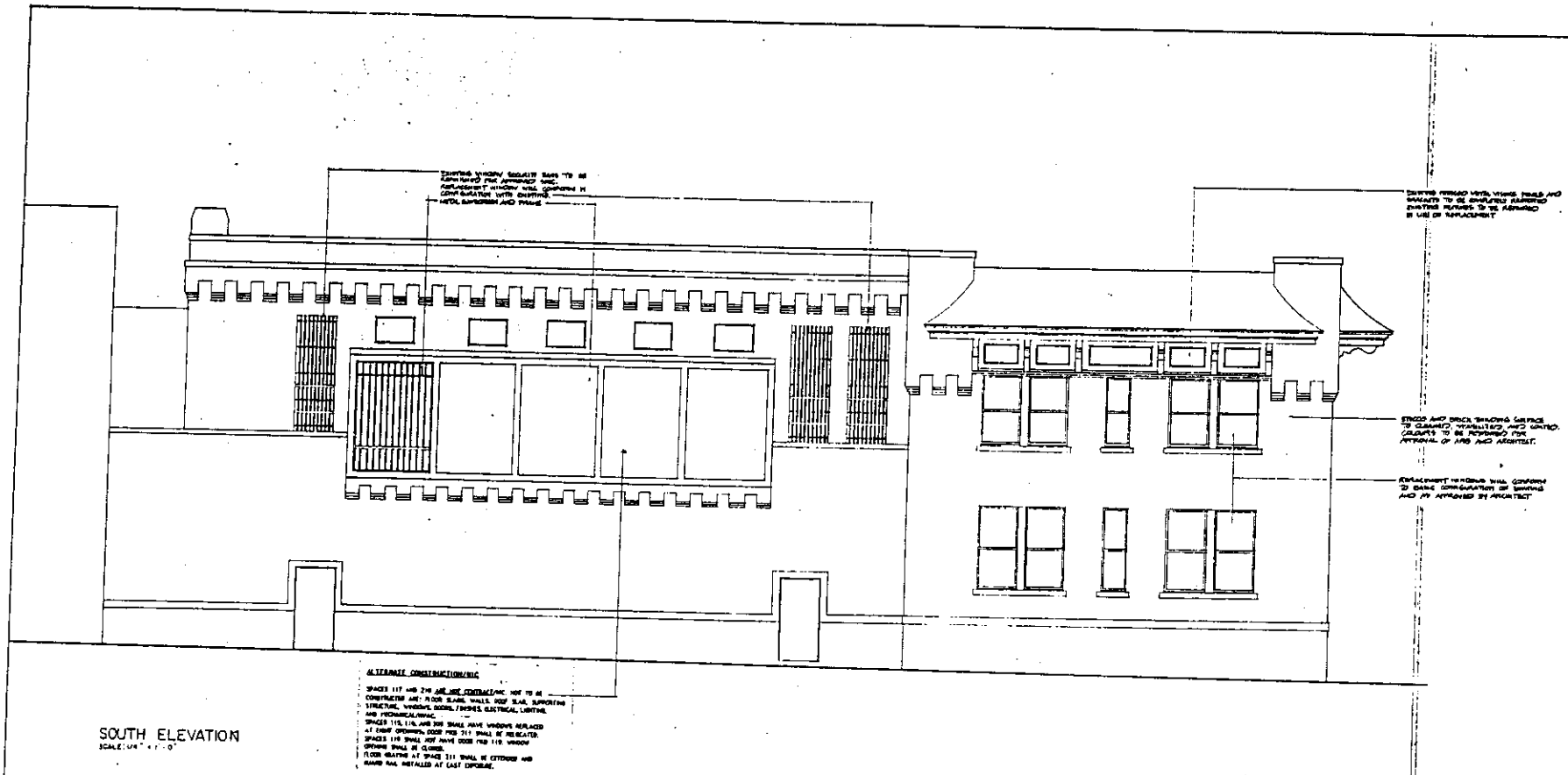


EAST ELEVATION

Clemens Bruns Schaub
Architect & Associates, PA
PO Box 1007 Pensacola Florida 32595 904-433-7063

MUSEUM OF ART


BASEMENT PLAN
PROJECT
MAIN
Clemens Bruns Schaub
Architect & Associates PA



SOUTH ELEVATION

Clemens Bruns Schaub
Architect & Associates, P.A.
PO Box 1007 Pensacola Florida 32595 904-433-7062

MUSEUM OF ART







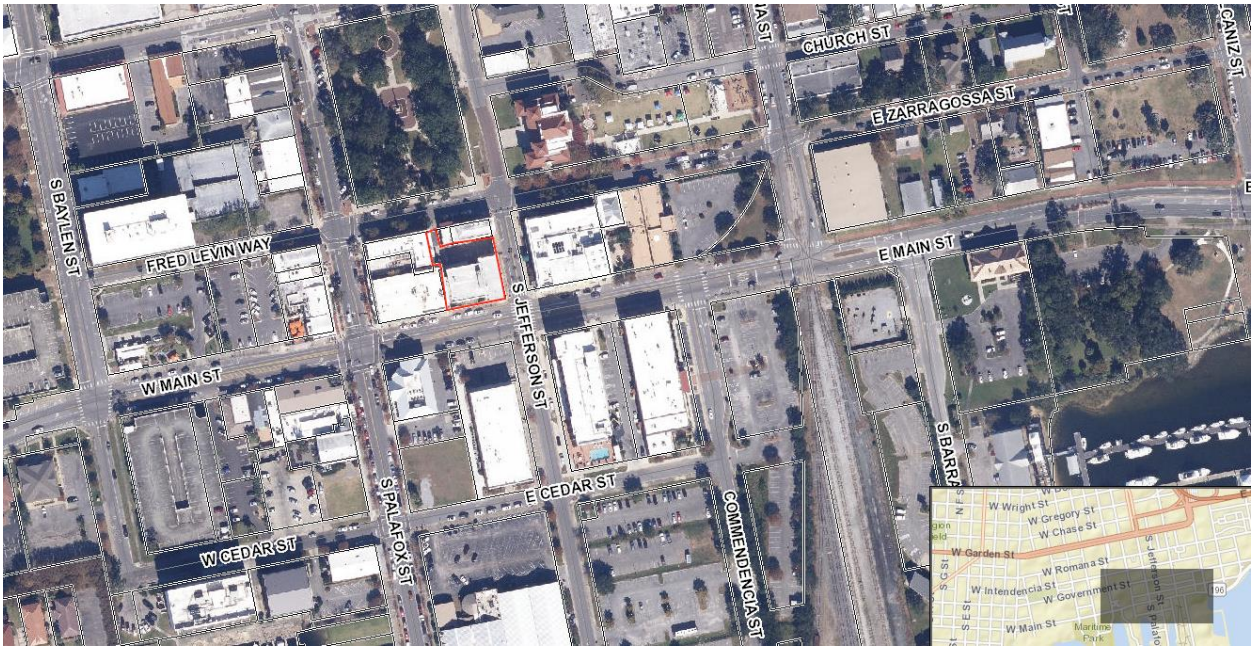
1992



1995



407 S. Jefferson Street





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

Architectural Review Board Application
Full Board Review

Application Date: 10/15/24

***Project Address*:** **407 S Jefferson Street Pensacola, FL 32501**

Applicant: Carter Quina

Applicant's Address: 400 West Romana Street

Email: *cquina@qqarchitects.com* Phone: 850-433-5575

Property Owner: Pensacola Museum of Art - University of West Florida
(If different from Applicant)

District: ☑ ***PHD*** ☐ ***NHPD*** ☐ ***OEHPD*** ☐ ***PHBD*** ☐ ***GCD***

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Addition of an arched entry, steps, and landing on the Main Street elevation of the Pensacola Museum of Art to create a second public entrance.

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

Applicant Signature

3/20/2025
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



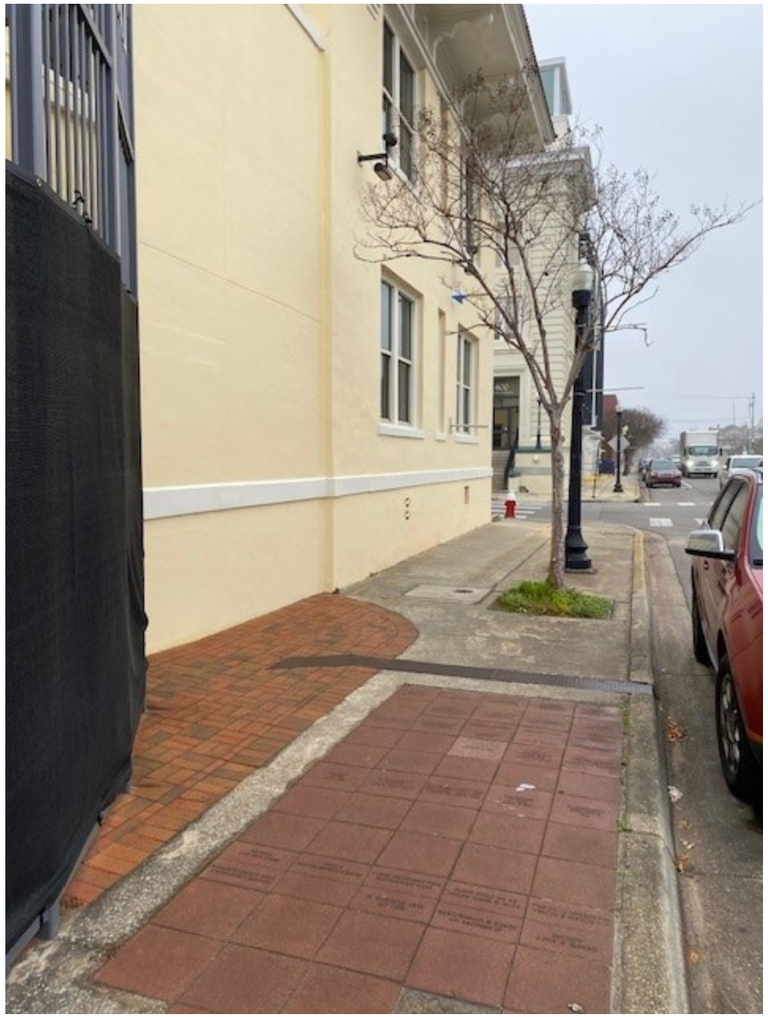




PHOTO ONE ABOVE
Shows the existing wall to be cut and the present sidewalk condition. We are asking to for approval to remove the existing tree and tree well to allow area for pedestrian access and for the new steps.
PHOTO TWO IN THE MIDDLE
Shows the continuation of the sidewalk to the corner of Main and Jefferson Streets.
PHOTO THREE ON THE RIGHT
Shows the present courtyard, window to be replaced by a new entry door, the concrete steps to be removed and the ramp to remain. The steel beam above will align with the new glass canopy to be placed over the landing.

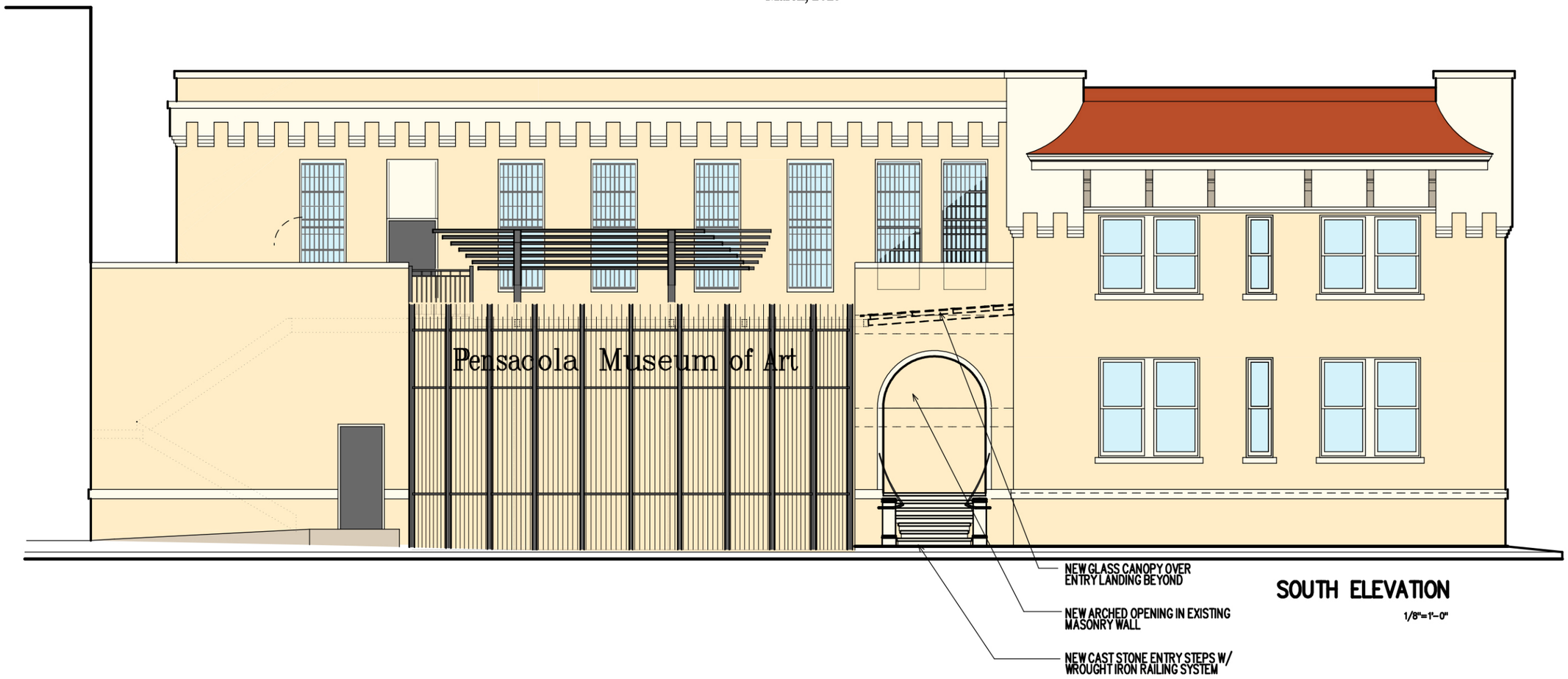


PENSACOLA MUSEUM OF ART
Main Street Entrance, Glass Canopy and Steps
407 S Jefferson Street

The creation of a new public entrance from Main Street adjacent to the existing fenced courtyard by installing a new arched opening in the existing concrete masonry unit wall (which is not a part of the original exterior wall system of the old jail building) and the placement of new cast stone steps with iron railing on the existing sidewalk (requires City license to use). The design also includes a new glass canopy placed over the landing which will be extended at the top of the steps beyond the new arch to protect the entrance door to be installed into a modified window opening. The new door will be a glass storefront type door.

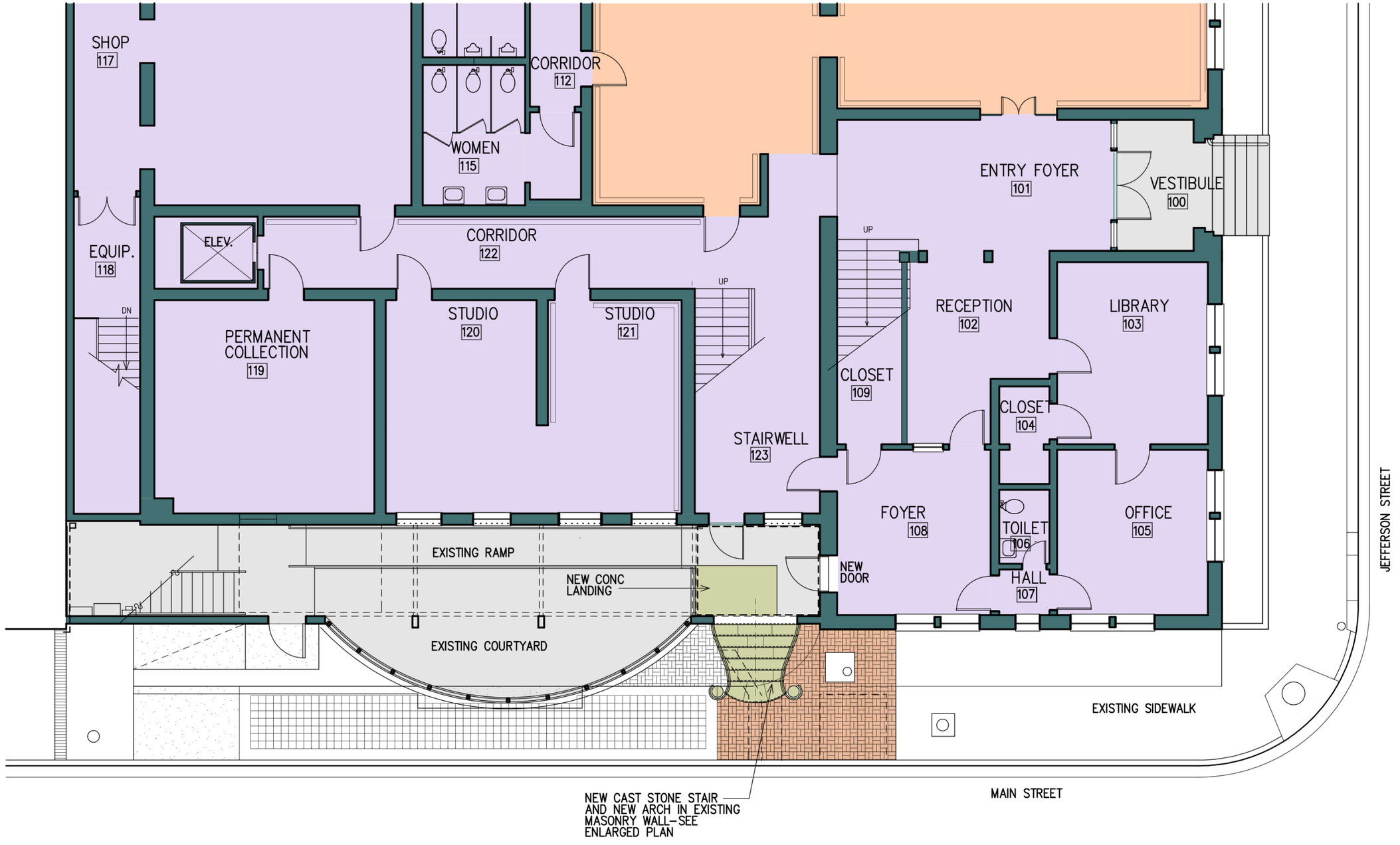
MAIN STREET ENTRY FOR PENSACOLA MUSEUM OF ART

Quina Grundhoefer Architects
March, 2025



SOUTH ELEVATION

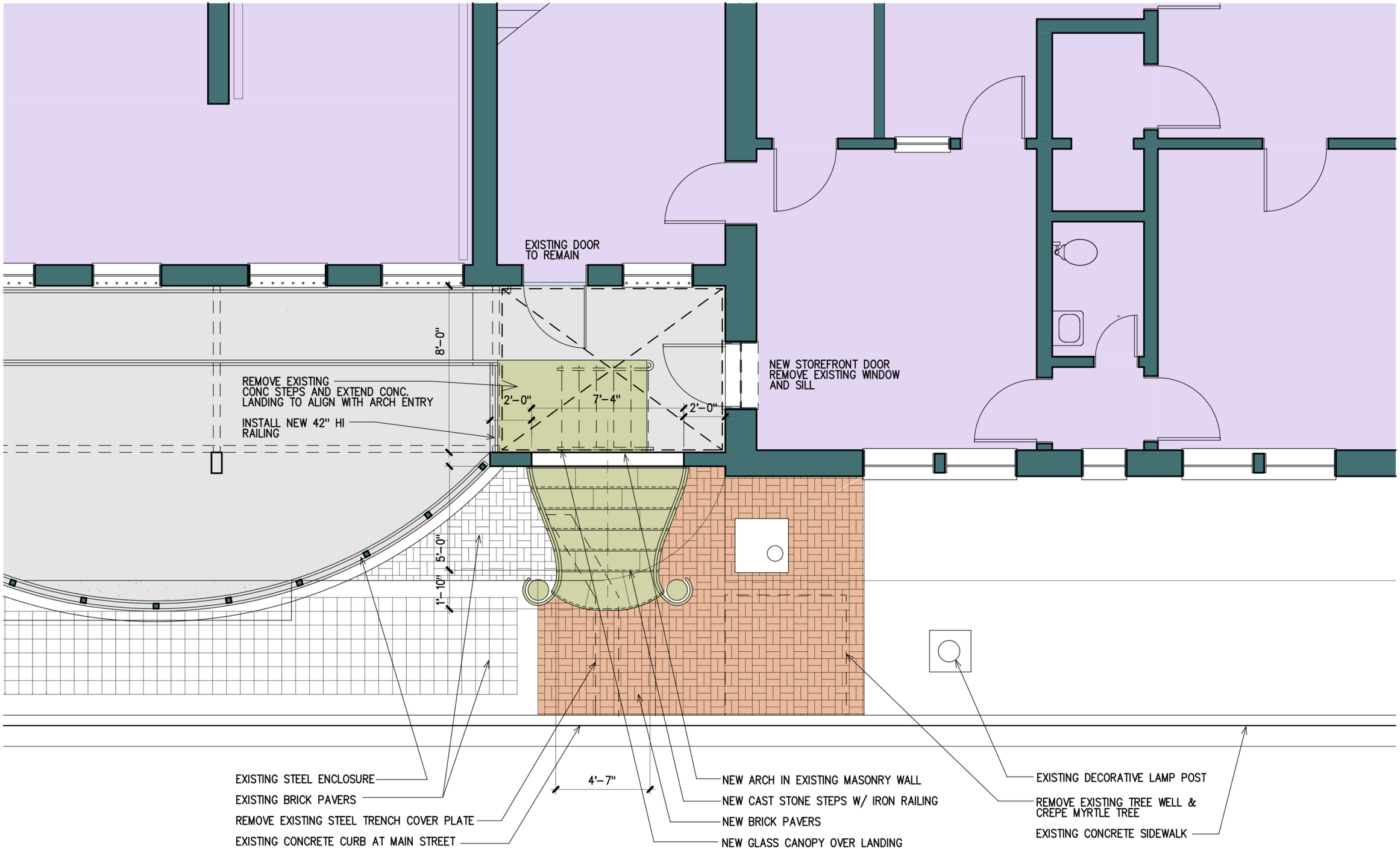
1/8"=1'-0"

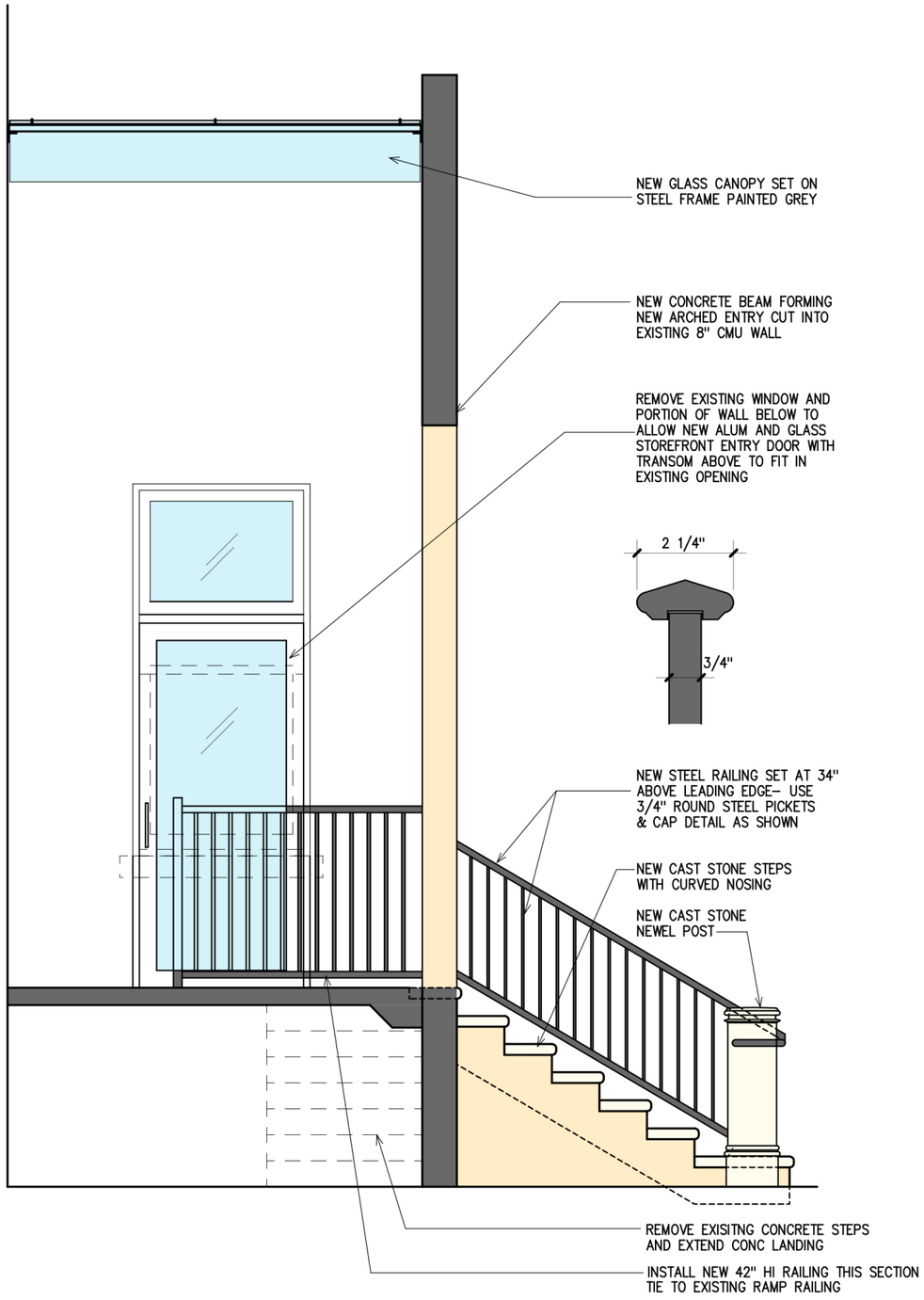


FIRST FLOOR PLAN

Pensacola Museum of Art

1/8"=1'–0"


EXISTING DOOR
TO REMAIN
8'-0"
REMOVE EXISTING
CONC STEPS AND EXTEND CONC.
LANDING TO ALIGN WITH ARCH ENTRY
INSTALL NEW 42" HI
RAILING
2'-0"
7'-4"
2'-0"
NEW STOREFRONT DOOR
REMOVE EXISTING WINDOW
AND SILL
5'-0"
1'-10"
4'-7"
EXISTING STEEL ENCLOSURE
EXISTING BRICK PAVERS
REMOVE EXISTING STEEL TRENCH COVER PLATE
EXISTING CONCRETE CURB AT MAIN STREET
NEW ARCH IN EXISTING MASONRY WALL
NEW CAST STONE STEPS W/ IRON RAILING
NEW BRICK PAVERS
NEW GLASS CANOPY OVER LANDING
EXISTING DECORATIVE LAMP POST
REMOVE EXISTING TREE WELL &
CREPE MYRTLE TREE
EXISTING CONCRETE SIDEWALK

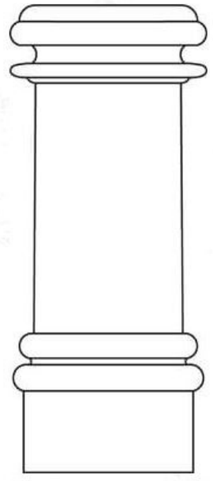


SECTION/ ELEVATION

1/2"=1'–0"







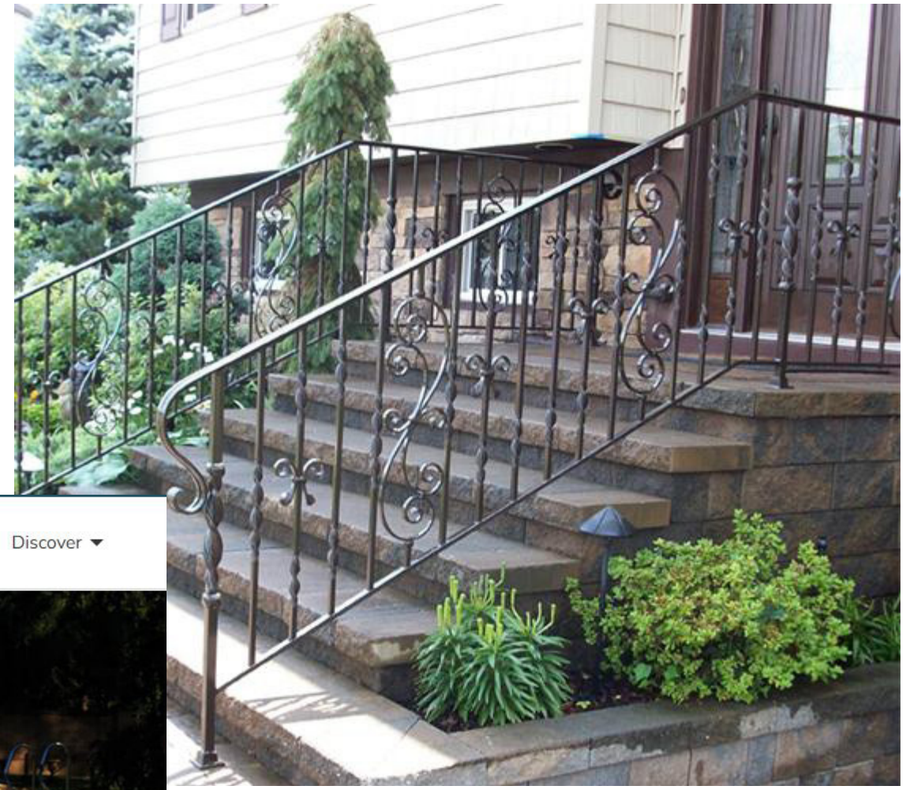
Sizes

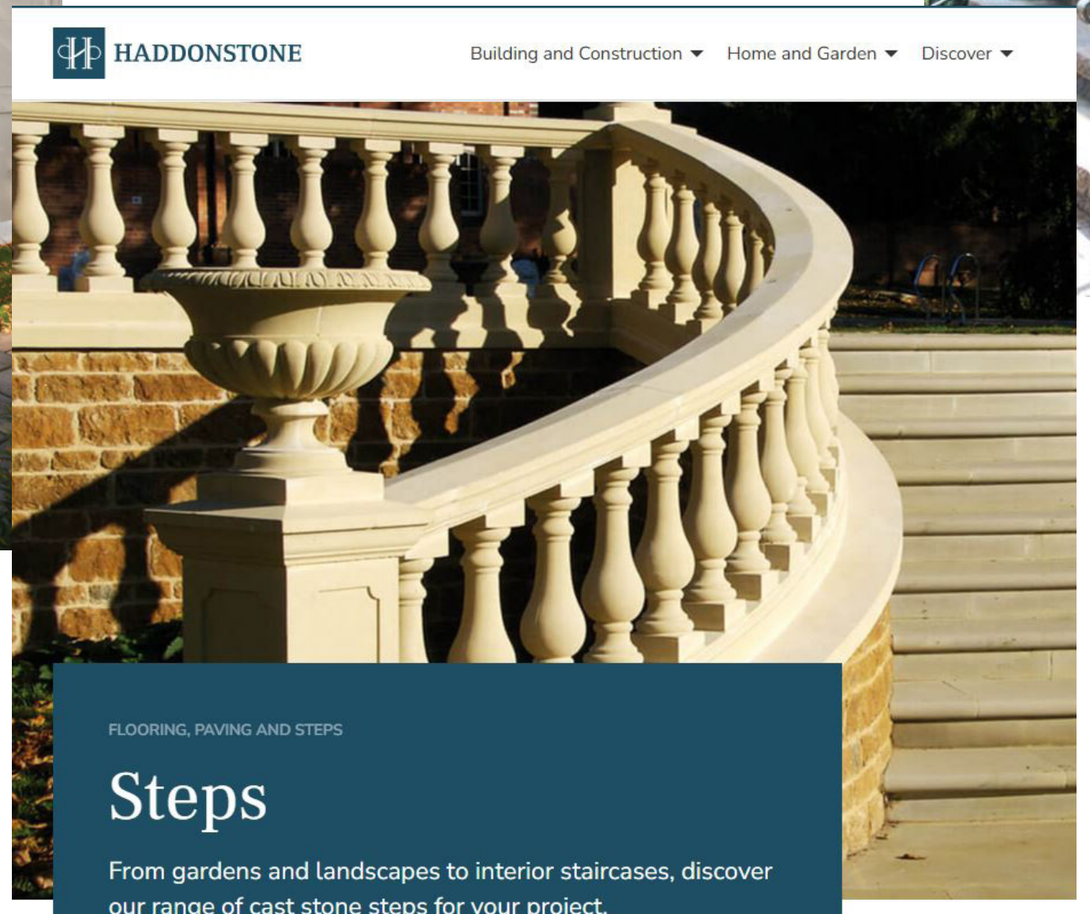
Part Number	Width {W}	Height {H}
NPR6	6"	38-46"
NPR8	8"	38-46"
NPR10	10"	38-46"
NPR12	12"	38-46"

Download full PDF here



The new cast stone steps will be manufactured by Hassonstone, See photo examples this page. The iron railing will be custom manufactured using steel cap rail and 3/4" diameter steel pickets that are presently used in the courtyard fencing enclosure. The cap rail will be similiar to the photo to the right. All steel will be painted the same grey presently used on the fencing.







Kawneer 33" and 9" Push and Pull Handle - Bronze

Sold By: Set (handle and hardware)
Finish: Bronze
Description: For 36" doors

$318.86 USD

QUANTITY - 1 + In stock

ADD TO CART

BUY NOW

KAWNEER

KAWNEER GLOBAL / KAWNEER DIRECT

SEARCH

PRODUCTS / PROJECTS / RESOURCES / MARKETS / SUSTAINABILITY / NEWS / ABOUT / CONTACT

Products ▸ Entrances ▸ Swing ▸ 350/500 IR Entrances

ADDITIONAL PRODUCT INFO
OVERVIEW
PROJECT REPORTS
BIM MODELS
CAD & SPEC DOWNLOAD
HURRICANE RESISTANCE INFORMATION
FLORIDA PRODUCT APPROVAL DOCUMENTS (FL) AND TEXAS DEPARTMENT OF INSURANCE (TDI) DOCUMENTS
THERMAL TECHNOLOGY
BLAST RESISTANT INFORMATION
HARDWARE
KAWNEER FINISHES
DOCUMENTS
LITERATURE
MY PRODUCTS Empty / View All








ADD TO MY PRODUCT LIST SHARE

350/500 IR Entrances

- 3-1/2" (88.9mm) sightline or 5" (127mm) sightline
- 1-3/4" (44.5mm) depth
- Non-thermal performance
- Blast mitigation, hurricane resistance
- Meets Florida Building Code TAS-202 Standard
- Moderate to high traffic application

Product Features

SINGLE-SOURCE HURRICANE RESISTANT SOLUTIONS & MORE

350/500 IR Entrances provide extra strength for schools, institutions and other high traffic applications where codes require windborne debris protection, Florida Building Code TAS-202 Standards or blast mitigation protection.

Kawneer provides a single-source solution to the growing need for hurricane resistant products in Eastern and Gulf Coast states from New York through Texas. IR 500/501 Framing Systems and 350/500 IR Entrances are large missile impact resistant, fully tested and easy to fabricate and install. In addition, IR 501T and IR 501UT Framing provides improved thermal performance to increase energy efficiency by employing IsoLock™ thermal breaks. Our hurricane resistant framing systems are designed and engineered for single-span storefronts, low- to mid-rise ribbon window and punched opening applications.

Features

The new entry door will be a white frame and impact glass. The hardware is shown above right and the manufacturer is shown to the right.

File #: 25-438 | Architectural Review Board | 4/17/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

150 W. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Review of a New Commercial Structure

SUMMARY:

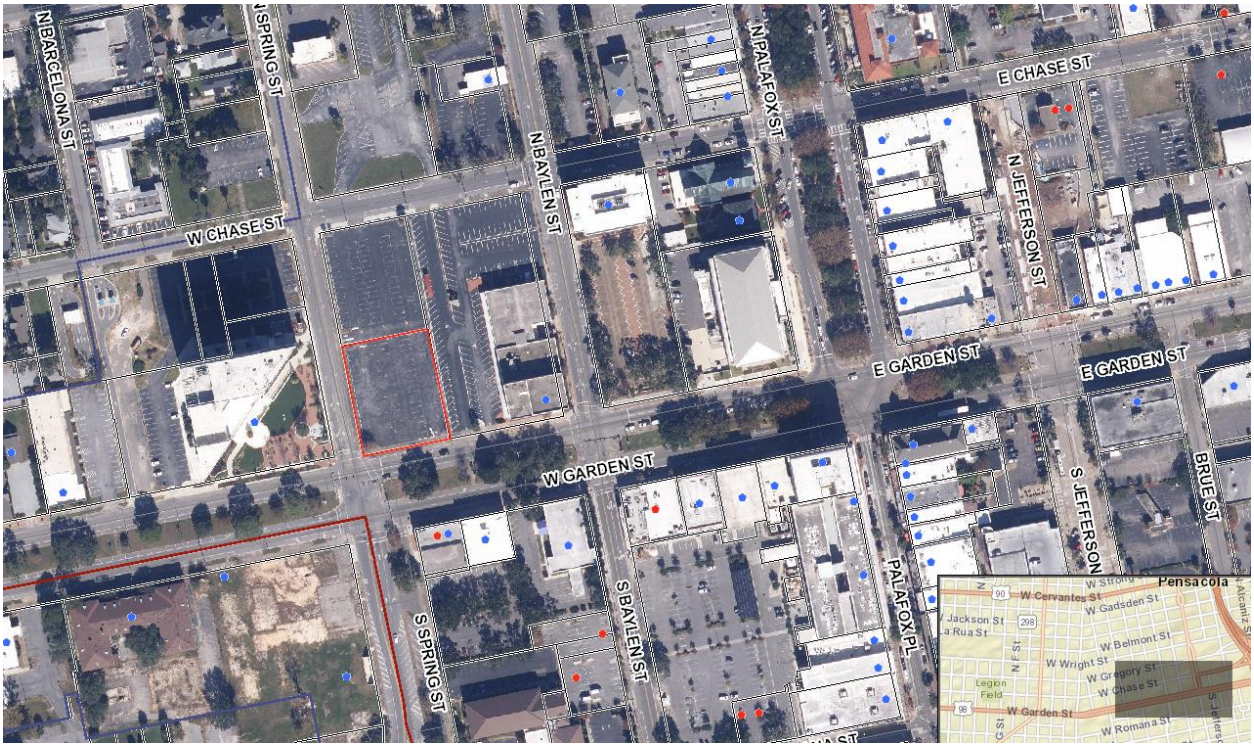
SMP Architecture is seeking final approval for a new two-story, 11,200 square foot building at the corner of W. Garden and N. Spring Streets to serve as the new location of the Jewelers Trade Shop. The new building will replace a vacant parking lot and draws inspiration from surrounding structures. This project received conceptual approval at the January 2025 ARB meeting.

RECOMMENDED CODE SECTIONS:
12-3-27(f)(2)b-c. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.
12-3-27(f)(4) PHBD; Architectural review of proposed exterior development; Board review standards.

ATTACHMENTS:

1. Images
2. January 2025_Application and Materials
3. April 2025_Application and Materials

150 W. Garden Street





File #: 24-1273 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

150 W. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Conceptual Review of New Commercial Property

SUMMARY:

SMP Architecture is seeking conceptual approval for a new two-story, 11,200 square foot building at the corner of W. Garden and N. Spring Streets to serve as the new location of the Jewelers Trade Shop. The new building will replace a vacant parking lot and draws inspiration from surrounding structures.

Recommended Code Sections:
12-3-27(f)(2)b-c. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.
12-3-27(f)(4) PHBD; Architectural review of proposed exterior development; Board review standards.

JANUARY 2025 ARB MEETING-
CONCEPTUAL APPROVAL

ATTACHMENTS:

1. Images
2. 150 W. Garden Street_Application and Materials

Architectural Review Board Application
Full Board Review

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

Application Date: 12/23/2024

***Project Address*:** **150 W Garden Street**

Applicant: SMP Architecture

Applicant's Address: 205 E Intendencia Street

Email: *william@smp-arch.com* Phone: 850-982-9042

Property Owner: Corbett Davis
(If different from Applicant)

District: ☐ ***PHD*** ☐ ***NHPD*** ☐ ***OEHPD*** ☑ ***PHBD*** ☐ ***GCD***

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

***Project specifics/description*:**
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Conceptual Review:

Please find attached drawings of the proposed design for a 2-story, 11,200 SF building at the corner of W Garden Street and N Spring Street that will serve as the new location of Jewelers Trade Shop. The new building will allow Jewelers Trade Shop to improve their customer experience, optimize store layout, and better meet the programmatic needs of their jewelry brands. The building will replace a treeless asphalt parking lot on the existing site, significantly improving the pedestrian experience on N Spring Street and W Garden Street. Drawing inspiration from adjacent modern architecture, the contemporary design contributes to the eclectic character of the district.

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

William Brantley
Applicant Signature

12/23/2024
Date

JANUARY 2025 ARB MEETING-
CONCEPTUAL APPROVAL



Existing Site

Jewelers Trade Shop

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Recently Completed: One Palafox Place
Retail, Restaurants, Office & Luxury Lofts



Under Construction: Adams Homes Corporate Headquarters
Whole Building Renovation with added Ground Level Restaurant & Retail



Coming Soon: The Waverly
Mixed Use Development with Residential & Retail



Studer
Community
Institute

Jewelers Trade Shop
150 W Garden Street

MORGAN & MORGAN

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Aerial - Site Context

Jewelers Trade Shop

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220 W Garden Street



100 N Spring Street



100 W Garden Street

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239 N Spring Street

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Surrounding Context

Jewelers Trade Shop

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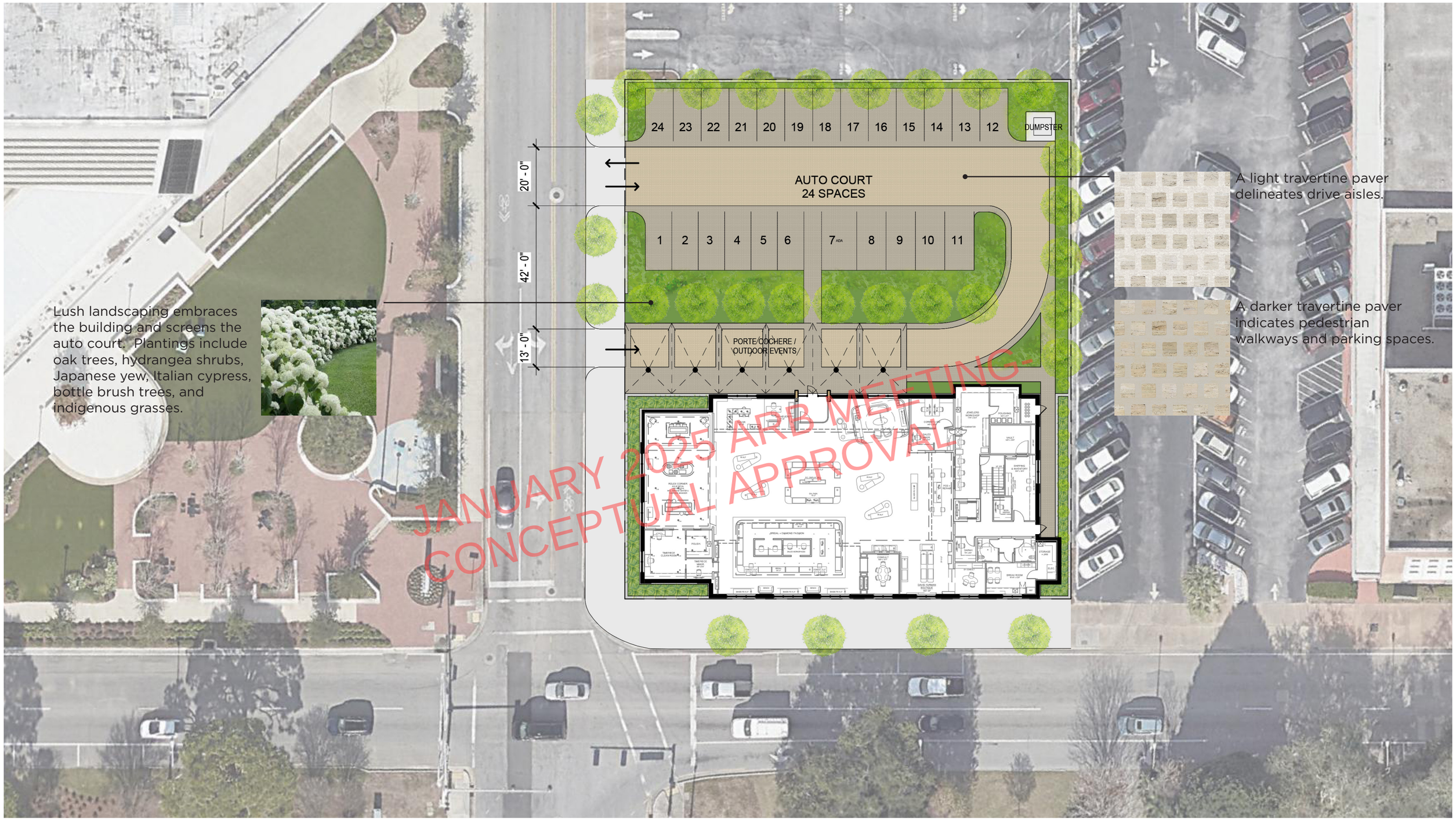

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Site Plan

Jewelers Trade Shop

1" = 30'-0"

N

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North Elevation - Auto Court

Jewelers Trade Shop

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Northwest Corner - Spring St.

Jewelers Trade Shop

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Southwest Corner - Garden St.

Jewelers Trade Shop

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Porte Cochère Entry

Jewelers Trade Shop

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Southeast Corner - Garden St.

Jewelers Trade Shop

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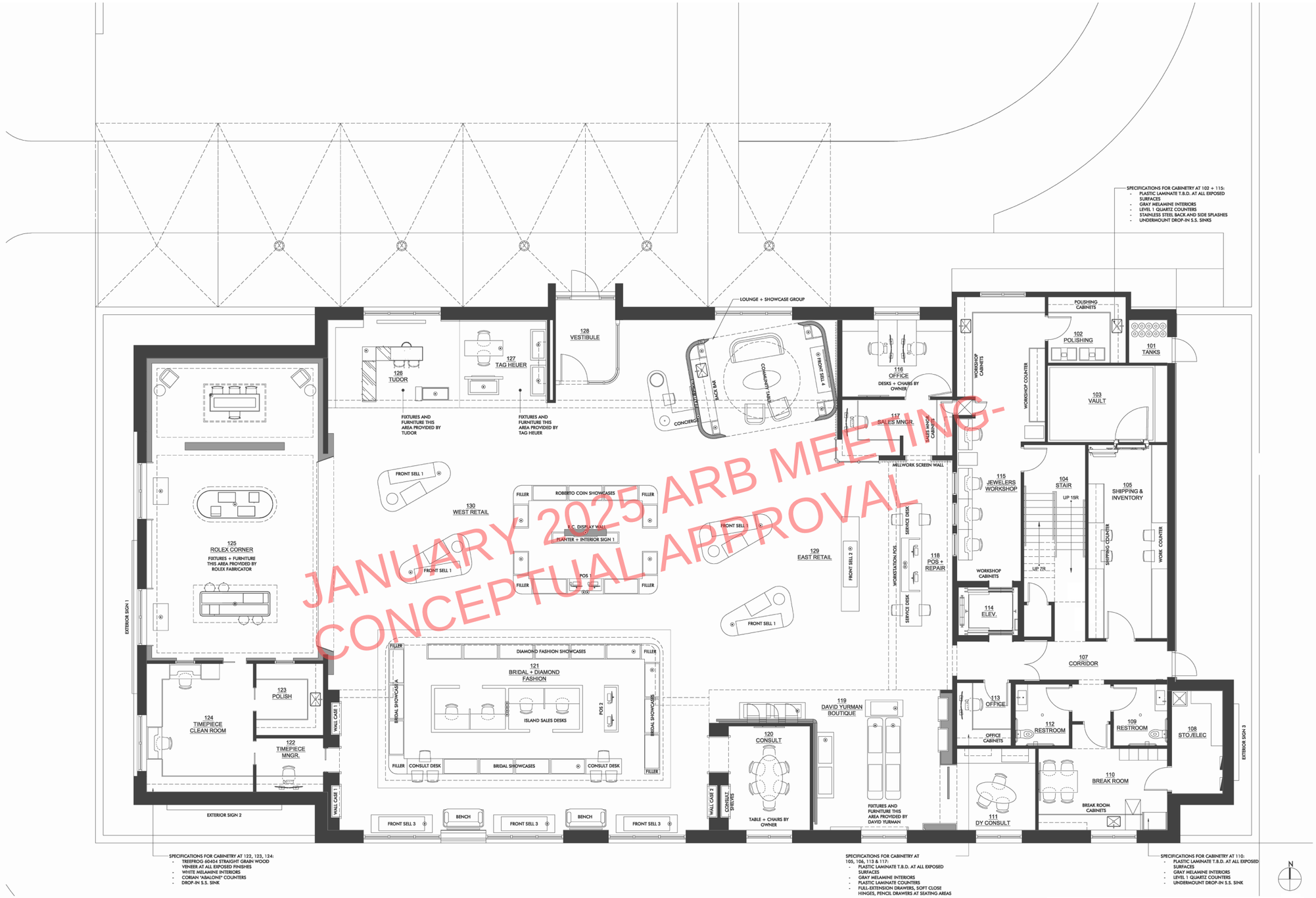

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BALAITY PROPERTY ENHANCEMENT

Level 1

Jewelers Trade Shop

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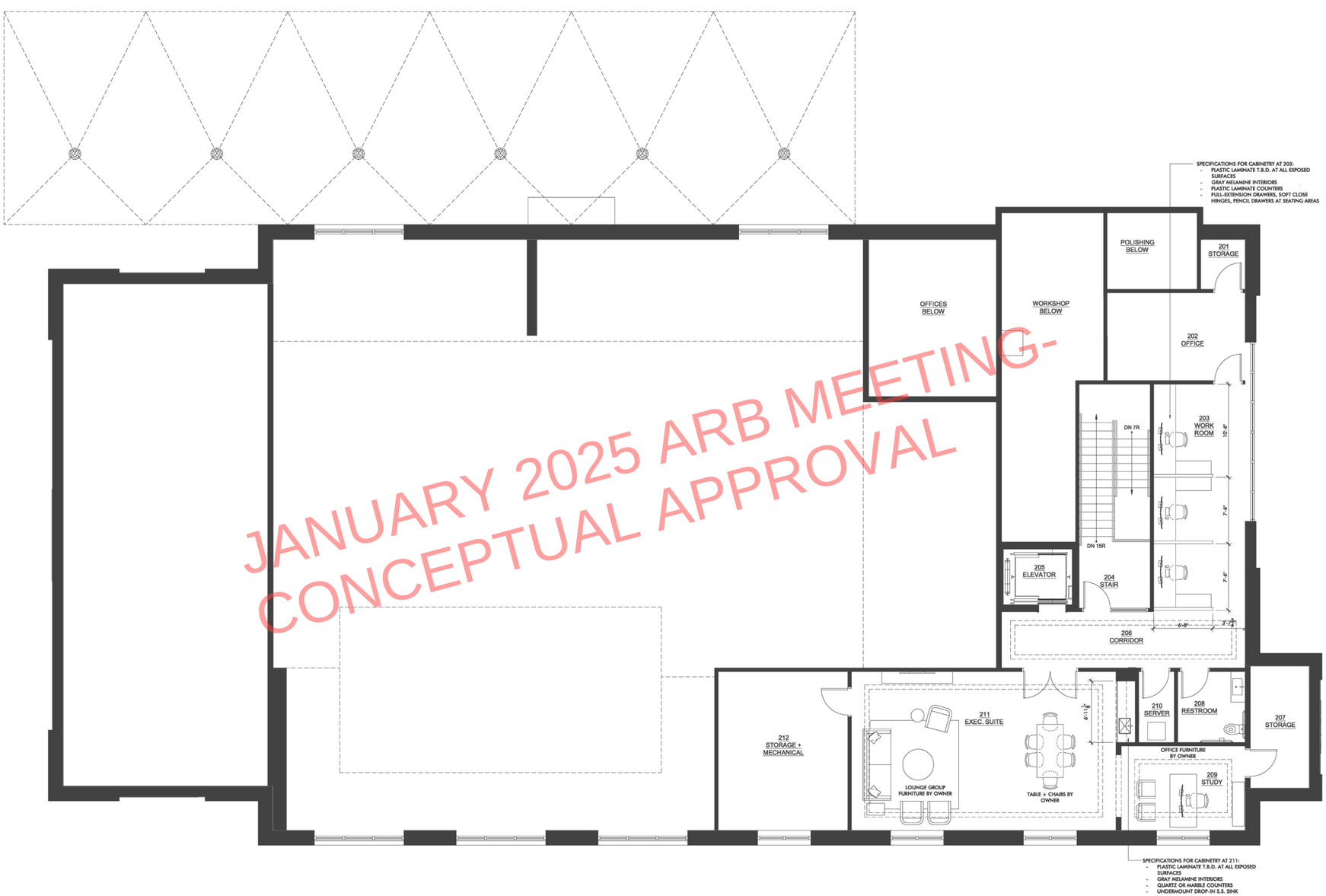

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CONCEPTUAL APPROVAL



JANUARY 2025 ARB MEETING-
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BALAITY PROPERTY ENHANCEMENT

Interiors

Jewelers Trade Shop

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BALAITY PROPERTY ENHANCEMENT

Interiors

Jewelers Trade Shop

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BALAITY PROPERTY ENHANCEMENT

Interiors

Jewelers Trade Shop

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BALAITY PROPERTY ENHANCEMENT

Garden Street

Jewelers Trade Shop

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CONCEPTUAL APPROVAL

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BALAITY PROPERTY ENHANCEMENT

Entry

Jewelers Trade Shop

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Porte Cochère Entrance



The **faceted form** of the porte cochère entrance draws inspiration from a diamond cut. The dynamic roof form, visible from both N Spring Street and W Garden street, becomes a memorable entry experience. The warm material palette of **wood slat soffit** panels, **travertine pavers**, and **brass colored columns** coupled with lush landscaping create an inviting environment that doubles as outdoor event space.

Branding



Mosaic tile facade insets and **brass colored metal accents** complement the Jewelers Trade Shop branding. The tile insets add articulation and rhythm to the facade design while also providing a backdrop for signage on street frontages.



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CONCEPTUAL APPROVAL

Cladding Materials



Taking cues from watch detailing, a **fluted travertine** facade cladding gives the building a sense of elegance and verticality.



A **precast concrete watertable** base grounds the building and accentuates the travertine cladding above.

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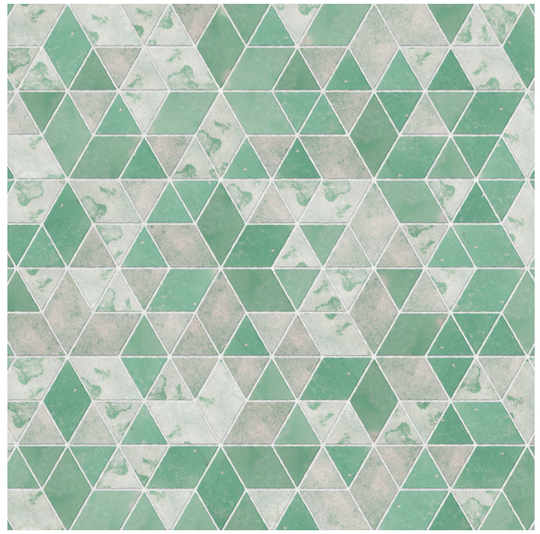
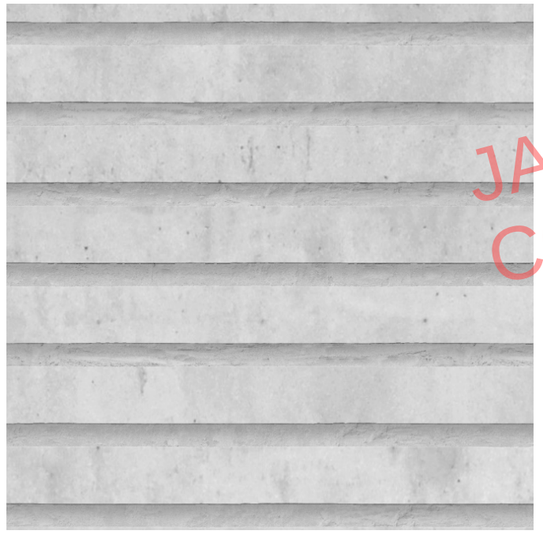
Wall Cladding:
Fluted Travertine



Tile Mosaic Accents:
Audrey Lane



Wood Soffit



Water Table Base:
Precast Concrete



Metal Panel Accents:
Alucobond Plus, Harvest Gold Mica



Travertine Pavers

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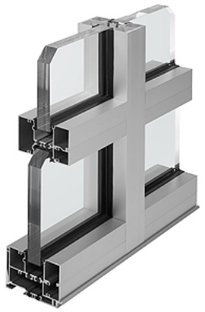

IR 501T/501UT Framing System

- 2-3/4" (69.9mm) sightline
- 5" (127mm) depth
- High thermal or Ultra thermal performance
- Center plane glass applications
- Blast mitigation, hurricane resistance







Product Features

IR 501T Thermal Framing System and IR 501UT (Ultra Thermal) Framing System combines IsoLock® thermal break technology with insulating impact resistant glazing to provide the ultimate in occupant safety and comfort.

Key Features Include:

- IR 501T/501UT is 5" (127) deep and has a 2-3/4" (69.9) sightline / Expansion mullions have a 3" (76.2) sightline
- 2-piece or 3-piece mullion options
- Screw Spline fabrication
- IR 501T has an IsoLock® lanced pour and debridge thermal break
- IR 501UT has a dual IsoLock® lanced pour and debridge thermal break
- Center plane glass applications
- Outside glazed
- Permanodic® anodized finishes
- Painted finishes in standard and custom choice

Optional Features:

- Integrated entrance framing
- 350/500 IR Medium Stile - single or pairs of entrances

Product Applications:

- Impact resistant
- Storefront, ribbon window or punched opening
- Low- to mid-rise

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PERMACOAT™ POWDER COATINGS

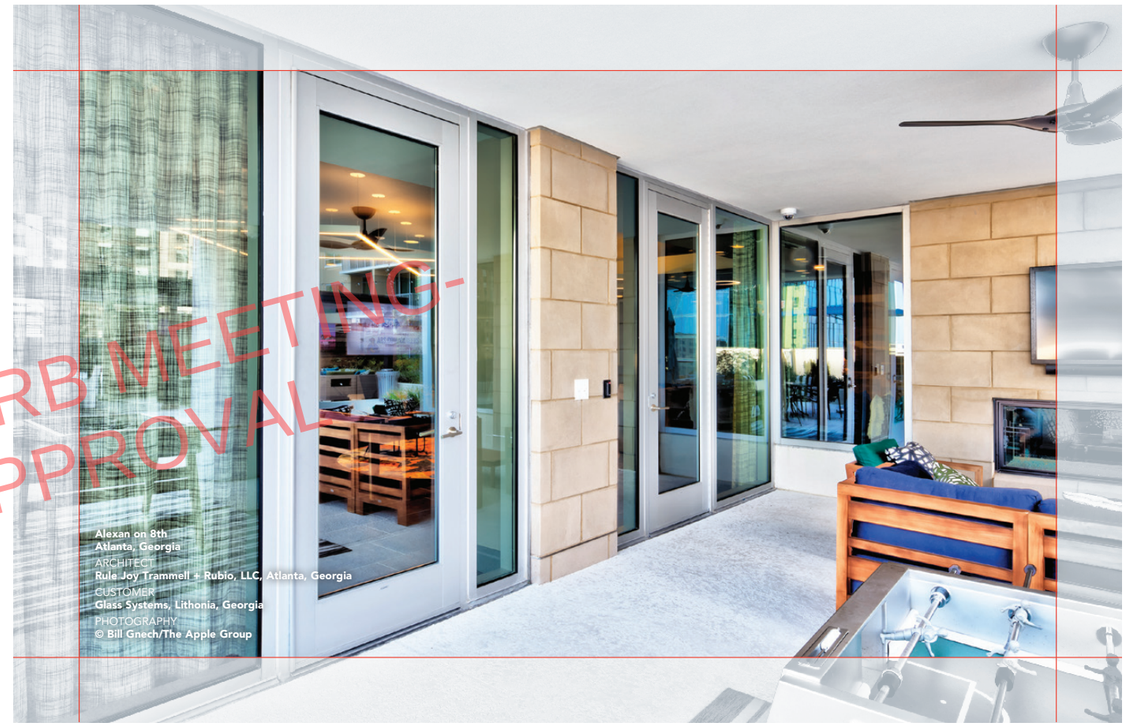
Solvent-Free Finishes That Add High Performance, Durability to Your World

ANTIQUE BRONZE

AA™250/425 THERMAL ENTRANCES

A New Kind of Thermal Roadblock

KAWNEER



As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA™250/425 Thermal Entrances. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, AA™250/425 Thermal Entrances create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier; and dual weathering around the perimeter of the door in conjunction with a low-conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA™250/425 Thermal Entrances extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED®). And, with its proven performance and welded corner construction, Kawneer's AA™250/425 Thermal Entrances are the ideal choice for any commercial or institutional application.

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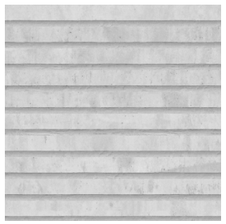
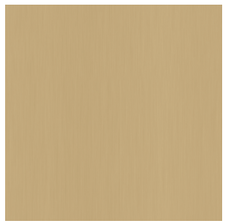


Precast Concrete



Metal Panels



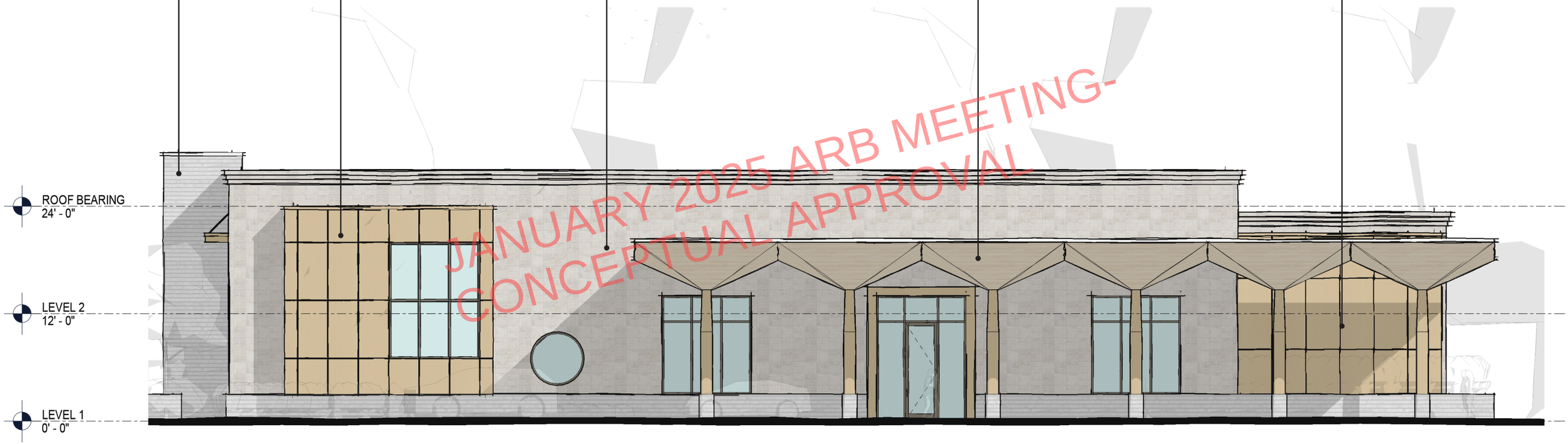
Fluted Travertine



Wood Soffit



Metal Panels



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CONCEPTUAL APPROVAL

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North Elevation - Auto Court

Jewelers Trade Shop

3/32" = 1'-0"

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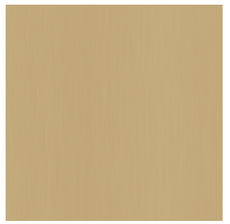
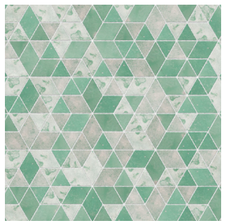
Wood Soffit



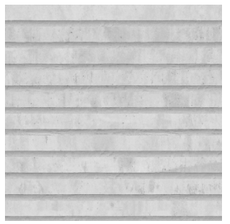
Metal Columns Wrap



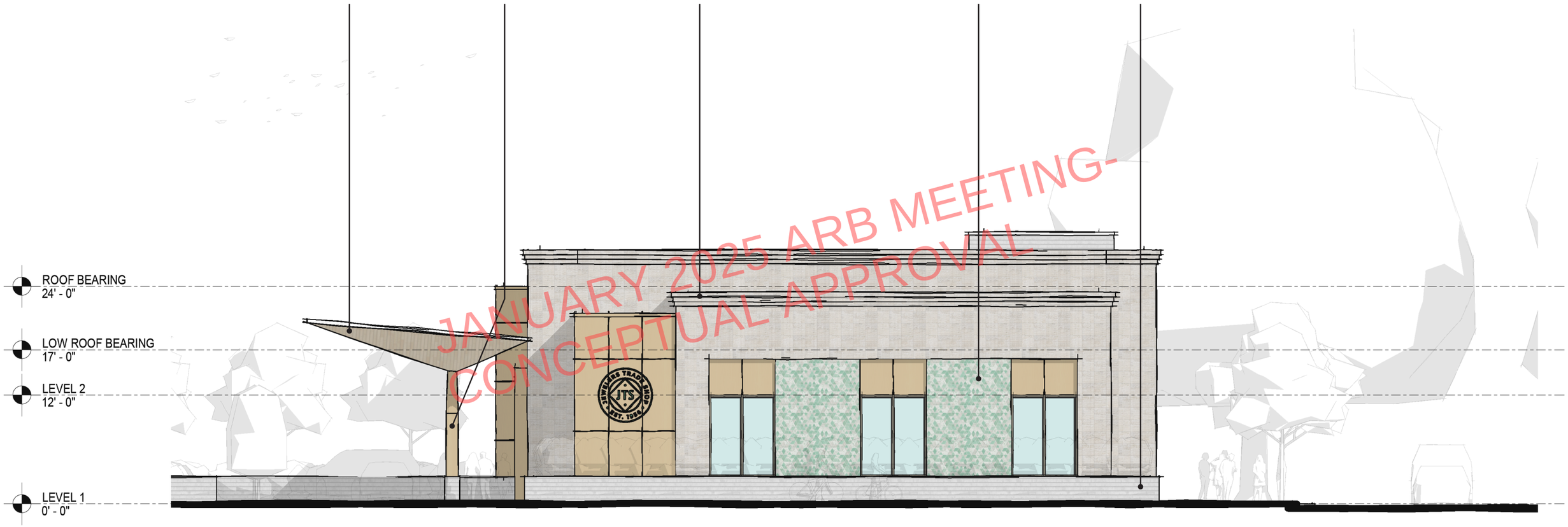
Fluted Travertine



Mosaic Tile



Precast Concrete Watertable



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West Elevation - Spring St.

Jewelers Trade Shop

3/32" = 1'-0"

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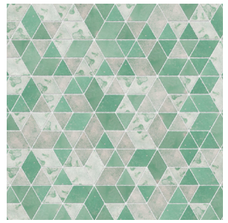
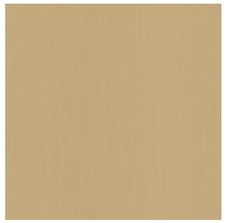
Precast Concrete Watertable



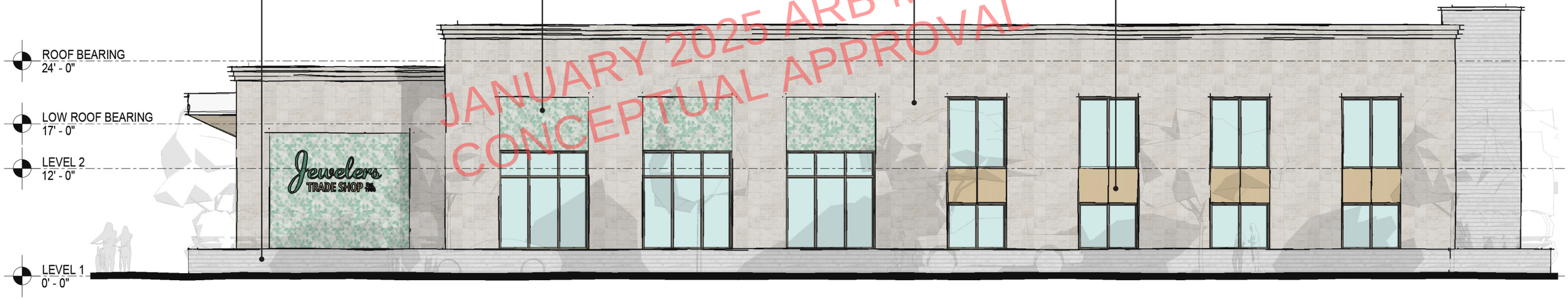
Mosaic Tile



Fluted Travertine



Metal Panels



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CONCEPTUAL APPROVAL

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South Elevation - Garden St.

Jewelers Trade Shop

3/32" = 1'-0"

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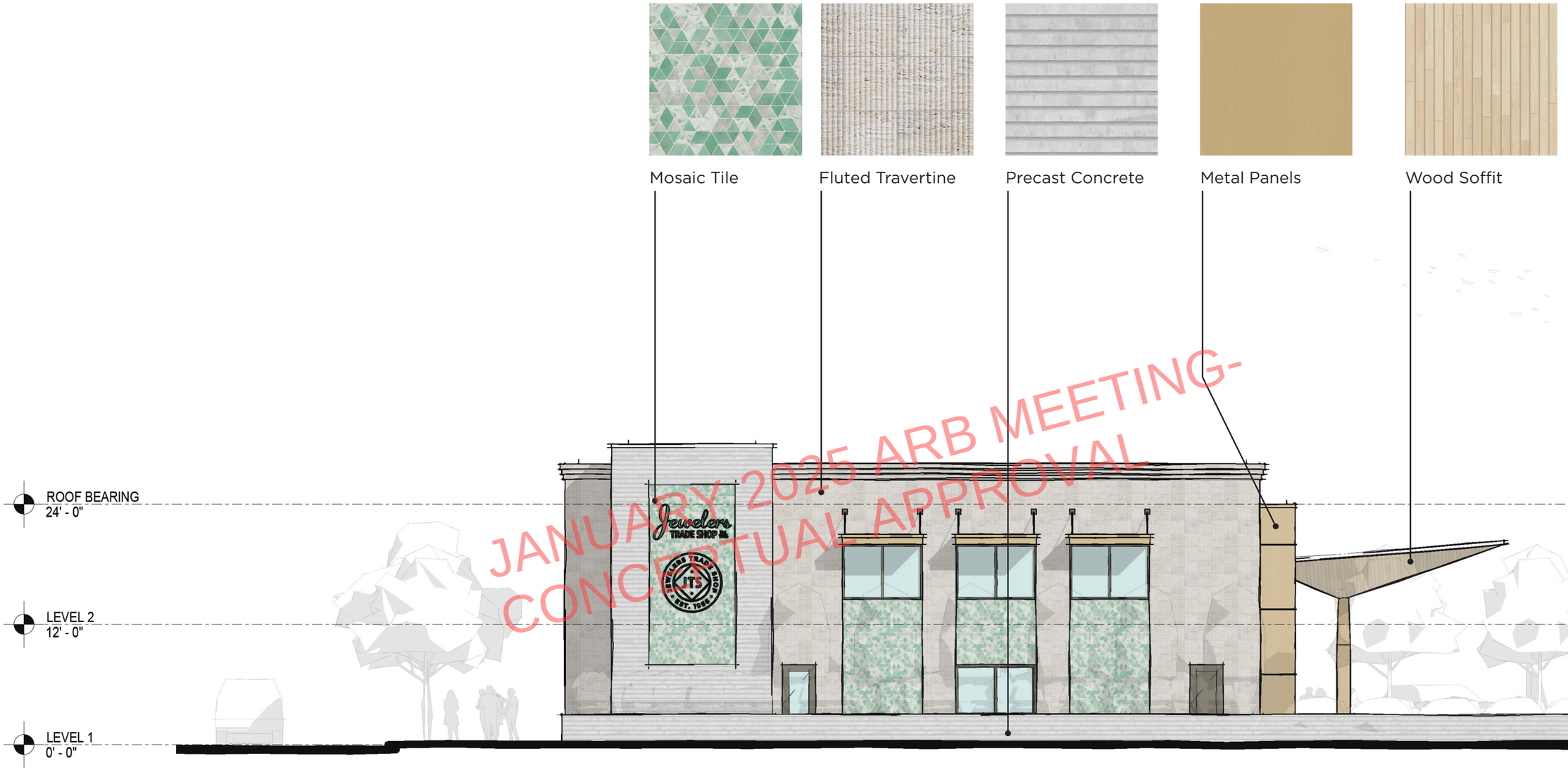

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East Elevation

Jewelers Trade Shop

3/32" = 1'-0"

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North Elevation - Auto Court

Jewelers Trade Shop

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

Architectural Review Board Application
Full Board Review

Application Date: 03/27/2025

***Project Address*:** **150 W Garden Street**

Applicant: SMP Architecture

Applicant's Address: 205 E Intendencia Street

Email: *william@smp-arch.com* Phone: 850-982-9042

Property Owner: Corbett Davis
(If different from Applicant)

District: ☐ ***PHD*** ☐ ***NHPD*** ☐ ***OEHPD*** ☑ ***PHBD*** ☐ ***GCD***

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Final Review:

Please find attached drawings of the proposed design for a 2-story, 11,587 SF building at the corner of W Garden Street and N Spring Street that will serve as the new location of Jewelers Trade Shop. The new building will allow Jewelers Trade Shop to improve their customer experience, optimize store layout, and better meet the programmatic needs of their jewelery brands. The building will replace a treeless asphalt parking lot on the existing site, significantly improving the pedestrian experience on N Spring Street and W Garden Street. Drawing inspiration from adjacent modern architecture, the contemporary design contributes to the eclectic character of the district.

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

William Brantley
Applicant Signature

03/27/2025
Date



150 West Garden Street

Jewelers Trade Shop

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Existing Site

Jewelers Trade Shop

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03/27/2025



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Southwest Aerial

Jewelers Trade Shop

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03/27/2025

Recently Completed: One Palafox Place
Retail, Restaurants, Office & Luxury Lofts



Under Construction: Adams Homes Corporate Headquarters
Whole Building Renovation with added Ground Level Restaurant & Retail



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Studer
Community
Institute

Jewelers Trade Shop
150 W Garden Street

MORGAN & MORGAN

Aerial - Site Context

Jewelers Trade Shop

© SMP Architecture 2025
03/27/2025



220 W Garden Street



100 N Spring Street



100 W Garden Street



239 N Spring Street

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Surrounding Context

Jewelers Trade Shop

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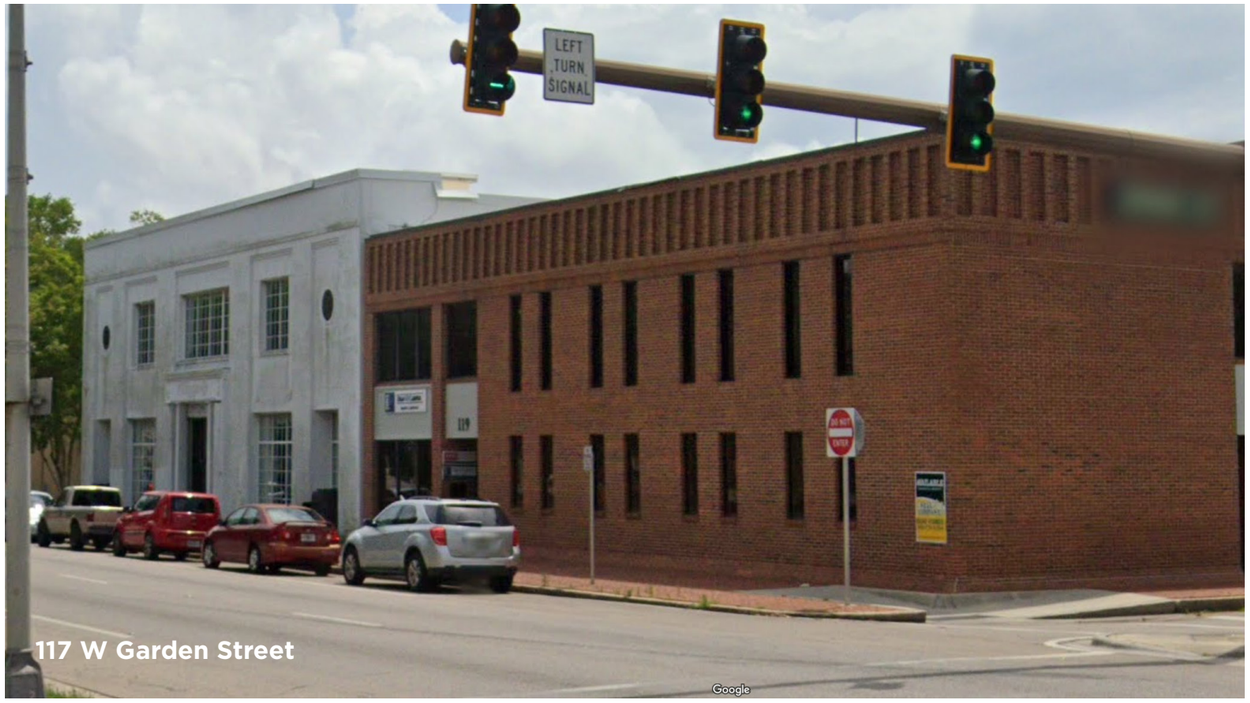
03/27/2025



301 N Baylen Street



70 N Baylen Street



117 W Garden Street

Google



239 N Spring Street

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Surrounding Context

Jewelers Trade Shop

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03/27/2025

LANDSCAPING AND CURB PROVIDED FOR ADJACENT PROPERTY OWNER

WALKWAY TO 14 (MINIMUM) LEASED PARKING SPACES

DUMPSTER ENCLOSURE

1 2 3 4 5 6 7 8 9 10 11 12

VEHICULAR ENTRANCE

AUTO COURT 25 SPACES

20 21 22 23 24 ADA 25 ADA

13 14 15 16 17 18 19

PORTE COCHERE / OUTDOOR EVENTS

PEDESTRIAN ENTRANCE

ENTRANCE

N SPRING STREET

W GARDEN STREET

HARDCAPE & LANDCAPE DESIGN





The auto court hardscape design features warm colored concrete pavers, complimenting the travertine facade of the building. Approved paver manufacturers include Keystone Hardscapes & Tremron Pavers.





Lush landscaping embraces the building and screens the autocourt. Plantings include Live Oaks, Shi Shi Camelia, Bayou Bliss Dystylium, Coontie, Podocarpus, and Lomandra.

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Site Plan

Jewelers Trade Shop

1” = 30’-0”

N

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North Elevation - Auto Court

Jewelers Trade Shop

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Northwest Corner - Spring St.

Jewelers Trade Shop

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Southwest Corner - Garden St.

Jewelers Trade Shop

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Southeast Corner - Garden St.

Jewelers Trade Shop

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Northwest Corner - Spring St.

Jewelers Trade Shop

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Porte Cochère Entry

Jewelers Trade Shop

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Auto Court

Jewelers Trade Shop

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BALAITY PROPERTY ENHANCEMENT

Interiors

Jewelers Trade Shop

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BALAITY PROPERTY ENHANCEMENT

Interiors

Jewelers Trade Shop

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03/27/2025

Porte Cochère Entrance



The **faceted form** of the porte cochère entrance draws inspiration from a diamond cut. The dynamic roof form, visible from both N Spring Street and W Garden street, becomes a memorable entry experience. The warm material palette of a **white oiled wood** canopy soffit, **travertine pavers**, and metal columns with **gold undertones** coupled with lush landscaping create an inviting environment that doubles as outdoor event space.

Branding



Mosaic tile facade insets and **metal accents with gold undertones** complement the Jewelers Trade Shop branding. The tile insets add pops of color to the facade design while also providing a backdrop for signage on street frontages.



Cladding Materials



Taking cues from watch detailing, a **fluted travertine** facade cladding gives the building a sense of elegance and verticality.



A **precast concrete watertable** base grounds the building and accentuates the travertine cladding above.

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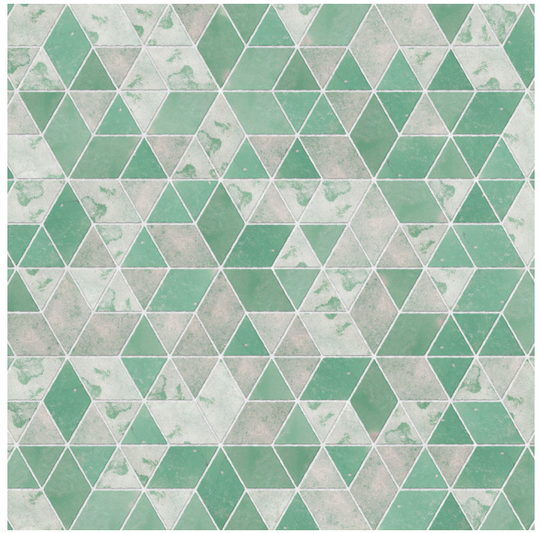
Fluted Travertine Cladding:
Metamar Marble, White Travertine,
6” x 24” Fluted



Tile Mosaic Accents:
Audrey Lane



Canopy Soffit:
Tongue & Groove Cedar,
White Oiled Stain Finish



Water Table Base:
Precast Concrete
Gates Precast

Metal Panel Accents:
Alucobond Plus, Dry Reveal
Color: Oyster



Finish: Fine

Color: Sto White 9433

Stucco:
Sto, Stolit Lotusan

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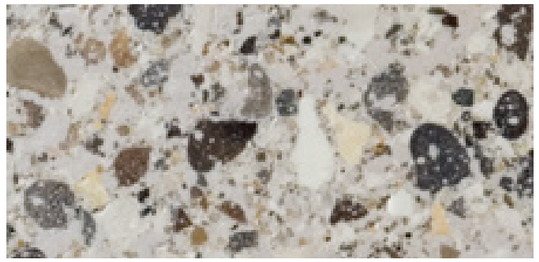



Alternate for Precast Concrete Water Table Base:

Architectural CMU Water Table Base:
Echelon, Verastone Plus
Finish: Fossil Reef





Alternate for Metal Panel Accents:

Fiber Cement Panel Accents:
Equitone, Tectiva
Color: TE10





Alternate for Wood Canopy Soffit:

Aluminum Canopy Soffit Panel System:
Longboard, Soffit Planks
Finish: Beachwood, BEE

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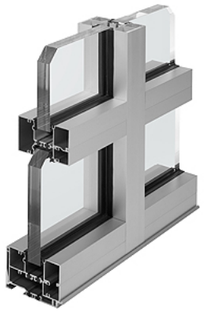

IR 501T/501UT Framing System

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PERMACOAT™ POWDER COATINGS

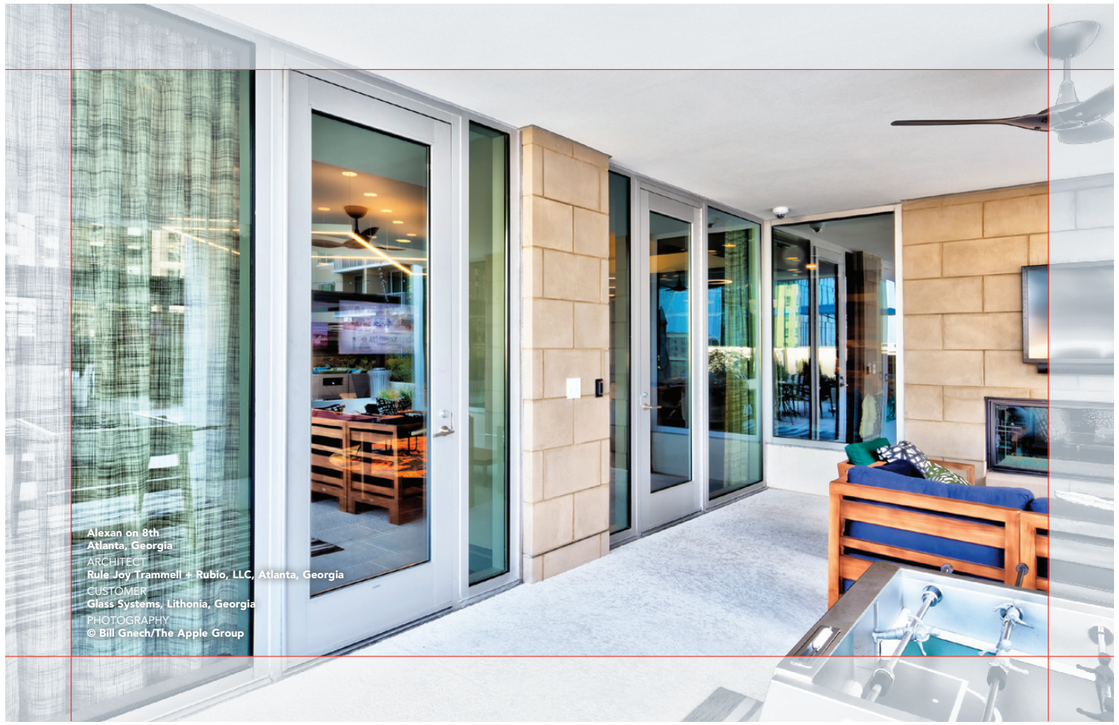
Solvent-Free Finishes That Add High Performance, Durability to Your World

ANTIQUE BRONZE

AA™250/425 THERMAL ENTRANCES

KAWNEER

A New Kind of Thermal Roadblock



As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA™250/425 Thermal Entrances. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, AA™250/425 Thermal Entrances create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier; and dual weathering around the perimeter of the door in conjunction with a low-conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA™250/425 Thermal Entrances extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED®). And, with its proven performance and welded corner construction, Kawneer's AA™250/425 Thermal Entrances are the ideal choice for any commercial or institutional application.

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CANOPY UPLIGHT

FC OUTDOOR LIGHTING

Date:	**Approved:**
Type:	
Luminaire:	
Project:	

FCD803R



FCD803R 8-inch round inground recessed luminaire with stainless steel faceplate is IP67 rated for exterior use where inground applications are required.

SPECIFICATIONS

PHYSICAL

beam spread	**LED optics:** Spot-10°, Narrow Flood-25°, Flood-50°, Wide Flood-70° *(image-free white lens)*
	optional: +/- 30° adjustable LED base
dimensions	**luminaire:** 8.8" Ø x 11.0" D, **PVC housing:** 8.4"Ø x 11.0" D
weight	9.25 lbs
housing	marine grade, corrosion resistant, high pressure aluminum (includes mounting sleeve)
lens	3/8" thick clear tempered, standard. **optional:** SR = Slip Resistance, etched lens on outer surface
mounting	concrete pour installation (mounting sleeve included) - drainage required (Improperly installed luminaires will void warranty)
ingress protection	IP67 rated: dry, damp or wet locations with neoprene continuous closed cell gasket to seal out contaminants
finish	316 machined stainless steel faceplate

PERFORMANCE

color temperature	2700K, 3000K, 3500K, 4000K
lumen output	1300 lm, 2000 lm, 3000 lm
lumen maintenance	L90 > 70,000 hours
color consistency	2 SDCM / **standard:** 84CRI, **optional:** 90CRI
operating temperature	max 143°F (62C)
warranty	5 year limited warranty

ELECTRICAL

input voltage	Universal 120 - 277 VAC
power supply	Integral Class II, electronic, high power factor > 94% @120V
certifications	ETL/cETL Listed, CEC Title 24 JA8 compliant (only 90CRI complies)
standards	UL1598/CSA C22.2 No. 250.0; UI 8750/CSA C22.2 No. 250.13/IES LM-79/LM-80
power consumption	33W @ 120V - 277V (maximum)
dimming interface	**standard:** 0-10V (10%), **optional:** ELV (120V only)

Due to continuous development and improvements, specifications are subject to change without notice.
Product use certifies agreement to FC Lighting, Inc. terms and conditions.
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US Commercial Lighting Manufacturer Since 1982

TG-DM-021425

FACADE WALL WASH

insight lighting ARGO PRO

PERFORMANCE LINEAR | COLOR CHANGING + TUNABLE WHITE

PROJECT: JEWELERS TRADES HOP TYPE: FACADE WALL WASH FIXTURE CATALOG #: AP - TBD - RGB40 - TBD - 48 - VOLT - DMXFX - TBD - CRF

PROFILE

nitro color
MARATHON
QUAD PERFECT™

OUTPUT	LO (5 W/FT), MO (10 W/FT), HO (15 W/FT), VO (20 W/FT)
OPTICAL DISTRIBUTIONS	10°, 20°, 30°, 40°, 60°, 80°, 90° - SEE PAGE 2 FOR DETAILS
LED CONFIGURATIONS	PATENTED QUAD PERFECT™ TECHNOLOGY POWERED BY NITRO COLOR TECHNOLOGY RGBA, RGB22K-40K, RGRYB30K-40K TUNABLE WHITE (2200K-6500K)
PERFORMANCE	UP TO: 4,276 LUMENS, 47,764 PEAK CANDELA
VOLTAGE	120VAC, 240VAC, 277VAC, 380VDC - REMOTE DRIVER, POWERED BY MARATHON TECHNOLOGY
CONTROL	DMX/RDM
FIXTURE LENGTHS	12", 24", 36", 48", 60" (NOMINAL LENGTHS)
HOUSING	PRECISION EXTRUDED ALUMINUM
LENS	HIGH DENSITY TEMPERED GLASS
FINISH	HIGH DURABILITY POWDER COATING
OPERATING TEMP.	-20° C TO 50° C
WARRANTY	5-YEAR LIMITED
LUMEN MAINTENANCE	75,000 HOURS
CERTIFICATION	ETL AND CETL FOR IP67, IK07, 3G, COMPLIES WITH BUY AMERICAN ACT



STANDARD FINISHES



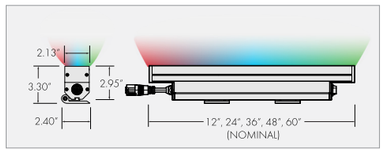
TEXTURED WHITE | TEXTURED BLACK | TEXTURED BRONZE | TEXTURED LT. BRONZE | TEXTURED GRAY | TEXTURED SANDSTONE

OPTIONS



LOUVER | VISOR | SHIELD/ MASKING PLATE | PROLINK CONDUIT BOX | PROLINK CONNECT WIRE COVER

PROFILE



Revised 03/25/2025
Specifications subject to change without notice

insight lighting
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P: 505.345.0888 | insightlighting.com

AUTO COURT LIGHTING

LBW POLE MOUNT - TR5 (LBW-TR5) IP65 RATED

DATE: | PROJECT: JEWELERS TRADE SHOP | TYPE: SITE LIGHTING

CATALOG NUMBER LOGIC: LBW-1/2-SD27-LED-X48-BW-TBD-TBD-TBD



*Finish to match fixture.

***Eliminates glow in window above shade. Finish to match fixture.*

CATALOG NUMBER LOGIC
Example: LBW - 1 - SD27 - LED - x44 - BW - BZP - A - DT - TR5 - 12 - 010 - MT
MATERIAL
Aluminum
SERIES
LBW - LBW Pole Mount
MOUNTING
1 - Single LBW
2 - Dual LBW
STYLE
SD27 - 27 Inch Shade
SOURCE
LED - Chip on Board (COB) Technology
LED TYPE
x43 - 34W LED/2700K x46 - 42W LED/2700K x49 - 57W LED/2700K
x44 - 34W LED/3000K x47 - 42W LED/3000K x50 - 57W LED/3000K
x45 - 34W LED/4000K x48 - 42W LED/4000K x51 - 57W LED/4000K
OPTIC
BW - Batwing
FIXTURE FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
(Also available in RAL Finishes, See submittal SUB-1439-00)
RINGS
A - Aluminum*
ACCESSORIES (Select one)
DT - Dark Top **
HS - House Side Shield*
MSH - Mesh Screen*
POLE
TR5 - 5" Tapered Round Pole
HEIGHT
12 - 12 Foot
14 - 14 Foot
16 - 16 Foot
18 - 18 Foot
20 - 20 Foot
CONTROL TYPE
010 - 0-10V Dimming Driver
INPUT VOLTAGE
MT - 120-277 VAC Input

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07/12/2022 SKU-1294
SUB-2847-00



A,1	ARCHITECTURAL SITE PLAN	
3/32" = 1'-0"		

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PARKING REQUIREMENTS

CITY OF PENSACOLA OFF STREET PARKING REQUIREMENTS:

PER THE CITY OF PENSACOLA LDC 12-4-1: 1 SPACE / 300 SF GENERAL RETAIL

11,587 SF GROSS BUILDING AREA / 300 = 39 REQUIRED SPACES

25 SPACES PROVIDED ONSITE; MINIMUM 14 SPACES LEASED IN ADJACENT LOT

ADA PARKING SPACES REQUIREMENTS:

PER FLORIDA ACCESSIBILITY CODE TABLE 208.2:

26-50 TOTAL SPACES = 2 REQUIRED ACCESSIBLE PARKING SPACES

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	50% CONSTRUCTION DOCUMENTS PROGRESS PRINT	03/31/2025

JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title: ARCHITECTURAL SITE PLAN

Seal

Project No. 2407

Date 03/31/2025

Scale AS NOTED

Drawing No. A-100

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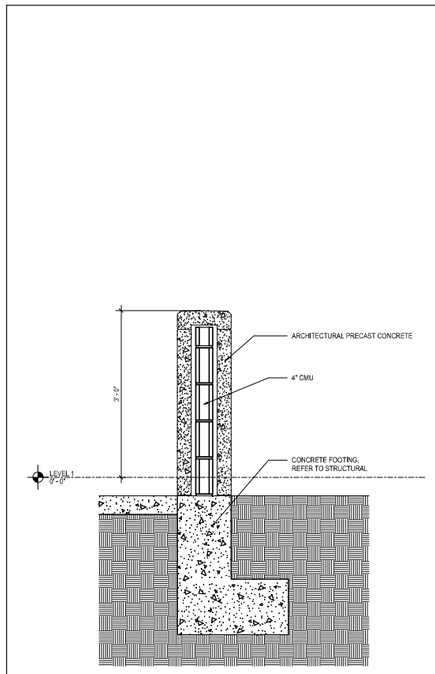
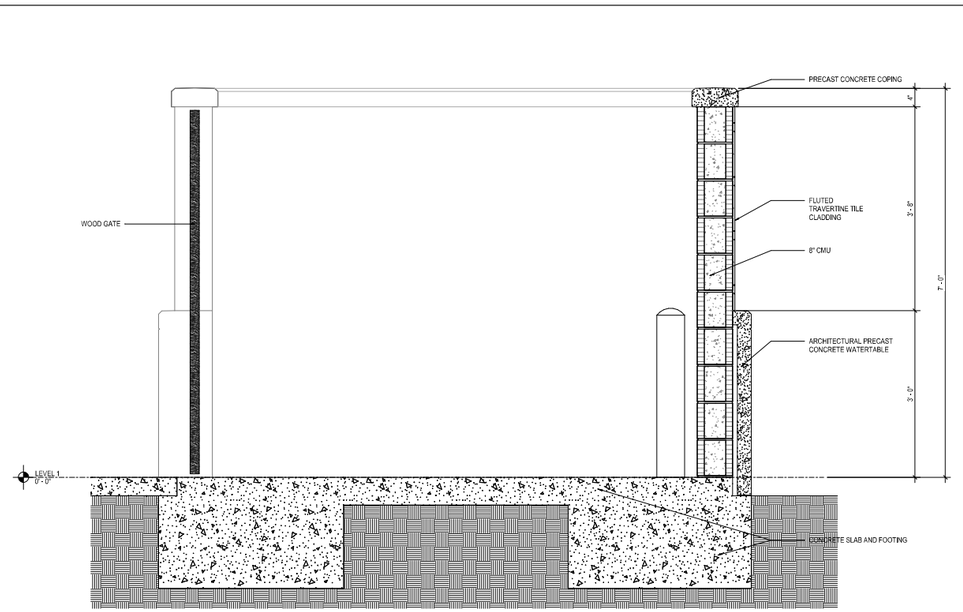


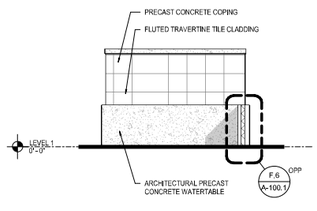
F,6 GARDEN WALL - SECTION

1" = 1'-0"



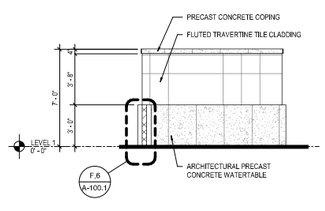
F,10 DUMPSTER ENCLOSURE - BUILDING SECTION

1" = 1'-0"



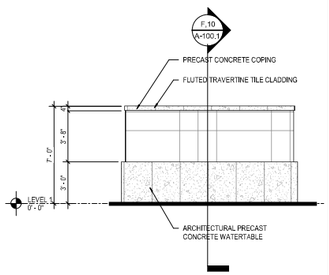
A,1 DUMPSTER ENCLOSURE - NORTH ELEVATION

1/4" = 1'-0"



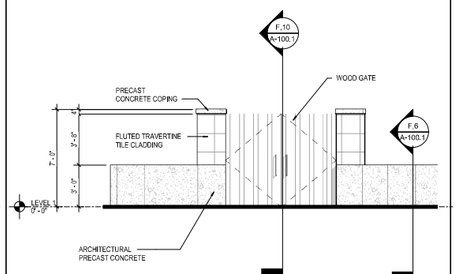
A,4 DUMPSTER ENCLOSURE - SOUTH ELEVATION

1/4" = 1'-0"



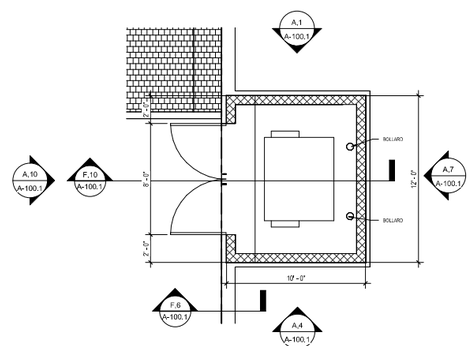
A,7 DUMPSTER ENCLOSURE - EAST ELEVATION

1/4" = 1'-0"



A,10 DUMPSTER ENCLOSURE - WEST ELEVATION

1/4" = 1'-0"



A,14 DUMPSTER ENCLOSURE PLAN

1/4" = 1'-0"

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ESCAMBIA COUNTY, USA

Drawing Title: SITE WALLS & DUMPSTER ENCLOSURE - PLANS, ELEVATIONS, & DETAILS

Seal

Project No. 2407

Drawing No. A-100.1

Date 03/31/2025

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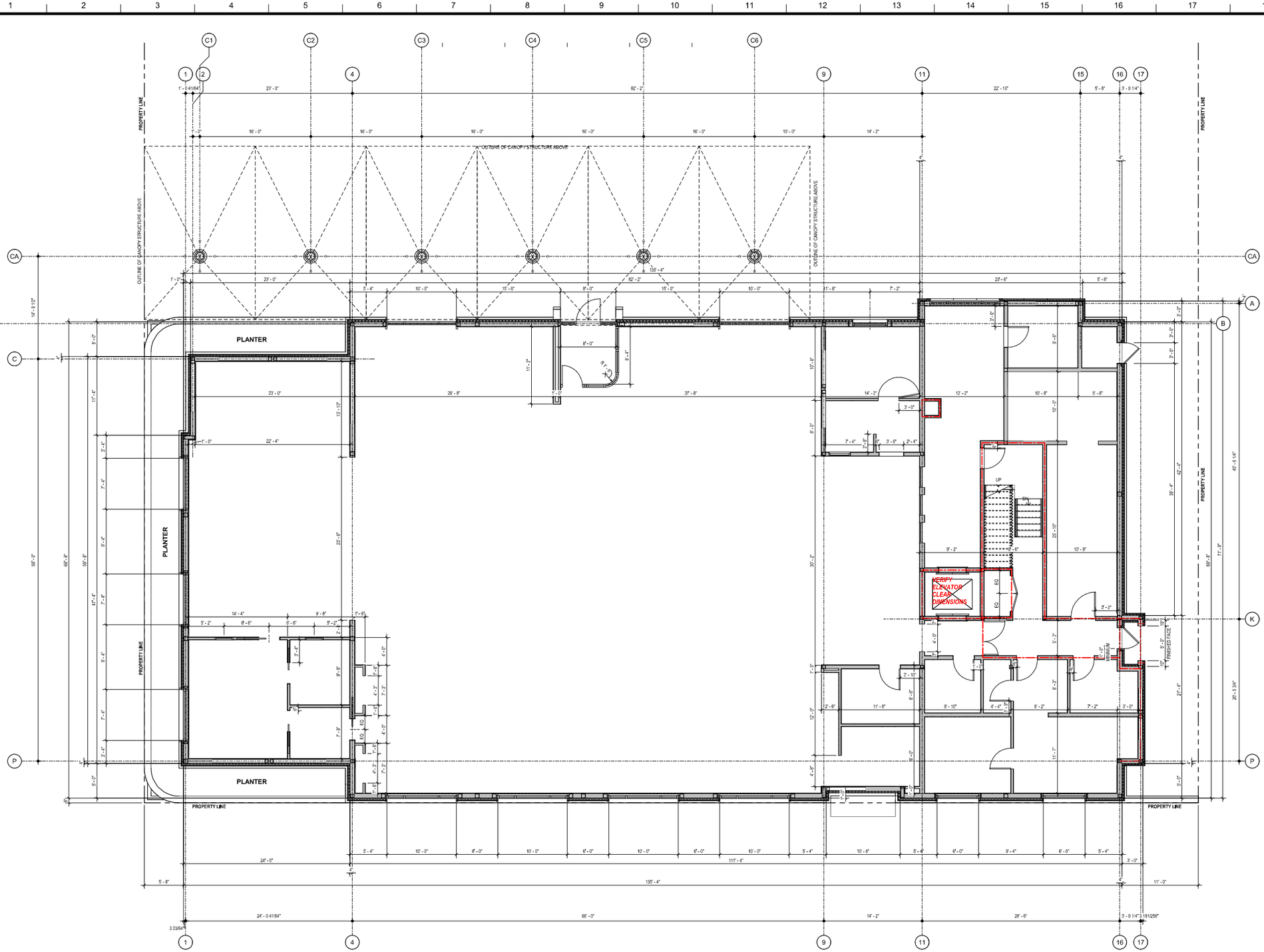

A, 1 LEVEL 1 DIMENSIONED FLOOR LAN

3/16" = 1'-0"

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FLOOR PLAN LEGEND

1-HOUR FIRE RATED WALL

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Drawing Title
LEVEL 1 DIMENSIONED FLOOR PLAN

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Project No. 2407

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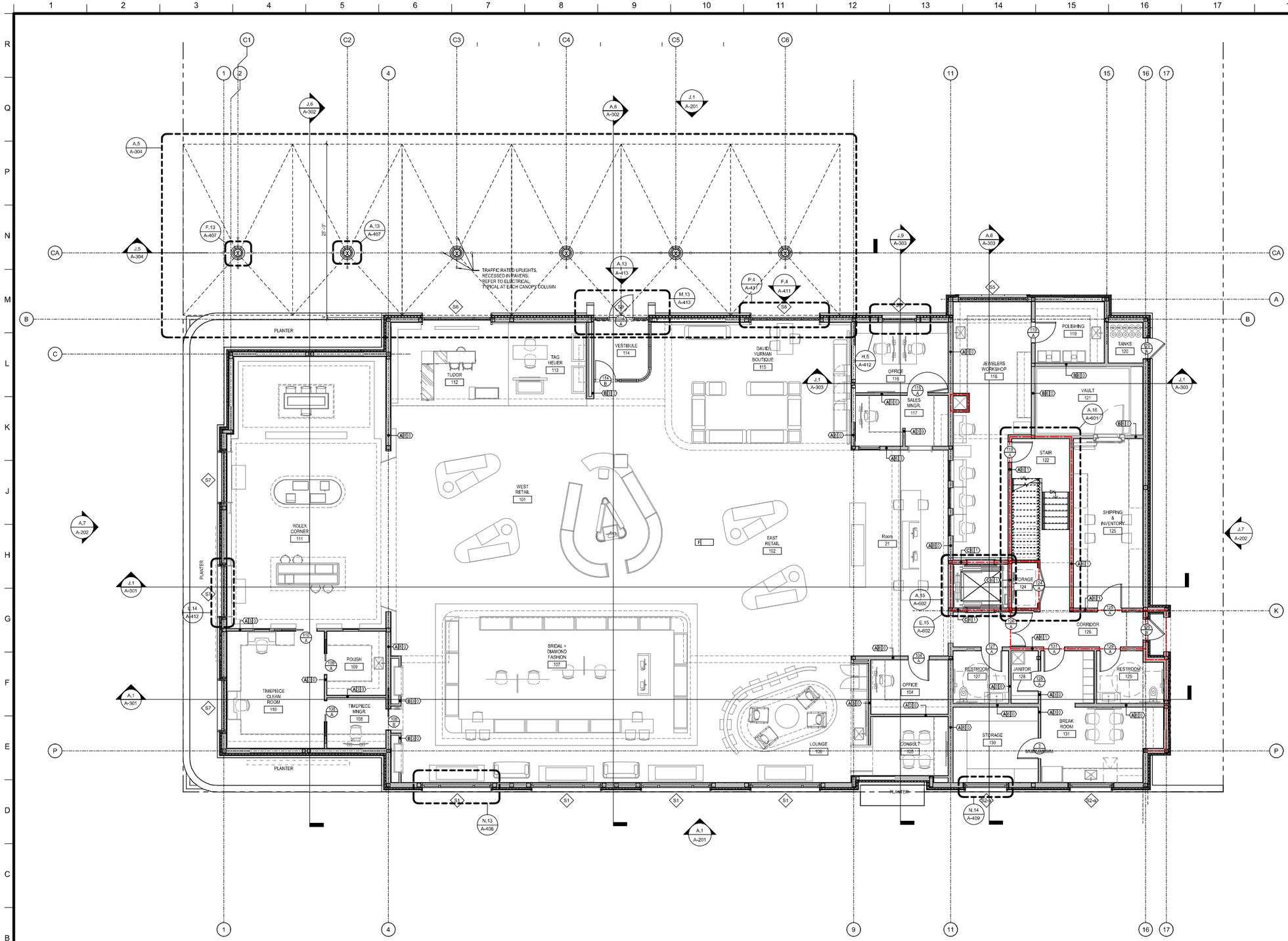

A, 1 — LEVEL 1 ANNOTATIVE FLOOR PLAN

3/16" = 1'-0"

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FLOOR PLAN LEGEND

1-HOUR FIRE RATED WALL

INTERIOR PARTITION TYPES SYMBOLS & LEGEND

A1 | 1 | 2 | S
PARTITION TYPE
SIZE
RATING
MODIFICATION

PARTITION TYPE / CONFIGURATION

	SYSTEM
A	STEEL FRAMED - 5/8" GYPSUM BOARD BOTH SIDES
B	STEEL FRAMED - 5/8" GYPSUM BOARD 1 SIDE ONLY
C	SHAFT WALL - 5/8" GYPSUM BOARD + 1" SHAFT WALL

SIZE

	Steel Stud
3	3 5/8"
6	6"
8	8"

MODIFICATION

S	ADD SOUND ATTENUATION BLANKETS
W	SUBSTITUTE WATER-RESISTANT GYPSUM BACKING BOARD (EACH SIDE) ON MINIMUM 20 GAUGE STEEL STUDS
G	SUBSTITUTE GLASS-MATT, WATER RESISTANT GYPSUM BACKING BOARD (EACH SIDE) ON MINIMUM 20 GAUGE STEEL STUDS
C	SUBSTITUTE CEMENTITIOUS BACKER UNITS (EACH SIDE) ON MINIMUM 20 GAUGE STEEL STUDS
A	STUD TO ABOVE CEILING
P	PARTIAL HEIGHT GYPSUM
T	PARTIAL HEIGHT GYPSUM ONE SIDE
U	STUD TO UNDERSIDE OF CEILING
H	CHASEWALL ASSEMBLY

RATING

0	NON-RATED
1	1 HOUR
2	2 HOUR
3	3 HOUR
4	4 HOUR

NOTES:

1. REFER TO PARTITION TYPES DETAILS AND NOTES ON SHEET A-700
2. SUBSTITUTE GWB WITH 5/8" CEMENTITIOUS BACKER UNITS AT ALL LOCATIONS WHERE WALL TILE IS INDICATED TO BE INSTALLED. COORDINATE WITH INTERIOR DESIGN DRAWINGS.

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Drawing Title
LEVEL 1 ANNOTATIVE FLOOR PLAN

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	Date 03/31/2025	
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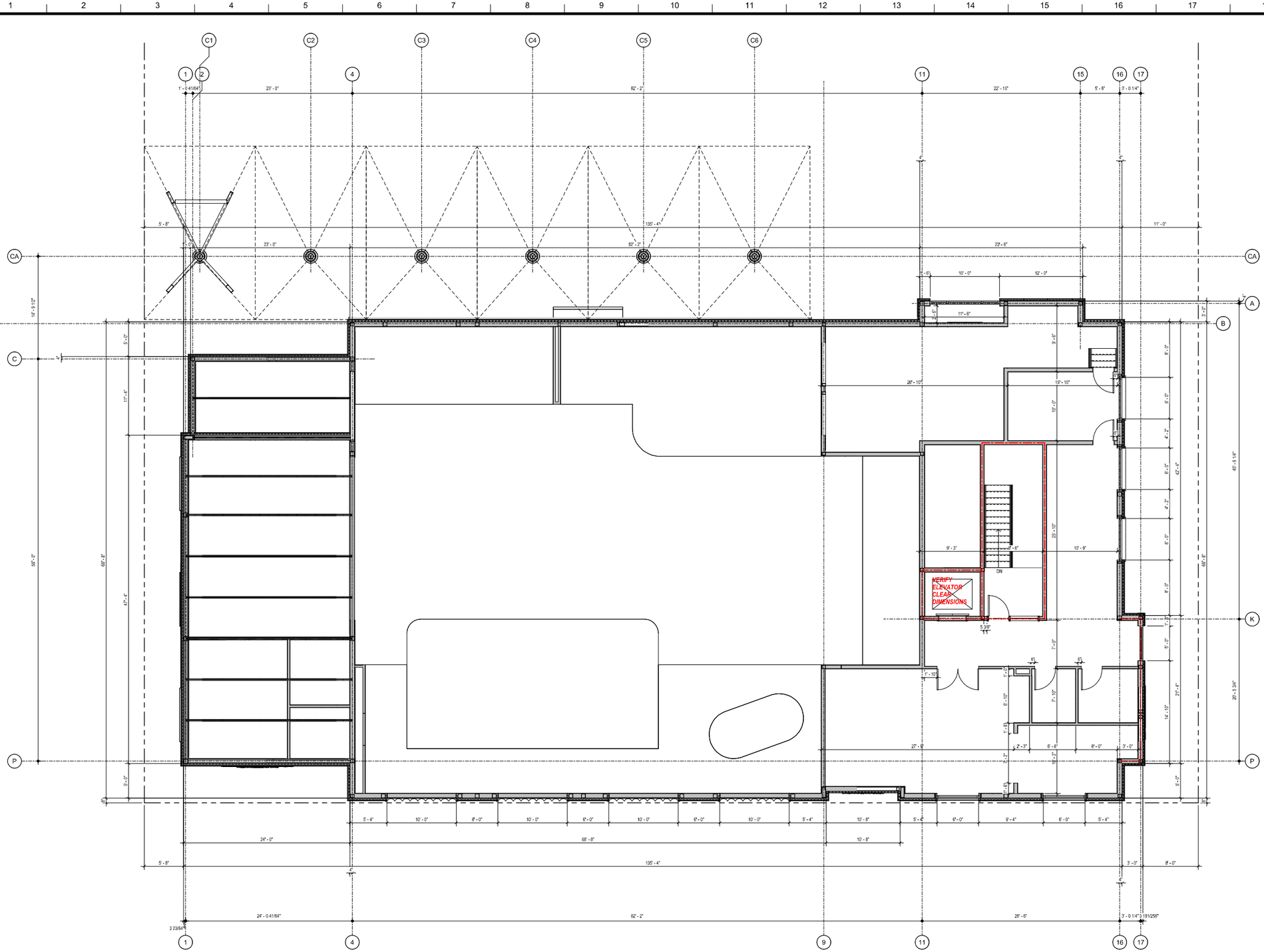

A,1	LEVEL 2 DIMENSIONED FLOOR PLAN
3/16" = 1'-0"	

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FLOOR PLAN LEGEND

1-HOUR FIRE RATED WALL

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Drawing Title
LEVEL 2 DIMENSIONED FLOOR PLAN

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	Scale AS NOTED	

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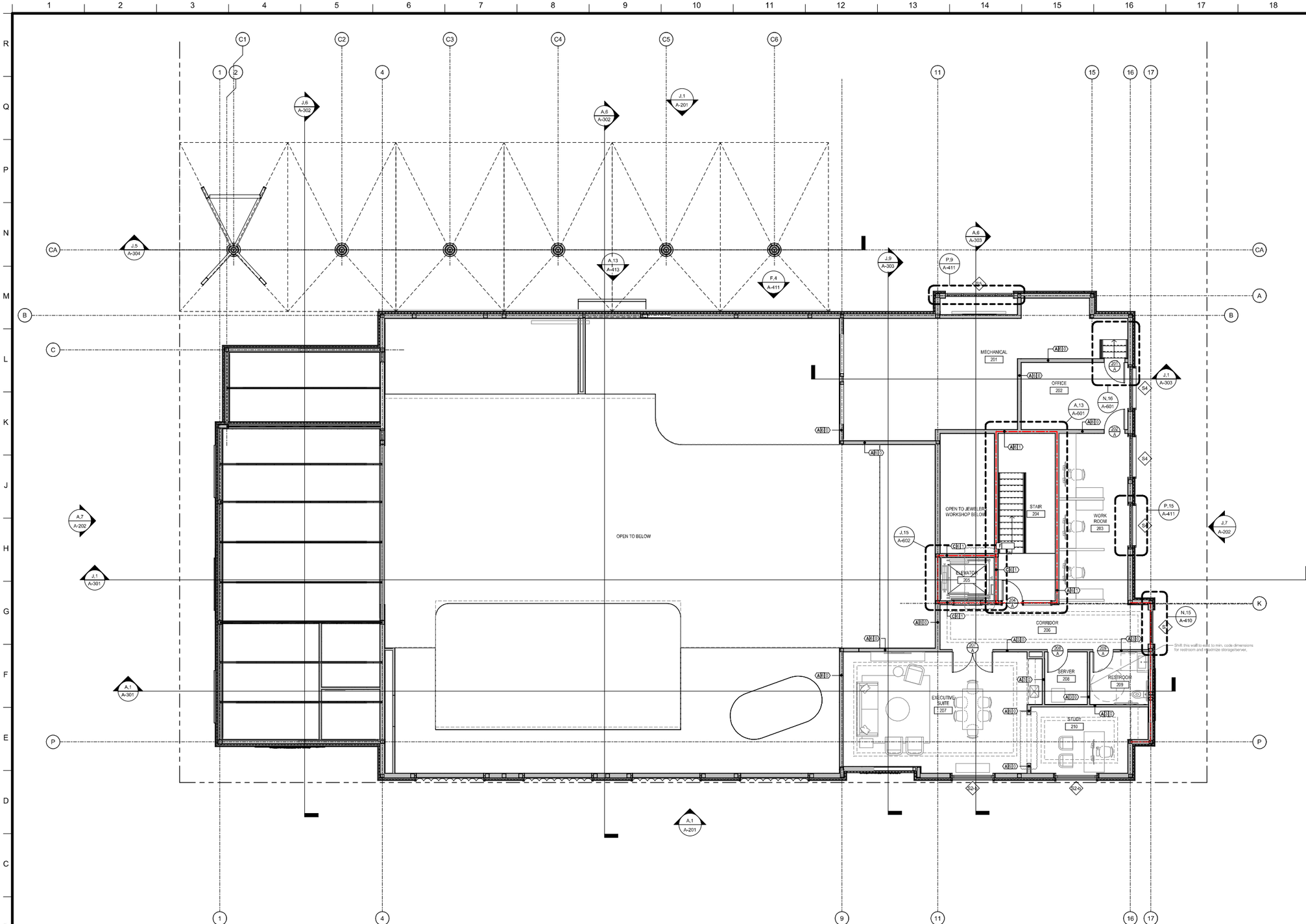

A,1 LEVEL 2 ANNOTATIVE FLOOR PLAN

3/16" = 1'-0"

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FLOOR PLAN LEGEND

1-HOUR FIRE RATED WALL

INTERIOR PARTITION TYPES SYMBOLS & LEGEND

PARTITION TYPE
SIZE
RATING
MODIFICATION

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Seal

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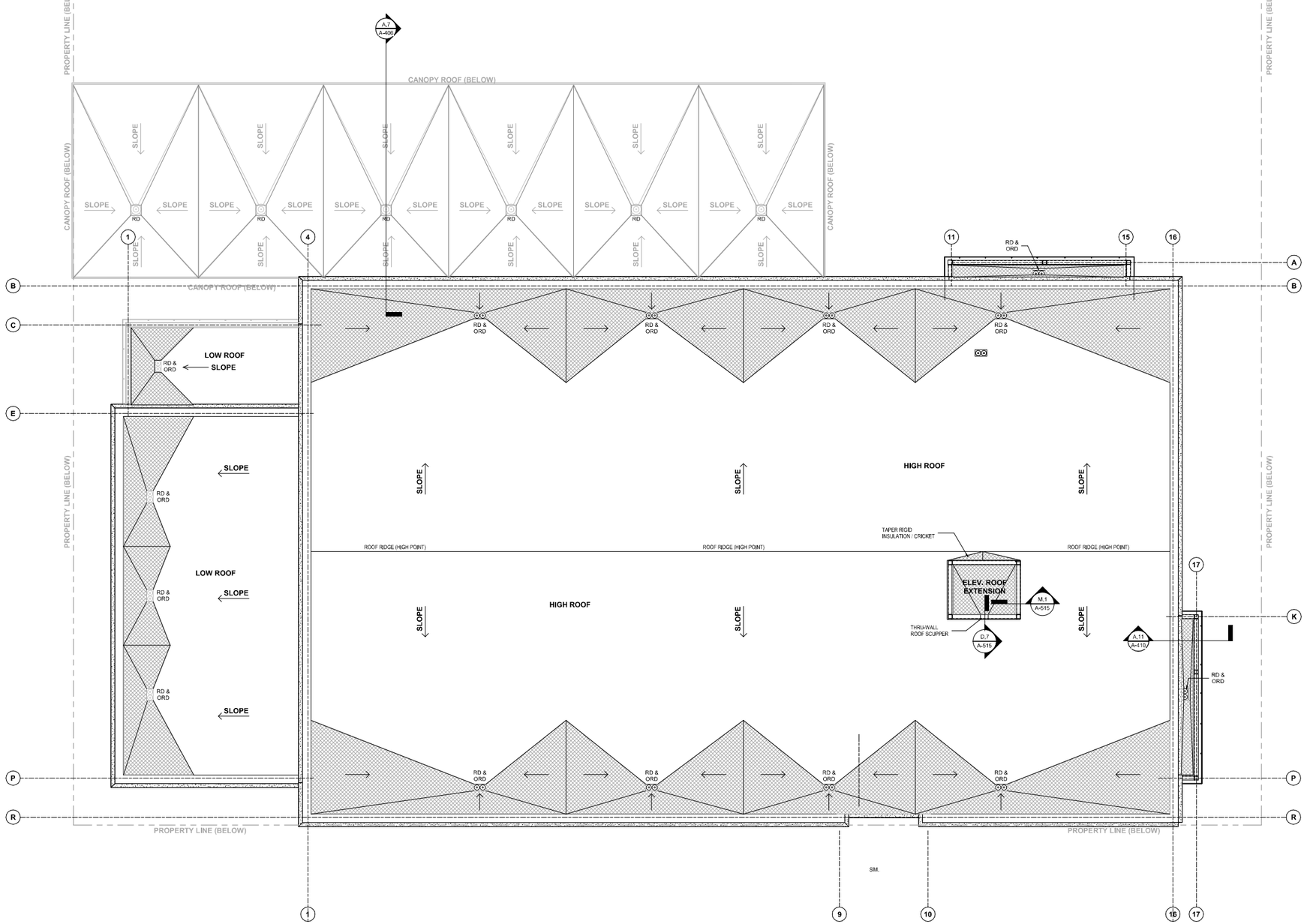

A,1 ROOF PLAN

3/16" = 1'-0"

ROOF PLAN SYMBOL LEGEND

- PRIMARY ROOF DRAIN
- PRIMARY & SECONDARY ROOF DRAIN
- RD — ROOF DRAIN
- RD & ORD — ROOF DRAIN & OVERFLOW ROOF DRAIN
- TAPERED RIGID ROOF INSULATION (MIN. 1/2"/FT. SLOPE)
- TAPERED RIGID ROOF INSULATION SLOPE DIRECTION
- SLOPE — ROOF STRUCTURE SLOPE DIRECTION (MIN. 1/4"/FT. SLOPE)

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JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title: ROOF PLAN

Seal

Project No. 2407

Date 03/31/2025

Scale AS NOTED

Drawing No. A-103

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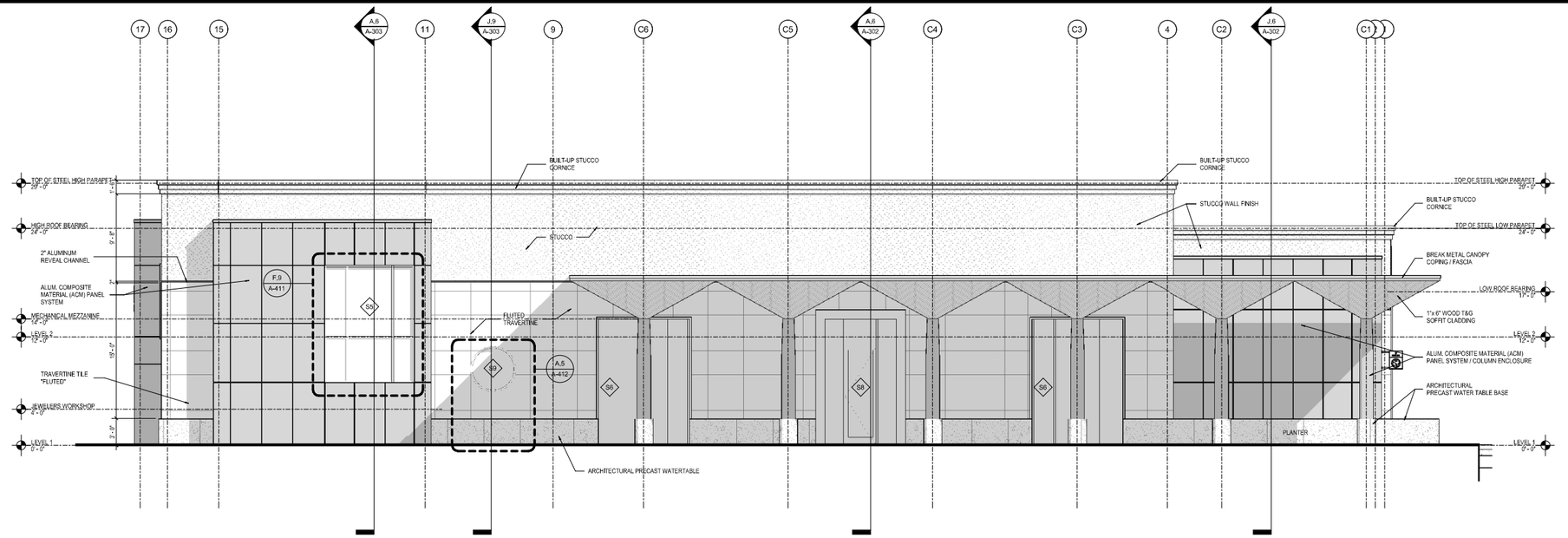
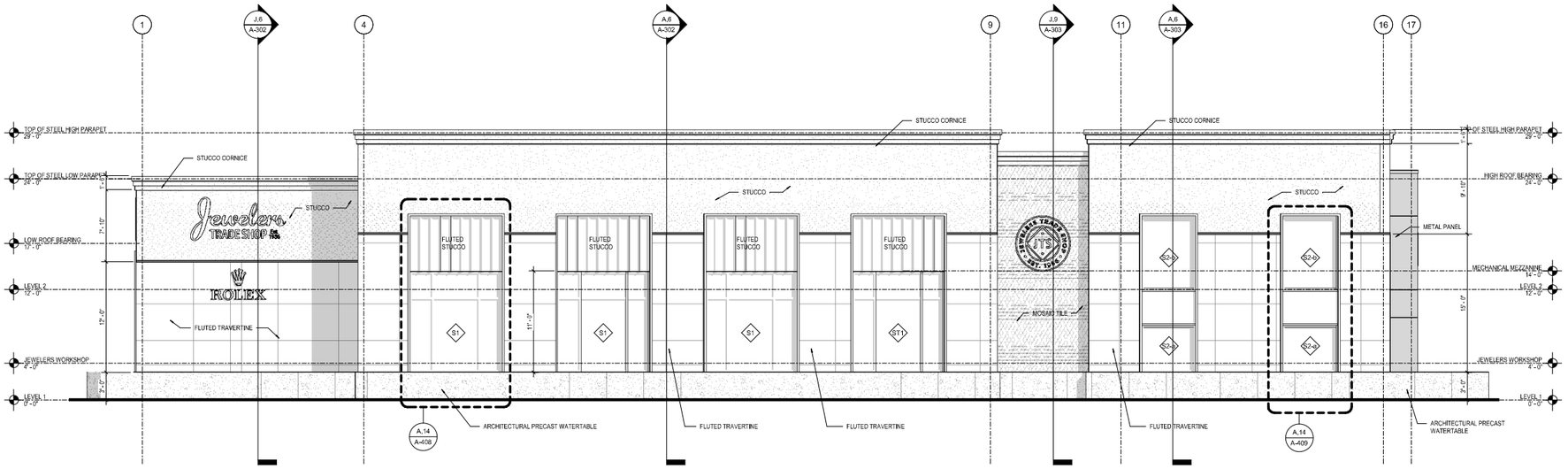


J,1 | NORTH ELEVATION

3/16" = 1'-0"



A,1 | SOUTH ELEVATION

3/16" = 1'-0"

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BUILDING ELEVATIONS MATERIALS LEGEND

STUCCO - C1 SYSTEM
BASIS OF DESIGN:
STO VENTEC RENDER
WITH STOWHITE 9433 FINISH

FLUTED TRAVERTINE CLADDING
BASIS OF DESIGN:
STO VENTEC RENDER
WITH THINSET TRAVERTINE TILE:
METAMAR MARBLE - WHITE TRAVERTINE

MOSAIC TILE CLADDING
BASIS OF DESIGN:
STO VENTEC RENDER
WITH THINSET MOSAIC TILE:
AUDREY LANE

METAL PANEL SYSTEM
BASIS OF DESIGN:
ALUCOBOND PLUS DRY REVEAL
METAL PANEL SYSTEM -
OYSTER

PRECAST CONCRETE
ARCHITECTURAL PRECAST

WOOD T&G SOFFIT
BASIS OF DESIGN:
TONGUE & GROOVE CEDAR,
WHITE OILED STAIN FINISH

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JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title
EXTERIOR BUILDING ELEVATIONS

Seal

Project No. 2407

Drawing No.
A-201

Date 03/31/2025

Scale AS NOTED

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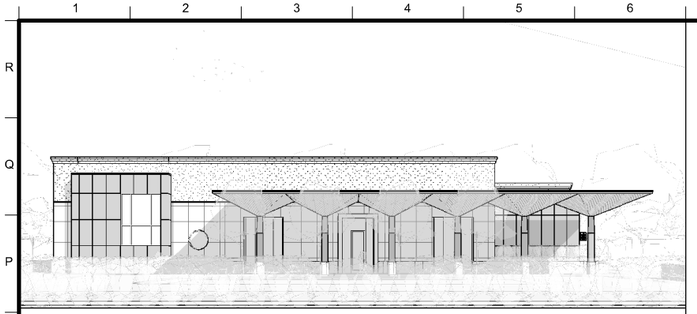


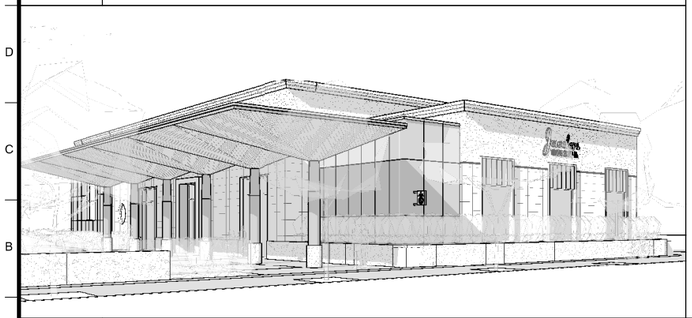
N,1	PERSPECTIVE - NORTH FACADE
NOT TO SCALE	NOTE: 3D PERSPECTIVE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO DETERMINE QUANTITIES OR DIMENSIONS



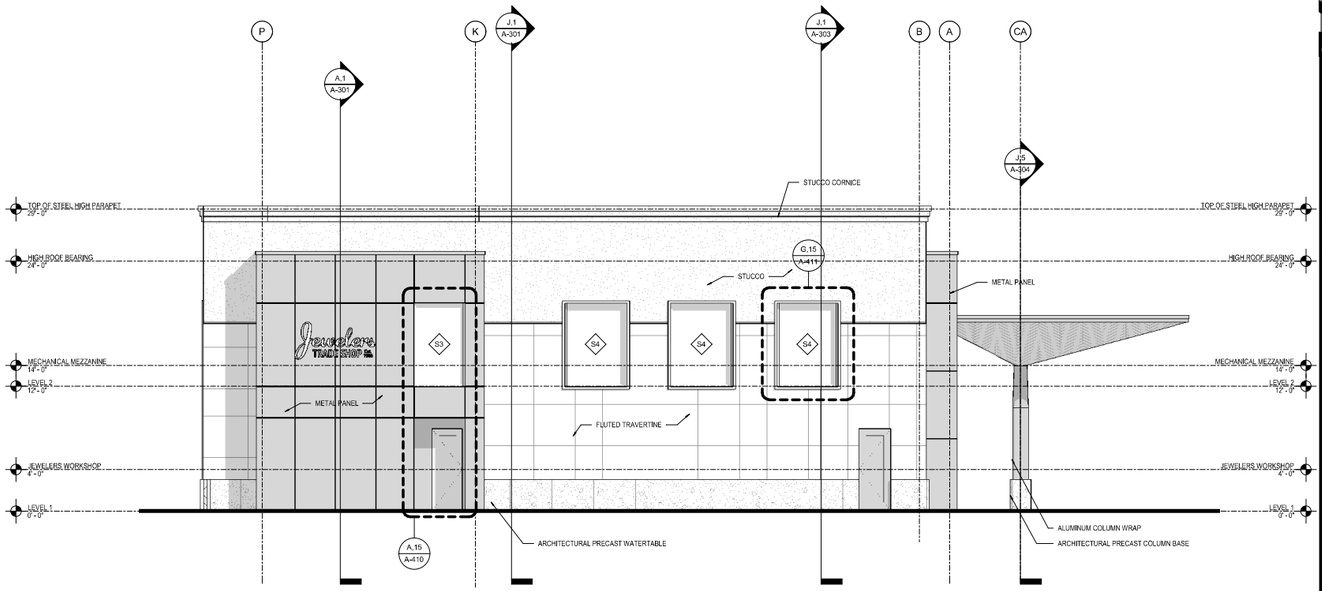
J,1	PERSPECTIVE - SOUTHEAST CORNER
NOT TO SCALE	NOTE: 3D PERSPECTIVE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO DETERMINE QUANTITIES OR DIMENSIONS



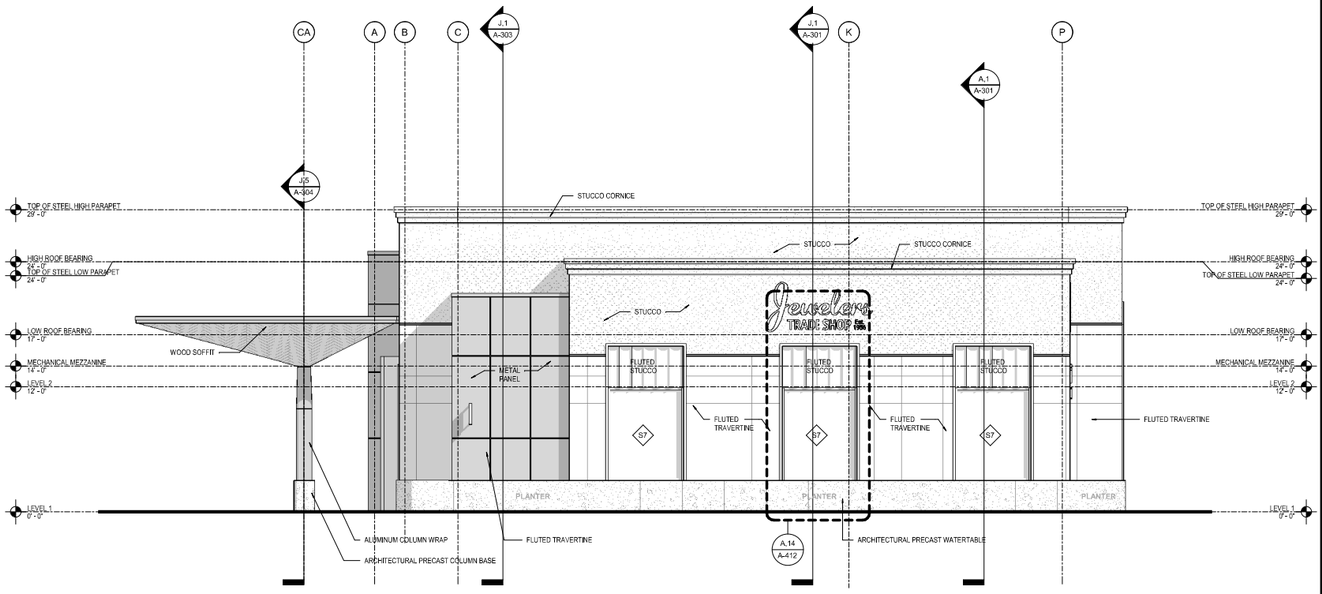
E,1	PERSPECTIVE - SOUTHWEST CORNER
NOT TO SCALE	NOTE: 3D PERSPECTIVE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO DETERMINE QUANTITIES OR DIMENSIONS



A,1	PERSPECTIVE - NORTHWEST CORNER
NOT TO SCALE	NOTE: 3D PERSPECTIVE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO DETERMINE QUANTITIES OR DIMENSIONS



J,7	EAST ELEVATION
3/16" = 1'-0"	



A,7	WEST ELEVATION
3/16" = 1'-0"	

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BUILDING ELEVATIONS MATERIALS LEGEND

STUCCO - CI SYSTEM
BASIS OF DESIGN:
STO VENTEC RENDER
WITH STOWHITE 9433 FINISH

FLUTED TRAVERTINE CLADDING
BASIS OF DESIGN:
STO VENTEC RENDER
WITH THINSET TRAVERTINE TILE:
METAMAR MARBLE - WHITE TRAVERTINE

MOSAIC TILE CLADDING
BASIS OF DESIGN:
STO VENTEC RENDER
WITH THINSET MOSAIC TILE:
AUDREY LANE

METAL PANEL SYSTEM
BASIS OF DESIGN:
ALUCOBOND PLUS DRY REVEAL
METAL PANEL SYSTEM -
OYSTER

PRECAST CONCRETE
ARCHITECTURAL PRECAST

WOOD T&G SOFFIT
BASIS OF DESIGN:
TONGUE & GROOVE CEDAR,
WHITE OILED STAIN FINISH

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JEWELERS TRADE SHOP
150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title
EXTERIOR BUILDING ELEVATIONS

Seal

Project No. 2407

Drawing No.
A-202

Date 03/31/2025

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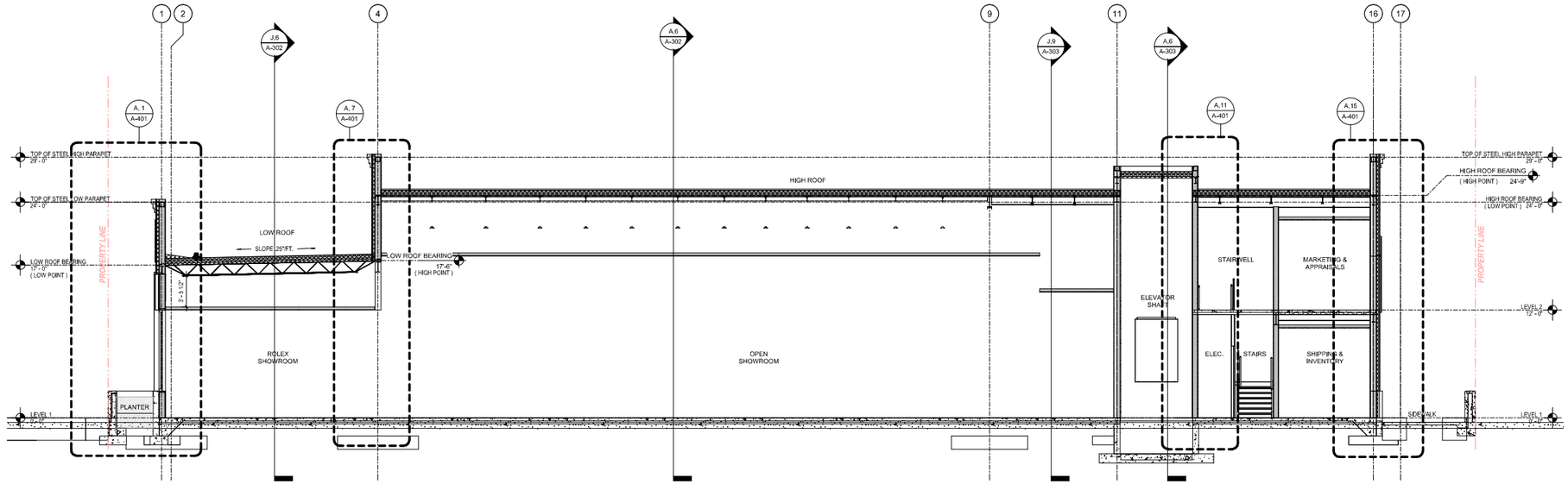
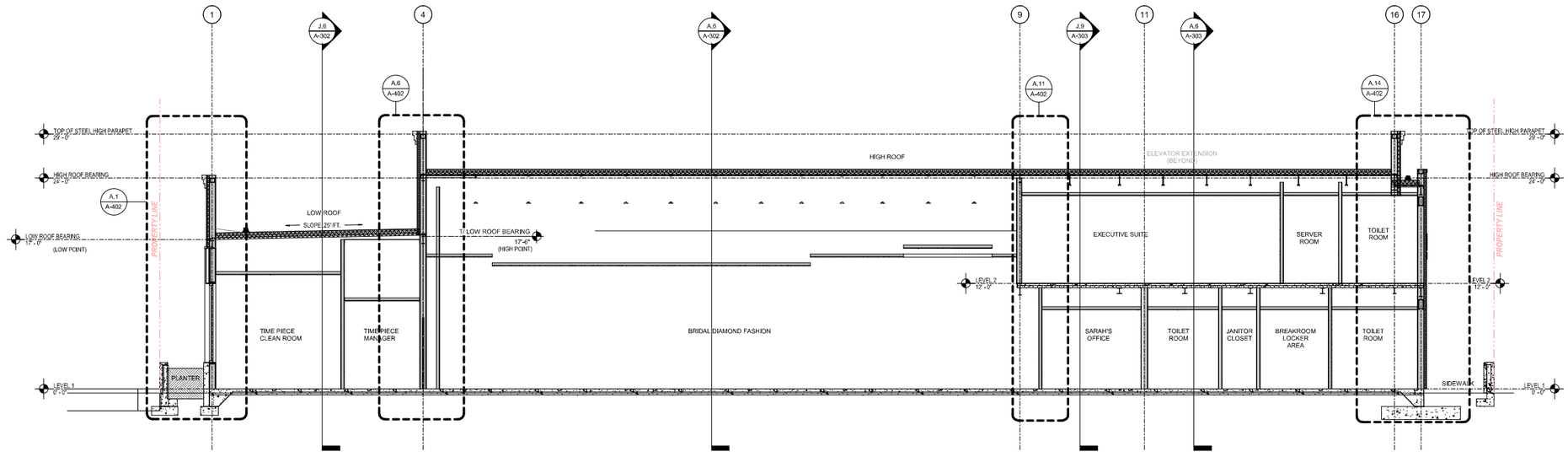


J,1	BUILDING SECTION / EAST WEST
3/16" = 1'-0"	



A,1	BUILDING SECTION EAST / WEST - XX
3/16" = 1'-0"	

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PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title
BUILDING SECTIONS

Seal

Project No. 2407

Date 03/31/2025

Scale AS NOTED

Drawing No. A-301

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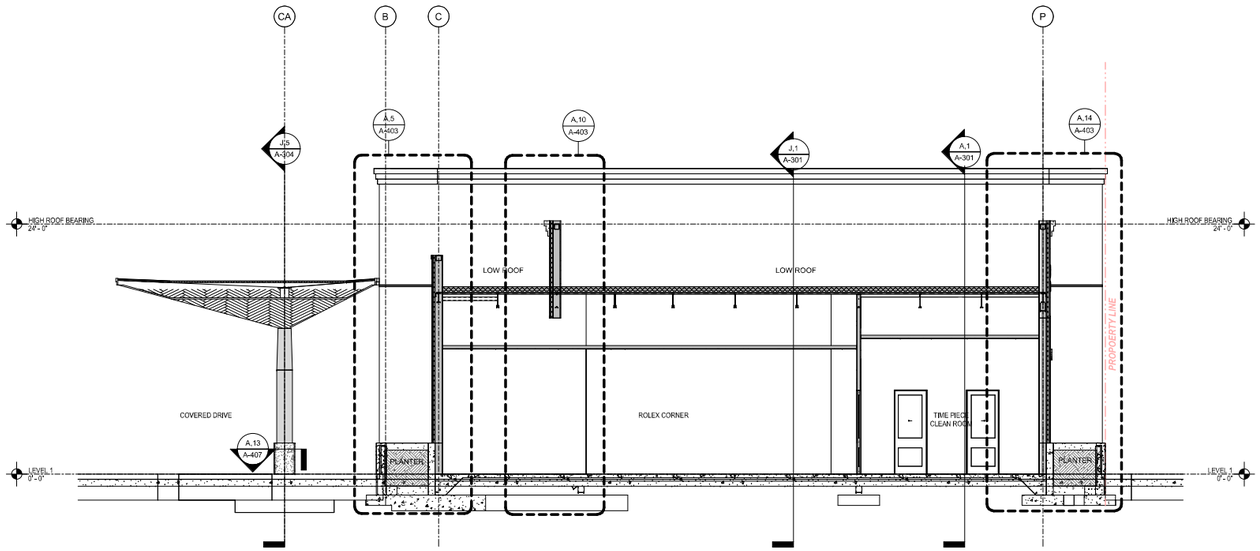
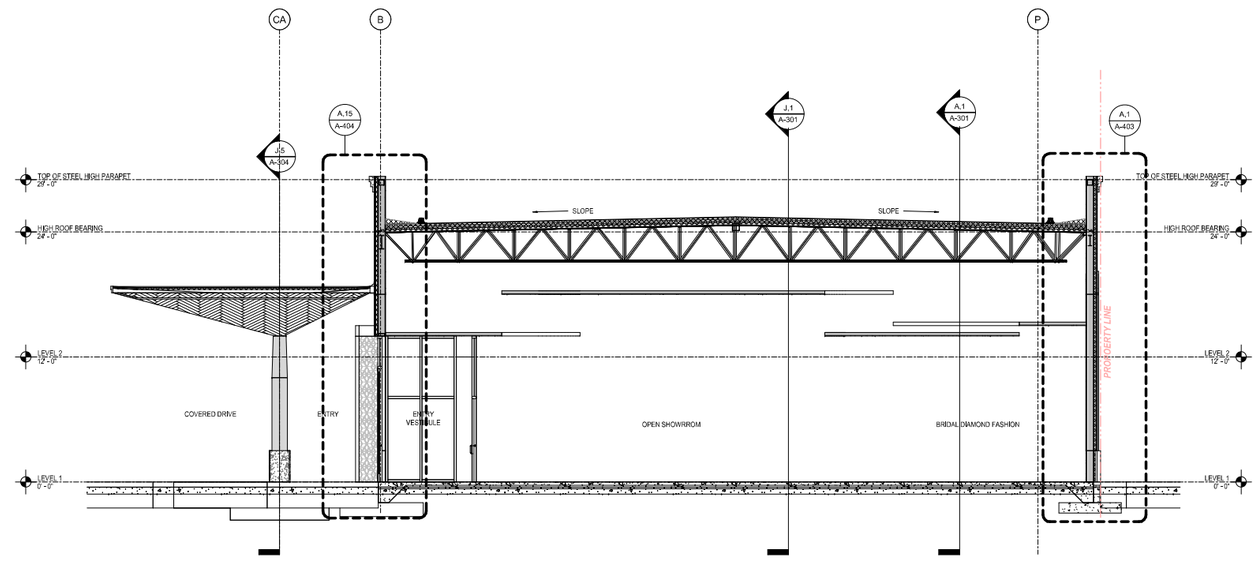


J,6 | BUILDING SECTION NORTH / SOUTH -1

3/16" = 1'-0"



A,6 | BUILDING SECTION NORTH / SOUTH -2

3/16" = 1'-0"

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ESCAMBIA COUNTY, USA

Drawing Title: BUILDING SECTIONS

Seal

Project No. 2407

Drawing No. A-302

Date 03/31/2025

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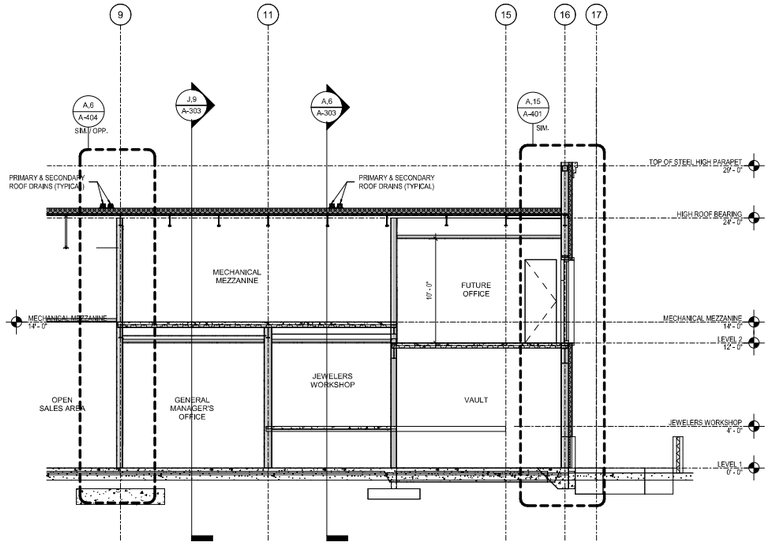
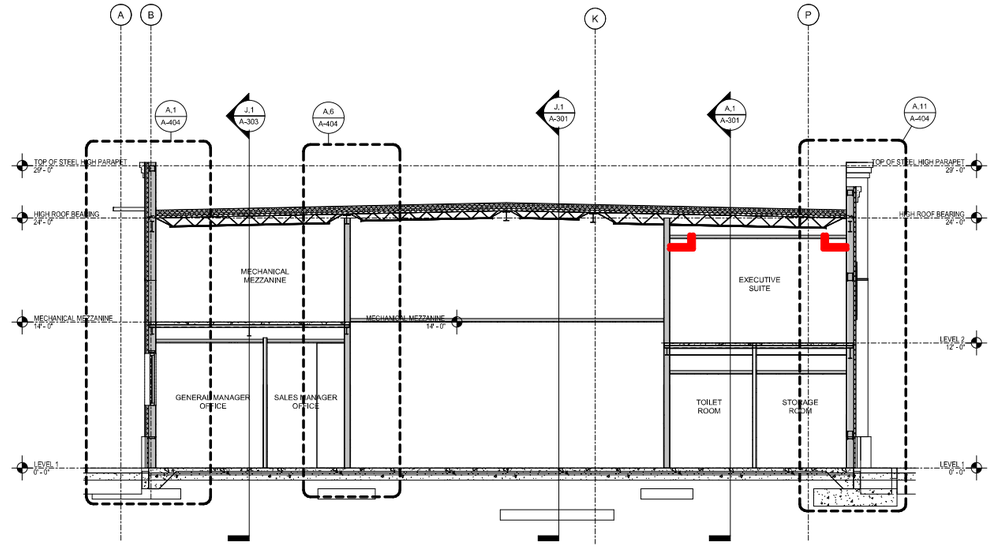


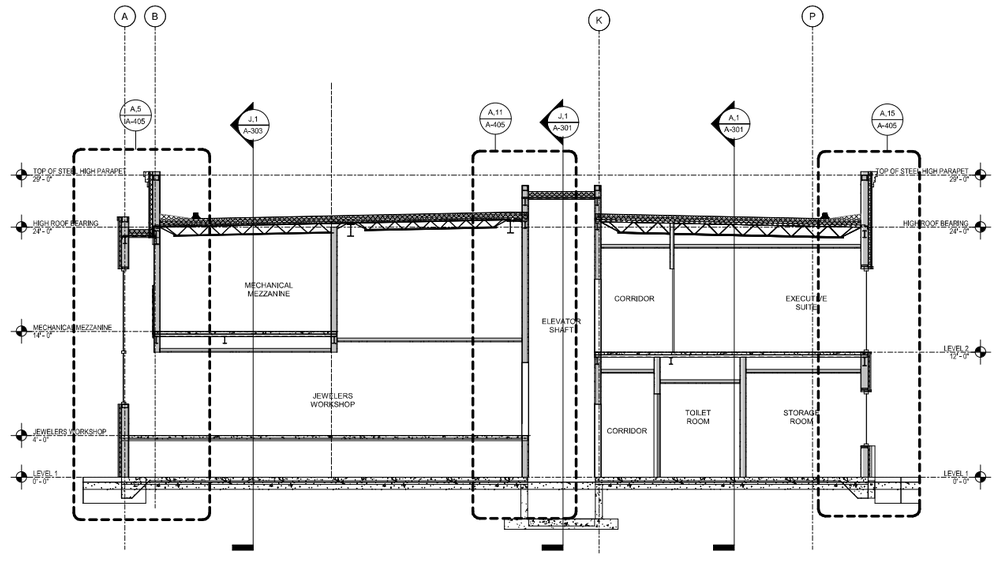
J,1 | BUILDING SECTION THRU MECHANICAL MEZZANINE

3/16" = 1'-0"



J,9 | BUILDING SECTION NORTH / SOUTH - 3

3/16" = 1'-0"



A,6 | BUILDING SECTION NORTH / SOUTH - 4

3/16" = 1'-0"

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ESCAMBIA COUNTY, USA

Drawing Title
BUILDING SECTIONS

Seal

Project No. 2407

Date 03/31/2025

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Drawing No. A-303

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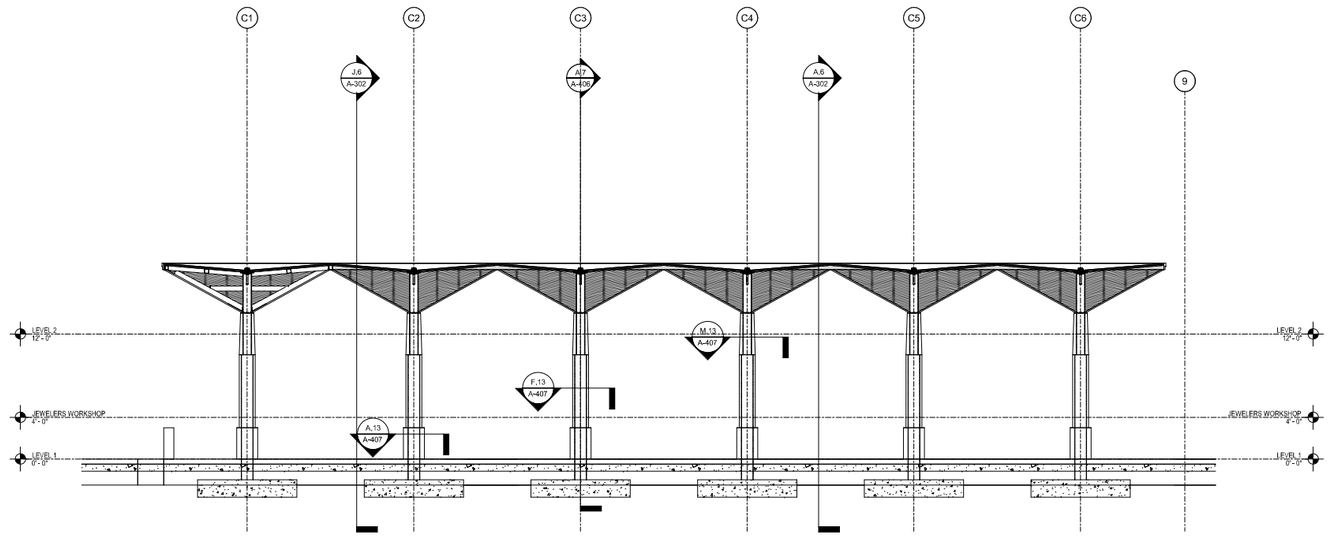
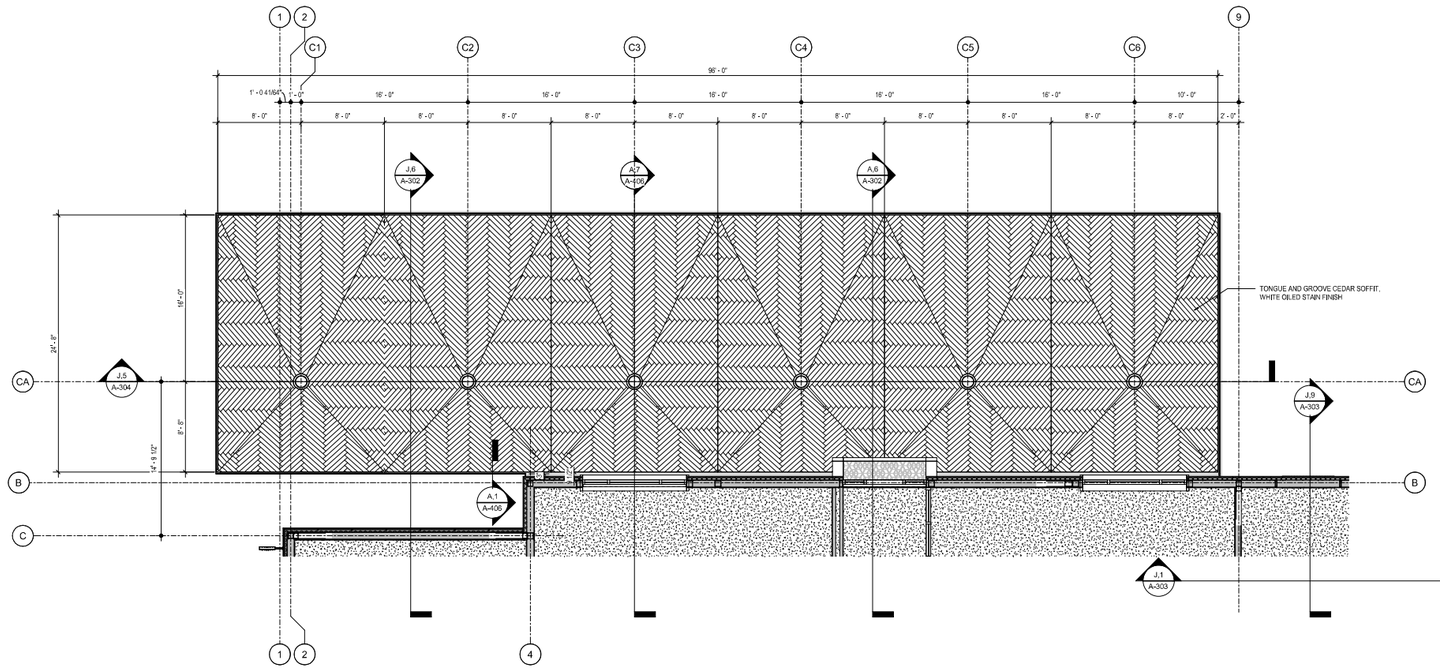


J,5	BUILDING SECTION @ CANOPY
3/16" = 1'-0"	



A,5	REFLECTED CEILING PLAN - PORTE COCHERE CANOPY
3/16" = 1'-0"	

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JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title
PORTE COCHERE CANOPY SECTION &
REFLECTED CEILING PLAN

Seal

Project No. 2407

Drawing No. A-304

Date 03/31/2025

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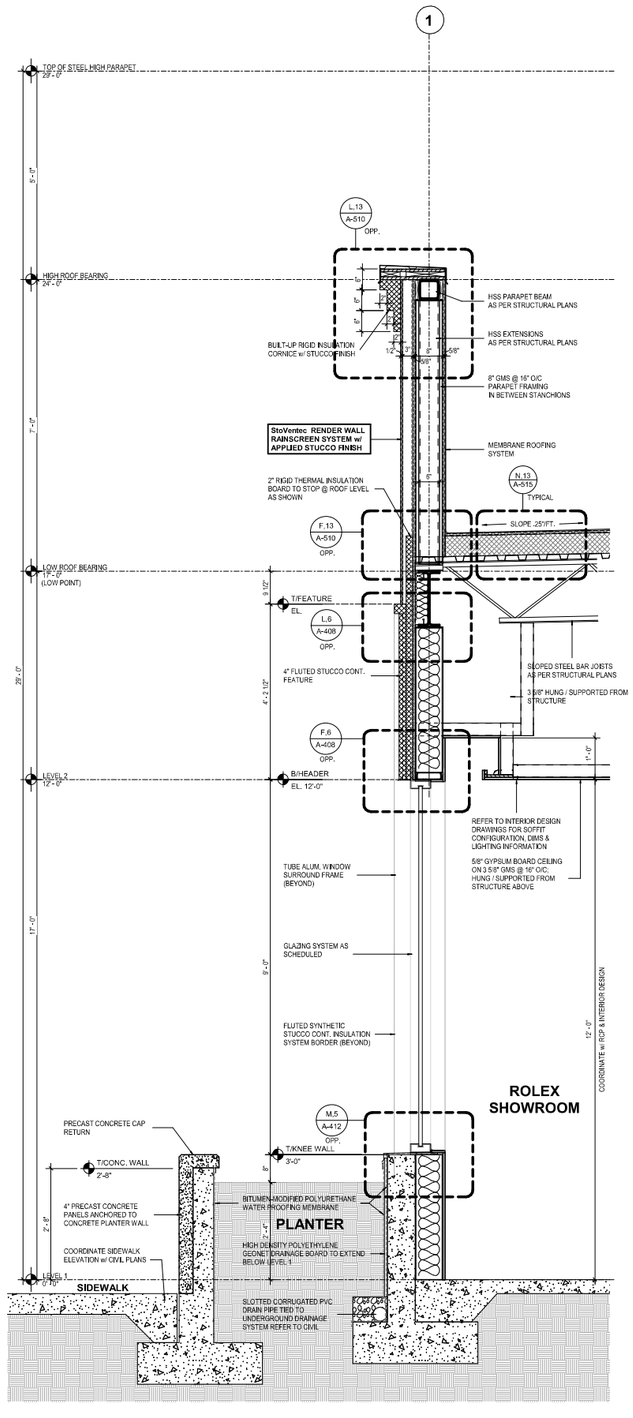
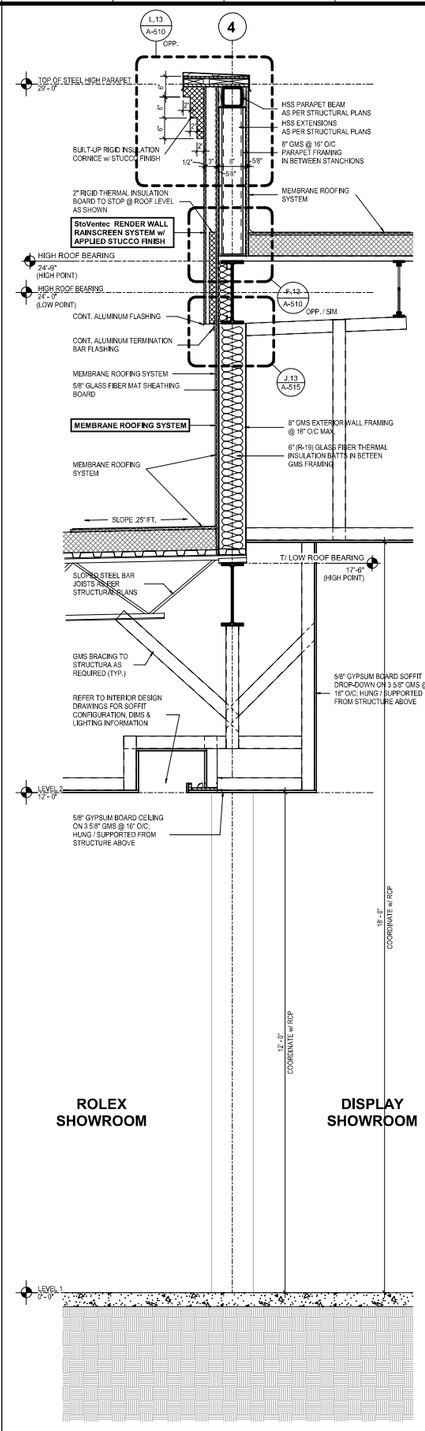
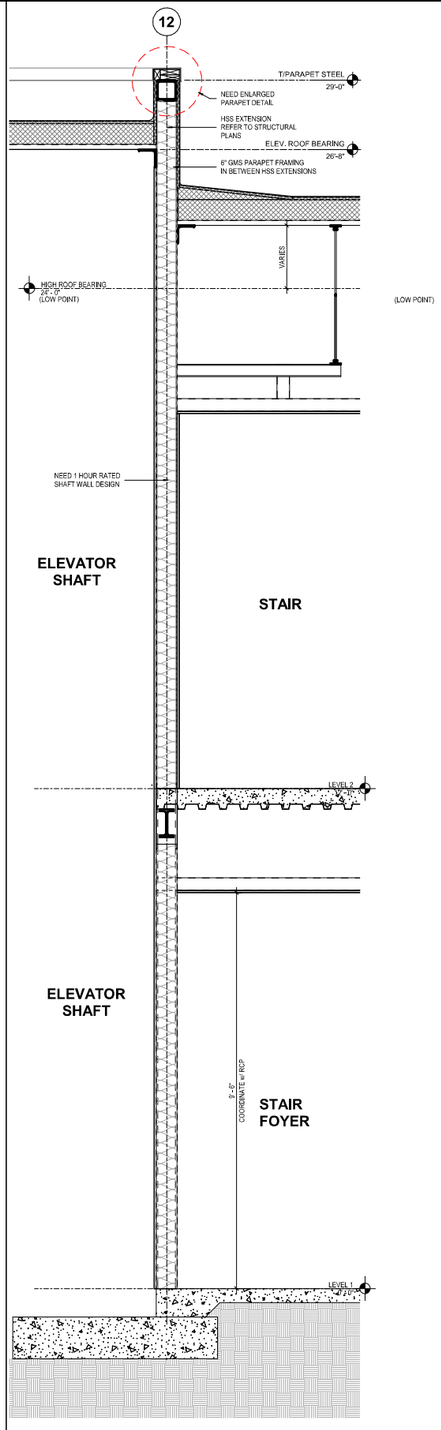
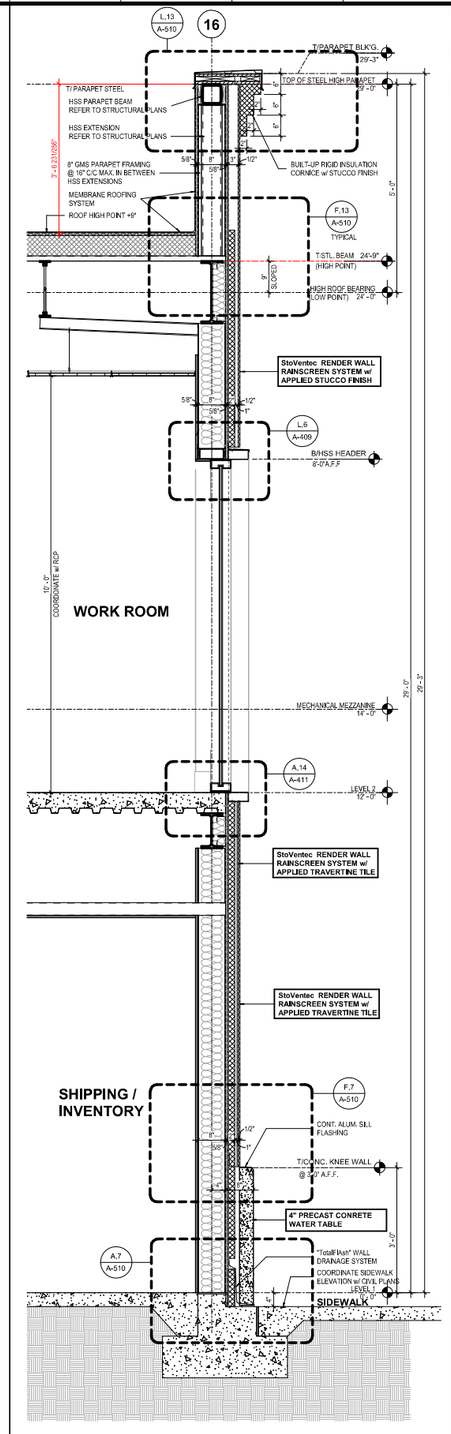
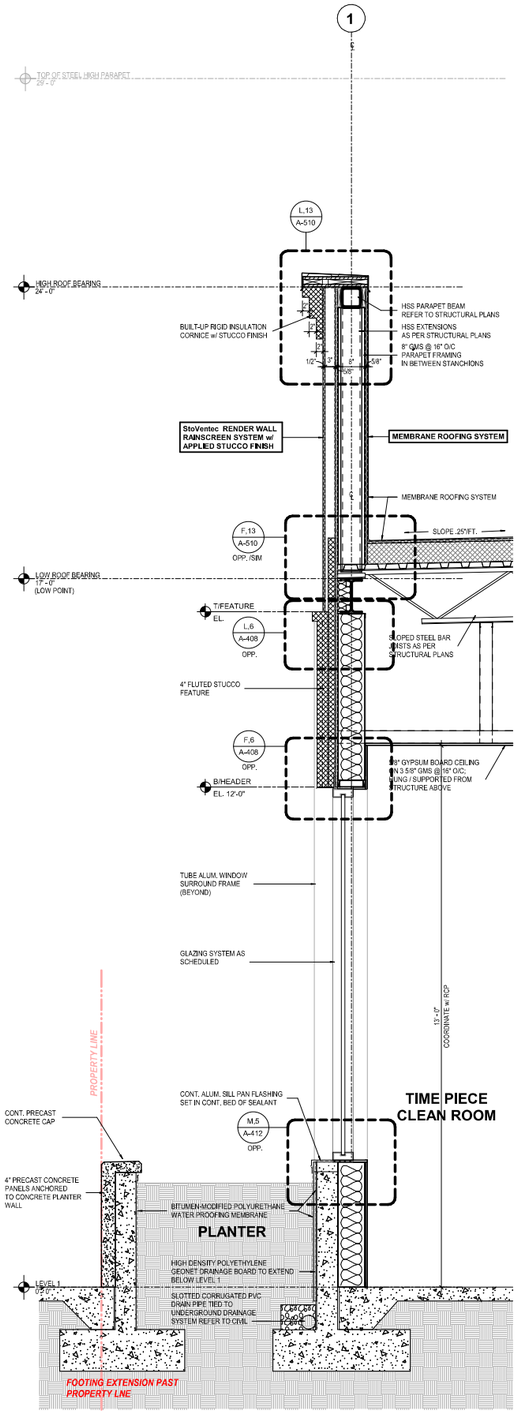

1
TOP OF STEEL HIGH PARAPET 29'-0"
HIGH ROOF BEARING 24'-0"
LOW ROOF BEARING 17'-0" (LOW POINT)
L.13 A-510 OPP.
HSS PARAPET BEAM AS PER STRUCTURAL PLANS
HSS EXTENSIONS AS PER STRUCTURAL PLANS
BUILT-UP RIGID INSULATION CORNICE w/ STUCCO FINISH
8" GMS @ 16" O/C PARAPET FRAMING IN BETWEEN STANCHIONS
StoVentec RENDER WALL RAINSCREEN SYSTEM w/ APPLIED STUCCO FINISH
MEMBRANE ROOFING SYSTEM
2" RIGID THERMAL INSULATION BOARD TO STOP @ ROOF LEVEL AS SHOWN
N.13 A-515 TYPICAL
F.13 A-510 OPP.
SLOPE .25"/FT.
T/FEATURE EL.
L.6 A-408 OPP.
4" FLUTED STUCCO CONT. FEATURE
SLOPED STEEL BAR JOISTS AS PER STRUCTURAL PLANS
3 5/8" HUNG / SUPPORTED FROM STRUCTURE
F.6 A-408 OPP.
B/HEADER EL. 12'-0"
LEVEL 2 12'-0"
REFER TO INTERIOR DESIGN DRAWINGS FOR SOFFIT CONFIGURATION, DIMS & LIGHTING INFORMATION
5/8" GYPSUM BOARD CEILING ON 3 5/8" GMS @ 16" O/C, HUNG / SUPPORTED FROM STRUCTURE ABOVE
TUBE ALUM. WINDOW SURROUND FRAME (BEYOND)
GLAZING SYSTEM AS SCHEDULED
FLUTED SYNTHETIC STUCCO CONT. INSULATION SYSTEM BORDER (BEYOND)
ROLEX SHOWROOM
COORDINATE w/ RCP & INTERIOR DESIGN
M.5 A-412 OPP.
T/KNEE WALL 3'-0"
PRECAST CONCRETE CAP RETURN
T/CONC. WALL 2'-8"
4" PRECAST CONCRETE PANELS ANCHORED TO CONCRETE PLANTER WALL
BITUMEN-MODIFIED POLYURETHANE WATER PROOFING MEMBRANE
PLANTER
HIGH DENSITY POLYETHYLENE GEONET DRAINAGE BOARD TO EXTEND BELOW LEVEL 1
COORDINATE SIDEWALK ELEVATION w/ CIVIL PLANS
LEVEL 1 0'-0"
SIDEWALK
SLOTTED CORRUGATED PVC DRAIN PIPE TIED TO UNDERGROUND DRAINAGE SYSTEM REFER TO CIVIL
CONCRETE FOOTER
5'-0"
7'-0"
29'-0"
9 1/2"
4'-2 1/2"
11'-0"
8'-0"
1'-0"

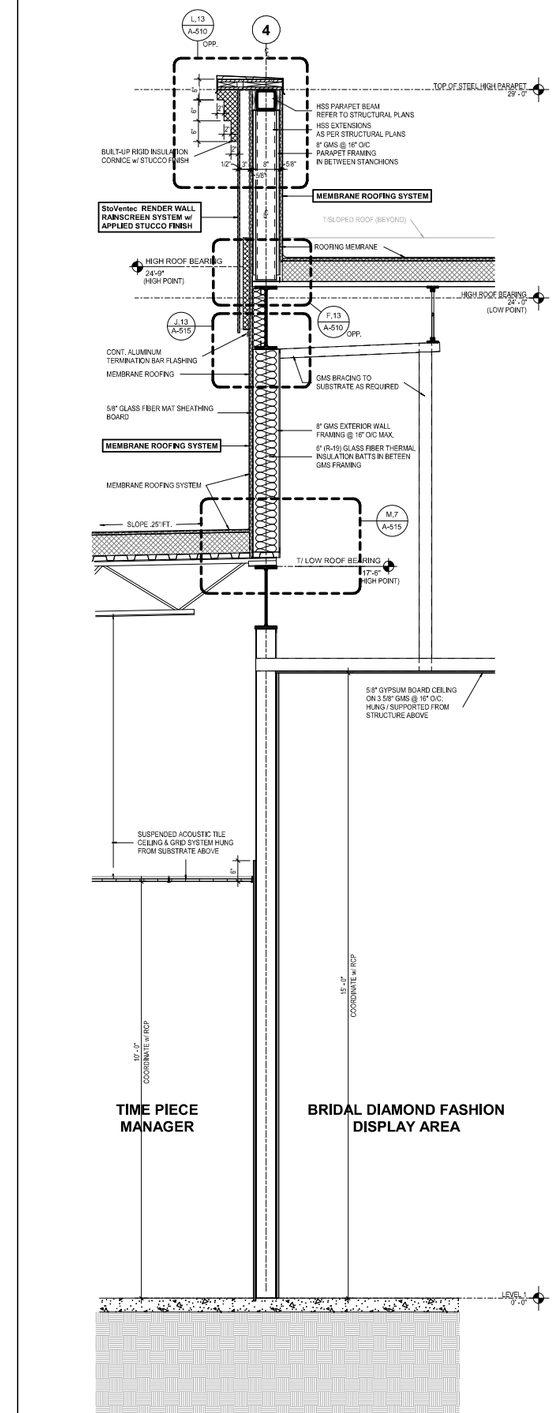

4
L.13 A-510 OPP.
TOP OF STEEL HIGH PARAPET 29'-0"
HSS PARAPET BEAM AS PER STRUCTURAL PLANS
HSS EXTENSIONS AS PER STRUCTURAL PLANS
BUILT-UP RIGID INSULATION CORNICE w/ STUCCO FINISH
8" GMS @ 16" O/C PARAPET FRAMING IN BETWEEN STANCHIONS
2" RIGID THERMAL INSULATION BOARD TO STOP @ ROOF LEVEL AS SHOWN
MEMBRANE ROOFING SYSTEM
StoVentec RENDER WALL RAINSCREEN SYSTEM w/ APPLIED STUCCO FINISH
HIGH ROOF BEARING 24'-0" (HIGH POINT)
HIGH ROOF BEARING 24'-0" (LOW POINT)
F.13 A-510 OPP. / SIM
CONT. ALUMINUM FLASHING
CONT. ALUMINUM TERMINATION BAR FLASHING
J.13 A-515
MEMBRANE ROOFING SYSTEM
5/8" GLASS FIBER MAT SHEATHING BOARD
MEMBRANE ROOFING SYSTEM
8" GMS EXTERIOR WALL FRAMING @ 16" O/C MAX.
6" (R-19) GLASS FIBER THERMAL INSULATION BATTS IN BETEEN GMS FRAMING
SLOPE .25"/FT.
T/ LOW ROOF BEARING 17'-6" (HIGH POINT)
SLOPED STEEL BAR JOISTS ASSEER STRUCTURAL PLANS
GMS BRACING TO STRUCTURA AS REQUIRED (TYP.)
REFER TO INTERIOR DESIGN DRAWINGS FOR SOFFIT CONFIGURATION, DIMS & LIGHTING INFORMATION
5/8" GYPSUM BOARD SOFFIT DROP-DOWN ON 3 5/8" GMS @ 16" O/C, HUNG / SUPPORTED FROM STRUCTURE ABOVE
5/8" GYPSUM BOARD CEILING ON 3 5/8" GMS @ 16" O/C, HUNG / SUPPORTED FROM STRUCTURE ABOVE
LEVEL 2 12'-0"
ROLEX SHOWROOM
12'-0" COORDINATE w/ RCP
DISPLAY SHOWROOM
15'-2" COORDINATE w/ RCP

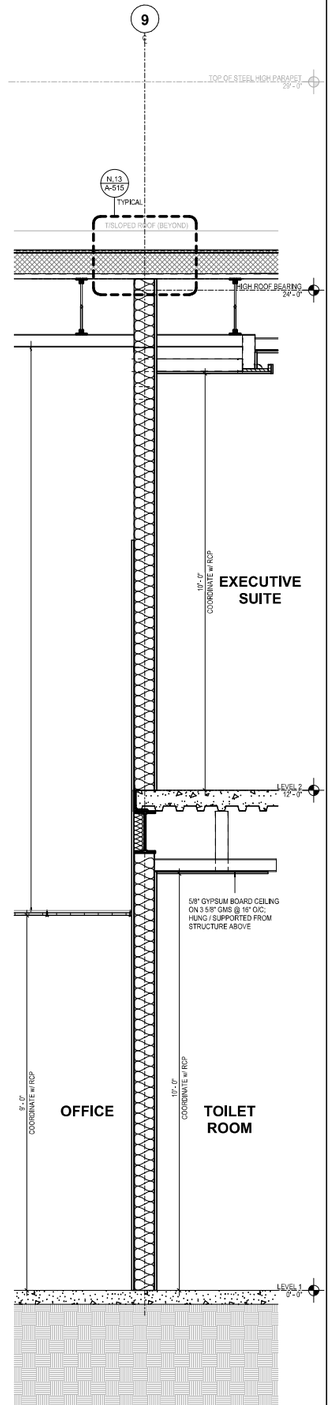

12
T/PARAPET STEEL 29'-0"
NEED ENLARGED PARAPET DETAIL
HSS EXTENSION REFER TO STRUCTURAL PLANS
ELEV. ROOF BEARING 26'-8"
6" GMS PARAPET FRAMING IN BETWEEN HSS EXTENSIONS
VARIES
HIGH ROOF BEARING 24'-0" (LOW POINT)
NEED 1 HOUR RATED SHAFT WALL DESIGN
ELEVATOR SHAFT
STAIR
LEVEL 2
ELEVATOR SHAFT
5'-4" COORDINATE w/ RCP
STAIR FOYER

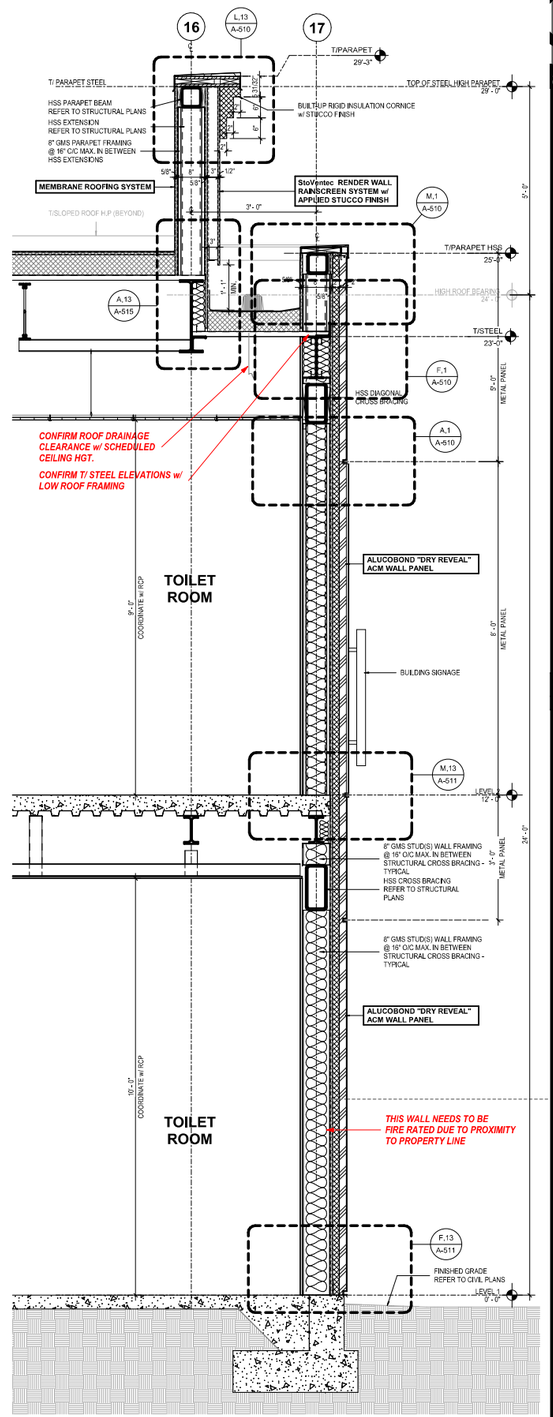

16
L.13 A-510
T/PARAPET BLK'G. 29'-3"
TOP OF STEEL HIGH PARAPET 29'-0"
T/ PARAPET STEEL
HSS PARAPET BEAM REFER TO STRUCTURAL PLANS
HSS EXTENSION REFER TO STRUCTURAL PLANS
8" GMS PARAPET FRAMING @ 16" O/C MAX. IN BETWEEN HSS EXTENSIONS
MEMBRANE ROOFING SYSTEM
ROOF HIGH POINT +9"
BUILT-UP RIGID INSULATION CORNICE w/ STUCCO FINISH
F.13 A-510 TYPICAL
T/STL. BEAM 24'-9" (HIGH POINT)
HIGH ROOF BEARING 24'-0" (LOW POINT)
StoVentec RENDER WALL RAINSCREEN SYSTEM w/ APPLIED STUCCO FINISH
L.6 A-409
B/HSS HEADER 6'-0"A.F.F.
COORDINATE w/ RCP
WORK ROOM
MECHANICAL MEZZANINE 14'-0"
A.14 A-411
LEVEL 2 12'-0"
StoVentec RENDER WALL RAINSCREEN SYSTEM w/ APPLIED TRAVERTINE TILE
StoVentec RENDER WALL RAINSCREEN SYSTEM w/ APPLIED TRAVERTINE TILE
SHIPPING / INVENTORY
F.7 A-510
CONT. ALUM. SILL FLASHING
T/CONC. KNEE WALL @ 3'-0" A.F.F.
4" PRECAST CONRETE WATER TABLE
A.7 A-510
"TotalFlash" WALL DRAINAGE SYSTEM
COORDINATE SIDEWALK ELEVATION w/ CIVIL PLANS
LEVEL 1 0'-0"
SIDEWALK
29'-0"
25'-3"
5'-0"
3'-0"

| | | |

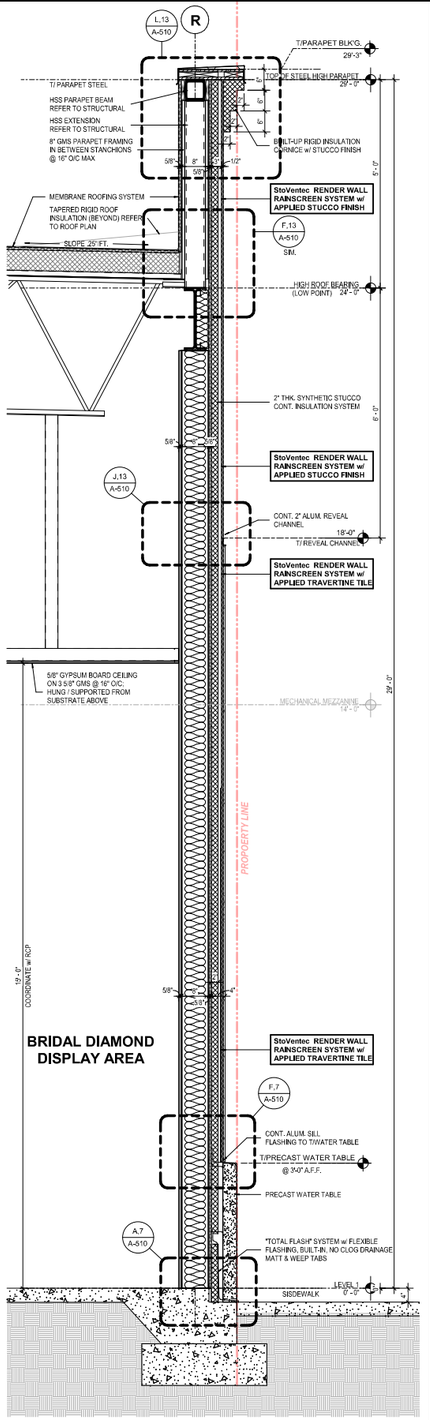

1
TOP OF STEEL HIGH PARAPET 29'-0"
L.13 A-510
HIGH ROOF BEARING 24'-0"
BUILT-UP RIGID INSULATION CORNICE w/ STUCCO FINISH
HSS PARAPET BEAM REFER TO STRUCTURAL PLANS
HSS EXTENSIONS AS PER STRUCTURAL PLANS
8" GMS @ 16" O/C PARAPET FRAMING IN BETWEEN STANCHIONS
StoVentec RENDER WALL RAINSCREEN SYSTEM w/ APPLIED STUCCO FINISH
MEMBRANE ROOFING SYSTEM
SLOPE .25"/FT.
F.13 A-510 OPP. /SIM
LOW ROOF BEARING 19'-0" (LOW POINT)
T/FEATURE EL.
L.6 A-408 OPP.
SLOPED STEEL BAR JOISTS AS PER STRUCTURAL PLANS
4" FLUTED STUCCO FEATURE
F.6 A-408 OPP.
B/HEADER EL. 12'-0"
5/8" GYPSUM BOARD CEILING ON 3.5/8" GMS @16" O/C; HUNG / SUPPORTED FROM STRUCTURE ABOVE
TUBE ALUM. WINDOW SURROUND FRAME (BEYOND)
GLAZING SYSTEM AS SCHEDULED
13'-0" COORDINATE w/ RCP
PROPERTY LINE
CONT. ALUM. SILL PAN FLASHING SET IN CONT. BED OF SEALANT
M.5 A-412 OPP.
CONT. PRECAST CONCRETE CAP
4" PRECAST CONCRETE PANELS ANCHORED TO CONCRETE PLANTER WALL
BITUMEN-MODIFIED POLYURETHANE WATER PROOFING MEMBRANE
PLANTER
HIGH DENSITY POLYETHYLENE GEONET DRAINAGE BOARD TO EXTEND BELOW LEVEL 1
SLOTTED CORRUGATED PVC DRAIN PIPE TIED TO UNDERGROUND DRAINAGE SYSTEM REFER TO CIVIL
LEVEL 1 0'-0"
TIME PIECE CLEAN ROOM
FOOTING EXTENSION PAST PROPERTY LINE


4
L.13 A-510 OPP.
TOP OF STEEL HIGH PARAPET 29'-0"
HSS PARAPET BEAM REFER TO STRUCTURAL PLANS
HSS EXTENSIONS AS PER STRUCTURAL PLANS
8" GMS @ 16" O/C PARAPET FRAMING IN BETWEEN STANCHIONS
BUILT-UP RIGID INSULATION CORNICE w/ STUCCO FINISH
StoVentec RENDER WALL RAINSCREEN SYSTEM w/ APPLIED STUCCO FINISH
MEMBRANE ROOFING SYSTEM
T/SLOPED ROOF (BEYOND)
ROOFING MEMBRANE
HIGH ROOF BEARING 24'-0" (HIGH POINT)
HIGH ROOF BEARING 24'-0" (LOW POINT)
J.13 A-515
F.13 A-510 OPP.
CONT. ALUMINUM TERMINATION BAR FLASHING
MEMBRANE ROOFING
GMS BRACING TO SUBSTRATE AS REQUIRED
5/8" GLASS FIBER MAT SHEATHING BOARD
MEMBRANE ROOFING SYSTEM
8" GMS EXTERIOR WALL FRAMING @ 16" O/C MAX.
6" (R-19) GLASS FIBER THERMAL INSULATION BATTS IN BETEEN GMS FRAMING
MEMBRANE ROOFING SYSTEM
SLOPE .25"/FT.
M.7 A-515
T/ LOW ROOF BEARING 17'-6" (HIGH POINT)
5/8" GYPSUM BOARD CEILING ON 3.5/8" GMS @ 16" O/C, HUNG / SUPPORTED FROM STRUCTURE ABOVE
SUSPENDED ACOUSTIC TILE CEILING & GRID SYSTEM HUNG FROM SUBSTRATE ABOVE
10'-2" COORDINATE w/ RCP
15'-4" COORDINATE w/ RCP
LEVEL 1 0'-0"
TIME PIECE MANAGER
BRIDAL DIAMOND FASHION DISPLAY AREA


9
TOP OF STEEL HIGH PARAPET 29'-0"
N.13 A-515 TYPICAL
T/SLOPED ROOF (BEYOND)
HIGH ROOF BEARING 24'-0"
10'-2" COORDINATE w/ RCP
EXECUTIVE SUITE
LEVEL 2 12'-0"
5/8" GYPSUM BOARD CEILING ON 3.5/8" GMS @ 16" O/C, HUNG / SUPPORTED FROM STRUCTURE ABOVE
9'-0" COORDINATE w/ RCP
OFFICE
10'-0" COORDINATE w/ RCP
TOILET ROOM
LEVEL 1 0'-0"

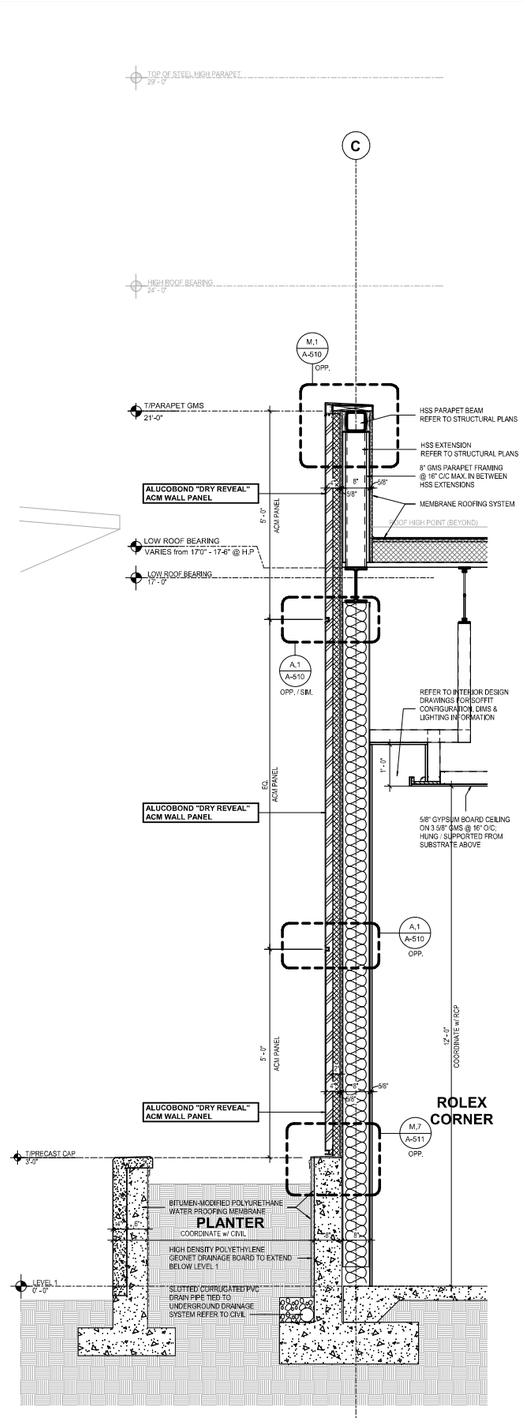

16
17
L.13 A-510
T/PARAPET 29'-3"
T/ PARAPET STEEL
TOP OF STEEL HIGH PARAPET 29'-0"
HSS PARAPET BEAM REFER TO STRUCTURAL PLANS
HSS EXTENSION REFER TO STRUCTURAL PLANS
8" GMS PARAPET FRAMING @ 16" C/C MAX. IN BETWEEN HSS EXTENSIONS
BUILT-UP RIGID INSULATION CORNICE w/ STUCCO FINISH
MEMBRANE ROOFING SYSTEM
StoVentec RENDER WALL RAINSCREEN SYSTEM w/ APPLIED STUCCO FINISH
M.1 A-510
T/SLOPED ROOF H.P.(BEYOND)
T/PARAPET HSS 29'-0"
HIGH ROOF BEARING 24'-0"
A.13 A-515
T/STEEL 23'-0"
F.1 A-510
HSS DIAGONAL CROSS BRACING
A.1 A-510
CONFIRM ROOF DRAINAGE CLEARANCE w/ SCHEDULED CEILING HGT.
CONFIRM T/ STEEL ELEVATIONS w/ LOW ROOF FRAMING
9'-0" COORDINATE w/ RCP
TOILET ROOM
ALUCOBOND "DRY REVEAL" ACM WALL PANEL
BUILDING SIGNAGE
M.13 A-511
LEVEL 2 12'-0"
8" GMS STUD(S) WALL FRAMING @ 16" O/C MAX. IN BETWEEN STRUCTURAL CROSS BRACING - TYPICAL
HSS CROSS BRACING REFER TO STRUCTURAL PLANS
METAL PANEL
10'-0" COORDINATE w/ RCP
TOILET ROOM
THIS WALL NEEDS TO BE FIRE RATED DUE TO PROXIMITY TO PROPERTY LINE
F.13 A-511
FINISHED GRADE REFER TO CIVIL PLANS
LEVEL 1 0'-0"

| | | |



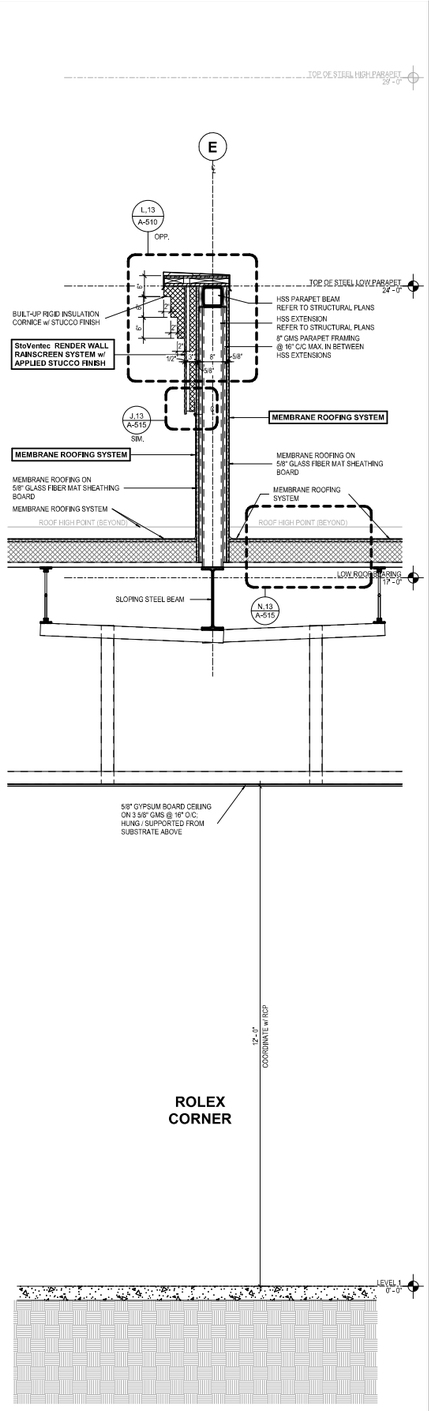
A,1 WALL SECTION - 12

3/4" = 1'-0"



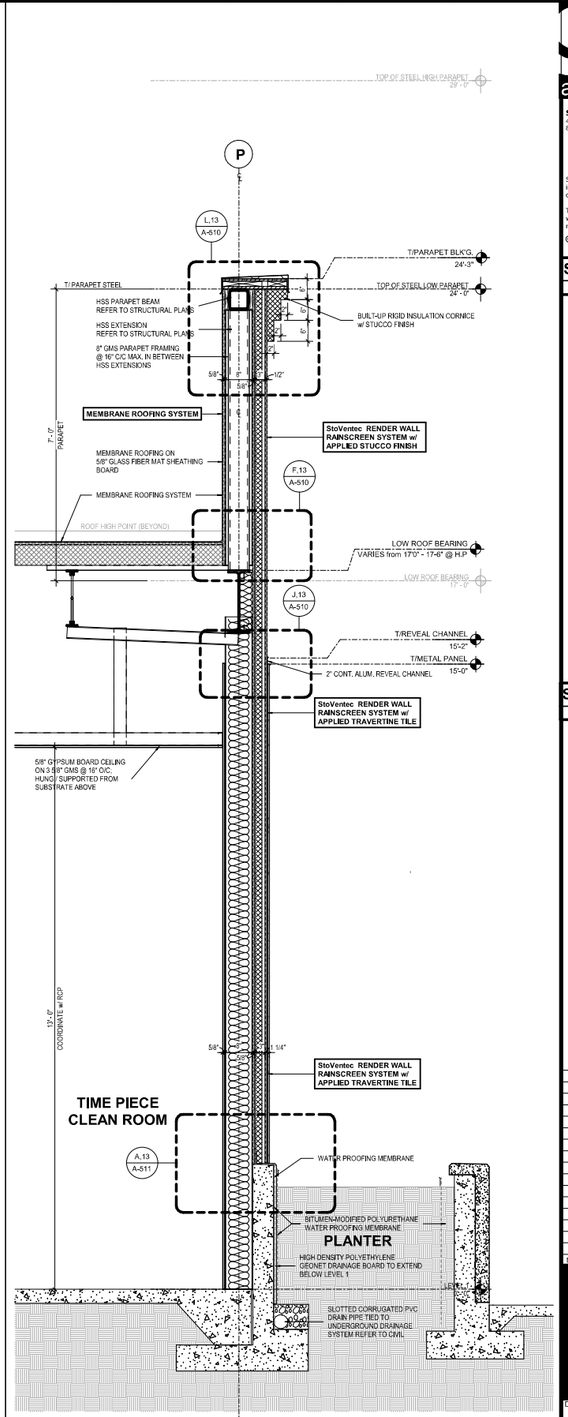
A,5 WALL SECTION - 11

3/4" = 1'-0"



A,10 WALL SECTION - 10

3/4" = 1'-0"



A,14 WALL SECTION - 9

3/4" = 1'-0"

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SHEET KEYNOTE LEGEND

DESIGNATION	KEYNOTE DESCRIPTION

SHEET SPECIFIC NOTES

VALUE	NOTE

NO.	REVISIONS/ SUBMISSIONS	DATE
	50% CONSTRUCTION DOCUMENTS PROGRESS PRINT	03/31/2025

JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title
WALL SECTIONS

Seal

Project No. 2407

Date 03/31/2025

Scale AS NOTED

Drawing No. A-403

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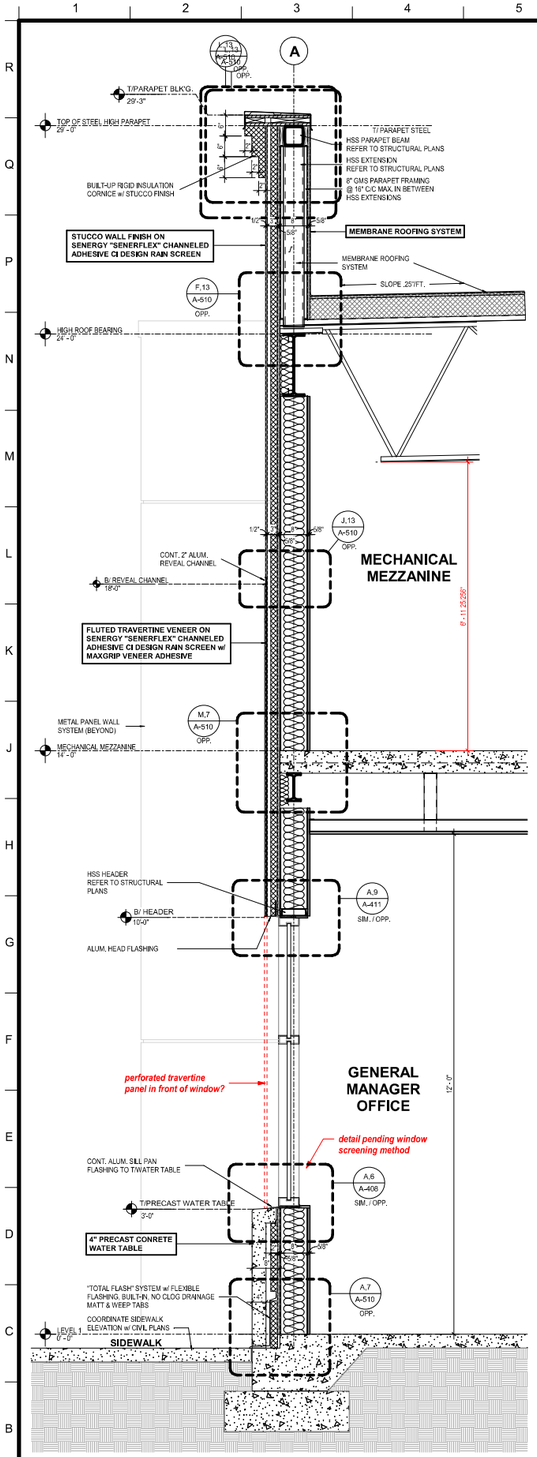

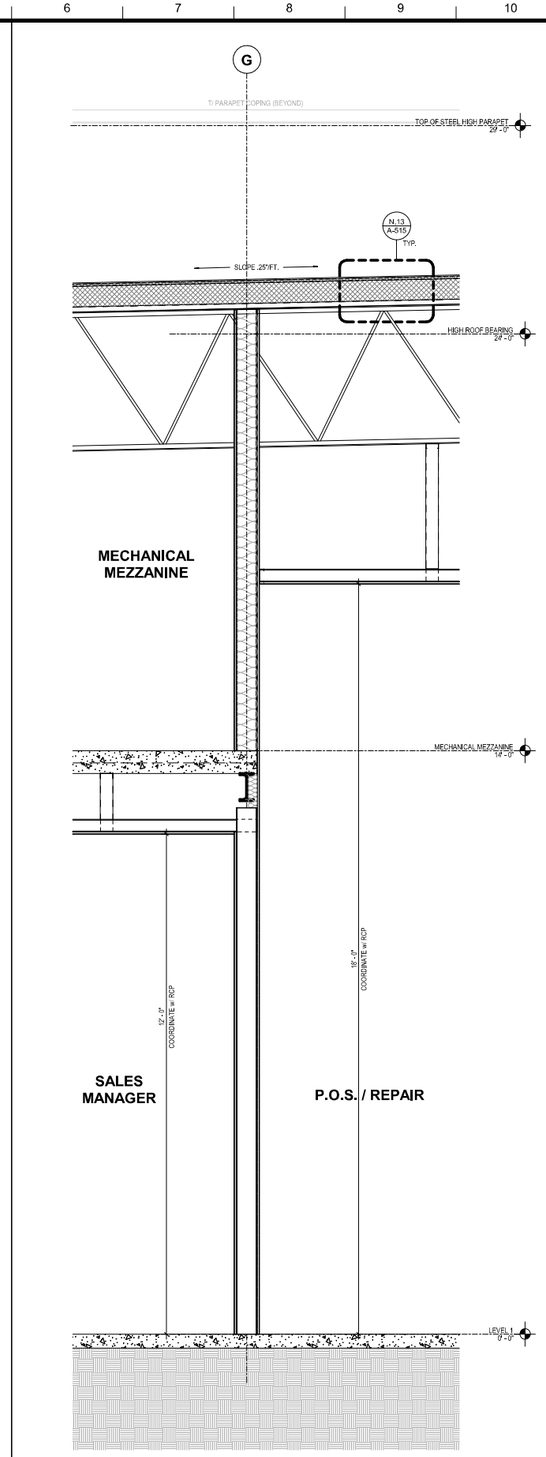

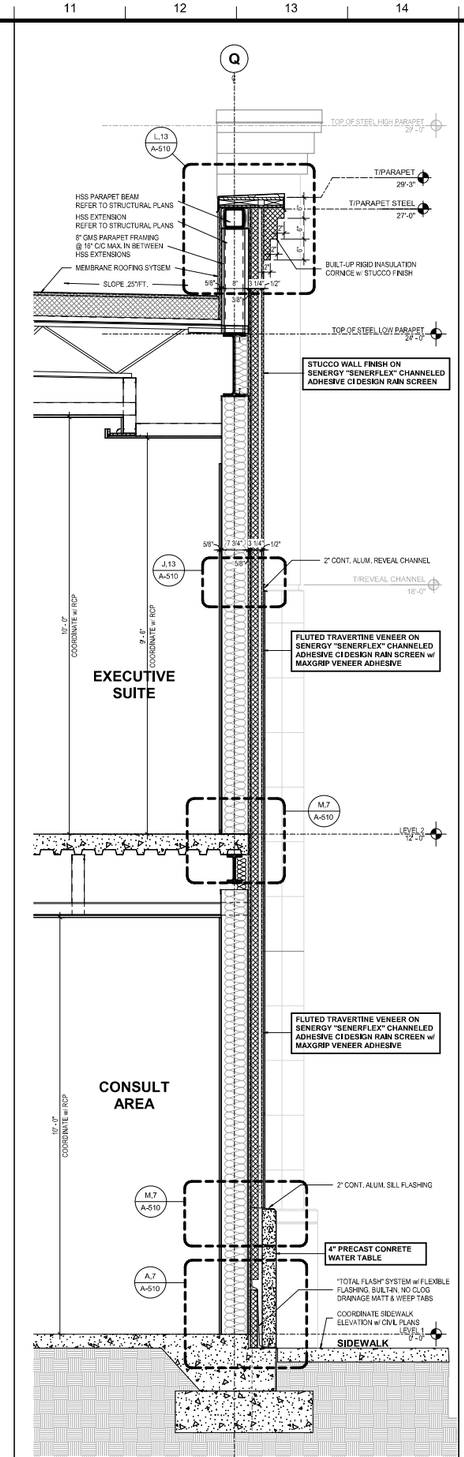

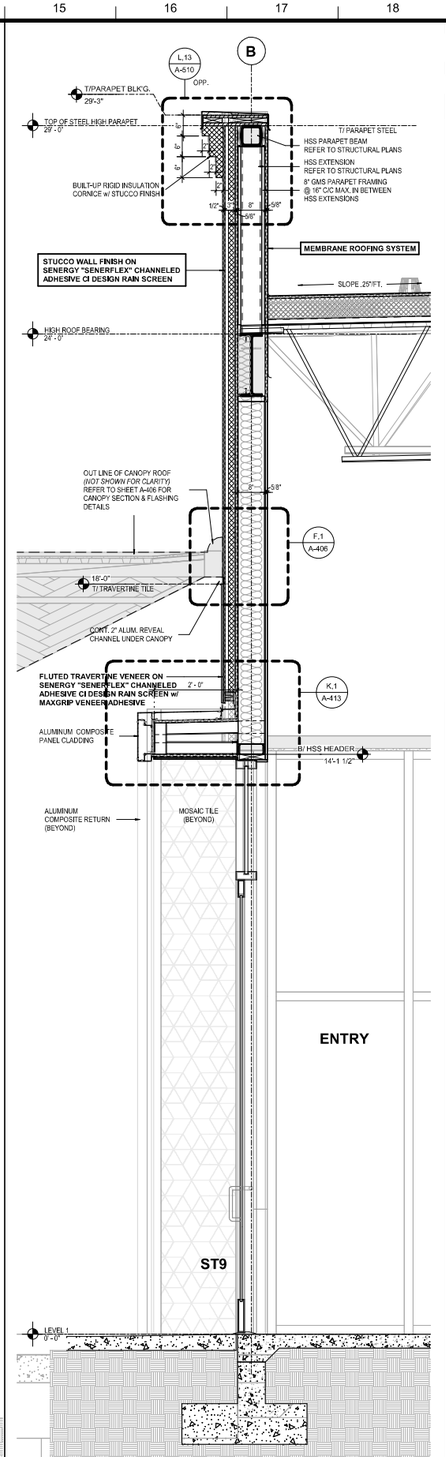

A,1	WALL SECTION - 16	A,6	WALL SECTION - 15	A,11	WALL SECTION - 14	A,15	WALL SECTION - 13
3/4" = 1'-0"		3/4" = 1'-0"		3/4" = 1'-0"		3/4" = 1'-0"	

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SHEET KEYNOTE LEGEND

DESIGNATION	KEYNOTE DESCRIPTION

SHEET SPECIFIC NOTES

VALUE	NOTE

NO.	REVISIONS/ SUBMISSIONS	DATE
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JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title: WALL SECTIONS

Seal

Project No. 2407

Drawing No. A-404

Date 03/31/2025

Scale AS NOTED

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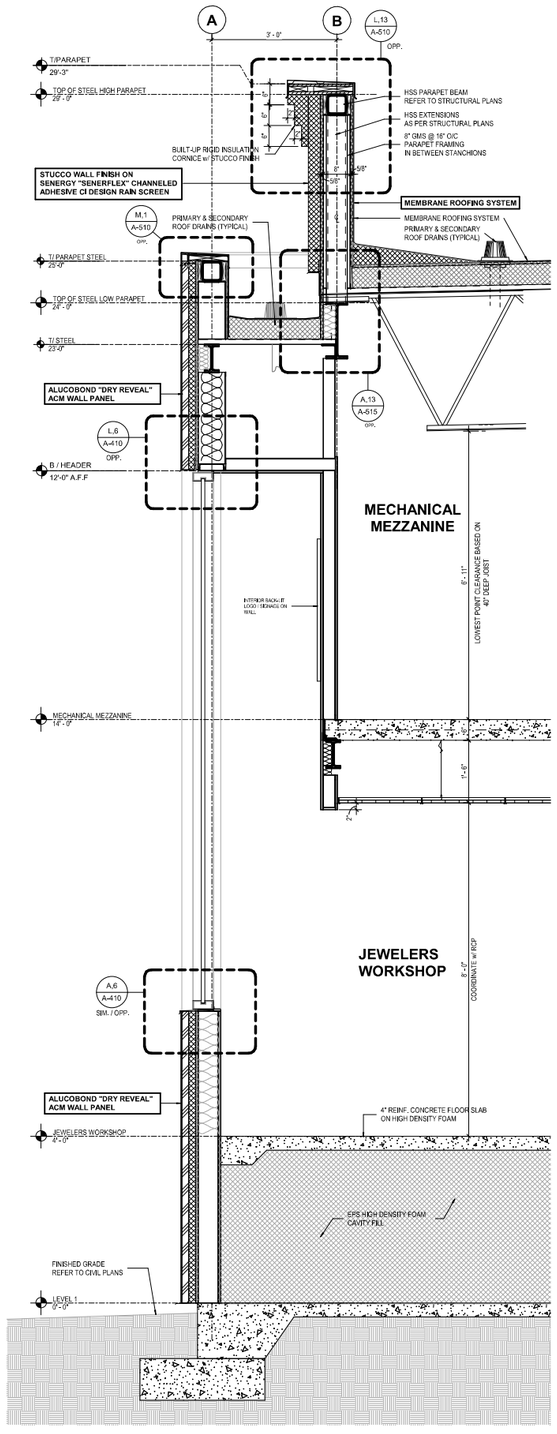

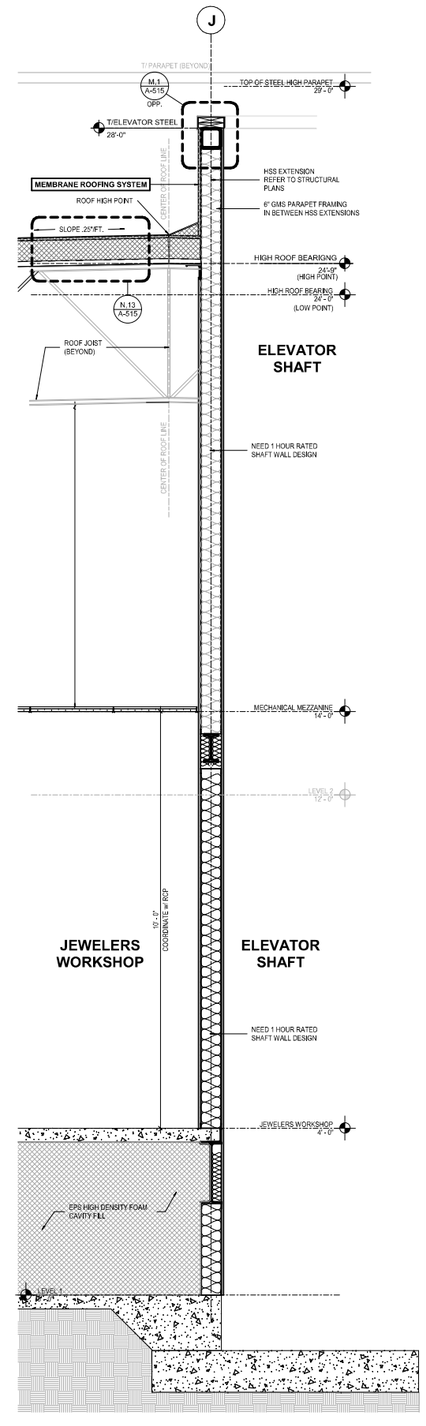

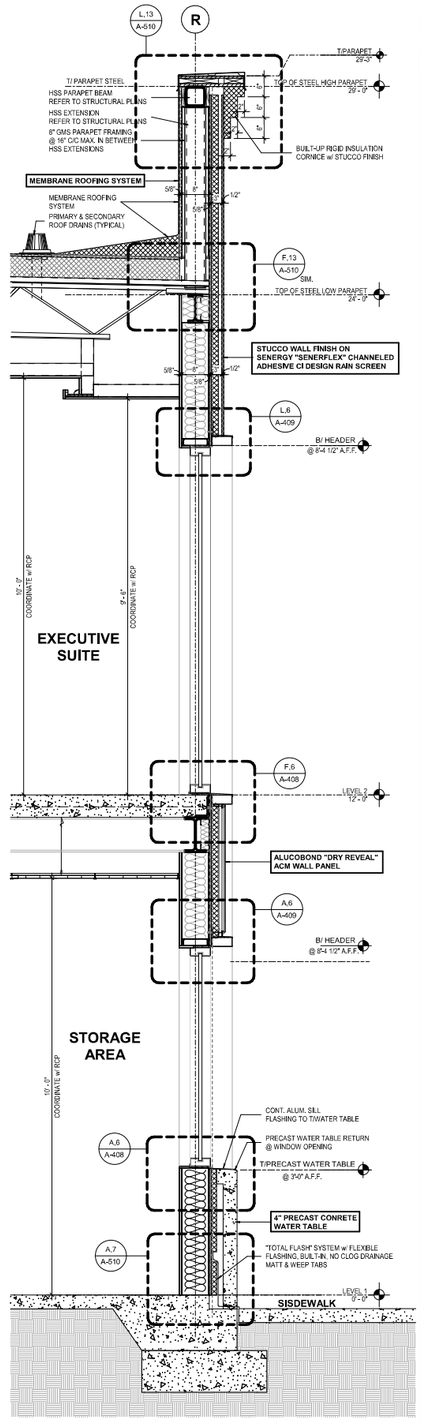

		A,5	WALL SECTION - 19	A,11	WALL SECTION - 18	A,15	WALL SECTION - 17
		3/4" = 1'-0"		3/4" = 1'-0"		3/4" = 1'-0"	

SHEET KEYNOTE LEGEND

DESIGNATION	KEYNOTE DESCRIPTION

SHEET SPECIFIC NOTES

VALUE	NOTE

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JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title: WALL SECTIONS

Seal

Project No. 2407

Date 03/31/2025

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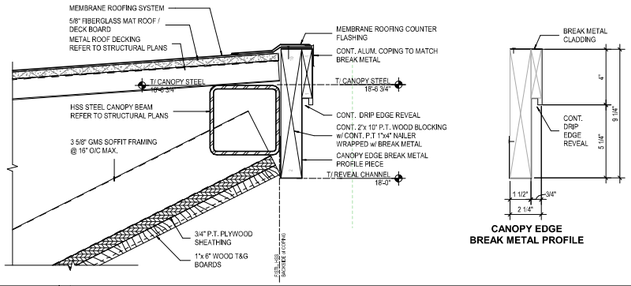
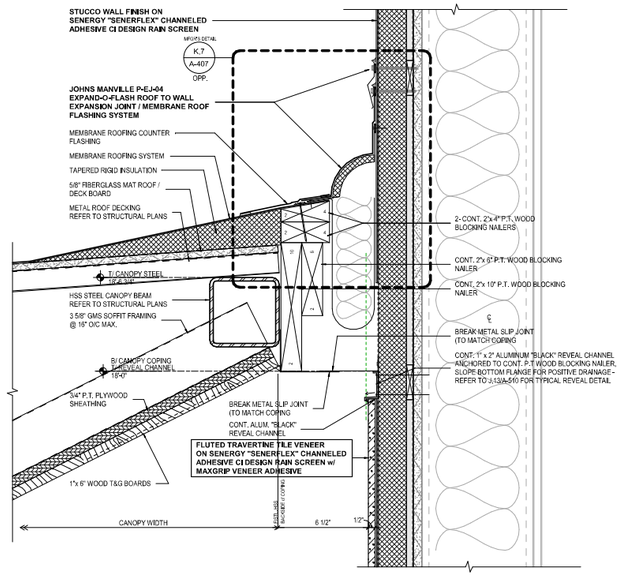
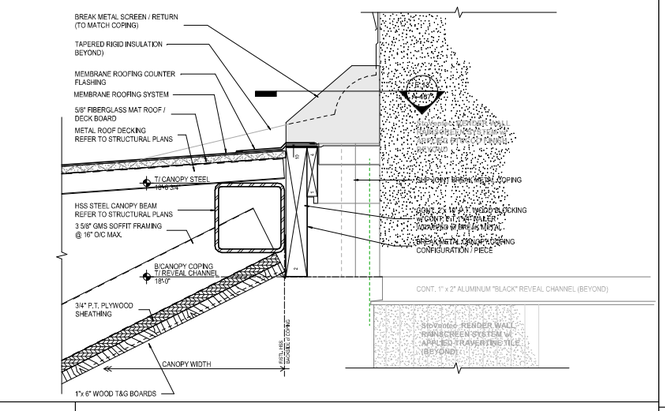


CANOPY EDGE BREAK METAL PROFILE

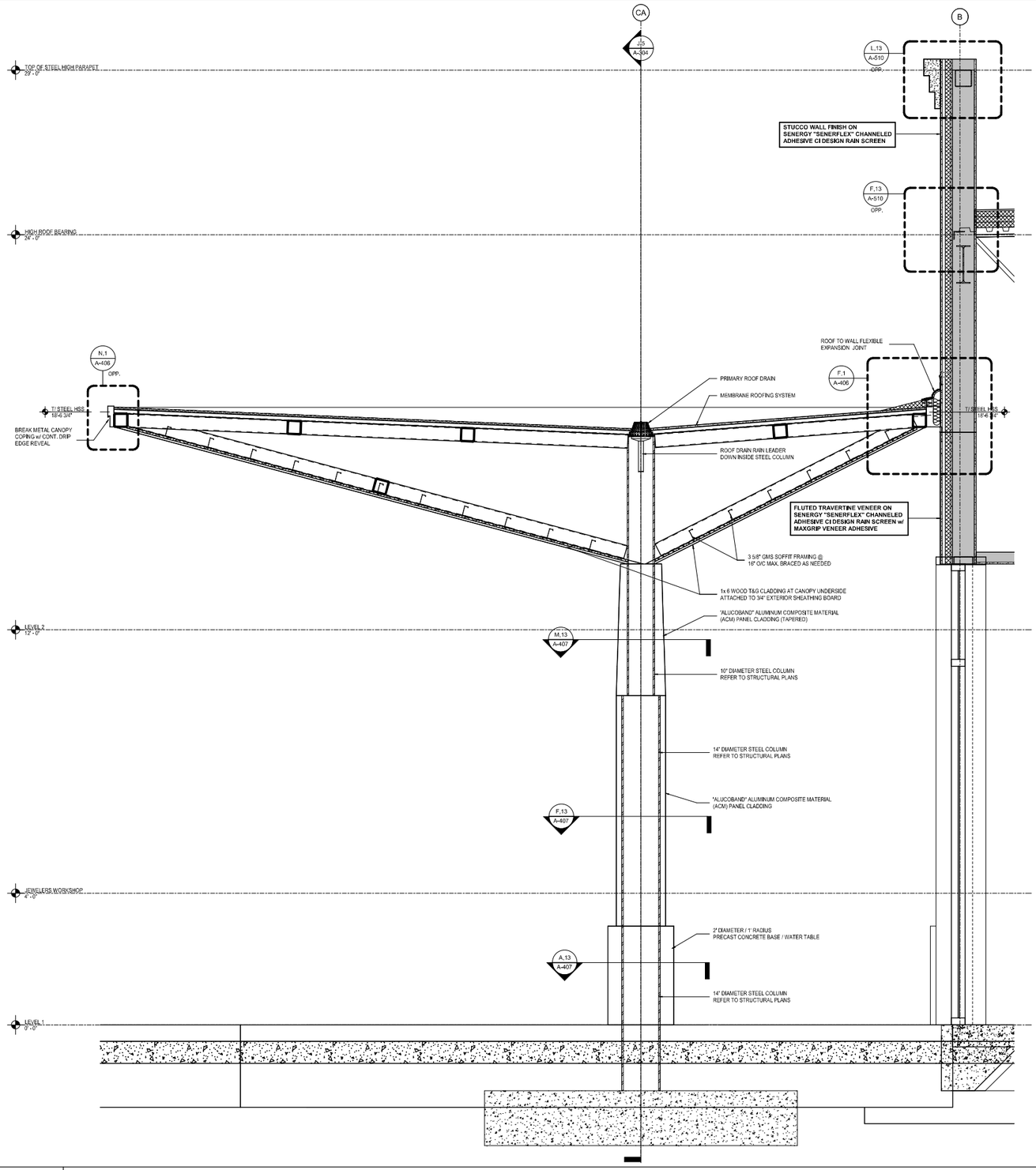
N,1	CANOPY COPING
3" = 1'-0"	



F,1	SECTION DETAIL - CANOPY ROOF TO WALL EXPANSION JOINT FLASHING
3" = 1'-0"	



A,1	CANOPY COPING RETURN TO WALL
3" = 1'-0"	



A,7	CANOPY SECTION - NORTH/SOUTH - AT CONNECTION WITH BUILDING
3/4" = 1'-0"	

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JEWELERS TRADE SHOP

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PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title
CANOPY SECTIONS & DETAILS

Seal

Project No. 2407

Date 03/31/2025

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Drawing No. A-406

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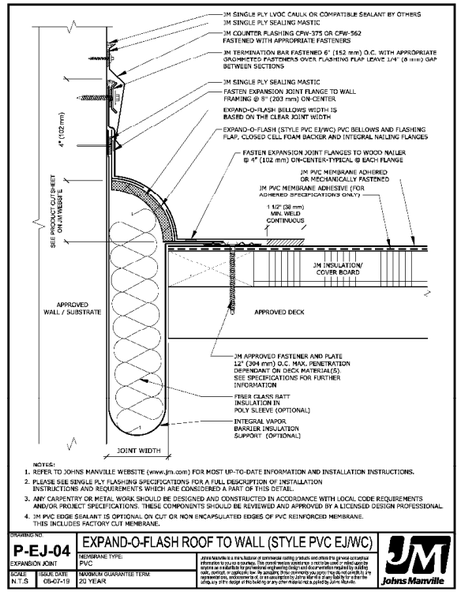
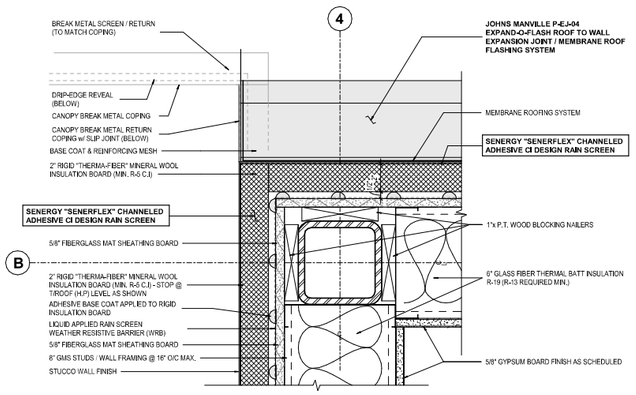


NOTES:
1. REFER TO JOHNS MANVILLE WEBSITE (www.jm.com) FOR MOST UP-TO-DATE INFORMATION AND INSTALLATION INSTRUCTIONS.
2. PLEASE SEE SINGLE PLY FLASHING SPECIFICATIONS FOR A FULL DESCRIPTION OF INSTALLATION INSTRUCTIONS AND REQUIREMENTS WHICH ARE CONSIDERED A PART OF THIS DETAIL.
3. ANY CARPENTRY OR METAL WORK SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND/OR PROJECT SPECIFICATIONS. THESE COMPONENTS SHOULD BE REVIEWED AND APPROVED BY A LICENSED DESIGN PROFESSIONAL.
4. JM PVC EDGE SEALANT IS OPTIONAL ON CUT OR NON ENCAPSULATED EDGES OF PVC REINFORCED MEMBRANE. THIS INCLUDES FACTORY CUT MEMBRANE.

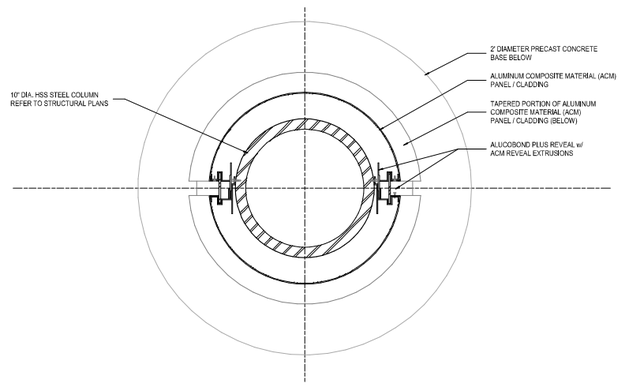
DRAWING NO.			
P-EJ-04 EXPANSION JOINT	EXPAND-O-FLASH ROOF TO WALL (STYLE PVC EJ/WC)		
SCALE: N.T.S.	ISSUE DATE: 05-07-19	MEMBRANE TYPE: PVC	MINIMUM GUARANTEE TERM: 20 YEAR

Johns Manville

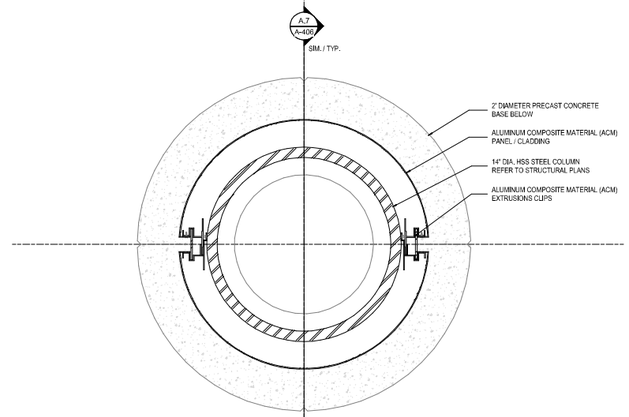
K,7	P-EJ-O4 FLASHING DETAIL
3" = 1'-0"	



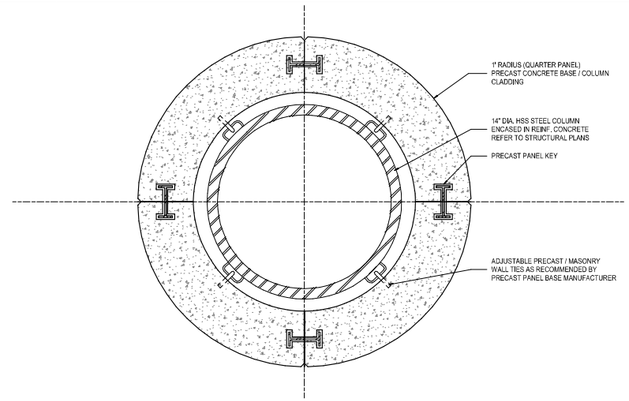
E,13	CANOPY COPING RETURN PLAN DETAIL
3" = 1'-0"	



M,13	PLAN DETAIL - CANOPY COLUMN TOP
3" = 1'-0"	



F,13	PLAN DETAIL - CANOPY COLUMN - MID SECTION
3" = 1'-0"	



A,13	PLAN DETAIL - CANOPY COLUMN BASE
3" = 1'-0"	

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JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title
CANOPY SECTIONS & DETAILS

Seal	Project No. 2407	Drawing No.
	Date 03/31/2025	A-407
	Scale AS NOTED	

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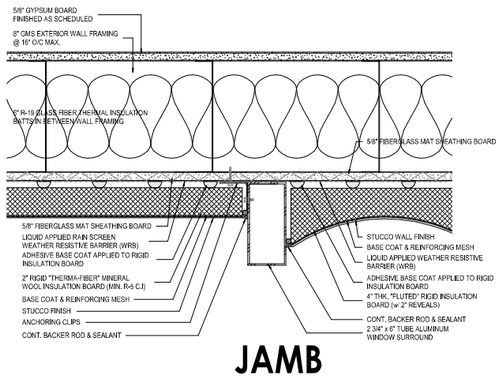
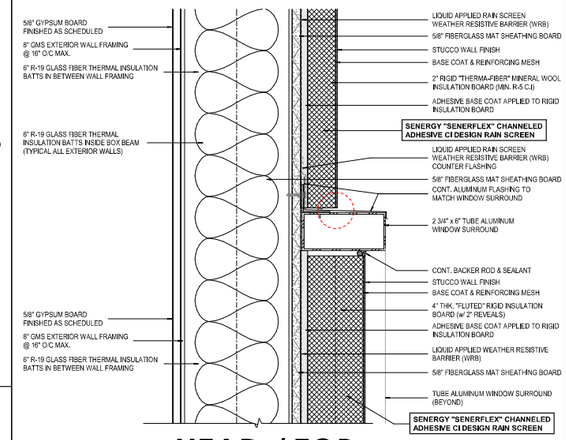


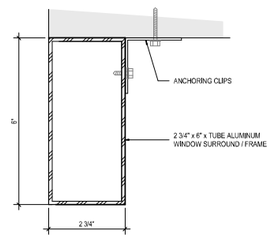
JAMB

M,1	WINDOW JAMB c-S1
3" = 1'-0"	



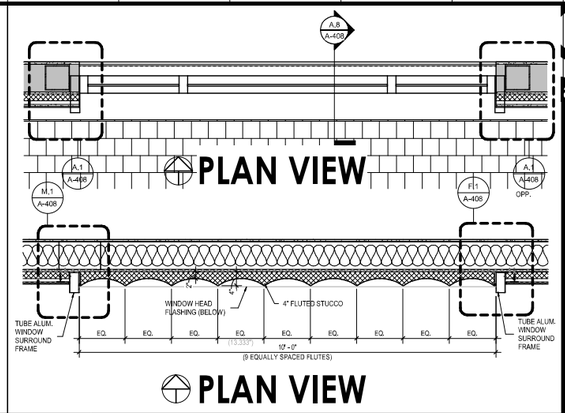
HEAD / TOP

L,6	WINDOW HEAD TOP-S1
3" = 1'-0"	



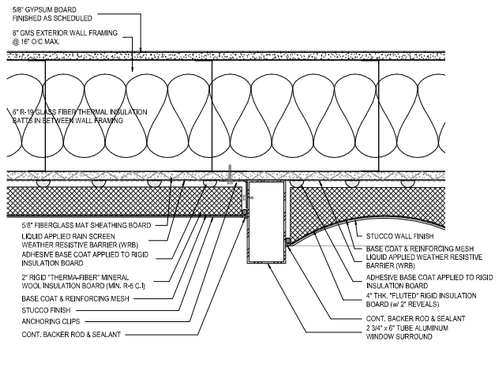
WINDOW SURROUND

M,11	WINDOW SURROUND DETAIL
6" = 1'-0"	



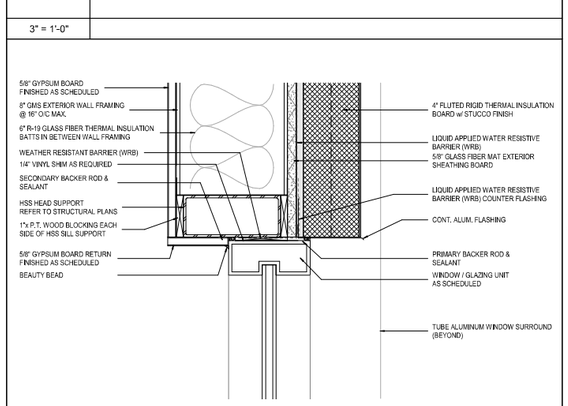
PLAN VIEW

N,13	STOREFRONT PLAN S1
3/4" = 1'-0"	



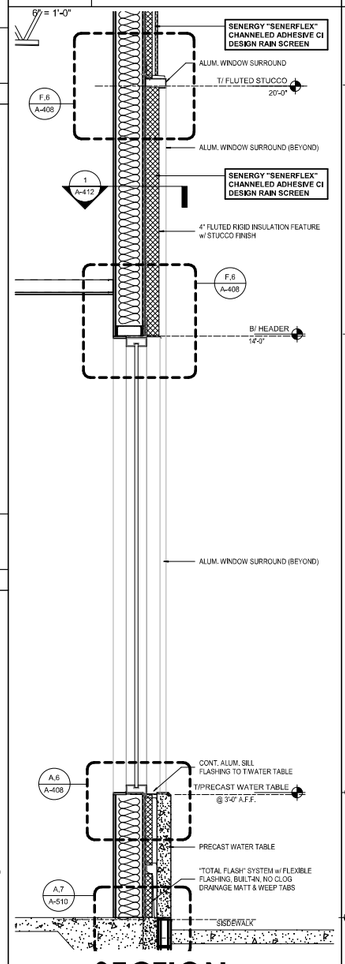
JAMB

F,1	WINDOW JAMB b-S1
3" = 1'-0"	



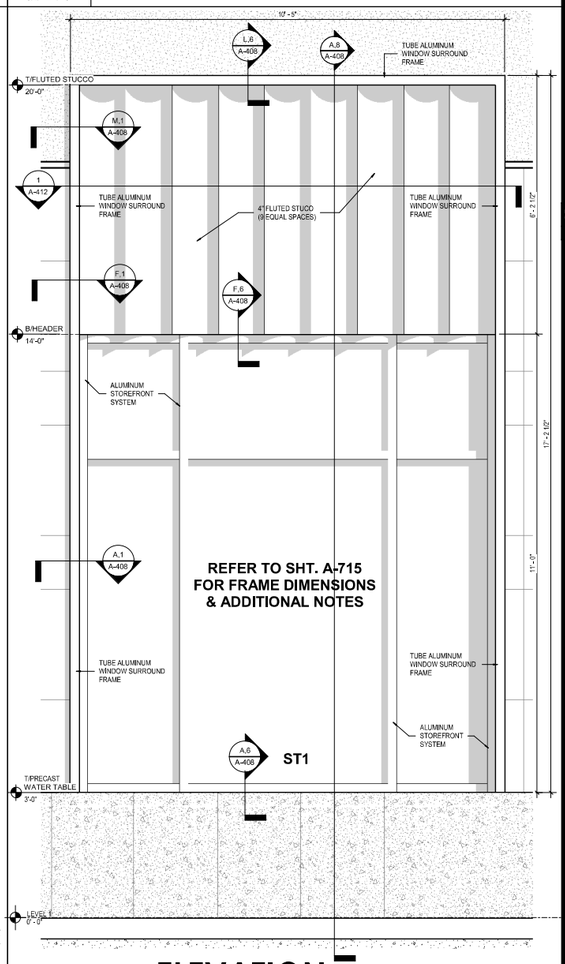
HEAD / MID

F,6	WINDOW HEAD MID-S1
3" = 1'-0"	



SECTION

A,8	WALL SECTION @ S1
3/4" = 1'-0"	



ELEVATION

A,14	STOREFRONT ELEVATION S1
3/4" = 1'-0"	

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SHEET SPECIFIC NOTES

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JEWELERS TRADE SHOP

150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title: STOREFRONT ELEVATION, SECTIONS & DETAILS

Seal

Project No. 2407

Date 03/10/2025

Scale AS NOTED

Drawing No. **A-408**

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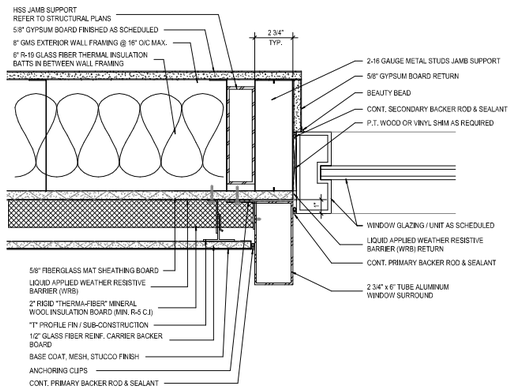
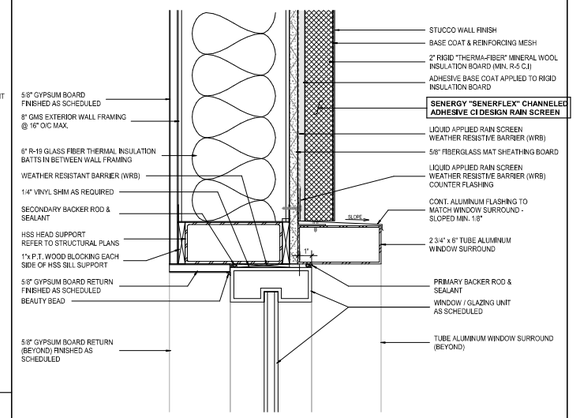
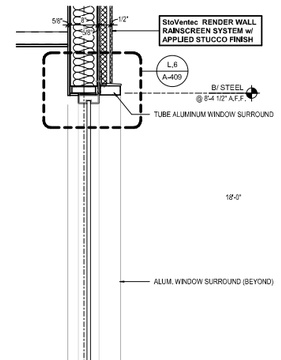


M,1	WINDOW JAMB c-S2
3" = 1'-0"	

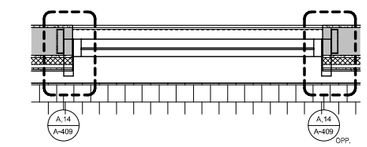


HEAD / TOP

L,6	WINDOW HEAD b-S2
3" = 1'-0"	

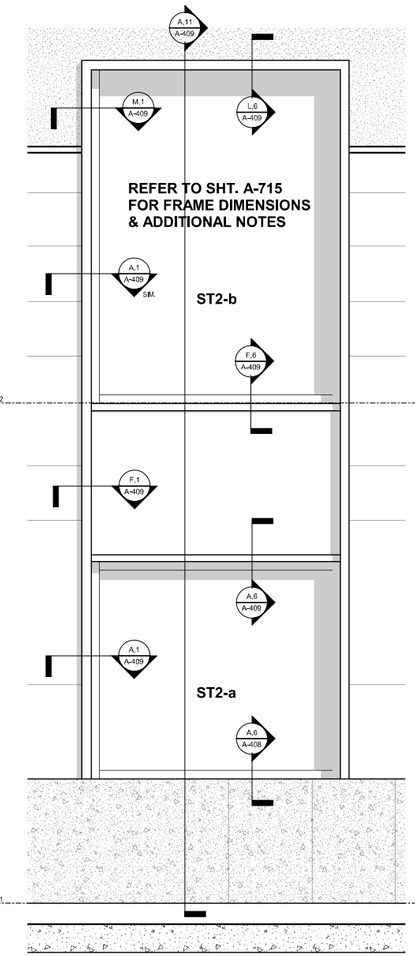


SECTION



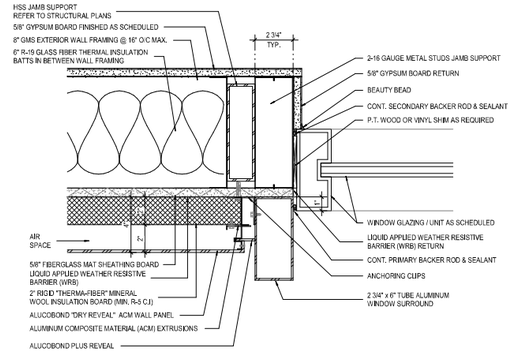
PLAN VIEW

N,14	WINDOW PLAN S2
3/4" = 1'-0"	

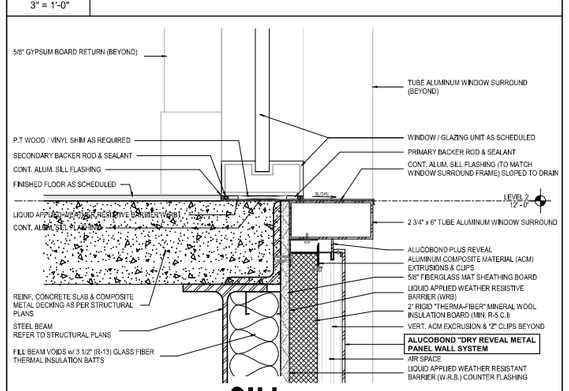


ELEVATION

A,14	STOREFRONT ELEVATION S2
3/4" = 1'-0"	

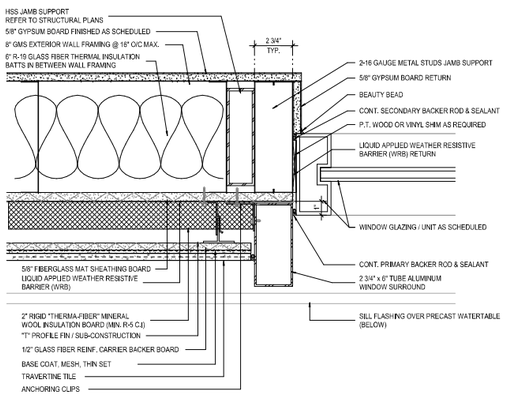


F,1	WINDOW JAMB b-S2
3" = 1'-0"	

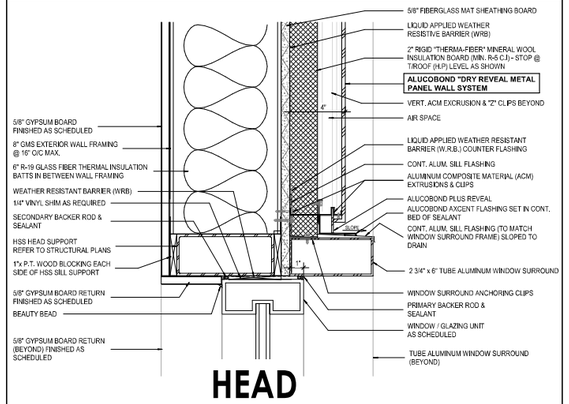


SILL

F,6	WINDOW SILL b-S2
3" = 1'-0"	



A,1	WINDOW JAMB a-S2
3" = 1'-0"	



HEAD

A,6	WINDOW HEAD a-S2
3" = 1'-0"	

A,11	WALL SECTION @ S2
3/4" = 1'-0"	

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SHEET SPECIFIC NOTES

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JEWELERS TRADE SHOP

150 W. GARDEN STREET
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ESCAMBIA COUNTY, USA

Drawing Title
STOREFRONT ELEVATION, SECTIONS & DETAILS

Seal	Project No. 2407	Drawing No. A-409
	Date 03/10/2025	
	Scale AS NOTED	

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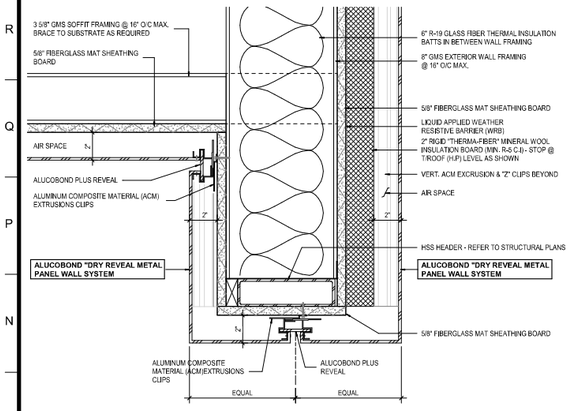
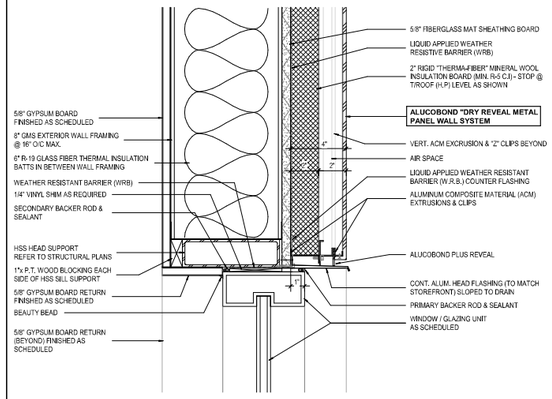


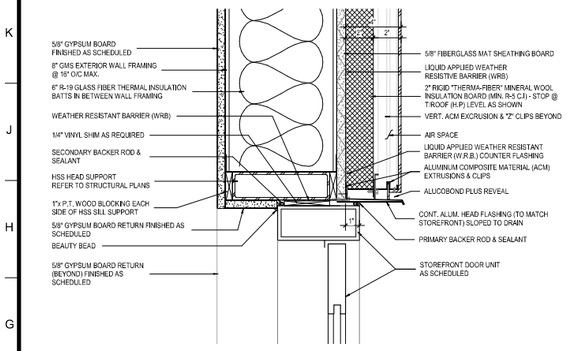
HEAD / SOFFIT

L,1	LUCOBOND SOFFIT DETAIL
3" = 1'-0"	



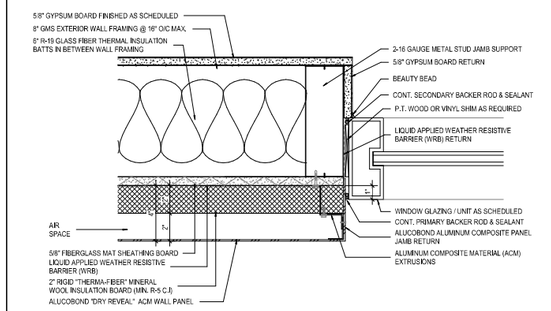
HEAD

L,6	WINDOW HEAD S3
3" = 1'-0"	



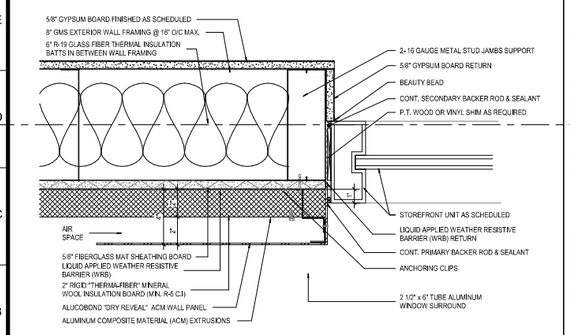
HEAD / DOOR

F,1	DOOR HEAD 126B
3" = 1'-0"	



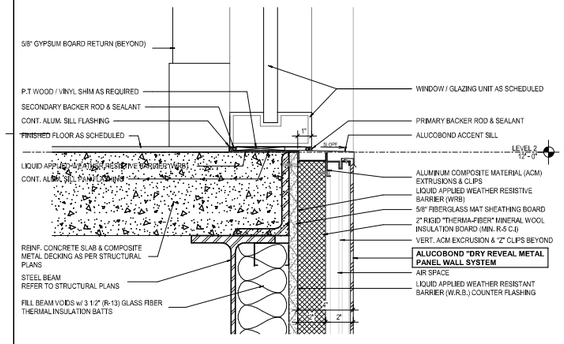
JAMB

F,6	WINDOW JAMB S3
3" = 1'-0"	



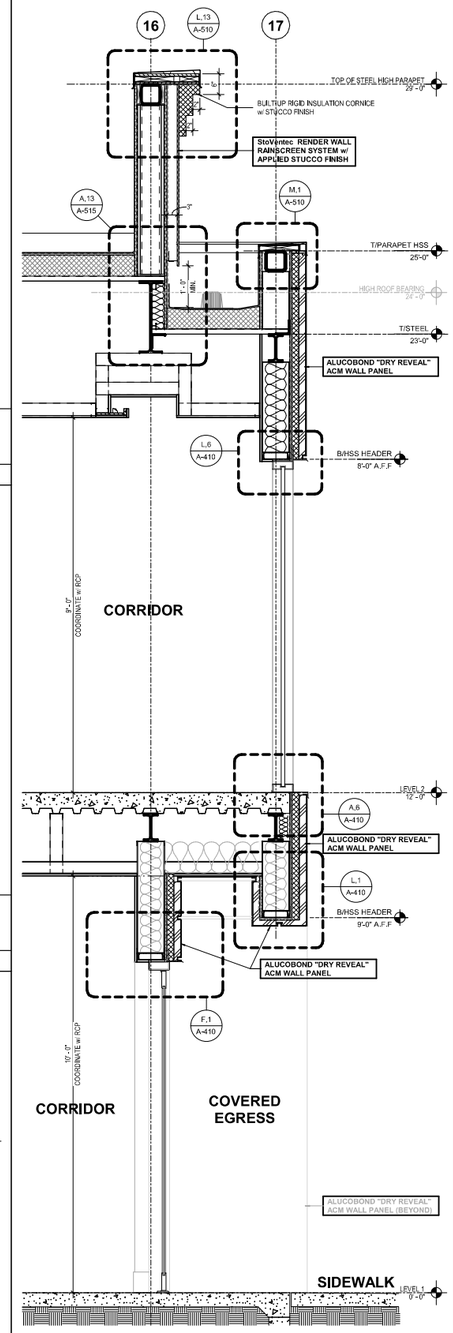
HEAD / JAMB

A,1	DOOR JAMB 126B
3" = 1'-0"	



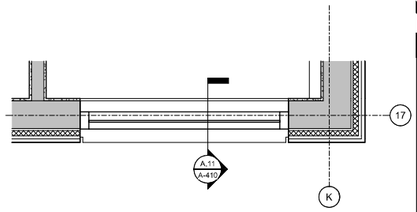
SILL

A,6	WINDOW SILL S3
3" = 1'-0"	



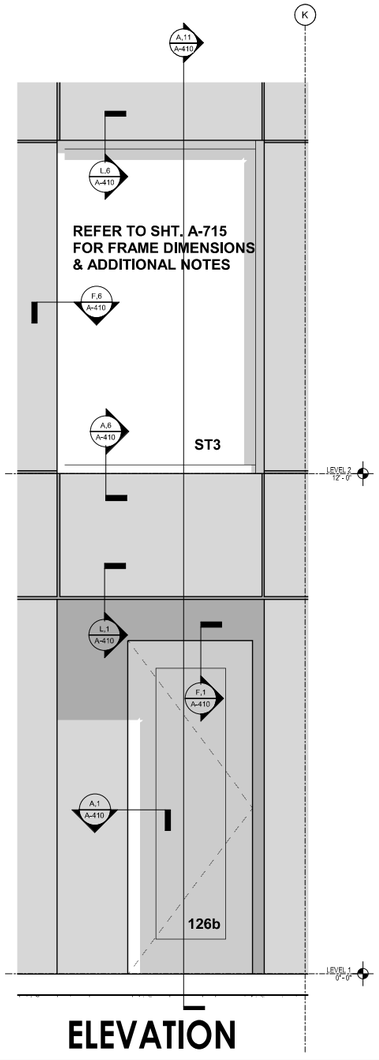
SECTION

A,11	SECTION THRU EAST RECESSED EGRESS DOOR
3/4" = 1'-0"	



PLAN VIEW

N,15	STOREFRONT PLAN S3
3/4" = 1'-0"	



ELEVATION

A,15	STOREFRONT ELEVATION S3
3/4" = 1'-0"	

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SHEET SPECIFIC NOTES

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Drawing Title: STOREFRONT ELEVATION, SECTIONS & DETAILS

Seal

Project No. 2407

Drawing No. A-410

Date 03/10/2025

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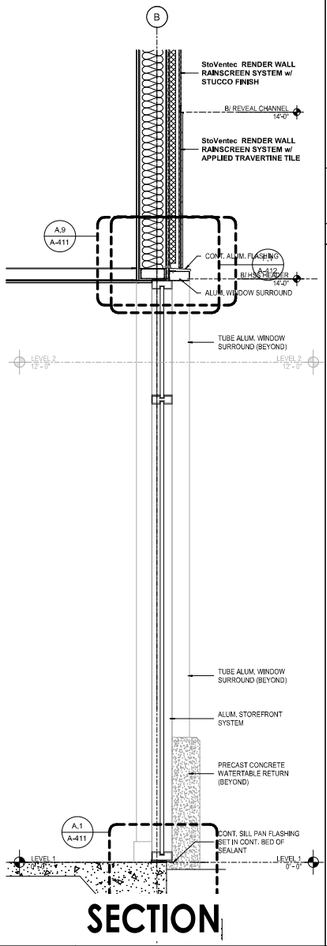
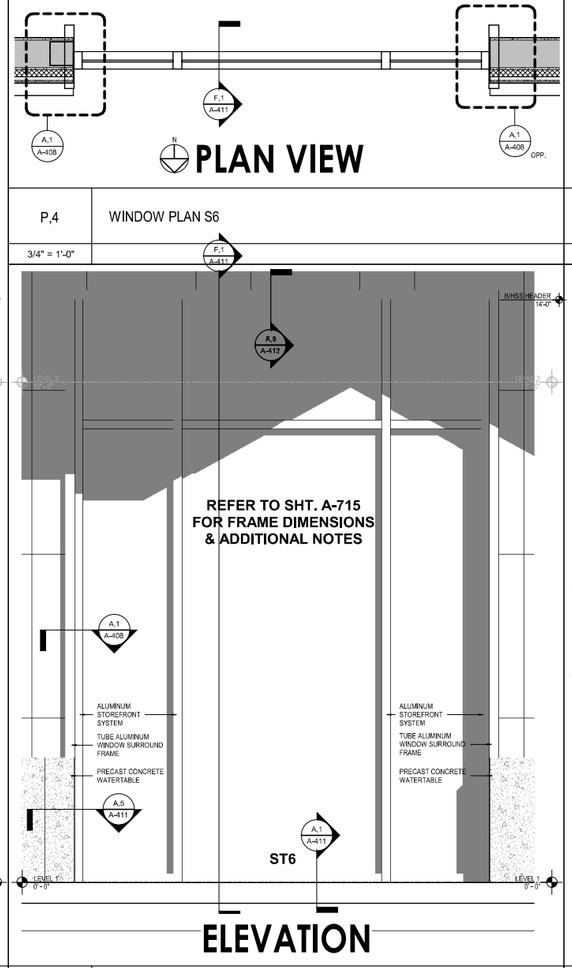


SECTION

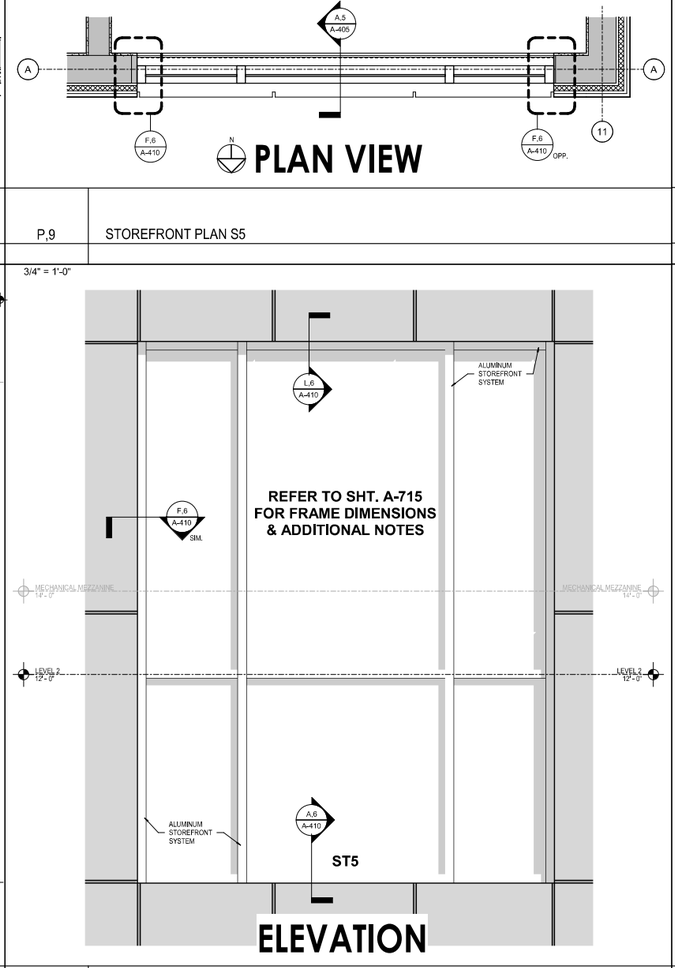
F,1	WINDOW SECTION S6
3/4" = 1'-0"	



ELEVATION

P.4	WINDOW PLAN S6
3/4" = 1'-0"	

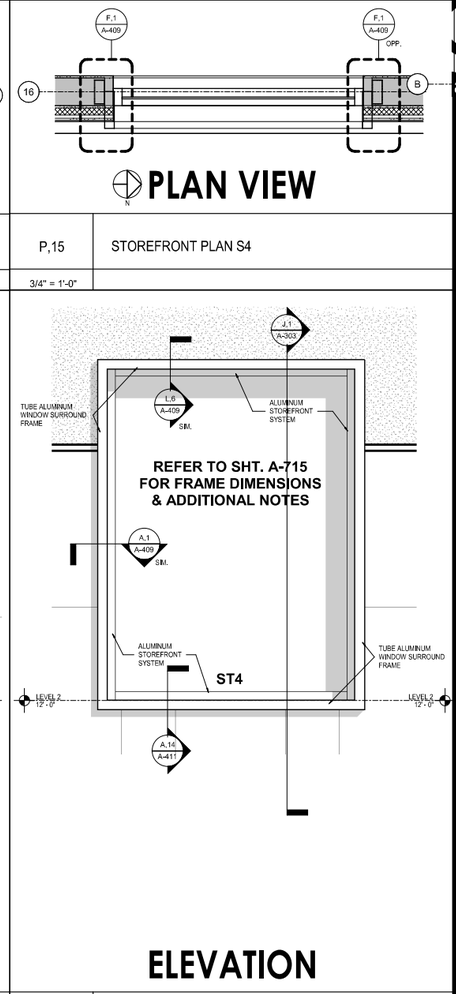
F,4	WINDOW ELEVATION S6
3/4" = 1'-0"	



ELEVATION

P.9	STOREFRONT PLAN S5
3/4" = 1'-0"	

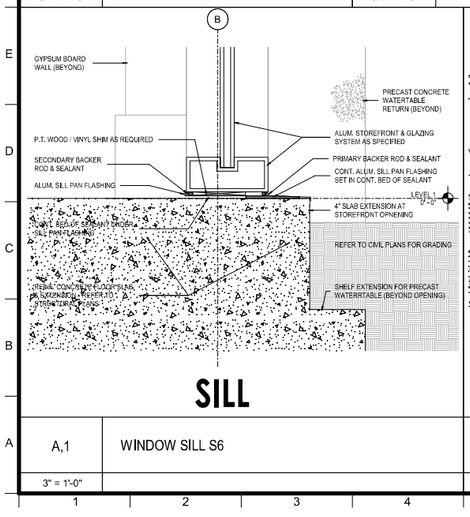
F,9	STOREFRONT ELEVATION S5
3/4" = 1'-0"	



ELEVATION

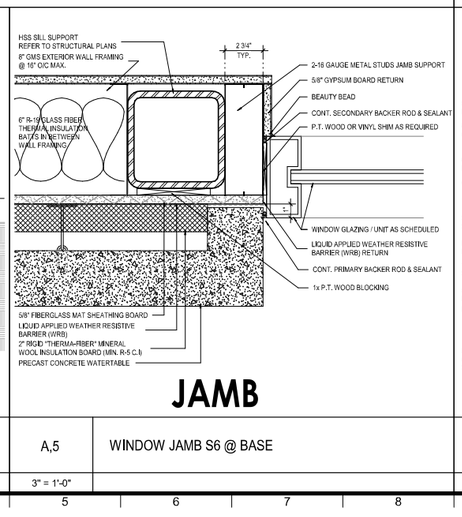
P.15	STOREFRONT PLAN S4
3/4" = 1'-0"	

G,15	STOREFRONT ELEVATION S4
3/4" = 1'-0"	



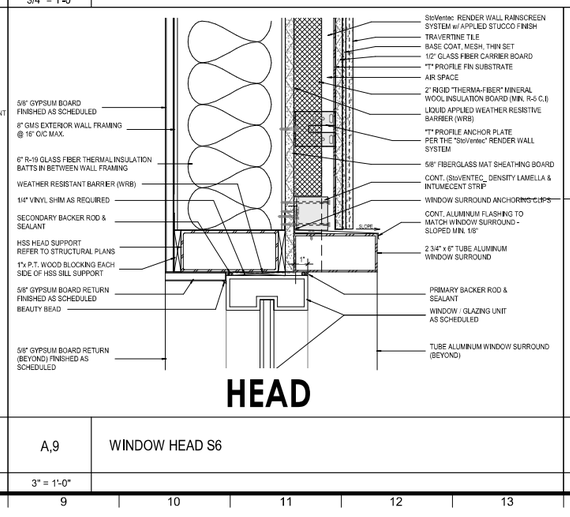
SILL

A,1	WINDOW SILL S6
3" = 1'-0"	



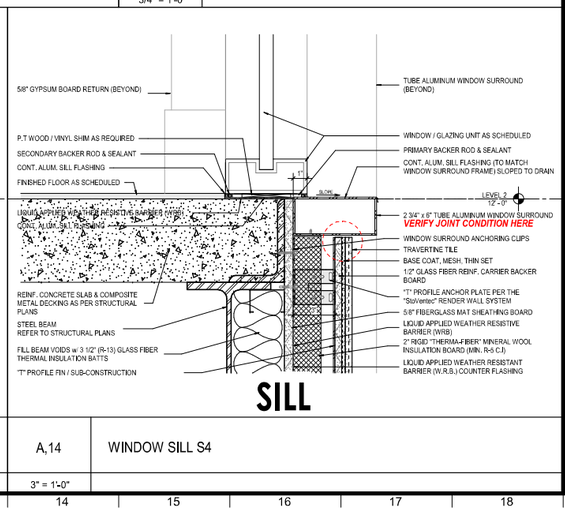
JAMB

A,5	WINDOW JAMB S6 @ BASE
3" = 1'-0"	



HEAD

A,9	WINDOW HEAD S6
3" = 1'-0"	



SILL

A,14	WINDOW SILL S4
3" = 1'-0"	

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Drawing Title
STOREFRONT ELEVATION, SECTIONS & DETAILS

Seal	Project No. 2407	Drawing No. A-411
	Date 03/10/2025	
	Scale AS NOTED	

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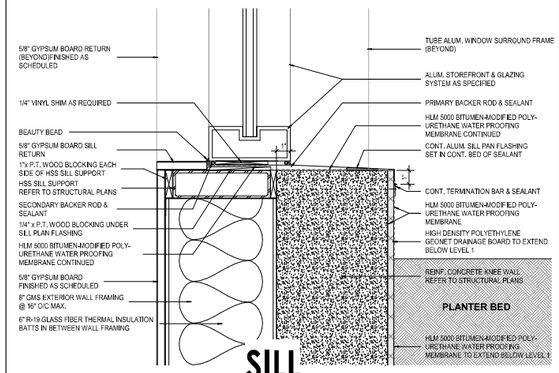
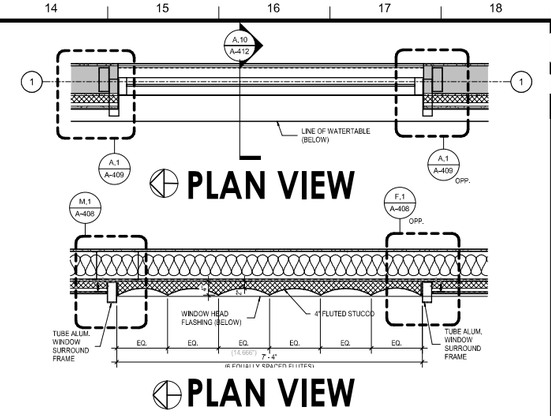
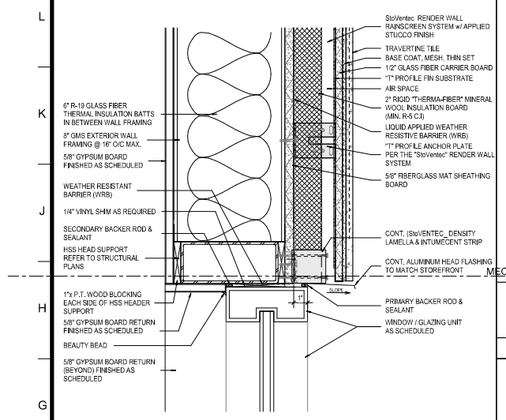


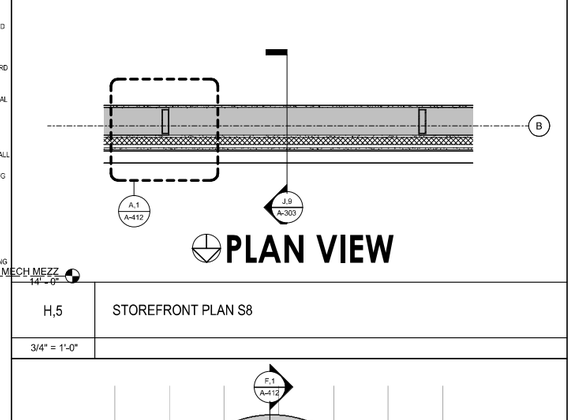
M,5	WINDOW SILL S7
3" = 1'-0"	



L,14	WINDOW PLAN S7
NOT TO SCALE	

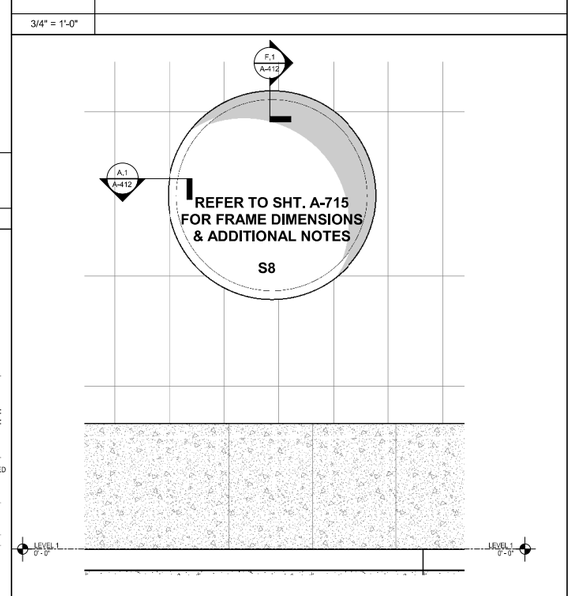


F,1	WINDOW HEAD S8
3" = 1'-0"	

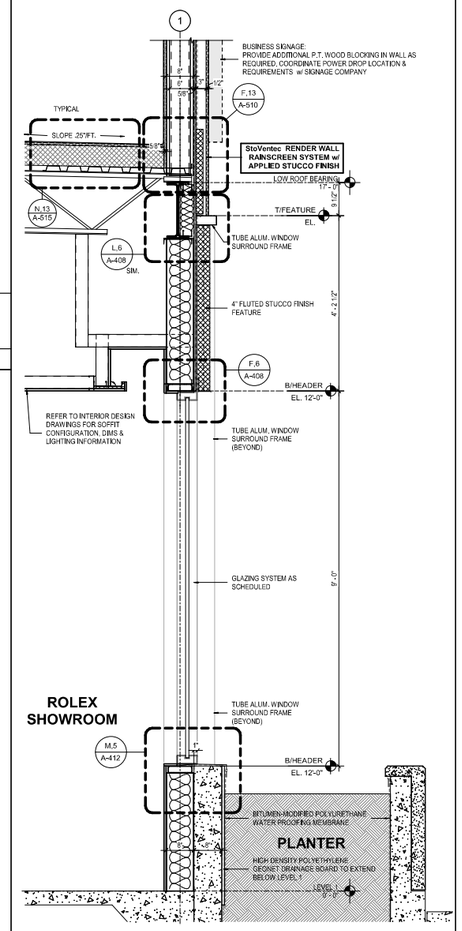


H,5	STOREFRONT PLAN S8
3/4" = 1'-0"	

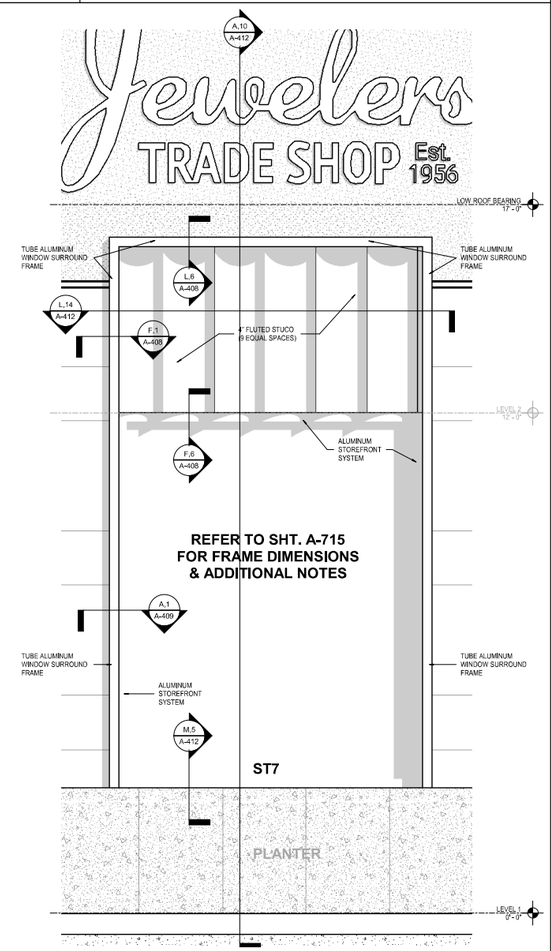
A,1	WINDOW JAMB S8
3" = 1'-0"	



A,5	STOREFRONT ELEVATION S8
3/4" = 1'-0"	



A,10	WINDOW SECTION S7
3/4" = 1'-0"	



A,14	STOREFRONT ELEVATION S7
3/4" = 1'-0"	

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JEWELERS TRADE SHOP
150 W. GARDEN STREET
PENSACOLA, FL 32502

ESCAMBIA COUNTY, USA

Drawing Title
STOREFRONT ELEVATION, SECTIONS & DETAILS

Seal	Project No. 2407	Drawing No. A-412
	Date 03/10/2025	
	Scale AS NOTED	

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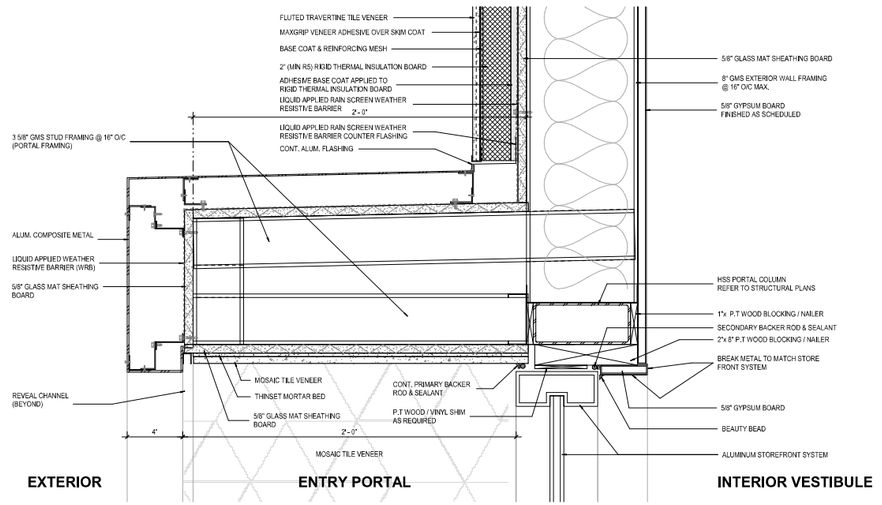
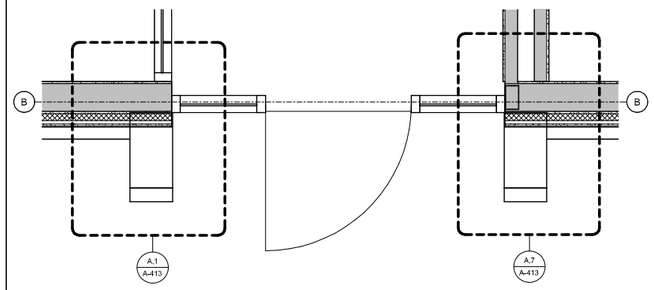


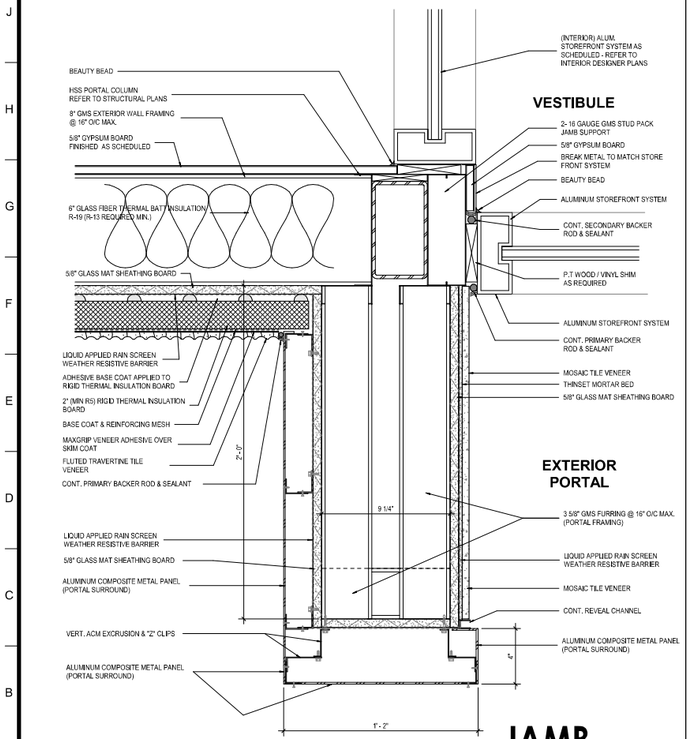
HEAD

K,1	WINDOW HEAD S9
3" = 1'-0"	

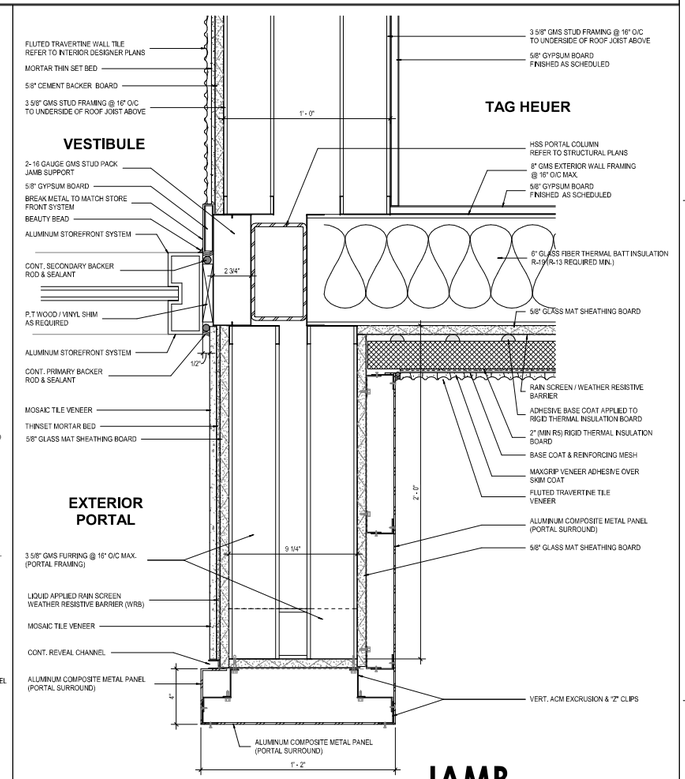


PLAN VIEW

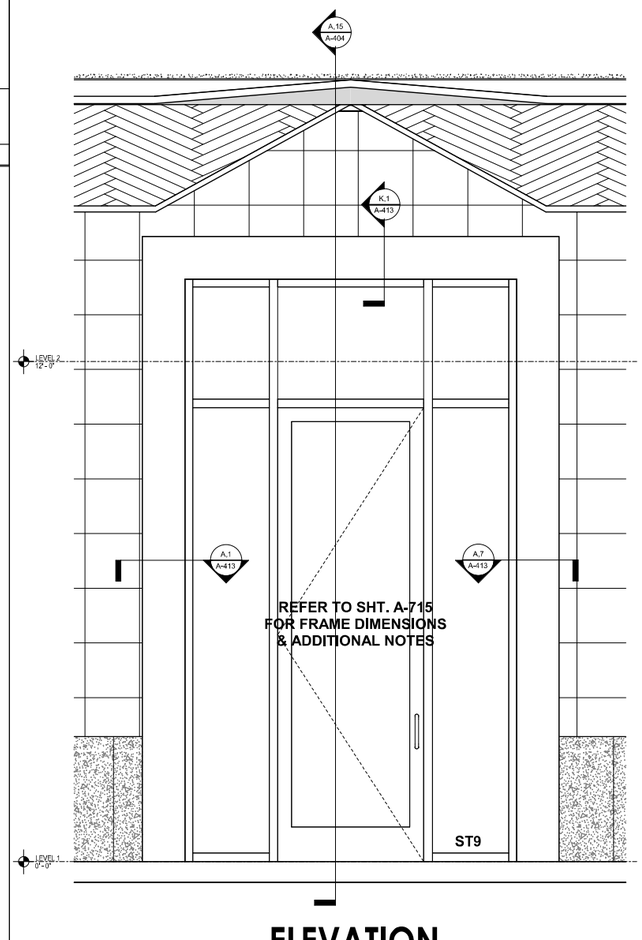
M,13	STOREFRONT PLAN S9
3/4" = 1'-0"	



JAMB



JAMB



ELEVATION

A,1	STOREFRONT PLAN S9.1	A,7	STOREFRONT PLAN S9.2	A,13	WINDOW ELEVATION S8
3" = 1'-0"		3" = 1'-0"		3/4" = 1'-0"	

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Drawing Title: STOREFRONT ELEVATION, SECTIONS & DETAILS

Seal

Project No. 2407

Date 03/10/2025

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Drawing No. **A-413**

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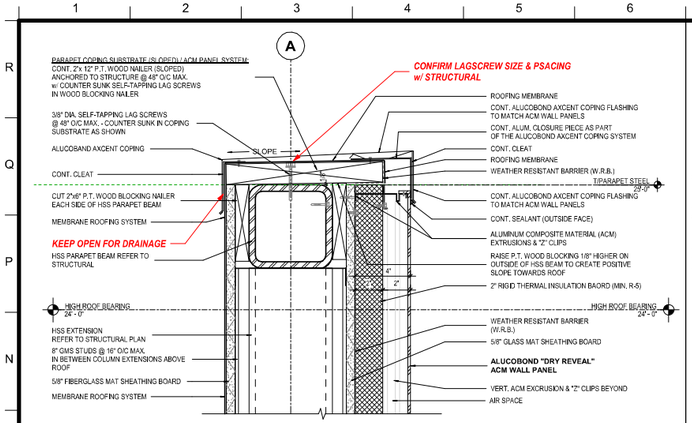
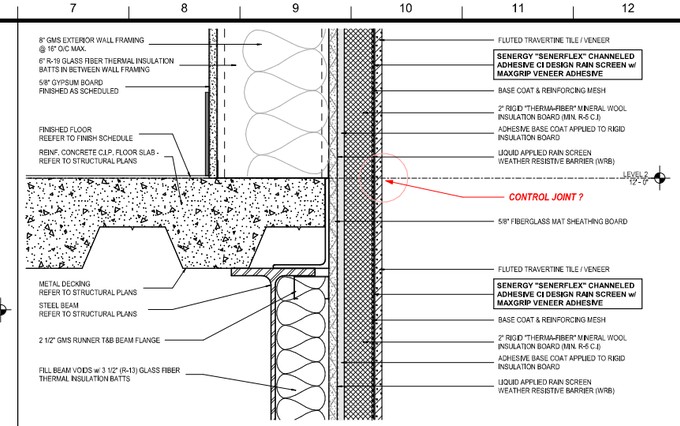


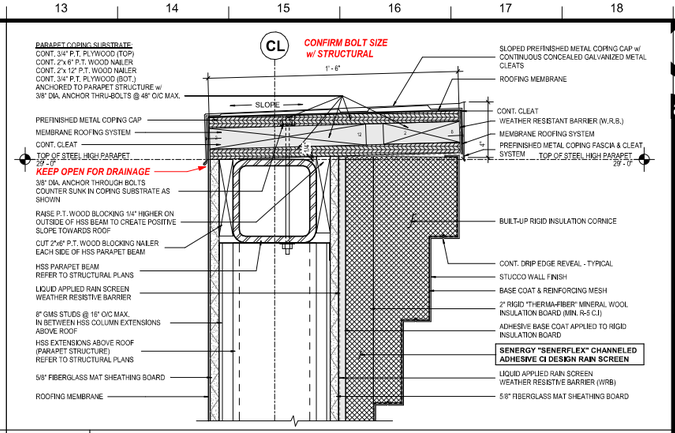
M,1 TYPICAL METAL PANEL WALL PARAPET

3" = 1'-0"



M,7 TYPICAL STUCCO WALL @ LEVEL 2 FLOOR LEVEL

3" = 1'-0"



L,13 TYPICAL PARAPET COPING DETAIL w/ STUCCO CORNICE

3" = 1'-0"

F,1 TYPICAL METAL PANEL WALL CONDITION @ ROOF

3" = 1'-0"

F,7 TYPICAL RAIN SCREEN / TILE WALL CONDITION @ TOP OF PRECAST WATER TABLE

3" = 1'-0"

F,13 TYPICAL STUCCO WALL @ ROOF CONDITION

3" = 1'-0"

A,1 TYPICAL METAL PANEL WALL REVEAL DETAIL

3" = 1'-0"

A,7 TYPICAL PRECAST BASE @ SIDEWALK / GRADE LEVEL

3" = 1'-0"

J,13 TYPICAL STUCCO WALL @ TILE WALL REVEAL CHANNEL

3" = 1'-0"

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Drawing Title
ENLARGED WALL SECTION DETAILS

Seal

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A-510

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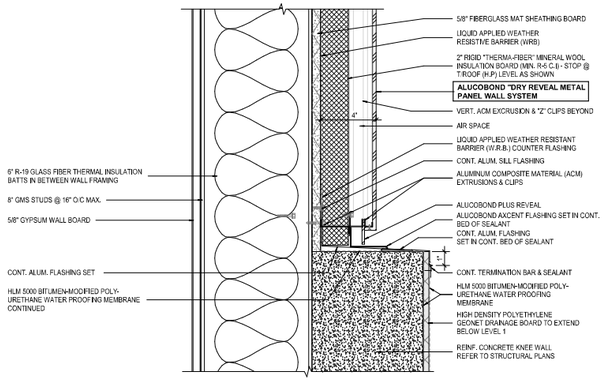
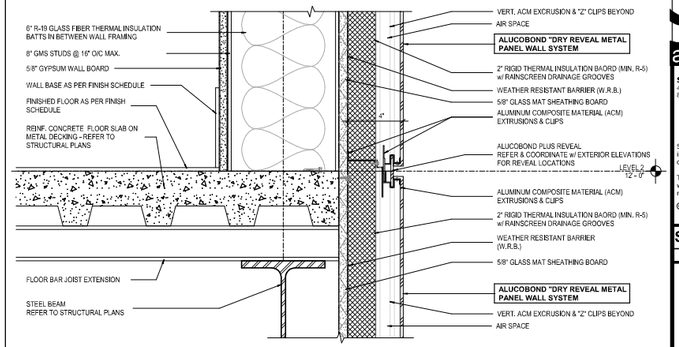


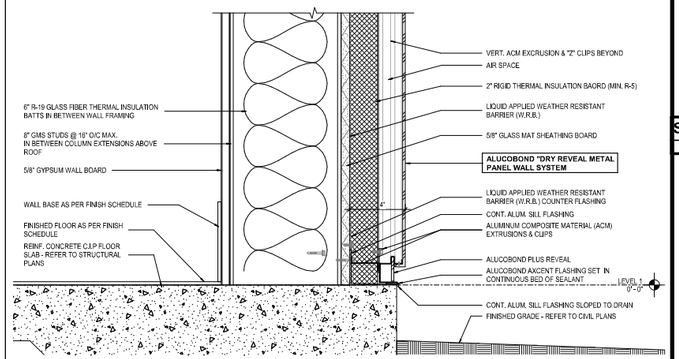
M,7 | TYPICAL META PANEL WALL BASE @ KNEE WALL

3" = 1'-0"



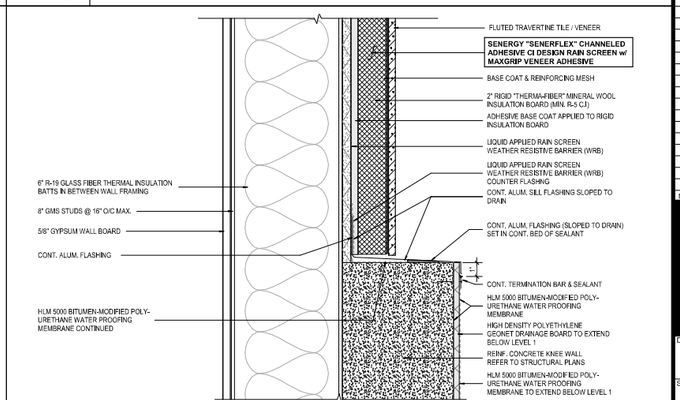
M,13 | TYPICAL METAL PANEL WALL / REVEAL @ LEVEL 2

3" = 1'-0"



F,13 | TYPICAL METAL PANEL WALL BASE @ GRADE

3" = 1'-0"



A,13 | TYPICAL TRAVERTINE WALL BASE @ KNEE WALL

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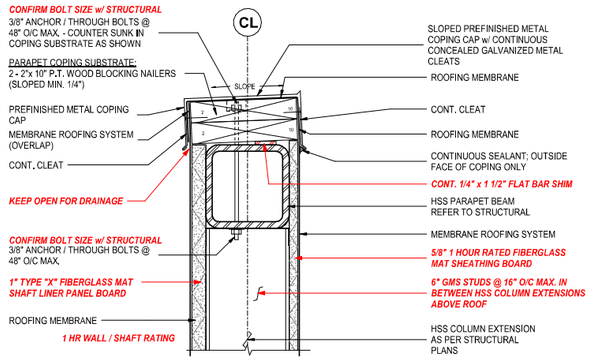
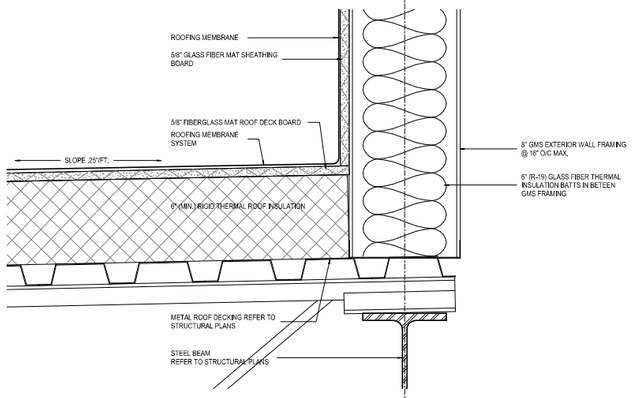
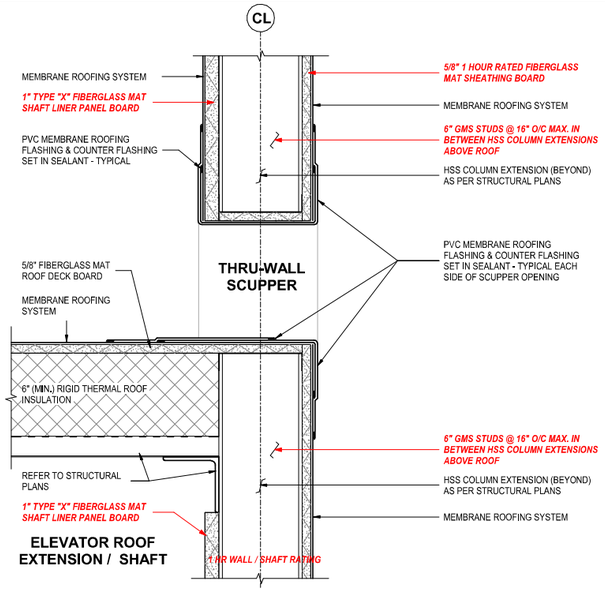


TYPICAL ELEVATOR SHAFT WALL COPING

M,1	DETAIL SECTION - TYP ELEVATOR SHAFT COPING
3" = 1'-0"	



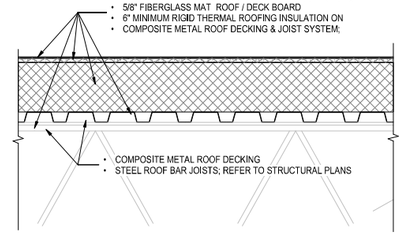
M,7	TYPICAL ROOF / EXTERIOR WALL INTERSECTION
3" = 1'-0"	



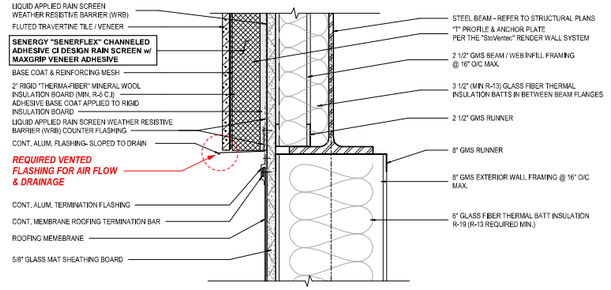
D,7	DETAIL SECTION - TYP ELEVATOR SHAFT THRU WALL SCUPPER
3" = 1'-0"	

TYPICAL ROOF CONSTRUCTION

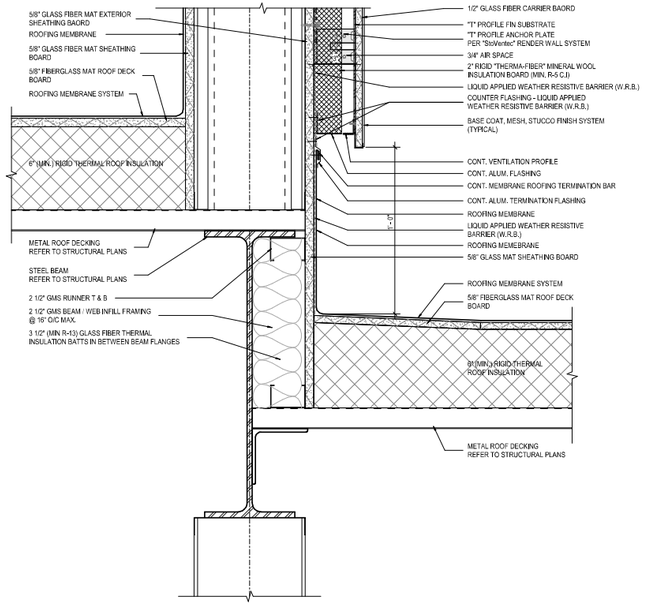
- SINGLE PLY MEMBRANE ROOFING SYSTEM ADHERED TO
- 5/8" FIBERGLASS MAT ROOF / DECK BOARD
- 6" MINIMUM RIGID THERMAL ROOFING INSULATION ON
- COMPOSITE METAL ROOF DECKING & JOIST SYSTEM;



N,13	DETAIL SECTION - TYP ROOF CONSTRUCTION
NOT TO SCALE	



J,13	STUCCO WALL SYSTEM TERMINATION @ MEMBRANE ROOFING
3" = 1'-0"	PARAPET COPING (BEYOND)



A,13	STUCCO TERMINATION @ ROOFING MEMEBRANE INTERSETION
3" = 1'-0"	

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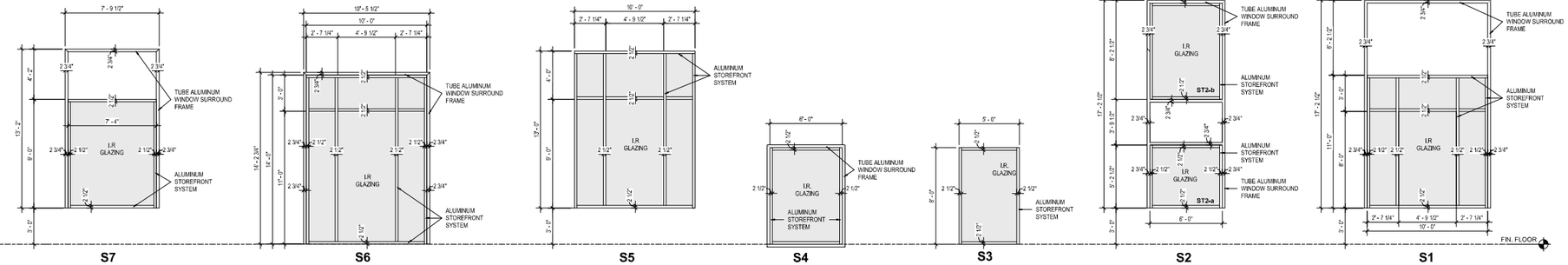
STOREFRONT TYPES / DESIGNS



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