City of Pensacola

Architectural Review Board

Agenda

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

June 26, 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. 25-805 APPROVAL OF THE MAY 2025 ARB MINUTES.

Attachments: *5-15-25_ARB minutes*

OPEN FORUM

NEW BUSINESS

2. 25-783 622 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

3. 25-784 106 S. TARRAGONA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

4. 25-785 1500 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

5. 25-786 318 1/2 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY

COUNCIL DISTRICT 6
DEMOLITION OF A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

6. 25-787 520 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Attachments: *Images*
May 2025_Application and Materials
June 2025_Application and Materials

7. 25-797 600 BLK N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Attachments: *Images*
Application and Materials

8. 25-788 314 E. GADSDEN STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW ACCESSORY STRUCTURE FOR A CONTRIBUTING STRUCTURE

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

9. 25-789 411 W. BRAINERD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
NEW ACCESSORY STRUCTURE FOR A CONTRIBUTING STRUCTURE

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

10. 25-790 532 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
VARIANCE

Attachments: *Florida Master Site File Form*
Images

Variance_Application and Materials

11. 25-791 532 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
NEW ADDITION ON A CONTRIBUTING STRUCTURE

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

12. 25-792 710 N. 7TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
DEMOLITION OF A CONTRIBUTING STRUCTURE

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

13. 25-793 710 N. 7TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW FOR NEW RESIDENTIAL CONSTRUCTION

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

14. 25-794 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
EXTERIOR CHANGES TO HOTEL DEVELOPMENT

Attachments: *Images*
July 2024_Application and Materials
July 2024_ARB minutes
June 2025_Application and Materials

15. 25-795 N. JEFFERSON STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW OF NEW COMMERCIAL DEVELOPMENT

Attachments: *Images*
Application and Materials

16. 25-796 178 N. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
NEW CONSTRUCTION AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images
May 2025_Application and Materials
May 2025_ARB minutes
June 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

May 15, 2025 2:00 PM Hagler-Mason Conference Room, 2nd Floor

CALL TO ORDER / QUORUM

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

Members Absent: Lou Courtney

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Gerald Robinson, Greg Huddlestun, Scott Casey, Savanna Casey, H. Joseph Howard, Dale Moore, Sheila Moore, Diane Dixey, Chris Vail, Jeff Werowinski, Scott Dean, Michael Carro, Jesse Cassotta, Roman Carro

APPROVAL OF MINUTES

1. 25-563 APPROVAL OF APRIL 17, 2025 ARB MEETING MINUTES.

Board Member Mead made a motion to approve the April 17, 2025, ARB minutes. Board Member Ramos seconded the motion, and it passed 6-0 with one member absent.

OPEN FORUM

NEW BUSINESS

2. 25-547 850 N. 10TH AVENUE
EAST HILL / ZONE R-1AA / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION APPLICATION

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its

association with the lives of persons potentially significant in our local past and the building embodies the distinctive characteristics of a type, period or method of construction. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Dale Moore presented to the board. Mr. Moore noted that he and his wife have experienced numerous health issues over the years that they attribute to the house. Mr. Moore shared that the house has issues with air circulation, mold, and rodents and is currently uninsured. Chair Brantley noted that remediating the structure would be more economical than demolition and new construction. Board Member Ramos asked Mr. Pristera to share the historic significance for referring it to the full board. Mr. Pristera noted the structure is in good condition and is a good example of Folk Victorian architecture in East Hill. Mr. Pristera felt the board should discuss the proposed demolition and allow a chance for the public to speak. Mr. Pristera noted the foam insulation and enclosed crawl space likely caused some of the issues. Board Member Del Gallo shared he was ready to make a motion to approve. Board Member Mead noted that most or all of the issues are due to sealing up the house, which has trapped moisture. Board Member Mead echoed Chair Brantley's comments about remediating the issues from an economic standpoint and a delay would allow time to explore those options. Board Member Mead shared he would support a delay. Mr. Moore noted he owns 20 properties around Pensacola and is a builder and has never encountered this type of issue. Board Member Del Gallo noted that he understands all the issues and if East Hill wants to slow down demolitions, then the East Hill Association needs to take action.

Board Member Del Gallo made a motion to approve the demolition. Board Member Fisher seconded the motion. Mr. Moore noted that the dehumidifier in the enclosed crawl space is new as of December and resolved the buckling floor on the interior of the structure. The motion failed 4-2 with Board Members Ramos, Yee, Brantley, and Mead dissenting and one board member absent.

Board Member Mead made a motion to delay the demolition 45 days to allow the owner to explore alternatives in terms of relative cost between remediation and demolition. Board Member Del Gallo asked for clarification on what the delay would do. Board Member Mead answered that it avoids creating a precedent for demolition if a structure has been deemed significant and aligns with the board's policy of imposing a delay for the purposes of seeing about an alternative to demolition. Board Member Mead felt a 30 to 45-day delay would be appropriate to explore any remaining options. Board Member Del Gallo asked staff what happens after the delay expires. Historic Preservation Planner Walker answered that after

the delay expires an ARB project approval letter will be issued to the applicant that is necessary for the demolition permit application. Board Member Mead acknowledged Chair Brantley's comments that he would support a 30-day delay. The board further discussed the moisture issue below the structure, which has been resolved, but the attic still needs attention. Board Member Yee asked if the applicant had considered remediating the attic issues and was sympathetic to the applicant's interpretation that the house was causing health issues. Board Member Mead asked the board their opinion on 30 or 45 days for the delay. Board Member Yee noted he would support a 30-day delay.

Board Member Mead made a motion to impose a 30-day delay due to historic and architectural significance, given the structure's age and character, and it satisfies the policy of the ordinance. Chair Brantley seconded the motion, and it passed 5-1 with Board Member Del Gallo dissenting and one board member absent.

3. 25-548 605 CROWN COVE
PENSACOLA HISTORIC DISTRICT / ZONE SSD / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

H. Joseph Howard is seeking final approval to replace 137' of existing wood rail with a white PVC railing, replace wood deck boards as needed, and install Hardie board fascia on the second and third floor decks, painted to match the house.

Mr. Howard presented to the board. Board Member Mead noted no objections to the proposal. Board Member Ramos asked for clarification on the spindle type. Mr. Howard answered that the square spindles would be used and the Hardie fascia board would be painted to match the existing structure.

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

4. 25-549 520 N. 6TH AVENUE
OLD EAST HILL / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Tim Daniel is seeking conceptual approval for new residential construction on a vacant lot next to a contributing structure. The proposed structure is two stories with a facade composed of brick, Hardie board and batten siding, and cedar shakes with a dimensional shingle roof and standing seam metal canopy detail. The primary structure is connected by a 6' open breezeway to a detached accessory garage structure in the rear.

Steven Sebold presented to the board. Board Member Del Gallo asked if the structure could be raised to have a higher finished floor elevation with a few steps at the front. Board Member Mead echoed Board Member Del Gallo's comments and requested a finished floor elevation of at least 18 inches. Board Member Mead

asked about the use of multiple siding types, including brick, Hardie, and cedar shakes and the awkward transition at the corner changing from brick to siding. The board discussed the option of a brick structure with secondary materials used only in the rear to be more complementary to architectural styles in the district and historic houses that have additions with different materials. Mr. Sebold agreed to change the entire structure to brick or at least the two-story portion to be brick with siding in the rear.

Scott Casey addressed the board as a member of the public. Mr. Casey's structure is directly behind the property in question, and he asked for clarification on the grading plan and how storm water would be addressed. Mr. Casey noted the proposed structure is very modern and would prefer something that complements the historic nature of the district. Historic Preservation Planner Walker noted that grading and storm water would be addressed during permitting. Mr. Sebold noted that the applicant, Tim Daniels, would have more information to share on that matter, but he was unable to attend.

Board Member Mead made a motion to conceptually approve with the final proposal having a finished floor elevation of 18 inches with suitable materials for the footing and the body of the house in a consistent siding material, whether it is brick or siding or shingle or an appropriate combination, with a massing of the two-story body that is consistent. Board Member Mead requested that staff appropriately route the comments about grading and storm water to relevant city staff. Board Member Del Gallo seconded the motion, and it passed 6-0 with one board member absent.

5. 25-550 515 N. 7TH AVENUE
OLD EAST HILL / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A CONTRIBUTING STRUCTURE

Scott Casey is seeking final approval for a replacement mahogany wood front door with impact-rated glass at a contributing structure.

Scott Casey presented to the board. Board Member Ramos asked if the exterior trim would be reused or replicated. Mr. Casey noted the trim would be replicated, and reused when possible, to expand the opening up to match the height of the windows.

Board Member Ramos made a motion to approve with the exterior trim come back for abbreviated review. Board Member Brantley seconded the motion, and it passed 6-0 with one member absent.

6. 25-551 119 W. STRONG STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Anne and Scott Bollinger are seeking final approval to replace the first floor wood deck on the rear, rebuild the upper balcony with railings to match the front, and enclose a portion of the west rear deck using an existing double-hung wood window and reuse the existing exterior door.

Anne Bollinger presented to the board. Board Member Mead noted that the application is straightforward, and the work will be done properly.

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

7. 25-552 420 W. STRONG STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
NEW ACCESSORY STRUCTURE AT A CONTRIBUTING STRUCTURE

Jonathan Graham is seeking final approval for a one-story accessory garage with a carport measuring 34 x 22' to be located in the rear. The garage will have a 4/12 roof pitch with Hardie board siding painted Sherwin Williams Useful Gray to match the primary and a shingle roof.

Jonathan Graham presented to the board. Board Member Fisher asked for clarification on the driveway material since there were several options in the application. Mr. Graham answered the driveway would be crushed concrete to match the existing driveway. Board Member Yee noted the four-lite garage door may not be appropriate, but Mr. Graham clarified that the garage door would be solid, and the sketch is not accurate.

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

8. 25-553 1100 N. PALAFOX STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

Interbay Building Services Inc. is seeking final approval to replace an exterior wood staircase on the north elevation with Trex board for the treads in the color Foggy Wharf and the remaining staircase will be painted Sherwin Williams Classical White.

Greg Huddlestun presented to the board. Mr. Pristera asked if the applicant had considered changing the color to a taupe shade to blend in with the stone foundation. Mr. Huddlestun answered that the customer must be consulted. Board Member Mead asked if the sheer members could be less industrial. Mr. Huddlestun answered he could speak to the architect to see what would be possible.

Board Member Del Gallo made a motion to approve and asked that the owner choose a color that blends better with the stone. Board Member Mead offered an amendment to provide a few options for shear bracing for abbreviated review as well as a different paint color. Board Member Del Gallo accepted the amendment. Board Member Mead seconded the motion, and it passed 6-0 with one member absent.

9. 25-554 514 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A CONTRIBUTING STRUCTURE

Gerald and Cornelia Robinson are seeking final approval to add an aluminum handrail to the brick landing on the south side of the structure per an insurance requirement.

Mr. Robinson and a representative presented to the board. Board Member Del Gallo asked if the insurance company required a certain material and asked if the applicant had considered wood to match the front rails. The applicant answered they would have to speak with the owner of the property. Board Member Del Gallo noted the proposed rail to match the front would look good on the structure. Board Member Ramos noted the proposed railing should not compete with the front and should either match the spiral stair railing or the railing in the rear. Board Member Ramos noted that if the material is wood, it should match the white and green details of the rear or if it is aluminum, it should be painted to match the spiral stair. Board Member Mead noted the rail could match either the front or rear rails. Board Member Ramos reiterated the suggestion to mimic the rear railing. Board Member Fisher asked for clarification on the appropriate material. Board Member Ramos recommended avoiding aluminum and using pressure-treated painted wood to match the existing materials. Board Member Ramos asked the applicant if they are open to using wood rather than aluminum. The applicant noted a discussion with the owners was needed.

Board Member Ramos made a motion to approve with the condition that the application come back for abbreviated review with the design and color of the wood railing to match the rear railing system. Board Member Mead seconded the motion, and it passed 6-0.

10. 25-555 312 E. LA RUA STREET
OLD EAST HILL / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT

Nannette Chandler is seeking conceptual approval for a new apartment development consisting of 27 units ranging from 500 to 519 sf. A variance was granted at the March 2025 ARB meeting to reduce the minimum floor area for

multifamily developments from 600 to 500 sf. Prior to final review, the 50% maximum lot coverage requirement, building and fire code compliance, and storm water requirements must be addressed.

Nannette Chandler presented to the board. Chair Brantley noted a few building code concerns, including egress stair and parking layout requirements, that the applicant will need to address prior to final review. Chair Brantley noted the key lock detail may not be appropriate for the structure. Ms. Chandler concurred and noted the board's feedback would be helpful for the final design choices. Chair Brantley shared the massing looks appropriate, and the final review application must include a top-down view of the relationship of this project to adjacent structures and properties. Board Member Ramos added that the board is tasked with determining how new construction will impact the rest of the neighborhood, so final review should also include an elevation that shows the massing and roof ridge of neighboring properties. Board Member Ramos complimented the Jackson Street facade and noted the Old East Hill Preservation District expressed concern about EIFS for the facade, though Board Member Ramos felt it was a suitable product for this development. Board Member Ramos agreed the keyhole design needs refinement. Board Member Mead noted he likes the keyhole concept as it is integrated with the small and large-scale details, but breaking up the materials may be too modern. Board Member Mead complimented the Neo-Traditional Dutch Colonial architectural treatment but noted there is more opportunity for the Jackson Street side to complement the La Rua Street facade. Board Member Mead asked for clarification on the rails as the renderings show solid baluster rails, but the materials note pierced panels. Ms. Chandler answered that the pierced panels are correct. Board Member Mead offered suggestions for the party wall treatments and noted the Bahama shutters work well with the Dutch Colonial approach and for providing privacy. Ms. Chandler asked the board for guidance on the keyhole detail on La Rua Street. Board Member Ramos added that it might work well if the keyhole on La Rua was subdivided into two smaller pieces that mimic the Jackson Street detail. Chair Brantley added the keyhole feels disproportionate and needs more development. The board reiterated the need for a detailed site plan and plans showing the perspective of the adjacent structures and properties. Board Member Yee suggested adjusting the scale of the keyhole detail and complimented the keyhole parapet on the second story.

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

11. 25-556 121 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Scott Dean is seeking final approval for alterations to the front and rear facades including a new stucco system with tile accents, powder-coated aluminum railing

on the front with shutters, new aluminum storefront systems for the front and rear, and exterior lighting. This property was approved in February 2020 to add a second story for residential units and a beer garden. The proposed application does not include a second story addition.

Scott Dean presented to the board. Chair Brantley noted the previous multi-story iteration would have been appropriate to Palafox Street and the proposed faux balconies are disappointing. Chair Brantley asked if there were precedent images that encouraged the pink trim detail on the north and south ends. Mr. Dean answered no, it was an attempt to bring in a mission architectural influence. Chair Brantley asked if the design was inspired by the Saenger Theatre and could the mansard and gable roof design be mimicked. Mr. Dean answered yes, the Saenger was used for inspiration, but he didn't want to over-utilize design elements from the theater. Mr. Dean noted that roof design options could be explored. Chair Brantley noted the board would have benefited from a conceptual review. Mr. Dean added the interior is under renovation now and the proposed exterior improvements are just updates to complement the interior boutique hotel, bar and restaurant, and duck bowling. Mr. Pristera asked if fake windows could be added behind the shutters since they look abandoned. Board Member Ramos added he is typically against faux elements like balconies and shutters and strongly suggested against faux windows. The structure should be treated as a single-story building with perhaps a canopy structure to activate the street. Board Member Ramos noted the faux elements detract from the overall design and the current design does not complement the Palafox streetscape. Mr. Dean agreed a canopy could replace the faux balcony and shutters. Chair Brantley pointed out that the faux wood facade could be confused with an entrance. Board Member Yee echoed the board's concerns with faux design elements and the board discussed design options to assist with complementing Palafox and the district. Chair Brantley noted the application could be approved conceptually but needs to return for final review, taking into consideration the board's comments.

Board Member Yee made a motion to conceptually approve the application and that it come back for final review, incorporating the board's comments. Board Member Ramos seconded the motion, and it passed 6-0 with one board member absent.

12. 25-557 178 N. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
NEW CONSTRUCTION AT A CONTRIBUTING STRUCTURE

Michael Carro is seeking final approval to add a 60 x 25' metal garage building with four garage doors and two entrance doors. The structure will have a stucco textured wall panel treatment in white.

Michael Carro presented to the board. Board Member Mead noted there is not a

good sense of the elevation since there is no rendering or visual depiction of how the garage will look. The structural and expanded frame drawings are not sufficient to see how the structure will relate to other structures in the vicinity. Mr. Carro clarified that the shed roof goes down to the rear and all water drains under the gate area into a trench that runs to Chase Street. Board Member Mead asked for the distance between the rear of the structure and the existing Rox Cowley building on the adjacent parcel. Mr. Carro noted that building inspections said the new structure must be 5 to 7 feet away for egress. The board discussed the proposed placement in the parking lot. Board Member Del Gallo asked about the proposed height and Mr. Caro answered 20 feet and that the roof line would be above the second story windows of the Rox Cowley building. Board Member Mead noted the proposed garage will completely block the Rox Cowley building and asked for clarification on the proposed height. Mr. Carro answered the additional height is for storage. Board Member Mead asked for clarification on garage doors being all different sizes. Mr. Carro answered that it was an optional situation in case there is a future RV, but it is not a requirement to have the larger doors. Board Member Yee asked if the stucco would be applied to the panel and Mr. Carro answered it would come as it is and shared a sample with the board. The joints are vertical. Board Member Yee asked how the metal building adheres to the city's code. Historic Preservation Planner Walker answered that the proposed building and material are allowable for the Palafox Historic Business District. Mr. Carro added he changed the roof type from R-panel to either 5V, standing seam, or corrugated, and he would follow up with that selection.

Board Member Mead asked staff for the review standard for this property. Historic Preservation Planner Walker pointed to code section 12-3-27(f)(2)b. - c. and that there is latitude with materials for new construction. Board Member Yee asked the applicant if they considered a parapet on the side facing the parking lot to complement the existing building. Mr. Carro answered he would be fine with adding a parapet on three sides and lowering the height. Mr. Carro noted the Rox Cowley building is on the property line, which is why the proposed garage will be offset to allow egress. Board Member Mead asked about access to the rear and security. Mr. Carro answered there would be cameras and lighting and the neighboring property owner, First Presbyterian, was aware of the proposed new structure. Board Member Ramos shared that the eave height of the proposed structure is too tall and inappropriate for the location. Though the structure is at the rear of the property, it would still be visible from Gregory Street. Mr. Carro added that he would include windows on the Gregory Street facade if the board found them to be helpful. Board Member Ramos shared that the pre-engineered metal building needs additional treatment to be appropriate in the proposed location and district. Mr. Pristera suggested having doors of the same size with an awning over the doors and a parapet that could mimic a historic building. Mr. Carro was open to the suggestion. Board Member Mead noted that there was not enough information to review the application for final approval. Mr. Carro suggested the height could be dropped to 14 feet with a 2-foot parapet. The board agreed the garage would be appropriate if it matched the height of the existing structure to the west, which

originally had a metal panel that had been stuccoed over. Mr. Carro asked if bollards would be acceptable to avoid trucks hitting the canopies. The board was comfortable with that suggestion and thought it was appropriate. Mr. Carro shared plans to remove the rounded curb in the parking lot and make the traffic flow in one direction.

Board Member Del Gallo made a motion to conceptually approve the application incorporating the board's feedback for final review. Board Member Mead seconded the motion, and it passed 6-0 with one board member absent.

ADJOURNMENT

ARB Comments
North Hill Preservation Association
May 14, 2025

The North Hill Architectural Review and Assistance Committee (ARAAC) met Monday night May 12, 2025 and reviewed the four (4) items pertaining to North Hill which are on the ARB agenda for May. The committee had the following comments:

Item 6 119 W. Strong Street North Hill Preservation District Contributing Structure

Anne and Scott Bollinger are seeking final approval to replace the first floor wood deck on the rear, rebuild the upper balcony with railings to match the front, and enclose a portion of the west rear deck using an existing double-hung wood window and reuse the existing exterior door.

1. We have no objections or comments for this request.

Item 7 420 W. Strong Street North Hill Preservation District Contributing Structure

Jonathan Graham is seeking final approval for a one-story accessory garage with a carport measuring 34 x 22' to be located in the rear. The garage will have a 4/12 roof pitch with Hardie board siding painted Sherwin Williams Useful Gray to match the primary and a shingle roof.

1. We have no objections to this request.
2. Need a clarification on the driveway – cover sheet says that "driveway will be crushed asphalt to provide water penetration". Notes on the plans call for "proposed crushed concrete" on the Site Plan and "concrete drive" on the Floor Plan.

Item 8 1100 N. Palafox Street North Hill Preservation District Non-Contributing Structure

Interbay Building Services Inc. is seeking final approval to replace an exterior wood staircase on the north elevation with Trex board for the treads in the color Foggy Wharf and the remaining staircase will be painted Sherwin Williams Classical White. Also replacing the current 4x4 columns with 6x6 columns and raising the handrails from 36" to 42".

1. We have no objections or comments for this request.

Item 9 514 N. Baylen Street North Hill Preservation District Contributing Structure

Gerald and Cornelia Robinson are seeking final approval to add an aluminum handrail to the brick landing on the south side of the structure per an insurance requirement

1. We have no objections to this request.
2. Need a clarification on the handrails, posts and pickets – we saw no color listed. Will the handrail system be painted to match the house and the spiral stairs, or to match the other existing railings and stair handrails?

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
Jason Strahan, member North Hill Preservation Assoc. 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, May 15, 2025 1:24 PM
To: Adrianne Walker
Cc: Pat Meusel
Subject: [EXTERNAL] ARB comments

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Hello Adrianne:

Old East Hill POA submits the following comments to ARB:

4. 5-520 N. 6TH AVENUE

OLD EAST HILL / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6; NEW RESIDENTIAL CONSTRUCTION

We welcome the proposed project, and note features such as the garage being behind and subservient to the home, and the use of windows will raised muntins and mullions that simulate divided lights. But have some suggestions for making it more complementary to the District:

--We ask that a finished floor elevation of 2' be required, as is normally done in the District;

--Multiple committee members noted that the structure looked too modern to them.

5. 515 N. 7TH AVENUE

OLD EAST HILL / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6; EXTERIOR ALTERATION AT A CONTRIBUTING STRUCTURE

We support the proposed project.

10. 312 E. LA RUA STREET

OLD EAST HILL / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6; NEW MULTIFAMILY RESIDENTIAL DEVELOPMENT

Some committee members expressed concern about stormwater runoff and the density of the project, but we also understand that those matters are not part of this aesthetic review. Support for more dense and diverse housing was also expressed.

The project appears to be attractive and emulates the traditional form for neighborhood homes. We cannot tell from the submittal what the cladding material is, and have concerns about using fake stucco such as EIFS. With neighbors concerned about car trips generated from this site leading to a diminished quality of life for neighbors, we ask that some amount of indoor bicycle storage be included in order to reduce the car trips generated from this quite walkable-bikeable urban location.

Sincerely,

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



File #: 25-783 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

622 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Exterior Alteration at a Non-Contributing Structure

SUMMARY:

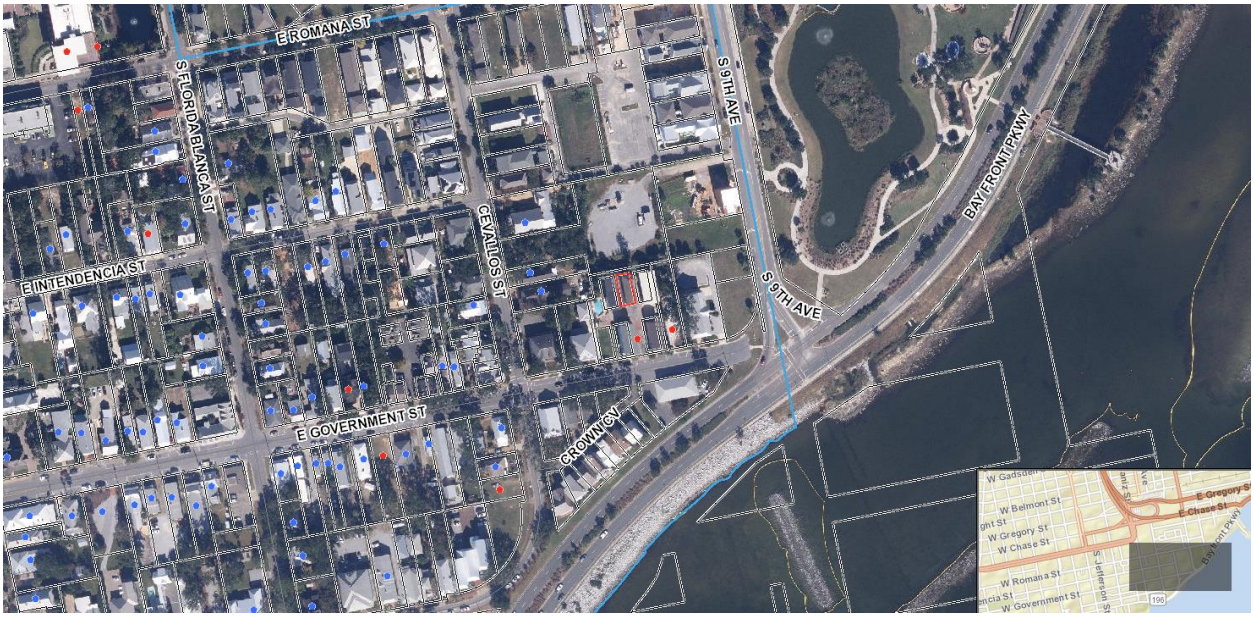
Hometown Contractors, Inc. is seeking final approval to replace an existing wood front door with an impact-rated fiberglass entry door with sidelites in the color cherry.

Recommended Code Sections:
12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for review; Decisions; Rules governing decisions.
12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures within the historic district.

ATTACHMENTS:

1. Images
2. Application and Materials

622 E. Government Street





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

Architectural Review Board Application
Full Board Review

Application Date: 6/5/2025

Project Address: **622 E GOVERNMENT ST PENSACOLA, FL 32502**

Applicant: HOMETOWN CONTRACTORS, INC - KRISTYN SIMMONS

Applicant's Address: 4567 PACE PATRIOT BLVD PACE, FL 32571

Email: permits@htcpros.com Phone: 850-995-9947

Property Owner: CHRISTY NIXON
(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 seven (7) 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 AND INSTALL 1 IMPACT FIBERGLASS ENTRY DOOR W/ SIDELITES

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.

Kristyn Simmons
Applicant Signature

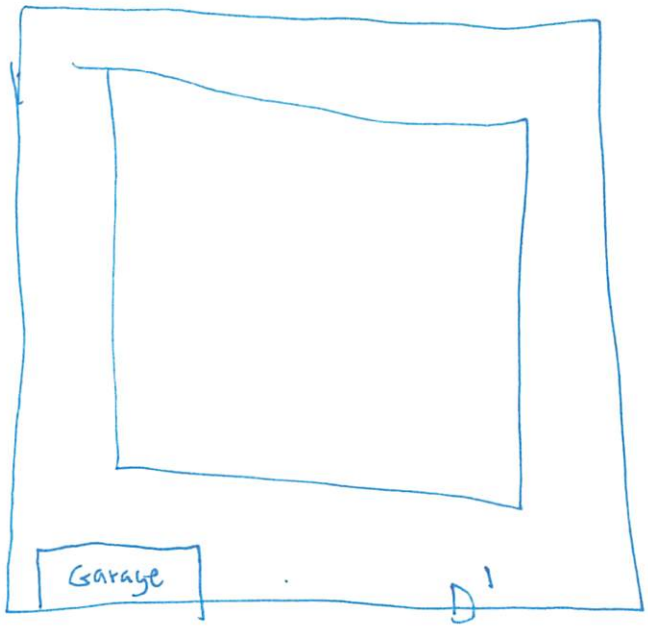
6/5/2025
Date

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

Customer	Job #	Measure Date	Measure Tech	Skill	Days #	Type of Construction	Hours of	Lead	Stories	Page
Nixon	19071	4/10/25	Tyler	1	1	Wood		NO	2	1 of 1

#	Window Location	Qty	Width	Height	PW/DH/HS/ Case / AWN	OBS / Temp	Screen	Grids	Wraps	EQ / Oreol	Night Latch	Notes

Color	Brand	Series	Flange	Impact	Min DP



Note*	
Note**	
Note***	

Doors	Location	Inside	Inside	Outside	Outside	Jamb	Slab	Hinge	Notes
1	D'	68 5/16	97 1/8			6 9/16		LHIS	
2									
3									
4									

QTY	Materials Needed

Tools/Equip	Scaffold	Lift	Leadkit
Break	Coils___	Color =	
Ladders	16'	24'	32'
Walkboards	EXP 12'	20'	24'
Containment	Plastic	Poles	Tape

Gary "Bubba" Peters
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

Back

Nav. Mode ◉ Account ○ Parcel ID

Printer Friendly Version

General Information

Parcel ID:	000S009016000005
Account:	132619510
Owners:	NIXON CHRISTY L
Mail:	622 E GOVERNMENT ST PENSACOLA, FL 32501
Situs:	622 E GOVERNMENT ST 32502
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	$150,000	$381,624	$531,624	$422,656
2023	$150,000	$366,185	$516,185	$410,346
2022	$145,000	$328,714	$473,714	$398,395

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
12/06/2018	8013	1047	$570,000	WD	N	
05/2001	4718	1625	$100	QC	N	
11/2000	4628	323	$85,000	WD	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 5 SEVILLE PLACE PB 16 P 47 OR 8013 P 1047 CA 70

Extra Features

ELEVATOR

Parcel Information

Launch Interactive Map

Section Map Id: CA070

Approx. Acreage: 0.0383

Zoned: HC-1

Evacuation & Flood Information Open Report

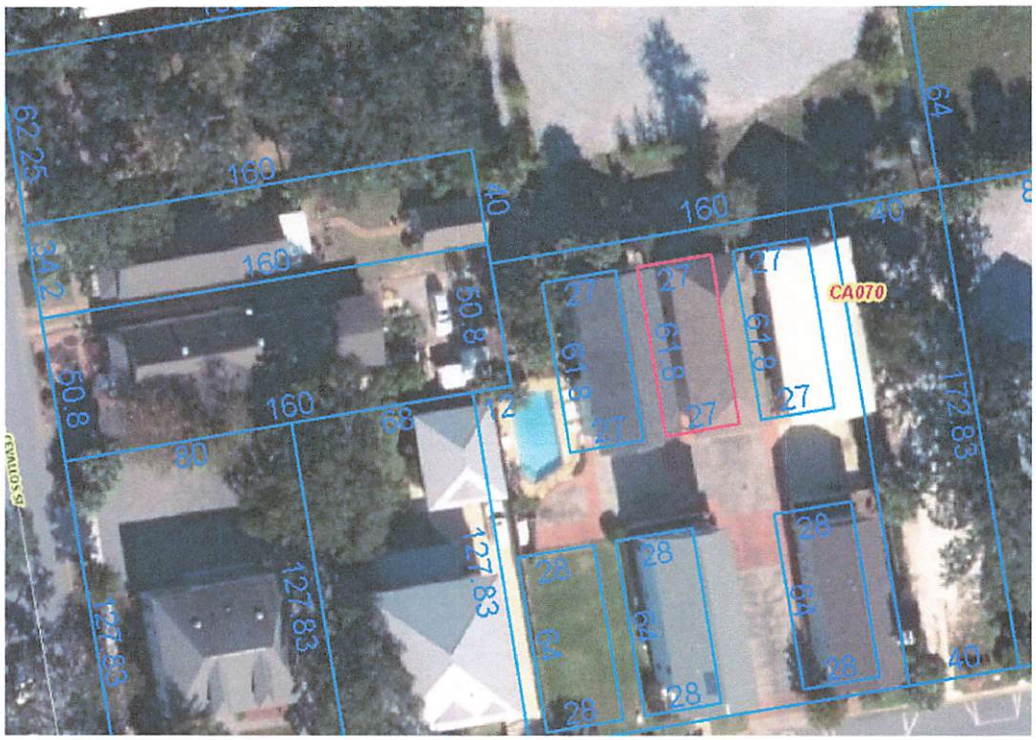
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:622 E GOVERNMENT ST, Improvement Type: SINGLE FAMILY CUSTOM, Year Built: 2001, Effective Year: 2001, PA Building ID#: 18846

Chris Jones - Escambia County Property Appraiser

Account: 132619510
Refno: 000S009016000005
OName1: NIXON CHRISTY L
MailingAddr: 622 E GOVERNMENT ST+PENSACOLA, FL 32501
Situs: 622 E GOVERNMENT ST
LastSale: 12/6/2018
LastSalePr: 570000
DORCd: SINGLE FAMILY RESID
acreage: 0.0383
BldCnt: 1
TotHeatArea: 2390
SecMapId: CA070
ComplexType: S
ComplexDscr: SEVILLE PLACE S/D PB 16 P 47
Zoned: HC-1
MLSNbr:
TaxAuth: PENSACOLA CITY LIMITS
PicCnt: 0
Schools: GLOBAL LEARNING ACADEMY|WORKMAN|PENSACOLA



Parcel Information

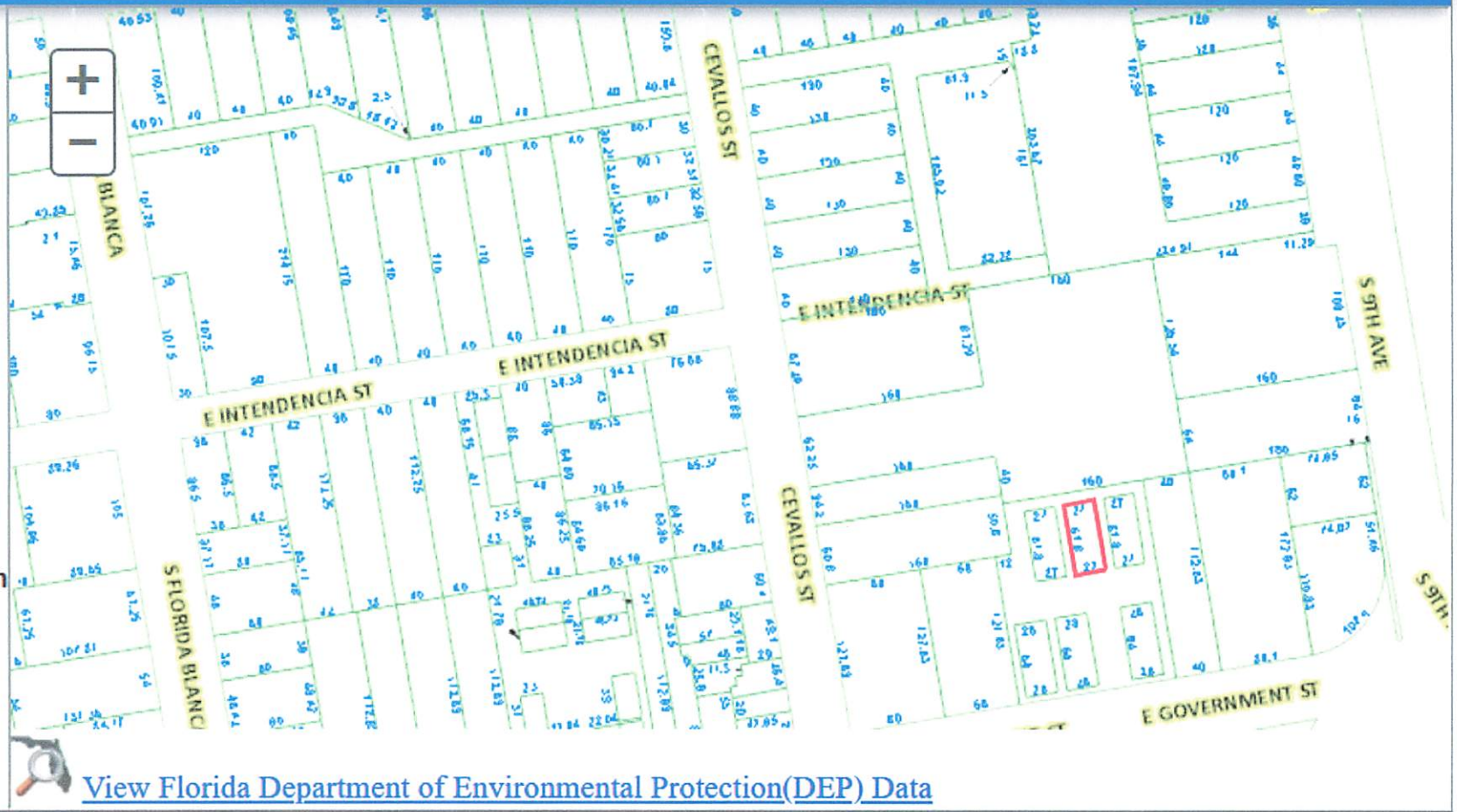
Launch Interactive Map

Section Map Id:
CA070

Approx. Acreage:
0.0383

Zoned:
HC-1

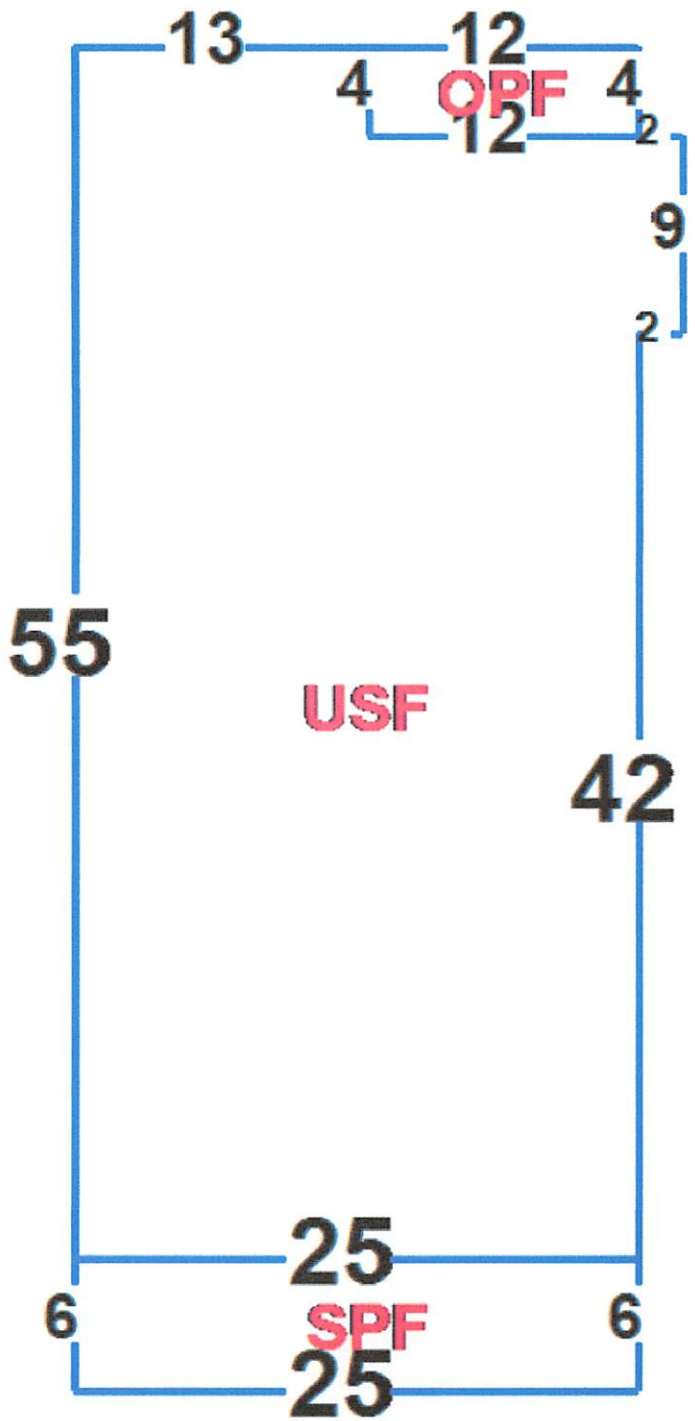
Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

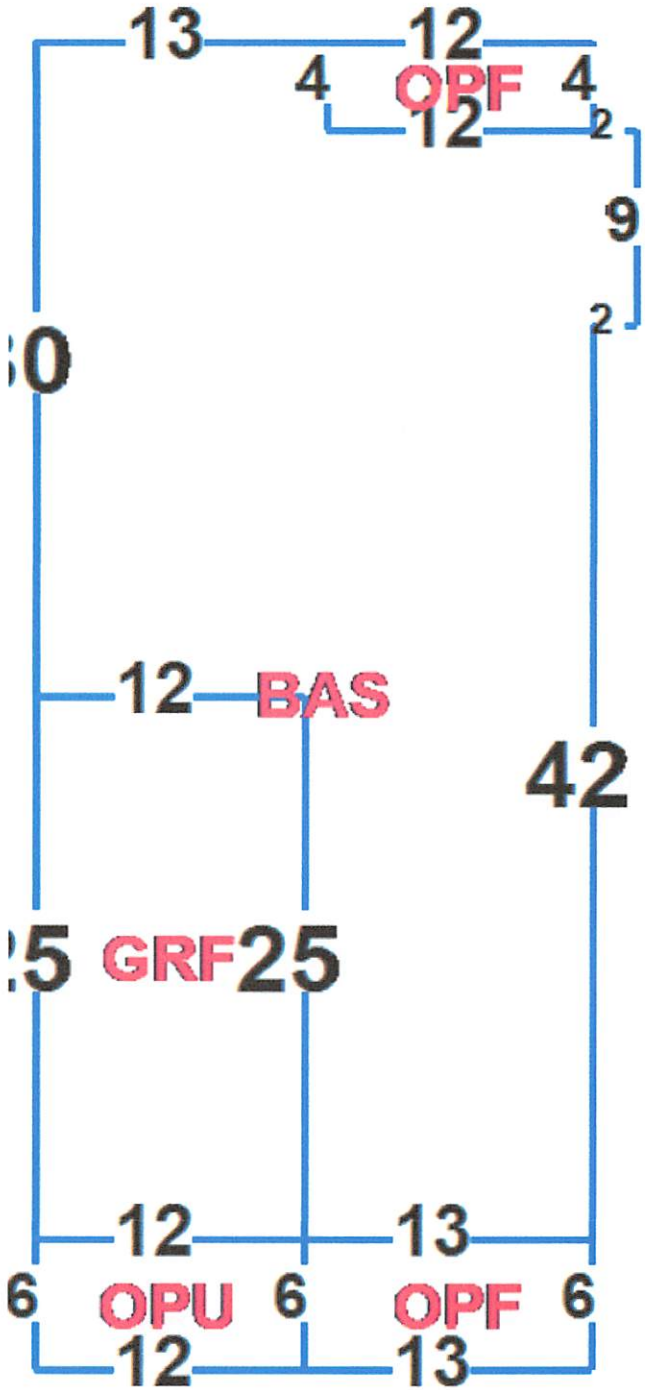
Buildings

Structural Elements
DECOR/MILLWORK-*ABOVE AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*SIDING-LAP.AAVG*
FLOOR COVER-*CARPET*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-DECORATIVE*
NO. PLUMBING FIXTURES-*11*
NO. STORIES-*2*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*HIP-HI PITCH*
STORY HEIGHT-*10*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 3086 Total SF

BASE AREA - *1045*
GARAGE FIN - *300*
OPEN PORCH FIN - *174*
OPEN PORCH UNF - *72*
SCRN PORCH FIN - *150*
UPPER STORY FIN - *1345*



YOUR PROFESSIONAL-CLASS PRODUCT

Signet Cherry Fiberglass Entry Door

850-995-9947
4567 Pace Patriot Blvd
Pace, FL 32571



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Nixon, Christy
Tag: No
PO #NIXON 19071
Order #13180694-1
Qty: 1

DETAILS

Signet Single Entry Door in FusionFrame Textured
Wind Load Rated (FL#12463.12)
36" x 80" Nominal Size
14" Sidelite Width
Unit Size: 68 5/16" x 97 1/8"
Frame Depth: 6 9/16"
4-9/16" Inner Frame Depth
2" Standard Brickmold
Left Hand Inswing - Inside Looking Out

Entry Door
006 Style Signet Cherry Fiberglass Door
Cinnamon Inside and Outside

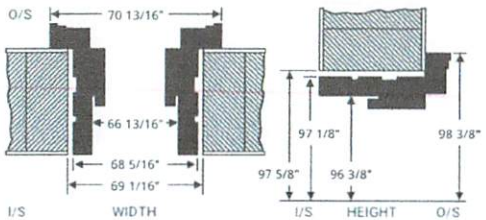
Sidelites on Both Sides
1 Panel 130 Style Signet Cherry Fiberglass Sidelite
Cottage (3-Lite) SDL with Beveled Glass Grid - 0V x 2H
Cinnamon SDL Grids with Beveled Glass
Cinnamon Inside and Outside

Rectangular Transom
Custom Transom Size: 68 5/16" x 15 7/16"
Colonial (Standard) SDL with Beveled Glass Grid - 4V x 0H
Cinnamon SDL Grids with Beveled Glass

Hardware
Oil Rubbed Bronze Marietta Grip Handle with Deadbolt Outside
Cortina Handle Inside
Key Order Alike

Frame
Cinnamon Inside Frame
Cinnamon Outside Frame
Cherry Inside Mull Cover - Cinnamon
Bronze ZAC Auto-Adjusting Threshold (7 5/8" Depth)
Aged Bronze Ball Bearing Hinges
4 Hinges
Security Plate
Cherry Colonial 2 1/2" Casing - Cinnamon

SIZING



HANDING



Installation Instructions

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.15	0.01

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance: 0.00 | -

Air Infiltration (cfm/ft2): <= 0.05

ENERGY STAR Certified In All 50 States.

CPD: PRD-N-87-21569-00001

STC: 26; OITC: 24; Acoustic Test Report: 88191.01A-113-11

DP+/-: 55/-55; NAMI: NI011595.04

INFORMATION AND WARNINGS

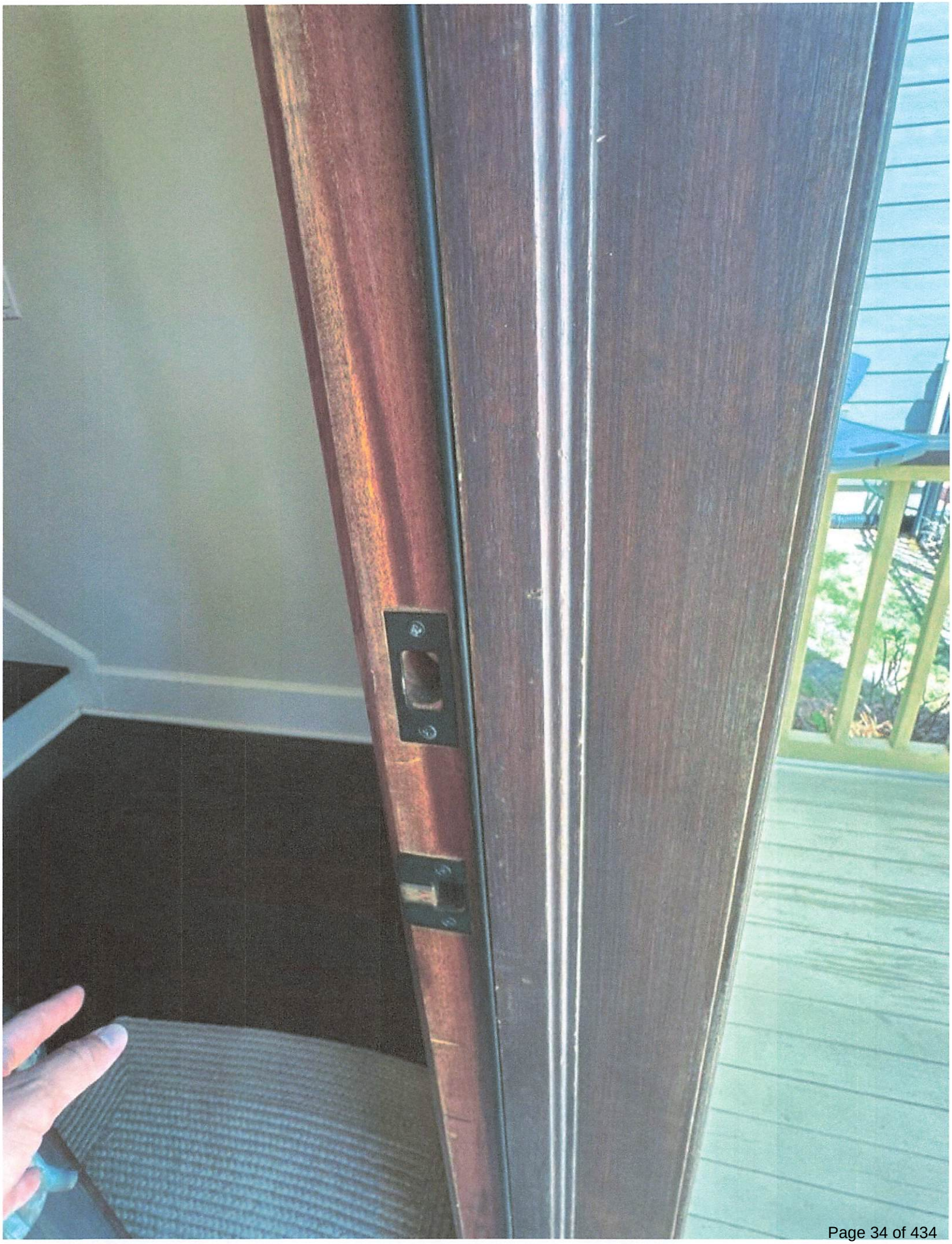
Decorative Glass Transoms require additional lead time.



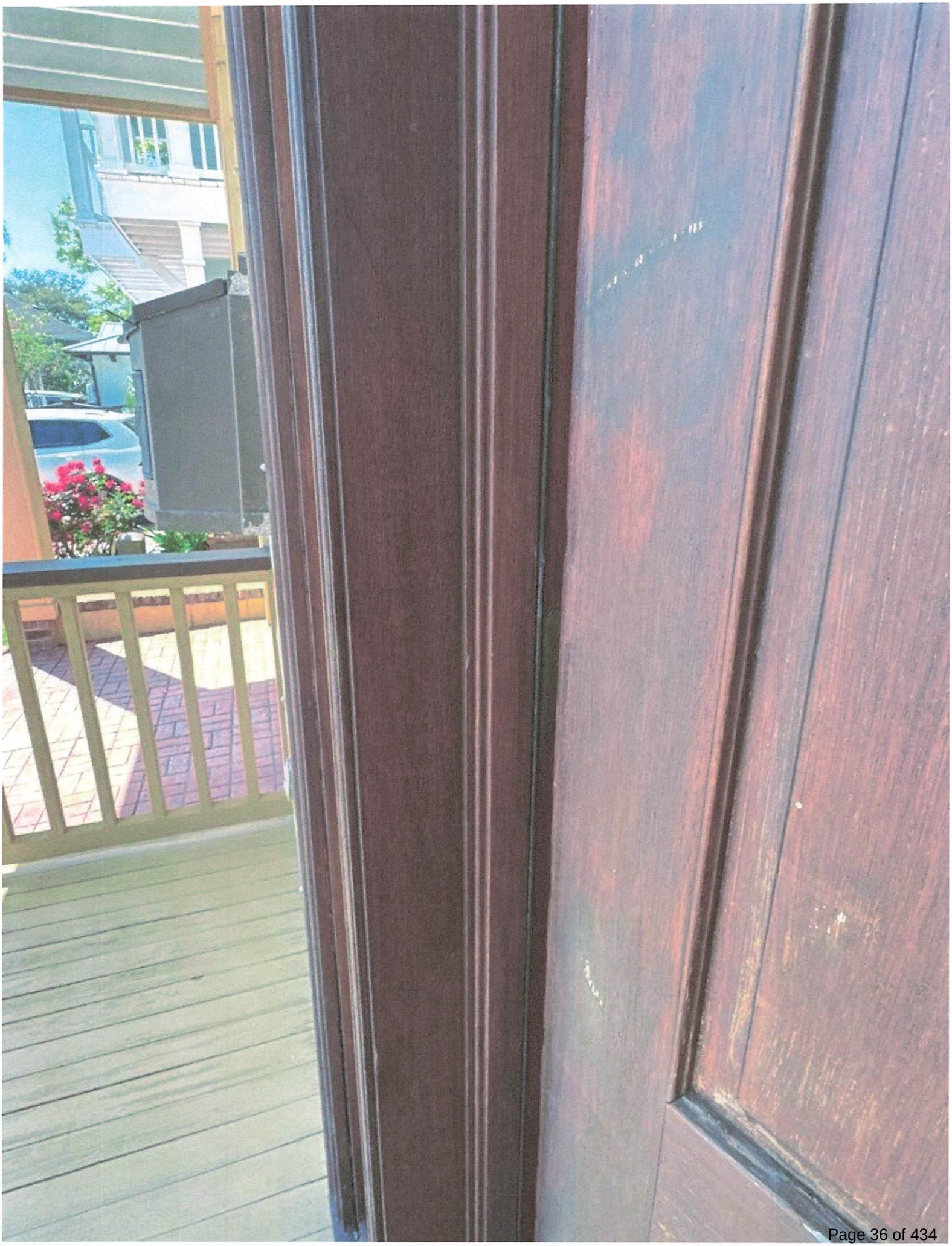












City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-784 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

106 S. Tarragona Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

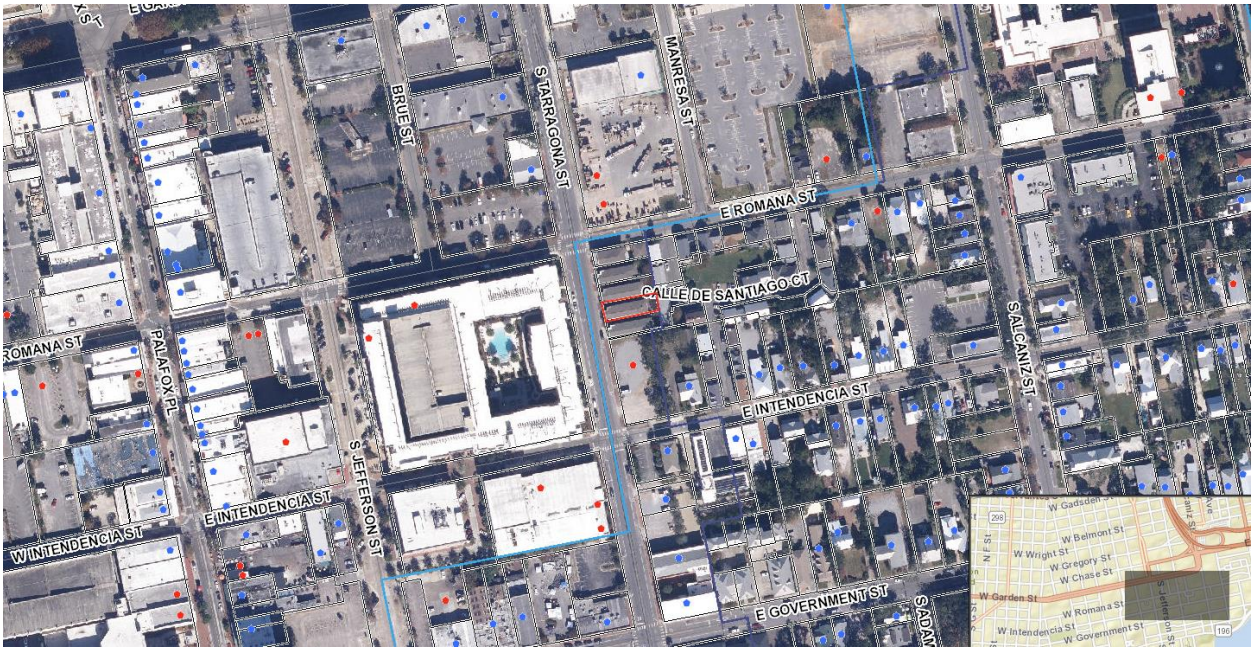
Hometown Contractors, Inc. is seeking final approval to replace 23 wood windows with 22 PGT 5540 series vinyl double-hung and picture windows with no divided lites in the color black.

Recommended Code Sections:
12-3-10(1)d.2. Pensacola Historic District; Procedure for review; Decisions; Rules governing decisions.
12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures within the historic district.

ATTACHMENTS:

1. Images
2. Application and Materials

106 S. Tarragona Street





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

Architectural Review Board Application
Full Board Review

Application Date: 6/5/2023

Project Address: **106 S TARRAGONA ST PENSACOLA, FL 32502**

Applicant: HOMETOWN CONTRACTORS, INC. - KRISTYN SIMMONS

Applicant's Address: 4567 PACE PATRIOT BLVD PACE, FL 32571

Email: *permits@htcpros.com* Phone: 850-995-9947

Property Owner: ROHIT & SANTOKBEN AMIN
(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 seven (7) 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 23 WOOD SASH WINDOWS AND REPLACE WITH 22 IMPACT VINYL WINDOWS. ~~WINDOW FRAMES TO BE BLACK ON INSIDE AND OUT. WINDOWS #2,13,14,15 TO BE IMPACT~~ DOUBLE HUNG WITH FULL SCREEN AND TOP AND BOTTOM OPERATIONAL SASH. WINDOW ~~#17 & 18 WILL BE REPLACED WITH ONE IMPACT PICTURE WINDOW. ALL OTHER WINDOWS TO~~ BE NON-OPERATIONAL IMPACT PICTURE 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.

Applicant Signature

6/5/2025
Date

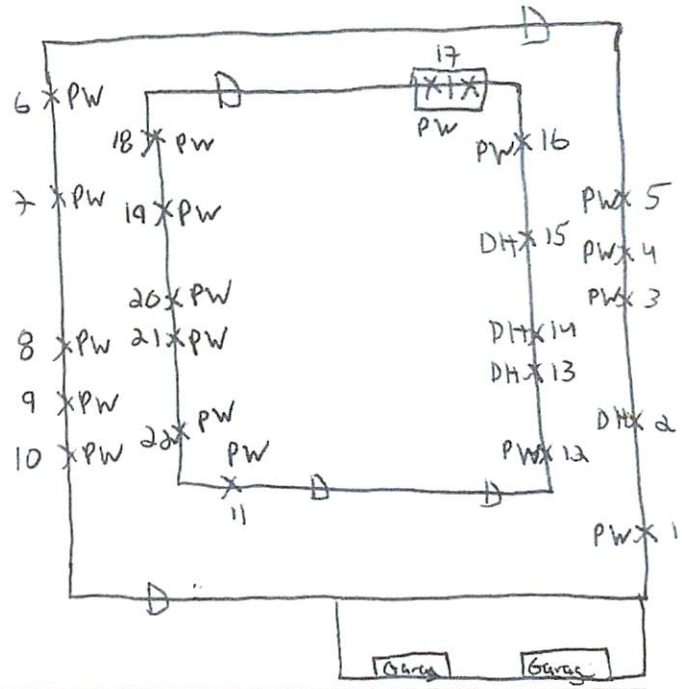
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

Customer: Amin	Job #: 19301	Measure Date:
Address: 106 S Tarragona St	Project Manager: Tyler	

Skill	Days #	Type of Construction	Hours of Woodwork	Lead	Stories	Page
2	4	Brick	6	NO	2	1 of 2

	Window Location	Qty	Width	Height	PW/DH/HS/ Case / AWN	OBS / Temp	Screen	Grids	Wraps	EQ / Oreol	Night Latch	Notes
1	Kitchen	1	22 1/2	46 1/2	PW			No		EQ		
2	Kitchen	1	22 1/2	46 1/2	DH		Full				Yes	
3	Living	1	22 1/2	46 1/2	PW							
4	"	1	22 1/2	46 1/2	PW							
5	"	1	22 1/2	46 1/2	PW							
6	"	1	22 1/2	46 1/2	PW							
7	"	1	22 1/2	46 1/2	PW							
8	"	1	22 1/2	46 1/2	PW							
9	"	1	22 1/2	46 1/2	PW							
10	↓	1	22 1/2	46 1/2	PW							
11	Bed 1	1	31 3/4	61 3/4	PW							
12	Bed 2	1	31 3/4	61 3/4	PW							
13	Office	1	35 3/4	73 3/4	DH		Full				Yes	
14	↓	1	35 3/4	73 3/4	DH		Full				Yes	
15	Laundry	1	22 1/2	46 1/2	DH		Full				Yes	
16	Bath	1	22 1/2	46 1/2	PW							
17	↓	1	73 1/4	61 3/4	PW							
18	Master	1	35 3/4	73 3/4	PW							
19	↓	1	35 3/4	73 3/4	PW							
20	Stairs	1	35 3/4	73 3/4	PW			↓		↓		

Color	Brand	Series	Flange	Impact	Min DP
Black	PGT		Yes	Yes	50



Note*	
Note**	
Note***	

Doors	Location	Inside width	Inside Height	Outside Width	Outside Height	Jamb Size	Slab Size	Hinge	Notes
1									
2									
3									
4									

QTY	Materials Needed

Tools/Equip	Scaffold	Lift	Leadkit
Break	Coils___	Color =	
Ladders	16'	24'	32'
Walkboards	EXP 12'	20'	24'
Containment	Plastic	Poles	Tape

Customer: Amin	Job #: 19301	Measure Date:
Address: 106 S Tarragona St	Project Manager: Tyler	

Skill	Days #	Type of Construction	Hours of Woodwork	Lead	Stories	Page
2	4	Brick	6	NO	2	2 of 2

	Window Location	Qty	Width	Height	PW/DH/HS/ Case / AWN	OBS / Temp	Screen	Grids	Wraps	EQ / Oreol	Night Latch	Notes
21	Stairs	1	35 3/4	73 3/4	PW			NO		EQ		
22	Bed 1	1	31 3/4	61 3/4	PW			NO		EQ		

Color	Brand	Series	Flange	Impact	Min DP
Black	PGT		Yes	Yes	50

Note*	
Note**	
Note***	

Doors	Location	Inside width	Inside Height	Outside Width	Outside Height	Jamb Size	Slab Size	Hinge	Notes
1									
2									
3									
4									

QTY	Materials Needed

Tools/Equip	Scaffold	Lift	Leadkit
Break	Coils___	Color =	
Ladders	16'	24'	32'
Walkboards	EXP 12'	20'	24'
Containment	Plastic	Poles	Tape



Gary "Bubba" Peters
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

Back

Nav. Mode ◉ Account ○ Parcel ID

Printer Friendly Version

General Information

Parcel ID:	000S009018000040
Account:	132619808
Owners:	AMIN ROHT AMIN SANTOKBEN
Mail:	106 S TARRAGONA ST PENSACOLA, FL 32502
Situs:	106 S TARRAGONA ST 32502
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	DOWNTOWN, PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	$167,508	$476,226	$643,734	$488,878
2023	$167,508	$457,565	$625,073	$448,242
2022	$100,000	$408,973	$508,973	$407,493

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
05/12/2017	7714	604	$490,000	WD	N	
04/24/2015	7344	1074	$420,000	WD	N	
11/2003	5291	207	$75,000	WD	N	
06/2002	4917	2009	$224,500	WD	Y	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions

None

Legal Description

LOT 4 TARRAGON SQUARE PB 17 P 24 OR 7714 P 604 CA 74

Extra Features

None

Parcel Information

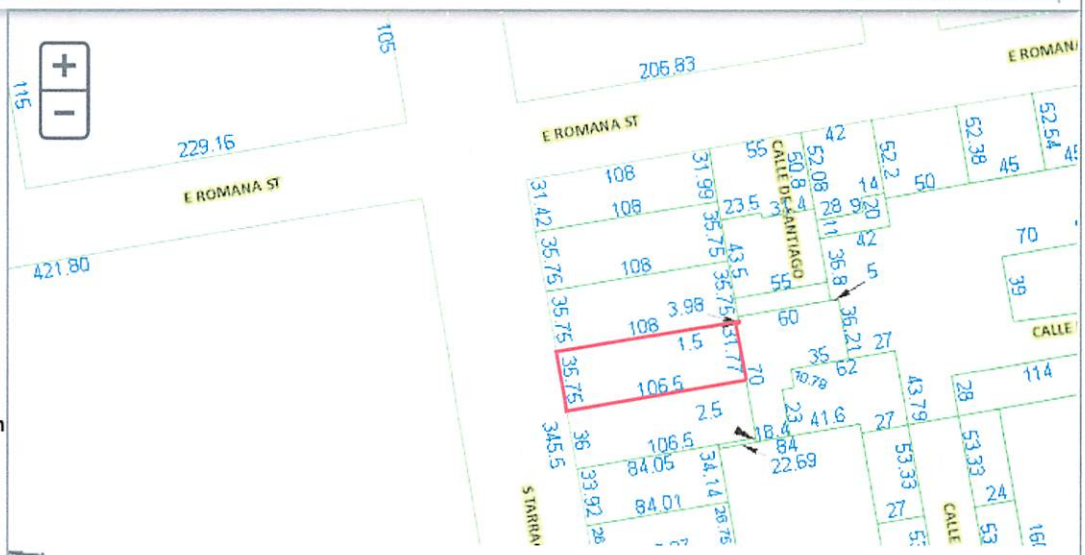
Launch Interactive Map

Section Map Id: CA074

Approx. Acreage: 0.0874

Zoned: HC-1

Evacuation & Flood Information Open Report



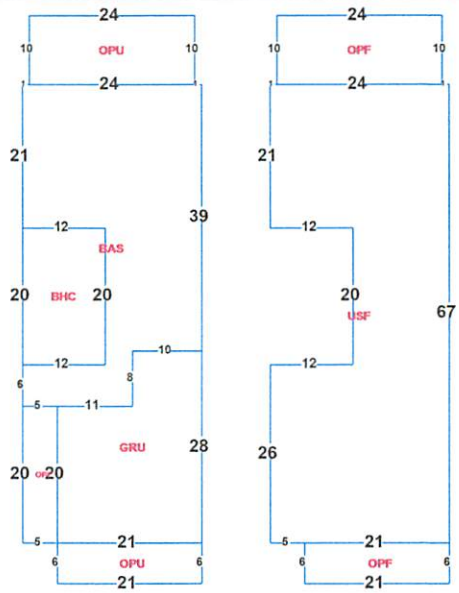
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:106 S TARRAGONA ST, Improvement Type: SINGLE FAMILY CUSTOM, Year Built: 2005, Effective Year: 2005, PA Building ID#: 18923

Structural Elements

DECOR/MILLWORK-*ABOVE AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*
FLOOR COVER-*TILE/STAIN CONC/BRICK*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-DECORATIVE*
NO. PLUMBING FIXTURES-*10*
NO. STORIES-*2*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*GABL/HIP COMBO*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 3976 Total SF

BASE AREA - *902*
BASE HIGH CEILING - *240*
GARAGE UNFIN - *500*
OPEN PORCH FIN - *466*
OPEN PORCH UNF - *366*
UPPER STORY FIN - *1502*

Images



9/9/2015 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

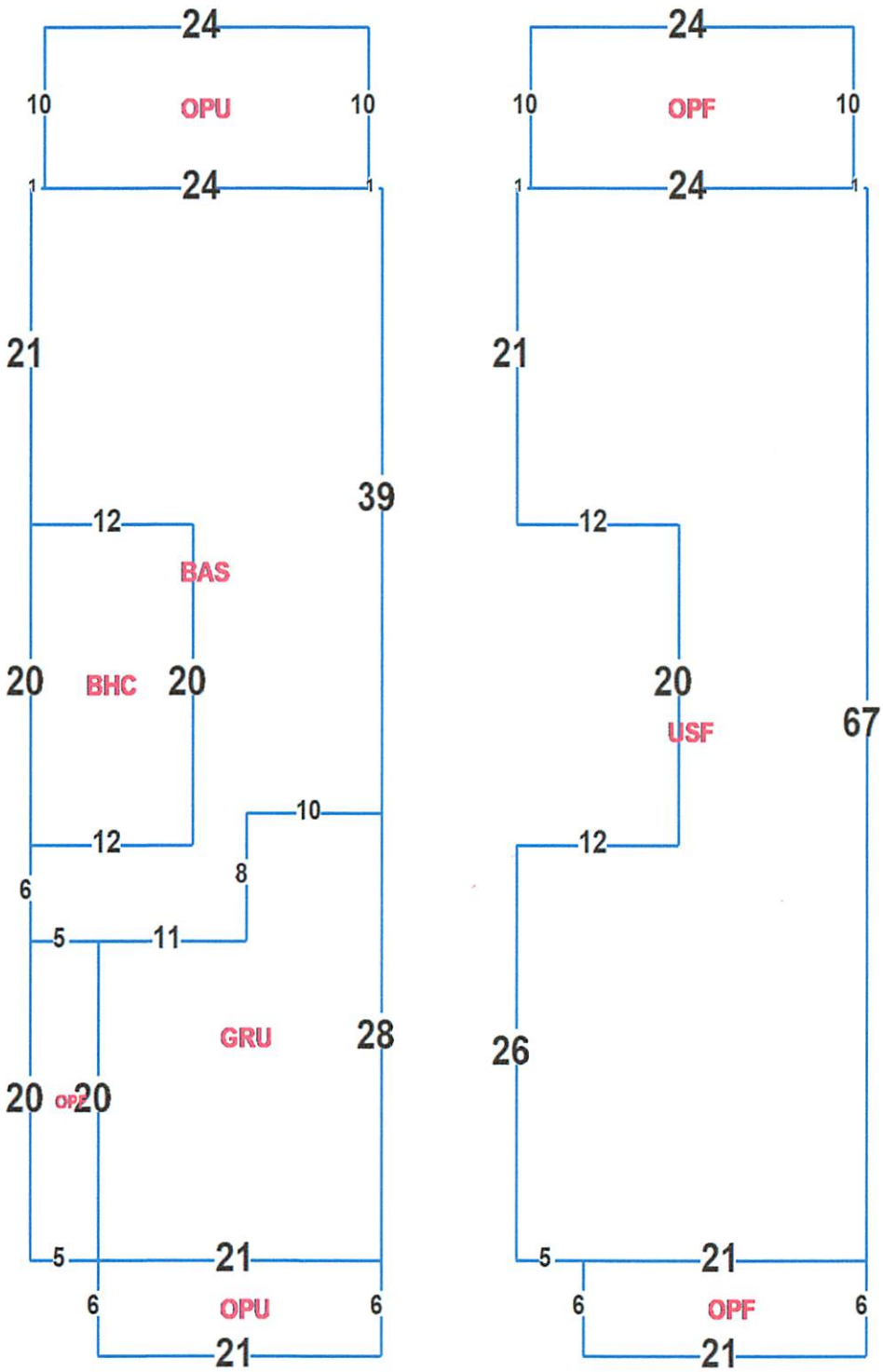
Last Updated:06/05/2025 (tc.3816)

Chris Jones - Escambia County Property Appraiser

Account: 132619808
Refno: 000S009018000040
OName1: AMIN ROHT
MailingAddr: 106 S TARRAGONA ST+PENSACOLA, FL 32502
Situs: 106 S TARRAGONA ST
LastSale: 5/12/2017
LastSalePr: 490000
DORCd: SINGLE FAMILY RESID
acreage: 0.0874
BldCnt: 1
TotHeatArea: 2644
SecMapId: CA074
ComplexType: S
ComplexDscr: TARRAGON SQUARE PB 17 P 24
Zoned: HC-1
MLSNbr:
TaxAuth: DOWNTOWN, PENSACOLA CITY LIMITS
PicCnt: 0
Schools: GLOBAL LEARNING ACADEMY|WORKMAN|PENSACOLA



Escambia County Property Appraiser
132619808



Sales Agreement

This agreement is between
Distributor and Customer

Last Modified Date: 06/05/2025 11:23:19

PO#:

Job Name:AMIN 19301

Job Address: 106 S TARRAGONA ST PENSACOLA, FL 32502

Quote # 8422332

Quote Date: 06/05/2025

Ship To

Ship To# A30979

PRO WINDOW AND DOOR DIST INC
8290 PENSACOLA BLVD 013014-8
PENSACOLA, FL 32534-4355

Phone# Fax#

Customer

Account #

HOMETOWN CONTRACTORS

,

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing
0001 (1.00)	**PW5540** PW5540 VINYL PICTURE WINDOW 22.5X46.5,5/8" FL,K,7/8 LIG,CL,ARG,ES Max,OUTSIDE GLZ,NO GRID	**Ordered:** 10.00	

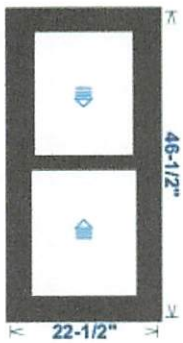


Certification Type: FPA
Size Selection: CUSTOM
Width: 22.5000
Actual Size: 22 1/2 X 46 1/2
Wood Frame Opening: 22 3/4 X 46 3/4
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Boxing Options: N - None
CAR#: EVAL REPORT
NegativeDesignPressure: 50.0000
EnergyStar: 123.0000
UF: 0.2500
VT: 0.4700
CPD: PGT-K-207-04394-00004

Frame Type: .625FLANGE
Size Ref: ACTUAL
Height: 46.5000
Rough Masonry Opening: 24 1/4 X 47 1/2
Frame Color: K - Black
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: NONE - NO Grid
Acc Glass Breakage: N
PositiveDesignPressure: 50.0000
PANumber: FL5012
CondensationResistance: 62.0000
SolarHeatGainCoeff: 0.2000
VTCOG: 0.6200

Location:

0002 (2.00)	**DH5560** VINYL DOUBLE HUNG 5560 22.5X46.5X.,5/8" FL,K,EQUAL,7/8 LIG,CL,ARG,ES Max,NO GRID,SGL,SWEEP,1816K-BOXED,CMFRT LFT HNDL	**Ordered:** 2.00	



Certification Type: FPA
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 46 1/2
Rough Masonry: 24 1/4 X 47 1/2
Egress Opening: 17 9/16 X 18 5/16 SQFT (2.2294
Balance Type: CONSTANT
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: NONE - NO Grid
Screen Type: 1816K - 1816 Charcoal
Screen Configuration: FULL
WOCD: N
Upgrade Hardware Finish: N
Comfort Lift: Y
Lock Quantity: 1.0000
Acc Glass Breakage: N
CAR#: EVAL REPORT
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3100
VT: 0.4400
CPD: PGT-K-204-03844-00001

Frame Type: .625FLANGE
Size Selection: CUSTOM
Width: 22 1/2
Actual Size: 22 1/2 X 46 1/2
Wood Frame Opening: 22 3/4 X 46 3/4
Frame Color: K - Black
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Reinf. Upgrade: NONE - None
Screen Frame Type: EXTRUDED
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Top Sash Comfort Lift: CONTPULLRAIL
Lift Rail: N
Boxing Options: BS - Box Screen
Vent Ht: 22.4844
PositiveDesignPressure: 50.0000
PANumber: FL7058
CondensationResistance: 58.0000
SolarHeatGainCoeff: 0.2000
VTCOG: 0.6200

Location:

0003 (3.00)	**PW5540** PW5540 VINYL PICTURE WINDOW 31.75X61.75,5/8" FL,K,7/8 LIG,CL,ARG,ES Max,OUTSIDE GLZ,NO GRID	**Ordered:** 3.00			

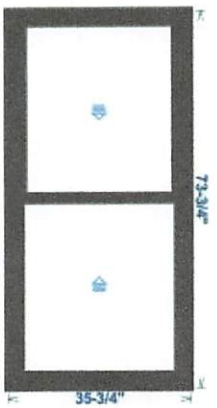


Certification Type: FPA
Size Selection: CUSTOM
Width: 31.7500
Actual Size: 31 3/4 X 61 3/4
Wood Frame Opening: 32 X 62
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Boxing Options: N - None
CAR#: EVAL REPORT
NegativeDesignPressure: 50.0000
EnergyStar: 123.0000
UF: 0.2500
VT: 0.4700
CPD: PGT-K-207-04394-00004

Frame Type: .625FLANGE
Size Ref: ACTUAL
Height: 61.7500
Rough Masonry Opening: 33 1/2 X 62 3/4
Frame Color: K - Black
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: NONE - NO Grid
Acc Glass Breakage: N
PositiveDesignPressure: 50.0000
PANumber: FL5012
CondensationResistance: 62.0000
SolarHeatGainCoeff: 0.2000
VTCOG: 0.6200

Location:

0004 (4.00)	**DH5560** VINYL DOUBLE HUNG 5560 35.75X73.75X.,5/8" FL,K,EQUAL,7/8 LIG,CL,ARG,ES Max,NO GRID,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL	**Ordered:** 2.00			

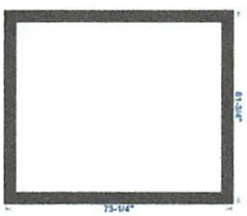


Certification Type: FPA
Vent Configuration: EQUAL
Size Ref: ACTUAL
Height: 73 3/4
Rough Masonry: 37 1/2 X 74 3/4
Egress Opening: 30 13/16 X 31 15/16 SQFT (6.8268
Balance Type: CONSTANT
Interlayer Type: PVB090
Glass: 7/8" LIG (1/8 AN - 7/16 ARG -5/16 AN/AN
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: NONE - NO Grid
Screen Type: 1816K - 1816 Charcoal
Screen Configuration: FULL
WOCD: N
Upgrade Hardware Finish: N
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
CAR#: EVAL REPORT
NegativeDesignPressure: 50.0000
EnergyStar: 1.0000
UF: 0.3100
VT: 0.4400
CPD: PGT-K-204-03844-00001

Frame Type: .625FLANGE
Size Selection: CUSTOM
Width: 35 3/4
Actual Size: 35 3/4 X 73 3/4
Wood Frame Opening: 36 X 74
Frame Color: K - Black
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA207AA5
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Reinf. Upgrade: NONE - None
Screen Frame Type: EXTRUDED
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Top Sash Comfort Lift: CONTPULLRAIL
Lift Rail: N
Boxing Options: BS - Box Screen
Vent Ht: 36.1095
PositiveDesignPressure: 50.0000
PANumber: FL7058
CondensationResistance: 58.0000
SolarHeatGainCoeff: 0.2000
VTCOG: 0.6200

Location:

0005 (5.00)	**PW5540** PW5540 VINYL PICTURE WINDOW 73.25X61.75,5/8" FL,K,1 TLIG,CL,ARG,ES Max,OUTSIDE GLZ,NO GRID	**Ordered:** 1.00			



Certification Type: FPA
Size Selection: CUSTOM
Width: 73.2500
Actual Size: 73 1/4 X 61 3/4
Wood Frame Opening: 73 1/2 X 62
Glass Family: LI - Laminated Insulating
Interlayer Type: SGP090
Glass: 1" LIG (3/16 Tmp - 3/8 ARG - 7/16 HS/HS
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: NONE - NO Grid
Acc Glass Breakage: N
PositiveDesignPressure: 70.0000
PANumber: FL5012
CondensationResistance: 60.0000
SolarHeatGainCoeff: 0.2100
VTCOG: 0.6300

Frame Type: .625FLANGE
Size Selection: CUSTOM
Size Ref: ACTUAL
Height: 61.7500
Rough Masonry Opening: 75 X 62 3/4
Frame Color: K - Black
Tempered Location: UNIT
Glass Makeup: LIT306SS7S
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Boxing Options: N - None
CAR#: EVAL REPORT
NegativeDesignPressure: 70.0000
EnergyStar: 12.0000
UF: 0.2600
VT: 0.4700
CPD: PGT-K-207-04474-00002

Location:

0006 (6.00)	**PW5540** PW5540 VINYL PICTURE WINDOW 35.75X73.75,5/8" FL,K,1 TLIG,CL,ARG,ES Max,OUTSIDE GLZ,NO GRID	**Ordered:** 4.00			



Certification Type: FPA Size Selection: CUSTOM Width: 35.7500 Actual Size: 35 3/4 X 73 3/4 Wood Frame Opening: 36 X 74 Glass Family: LI - Laminated Insulating Interlayer Type: SGP090 Glass: 1" LIG (3/16 Tmp - 3/8 ARG - 7/16 HS/HS Glass Color: CL - CLEAR Argon Gas: ARGON Grid Type: NONE - NO Grid Acc Glass Breakage: N PositiveDesignPressure: 70.0000 PANumber: FL5012 CondensationResistance: 60.0000 SolarHeatGainCoeff: 0.2100 VTCOG: 0.6300	Frame Type: .625FLANGE Size Ref: ACTUAL Height: 73.7500 Rough Masonry Opening: 37 1/2 X 74 3/4 Frame Color: K - Black Tempered Location: UNIT Glass Makeup: LIT306SS7S Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD MAX Privacy Glass: NONE - NONE Boxing Options: N - None CAR#: EVAL REPORT NegativeDesignPressure: 70.0000 EnergyStar: 12.0000 UF: 0.2600 VT: 0.4700 CPD: PGT-K-207-04474-00002

Location:

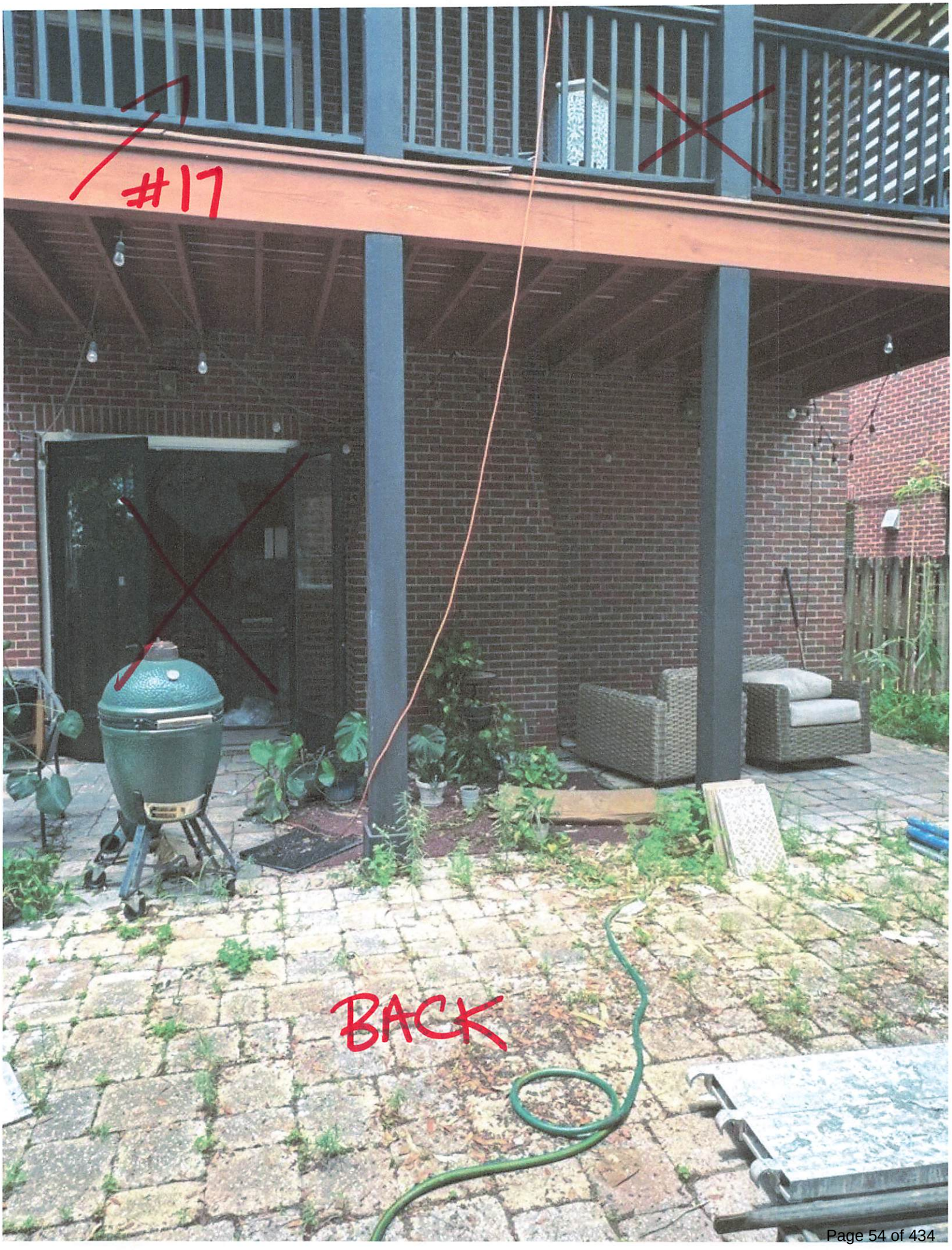
Quote # 8422332

Print Date 6/5/2025


FRONT
#11 PW
X
Y


LEFT SIDE
#22
#21
#20
#19
#18
#17
#16
#9,10


#12
#13, 14
#15
#1
#2
#16
3, 4, 5
RIGHT SIDE


#17
BACK









File #: 25-785 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

1500 N. Spring Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Exterior Alteration at a Non-Contributing Structure

SUMMARY:

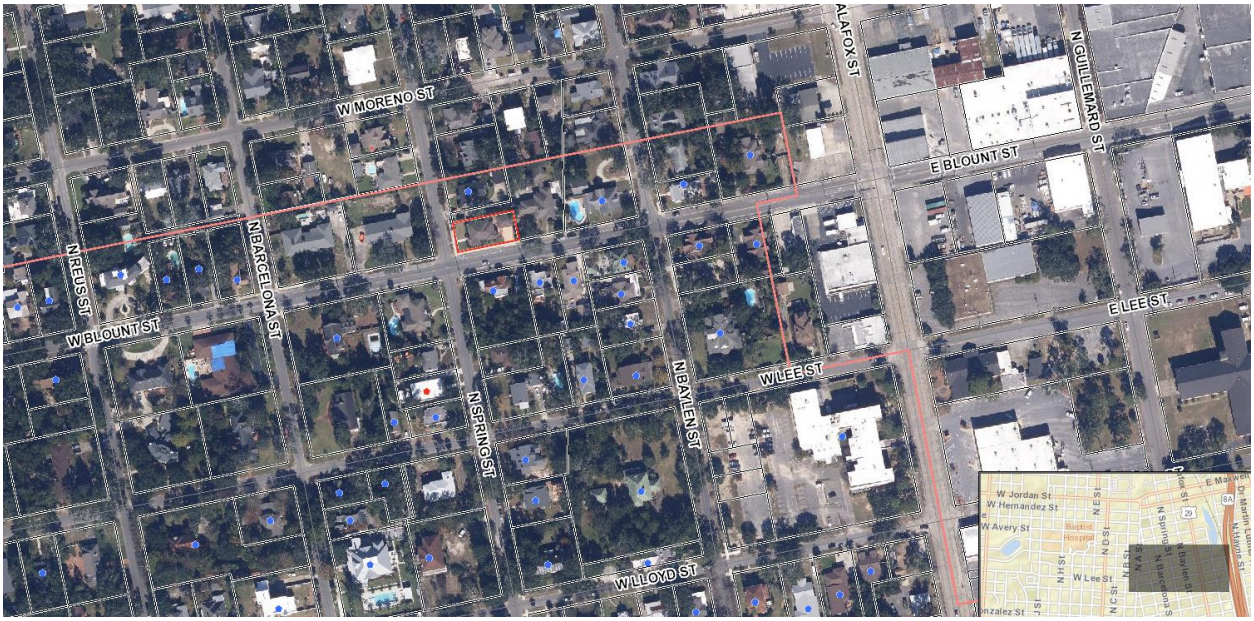
Wayne and Shanna Coleman are seeking final approval to replace an existing fiberglass door with a Therma Tru Smooth Fiberglass door with a 3/4 length salina glass detail, painted Black Fox to match the existing exterior paint.

Recommended Code Sections:
12-3-10(2)d.2.ii.(a) North Hill Preservation District; Procedure for review; Decisions; Rules governing decisions.
12-3-10(2)g. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

1500 N. Spring Street





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

Architectural Review Board Application
Full Board Review

Application Date: 6/4/25

***Project Address*:** **1500 N. Spring St.**

Applicant: Wayne and Shanna Coleman

Applicant's Address: 1500 N. Spring St.

Email: *Shanna.coleman@vaco.com* Phone: 504-417-4846

Property Owner: Wayne and Shanna Coleman
(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 seven (7) 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.
Therma Tru Exterior Swing Door to replace existing Tudor Brown Fiberglass Door.

Details: Smooth Fiberglass Factory Painted Customer Sherwin Williams paint in Black Fox to ~~match approved exterior paint project. 3/4 Length Salina Glass/wrought iron Caming with Dark~~ Bronze Emtek locking hardware.

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.

Shanna Coleman – 6/4/25

Applicant Signature Date

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



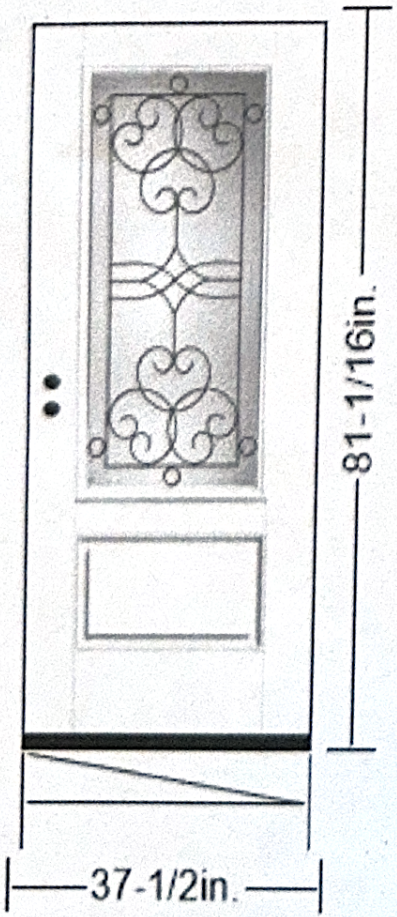







1500

√ Option 1:



As Viewed From Outside



SW 7020 Black Fox



Denver Style
Sandcast Bronze
Dark Bronze

Smooth-Star®

Style No. S6010 | 3/4 Lite 1 Panel | Glass Name: Salinas®

Overview

Features & Literature

Reviews & Questions

Where to Buy

Design Your Door

Order Finish Samples





PAINT OPTIONS

AVAILABLE SIZES

2'10" x 6'8" | 2'8" x 6'8" | 3'0" x 6'8"

LITERATURE

Full-Line Catalog

Door System Brochure

Features

- Inviting selection of door styles
- Wide choice of glass designs
- High-definition panel embossments
- Weather resistance
- Security and durability
- High energy-efficiency R-values

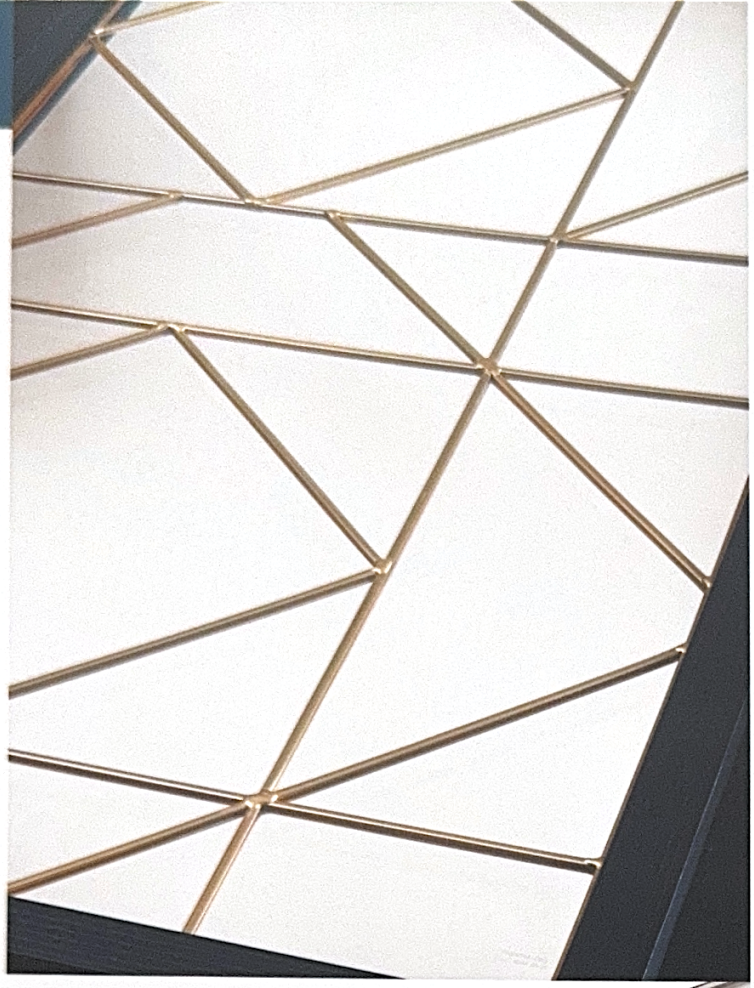
More features and detailed options for this product

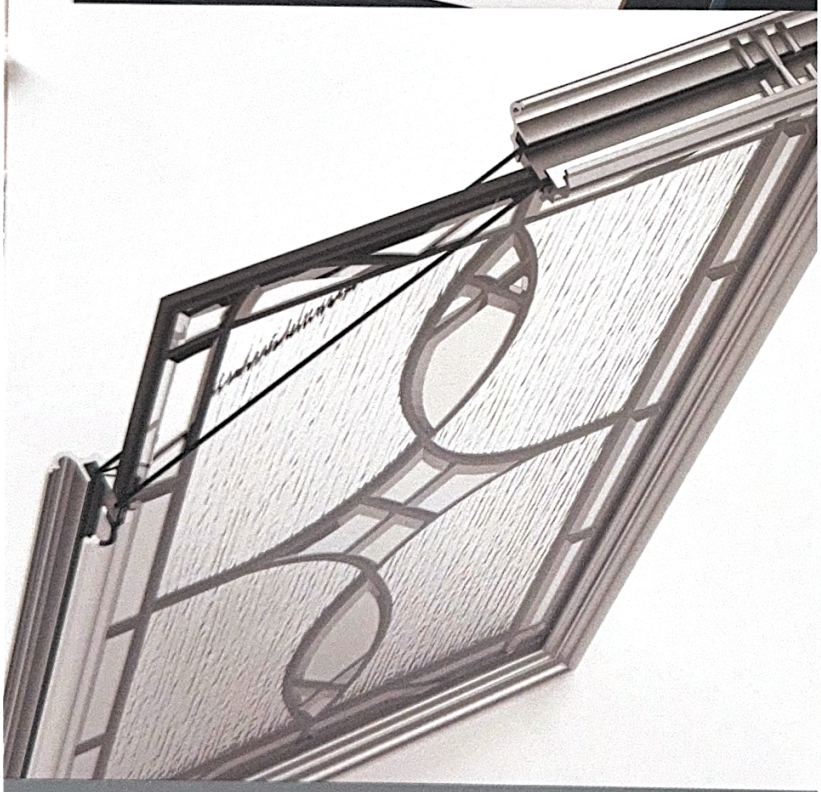
Impact Ratings

Energy Rating

Frame Profiles

Caming Options





Fiber-Classic®, Smooth-Star®, Profiles™, Traditions, Pulse® Doorglass

Therma-Tru® Fiber-Classic, Smooth-Star, Profiles, Traditions and Pulse doors offer a variety of decorative glass options designed to meet any taste. This selection is inspired by various home and architectural styles, from Victorian to Contemporary. And whether you need greater energy efficiency or privacy, there's an option to suit you.

Great style for any home.

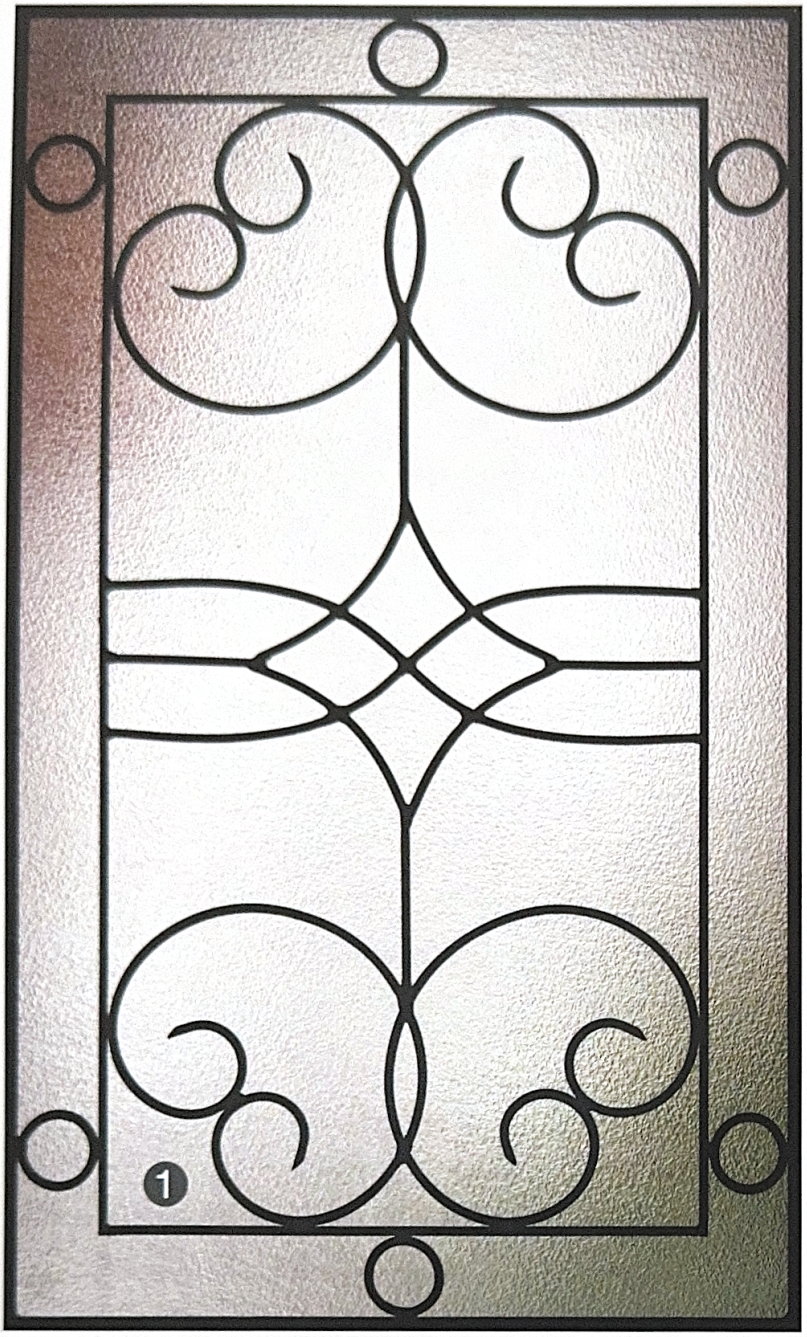
- 16 decorative glass designs offer a look that matches any home and homeowner's style.
- Invite light into the home for a more brilliant interior with EnLiten™ flush-glazed designs featuring 25"–27"-wide glass, or 22"-wide glass in a Lip-lite frame.
- Low-E glass is available for internal blinds, divided lites and clear glass, providing exceptional energy efficiency.
- A wide variety of glass that meets ENERGY STAR® requirements is available.

Triple-Pane Construction

All triple-pane decorative, privacy and textured glass panels are enclosed between tempered glass, offering superior quality and thermal performance.

Note: See your Therma-Tru seller or visit www.thermatru.com for details on ENERGY STAR qualified products.

Top: Echelon Glass with Brass Caming
Bottom: Blackstone Glass





Shown with wrought iron. Product images show exterior side of door.

Salinas®

1 Oceana glass and wrought iron come together to create a cheerful entry glass design that offers ultimate privacy with charm.

Caming Option



Wrought Iron

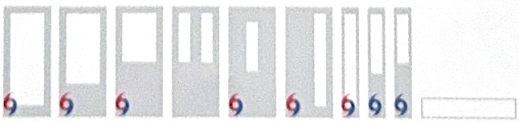
Glass Privacy Rating

1 — 10

Available Door Collections

Fiber-Classic® Mahogany Collection®	Fiber-Classic® Oak Collection®	Smooth-Star®	Profiles® & Traditions Steel	Pulse®

Glass Shapes



9 WBDR / HVHZ Options 9 WBDR Options

Note: Glass privacy ratings may be more or less than indicated, based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship of glass. See your Therma-Tru seller or visit www.thermatru.com for details on glass privacy ratings and designs.
For additional Wind-Borne Debris Region (WBDR) and High-Velocity Hurricane Zone (HVHZ) details, see page 53.



Entryways come to life with Therma-Tru® glass.

Choose a Therma-Tru door system with glass for a beautiful, durable entrance that showcases your high standards for style, quality and craftsmanship. Our wide array of glass designs – from simple to intricate – features selections to complement any home.

- Numerous glass textures, shapes, colors and caming options complement any Therma-Tru door, and provide flexibility to match your personal style.
- We research our glass designs to ensure they are highly rated in consumer preference.
- We have decades of experience and technical know-how in creating quality glass designs that deliver optimal performance.
- Therma-Tru decorative glass is handcrafted and built with all-glass bevels.
- Backed by a lifetime limited warranty when installed in a fiberglass door system for peace of mind. For Classic Craft premium entryways, this warranty can be transferred once to a new homeowner upon sale of the home.
- All interior and exterior glass panels, including Low-E and clear glass, are laminated or tempered for added safety.

File #: 25-786 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

318 1/2 E. Belmont Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Demolition of a Non-Contributing Structure

SUMMARY:

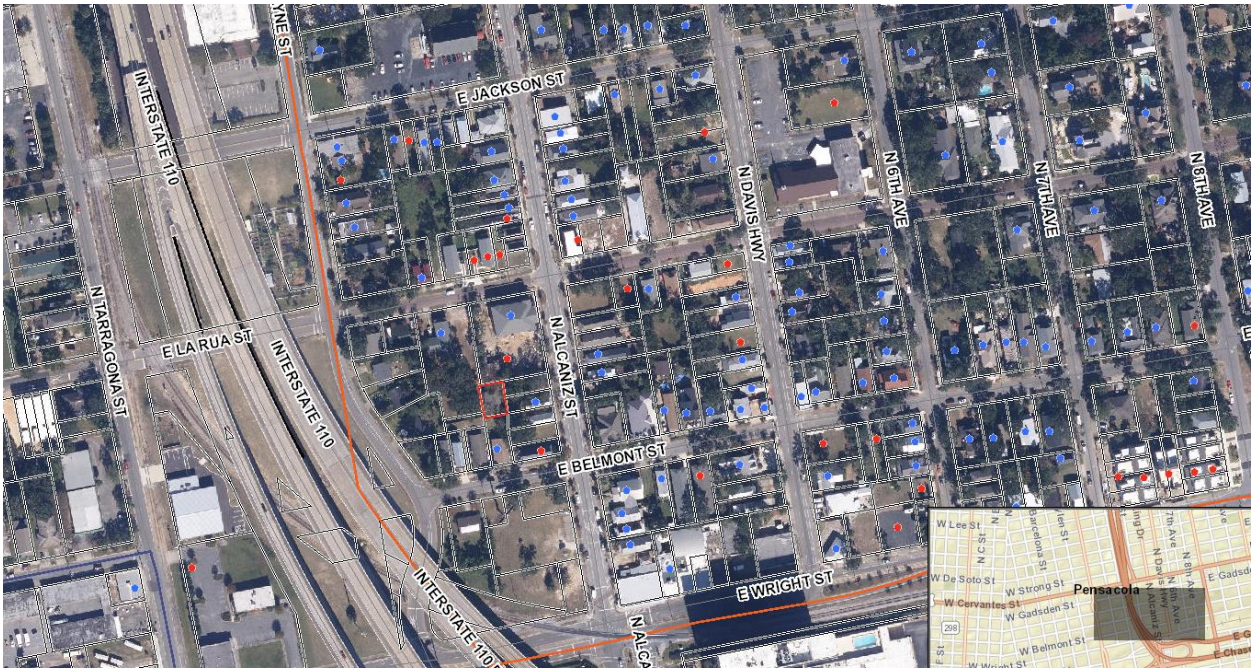
Mike Engel is seeking approval to demolish a structure in Old East Hill that is considered non-contributing since it was not surveyed when the district was created.

Recommended Code Sections:
12-3-10(1)j.1 - 3. Pensacola Historic District; Other demolition permits.
12-3-10(3)j. Old East Hill Preservation District; Demolition of structures within the Old East Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

318 ½ E. Belmont Street





Architectural Review Board Application
Full Board Review

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

Application Date: _____

***Project Address*:** **318 1/2 E Belmont St Pensacola,FL 32501**

Applicant: Michael Engel

Applicant's Address: 5009 Soundside Dr Gulf Breeze FL 32563

Email: *mailto66@yahoo.com* Phone: 850-449-9249

Property Owner: Michael Engel
(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 seven (7) 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.

Property has just been purchased and is not repairable.

Property has not been lived in since 2013 causing servere damage both inside and outside.

Foundation has issues and is not safe.

Access to the property is limited with permission required from other property owners. (No direct access to the property)

Homeless persons were spending the night and vandalized the property requiring the police to come several times Old East Hill Preservation District would be safer with this structure demolished.

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 _____ Date _____










PRIVATE
PROPERTY


PRIVATE PROPERTY







File #: 25-787 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

520 N. 6th Avenue
Old East Hill Preservation District / Zone OEHR-2 / City Council District 6
New Residential Construction

SUMMARY:

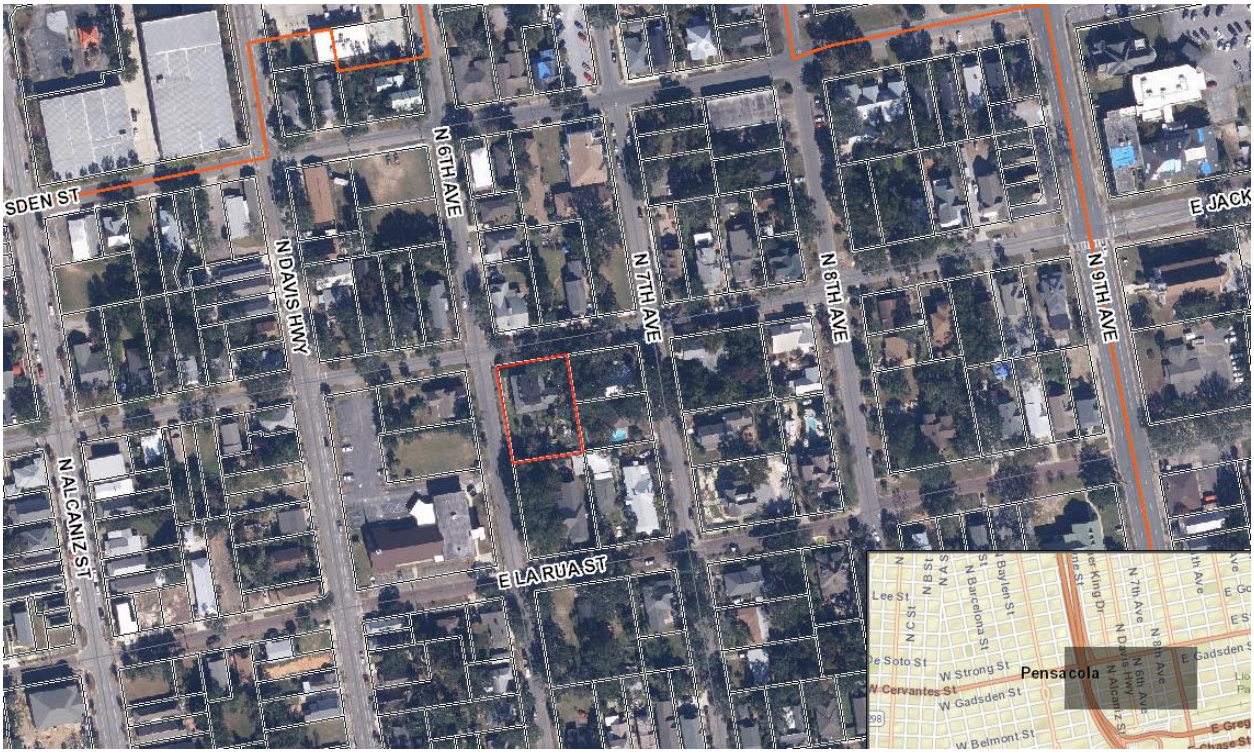
Tim Daniel is seeking final approval for new residential construction on a vacant lot next to a contributing structure. The proposed structure is two stories with a finished floor elevation of 18" above grade with brick veneer skirting and a facade composed of Hardie board siding with optional cedar shake or brick detail on the front, a dimensional shingle roof, and standing seam metal canopy detail. The primary structure is connected by a 6' open breezeway to a detached accessory garage structure in the rear. This project received conceptual approval at the May 2025 ARB meeting.

Recommended Code Sections:
12-3-10(3)e.3.ii.(b) Old East Hill; Procedure for review of plans; Decisions; Rules governing decisions.
12-3-10(3)h. OEH; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Images
2. May 2025_Application and Materials
3. June 2025_Application and Materials

520 N. 6th Avenue





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

Architectural Review Board Application
Full Board Review

Application Date: 04/24/2025

Project Address: **520 N. 6th Avenue, Pensacola Fl. 32501**

Applicant: Tim Daniel

Applicant's Address: 1721 Amanda Lane, Cantonment, FL 32533

Email: *timdanieljr83@gmail.com* Phone: 850-417-5332

Property Owner: aDoor Properties
(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 seven (7) 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

The owner is looking to construct a new two-story, wood framed, slab on grade residence. The home will consist of 4 bedrooms and 2-1/2 baths. The exterior will consist of a brick veneer front facing elevation with a full height cedar shake front bump out and face of garage. The side and rear elevations will be hardi-board and batten siding. Roofing material shall consist of dimensional shingles and standing seam metal roof.

MAY 2025 MEETING - CONCEPTUAL REVIEW

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

4/24/25
Date

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

A-SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

MAY 2025 MEETING
CONCEPTUAL REVIEW

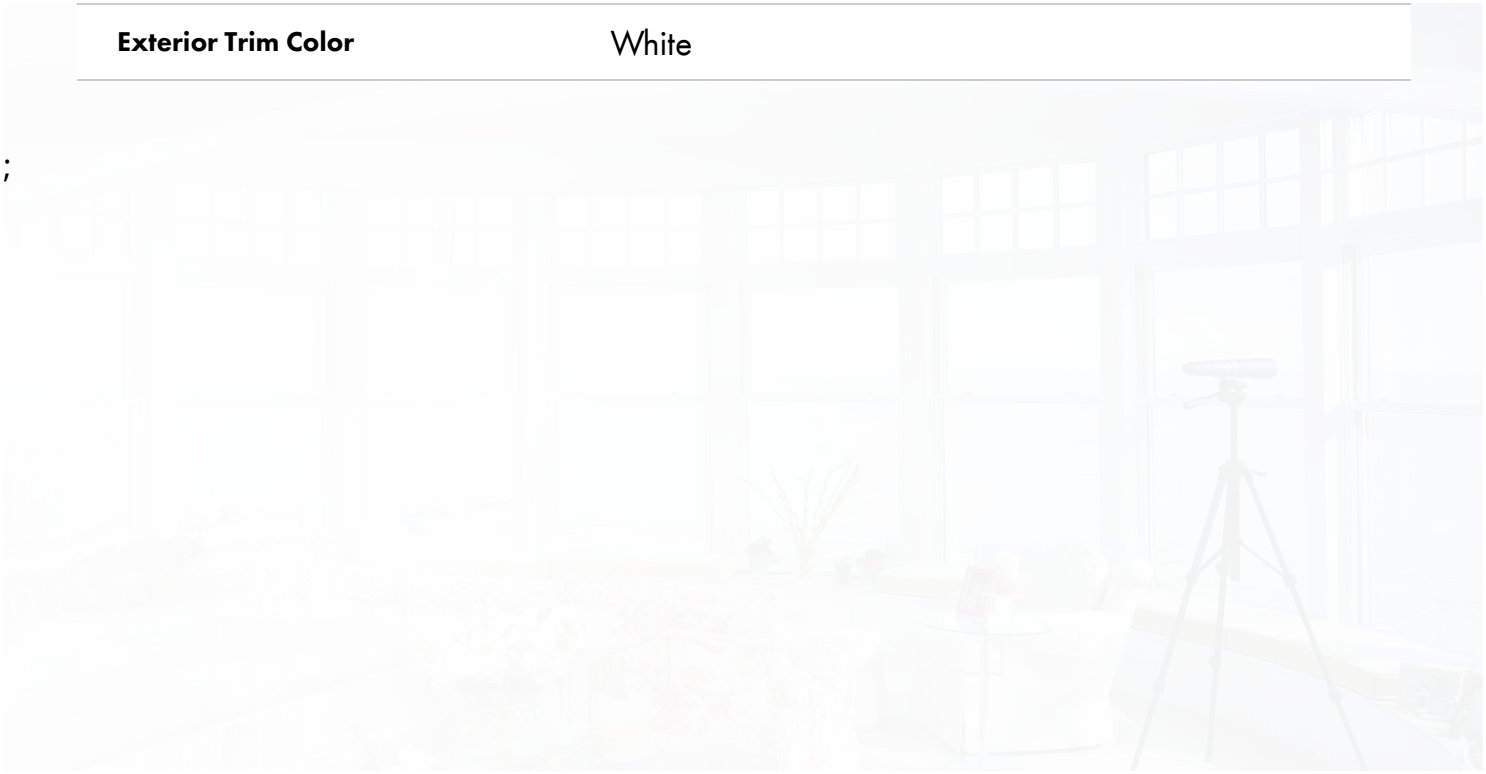
Summary

Product ID#	ADH2848
Unit Width	31 1/4"
Unit Height	55 1/4"
Interior Color	Pine
Interior Stain	White
Glass	Low-E4® Glass
Hardware	Lock and Keeper, Antique Brass
Optional Hardware	Traditional Bar Lift, Antique Brass
Grille Pattern	Colonial
Grille Width	7/8"
Exterior Color	White
Exterior Trim Profile	4.5" Flat w/ Extended Top and Sill

Feedback

Exterior Trim Color	White

;



MAY 2025 MEETING -
CONCEPTUAL REVIEW

Feedback

A-SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

MAY 2025 MEETING
CONCEPTUAL REVIEW

Summary

Product ID#	ADH2640
Unit Width	29 1/4"
Unit Height	47 1/4"
Interior Color	Pine
Interior Stain	White
Glass	Low-E4® Glass
Hardware	Lock and Keeper, Antique Brass
Optional Hardware	Traditional Bar Lift, Antique Brass
Grille Pattern	Colonial
Grille Width	7/8"
Exterior Color	White
Exterior Trim Profile	4.5" Flat w/ Extended Top and Sill

Feedback

Exterior Trim Color	White

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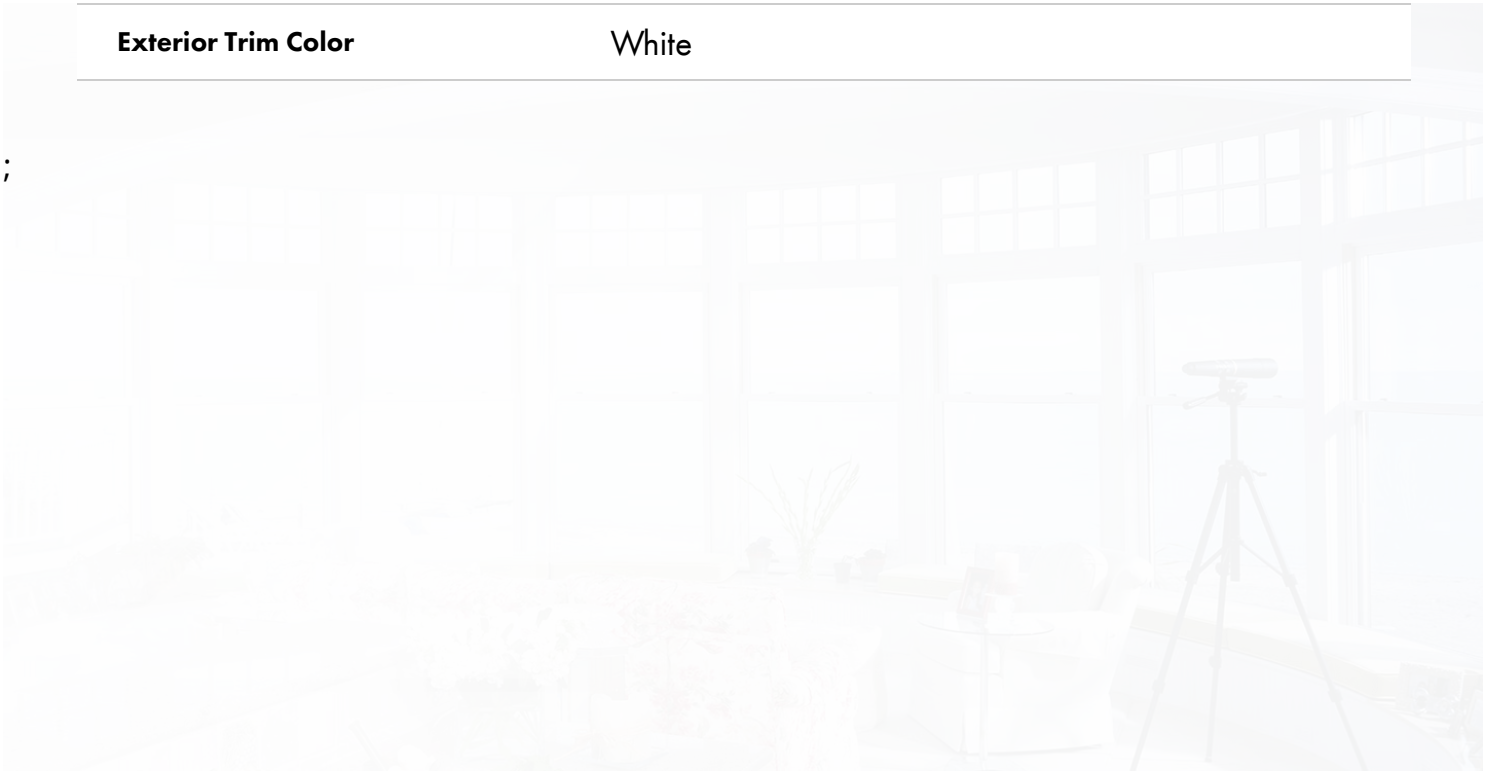

MAY 2025 MEETING -
CONCEPTUAL REVIEW

Feedback

E-SERIES GLIDING WINDOW



Interior



Exterior

MAY 2025 MEETING
CONCEPTUAL REVIEW

Summary

Product ID#	SLD4040
Unit Width	48"
Unit Height	48"
Interior Color	White
Interior Stain	Unfinished Pine
Glass	Low-E4® Glass
Hardware	Sash Lock and Finger Pull, Bright Brass
Optional Hardware	Traditional Bar Lift, Antique Brass
Grille Pattern	Colonial
Grille Width	7/8"
Exterior Frame Color	White
Exterior Sash Color	White

Feedback

Exterior Trim Profile	5.5" Flat Casing w/ Sill Nose
Exterior Trim Color	White

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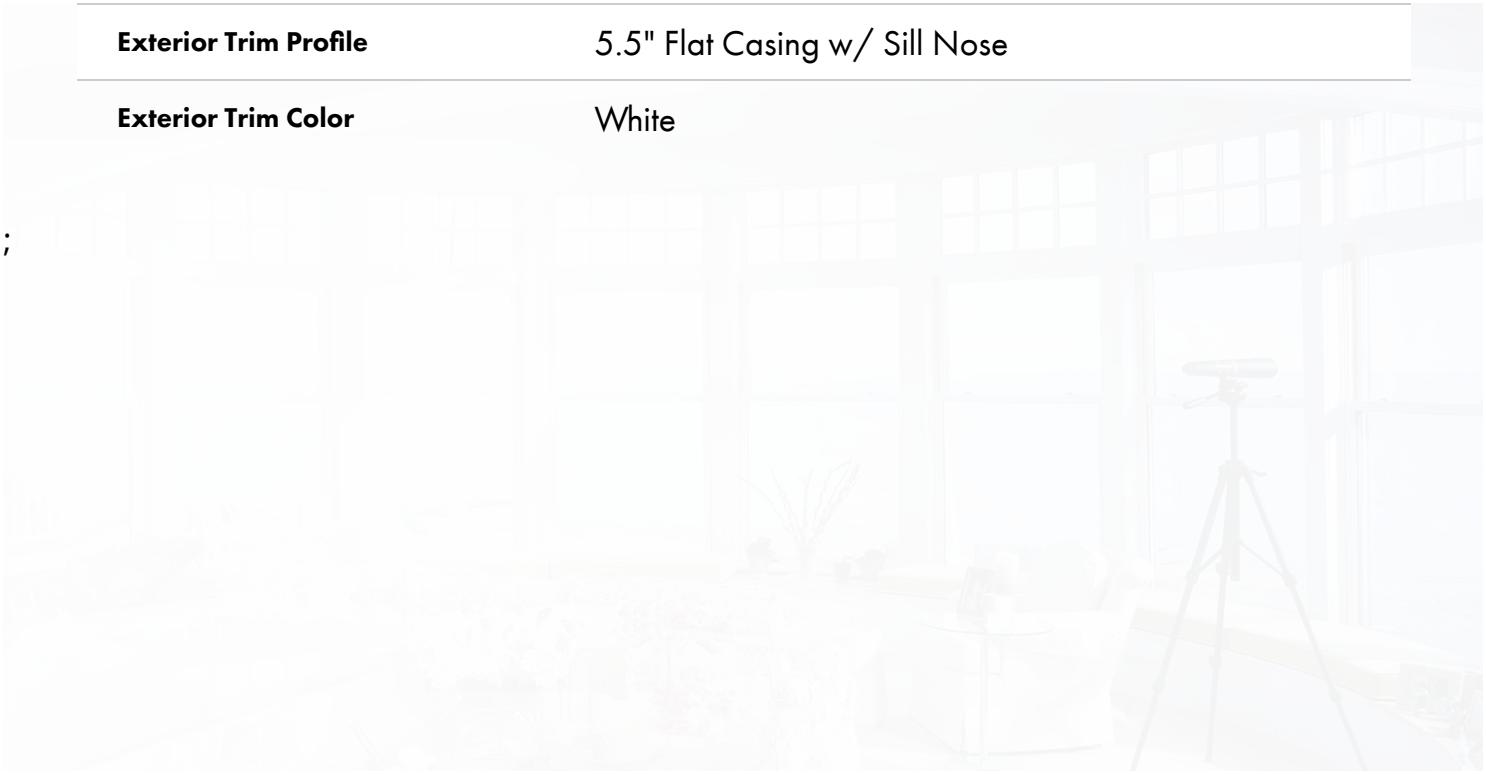


MAY 2025 MEETING -
CONCEPTUAL REVIEW

Feedback

Andersen® ARCHITECTURAL COLLECTION

A-SERIES WINDOWS & DOORS



MAY 2025 MEETING - CONCEPTUAL REVIEW

Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.



DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting* performance

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

ASK ABOUT ENERGY STAR

*Visit andersenwindows.com/warranty for details.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

OPTIONS & ACCESSORIES

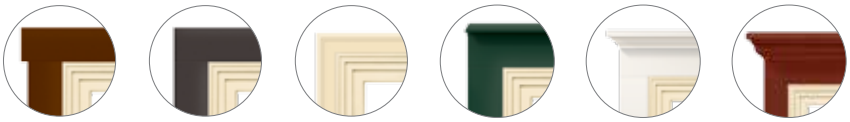
- Four Low-E® glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

EXTERIOR COLORS

White, Canvas, Dove Gray, Sandtone, Prairie Grass, Red Rock

Forest Green, Black, Dark Bronze, Cocoa Bean, Terratone

TRIM STYLE OPTIONS



Flat trim with extended head | Flat trim with flush head | Brick mould | Flat trim with decorative drip cap | Flat trim with 2" cornice | Flat trim with 3 5/8" cornice

INTERIOR OPTIONS

Wood Species

Pine, Maple, Vertical Grain Douglas Fir, Oak, Cherry, Mahogany*

Interior Finishes & Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.

Clear Coat, Honey, Cinnamon, Russet, Mocha, Espresso, White, Birch Bark, Primed (for paint)

Canvas, Sandtone, Dark Bronze, Black

MAY 2025 MEETING - CONCEPTUAL REVIEW

HARDWARE STYLES & FINISHES

Lock & Keeper, Hand Lift, Bar Lift, Finger Lift



Antique Brass, Black, Bright Brass, Gold Dust, Oil Rubbed Bronze

Polished Chrome, Brushed Chrome, Distressed Bronze, Distressed Nickel, Satin Nickel

Stone, White

*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

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WINDOWS • DOORS Andersen

For more information, visit **andersenwindows.com/a-series**

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

GAF

Timberline HDZ®

High Definition® Lifetime[1] Shingles

MAY 2025 MEETING - CONCEPTUAL REVIEW



As featured on *This Old House*, the Timberline HDZ® Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline® roof.

And now, a good thing just got even better again.

GAF

We protect what matters most™



MAY 2025 MEETING -
CONCEPTUAL REVIEW

Pewter Gray

Pewter Gray can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

ANDERSEN™
WINDOWS & DOORS

ENTRY DOORS



MAY 2025 MEETING -
CONCEPTUAL REVIEW



MAY 2025 MEETING -
CONCEPTUAL REVIEW

ANDERSEN™
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andersenwindows.com/entrydoors

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MAY 2025 MEETING -
CONCEPTUAL REVIEW

One of a kind. Like your home.

With Andersen, create an entry door with character and handcrafted origins, built in solid fine-grain wood. Styled to suit you perfectly. One of a kind. Like your home. And like you.

MAY 2025 MEETING - CONCEPTUAL REVIEW




MAY 2025 MEETING -
CONCEPTUAL REVIEW

EXPAND YOUR VIEW

ENTRY DOOR STYLES

All styles available with wood or clad exteriors, as single or double doors, and with inswing or outswing operation. Doors are offered in standard and custom sizes.



Arts & Crafts (403)
Shown in oak

Arts & Crafts
Glass Panel



402 403 404

Straightline
Full Panel



178 195 193 180

Straightline
Glass Panel



181 194 179 334 102

MAY 2025 MEETING - CONCEPTUAL REVIEW

Gothic, Elliptical, Arch and **Springline™** door styles are also available. Visit andersenwindows.com/entrydoors or contact your Andersen supplier for more information.

SIDELIGHTS & TRANSOMS

To provide seamless alignment with Straightline or Arts & Crafts style entry doors, sidelights and transoms are available. For more information, visit **andersenwindows.com/entrydoors**.



REALIZE YOUR VISION

INTERIOR AND EXTERIOR WOOD SPECIES

Select from an expansive array of the finest grades of wood species to add warmth and beauty to your home's entranceway. Available on both the interior and exterior of your door.



Brick Mould and Interior Casings

A variety of exterior brick mould and interior casing profiles are available.



MAY 2025 MEETING - CONCEPTUAL REVIEW

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

Naturally occurring variations in grain, color and texture of wood makes each window or door one of a kind. Printing limitations prevent exact replication of finishes. Please see your Andersen supplier for actual finish samples.



COLOR OPTIONS

Make a bold first impression with color – choose from 50 commercial-grade, aluminum exterior color options. On the interior of the door, choose from our painted options or enjoy the look of unfinished wood.

Exterior Colors



MAY 2025 MEETING – CONCEPTUAL REVIEW

Interior Painted Options



Available on pine. Black and dark bronze also available on maple. Anodized silver available only on maple.

Printing limitations prevent exact duplication of colors. Please see your Andersen supplier for actual color samples.

ADD A VISUAL ACCENT

Add a carefully considered detail to your home's overall look with Andersen® hardware or have your door prepped for hardware manufactured by others.

HARDWARE OPTIONS*



YUMA®

Distressed Bronze

Distressed Nickel



ENCINO®

Distressed Bronze

Distressed Nickel



NEWBURY®

Antique Brass

Bright Brass

Oil Rubbed Bronze

Satin Nickel

MAY 2025 MEETING - CONCEPTUAL REVIEW

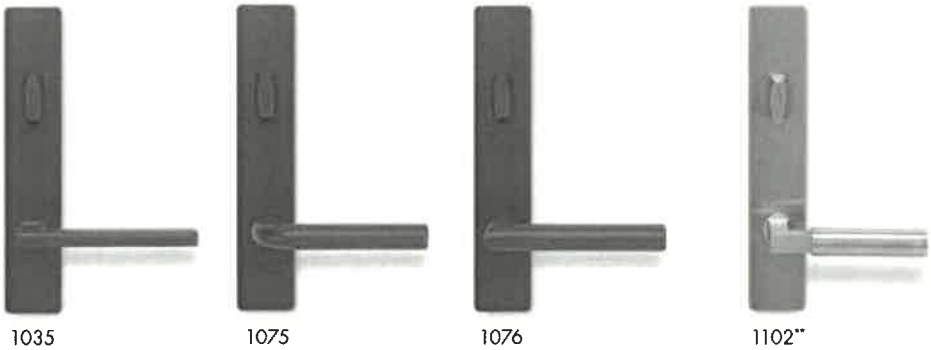
HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze | Satin Nickel | Stone

FSB® HARDWARE*

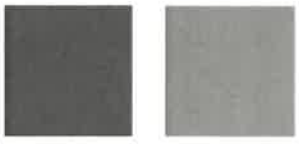
Durable FSB hinged door hardware features clean lines and a sleek finish for a thoroughly modern look.



1035 | 1075 | 1076 | 1102**

Black Anodized Aluminum
Satin Stainless Steel

Satin Stainless Steel



Black Anodized Aluminum | Satin Stainless Steel

*Hardware sold separately.
**FSB style 1102 is not available in black anodized aluminum.
FSB hardware is stainless steel or aluminum.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.
"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

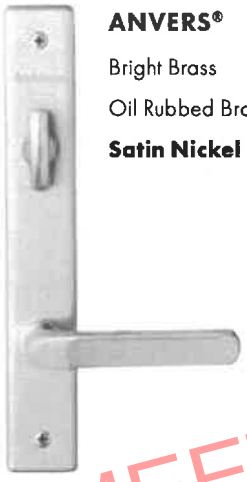


ALBANY

Black

Stone

White

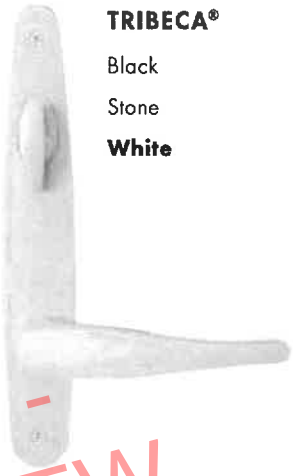


ANVERS®

Bright Brass

Oil Rubbed Bronze

Satin Nickel



TRIBECA®

Black

Stone

White

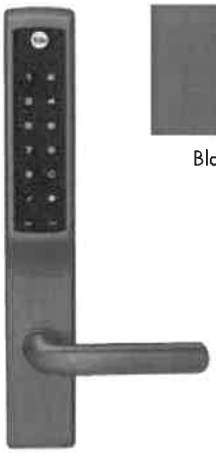
MAY 2025 MEETING - CONCEPTUAL REVIEW

White

Tribeca and Albany hardware are zinc die cast with power-coat durable finish.
Yuma, Encino, Newbury and Anvers are solid forged brass.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.

YALE® ASSURE LOCK®*

Monitor, lock and unlock from anywhere with the Yale Assure Lock. This slim, sleek keyless lock is designed exclusively for Andersen® hinged doors and integrates with a wide range of smart home platforms.**



Black

Satin Nickel

White

*Hardware sold separately.
**Available on select hinged doors, see your Andersen supplier for details.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.
Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen doors.

BRIGHTEN YOUR VIEW

Glass can affect energy efficiency more than any other part of a door. Choose from these High-Performance glass options for your climate and home.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●●	●●○○	●●●●
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●◐○	●●●○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	●●◐○	●○○○	●●●○	●●◐○
Triple-Pane with Low-E coatings on two surfaces	Three panes of glass combine with either argon gas blend air or Low-E coatings to provide enhanced energy performance.	●●●●	●●●○	●●◐○	●●●●

Center of glass performance only. Ratings based on glass options as of January 2022. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

MAY 2025 MEETING - CONCEPTUAL REVIEW

Patterned Glass

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch to your home. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.


Cascade


Fern


Obscure


Reed


Satin Etch



Art Glass

With art glass from Andersen, you can add interest, create a focal point and make your doors stand out. These finely crafted inserts are available to complement any home's architecture. For more information, visit **andersenwindows.com/artglass**.

Arts & Crafts (403)
Shown in oak with Arts & Crafts art glass pattern.



MAY 2025 MEETING - CONCEPTUAL REVIEW

GRILLE OPTIONS

Grille Patterns

Choose from Colonial, Prairie or Specified Equal Light grille patterns.



Colonial | Prairie | Specified Equal Light

Grille Types Available



Full Divided Light
Permanent exterior
Permanent interior with spacer



Removable Interior
Removable interior



Simulated Divided Light
Permanent exterior
Permanent interior

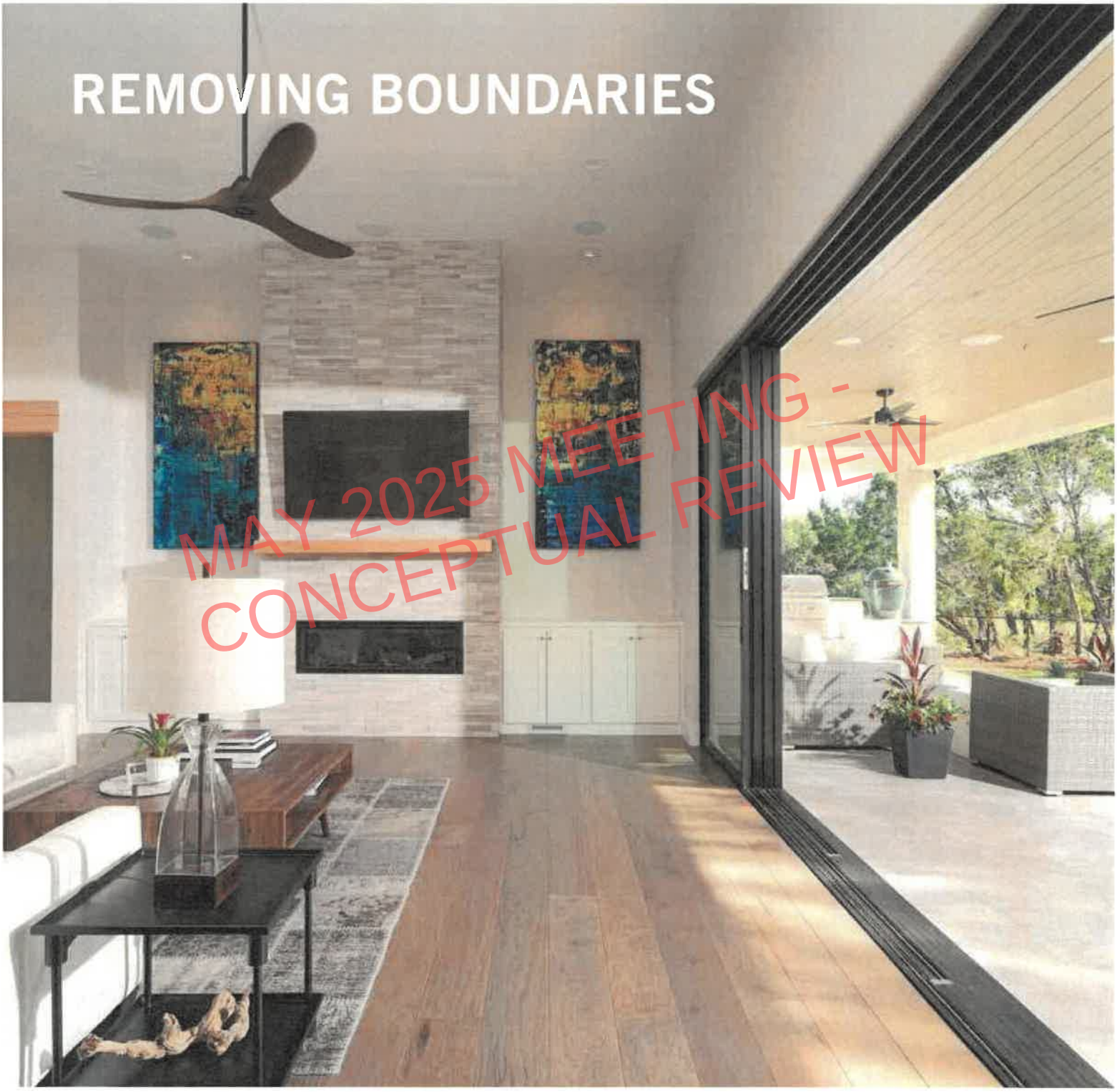


Simulated Divided Light with Removable Interior Grilles
Permanent exterior
Removable interior

Profiles & Widths

Grilles are available in four standard widths: ¾", ⅞", 1 ⅛" and 1 ½".

Andersen. ARCHITECTURAL COLLECTION | BIG DOORS



MAY 2025 MEETING - CONCEPTUAL REVIEW

2019-20 PRODUCT GUIDE FOR PROFESSIONALS – MULTIGLIDE™ & FOLDING OUTSWING DOORS

MULTIGLIDE™ DOORS

FEATURES

MultiGlide doors are available as an expansive wall of glass or as a pass-through window for outdoor entertaining areas. They're available in stacking and pocketing configurations with one-directional or two-directional panel operation and built to fit openings between 4' 11 ⅛" (1502) and 50' (15240) wide and between 4' (1219) and 10' (3048) tall.* Custom sizes available in ⅛" (3) increments.

Frame

Ⓐ The frame is made of 6063-T6 extruded aluminum. Pultruded thermally controlled frame option for increased performance is available for clad wood panels only.

Ⓑ Continuous weatherstrip is designed to provide an effective air and water barrier, while enabling smooth operation.

Ⓒ Frames paired with aluminum panels are available in eight popular options, including two anodized finishes. For doors with clad wood panels, interior jambs are available in wood species and finishes to match the panels. Standard exterior finish meets AAMA 2604. An optional finish that meets AAMA 2605 is available.

Built-in Jacking Screws



Built-in jacking screws make installation easier. Jacking screws positioned within side and head jambs serve as built-in shims enabling fine adjustments during installation. Precision adjustments enable frame and panels to interact as designed during initial installation and throughout the life of the product for smooth operation.

Sill

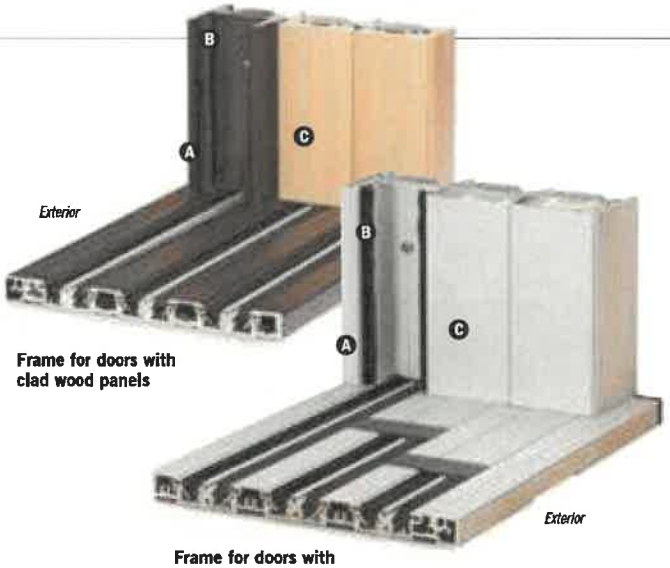
Two sill types are available: flush sill and on-floor drainage sill. Both sills are made of heavy-duty extruded 6005-T5 aluminum providing strength and rigidity.

Flush Sill

Flush sill is designed to project only 3⁄16" (5) above the finished floor, creating a seamless transition from inside to outside. Finish is clear anodized. Flush sill is not tested for water performance.



Material between rails shown to represent flooring



Frame for doors with clad wood panels

Frame for doors with aluminum panels

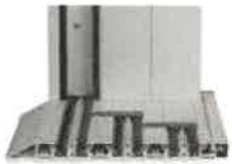
On-Floor Drainage Sill

The on-floor drainage sill is designed with built-in drainage channels, spaced out every 17" (432) to 24" (610) depending on overall width. Available in clear anodized or dark bronze anodized finishes.

Exterior and interior ramps for on-floor drainage sill are designed to assist in complying with sliding door threshold height requirements where mandated by the Federal Fair Housing Act (FFHA), Americans with Disabilities Act (ADA), and state and local building codes depending on final installation.** See page 15 for threshold and ramp options. Interior ramp cannot be used with optional raised threshold.

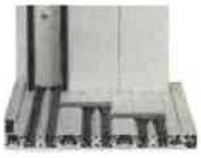


Exterior Ramp



Interior Ramp

An optional raised threshold for on-floor drainage sill enhances performance to PG30 rating on select sizes.†



Raised Threshold

Panels

For added design flexibility, contemporary panels are available in a sleek, aluminum option or an aluminum-clad wood option for warmth on the inside. Contemporary aluminum panels feature 2 ¾" (70) stiles and rails. Contemporary clad wood panels feature 2 ¾" (70) lock jamb stiles and rails with reinforcements at interlocks.

Traditional panels are available in aluminum-clad wood. Traditional clad wood panels feature 4 11⁄16" (119) stiles and top rail with 4 11⁄16" (119), 8" (203) or 12" (305) bottom rail heights.

Thermally controlled units use aluminum-clad wood panels. Panel widths can be 28" (711) to 60" (1524).



Contemporary Panel
2¾" rails and stiles



Traditional Panel
8" bottom rail shown, 4 11⁄16" and 12" bottom rail also available

Glass

Panels are silicone bed glazed and finished with an interior stop. Ovolo (colonial) or contemporary glass stops are available on clad wood panels. Contemporary glass stops are used on aluminum panels.

Glass spacer bars are available in stainless steel or optional black.

High-Performance glass options include:

Dual-pane:
- Low-E4® tempered glass
- Low-E4 HeatLock® tempered glass
- Low-E4 Sun tempered glass
- Low-E4 SmartSun™ tempered glass
- Low-E4 SmartSun HeatLock tempered glass
- Low-E4 PassiveSun® tempered glass

Triple-pane for greater energy performance:
- Low-E4 tempered glass
- Low-E4 Enhanced tempered glass
- Low-E4 SmartSun tempered glass
- Low-E4 SmartSun Enhanced tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Hardware

Roller Wheels



Continuously adjustable synthetic roller wheels with stainless steel sealed ball-bearings provide smooth, quiet operation. Cycle tested 25,000 times for proven operation, the 1 5⁄8" (41) contoured rollers perfectly match the track to reduce lateral vibrations and increase ease of operation.

MAY BE SUBJECT TO MEETING CONSTRUCTABILITY REVIEW

* Opening dimensions are rough openings.

** Information about mandatory requirements for door threshold heights and other applicable accessibility requirements for doors under the FFHA and ADA can be found by visiting http://www.fairhousingfirst.org and http://www.ada.gov.

† 191" (4851) x 95.5" (2426) MultiGlide door tested to Class LC-PG30. Specifiers and design professionals should also consult state and local building codes applicable to the building for any additional accessibility requirements.

Dimensions in parentheses are in millimeters.

MULTIGLIDE™ DOORS

ALUMINUM-CLAD WOOD DOOR EXTERIOR

Colony White | White | Abalone | Balsa White | Canvas | Maple Syrup | Harvest Gold | Prairie Grass | Flagstone | Sandtone | Pebble Tan | Carmel | Terratone | Hot Chocolate

Bourbon | Acorn | Coffee Bean | Cocoa Bean | Sierra Bronze | Dark Bronze | Clay Canyon | Red Rock | Cardinal | Bing Cherry | Fire Engine Red | Cinnamon Toast | Olive | Sage

Billiard Green | Moss | Forest Green | Mallard Green | Spearmint | Aquamarine | Patina | Sky Blue | Country Blue | Blue Denim | Watercolor Blue | Caribbean Blue | Slate | Moody Blue

Stormy Blue | Dove Gray | Harbor Mist | Yorktown Pewter | Smokey Gray | Mystic Gray | Dark Ash | Black

ANODIZED FINISH OPTIONS

Clear Anodized | Champagne | Light Bronze | Medium Bronze | Copper | Dark Bronze | Black

MAY 2025 MEETING - CONCEPTUAL REVIEW

INTERIOR

WOOD SPECIES

Pine | Maple | Oak | Alder | Cherry | Mahogany* | Hickory | Walnut | Mixed Grain Douglas Fir | Vertical Grain Douglas Fir

Naturally occurring variations in grain, color and texture of wood make each door one of a kind. All wood interiors are unfinished unless a painted option is specified.

FACTORY-FINISHED INTERIORS

Clear Coat | Wheat | Autumn Oak | Golden Hickory | Honey | Cinnamon | Russet | Mocha | Espresso

PAINTED OPTIONS *Available on pine.*

White | Birch Bark | Primed (for paint) | Canvas | Prairie Grass | Sandtone | Terratone | Cocoa Bean | Dark Bronze** | Red Rock | Forest Green | Dove Gray | Black** | Anodized Silver†

ALUMINUM DOOR EXTERIOR & INTERIOR

White | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Black | Clear Anodized | Dark Bronze Anodized

* Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

** Dark bronze and black also available on maple.

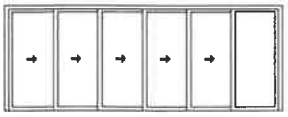
† Anodized silver available on maple only.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

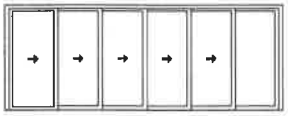
MULTIGLIDE™ DOORS

INTERIOR OR EXTERIOR STACKING DOOR WITH ONE-DIRECTION PANEL OPERATION

Configurations



Interior Stacking One-Directional (R)



Exterior Stacking One-Directional (R)

Choose interior or exterior† stacking door with one-direction (left or right) panel operation as viewed from the exterior. Number of panels and width dimensions vary based on panel style and configuration. Flush sill and contemporary panels shown above. On-floor drainage sill and/or traditional panels also available. Details shown on page 15 and pages 19-21.

JAMB DEPTHS*

Number of Panels & Handing	Without Insect Screen	Single-Panel Insect Screen**	Multi-Panel Insect Screen**
2-Panel, **S1L/1RS**	5 3/8" (137)	7 7/8" (200)	7 7/8" (200)
3-Panel, **S2L/2RS**	7 7/8" (200)	10 3/8" (264)	1'-0 7/8" (327)
4-Panel, **S3L/3RS**	10 3/8" (264)	1'-0 7/8" (327)	1'-5 7/8" (454)
5-Panel, **S4L/4RS**	1'-0 7/8" (327)	1'-3 3/8" (391)	1'-10 7/8" (581)
6-Panel, **S5L/5RS**	1'-3 3/8" (391)	1'-5 7/8" (454)	2'-3 7/8" (708)

*On-floor drainage sill extends 3/4" (19) to the exterior, optional exterior ramp extends 2 1/16" (52) to the exterior and optional interior sill ramp extends 1 3/8" (35) to the interior.
**Single-panel insect screen is not available for interior stacking doors. Multi-panel insect screen is not available for exterior stacking doors.

CUSTOM WIDTHS (rough opening dimensions provided)

CONTEMPORARY PANELS

Number of Panels & Handing	Rough Opening Minimum to Maximum
2-Panel, **S1L/1RS**	4'-11 1/8" (1502) to 10'-2 1/2" (3112)
3-Panel, **S2L/2RS**	7'-0 7/8" (2156) to 14'-11 3/4" (4566)
4-Panel, **S3L/3RS**	9'-2 3/4" (2813) to 19'-9" (6020)
5-Panel, **S4L/4RS**	11'-4 1/2" (3467) to 24'-6 1/4" (7474)
6-Panel, **S5L/5RS**	13'-6 3/8" (4124) to 29'-3 1/2" (8928)

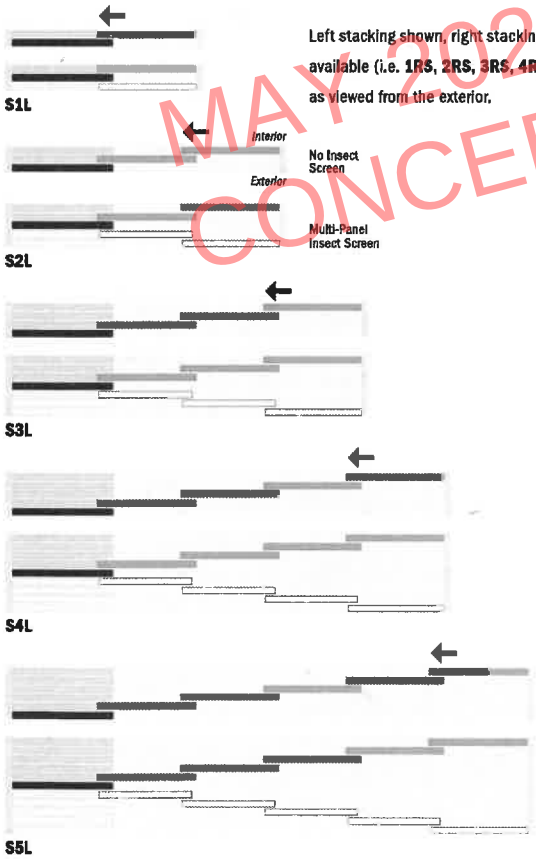
TRADITIONAL PANELS

Number of Panels & Handing	Rough Opening Minimum to Maximum
2-Panel, **S1L/1RS**	4'-9" (1448) to 10'-0 7/8" (3070)
3-Panel, **S2L/2RS**	6'-8 5/8" (2048) to 14'-8 1/2" (4483)
4-Panel, **S3L/3RS**	8'-8 1/4" (2648) to 19'-4 1/8" (5896)
5-Panel, **S4L/4RS**	10'-7 7/8" (3248) to 23'-11 3/4" (7309)
6-Panel, **S5L/5RS**	12'-7 5/8" (3851) to 28'-7 1/2" (8725)

• Shim space between unit dimension and rough opening is 1/2" (13) on each side.
• For detailed sizing information, visit andersenwindows.com/multiglide or contact your Andersen supplier.

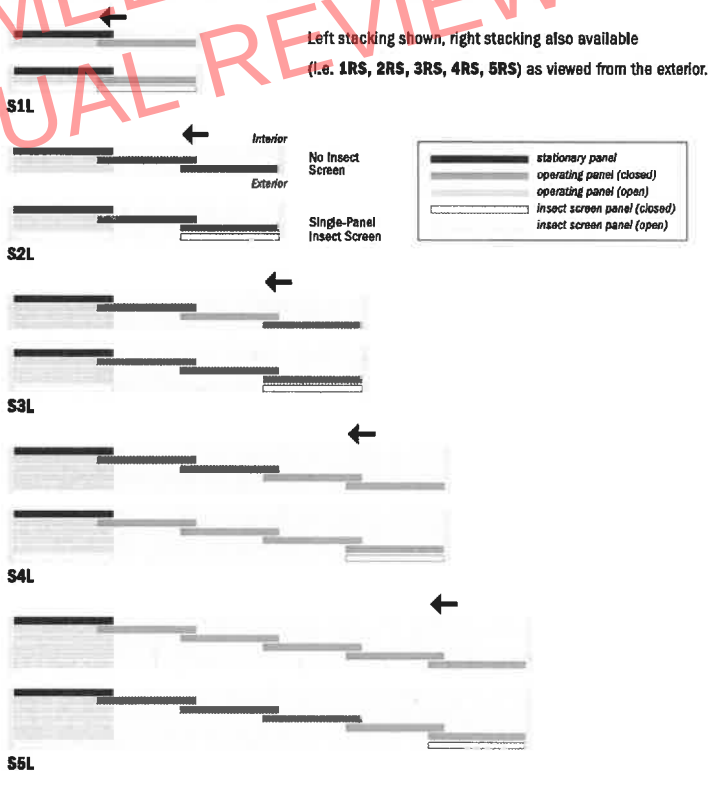
INTERIOR STACKING DOORS WITH ONE-DIRECTION PANEL OPERATION

Left stacking shown, right stacking also available (i.e. **1RS, 2RS, 3RS, 4RS, 5RS**) as viewed from the exterior.



EXTERIOR STACKING† DOORS WITH ONE-DIRECTION PANEL OPERATION

Left stacking shown, right stacking also available (i.e. **1RS, 2RS, 3RS, 4RS, 5RS**) as viewed from the exterior.



MAY 2025 MEETING
CONCEPTUAL REVIEW

• Dimensions in parentheses are in millimeters.
†Exterior stacking option allows for the use of only one exterior insect screen on a multi-panel door, reducing jamb depth. Not tested for water performance.

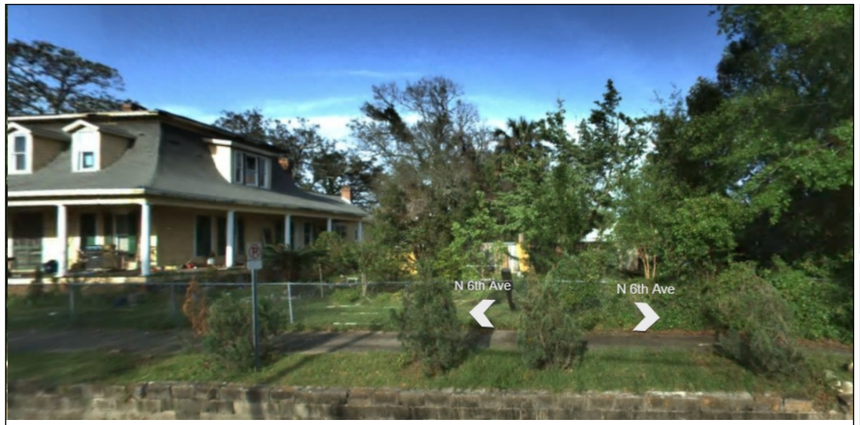




aDoor Properties

520 N. 6th Avenue

Pensacola, Florida 32501



MAY 2025 MEETING -
CONCEPTUAL REVIEW

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SHEET 3 OF 8:	FRONT ELEVATION
SHEET 4 OF 8:	REAR ELEVATION
SHEET 5 OF 8:	LEFT ELEVATION
SHEET 6 OF 8:	RIGHT ELEVATION
SHEET 7 OF 8:	FLOOR PLAN - 1st
SHEET 8 OF 8:	FLOOR PLAN - 2nd

*** RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL MATERIALS, FINISHES, AND COLORS PER HOMEOWNER. CONTRACTOR MUST VERIFY W/ HOMEOWNER. ***

SQUARE FOOTAGE

PRIMARY STRUCTURE
First Floor Heated & Cooled - 2,018
First Floor Front Porch - 177
First Floor Back Porch - 135
Second Floor Heated & Cooled - 1,038
Second Floor Storage (Non-Conditioned) - 372

Total Heated & Cooled - 3,056
Total Under Roof w/out Storage - 3,368
Total Under Roof w/ Storage - 3,740

ACCESSORY STRUCTURE
Garage - 331
Covered Breezeway - 36

Total Under Roof - 367

TOTAL COMBINED STRUCTURES
Total Heated & Cooled - 3,056
Total Under Roof w/out Storage - 3,735
Total Under Roof w/ Storage - 4,107

ACCESSORY REQ.

REAR YARD COVERAGE (25% RULE)
Allowable Square Footage - 206.25
Actual Square Footage (within Rear Yard) - 202
Actual Square Footage (within Primary Setbacks) - 165

ACCESSORY TO PRIMARY RATIO (60% RULE)
Allowable Square Footage - Max 1,500
Actual Square Footage - 367

ACCESSORY SETBACKS
Rear Yard - 3' (Max Height of 15')
Side Yard (within Primary Setbacks) - 5' (Max Height of 15')

MATERIALS FINISHES & COLORS

(FINAL MATERIALS, FINISHES & COLORS TO BE CONFIRMED BY CONTRACTOR)



PAINTED BRICK AND HARDI-BOARD LAP SIDING
- Benjamin Moore White Heron (or equivalent)



STAINED CEDAR SHAKE SIDING
MFGR. To Be Determined - New Cedar Stain



STANDING SEAM METAL ROOF
MFGR To Be Determined - Gray



DIMENSIONAL SHINGLES
GAF Timberline - Pewter or Equivalent

PROJECT INFORMATION

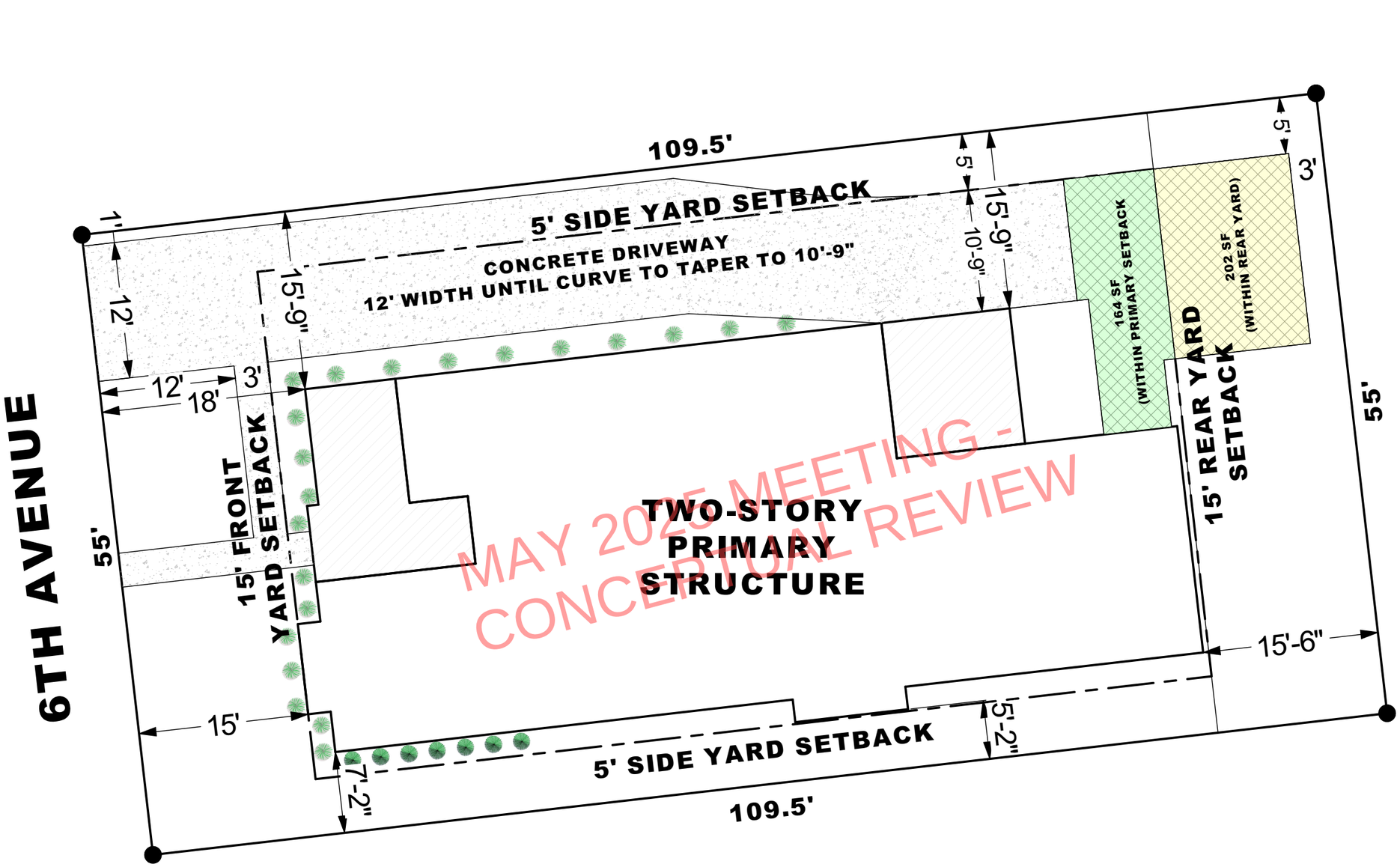
DESCRIPTIONS:

NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	04/14/2025
SCALE:	-
SHEET:	1 OF 8



MAY 2025 MEETING -
CONCEPTUAL REVIEW

PROPOSED SITE PLAN

Scale: 1" = 10'-0"

PROJECT INFORMATION
DESCRIPTIONS:
NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	04/14/2025
SCALE:	-
SHEET:	2 OF 8

EXTERIOR WINDOWS & DOORS

(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)

Anderson A Series Windows
- White in Color
- Simulated Divided Lites w/ Internal Shadows
- 4.5" Flat Exterior Trim Profile
- Exterior Muntin

Anderson 181 Series Entry Doors
- Walnut in Color
- Colonial 4 Panel 7/8" Grilles
- 4.5" Flat Exterior Trim Profile

Anderson Multi-Glide Sliding Door
- White in Color
- 4.5" Flat Exterior Trim Profile

PORCH FINISHES

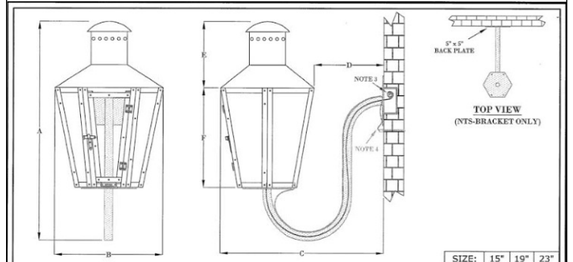
(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)

Approved Brick Paver Overlay Finish at Porch.
- Final color to be white to match finished brick or light gray in color.



EXTERIOR LIGHTING

(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)



NOTES:
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS ½"
3. ELECTRIC LIGHTS SUPPLIED WITH 10/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH ⅜" COPPER GAS LINE AND ½" x ¼" GAS LINE ADAPTOR

SIZE:	15"	19"	23"
A:	21 ⅞"	25 ¼"	29"
B:	10 ⅜"	14"	17"
C:	16 ¼"	18 ⅜"	20 ½"
D:	7"	5 ⅜"	3 ½"
E:	6 ⅜"	8"	8 ⅛"
F:	10"	12 ½"	14 ⅛"

BEVOLO GAS & ELECTRIC LIGHTS		DRW BY:	JJG
LIGHT:	RAULT	APP. BY:	MAJ
BRACKET:	GOOSENECK (STANDARD BRACKET)	REVISION:	2
		DATE:	8-5-10

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MAY 2025 MEETING
CONCEPTUAL REVIEW

PROPOSED FRONT ELEVATION

Scale: 1/8" = 1'-0"

PROJECT INFORMATION
DESCRIPTIONS:
NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	04/14/2025
SCALE:	-
SHEET:	3 OF 8



MAY 2025 MEETING -
CONCEPTUAL REVIEW

PROPOSED REAR ELEVATION

Scale: 1/8" = 1'-0"

PROJECT INFORMATION

DESCRIPTIONS:

NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	04/14/2025
SCALE:	-
SHEET:	4 OF 8



MAY 2025 MEETING -
CONCEPTUAL REVIEW

PROPOSED LEFT ELEVATION

Scale: 1/8" = 1'-0"

PROJECT INFORMATION
DESCRIPTIONS:
NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	04/14/2025
SCALE:	-
SHEET:	5 OF 8



PROPOSED RIGHT ELEVATION

Scale: 1/8" = 1'-0"

PROJECT INFORMATION

DESCRIPTIONS:

NAME: aDoor Properties New Construction

PROJECT SCOPE

NEW HOME

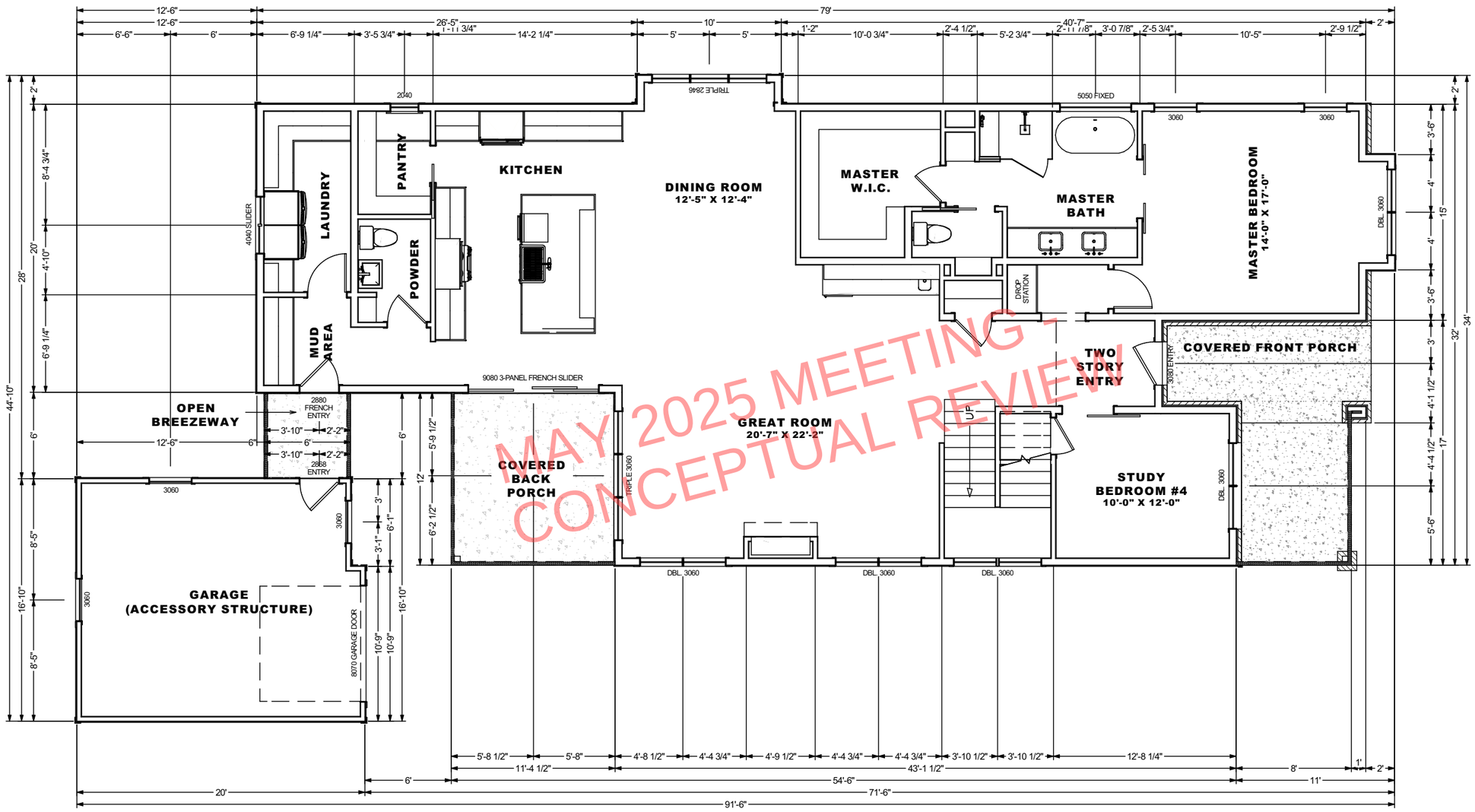
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL

Home Design Services

Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	04/14/2025
SCALE:	-
SHEET:	6 OF 8



MAY 2025 MEETING -
CONCEPTUAL REVIEW

PROPOSED FLOOR PLAN - 1st FLOOR

Scale: 1/8" = 1'-0"

PROJECT INFORMATION

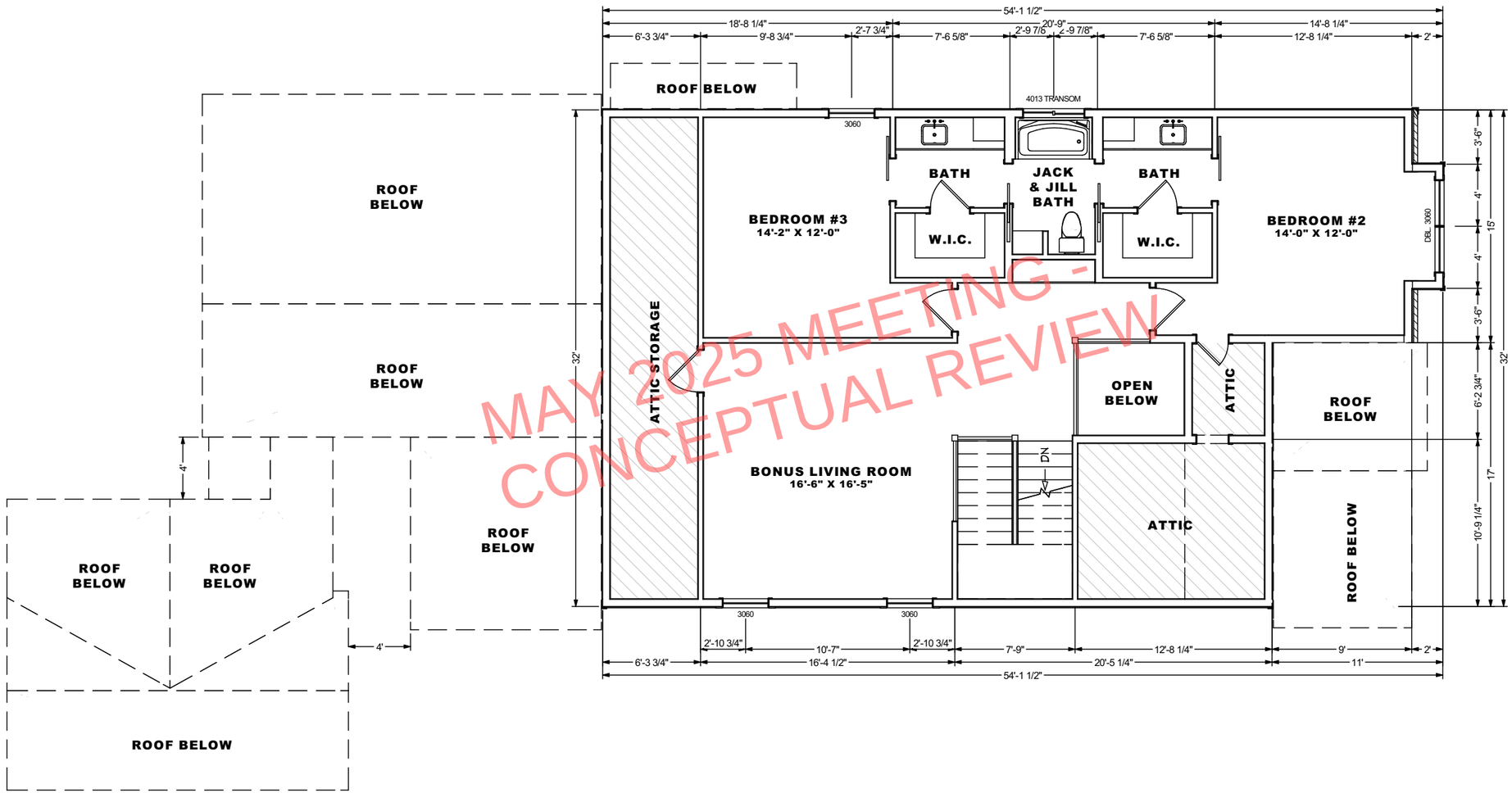
DESCRIPTIONS:

NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	04/14/2025
SCALE:	-
SHEET:	7 OF 8



MAY 2025 MEETING - CONCEPTUAL REVIEW

PROPOSED FLOOR PLAN - 2nd FLOOR

Scale: 1/8" = 1'-0"

PROJECT INFORMATION

DESCRIPTIONS:

NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	04/14/2025
SCALE:	-
SHEET:	8 OF 8

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

Architectural Review Board Application
Full Board Review

Application Date: 06/05/2021

***Project Address*:** **520 N. 6th Avenue, Pensacola FL. 32501**

Applicant: Tim Daniel

Applicant's Address: 1721 Amanda Lane, Cantonment FL. 32533

Email: *timdanieljr83@gmail.com* Phone: 850-417-5332

Property Owner: aDoor Properites
(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 seven (7) 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. Plans were previously on the agenda for the May 15th meeting for Conceptual Review, which was approved by a vote of 6-0. The board suggested simplifying the materials / textures of the building envelope and raising the finished floor elevation to 18-inches above finished grade. As per the suggestion of the board, we have raised the finished floor elevation of the home to 18-inches above finished grade. We've also simplified the materials / textures of the home by going with a painted brick skirt around the perimeter that will extend from the footing to finished floor elevation (18-inches above finished grade), capped by a painted brick roll lock. The remaining envelope of the home will consist of 5.25 hardi-board lap siding with the cedar shake siding accent on the face of the garage and the full two-story bump out on the right side of the front elevation. These areas are well documented on the plans elevations. As for the home itself, it will consist of a stem wall foundation (finished slab elevation of 18-inches above grade), 2x6 wood frame construction with engineered roof & floor trusses. The home will be 4 bedrooms and 2-1/2 baths with a total of 3,056 square feet of conditioned space.

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

6/5/2025
Date

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



aDoor Properties

520 N. 6th Avenue

Pensacola, Florida 32501



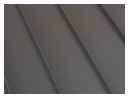


MATERIALS FINISHES & COLORS

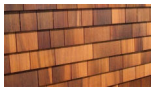
(FINAL MATERIALS, FINISHES & COLORS TO BE CONFIRMED BY CONTRACTOR)



BENJAMIN MOORE
Color - White Heron or Equivalent
Painted Hardi-Board Siding & Trim
Painted Brick



GULF SNAP
Snap 24ga Standing Seam Metal Roof
Black or Gray In Color
(FL33818.09-R5)



IMPERIAL SHAKE
Cedar Shake Siding
Stain TBD
(FL14997.1-R3)



GAF
Timberline Natural Shadow Shingles
(FL39780.1-R2 Approval Number)

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SHEET 4 OF 8:	REAR ELEVATION
SHEET 5 OF 8:	LEFT ELEVATION
SHEET 6 OF 8:	RIGHT ELEVATION
SHEET 7 OF 8:	FLOOR PLAN - 1st
SHEET 8 OF 8:	FLOOR PLAN - 2nd

*** RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL MATERIALS, FINISHES, AND COLORS PER HOMEOWNER. CONTRACTOR MUST VERIFY W/ HOMEOWNER. ***

SQUARE FOOTAGE

PRIMARY STRUCTURE
First Floor Heated & Cooled - 2,018
First Floor Front Porch - 177
First Floor Back Porch - 135
Second Floor Heated & Cooled - 1,038
Second Floor Storage (Non-Conditioned) - 372

Total Heated & Cooled - 3,056
Total Under Roof w/out Storage - 3,368
Total Under Roof w/ Storage - 3,740

ACCESSORY STRUCTURE
Garage - 331
Covered Breezeway - 36

Total Under Roof - 367

TOTAL COMBINED STRUCTURES
Total Heated & Cooled - 3,056
Total Under Roof w/out Storage - 3,735
Total Under Roof w/ Storage - 4,107

ACCESSORY REQ.

REAR YARD COVERAGE (25% RULE)
Allowable Square Footage - 206.25
Actual Square Footage (within Rear Yard) - 202
Actual Square Footage (within Primary Setbacks) - 165

ACCESSORY TO PRIMARY RATIO (60% RULE)
Allowable Square Footage - Max 1,500
Actual Square Footage - 367

ACCESSORY SETBACKS
Rear Yard - 3' (Max Height of 15')
Side Yard (within Primary Setbacks) - 5' (Max Height of 15')

FINAL REVIEW

PROJECT INFORMATION
DESCRIPTION:
NAME: aDoor Properties New Construction

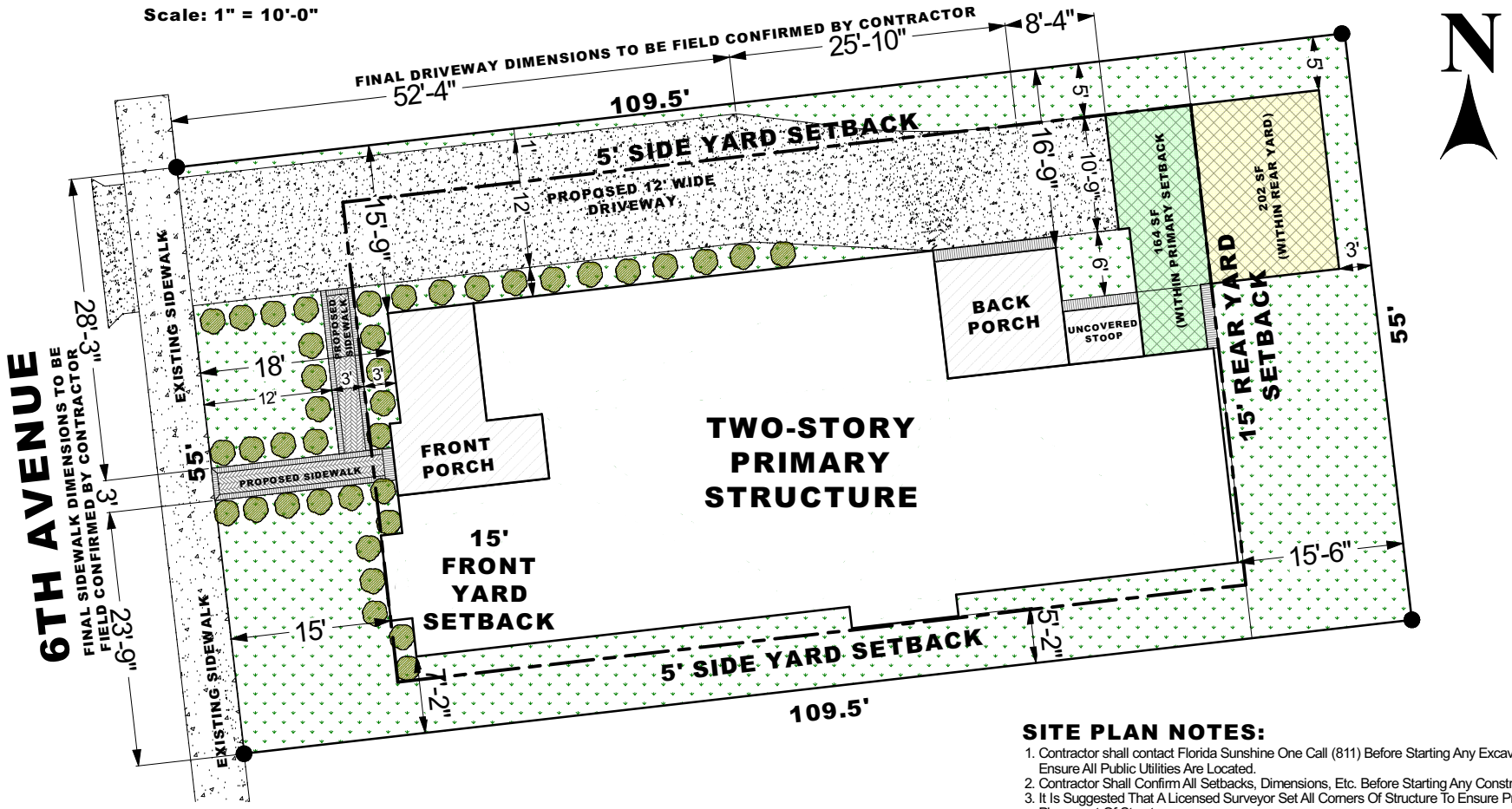
PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	1 OF 8

PROPOSED SITE PLAN

Scale: 1" = 10'-0"



SITE PLAN NOTES:

1. Contractor shall contact Florida Sunshine One Call (811) Before Starting Any Excavations To Ensure All Public Utilities Are Located.
2. Contractor Shall Confirm All Setbacks, Dimensions, Etc. Before Starting Any Construction.
3. It Is Suggested That A Licensed Surveyor Set All Corners Of Structure To Ensure Proper Placement Of Structure.

PROPOSED DRIVEWAY

Final Ribbon Driveway Per Landscaper / Contractor



Driveway Shall Have A Broom Finish Interior w/ 4-inch Smooth Trowel Finish Border Along Perimeter & Saw-Cuts. Concrete Shall Be Natural In Color - Gray

PROPOSED SIDEWALK

Final Design Per Landscaper / Contractor

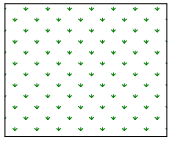
45 Degree Herringbone Pattern w/ Soldier Course Border. Brick Pavers To Be Gray In Color. Final Color & Layout To Be Confirmed By Contractor w/ Landscaper.



PROPOSED LANDSCAPING

Final Design Per Landscaper

St. Augustinegrass OR Zoysiagrass SOD / SEED THROUGHOUT. FINAL INSTALL PER LANDSCAPER



Variegated Liriope (Monkey Blue Grass) BORDER SIDEWALK(S) & DRIVEWAY SPACING 3-FEET O.C. OR PER LANDSCAPER



FINAL REVIEW

PROJECT INFORMATION
DESCRIPTION:
NAME: 3Short Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

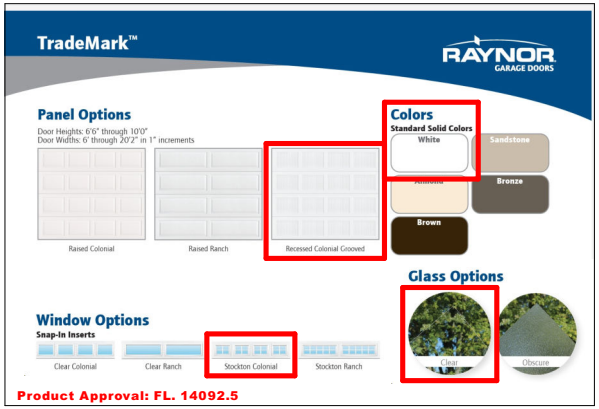
TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

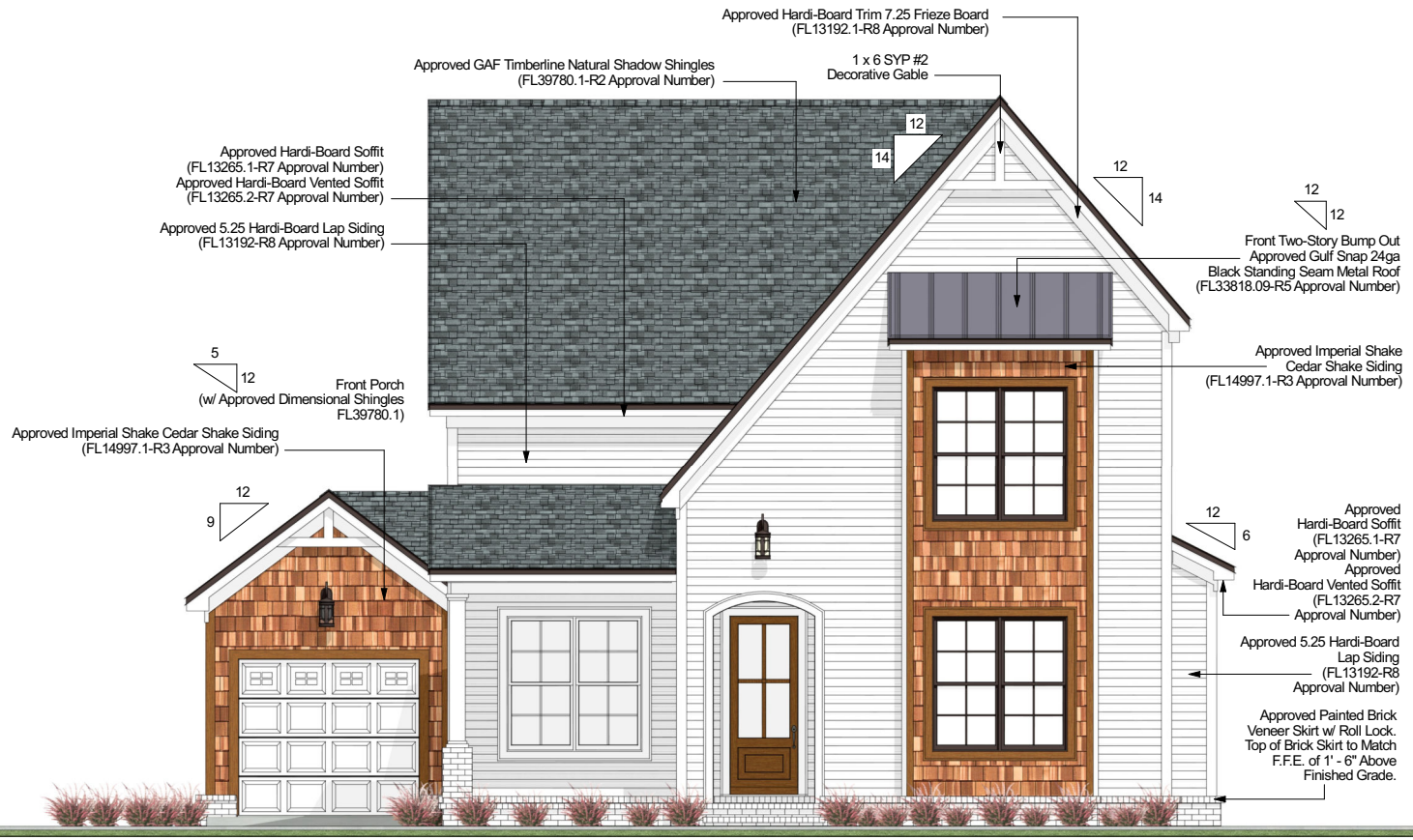
DATE:	06/04/2025
SCALE:	-
SHEET:	2 OF 8

PROPOSED FRONT ELEVATION

Scale: 3/16" = 1'-0"







FINAL REVIEW

PROJECT INFORMATION
DESCRIPTION:
NAME: abbott Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	3 OF 8

PORCH FINISHES

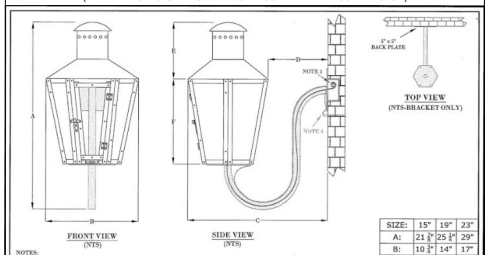
(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)

Approved Brick Paver Overlay Finish at Porch.
- Final color to be white to match finished brick or light gray in color.



EXTERIOR LIGHTING

(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)



NOTES:
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 102 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/8" COPPER GAS LINE AND 3/8" x 1/4" GAS LINE ADAPTOR

SIZE:	15"	19"	23"
A:	21 7/8"	25 1/4"	29"
B:	10 3/4"	14"	17"
C:	16 1/4"	18 3/8"	20 1/2"
D:	7"	5 3/8"	3 1/2"
E:	6 5/8"	8"	8 7/8"
F:	10"	12 1/4"	14 7/8"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	RAULT	DATE:	APP. BY:	MAJ
BRACKET:	GOOSENECK (STANDARD BRACKET)	8-5-10	REVISION:	2

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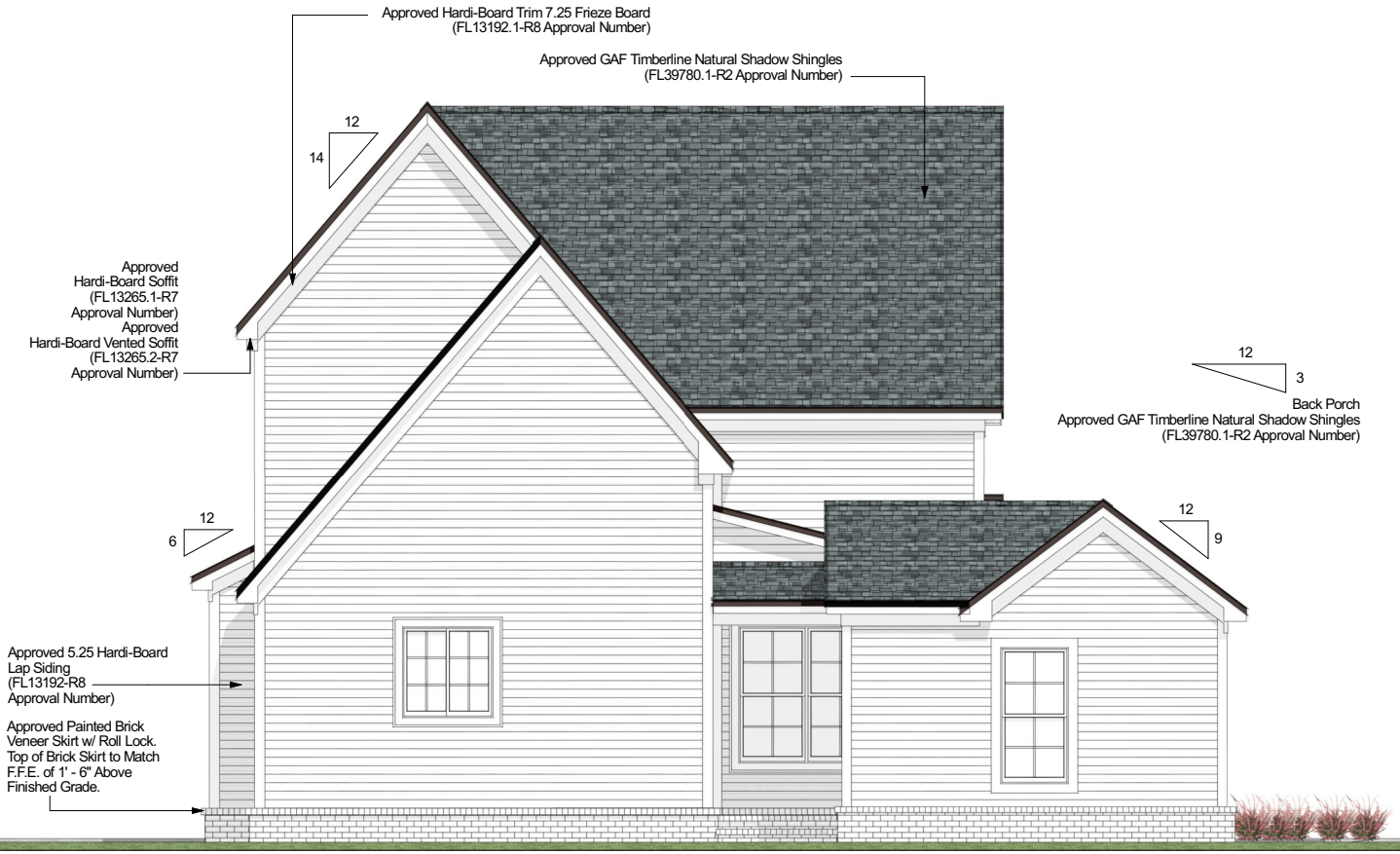
PROPOSED REAR ELEVATION

Scale: 3/16" = 1'-0"



FINAL REVIEW

PROJECT INFORMATION

DESCRIPTION:
NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	4 OF 8

Andersen ARCHITECTURAL COLLECTION

A-SERIES WINDOWS & DOORS



Double-Hung Windows

Interior Finishes & Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.

Clear Coat, Honey, Cinnamon, Russet, Mocha, Espresso, White, Birch Bark, Primed (for paint), Canvas, Sandtone, Dark Bronze, Black

EXTERIOR COLORS

White, Canvas, Dove Gray, Sandtone, Prairie Grass, Red Rock, Forest Green, Black, Dark Bronze, Cocoa Bean, Terratone

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.

Full Divided Light with Energy Spacer

Full divided light with a narrow spacer bar that provides a 3 mm gap around the spacer to minimize transfer of heat and cold to the interior glass surface, improving overall thermal performance.

Permanent exterior and permanent interior with spacer

Permanent exterior and permanent interior with energy spacer

HARDWARE STYLES & FINISHES

Lock & Keeper, Hand Lift, Bar Lift, Finger Lift

Antique Brass, Black, Bright Brass, Gold Dust, Oil Rubbed Bronze, Polished Chrome, Brushed Chrome, Distressed Bronze, Distressed Nickel, Satin Nickel, Stone, White

Grille widths

	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/2"	2-1/4"	3-1/2"
A-Series Doors	x	x	x		x		x	x

Traditional grille styles

Chamfer, Finelight™ Contoured, Ovolo

Brick mould

Exterior Trim Profile

AT BRICK TWO-STORY BUMP OUT

4.5" Flat w/ Extended Top

Exterior Trim Profile



PROPOSED LEFT ELEVATION

Scale: 1/8" = 1'-0"

FINAL REVIEW

PROJECT INFORMATION

DESCRIPTIONS:

NAME: aDoor Properties New Construction

PROJECT SCOPE

NEW HOME

520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL

Home Design Services

Email: timdanieljr83@gmail.com

Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	5 OF 8

Andersen ARCHITECTURAL COLLECTION | A-SERIES WINDOWS & DOORS

PATIO DOORS | GLIDING PATIO DOORS

Interior Finishes & Painted Options *Shown on Pine. Available on Pine, Maple and Oak only.*

Clear Coat, Honey, Cinnamon, Russet, Mocha, Espresso, White, Birch Bark, Primed (for paint), Canvas, Sandtone, Dark Bronze, Black

EXTERIOR COLORS

White, Canvas, Dove Gray, Sandtone, Prairie Grass, Red Rock, Forest Green, Black, Dark Bronze, Cocoa Bean, Terratone

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.

Full Divided Light with Energy Spacer

Full divided light with a narrow spacer bar that provides a 3 mm gap around the spacer to minimize transfer of heat and cold to the interior glass surface, improving overall thermal performance.

Permanent exterior and permanent interior with spacer

Permanent exterior and permanent interior with energy spacer

HARDWARE Sold Separately

YUMA® Distressed Bronze, **Distressed Nickel**

ENCINO® **Distressed Bronze**, Distressed Nickel

NEWBURY® **Antique Brass**, Bright Brass, Oil Rubbed Bronze, Satin Nickel

ANVERS® Bright Brass, Oil Rubbed Bronze, **Satin Nickel**

ALBANY Black, **Stone**, White

TRIBECA® Black, Stone, **White**

Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass, Black, Bright Brass, Distressed Bronze, Distressed Nickel, Oil Rubbed Bronze, Satin Nickel, Stone, White

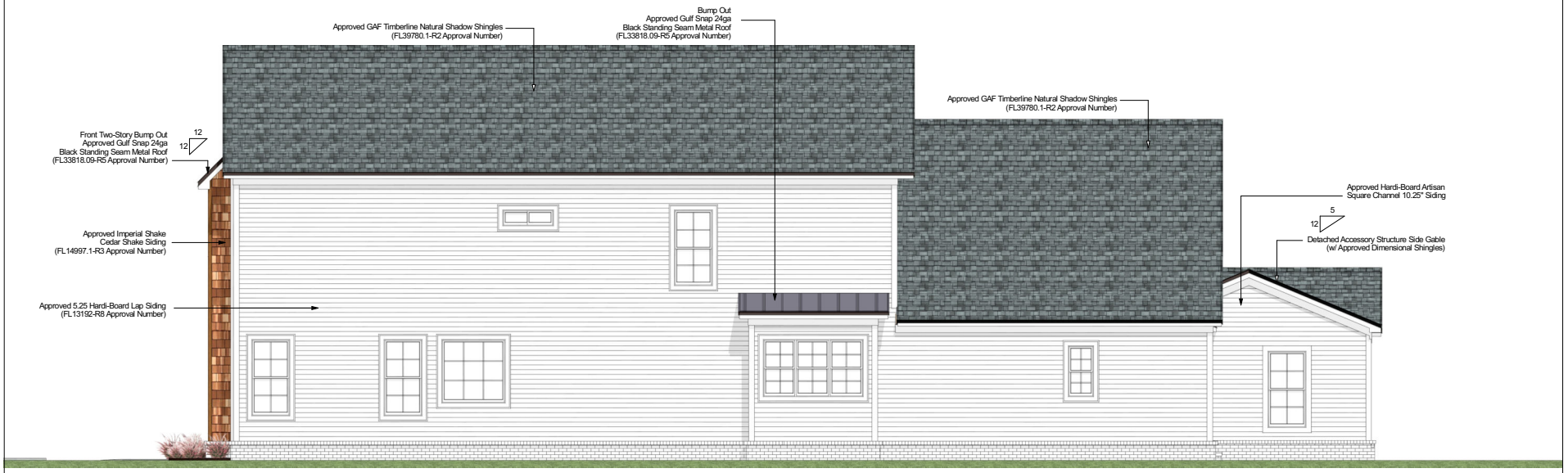
Traditional grille styles

Chamfer, Finelight™ Contoured, Ovolo

4.5" Flat w/ Extended Top **Exterior Trim Profile**

Grille widths

	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/2"	2-1/4"	3-1/2"
A-Series Doors	X	X	X		X		X	X



PROPOSED RIGHT ELEVATION

Scale: 1/8" = 1'-0"

FINAL REVIEW

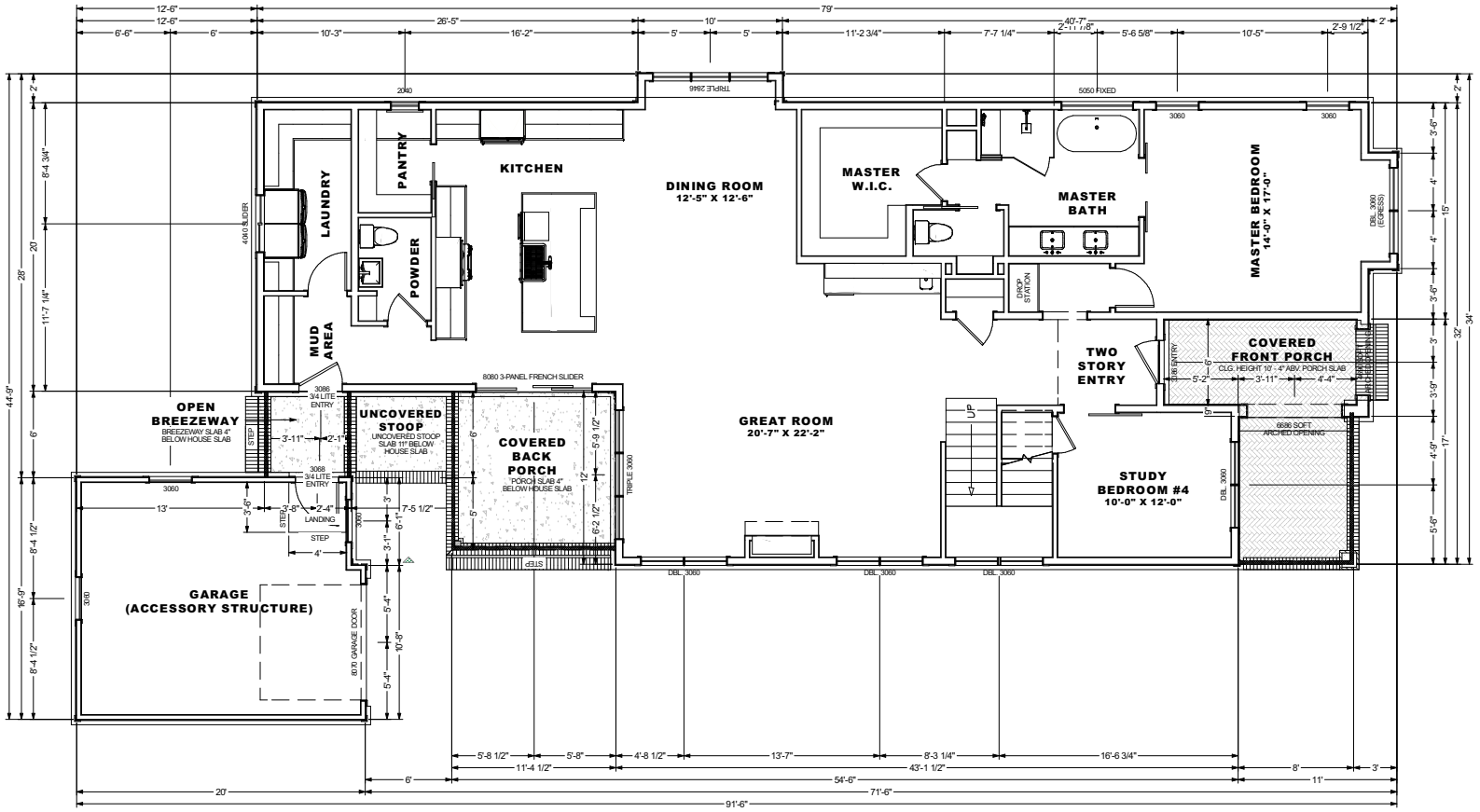
PROJECT INFORMATION

DESCRIPTION: NAME: abbott Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	6 OF 8



PROPOSED FLOOR PLAN - 1st FLOOR

Scale: 1/8" = 1'-0"

FINAL REVIEW

PROJECT INFORMATION

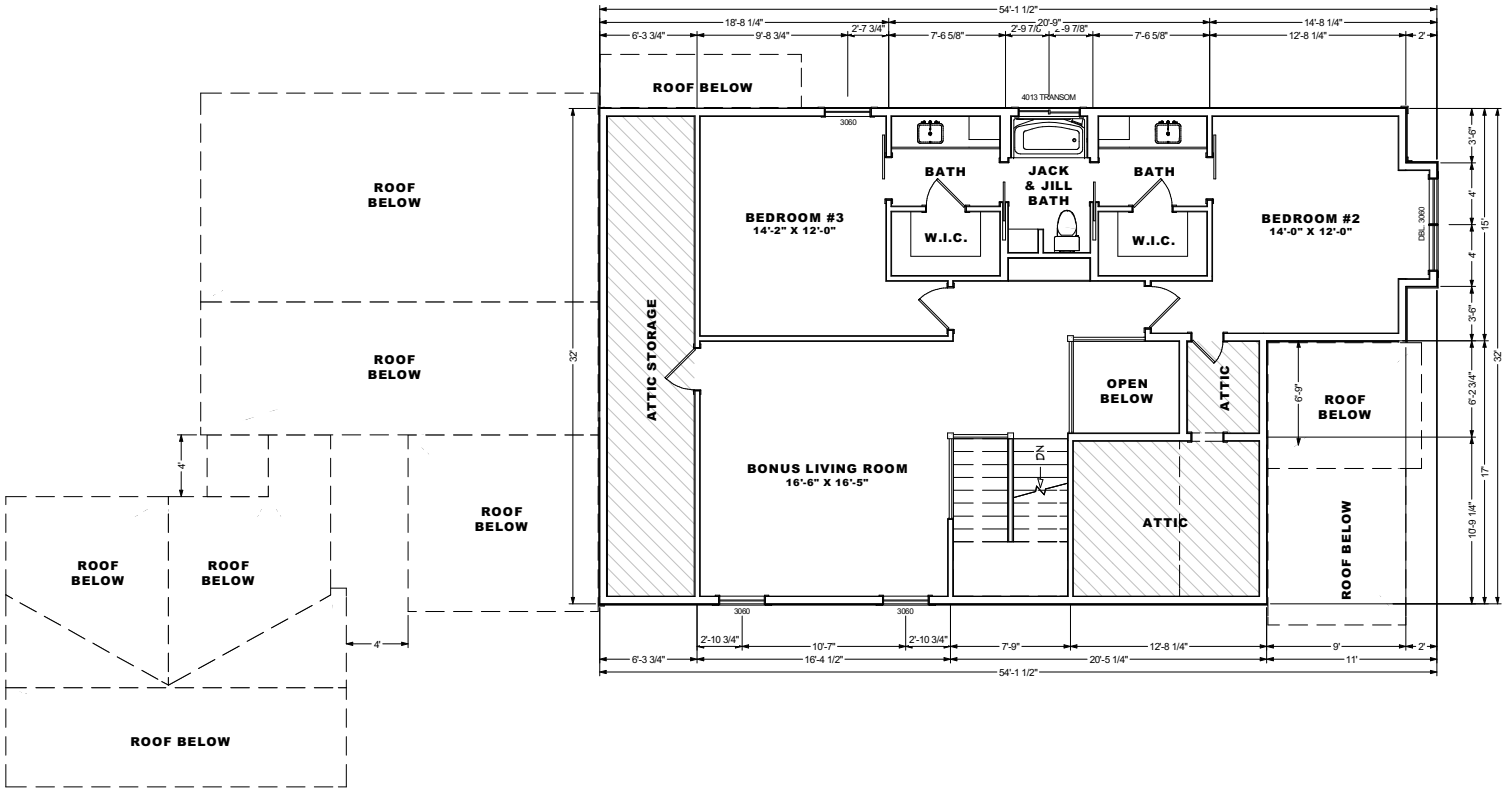
DESCRIPTION:

NAME: Abbott Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	7 OF 8



PROPOSED FLOOR PLAN - 2nd FLOOR

Scale: 1/8" = 1'-0"

FINAL REVIEW

PROJECT INFORMATION
DESCRIPTION:
NAME: 30four Properties New Construction

PROJECT SCOPE
NEW HOME
520 N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	8 OF 8

File #: 25-797 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

600 Blk N. 6th Avenue
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
New Residential Construction

SUMMARY:

Tim Daniel is seeking final review for new residential construction on a vacant lot. The proposed structure has a finished floor elevation of 18" above grade and is two stories with an attic space with a facade composed of brick veneer skirting with Hardie board and batten and shake siding with a dimensional shingle roof and detached accessory garage to match the primary.

Recommended Code Sections:
12-3-10(3)e.3.ii.(b) Old East Hill; Procedure for review of plans; Decisions; Rules governing decisions.
12-3-10(3)h. OEH; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

600 Blk N. 6th Avenue





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

Architectural Review Board Application
Full Board Review

Application Date: 06/05/2021

***Project Address*:** **600 Block N. 6th Avenue, Pensacola FL. 32501**

Applicant: Tim Daniel

Applicant's Address: 1721 Amanda Lane, Cantonment FL. 32533

Email: *timdanieljr83@gmail.com* Phone: 850-417-5332

Property Owner: aDoor Properites
(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 seven (7) 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.

Full Review. The builder had a separate structure (520 N. 6th Avenue) undergo the Conceptual Review on the May agenda. We took the comments on that structure to heart and incorporated them into the 600 Block New Construction Design being submitted under this application. Final finished floor elevation is set to 18-inches above finished grade. This home will have a painted brick skirt from footer to finished floor elevation, capped with a painted brick roll lock. The majority of the exterior will consist of 10-inch hardi-board & batten siding, with the side elevations upper gables and front facing dormer having hardi-board shake siding in a contrasting color. The home is constructed with a stem wall foundation with the slab being 18-inches above finished grade. The home is a two-story with the second floor being constructed within the roof system and utilizing a front facing dormer. The home is a 3 bedroom / 2-1/2 bath with a office off the master bedroom. The home has 1,903 square feet of conditioned space with a total under roof (not including the detached garage) of 2,192 square feet. The home also has a walk-in attic consisting of approximately 222 square feet of non-conditioned space. The home has a detached one-car garage consisting of 240 square feet giving the property a total under roof square footage of 2,432 square feet (not including attic).

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

06/05/2025
Date

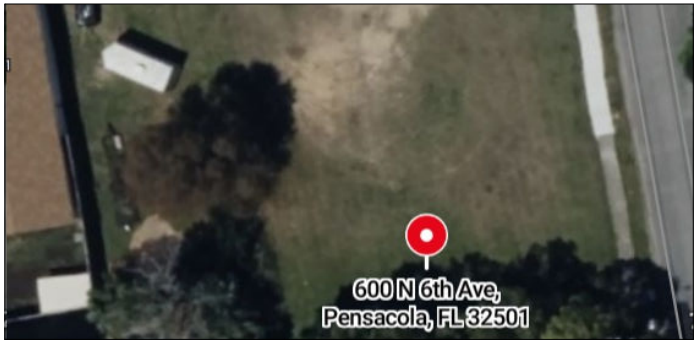
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

aDoor Properties

600 Block 6th Avenue

Pensacola, Florida 32501









- Handrail Height:
  - *Minimum 36" & Maximum 42" Above Porch Finished Slab*

Handrail Material Type:
- *Top & Bottom Rail*
  - *2x6 SYP #2 Painted - Benjamin Moore White Heron*
  - *Bottom Rail 4-inchs Off Finished Slab*
  - *Round Over All Exposed Edges*
- *Intermediate Vertical Support*
  - *Double 2x6 SYP #2 Painted - Benjamin Moore Nocturnal Gray*
  - *Round Over All Exposed Edges*
- *Baluster*
  - *1x1 SYP #2 Pained - Benjamin Moore Nocturnal Gray*
  - *Spacing - 4-inch o.c.*
  - *Round Over All Exposed Edges*
  - *Decorative 1x1 Diamond Center Design - Max Opening: 4-inches*
- *Trim & Intermediate Horizontal Rail*
  - *1x4 SYP #2 Painted - Benjamin Moore Nocturnal Gray*
- *Trim Both Interior & Exterior of Handrail*
- *Round Over All Exposed Edges*

MATERIALS FINISHES & COLORS

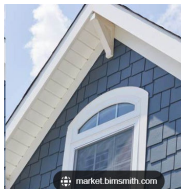
(FINAL MATERIALS, FINISHES & COLORS TO BE CONFIRMED BY CONTRACTOR)



BENJAMIN MOORE
Color:
Nocturnal Gray or Equivalent
Applications:
- Hardi-Board Shake Siding
- Decorative Handrail
- Decorative Gable 2x4 Brackets
- Decorative Shutters



BENJAMIN MOORE
Color:
White Heron or Equivalent
Applications:
- Hardi-Board & Batten Siding
- Hardi-Board Frieze, Trim & Corner Boards
- Painted Brick Veneer Skirt
- Garage Door



JAMES-HARDI
Approved Hardi-Board Shake Siding
Nocturnal Gray In Color
(FL13192.3)



JAMES-HARDI
10" Board & Batten Siding
White Heron in Color
(FL31336.1-R2)



GAF
Timberline Natural Shadow Shingles
(FL39780.1-R2 Approval Number)

TABLE OF CONTENTS

SHEET 1 OF 7:	COVER SHEET
SHEET 2 OF 7:	SITE PLAN
SHEET 3 OF 7:	FRONT ELEVATION
SHEET 4 OF 7:	REAR ELEVATION
SHEET 5 OF 7:	LEFT & RIGHT ELEVATION
SHEET 6 OF 7:	FLOOR PLAN - 1st
SHEET 7 OF 7:	FLOOR PLAN - 2nd

*** RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. FINAL MATERIALS, FINISHES, AND COLORS PER HOMEOWNER. CONTRACTOR MUST VERIFY W/ HOMEOWNER. ***

SQUARE FOOTAGE

PRIMARY STRUCTURE
First Floor Heated & Cooled - 1,179
First Floor Front Porch - 115
First Floor Back Porch - 174
Second Floor Heated & Cooled - 724
Second Floor Storage (Non-Conditioned) - 222

Total Heated & Cooled - 1,903
Total Under Roof w/out Storage - 2,192
Total Under Roof w/ Storage - 2,414

ACCESSORY STRUCTURE
Garage - 240

Total Under Roof - 240

TOTAL COMBINED STRUCTURES
Total Heated & Cooled - 1,903
Total Under Roof w/out Storage - 2,432
Total Under Roof w/ Storage - 2,654

ACCESSORY REQ.

ACCESSORY SETBACKS
Rear Yard - 3' (Max Height of 15')
Side Yard (within Primary Setbacks) - 5' (Max Height of 15')

FINAL REVIEW

FINAL REVIEW

PROJECT INFORMATION
DESCRIPTION:
NAME: aDoor Properties New Construction

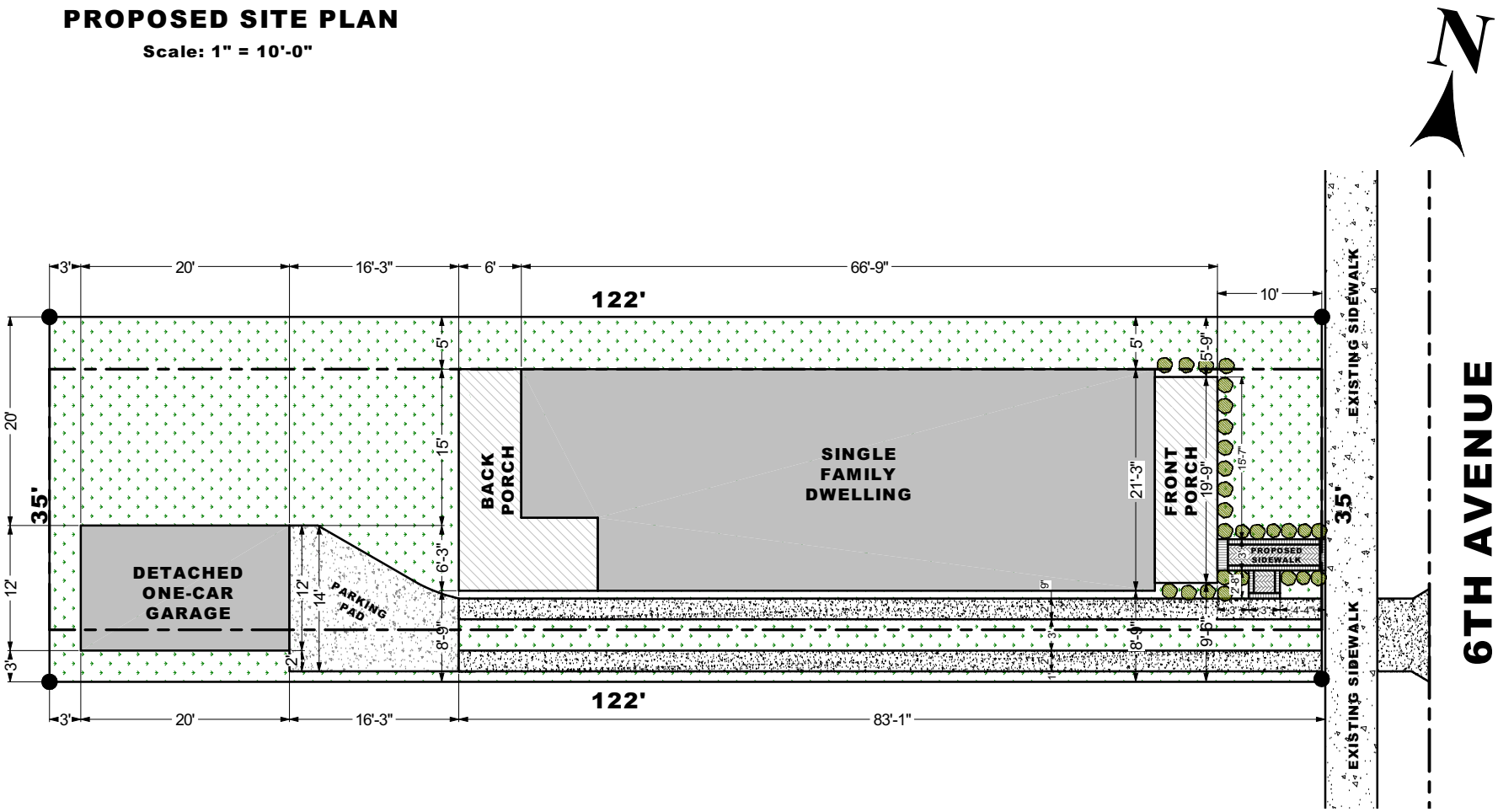
PROJECT SCOPE
NEW HOME
600 BLOCK N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	1 OF 7

PROPOSED SITE PLAN

Scale: 1" = 10'-0"



PROPOSED SIDEWALK

Final Design Per Landscaper / Contractor

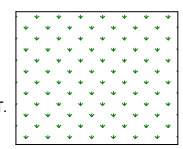
45 Degree Herringbone Pattern w/ Soldier Course Border. Brick Pavers To Be Gray In Color. Final Color & Layout To Be Confirmed By Contractor w/ Landscaper.



PROPOSED LANDSCAPING

Final Design Per Landscaper

St. Augustinegrass OR Zoysiagrass
SOD / SEED THROUGHOUT.
FINAL INSTALL PER LANDSCAPER



Variegated Liriope (Monkey Blue Grass)
BORDER SIDEWALK(S) & DRIVEWAY
SPACING 3-FEET O.C. OR PER LANDSCAPER



SITE PLAN NOTES:

1. Contractor shall contact Florida Sunshine One Call (811) Before Starting Any Excavations To Ensure All Public Utilities Are Located.
2. Contractor Shall Confirm All Setbacks, Dimensions, Etc. Before Starting Any Construction.
3. It Is Suggested That A Licensed Surveyor Set All Corners Of Structure To Ensure Proper Placement Of Structure.

FINAL REVIEW

PROJECT INFORMATION
DESCRIPTIONS:
NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
600 BLOCK N. 6TH AVENUE, PENSACOLA, FL. 32501

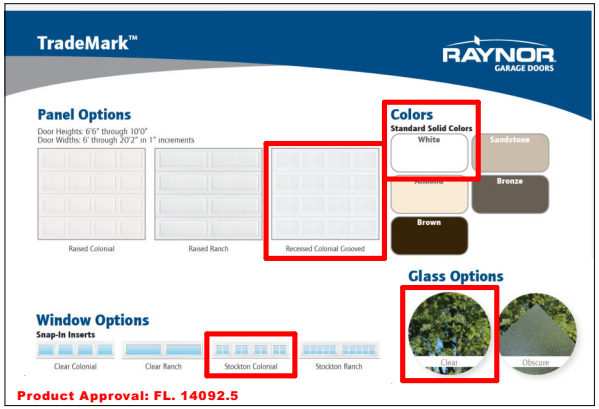
TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	2 OF 7

PROPOSED FRONT ELEVATION

Scale: 3/16" = 1'-0"







FINAL REVIEW

PROJECT INFORMATION
DESCRIPTION:
NAME: 18Door Properties New Construction

PROJECT SCOPE
NEW HOME
600 BLOCK N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	3 OF 7

Andersen ARCHITECTURAL COLLECTION

A-SERIES WINDOWS & DOORS



Double-Hung Windows

Interior Finishes & Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.

Clear Coat, Honey, Cinnamon, Russet, Mocha, Espresso, White, Birch Bark, Primed (for paint), Canvas, Sandtone, Dark Bronze, Black

EXTERIOR COLORS

White, Canvas, Dove Gray, Sandtone, Prairie Grass, Red Rock, Forest Green, Black, Dark Bronze, Cocoa Bean, Terratone

HARDWARE STYLES & FINISHES

Lock & Keeper, Hand Lift, Bar Lift, Finger Lift

Antique Brass, Black, Bright Brass, Gold Dust, Oil Rubbed Bronze, Polished Chrome, Brushed Chrome, Distressed Bronze, Distressed Nickel, Satin Nickel, Stone, White

Grille widths

	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/2"	2-1/4"	3-1/2"
A-Series Doors	x	x	x		x		x	x

Traditional grille styles

Chamfer, Finelight™ Contoured, Ovolo

Brick mould
Exterior Trim Profile
AT BRICK TWO-STORY BUMP OUT

4.5" Flat w/ Extended Top
Exterior Trim Profile



Simulated divided light

Simulated divided light offers permanent grilles on the exterior and a choice of permanent or removable wood interior grilles, with no spacer between the glass.

PORCH FINISHES

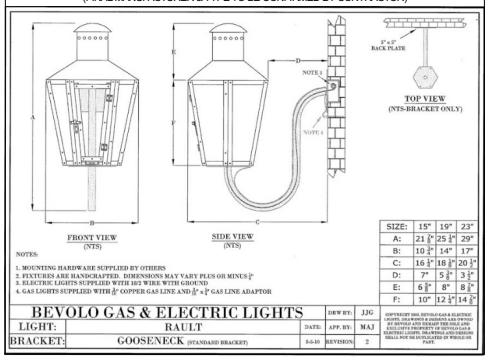
(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)

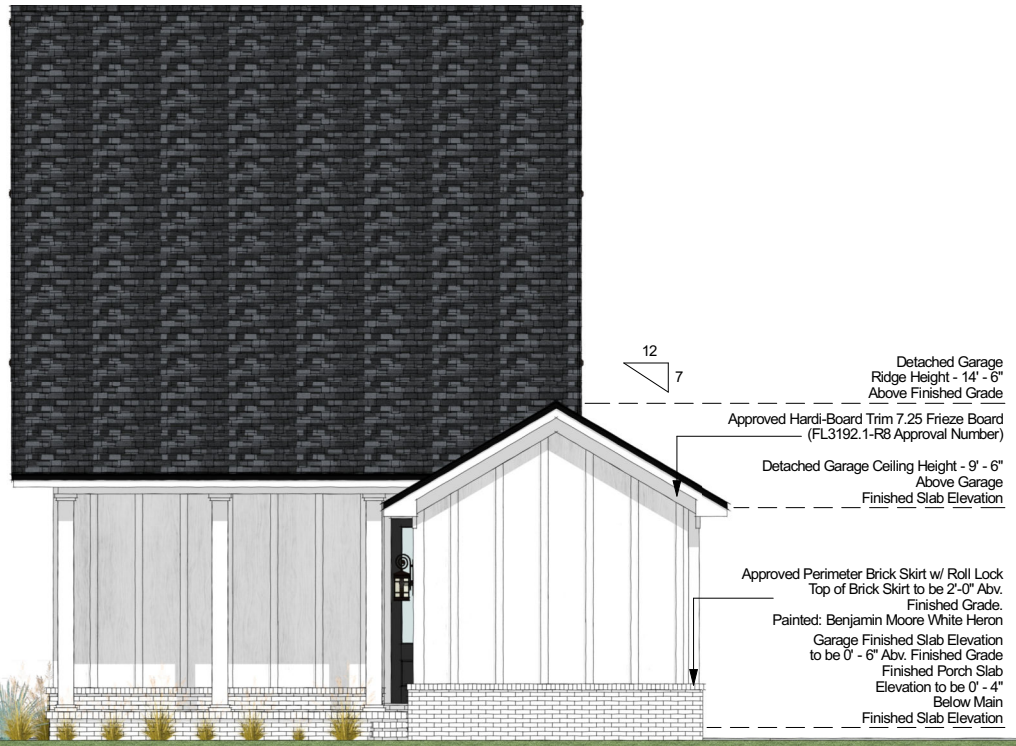
Approved Brick Paver Overlay Finish at Porch.
- Final color to be white to match finished brick or light gray in color.



EXTERIOR LIGHTING

(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)





PROPOSED REAR ELEVATION

Scale: 3/16" = 1'-0"

FINAL REVIEW

PROJECT INFORMATION

DESCRIPTION:

NAME: aDoor Properties New Construction

PROJECT SCOPE
NEW HOME
600 BLOCK N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE: 06/04/2025
SCALE: -
SHEET: 4 OF 7

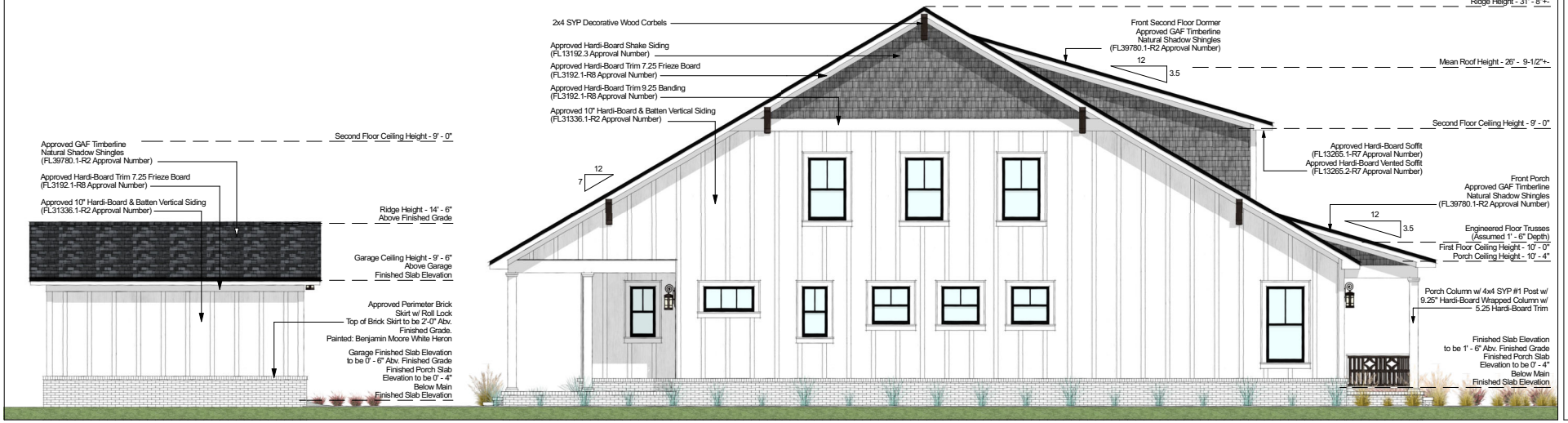
PROPOSED RIGHT ELEVATION

Scale: 3/16" = 1'-0"



PROPOSED LEFT ELEVATION

Scale: 3/16" = 1'-0"



FINAL REVIEW

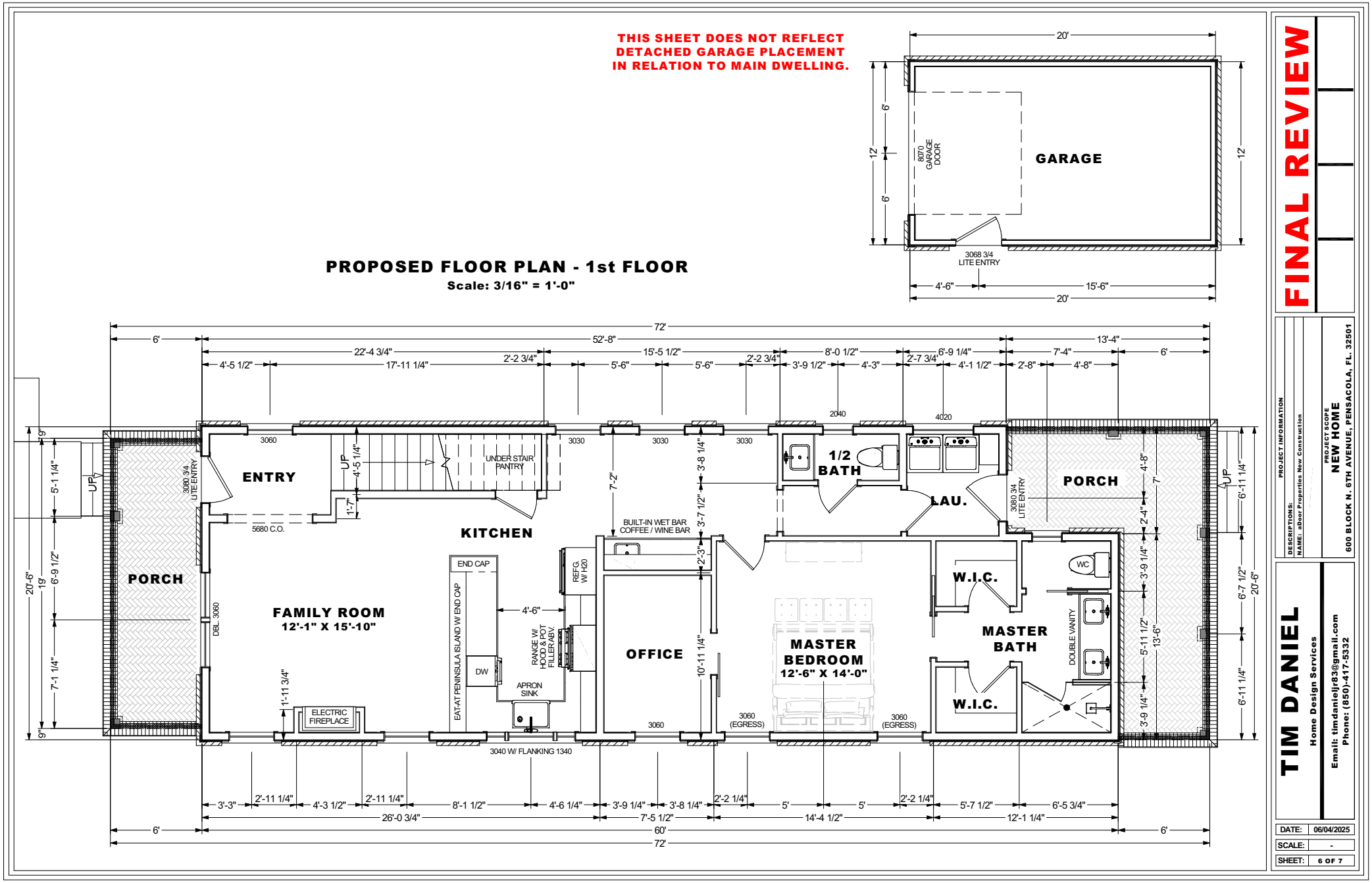
PROJECT INFORMATION

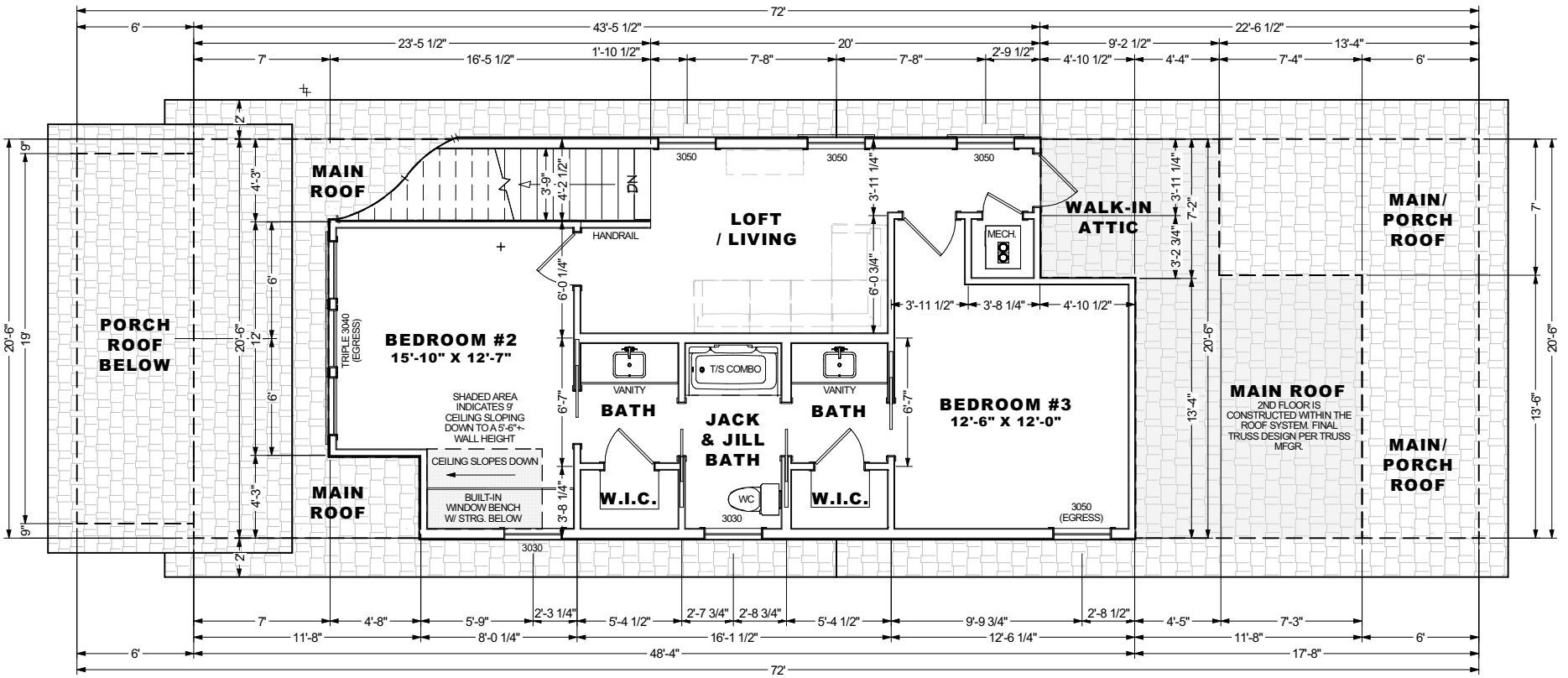
DESCRIPTION:
NAME: 2Door Properties New Construction

PROJECT SCOPE
NEW HOME
600 BLOCK N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	5 OF 7


THIS SHEET DOES NOT REFLECT
DETACHED GARAGE PLACEMENT
IN RELATION TO MAIN DWELLING.
PROPOSED FLOOR PLAN - 1st FLOOR
Scale: 3/16" = 1'-0"
GARAGE
8070 GARAGE DOOR
3068 3/4 LITE ENTRY
ENTRY
KITCHEN
UNDER STAIR PANTRY
5680 C.O.
PORCH
FAMILY ROOM
12'-1" X 15'-10"
DBL. 3060
ELECTRIC FIREPLACE
END CAP
EAT-AT PENINSULA ISLAND W/ END CAP
DW
APRON SINK
RANGE W/ HOOD & POT FILLER ABV.
REFG. W/ H20
BUILT-IN WET BAR COFFEE / WINE BAR
OFFICE
MASTER BEDROOM
12'-6" X 14'-0"
3060 (EGRESS)
1/2 BATH
LAU.
W.I.C.
MASTER BATH
DOUBLE VANITY
WC
3040 W/ FLANKING 1340
3080 3/4 LITE ENTRY
UP
FINAL REVIEW
PROJECT INFORMATION
DESCRIPTIONS:
NAME: aDoor Properties New Construction
PROJECT SCOPE
NEW HOME
600 BLOCK N. 6TH AVENUE, PENSACOLA, FL. 32501
TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332
DATE: 06/04/2025
SCALE: -
SHEET: 6 OF 7



PROPOSED FLOOR PLAN - 2nd FLOOR

Scale: 3/16" = 1'-0"

FINAL REVIEW

PROJECT INFORMATION

DESCRIPTION:

NAME: 48hour Properties New Construction

PROJECT SCOPE
NEW HOME
600 BLOCK N. 6TH AVENUE, PENSACOLA, FL. 32501

TIM DANIEL
Home Design Services
Email: timdanieljr83@gmail.com
Phone: (850)-417-5332

DATE:	06/04/2025
SCALE:	-
SHEET:	7 OF 7

File #: 25-788 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

314 E. Gadsden Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
New Accessory Structure for a Contributing Structure

SUMMARY:

Mark Whitney is seeking final approval for a one story detached accessory structure with a two-car garage, attic storage, tool storage, and dwelling unit. The structure is composed of wood and Hardie siding with a dimensional shingle roof, composite decking, fiberglass and steel doors, a rolling steel storage door, and PGT 5500 series vinyl windows with no divided lites. The proposal includes new hardscaping and conceptual review for a swimming pool.

Recommended Code Sections:
12-3-10(3)e.ii.(b) Old East Hill Preservation District; Procedure for review of plans; Decisions; Rules governing decisions.
12-3-10(3)f.2. OEH; Regulations and guidelines for any development within the Old East Hill preservation district; Landscaping.
12-3-10(3)i. OEH; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

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

Page 1
_x original
__ update

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

Site # ES 02059
Recorder #_____

SITE NAME Eddie M. Robinson, House
HISTORIC CONTEXTS Spanish American War
NAT. REGISTER CATEGORY district
OTHER NAMES OR MSF NOS none
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO 3226
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 314 East Gadsden St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood, N. side of E. Gadsden St. between N. Hayne St. and N. Alcaniz St.
SUBDIVISION East King Tract BLOCK NO 28 LOT NO 250
PLAT OR OTHER MAP county appraiser's atlas sheet #67
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 1903 CIRCA C RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION
STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 1 PORCHES 0 DORMERS 0
STRUCTURAL SYSTEM(S) ballon wood framing
EXTERIOR FABRIC(S) vinyl siding
FOUNDATION: TYPE pier MATLS brick
INFILL corrugated fiberglass, brick
PORCHES n/a
ROOF: TYPE gable SURFACING composition shingles
SECONDARY STRUCS. shed, gable, porch
CHIMNEY: NO 2 MTLS brick/plaster LOCNS NE:offset, lateral; SW:offset, lat
WINDOWS jalousie, 21; dhs, 4/1 wood; dhs, 1/1 wood; dhs, 6/6 wood; jalousie, 9; shs, 2/2 aluminum; decorative stained glass diamond window in front
EXTERIOR ORNAMENT wood-decorative spindlework on gable
CONDITION good SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings; oak, palm

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 * *

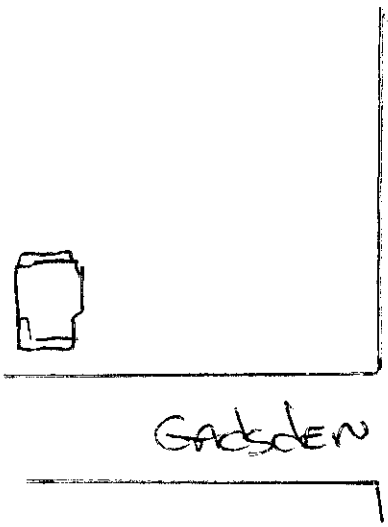
RECORDER INFORMATION: NAME F Richard M T L Brosnaham
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS 91N11IIWEH (frames 5-6)

P H O T O G R A P H

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

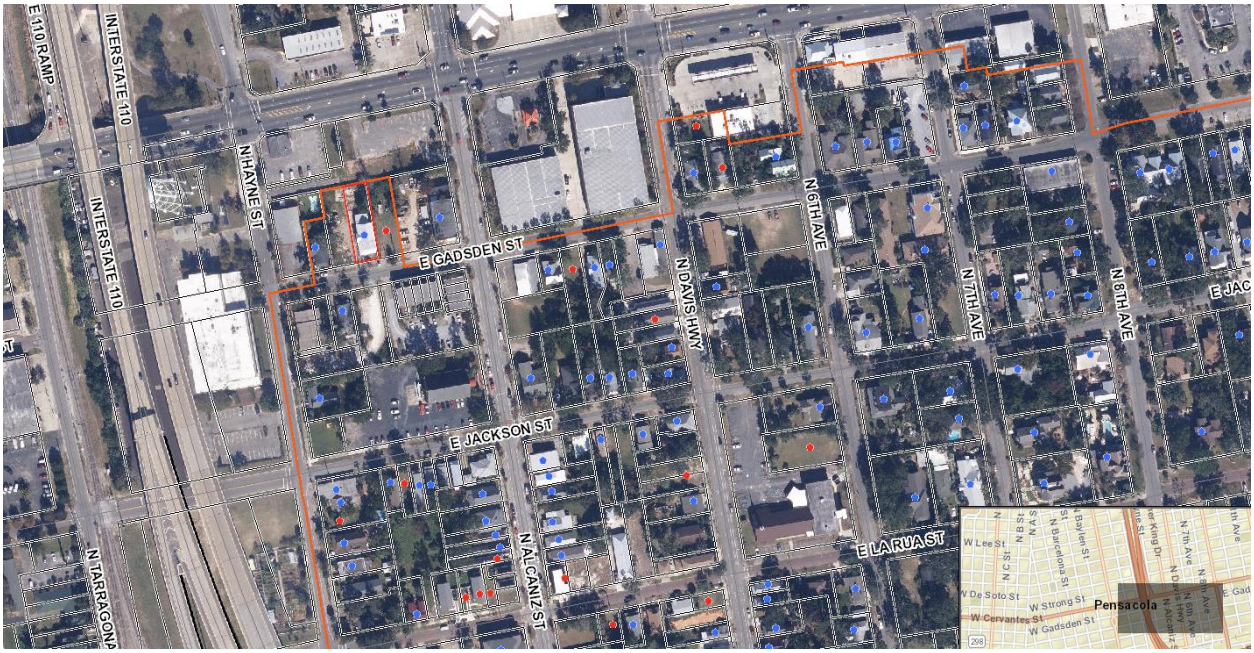
M A P
Street/plat map, not USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



314 E. Gadsden Street





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

Architectural Review Board Application
Full Board Review

Application Date: 5/28/25

Project Address: **314 E. Gadsden St.**

Applicant: Mark Whitney (Whitney Architecture)

Applicant's Address: 60 Gathering Green West, Pensacola, FL 32502

Email: *mark@whitney-architecture.com* Phone: 850-485-1189

Property Owner: Marina Castillo
(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 seven (7) 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.

1. Final Review for a 1,538 sq/ft one-story detached accessory structure containing a two-car garage with attic storage, tool storage room, and dwelling unit. In support of the accessory structure new concrete, sidewalks, driveway, ADU parking space, and turn-around area will be constructed.

2. Conceptual Review for a swimming pool. (labeled on the site plan as "FUTURE POOL")

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.

Mark Whitney
Applicant Signature

5/28/25
Date

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

EXTERIOR PRODUCT SELECTIONS

ARB Submission
Accessory Structure
314 E. Gadsden St.

May 28, 2025

WHITNEY ARCHITECTURE
60 GATHERING GREEN WEST
PENSACOLA, FL 32502
850-485-1189
mark@whitney-architecture.com

ADU ENTRY DOOR

SMOOTH-PRO™ FIBERGLASS



SMOOTH-PRO™
FULL VIEW FRAMELESS CLEAR GLASS WITH 6-LITE SDL IN BLACK



SMOOTH-PRO™
1-PANEL ¾ VIEW FRAMELESS SARDIS GLASS IN MARINE



SMOOTH-PRO™
1-PANEL ¾ VIEW FRAMELESS CLEAR GLASS WITH 9-LITE PRAIRIE SDL IN COLONY

SMOOTH PRO™ FIBERGLASS



Craftsman

Door	2'8"	2'10"	3'0"
SPC-30	•	•	•



4-Panel

Door	2'8"	2'10"	3'0"
SP-40	•	•	•



6-Panel

Door	2'6"	2'8"	2'10"	3'0"
SP-60	•	•	•	•
SP7-60		•	•	•
SP8-60		•	•	•



8-Panel Center Arch

Door	2'10"	3'0"
SP-80	•	•



Full View

Door	2'0"	2'4"	2'6"
SP-686CL	•	•	•
SP7-686CL	•	•	•
SP8-686CL	•	•	•

Door	2'8"	2'10"	3'0"
SP-686CL	•	•	•
SP7-686CL	•	•	•
SP8-686CL	•	•	•



Full Oval

Door	2'8"	2'10"	3'0"
SP-919CL	•	•	•
SP7-919CL	•	•	•
SP8-919CL	•	•	•



1-Panel 3/4 View

Door	2'6"	2'8"	2'10"	3'0"
SP-607LE	•	•	•	•
SP7-607LE	•	•	•	•
SP8-607LE	•	•	•	•



3-Panel Square Top
3/4 Oval

Door	2'8"	2'10"	3'0"
SP-949CL	•	•	•

PAINT TO MATCH EXISTING PAINTED BRICK
NO GRID
CLEAR NON-DECORATIVE GLASS



SMOOTH PRO™
1-PANEL ¾ VIEW FRAMELESS CLEAR GLASS WITH 4-LITE SDL IN SERENITY

FRAMELESS DIRECT GLAZE GLASS

MORE GLASS. LESS MAINTENANCE. IT'S A WIN-WIN.

Fiberglass entry doors from JELD-WEN have always been beautiful and easy to maintain. Now there's even more reason to appreciate them: direct glaze glass. This feature allows for greater glass surface without additional framing needed to hold it in place. The result is a wide open expanse of glass, more interior light, and unencumbered views. Even when closed, these doors have an open, inviting feel.

- Frameless glass provides wider viewing area
- Easy to clean
- No screw holes or plugs
- Available in 2'0" through 3'0" widths
- Available in 6'8", 7'0", & 8'0" heights
- Grilles Between Glass (GBG) options also available



FRAMELESS GLASS



LIPLITE GLASS

DIRECT GLAZE GLASS OPTIONS



Ballantyne



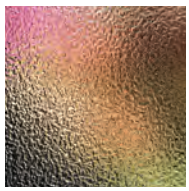
Sardis



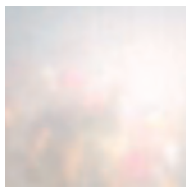
Atherton



Clear Low-E



Micro Granite



Blanca



Rain

SWINGING GARAGE DOOR

STEEL



STEEL
3-PANEL CRAFTSMAN FLAT IN CRANBERRY

BEADED
STICKING

OVOLO
STICKING

CRAFTSMAN
RAISED STICKING

FLAT
STICKING



STEEL
6-PANEL IN MODERN WHITE

Flush

Door	2'0"	2'4"	2'6"	2'8"
CT-100	•	•	•	•
CT7-100	•	•	•	•
CT8-100	•	•	•	•
GL-100			•	•

Door	2'10"	3'0"	3'6"
CT-100	•	•	•
CT7-100	•	•	•
CT8-100	•	•	
GL-100	•	•	



3-Panel Scroll

Door	2'8"	2'10"	3'0"
CT-30	•	•	•
CT7-30	•	•	•

Available in beaded sticking



4-Panel

Door	2'8"	2'10"	3'0"
CT-40	•	•	•
CT7-40	•	•	•

Available in ovolo sticking

STEEL



Craftsman Raised 1-Lite

Door	2'6"	2'8"	2'10"	3'0"
CC-866LE	•	•	•	•
CC7-866LE	•	•	•	•



Craftsman Flat 1-lite

Door	2'8"	2'10"	3'0"
CT-FP-C2CL	•	•	•
CT7-FP-C2CL	•	•	•

PAINT TO MATCH
EXISTING
PAINTED BRICK



3-Panel Equal 1-Lite

Door	2'8"	2'10"	3'0"
CT-301CL	•	•	•
CT7-301CL	•	•	•



4-Panel Equal 1-Lite

Door	2'8"	2'10"	3'0"
CT-401CL	•	•	•
CT7-401CL	•	•	•
CT8-401CL	•	•	•



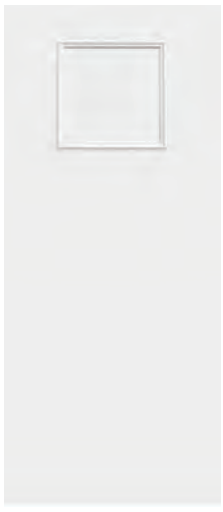
Camber Top

Door	2'8"	2'10"	3'0"
CT-648CL	•	•	•
CT7-648CL	•	•	•



Sunburst

Door	2'8"	2'10"	3'0"
CT-659CL	•	•	•
CT7-659CL	•	•	•



Square

Door	2'0"	2'4"	2'6"	2'8"
CT-696CL	•	•	•	•
CT7-696CL	•	•	•	•
GL-696CL			•	•

Door	2'10"	3'0"	3'6"
CT-696CL	•	•	•
CT7-696CL	•	•	•
GL-696CL	•	•	



Twin Top Lite

Door	2'8"	2'10"	3'0"
CT-680CL	•	•	•
CT7-680CL	•	•	•
GL-680CL	•	•	•



Full View Sidelite

Sidelite	10"	1'0"	1'2"
CT-690CL	•	•	•
CT7-690CL		•	•
CT8-690CL		•	•



3/4 View Sidelite

Sidelite	1'0"	1'2"
CT-422CL	•	•
CT7-422CL	•	•

SECTIONAL GARAGE DOOR

COACHMAN® garage doors

Coachman® garage doors give your home classic elegance while complementing your home's architectural style. With four distinctive series, Coachman offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality — masterful in the details and innovative in design — and it's only from Clopay.

4-Layer Construction

intellicore® insulation technology

Warmer. Quieter. Stronger.

Coachman® garage doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore® is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



Composite overlay with beveled, coped edge and center groove creates a detailed carriage house look.

CGU MODELS		**CG** MODELS		**CD** MODELS	
2" POLYURETHANE INSULATION	R-VALUE 18.4	2" POLYSTYRENE INSULATION	R-VALUE 9.0	1⅜" POLYSTYRENE INSULATION	R-VALUE 6.5

Calculated door section R-value is in accordance with DASMA TDS-163.



Model CGU/CG/CD11 with SQ24 Windows. Shown with Standard White Steel Base and Standard White Composite Overlays; Standard Spade Handles and Step Plates.

the look of WOOD
the ease of STEEL

Colors

STEEL BASE DOOR COLORS

Standard White | Almond | Desert Tan | Sandtone

COMPOSITE OVERLAY COLORS

Standard White | Almond | Desert Tan | Sandtone

Due to the printing process, colors may vary.

- Composite overlays and steel base are available in Standard White, Almond, Desert Tan and Sandtone. Overlay and steel base colors can be mixed to achieve desired look.
- Coachman® garage doors can be painted using a high-quality exterior latex paint. IMPORTANT: For doors being painted black and very dark colors (having an LRV of 12 or less) contact Clopay for special product. For colors having an LRV of 13 to 38 we require the use of tested and approved paints.

  A list of pre-approved paints can be found at http://info.garagedoors.com/lrv

FIELD PAINTED TO MATCH EXISTING SIDING & PAINTED BRICK

Decorative Hardware

STANDARD

- Spade Step Plate
- Spade Lift Handles

OPTIONAL

- Spade Strap Hinge* (*Complements Spade Lift Handles and Spade Step Plate*)
- Ring Door Knocker
- Decorative Handles with Keyholes
- Spear Lift Handles
- Colonial Lift Handles
- Operable L-Keylocks
- Escutcheon Plates
- Spear Step Plate
- Colonial Step Plate
- Spear Strap Hinge*
- Colonial Strap Hinge*

Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

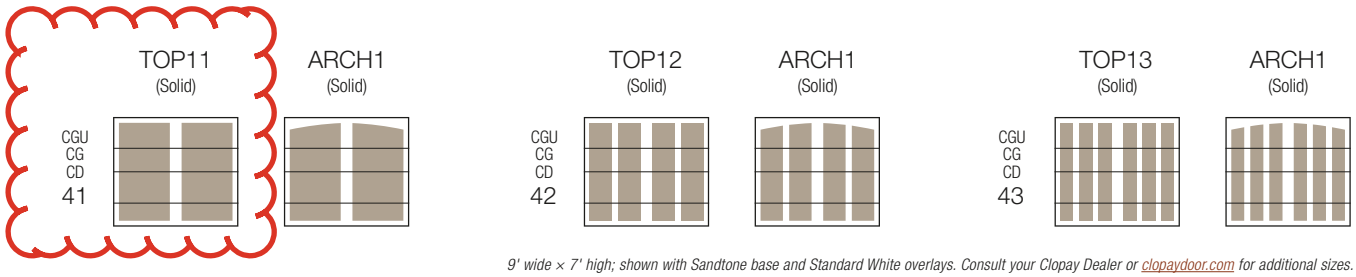


Model CGU/CG/CD42 with TOP12 (Solid) Top Section. Shown with Desert Tan Steel Base and Desert Tan Composite Overlays; Optional L-Keylocks with Escutcheon Plates and Standard Spade Step Plates.

Series FOUR

SERIES FOUR of Coachman is designed specifically for a cleaner, more contemporary look. Clean, simplistic and aesthetically pleasing designs without horizontal lines allow the garage to blend well with surrounding architecture while still retaining the hallmark carriage house appearance unique to Coachman® garage doors.

SERIES FOUR DESIGNS



9' wide × 7' high; shown with Sandtone base and Standard White overlays. Consult your Clopay Dealer or clopaydoor.com for additional sizes.

Additional Sizes & Windows

Shown at right are common width configurations using 7' high Model CGU/CG/CD12 with ARCH4 windows as an example.

Shown below are additional window/top section options for double car doors.


8', 9' Wide Doors


10' Wide Doors


12' Wide Doors


15', 15'6", 16', 18' Wide Doors

To visualize on your home, go to dis.clopay.com.


ARC1A (Solid); Series 1 and 2 Only


ARC3A Window; Series 1 and 2 Only


ARC13A Window; Series 1 and 2 Only


ARC1A (Solid); Series 3 and 4 Only


ARC1A (Solid); Series 3 and 4 Only


ARC1A Window; Series 1 and 2 Only


ARC4A Window; Series 1 and 2 Only


ARC14A Window; Series 1 and 2 Only


ARC1A (Solid); Series 3 and 4 Only

Windows are available single pane or insulated in clear, frosted, seeded, obscure and rain designs.

Additional charges for optional glass apply.


Clear


Frosted


Seeded


Obscure


Rain

Additional Features

- Standard doors available in four carriage house design series and 15 different models. Custom designs and sizes also available. See your Clopay® Dealer for details.
- Woodgrain embossed, insulated, galvanized steel base door painted front and back for a virtually maintenance-free door. See Colors.
- Windows with complete overlay and true arch designs are available in double strength or obscure glass. Models CGU/CG also available with insulated glass.
- Patented clip-in window grilles are removable for easy cleaning.
- Available with 2" Intellicore® polyurethane (R-value 18.4), 2" bonded polystyrene (R-value 9.0) or 1-3/8" bonded polystyrene (R-value 6.5) insulation and thermal break.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- WindCode®: 1-3/8" CD Models are available through W5 (single car) WindCode and 2" CG Models are available in W5 (double car)/W6/W8 WindCode. Some restrictions apply. See your Clopay Dealer for details.
- Product complies with 2015 IECC air infiltration requirement of 0.40 cfm/ft^2 or less (IECC, Section C402.5.2).

Warranties

PAINT SYSTEM — LIMITED LIFE WARRANTY

WINDOW & OVERLAY — DISCOLORATION LIMITED 10 YEAR WARRANTY

HARDWARE & OVERLAY — DELAMINATION LIMITED 5 YEAR WARRANTY

Environmental Assurance

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

Size Availability

Some width and height restrictions. See your Clopay Dealer for details.

DOOR HEIGHTS		**Series 1, 3 & 4**	**Series 2 – Design 21**	**Series 2 – Designs 22 & 23**	
		6'0" to 16'0" in 3" increments	6'0" to 8'0" in 3" increments and 8'6", 9'0", 9'6", 10'0"	6'0" to 10'0" in 3" increments	
DOOR WIDTHS		**Designs 11, 12, 13, 31, 32, 33, 36, 41, 42, 43**	**Design 21**	**Designs 22 & 23**	**Designs 34 & 35**
	Model CD	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2"
	Models CG & CGU	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0", 20'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 12'0", 12'2", 13'0", 13'8", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0", 20'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0"	6'2", 6'4", 7'0", 7'2", 7'6", 7'8", 8'0", 8'2", 8'6", 9'0", 9'2", 10'0", 14'0", 14'2", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 17'0", 18'0", 18'2", 19'0"

Clopay

MADE IN USA

Visit clopaydoor.com or call **1-800-2CLOPAY (225-6729)** for more information on Clopay, America's Favorite Garage Doors.

Follow us on

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RSDR-COACHSS-12_REV0822

imagine

DESIGN YOUR DOOR
OPEN CAMERA AND POINT!

ROLLING STEEL TOOL STORAGE DOOR

600

Coil-Away™ Rolling Service Doors

LIGHT-DUTY ROLLING SERVICE DOOR



THE IDEAL CHOICE WHEN ECONOMY AND FUNCTIONALITY ARE IMPORTANT

- **Unique rolled galvanized steel slat curtain** with bottom weatherseal comes standard
- Fabricated of **24 or 26-gauge galvanized steel**
- Designed to fit **openings up to 16' high and 16' wide**
- Perfect for **light commercial and industrial applications**
- **2-year limited warranty**
- **Options available:**
  - Wind load
  - Chain hoist or motor operation
  - Hood

OVERHEAD DOOR®

INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

Model 600 Coil-Away™ Light-Duty Rolling Service Door

Standard features at a glance

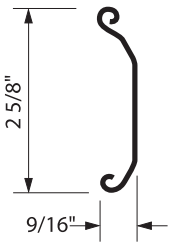
Maximum height*	16' (4877 mm)
Maximum width*	16' (4877 mm)
Curtain	26 ga. galvanized steel up to 12'0" (3658 mm) width; 24 ga. galvanized steel over 14' (4267 mm) height
Slat profile	Flat crown profile type CAW
Finish (interior/exterior)	White/White, White/Brown, Brown/White
Standard mounting	Face of wall
Counterbalance	High tensile helical torsion spring housed in a steel tube or pipe barrel assembly
Brackets	Galvanized steel to support counterbalance and curtain
Operation	Manual push-up up to 100 sq. ft. (9290 sq.mm) or 10' x 10' (3048 mm x 3048 mm) Chain hoist over 100 sq. ft. (9290 sq.mm) or 10' x 10' (3048 mm x 3048 mm)
Standard spring	10,000 cycle
Weatherseals	Bottom bar astragal
Guides	Cold roll-formed channel and angle
Bottom bar	Extruded aluminum with weatherseal
Lock	Slide bolts on push-up; padlockable chain keeper with chain hoist
Warranty	2-year limited;

Options

Electric operator or chain hoist
Bottom sensing edge
Hood
Wind load package
Galvanized steel endlocks
Between jambs mounting
PowderGuard® Premium powder coat offers full spectrum of approximately 200 colors as well as color matching to specification
Lintle seal

Slat data

CAW Slat





Slat	Opening width	Standard	Optional
CAW	Thru 12'4" (3759 mm)	26 ga.	24 ga.
	Thru 16'0" (4877 mm)	24 ga.	

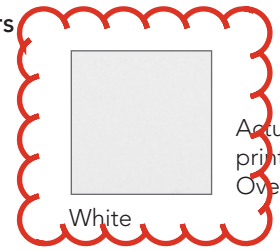
Slats are galvanized and painted.

Finish options

Standard colors



Brown



White

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

	Finish details
Standard polyester base coat	Two-coat system with polyester based top coat.
PowderGuard® Premium powder coat	Polyester powder coat available in approximately 200 RAL colors; custom color match upgrade to architects specs also available. Ideal for wide array of interior and exterior applications to match facility aesthetics.

* Maximum height and width are independent of each other any vary based on slat profile, material and gauge.

OVERHEAD DOOR®

INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

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WINDOWS

PGT® WINGUARD®

VINYL WINDOWS



“It has made a drastic savings in our utility bill. Having impact-resistant products has proven to be a huge savings advantage.

– Fitzgerald M., Orlando, FL

John Cannon Homes
Adelaide Model
Sarasota, FL

Low Maintenance
Premium vinyl delivers performance for years to come

Durable
Sturdy vinyl frame with patented corner key provides superior strength and allows for larger window sizes

Energy Efficient
Impact windows lower your home's energy bills*. Can qualify for ENERGY STAR® rating.

Beauty and efficiency beyond compare

Add beauty, unmatched strength, and increased energy efficiency to any home design with PGT® WinGuard® Vinyl impact windows. During a storm, these windows will not separate from your home, which can cause pressurization during extreme weather. Each one delivers our signature premium quality and performance, engineered to be durable and worry-free.

WHITE FRAME COLOR



Single Hung Window
SH5500



Double Hung Window
DH5560



Casement Window
CA5540

Fixed Lite Casement Picture Window/Architectural
PW/AR5540



Horizontal Roller Window
HR5510



Awning Window
AW5540



Fixed Lite Picture Window
PW5520



Fixed Lite Architectural Window
AR5520

*Compared to a single pane window. Energy cost savings based on 14.4 yrs Florida average home ownership. Source: energy.gov, valuepenguin.com

SH5500

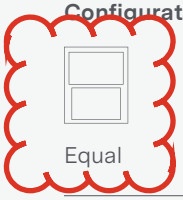
Single Hung Window

Flexible Design
Custom design configurations with exceptional strength

Easy Opening
Heavy-duty spiral balance or constant force balance system



Configurations



Equal



Proview



Cottage

Easy Opening & Closing

- → ComfortLift handles
- → Various balancing systems for large, small, and heavy sashes ensures effortless operation
- → Constant Force or spiral balance system
- → Sash tilts in for easy cleaning

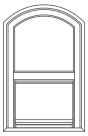
Exceptional Strength

- → Welded sash corners
- → SecureConnect corner keys ensure optimal performance on any sized window
- → Aluminum interlock enhances strength on larger sizes/design pressures

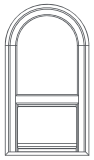
Hardware Options

- → Vent latch allows fresh air in without opening window completely
- → Window Opening Control Device that delivers a deeper level of safety and security (Certified to ASTM F2090*)

Sash Options



Single hung radius top with equal sash



Single hung arch top with proview/ oriel sash

Sash can be removed for easy maintenance

*Window opening control devices are designed to meet the ASTM International (formally known as ASTM - American Society of Testing and Materials) Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.

PW5520

Fixed Lite Picture Window

Design Flexibility
Pairs with other window shapes for a custom look. Great for creating a wall of windows.

Abundant Sunlight
Allows for the perfect view and natural light to fill the space

Fixed (Non-Operable) Window

→ Works well as a standalone or companion window

→ Allows flexibility in design for multiple window configurations

Modular Design

→ Many matching window options available

→ Enhances the look of living rooms, kitchens, and master bedrooms

→ Individual units can be mulled for a variety of shapes and sizes to create a unique vignette that's custom to your home

→ Many popular grid options available. Check with your local dealer.



WHITE FRAME COLOR

WOOD CLADDING





105 Drop Siding **TW628**



105 DROP SIDING

Choose your options:

Species:

cypress | Western Red Cedar | #2 Cypress | Select Cypress | Yellow Pine

Product Code: 105-DROP-SIDING

CALL TO ORDER
864-987-9663

PAINT TO MATCH EXISTING SIDING



DESCRIPTION

Pattern 105, Dutch Lap, German Lap, Drop Siding or Cove Lap Siding. It's known by all of these names, but the profile is the same.
Comes in 3/4" thick x 6 3/8" (A profile), 7 1/8" (B profile) or 7 3/4"

(C profile) tall.

Our Profile number is TW628 and comes in 3 different sizes.

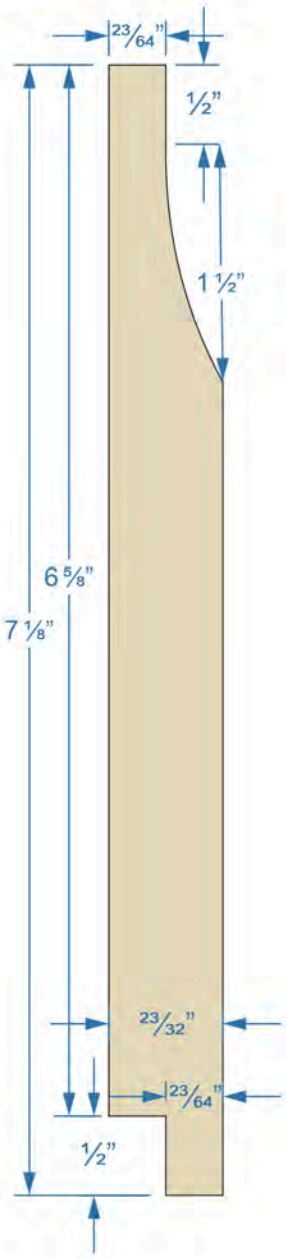
Yellow Pine siding. Cypress siding. This product is available with a Sherwin Williams stain or primer. Available in Cypress, Southern Yellow Pine, and Western Red Cedar.

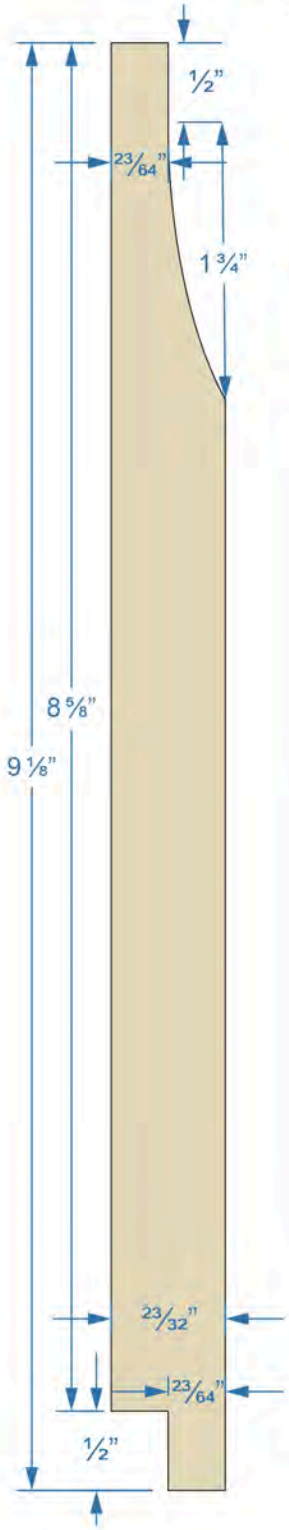
Tidewater Lumber and Mouldings

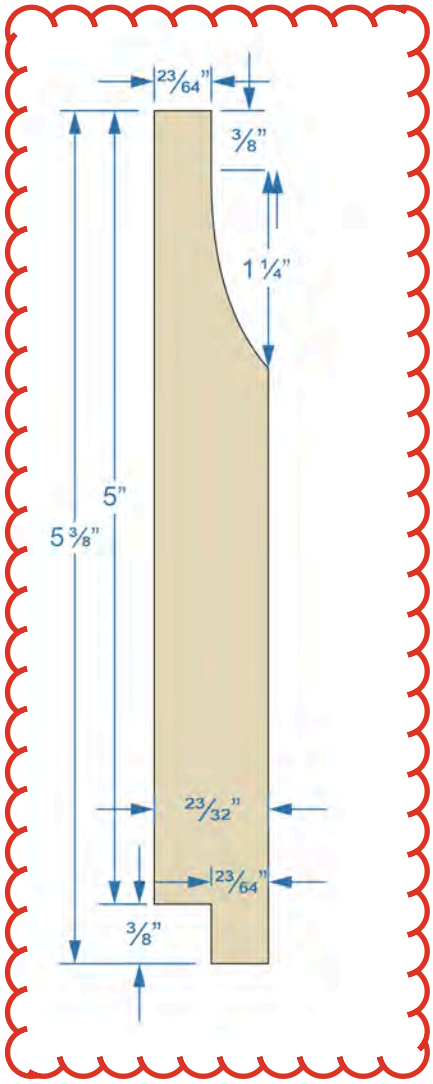
"Wood is Wonderful"

TW 628/105

Drop Siding/Dutch Lap







PROFILE MATCHES WOOD SIDING ON EXISTING HOUSE

FIBER CEMENT CLADDING

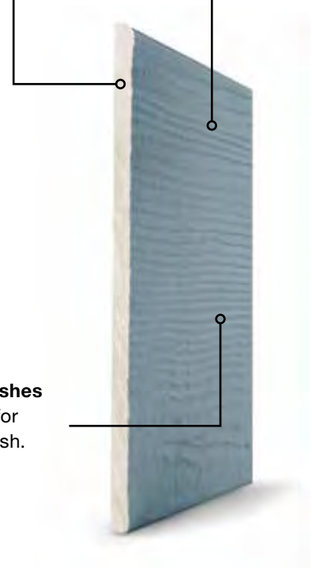
The highest-quality materials for durability you can trust.

TRUSTED PROTECTION WITH HARDIE® FIBER CEMENT.

	HARDIE® SIDING	VINYL SIDING	WOOD-BASED SIDING
Will not burn; noncombustible**	✓	⊘	⊘
Will not melt	✓	⊘	✓
Does not appeal to pests	✓	✓	⊘
Hail and impact resistant	✓	⊘	✓
Resistant to warping, shrinking, and swelling	✓	⊘	⊘
Easily painted	✓	⊘	✓
Real wood look and feel	✓	⊘	✓

Warm woodgrain texture without the cost and high maintenance of real wood.

5x thicker than vinyl siding provides deep shadow lines and less visible seams.



Scan to learn more about the lifetime value of Hardie® products.

ColorPlus® Technology finishes are baked on at the factory for a long-lasting consistent finish.

Complete Exterior™ by James Hardie

Hardie® siding, trim, and soffit products are designed to work together, all reinforced by Hardie® fiber cement for an exterior that helps stand up to fire, moisture, pests, and the harshest weather conditions. Don't settle for partial peace of mind, protect every corner of your investment with a Complete Exterior™ by James Hardie.

ONE MATERIAL

Only Hardie® fiber cement products are **Engineered for Climate®**, helping to resist damage from fire, water, and insects that delivers optimal performance for your home's specific region.

ONE MANUFACTURER

Get added peace of mind with siding, trim, and soffit all on the same 30-year non-prorated warranty. One manufacturer to contact makes your life easier.

ONE MAINTENANCE CYCLE

Rest easy knowing that all your siding, trim and soffit is the same Hardie® fiber cement material. With all the products sharing the same lifespan, you can spend less time and money on upkeep and more time enjoying your home.

(from cover) * Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.
** Hardie® fiber cement products are noncombustible and/or have a Class A fire rating when tested in accordance with ASTM E84. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames. The use of noncombustible siding, combined with other fire mitigation measures, can help harden a home against external fire.



Tougher than the elements.

Fire

Help prepare your home for the unpredictable with noncombustible siding that won't burn or ignite when exposed to a direct flame.

- Verified noncombustible per ASTM E136
- Will not contribute fuel to a fire
- Class A fire rated per ASTM E84, with a flame spread index / smoke developed index of less than 0/5
- Verified in wall assemblies with 1-hour and 2-hour fire-ratings per ASTM E119



Water Resistant

From rain to ice to snow, precipitation patterns can lead to warping, swelling and cracking in wood-based siding. Take shelter from the storm knowing that your siding is built to resist water damage.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida*

*Applies to most products by James Hardie.
For full list go to: www.jameshardie.com/miami-dade-NOA



Pests

Creatures can wreak havoc on wood-based siding. It can be pecked by birds or be damaged by woodpeckers, termites and other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.

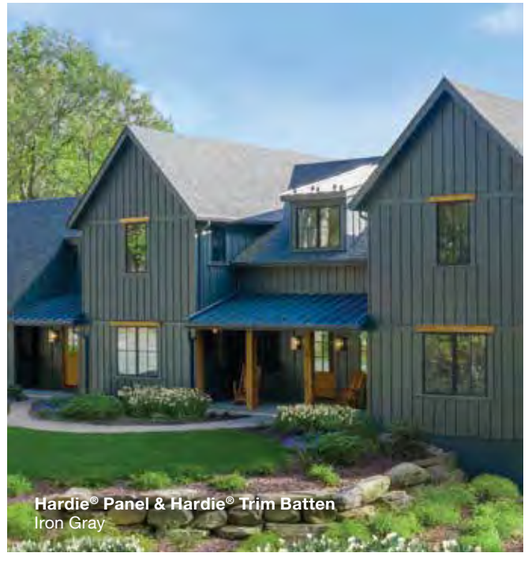
Watch our durability videos.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel & Hardie® Trim Batten
Evening Blue - 2025 Color of the Year



Hardie® Panel & Hardie® Trim Batten
Iron Gray



Hardie® Panel
Select Cedarmill®



Hardie® Panel
Smooth



Hardie® Panel
Stucco



Hardie® Panel
Sierra 8

FEILD PAINTED TO MATCH EXISTING SIDING & PAINTED BRICK

Hardie® Trim Batten



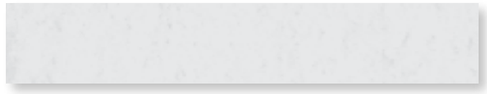
Hardie® Trim Batten
Smooth



Hardie® Trim Batten
Rustic Grain

Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



Hardie® Trim
Smooth

TRIM & BATTENS



Hardie® Trim
Rustic Grain

COLUMNS



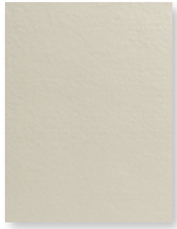
Hardie® Plank Night Gray
Hardie® Trim Arctic White

Hardie® Soffit

A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



Hardie® Soffit Vented Smooth
Arctic White



Hardie® Soffit
Non-Vented Smooth



Hardie® Soffit
Vented Smooth



Hardie® Soffit
VentedPlus® Smooth

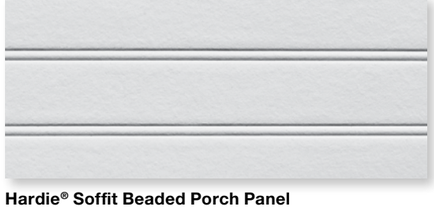
Hardie® Soffit
Non-Vented
Select Cedarmill®



Hardie® Soffit
Vented Select Cedarmill®



Hardie® Soffit
VentedPlus®
Select Cedarmill®



Hardie® Soffit Beaded Porch Panel

EXTERIOR WALL SCONCE

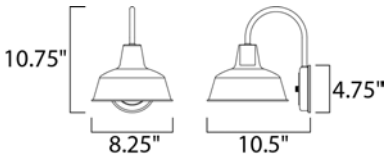






PRODUCT DESCRIPTION

Picture yourself in an old gangster movie and the lighting on the wharf would look very much like this collection. This all-aluminum collection is available in your choice of Weathered Zinc, Empire Bronze, or Black and is at a price point sure to please.



MEASUREMENTS

DIMENSION	: 8.25" W x 10.75" H x 10.5" Ext
BACK PLATE	: 4.75" W x 4.75" H x 8" HCO
HANGING WEIGHT	: 1.21 lb

LAMPING

INPUT VOLTAGE	: 120V
BULB	: 1 x 60W Incandescent E26 Medium , 60W Total
BULB INCLUDED	: (Not Included)
DIMMABLE	:
LIGHTING_DIRECTION	: Down

FINISHES OPTION

- Black (BK)
- Empire Bronze (EB)
- Weathered Zinc (WZ)

MATERIAL

Aluminum

RATINGS

cETLus
Wet Location
DARKSKY

ADDITIONAL

OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

PHOTOMETIC: Report Found Online

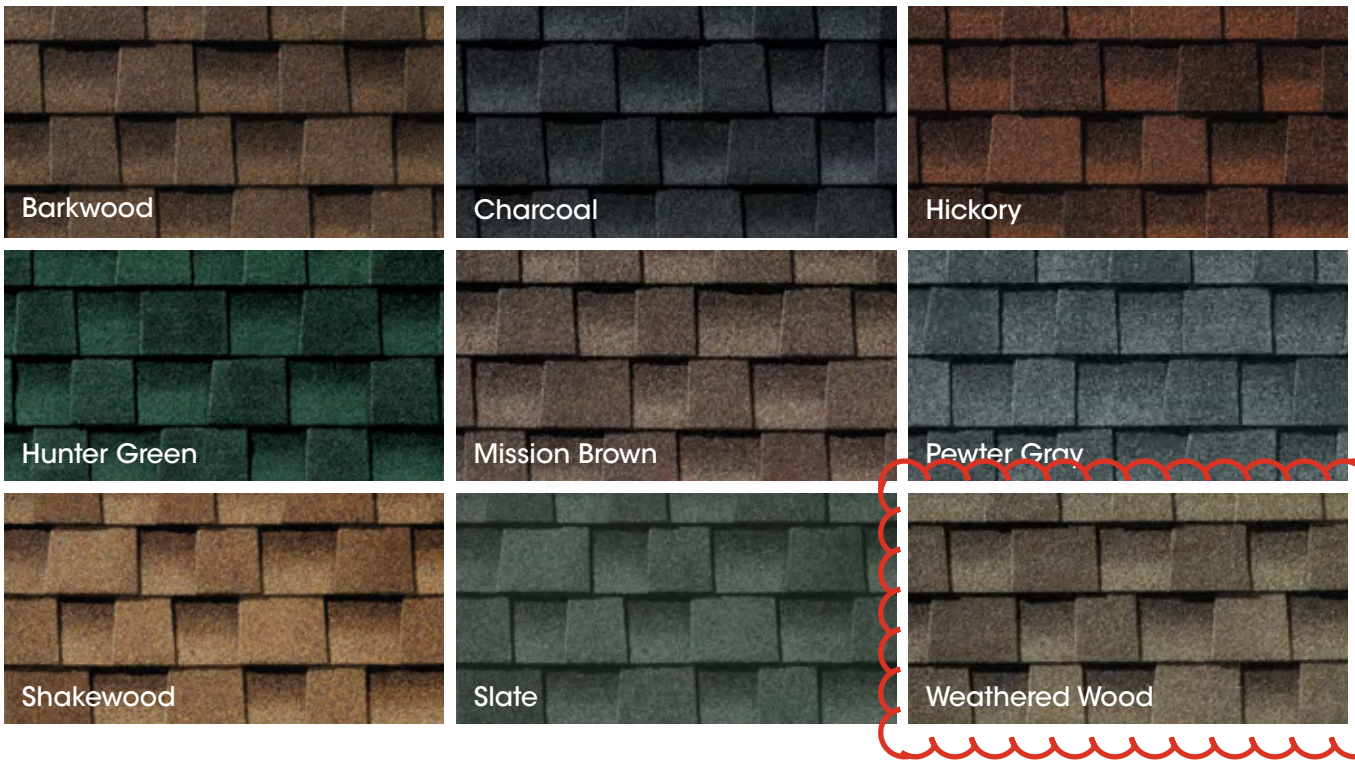
Always consult a qualified electrician before installing any lighting product.

ASPHALT ROOF SHINGLES

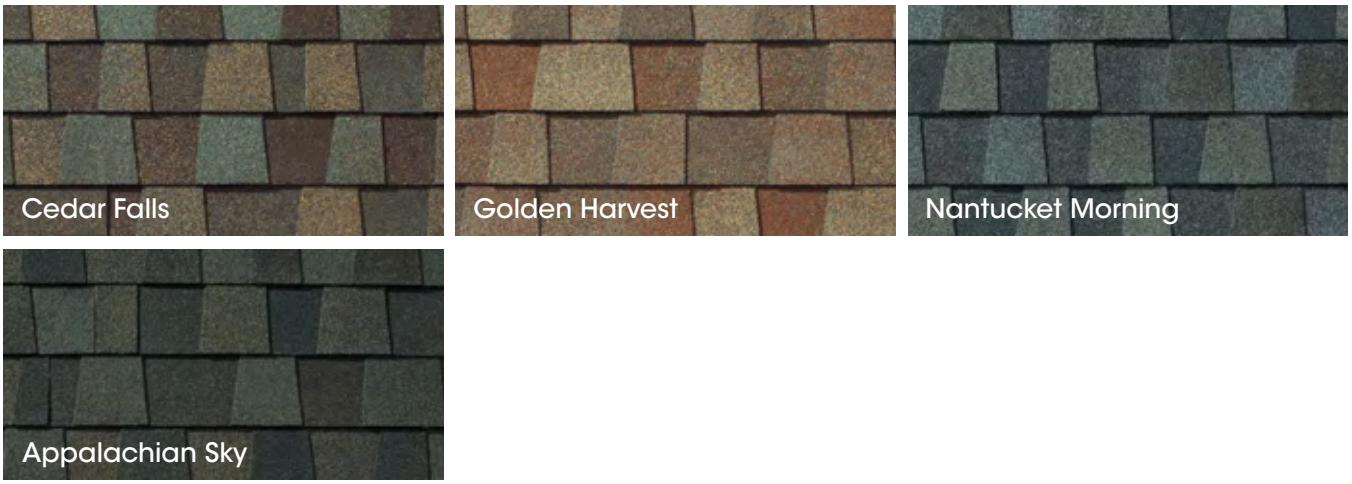
Timberline HDZ® Shingles

America's #1-selling shingle got even better. Timberline HDZ® Shingles feature LayerLock® Technology, which powers the industry's widest nail zone. When installed with the required combination of four qualifying GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.[1] And now, with a 25-year StainGuard Plus™ Algae Protection Limited Warranty,[2] Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more. **gaf.com/TimberlineHDZ**





Harvest Blend Colors



[1] 15-year WindProven™ limited wind warranty on Timberline HDZ® Shingles requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

COMPOSITE DECKING

Decking

Stylish composite decking outperforms wood for hassle-free outdoor living





Highly Durable

Composite deck boards that stand up to both weather and weekend mishaps alike—they won't rot, warp, splinter, fade or stain.



Easy Care & Cleanup

Our boards need no sanding or staining. No kidding. Easy soap & water cleanup keeps decking like new.



Always Green

Sustainably made in the U.S.A. using up to 95% recycled plastic film and reclaimed sawdust.

Heat Mitigating

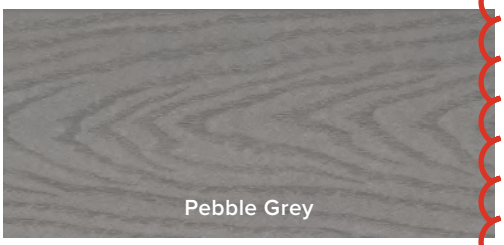
Deck colors with this symbol are engineered with heat-mitigating technology to be noticeably cooler than similar colored boards in the same sun and heat conditions.*

*Trex decking with heat-mitigating technology can still get hot to the touch when direct sunlight and high temperatures converge for extended periods of time. We therefore recommend shoes, socks, and pet booties, so that you and yours can enjoy living on your deck as much as we've enjoyed innovating it.

Trex Select®

Nature inspired with minimal maintenance

$$$ | 35 YEARS | ★★★





BOARD PROFILES

Solid

Scalloped

Square edge

Grooved edge

Use with Trex Hideaway® Hidden Fastening System for a clean, screw-free appearance.

HEAT MITIGATING

TREX'S COOLEST DECKING YET

*Trex decking with heat-mitigating technology can still get hot to the touch when direct sunlight and high temperatures converge for extended periods of time. We therefore recommend shoes, socks, and pet booties, so that you and yours can enjoy living on your deck as much as we've enjoyed innovating it.

Trex Enhance® NATURALS

Beauty on a budget

$$ | 25 YEARS | ★

FIELD













Trex Enhance® BASICS

A trade up from wood

$ | 25 YEARS | ★

BORDER & FASCIA









Decking & Railing

Design the perfect pair to suit your style and budget

TEMPORARY GRAVEL PATH

PROFESSIONALS & GARDEN CENTERS, VIEW BULK PRICING

MARGO OUTDOOR LIVING 0

SHOP CALCULATOR ABOUT CONTACT SIGN IN

PRO-MEMBERSHIP









Rain Forest Cream Gravel

$46.56

FREE SHIPPING

SIZE: 3/16"

PACKAGING: 30 lb.

− 1 + ADD TO CART

Share

Facebook X (Twitter)

Pinterest

Calculator

TOP

SIZE: 3/16"

PACKAGING: 2200 lb. 30 lb. 900 lb. 1620 lb.

Margo Garden Products Gravel collection selects only high quality all-natural stone from regions surrounding the Southwest Pacific. Use landscape rock and gravel to control for water erosion, decoration around trees and flower beds, topcoat material for a ballast roof system and/or reduce water usage with a dry scape lawn and garden. Margo's rock and gravel helps stimulate a healthy natural environment for fish in aquariums, ponds and reduces the amount of unhealthy debris in the water.

#1 Home Improvement Retailer

Pensacola 10PM 32503 What c... Pensacola 10PM 32503 Shop All Services DIY Log In

... / Garden Center / Landscaping Supplies / Landscape Edging / Plastic Edging

Internet # 322280215 Model # 3221-60HD-3 Store SKU # 1008380491

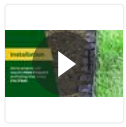
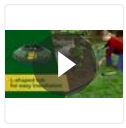
Exclusive

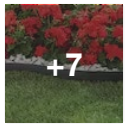
Vigoro

60 ft. x 2.5 in. Black Plastic Landscape No-Dig Edging Tall Wall

4.5 (161) Questions & Answers (12)







Hover Image to Zoom

Share Print

$69.97

Pay **$44.97** after **$25 OFF** your total qualifying purchase upon opening a new card.
Apply for a Home Depot Consumer Card

- No-Dig Edging Features a 2.5 in. wall height
- Easy-to-install design without the need for digging
- Made of flexible plastic and durable recycled materials
- View More Details

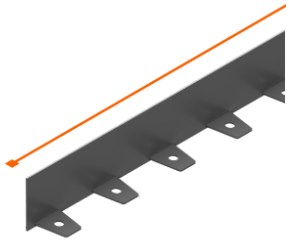
Pickup at Pensacola Delivering to 32503

Material

Recycled Plastic

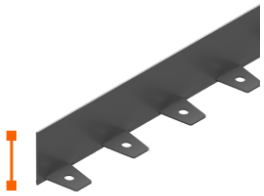
Length

60 ft.



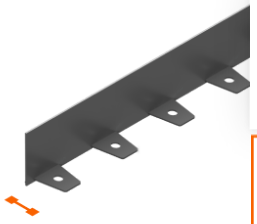
Height

2.5 in.



Width

2.4 in.



Stakes

Sold Separately



Feature

Cut-To-Fit



Color

Black

Package Quantity

1 Roll



Install Info

Buying Guide

Feature

About This Product

Vigoro Black Plastic Extra-Tall Wall No-Dig Landscape Edging has a 2.5 in. wall height. The tall black plastic edging creates a clean line between landscaping and grass or weeds and helps contain ground cover materials in garden beds including river rock, lava rock, pebbles, wood mulch, pine needles and more. Installing Tall Wall No-Dig Landscape Edging is as easy as clearing the area of debris and loose dirt, laying the edging along the desired shape and hammering the anchoring spikes (not included) through the tab. Easily cut the recycled plastic coil with garden shears or utility scissors to use in multiple garden beds. Use No-Dig Edging with weed fabric for an extra layer of weed protection. The plastic is durable, yet flexible enough to give a clean edge to any shape garden or create tight circles around trees. The patented No-Dig L-shaped design eliminates damage from digging into tree and plant roots.

Highlights

- Quick and simple installation, no digging required
- Made of plastic and durable recycled materials
- Easily makes curves and straight sections in DIY landscaping projects
- Suitable for all soil types
- Click Here To Shop the Vigoro Edging Collection!
- Return Policy



HOUSE & PROPERTY LOOKING NORTH FROM GADSDEN ST.



HOUSE & GRAVEL DRIVEWAY LOOKING NORTHEAST



WEST ELEVATION OF HOUSE



FRONT PORCH COLUMN DETAIL

WHITNEY ARCHITECTURE
60 GATHERING GREEN WEST
PENSACOLA, FL 32502
850-485-1189
mark@whitney-architecture.com

PHOTOS
EXISTING HOUSE & PROPERTY



REAR (NORTH) END OF HOUSE



EAST SIDE OF HOUSE



LOCATION OF NEW ACCESSORY STRUCTURE



LOCATION OF NEW ACCESSORY STRUCTURE

WHITNEY ARCHITECTURE
60 GATHERING GREEN WEST
PENSACOLA, FL 32502
850-485-1189
mark@whitney-architecture.com

PHOTOS
EXISTING HOUSE & PROPERTY



LOOKING NORTHEAST FROM GADSDEN ST @ EASTERN NEIGHBOR



LOOKING NORTHEAST FROM GADSDEN ST @ WESTERN NEIGHBOR



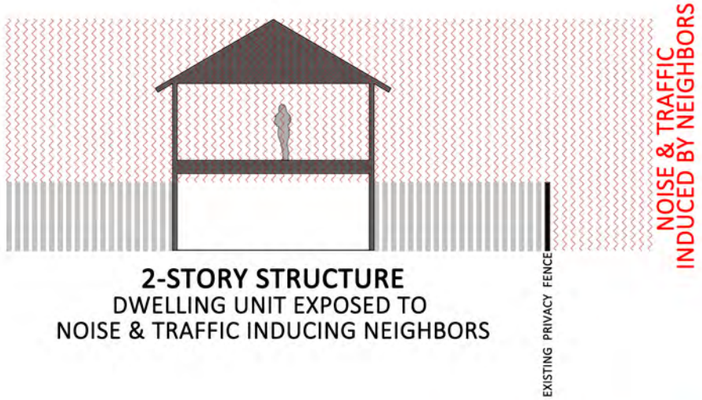
LOOKING NORTHWEST FROM GADSDEN ST @ WESTERN NEIGHBOR



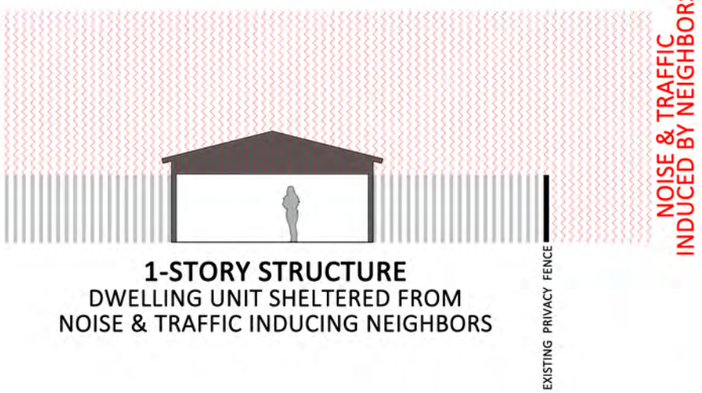
LOOKING WEST FROM GADSDEN ST POLICE STATION IN THE DISTANCE

WHITNEY ARCHITECTURE
60 GATHERING GREEN WEST
PENSACOLA, FL 32502
850-485-1189
mark@whitney-architecture.com

PHOTOS
STREETSCAPE & CONTEXT



2-STORY STRUCTURE
DWELLING UNIT EXPOSED TO
NOISE & TRAFFIC INDUCING NEIGHBORS



1-STORY STRUCTURE
DWELLING UNIT SHELTERED FROM
NOISE & TRAFFIC INDUCING NEIGHBORS

SITE ANALYSIS DIAGRAMS



SITE ANALYSIS MAP

LEGEND

NOISE & TRAFFIC INDUCING NEIGHBORS

1 SCHOOL
2 MULTI-FAMILY
3 CHURCH
4 POLICE STATION
5 PET BOARDING
6 AUTO SALES
7 FUTURE DEVELOPMENT
8 GEOTECHNICAL ENGINEERING
9 AUTO SHOP
10 RESTAURANT
11 SELF STORAGE
12 FIRESTATION & ADMIN
13 ATM
14 BAR/LOUNGE
15 24HR CONVENIENCE STORE



AERIAL VIEW

The brief from the property owner was to provide a two-car garage, a space for lawn and house maintenance tools, and a dwelling unit that could also function as a pool house for a future swimming pool planned for the rear of the property. Additionally, she desired ample and spacious attic storage so the PODs storage unit could be removed from the property and she could reclaim space within the existing house.

Analysis of the property revealed that it is surrounded by noise and traffic inducing neighbors as well as the heavily traveled thoroughfares E. Cervantes St. and I-110. Non-historic commercial development engulfs the property. It is located on somewhat of an island, disengaged from the historic fabric of the Old East Hill neighborhood.

WHITNEY ARCHITECTURE
60 GATHERING GREEN WEST
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SITE ANALYSIS



THE "BARN"



Design challenge #1: Protection from noisy neighbors and relationship to the future swimming pool.

Solution: The structure was designed as a single story building so that the dwelling unit could be placed low to the ground, sheltered from the neighbors by the existing 8' tall privacy fence. By placing the dwelling unit at ground level, it would provide more accessibility for the property owner's guests as well as herself as she ages. It would also have a direct relationship to the future swimming pool.

Design Challenge #2: How to design a structure that provides a two car garage and spacious attic storage in a neighborhood that predated the automobile and the storage needs of our modern lifestyle. How do you prevent the garage, with attic storage above, from becoming a bloated monolithic structure under a single massive roof as found in some modern suburban developments?

Solution: The single story solution made the space above the garage available to satisfy the property owner's storage needs. To accommodate the attic storage, without oversizing the roof, some verticality was needed in the building massing. Inspiration for the vertical massing was provided by the smaller, more humble, gable end on the west side of the house, oriented perpendicular to its more prominent counterparts facing Gadsden St.

The design concept envisions a pre-existing outbuilding that has been altered to accommodate a garage. Since the neighborhood predated the automobile it is not a stretch to imagine that a horse barn once resided on the property. Horse barns are often vertical in proportion to not only accommodate the height of the animal but also provide space to store feed and bedding as well as enhance ventilation.

The "barn" of the new garage features gable ends matching in both form and pitch the gable end on the west side of existing house, while the remaining area of the garage, the tool storage, and the dwelling unit are covered with low sloped roofs, mirroring those over the front porch and additions at the existing house. Where these roofs extend beyond the building envelope they are supported by paired columns on a brick base. This matches the composition at the front porch of the existing house.

The "barn" is clad in wood drop siding with a 5" exposure, matching the siding on the existing house while all other areas are clad in fiber cement board & batten siding. All the siding and trim will be painted the creamy white color to match the siding on the existing house with the exception of a few areas that will be painted a blue color, matching the painted brick at the existing front porch. These blue areas have a tighter board and batten spacing. The combination of using the blue accent color and tighter batten spacing adds some visual interest and articulates the notion of shelter.

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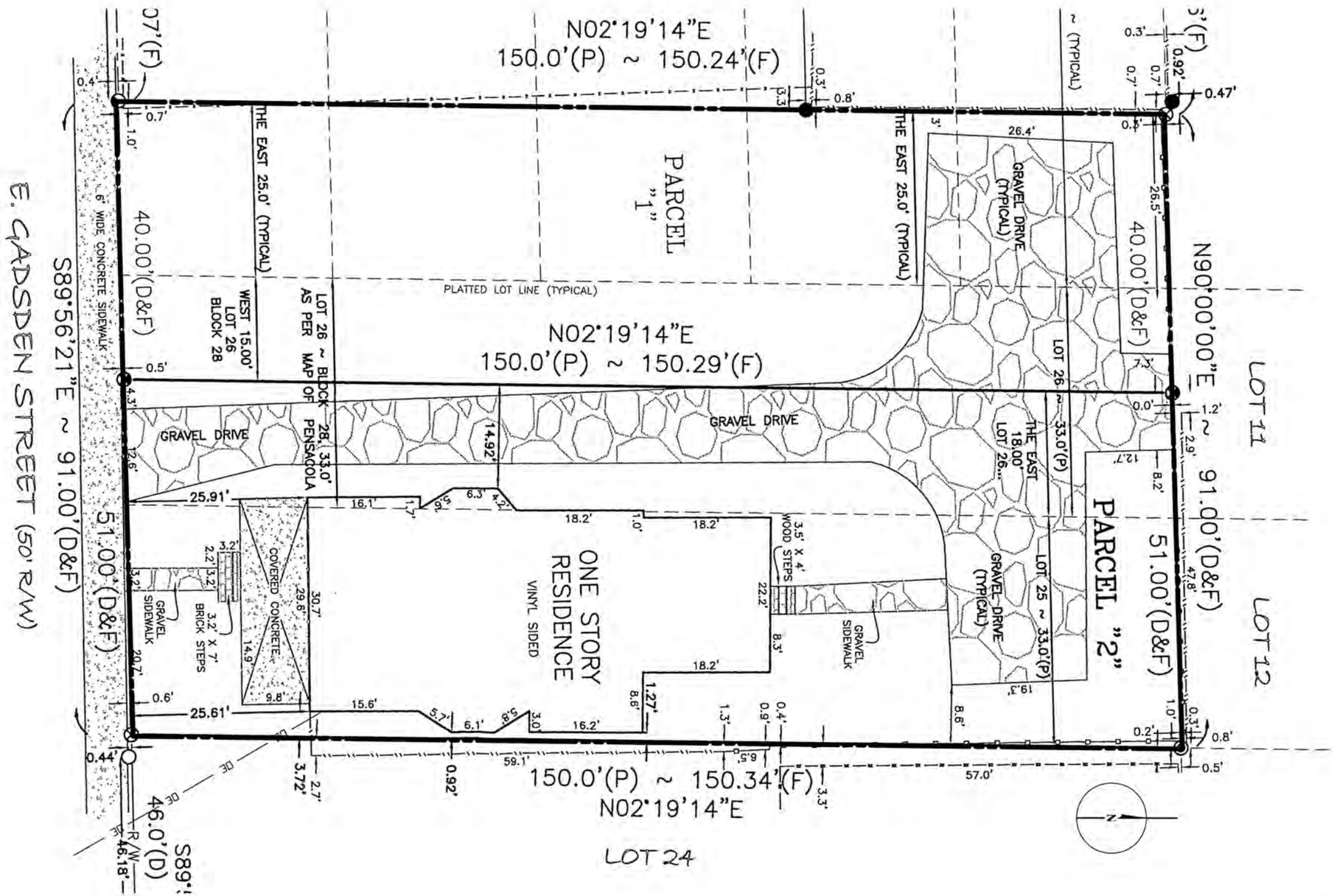
DESIGN CONCEPT DIAGRAM



NOTE: SURVEY PROVIDED BY MERRILL PARKER SHAW, INC DATED 1/25/23. AFTER THE SURVEY "PARCEL 1" AND "PARCEL 2" WERE COMBINED INTO ONE PARCEL.

SURVEY OF EXISTING CONDITIONS

SCALE - 1/16" = 1'-0"

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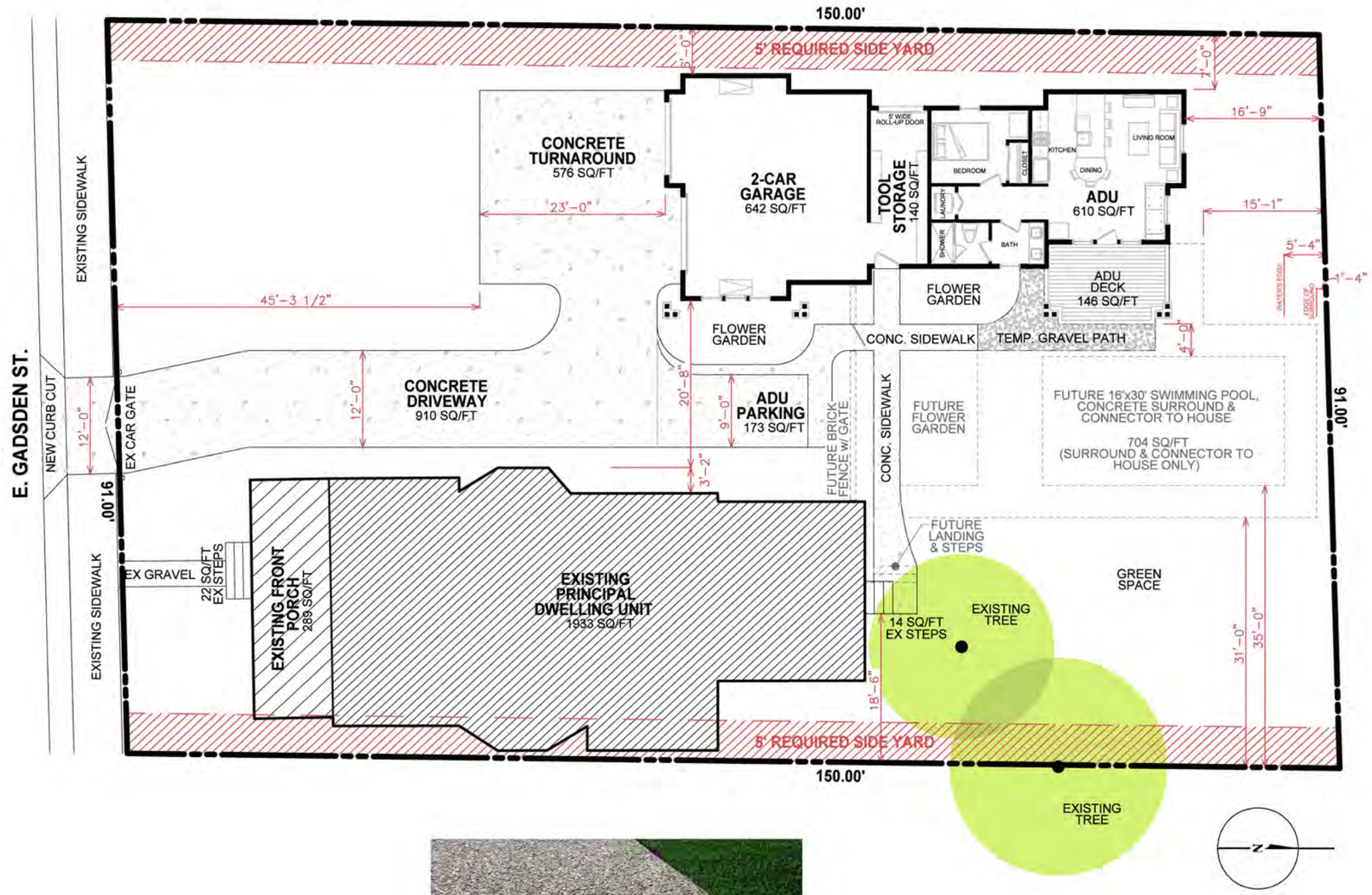

LOT COVERAGE BREAKDOWN

LOT COVERAGE ALLOWED	
PROPERTY	13,664 SQ/FT
50% COVERAGE	6832 SQ/FT
EXISTING PRINCIPLE STRUCTURE	**2258 SQ/FT**
PRINC. DWELLING	1933 SQ/FT
FRONT PORCH	289 SQ/FT
FRONT STEPS	22 SQ/FT
BACK STEPS	14 SQ/FT
NEW ACCESSORY STRUCTURE	**1538 SQ/FT**
2-CAR GARAGE	642 SQ/FT
TOOL STORAGE	140 SQ/FT
ADU	610 SQ/FT
ADU DECK (COVERED)	146 SQ/FT
TOTAL COVERAGE	**3796 SQ/FT**

ADU CALCULATIONS

AREA ALLOWED	
PRINC. DWELLING	1933 SQ/FT
60% OF PRINCIPAL DWELLING	1160 SQ/FT
PROPOSED (DWELLING ONLY)	610 SQ/FT (32%)



PEA GRAVEL EXPOSED AGGREGATE CONCRETE

THE IMAGE ABOVE REFLECTS THE APPEARANCE DESIRED FOR THE DRIVEWAY, TURN-AROUND, ADU PARKING & SIDEWALKS

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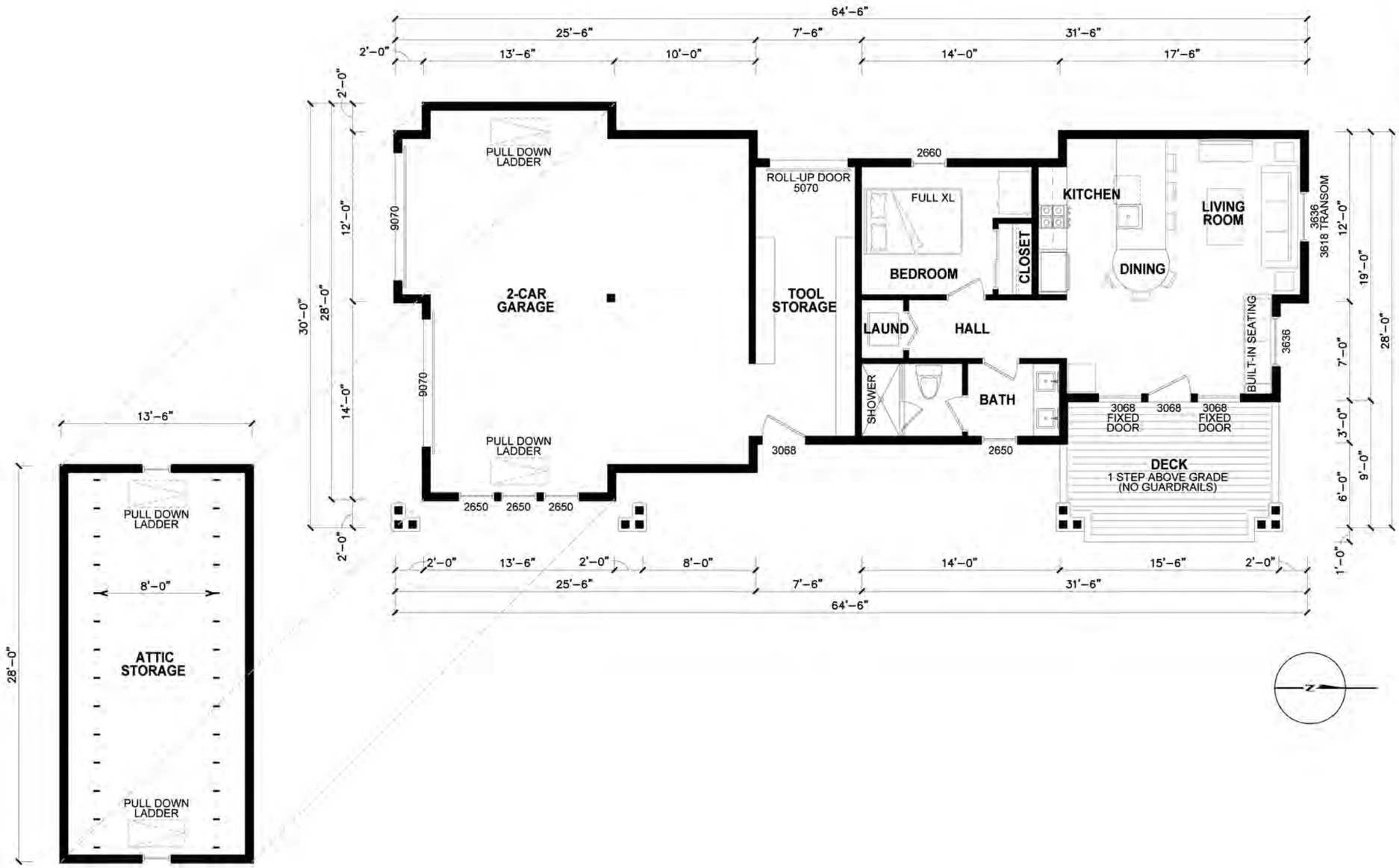
SITE PLAN

SCALE - 1/16" = 1'-0"



FLOOR AREA SQUARE FOOTAGE BREAKDOWN

(EXCLUDES EXTERIOR & INTERIOR WALLS)

GARAGE	**590 SQ/FT**
TOOL STORAGE	**133 SQ/FT**
ADU	**678 SQ/FT**
LIVING/DINING/KITCHEN	300 SQ/FT
BEDROOM	108 SQ/FT
BATH	70 SQ/FT
LAUNDRY	12 SQ/FT
HALL	46 SQ/FT
DECK	142 SQ/FT
ATTIC STORAGE (UNFINISHED)	**338 SQ/FT**
TOTAL FLOOR AREA SQUARE FOOTAGE	**1,739 SQ/FT**

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FLOOR PLAN

SCALE - 1/8" = 1'-0"



EAST (SIDE) ELEVATION
FACES EXISTING HOUSE



SOUTH (FRONT) ELEVATION
FACES GADSDEN ST.

KEYNOTE LEGEND

1. WOOD DROP SIDING
   5" EXPOSURE - PROFILE TO MATCH EXISTING
   PAINT COLOR: MATCH EXISTING SIDING
2. WOOD 5/4x6 CORNER BOARDS & TRIM
   PAINT COLOR: MATCH EXISTING TRIM
3. WOOD 5/4x12 TRIM
   PAINT COLOR: MATCH EXISTING TRIM
4. WOOD 5/4x4 TRIM
   PAINT COLOR: MATCH EXISTING TRIM
5. 6x6 WOOD COLUMN WRAPPED w/
   "RUSTIC GRAIN" TEXTURED FIBER CEMENT TRIM
   1x6 FIBER CEMENT TRIM w/ "RUSTIC GRAIN" TEXTURE @ TOP & BOTTOM
   PAINT COLOR: MATCH EXISTING COLUMNS
6. PAINTED BRICK COLUMN PEDESTAL
   PAINT COLOR: MATCH EXISTING PAINTED BRICK @ FRONT PORCH
7. FIBER CEMENT BOARD & BATTEN SIDING w/ "SMOOTH" TEXTURE
   1x6 BATTENS @ 36" ON CENTER
   PAINT COLOR: MATCH EXISTING SIDING
8. FIBER CEMENT BOARD & BATTEN SIDING w/ "SMOOTH" TEXTURE
   1x6 BATTENS @ 12" ON CENTER
   PAINT COLOR: MATCH EXISTING PAINTED BRICK @ FRONT PORCH
9. 1.5"x1.5 PVC TRIM
   PAINT COLOR: MATCH EXISTING TRIM
10. PARGE COAT ON EXPOSED PORTIONS OF FOUNDATION
    PAINT COLOR: MATCH EXISTING PAINTED BRICK @ FRONT PORCH
11. FIBER CEMENT FASCIA BOARD w/ "SMOOTH" TEXTURE
    WHITE METAL DRIP EDGE
    PAINT COLOR: MATCH EXISTING FASCIA BOARD
12. DIMENSIONAL ASPHALT SHINGLES
    COLOR: MATCH EXISTING SHINGLES (GAF - WEATHERED WOOD)
13. VINYL SINGLE HUNG WINDOW w/ NO GRID
    PGT WINGUARD
    COLOR: WHITE EXTERIOR & INTERIOR
14. VINYL PICTURE WINDOW w/ NO GRID
    PGT WINGUARD
    COLOR: WHITE EXTERIOR & INTERIOR
15. STEEL FACED FLAT PANEL SWINGING DOOR
    JELD-WEN CRAFTSMAN FLAT 1-LITE
    PAINT COLOR: MATCH EXISTING PAINTED BRICK @ FRONT PORCH
16. FIBERGLASS SWINGING DOOR w/ FULL VIEW
    JELD-WEN SMOOTH PRO
    PAINT COLOR: MATCH EXISTING PAINTED BRICK @ FRONT PORCH
17. FIBERGLASS FIXED DOOR w/ FULL VIEW
    JELD-WEN SMOOTH PRO
    PAINT COLOR: MATCH EXISTING PAINTED BRICK @ FRONT PORCH
18. SECTIONAL GARAGE DOOR - STEEL w/ COMPOSITE OVERLAY
    CLOPAY COACHMAN SERIES FOUR DESIGN #41
    PAINT COLOR: MATCH EXISTING SIDING
19. SECTIONAL GARAGE DOOR - STEEL w/ COMPOSITE OVERLAY
    CLOPAY COACHMAN SERIES FOUR DESIGN #41 w/ SPADE LIFT HANDLES
    PAINT COLOR: MATCH EXISTING PAINTED BRICK @ FRONT PORCH
20. 5' WIDE 7' TALL STEEL ROLL UP DOOR
    COLOR: WHITE
21. WALL MOUNTED ALUMINIUM EXTERIOR LIGHT FIXTURE
    MAXIM - PIER M
    COLOR: WEATHERED ZINC
22. COMPOSITE DECKING & FASCIA
    FASCIA & BORDER COLOR: TREX ENHANCE CLAM SHELL
    FIELD COLOR: TREX ENHANCE FOGGY WHARF

NOTE: THE EXISTING HOUSE IS SHOWN FOR REFERENCE ONLY. NO IMPROVEMENTS TO THE EXISTING HOUSE ARE TO BE CONSIDERED AS PART OF THIS APPLICATION

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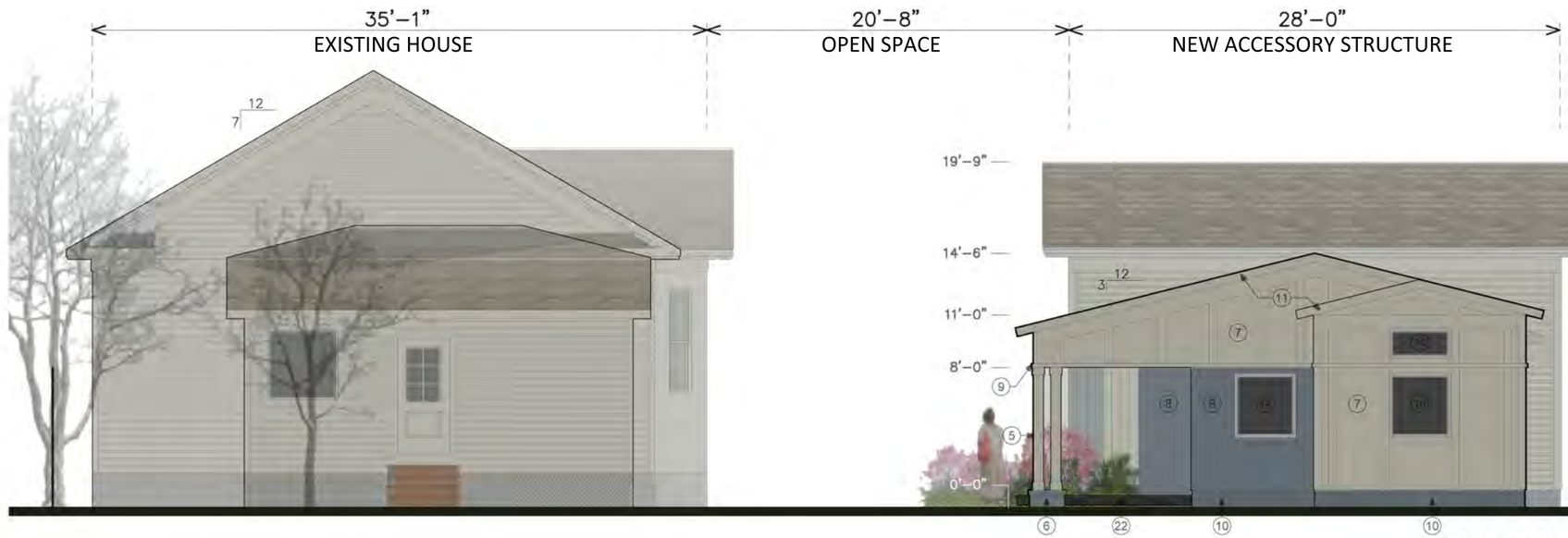
EXTERIOR ELEVATIONS

SCALE - 1/8" = 1'-0"



WEST (SIDE) ELEVATION
FACES NEIGHBOR'S PROPERTY



NORTH (REAR) ELEVATION
FACES CERVANTES ST.

KEYNOTE LEGEND

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   5" EXPOSURE - PROFILE TO MATCH EXISTING
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22. COMPOSITE DECKING & FASCIA
    FASCIA & BORDER COLOR: TREX ENHANCE CLAM SHELL
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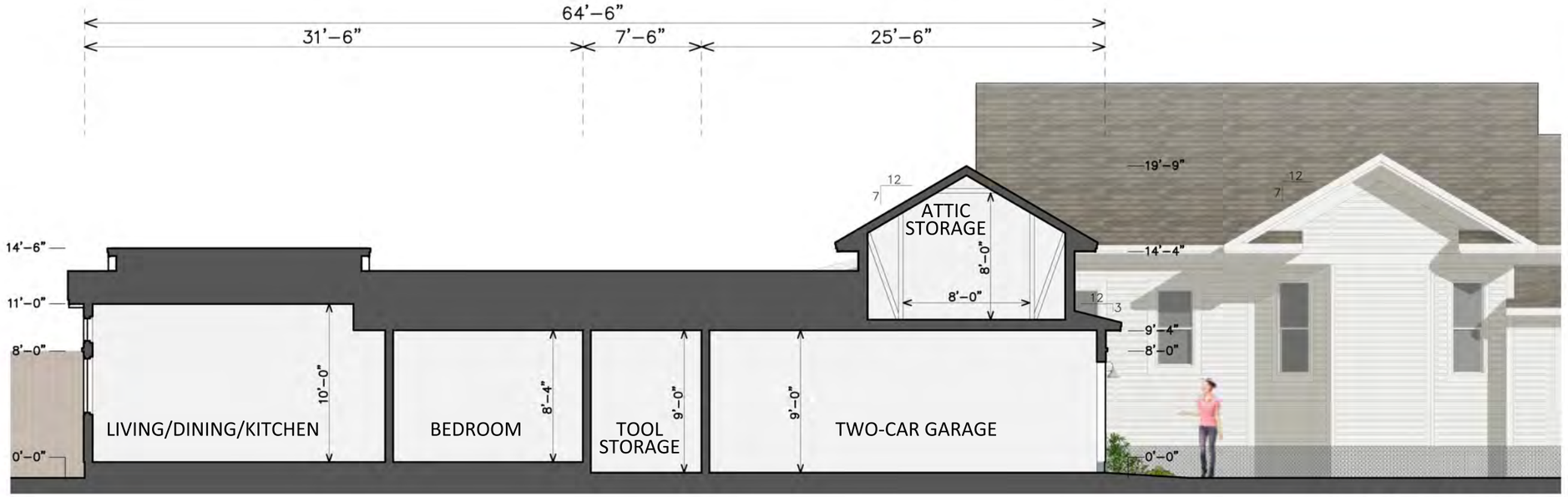
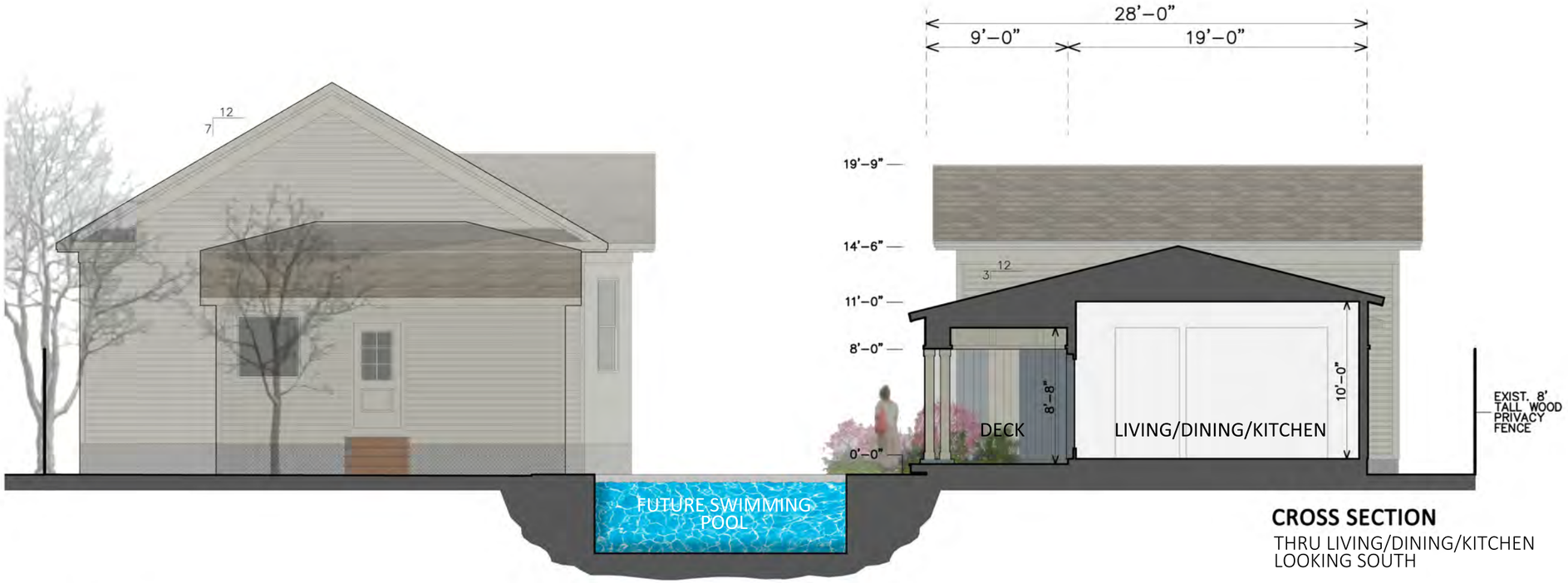
EXTERIOR ELEVATIONS

SCALE - 1/8" = 1'-0"



LONGITUDINAL SECTION
LOOKING EAST



CROSS SECTION
THRU LIVING/DINING/KITCHEN
LOOKING SOUTH

NOTE: THE EXISTING HOUSE IS SHOWN FOR REFERENCE ONLY. NO IMPROVEMENTS TO THE EXISTING HOUSE ARE TO BE CONSIDERED AS PART OF THIS APPLICATION

BUILDING SECTIONS

SCALE - 1/8" = 1'-0"

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RENDERING

LOOKING NORTHWEST FROM DRIVEWAY



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RENDERING

LOOKING SOUTHWEST FROM BACK YARD

File #: 25-789 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

411 W. Brainerd Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
New Accessory Structure for a Contributing Structure

SUMMARY:

John and Sandra Berg are seeking final approval to construct a 12 x 20' shed in the rear yard on a concrete slab with composite siding, vinyl windows, a fiberglass door, a 7/12 pitch dimensional shingle roof to match the primary. The exterior will be painted Classic White Buff with Majolica Green trim and Polished Mahogany doors and windows to match the primary.

Recommended Code Sections:
12-3-10(2)d.2.ii.(b) North Hill Preservation District; Procedure for review; Decisions; Rules governing decisions.
12-3-10(2)e.5. NHPD; Regulations and guidelines for any development within the preservation district; Paint colors.
12-3-10(2)h. NHPD; Regulations for new construction and additions to existing structures in the North Hill preservation district.

ATTACHMENTS:

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

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 No. ES 729

Site Name 830= = Survey Date 8005 820= =
Address of Site: 411 W. Brainard St. Pensacola, FL 32501 905= =
Instruction for locating on S side of W. Brainard between N. Reus St. and N. DeVilliers St. 813= =
Location: Belmont Tract (subdivision name) 54 (block no.) 14+15 (lot no) 868= =
County: Escambia 808= =
Owner of Site: Name: Brent, Robert I
Address: 411 W. Brainard St.
Pensacola, FL 32501 902= =
Type of Ownership private 848= = Recording Date 832= =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB 818= =

Condition of Site: Integrity of Site: Original Use residence 838= =

Check One		Check One or More	
☐ Excellent	863= =	■ Altered	858= =
■ Good	863= =	☐ Unaltered	858= =
☐ Fair	863= =	■ Original Site	858= =
☐ Deteriorated	863= =	☐ Restored( )(Date:)( )	858= =
		☐ Moved( )(Date:)( )	858= =

Present Use residence 850= =
Dates: Beginning + 1922 844= =
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: district 916= =

Threats to Site:

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

Areas of Significance: Architecture; History 910= =

Significance:

Built as a rental property for Belle Gundersheimer, this frmae bungalow was acquired by Lt. Harold Fick, USN in 1930. Since 1940 it has been the home of Robert I. Brent, a descendant of F.C. Brent, prosperous Pensacola banker.

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

ARCHITECT unknown 872 = =

BUILDER Owens, John 874 = =

STYLE AND/OR PERIOD Bungalow 964 = =

PLAN TYPE rectangle 966 = =

EXTERIOR FABRIC(S) wood; clapboard 854 = =

STRUCTURAL SYSTEM(S) wood frame 856 = =

PORCHES N/1 story gabled porch w/twin square posts; 1 bay; access from N # S/1 story hip porch; 1 bay 942 = =

FOUNDATION: pier; brick; brick, continuous 942 = =

ROOF TYPE: gable 942 = =

SECONDARY ROOF STRUCTURE(S): cross gable 942 = =

CHIMNEY LOCATION: exterior W 942 = =

WINDOW TYPE: DHS;6/1; wood#casement; 10light; wood 942 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: composition shingle; diamond 882 = =

ORNAMENT EXTERIOR: exposed rafters 882 = =

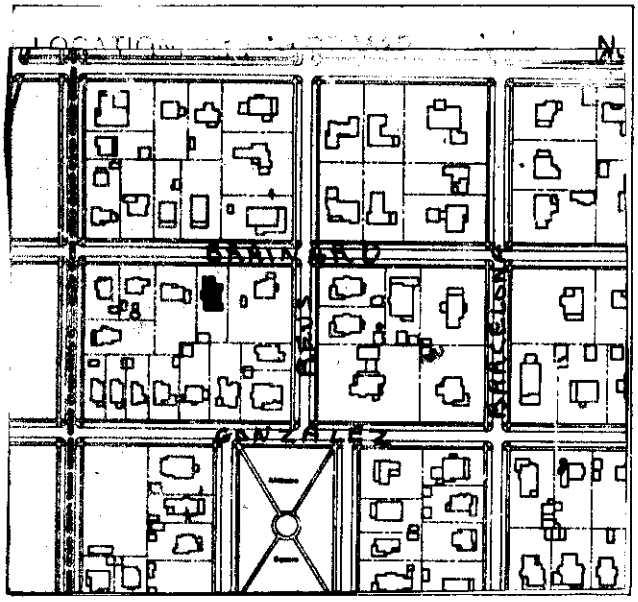
NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 1½ 950 = =

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): less than 1 833 = =



Township	Range	Section
2S	30W	19

812 = =

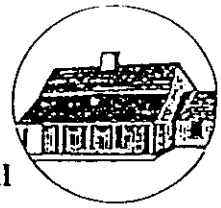
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P.80.13 Fr. 14A 860 = =

Contact Print



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

Site #8 ES00729
Recorder #
Field Date 5 / 4 / 95
Form Date 6 / 27 / 95

__ Original
X Update

SITE NAMES (addr. if none) HAROLD FICK HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4718]
NATIONAL REGISTER CATEGORY X building __structure X district __site __object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 411 W. BRAINERD ST.
CROSS STREETS nearest/between BETWEEN N. REUS AND N. DE VILLIERS ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes __ no
COUNTY ESCAMBIA TAX PARCEL # 9010-014-054
SUBDIVISION NAME NORTH HILL BLOCK 54 LOT NO. 14-15
OWNERSHIP __private-profit __priv-nonprofit Xpriv-indiv __priv-unspecified __city __county __state __federal __unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT
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 BUNG EXTERIOR PLAN RECT NO. STORIES 1.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER/CONT Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SHCO
Secondary strucs. (dormers etc.) CRGA
CHIMNEY : No. 2 Materials BRIC LOCATIONS WEST EXTERIOR
WINDOWS (types, materials, and placements) DHS, 6/1, WOOD AND CASEMENT, 10 LIGHT, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open ___ #closed ___ #incised ___ Locations N/1 STORY GABLED WITH TWIN SQUARE
Porch roof types POSTS, 1 BAY, NORTH ACCESS & S/1 STORY HIP PORCH, 1 BAY
EXTERIOR ORNAMENT EXPOSED RAFTERS

INTERIOR PLAN CONDITION: __excellent Xgood __fair __deteriorated __ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) __commercial Aresidential __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 1921 CIRCA X yes __ no
ARCHITECT: (last name first) UNKNOWN
BUILDER: (last name first) OWENS, JOHN
MOVES __yes X no Dates _____ Orig.addr. _____
ALTERATIONS __yes __no Dates _____ Nature _____
ADDITIONS __yes __no Dates _____ Nature _____
ORIGINAL USES (give dates) RESIDENCE
INTERMEDIATE USES (give dates) _____
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) BELLE GUNDERSHEIMER (ORIGINAL) LT. HAROLD FICK (1930), ROBERT I BRENT (1940), JAMES A. AND LYNNE SULLIVAN (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. R20, F17-18

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 __/__/__
DELIST DATE __/__/__

KEEPER-NR ELIGIBILITY*: y n pe ni Date __/__/__
SHPO-NR ELIGIBILITY*: y n pe ni Date __/__/__
LOCAL DESIGNATION*: _____ Date __/__/__
Local office

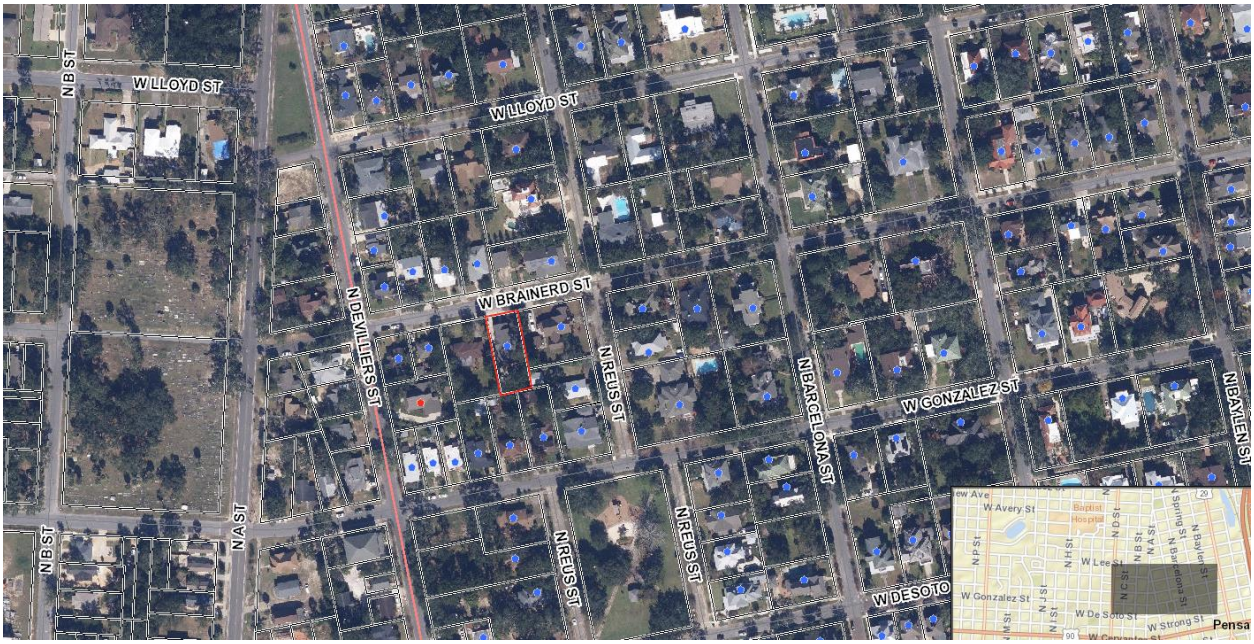
* y=Yes; n=No; pe=Potentially Eligible; ni=Insufficient Information

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





411 W. Brainerd Street





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

Architectural Review Board Application
Full Board Review

Application Date: _____

Project Address: **411 West Brainerd Street, Pensacola, FL 32501**

Applicant: John and Sandra Berg

Applicant's Address: 411 West Brainerd Street, Pensacola, FL 32501

Email: *johnberg1101@gmail.com* Phone: 720-742-6862

Property Owner: _____
(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 seven (7) 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.
Construct a 12x20 shed in rear yard (southwest corner).

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

5/15/2025
Date

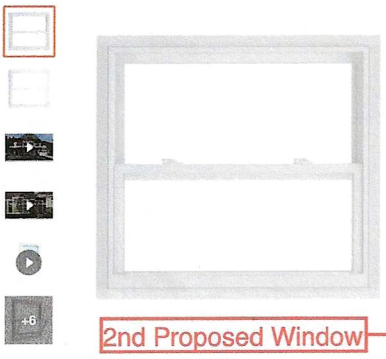
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

411 West Brainerd Street Shed Details:

1. Intended use is for yard equipment and tools.
2. Dimensions; 12 x 20 feet.
3. Shed foundation will be concrete slab.
4. Shed foundation will be laid adjacent to driveway concrete pad.
5. Setback will be 3' from side and back property lines and 29.17' from rear of house structure.
6. Roof pitch will be 7/12.
7. Roof material will be Timberline HDZ Weathered Wood Algae Resistant laminated high definition dimensional shingle to match the house.
8. Siding will be LP Smartside siding and sheathing wall will use Force Factor and taped seams.
9. Shed side facing Brainerd (North) will include a centered 6' double door with transom windows and a small half moon window centered above door to match front of house.
10. Shed side facing Reus (East) will include a 36" fiberglass entry door with 9 lite window to match doors on house and a 31" x 51" vinyl window.
11. Shed exterior will be painted to match house; Classic White Buff (siding), Majorlica Green (trim), and Polished Mahogany (doors and windows).

Proposed Storage Shed @ 411 W. Brainerd ST, Pensacola - North Hill

American Craftsman
35.25 in. x 35.375 in. 50 Series White Single Hung Low-E Argon SC Glass Vinyl Fin Window, Screen Incl



2nd Proposed Window



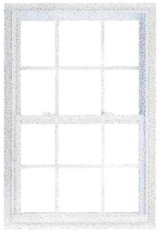
Masonite
36 in. x 80 in. Premium 9 Lite Right-Hand Inswing Primed Smooth Fiberglass Prehung Front Door with Brickmold



9 Lite Fiberglass door



American Craftsman
31.375 in. x 51.25 in. 50 Series White Single Hung Low-E Argon SC Glass Vinyl Fin Window with Grids, Screen Incl



Proposed WIndow



Weathered Wood Shingles to Match

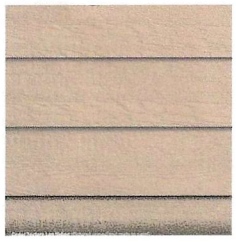
GAF
Timberline HDZ Weathered Wood Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle)



Current Siding on house is a mixture of aluminum and vinyl Lap Siding.

Proposed Siding, Trim, and Facia LP Smartside

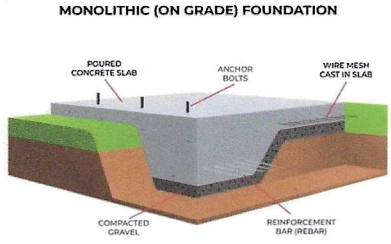
Type of siding: Lap



Colors to match house
Base Color : White
Corner Trim : White
Soffit and Facia : Green
~~TBD~~ SW 0013 MAJOLICA GREEN
Window and Door Trim:
Green TBD
A NICE BROWN SW 2838 POLISHED MAHOGANY



Monolithic Slab Foundation to Code



Proposed Storage Shed @ 411 W. Brainerd St, Pensacola - North Hill

PLOT PLAN

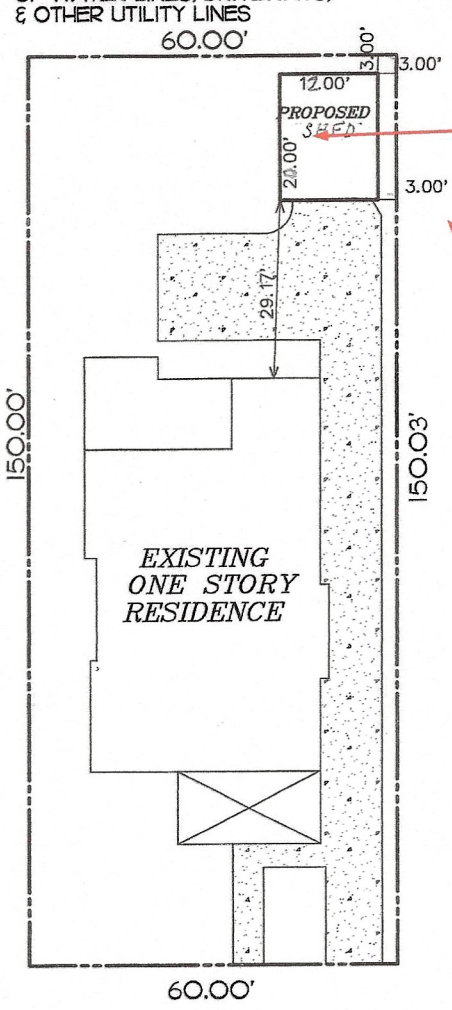
SCALE 1" = 20'-0"

411 WEST BRAINARD ST
PENSACOLA, FL
DATE: 8/20/2024

NORTH

NOTE:
1. CONTRACTOR TO LOCATE & VERIFY LOCATION OF WATER LINES, DRIVEWAYS, & OTHER UTILITY LINES

DMG
DESIGN MANAGEMENT GROUP
P.O. BOX 835
BAGDAD, FLORIDA 32530
PHONE: (850)-232-6189
email: dmgds1@gmail.com
PLANNING
RESIDENTIAL DESIGN
PROJECT MANAGEMENT



12x20 Proposed Storage Building Approx 240 Square Ft.

3' off Property line to Roof End
4' off Property line to building

Proposed Storage Shed @ 411 W. Brainerd St, Pensacola - North Hill

Included is ARB Approved plans submitted by previous home owner

Original Plan
16x20 Shed
7/12 Roof Pitch
Lap Siding
Garage Door
Vents
(1) 36" Door
(1) Window
Lap Siding
Shingle Roof

Proposed Changes:
12x20

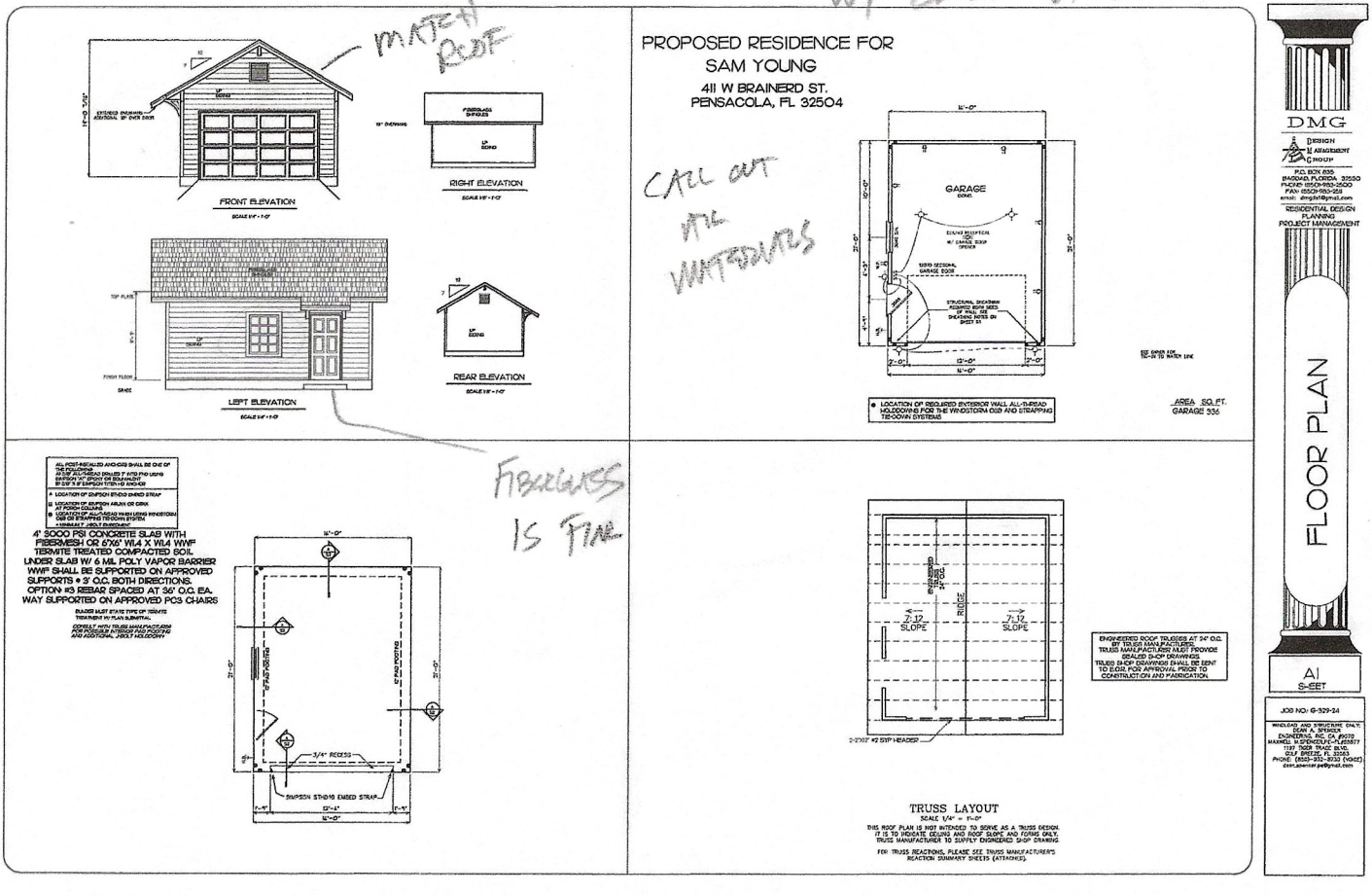
- Decorative Shed Doors
- Decorative Corbals
- Open Soffit To Compliment
- Half Moon Gable Window
- Decorative Barge Boards





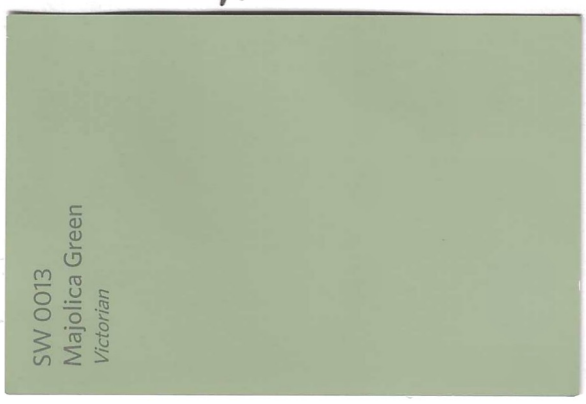
CLAD WINDOW

SHOW ALL 4 SIDES W/ ELEV VIEW

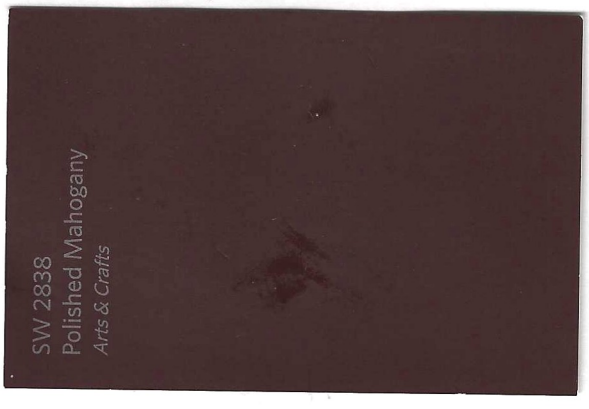


COLORS

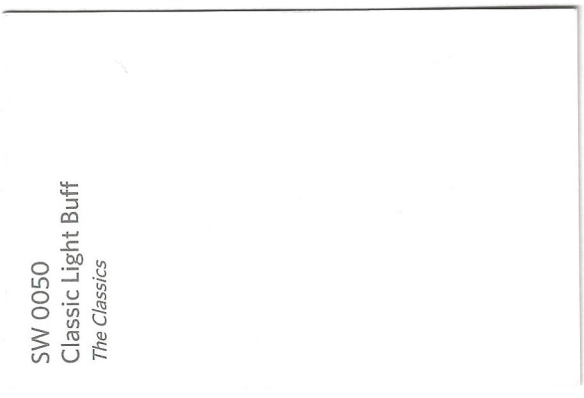
TRIM

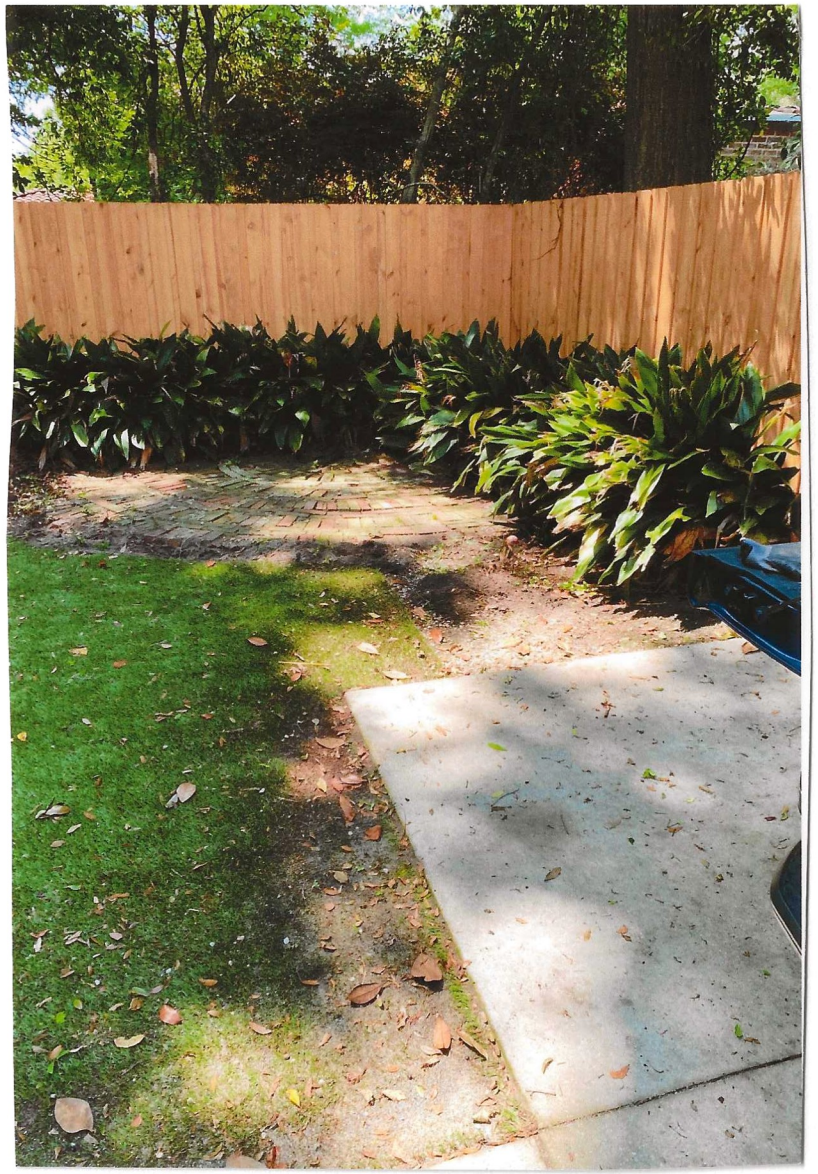


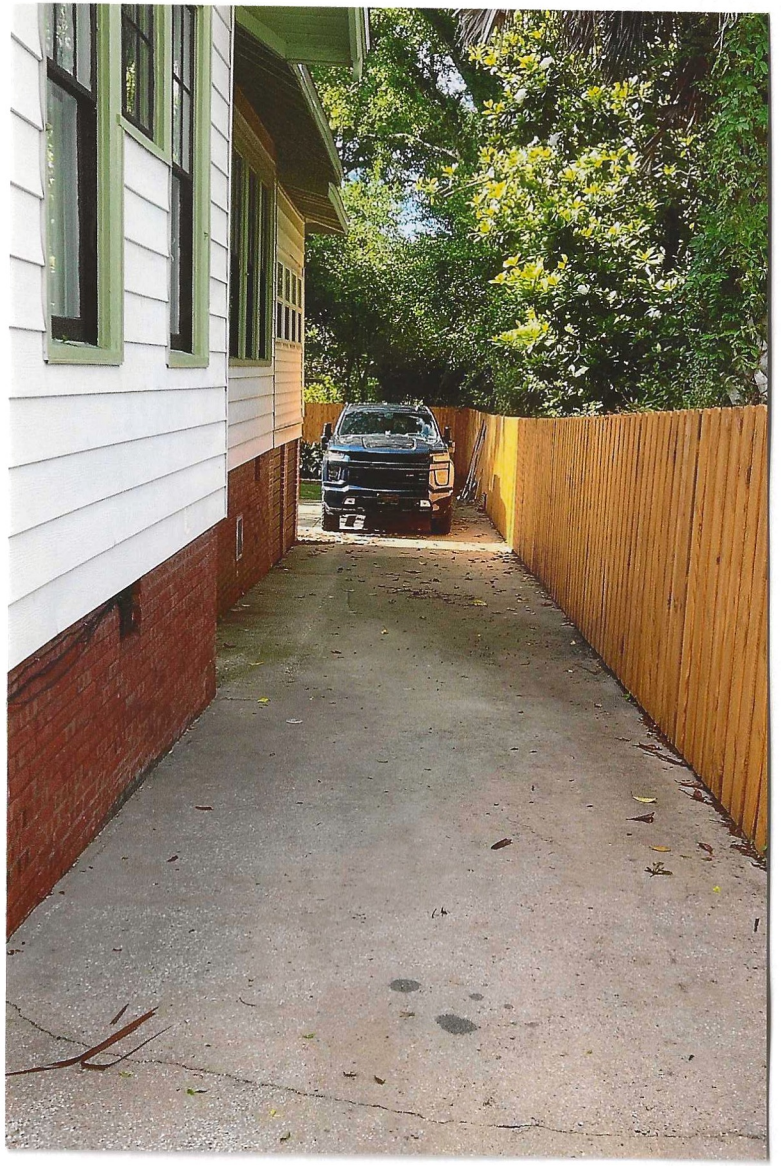
WINDOWS / DOORS

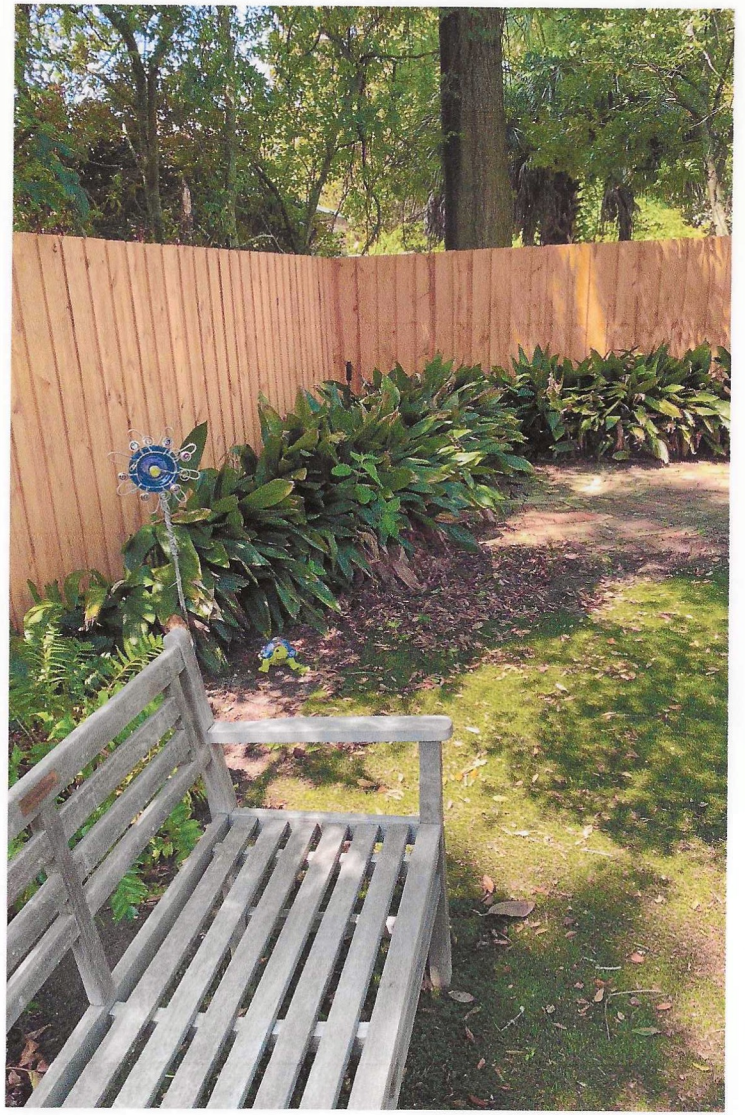


SIDING













File #: 25-790 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

532 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Variance

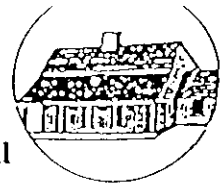
SUMMARY:

Lisa Joan Smith is seeking approval to reduce the side yard setback from the required 5 feet to 3 feet 2 inches to accommodate an addition to the rear. An existing screened porch will be removed to accommodate the new addition which will align with the plane of the existing non-conforming structure. The next agenda item is final aesthetic review of the proposed addition.

Recommended Code Sections:
12-11-2(a)(2) Variances. 12-12-3(5)(b) ARB conditions for granting variances.
12-3-10(1)f.1. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Exterior lighting.
12-3-10(1)f.2. Pensacola Historic District; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Exterior walls.
12-3-10(1)f.3. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Roofs.
12-3-10(1)f.5. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Doors.

ATTACHMENTS:

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



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

X Original
X Update

Site #8 ES2424
Recorder #
Field Date 4 / 25 / 95
Form Date 7 / 19 / 95

SITE NAMES (addr. if none) 532 E. GOVERNMENT ST. [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.) 532 E. GOVERNMENT ST.
CROSS STREETS nearest/between BETW. S. FLORIDA BLANCA ST. AND S. EIGHTH AVE.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes no
COUNTY ESCAMBIA TAX PARCEL # 9001-002-348
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 19 LOT NO. 348
OWNERSHIP _private-profit _priv-nonprofit X priv-indiv _priv-unspecified _city _county _state _federal _unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
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)

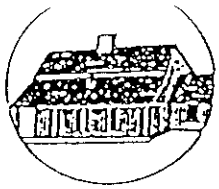
DESCRIPTION

STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SM3V
Secondary strucs. (dormers etc.)
CHIMNEY : No. 1 Materials BRIC LOCATIONS CENTER RIDGE
WINDOWS (types, materials, and placements) DHS, 6/6, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations S/1 STORY HIP, 2 BAY,
Porch roof types ACCESS FROM SOUTH
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: _excellent X good _fair _deteriorated _ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) _commercial M 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)
This is a small, rectangular house which sits bout 2.5 feet off the ground on brick piers.



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1870 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) RESIDENCE
INTERMEDIATE USES (give dates) _____
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) MARY R. DENBY (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) _____

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RECORDER

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

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

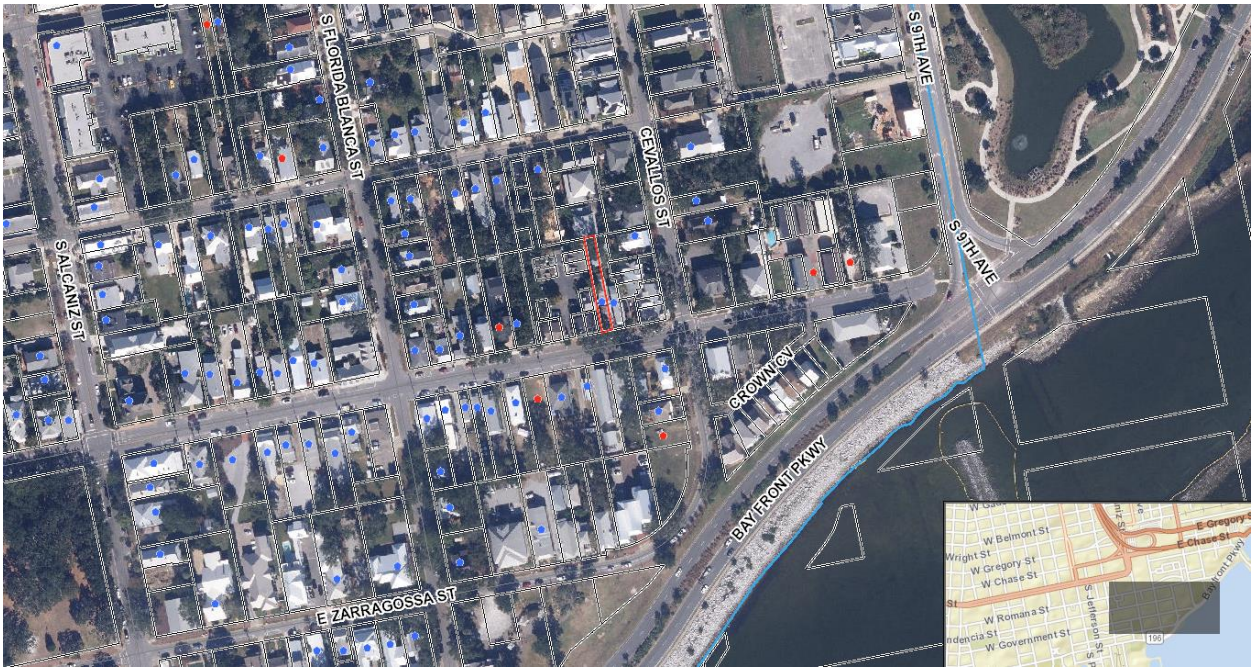
DHR USE ONLY	OFFICIAL EVALUATIONS	DHR USE ONLY
NR DATE __/__/__	KEEPER-NR ELIGIBILITY*: y n pe ie	Date __/__/__
DELIST DATE __/__/__	SHPO-NR ELIGIBILITY*: y n pe ie	Date __/__/__
	LOCAL DESIGNATION*: _____	Date __/__/__
	Local office _____	

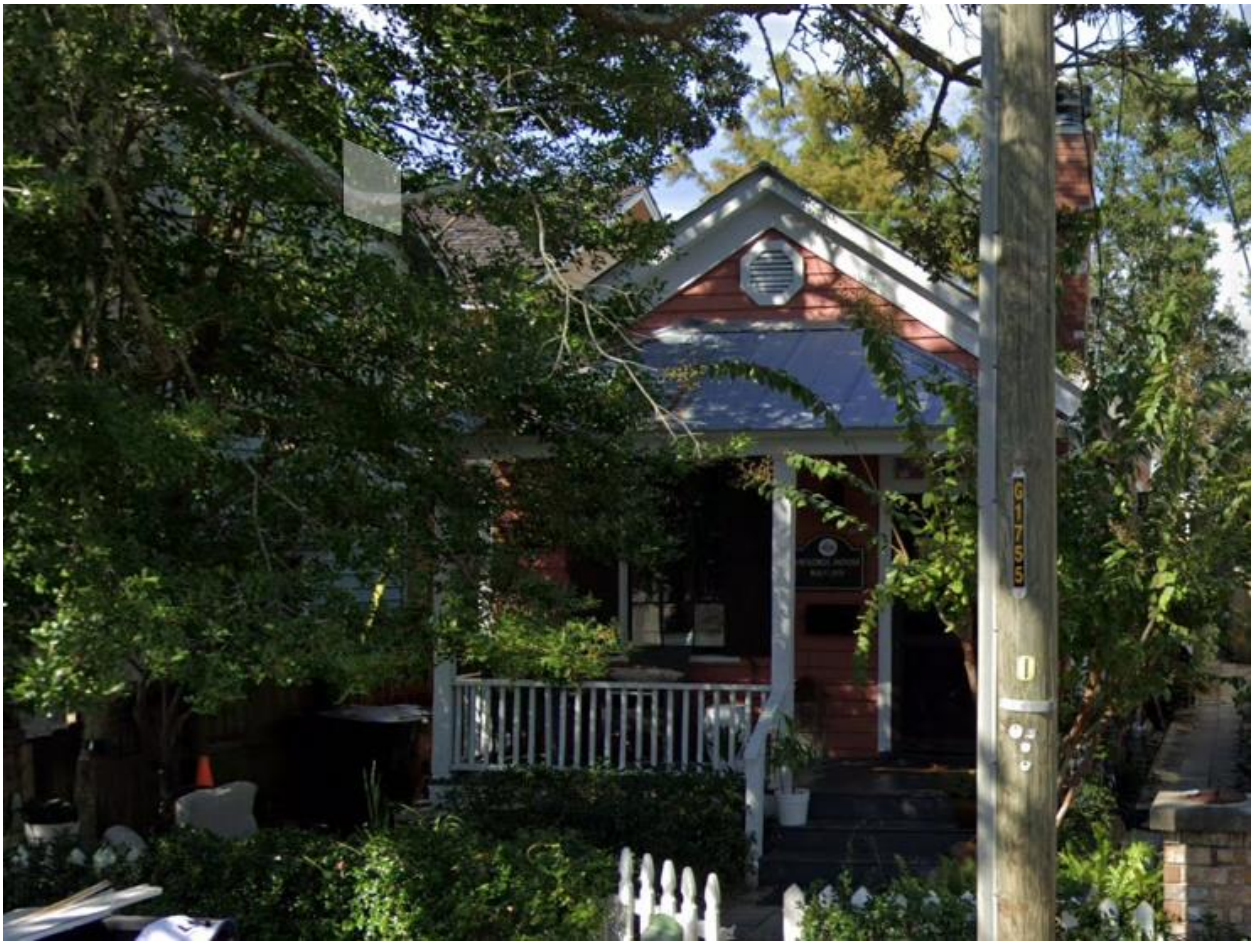
* y=Yes; n=No; pe=Potentially Eligible; ie=Insufficient Information

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



532 E. Government Street





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

☐ *Zoning Board of Adjustment*
☐ *Architectural Review Board*
☐ *Planning Board*
☐ *Gateway Review Board*

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

A. One (1) copy of this completed application form. *(Please type or print in ink.)*
B. Site plan and/or survey showing the following details:*
   1. Abutting street(s)
   2. Lot dimensions and yard requirements (setbacks)
   3. Location and dimensions of all existing structures
   4. Location and dimensions of all proposed structures and/or additions
   5. Dimension(s) of requested variance(s)
C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
D. A non-refundable application fee of **$500.00.**

** The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.* ***Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.***

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) _____ **Zoning** _____

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 532 E. Government St., Pensacola, FL

Current use of property: Single Family Residential

1. Describe the requested variance(s): Requesting a 1'-10" variance to the 5' side yard setback on east and west sides of the property for the construction of an addition to the existing structure

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

The existing property originally had a twin design structure of identical houses connected by a small connecting hallway.

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

At some point the connecting structure was removed and the land divided into two separate parcels with one house on each.

This process resulted in two very narrow lots. The existing structure sits well outside the 5' setback requirements as do previously approved additions to the building.

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

As with many old houses within the Seville district, current building setback requirements were overlaid on parcels with existing buildings that were constructed well before such requirements existed. As a result, it is not uncommon for additions/modifications to these old structures to exceed the new building limitations and many variances to these requirements have been granted in the area - Including to this particular parcel.

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

The historic area in which the projects sits has many properties that do not comply with new zoning requirements. The older houses were often constructed on small lots and in an era long before current zoning regulations were in place. Other properties within this district have similar conditions and variances to the current regulations are not uncommon.

5. Explain what other condition(s) may justify the proposed variance(s):

The particular nature of this lot, having previously been part of a single parcel with a unique twin structure design and it's subsequent division into two lots, has resulted in an unusual situation with unusually narrow lot widths.

Application Date: 5/29/2025

Applicant: Lisa Joan Smith

Applicant's Address: 532 EAST Government St Pensacola, FL 32502

Email: lisajsmith.1017@gmail.com Phone: 850 291-4637

Applicant's Signature: Lisa Joan Smith

Property Owner: Lisa Joan Smith

Property Owner's Address: 532 EAST Government St Pensacola, FL 32502

Email: lisajsmith.1017@gmail.com Phone: 850 291-4637

Property Owner's Signature: Lisa Joan Smith

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days form the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.

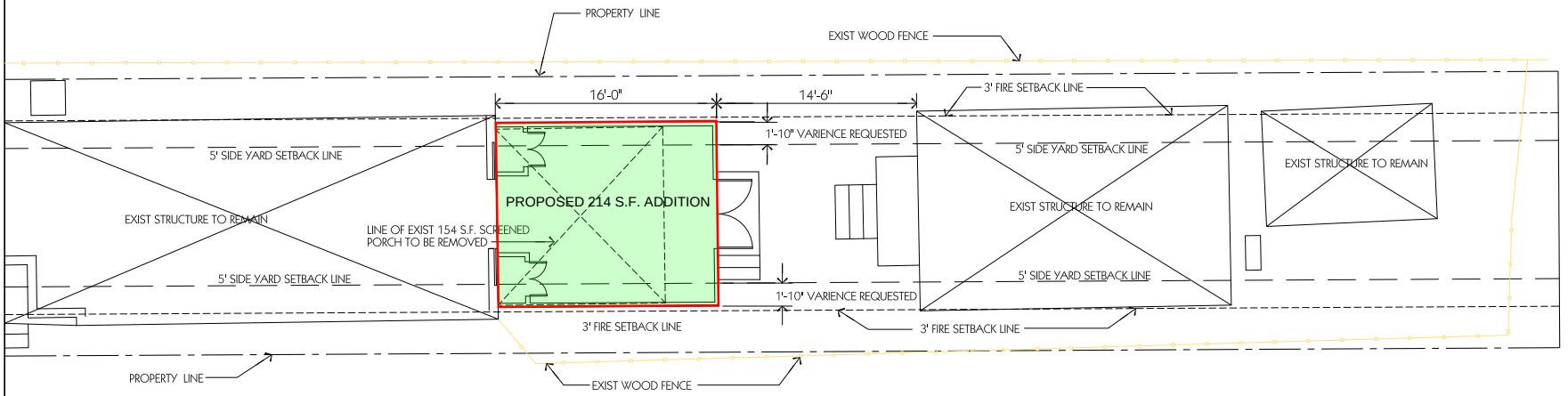








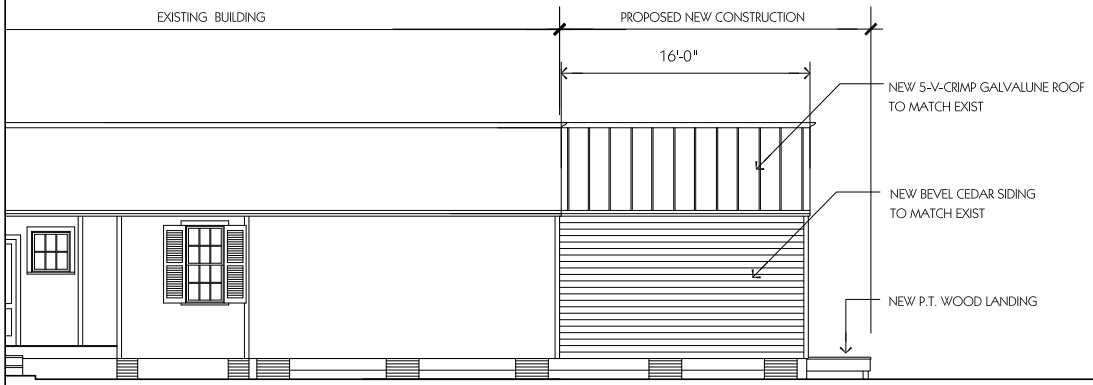




PARTIAL SITE PLAN

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

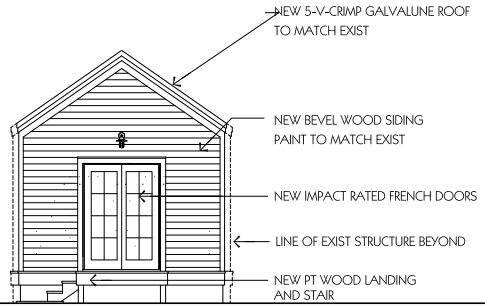
ADDITION AT 532 E. GOVERNMENT STREET



EAST ELEVATION

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

WEST ELEVATION SIMILAR



NORTH ELEVATION

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

HEFFERNAN HOLLAND MORGAN
ARCHITECTURE
319 S. ALCANIZ STREET • PENSACOLA, FL 32501 • 850 433 9799 • FL AA C001942

PROJECT TITLE
ADDITION AT 532 E. GOVERNMENT STREET
PENSACOLA, FLORIDA

SHEET TITLE
PARTIAL SITE PLAN AND EXTERIOR ELEVATIONS

PROJECT NO.

DATE
MAY 2025

A1

File #: 25-791 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

532 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
New Addition on a Contributing Structure

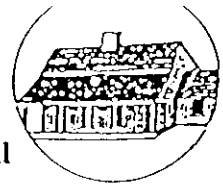
SUMMARY:

Lisa Joan Smith is seeking final approval to remove an existing 145 sf. screened porch and replace it with a 215 sf. enclosed addition on the rear of an existing non-conforming structure. The addition will match the primary structure with a 5V crimp metal roof, painted wood lap siding, and fiberglass French doors.

Recommended Code Sections:
12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for review; Decisions; Rules governing decisions.
12-3-10(1)f.1. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Exterior lighting.
12-3-10(1)f.2. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Exterior walls.
12-3-10(1)f.3. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Roofs.
12-3-10(1)f.5. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Doors.

ATTACHMENTS:

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



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

X Original
X Update

Site #8 ES2424
Recorder #
Field Date 4 / 25 / 95
Form Date 7 / 19 / 95

SITE NAMES (addr. if none) 532 E. GOVERNMENT ST. [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.) 532 E. GOVERNMENT ST.
CROSS STREETS nearest/between BETW. S. FLORIDA BLANCA ST. AND S. EIGHTH AVE.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes no
COUNTY ESCAMBIA TAX PARCEL # 9001-002-348
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 19 LOT NO. 348
OWNERSHIP _private-profit _priv-nonprofit X priv-indiv _priv-unspecified _city _county _state _federal _unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
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)

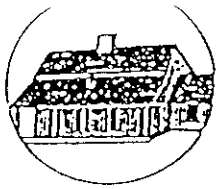
DESCRIPTION

STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SM3V
Secondary strucs. (dormers etc.)
CHIMNEY : No. 1 Materials BRIC LOCATIONS CENTER RIDGE
WINDOWS (types, materials, and placements) DHS, 6/6, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations S/1 STORY HIP, 2 BAY,
Porch roof types ACCESS FROM SOUTH
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: _excellent X good _fair _deteriorated _ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) _commercial M 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)
This is a small, rectangular house which sits bout 2.5 feet off the ground on brick piers.



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1870 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) RESIDENCE
INTERMEDIATE USES (give dates) _____
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) MARY R. DENBY (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. ~~B&T~~ R1D, 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.*

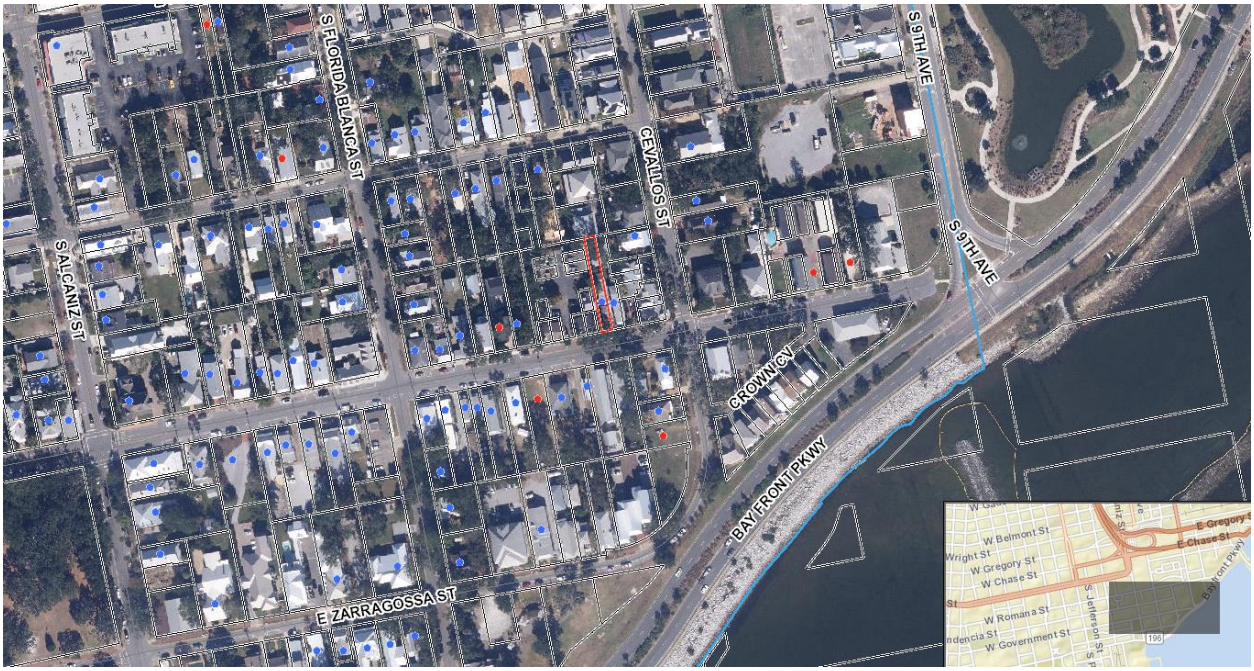
DHR USE ONLY	OFFICIAL EVALUATIONS	DHR USE ONLY
NR DATE __/__/__	KEEPER-NR ELIGIBILITY*: y n pe ie	Date __/__/__
DELIST DATE __/__/__	SHPO-NR ELIGIBILITY*: y n pe ie	Date __/__/__
	LOCAL DESIGNATION*: _____	Date __/__/__
	Local office _____	

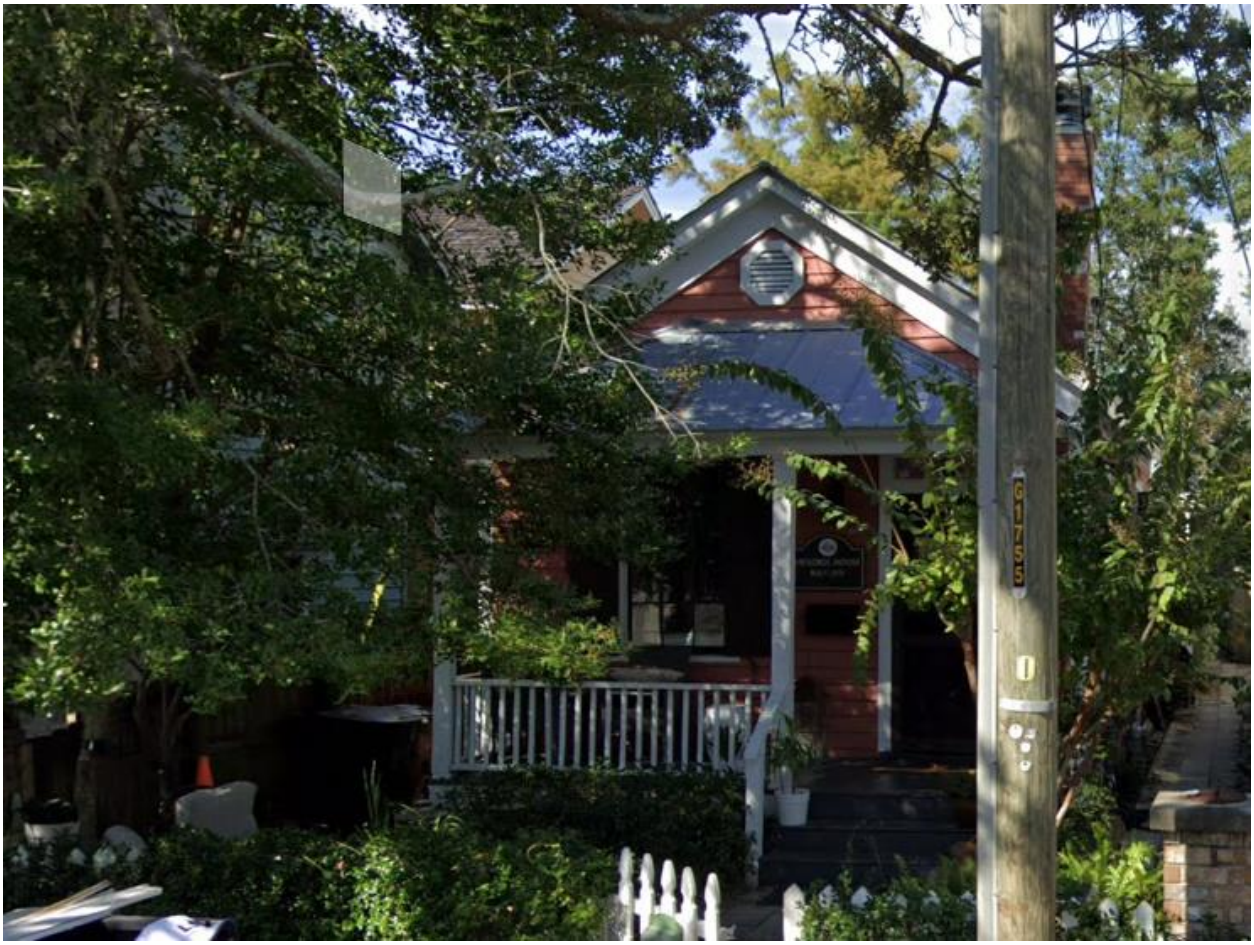
* y=Yes; n=No; pe=Potentially Eligible; ie=Insufficient Information

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



532 E. Government Street





Architectural Review Board Application
Full Board Review

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

Application Date: 5/7/2025

***Project Address*:** **532 E. Government St. Pensacola, FL**

Applicant: Lisa Joan Smith

Applicant's Address: 532 East Government St Pensacola, Fl 32502

Email: *lisajsmith.1017@gmail.com* Phone: 850 291-4637

Property Owner: Lisa Joan Smith
(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 seven (7) 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.
Proposed project involves an addition to an existing residential structure in the Pensacola Historic District. An existing 145 s.f. screened porch will be removed nd replaced with the new structure. The addition is approximately 215 s.f. and is to be added to the North side of the existing residence in place of the screened porch. The addition is designed to match the existing structure exterior materials with 5 v-crimp galvalume roofing and painted wood lap siding to match exist. The east and west sides of the addition have no fenestration and the North side features a pair of French doors exiting on a small PT wood platform and 3 riser stair. The addition will not be visible from Government St and is fully screened on East and West sides by wood fences on adjacent properties.

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.

Lisa Joan Smith — Applicant Signature

5/7/2025 — Date

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












BASELITE
CALIFORNIA

Architectural™ Collection Fiberglass Exterior Door: Full View Glass Panel

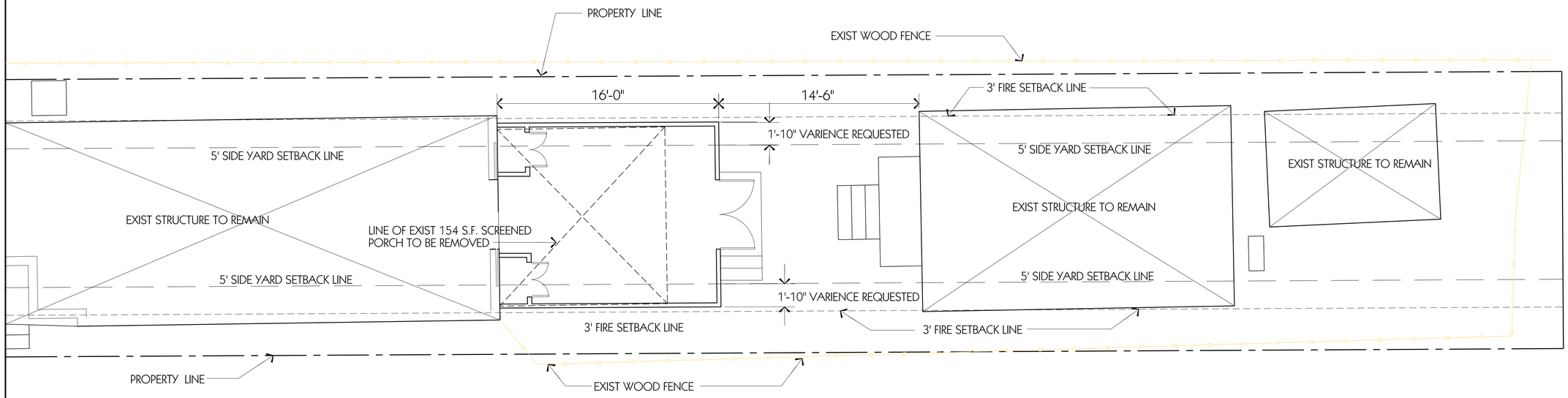


Explore the options

On-screen colors/finishes vary from actual products.

Finish Options

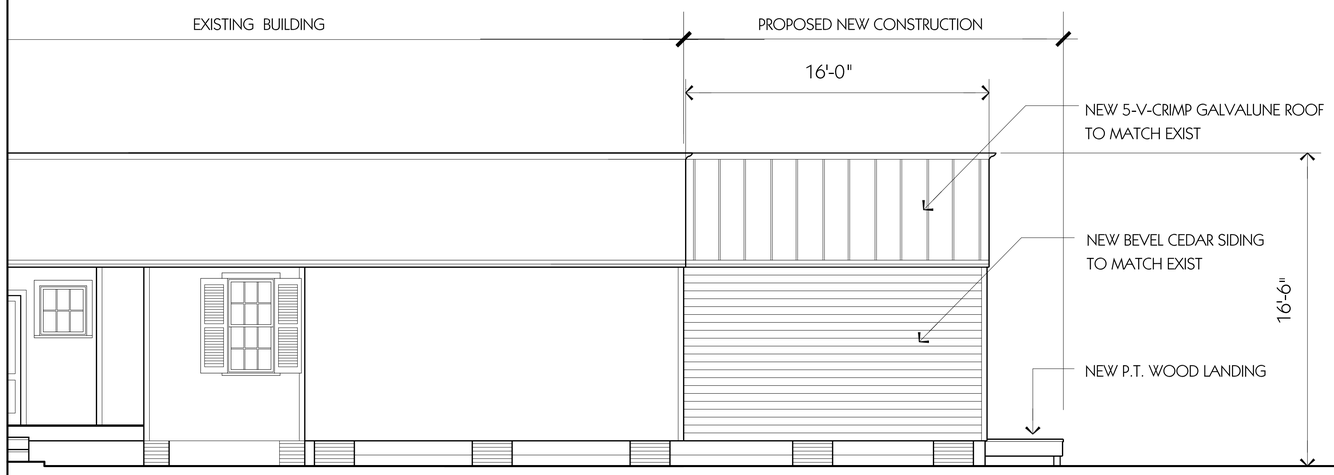
Mahogany Amaretto Finish
Mahogany Coffee Bean Finish
Mahogany Espresso Finish
Mahogany Hazelnut Finish
Mahogany Milk Chocolate Finish
Mahogany Mocha Finish
Oak Amaretto Finish
Oak Coffee Bean Finish
Oak Espresso Finish
Oak Hazelnut Finish
Oak Milk Chocolate Finish
Oak Mocha Finish



PARTIAL SITE PLAN

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

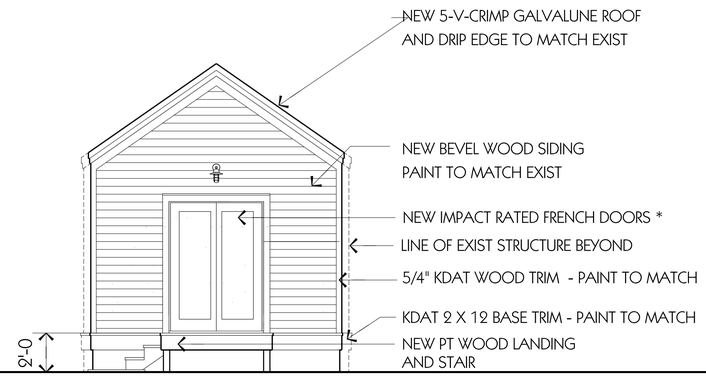
ADDITION AT 532 E. GOVERNMENT STREET



EAST ELEVATION

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

WEST ELEVATION SIMILAR



NORTH ELEVATION

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

* NEW DOUBLE EXTERIOR SWING IMPACT RATED DOORS EQUAL TO JELD-WEN ARCHITECTURAL SERIES FIBERGLASS SYSTEM FULL GLASS PANEL - NO MULLIONS.

Benjamin Moore

Bruton White

CW-710

HEFFERNAN HOLLAND MORGAN
ARCHITECTURE
319 S. ALCANIZ STREET • PENSACOLA, FL 32501 • 850 433 9799 • FL AA C001942

PROJECT TITLE
ADDITION AT 532 E. GOVERNMENT STREET
PENSACOLA, FLORIDA

SHEET TITLE
PARTIAL SITE PLAN AND EXTERIOR ELEVATIONS

PROJECT NO.

DATE
MAY 2025

A1

File #: 25-792 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

710 N. 7th Avenue
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Demolition of a Contributing Structure

SUMMARY:

Richard Bankich Jr. is seeking final approval for demolition of a contributing structure. Since the building is considered a contributing structure, the board must find that the structure is either noncontributing to the district or that unusual and compelling circumstances exist which justify its demolition. The applicant provided documentation of unreasonable economic hardship and a conceptual review of what will replace the building will be considered in the next agenda item.

Recommended Code Sections:
12-3-10(1)i. Pensacola Historic District; Demolition of contributing structures.
12-3-10(3)j. Old East Hill Preservation District; Demolition of structures within the Old East Hill preservation district.

ATTACHMENTS:

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

Page 1
X original
__ update

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

Site # ES 02005
Recorder #_____

SITE NAME Clyde Tripp, Jr. House
HISTORIC CONTEXTS Spanish American War
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE Private-Individual
PROJECT NAME West-East Hill Architectural Survey; S&R DHR NO 3226
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 710 North 7th Ave. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill Neighborhood, E side of N 7th Ave. between E Cervantes St and E Gadsden St
SUBDIVISION East King Tract BLOCK NO 13 LOT NO 6
PLAT OR OTHER MAP County Appraider's Atlas Sheet # 67
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 1909 CIRCA c. RESTORATION DATE(S): ___
MODIFICATION DATE(S): 1980
MOVE: DATE ___ ORIG LOCATION ___
ORIGINAL USE(S) Private-residence
PRESENT USES(S) Private-residence

DESCRIPTION
STYLE Frame Vernacular
PLAN: EXTERIOR Rectangular
INTERIOR ___
NO.: STORIES 2 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) Ballon Wood Framing
EXTERIOR FABRIC(S) Brick, Aluminum siding
FOUNDATION: TYPE ___ MATLS ___
INFILL ___
PORCHES W/Porch/½Brick ½ wrought iron columns/3/W
ROOF: TYPE Gable SURFACING Composition Shingles
SECONDARY STRUCS. Porch
CHIMNEY: NO 0 MTLS N/A LOCNS N/A
WINDOWS SHS, 2/2; Awning, 6; Fixed, 9
EXTERIOR ORNAMENT None Observed
CONDITION Good SURROUNDINGS Residential
NARRATIVE (general, interior, landscape, context; 3 lines only)

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

FMSF HISTORICAL STRUCTURE FORM

Site 8 ES

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 * *

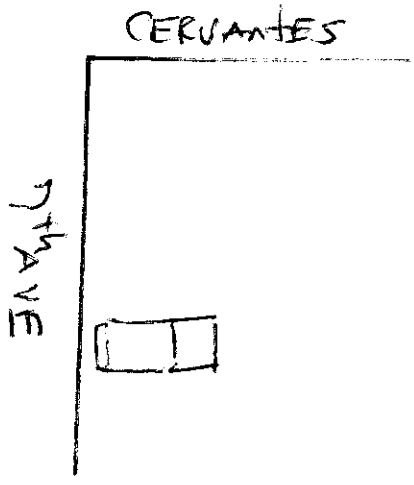
RECORDER INFORMATION: NAME F Richard M T L Brosnaham
DATE: MO 6 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS 91N101 WEH (Frames 29-30)

P H O T O G R A P H

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

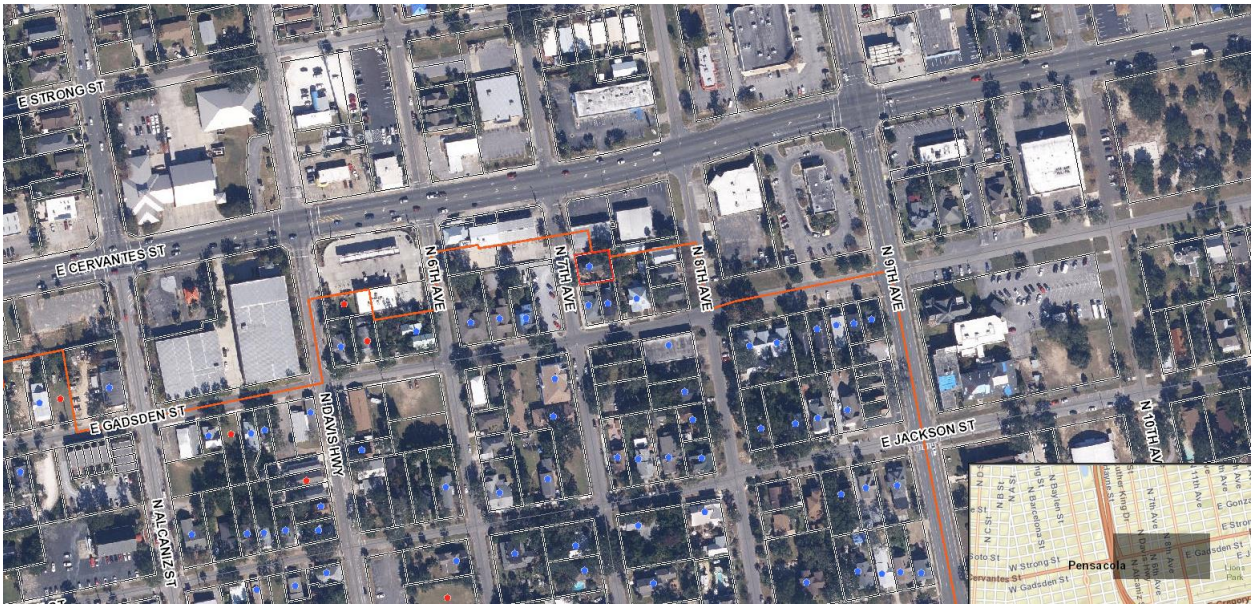
M A P
Street/plat map, not USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



710 N. 7th Avenue





Architectural Review Board Application
Full Board Review

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

Application Date: 06-05-2025

***Project Address*:** **710 North 7th Avenue, Pensacola, FL 32501**

Applicant: Richard Bankich Jr.

Applicant's Address: 3000 W Nine Mile Road, Pensacola, FL 32534

Email: *richardbankich@gmail.com* Phone: 850-698-2781

Property Owner: Richard Bankich Jr.
(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 seven (7) 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.

Demolition Request of Contributing Structure

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

06-05-2025
Date

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

Richard Bankich
710 N 7th Avenue

DEMOLITION OF CONTRIBUTING STRUCTURES

Demolition of a contributing structure constitutes an irreplaceable loss to the quality and character of the historic district and is strongly discouraged. Therefore, no permit shall be issued for demolition of a contributing structure unless the owner demonstrates to the board clear and convincing evidence of unreasonable hardship. Provided, however, nothing herein shall prohibit the demolition of a contributing structure if the building official determines that there is no reasonable alternative to demolition in order to bring the structure in compliance with the unsafe building code. When the owner fails to prove unreasonable economic hardship the applicant may provide to the board 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.

1. **UNREASONABLE ECONOMIC HARDSHIP.** When a claim of unreasonable economic hardship is made, the public benefits obtained from retaining the historic resource must be analyzed and duly considered by the board. The owner shall submit to the board for its recommendation the following information:

(a) The assessed value of the land and improvements thereon according to the two most recent assessments

Assessed value	2023	$179,399
	2024	$154,473

(b) Real estate taxes for the previous two years;

Real Estate Taxes	2023	$3,026.26
	2024	$2,503.40

(c) The date of purchase of the property or other means of acquisition of title, such as by gift or inheritance, and the party from whom purchased or otherwise acquired;

Purchase Date	October 13, 2023

(d) Annual debt service, if any, for the previous two years;

No annual debt service.

(e) All appraisals obtained within the previous two years by the owner or applicant in connection with his or her purchase, financing or ownership of the property;

The structure was paid for in cash and no appraisal was done at time of purchase.

(f) Any listing of the property for sale or rent, price asked and offers received, if any;

No listings.

(g) Any consideration by the owner as to profitable adaptive uses for the property;

No adaptive use on the property.

(h) Replacement construction plans for the contributing structure in question;

See Attachment 1.

(i) Financial proof of the ability to complete the replacement project which may include, but not be limited to, a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution;

See Attachment 2.

(j) The current fair market value of the property, as determined by at least two independent appraisals made by appraisers with competent credentials.

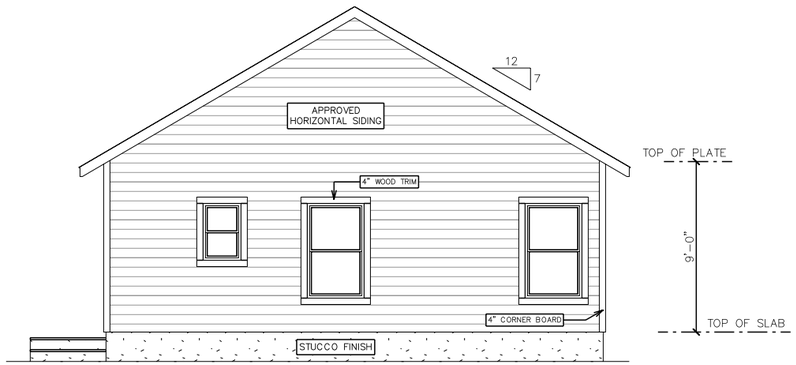
See Attachment 3.

Additional Attachments for Consideration:

Attachment 4 - Photographs detailing the existing condition of the property.
Attachment 5 - Repair Estimate (to bring the property up to code)

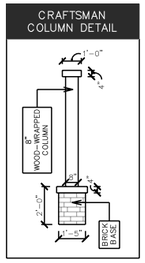
City of Pensacola Building Inspection Report - An Inspection by the City of Pensacola Building Inspections Department has been conducted and should be available internally.

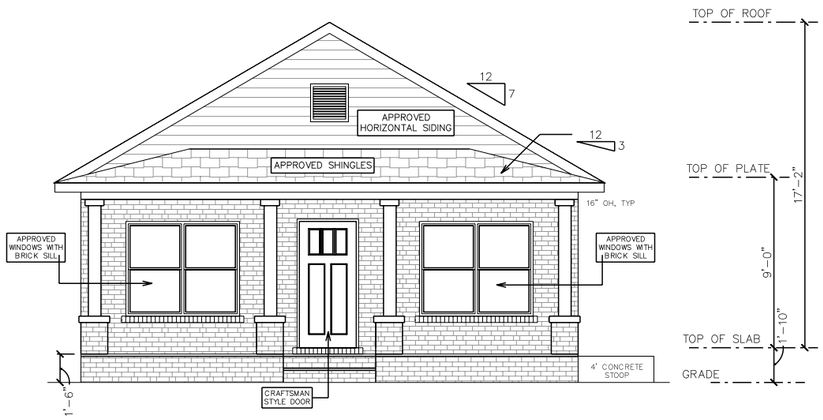
ATTACHMENT 1



REAR ELEVATION

SCALE: 1/8" = 1'-0"





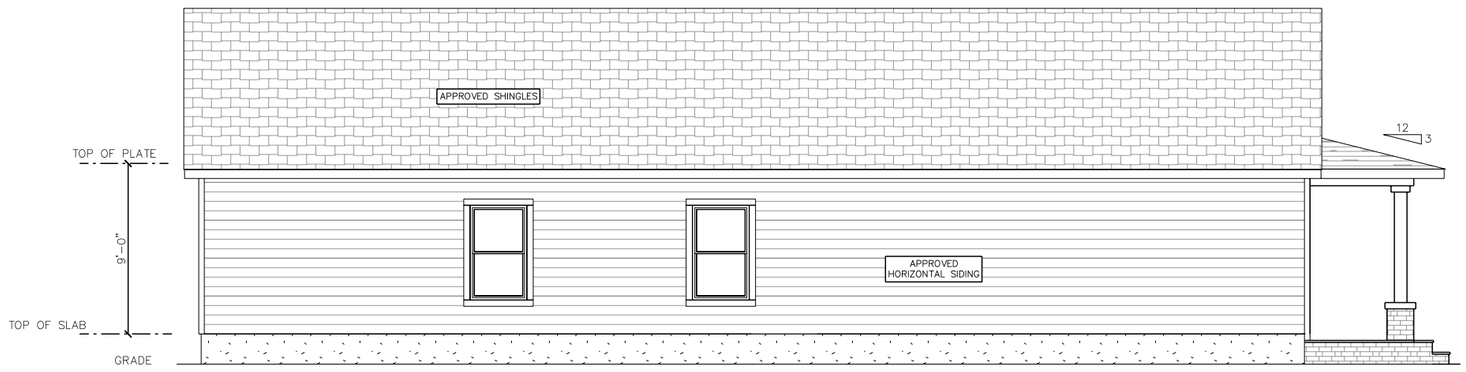
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



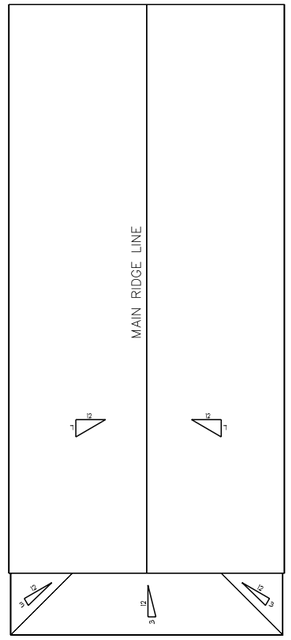
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



ROOF LAYOUT

SCALE: 1/16" = 1'-0"

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PROPOSED ELEVATIONS

BUILDER/ CUSTOMER NAME: Richard Bankich, Jr.

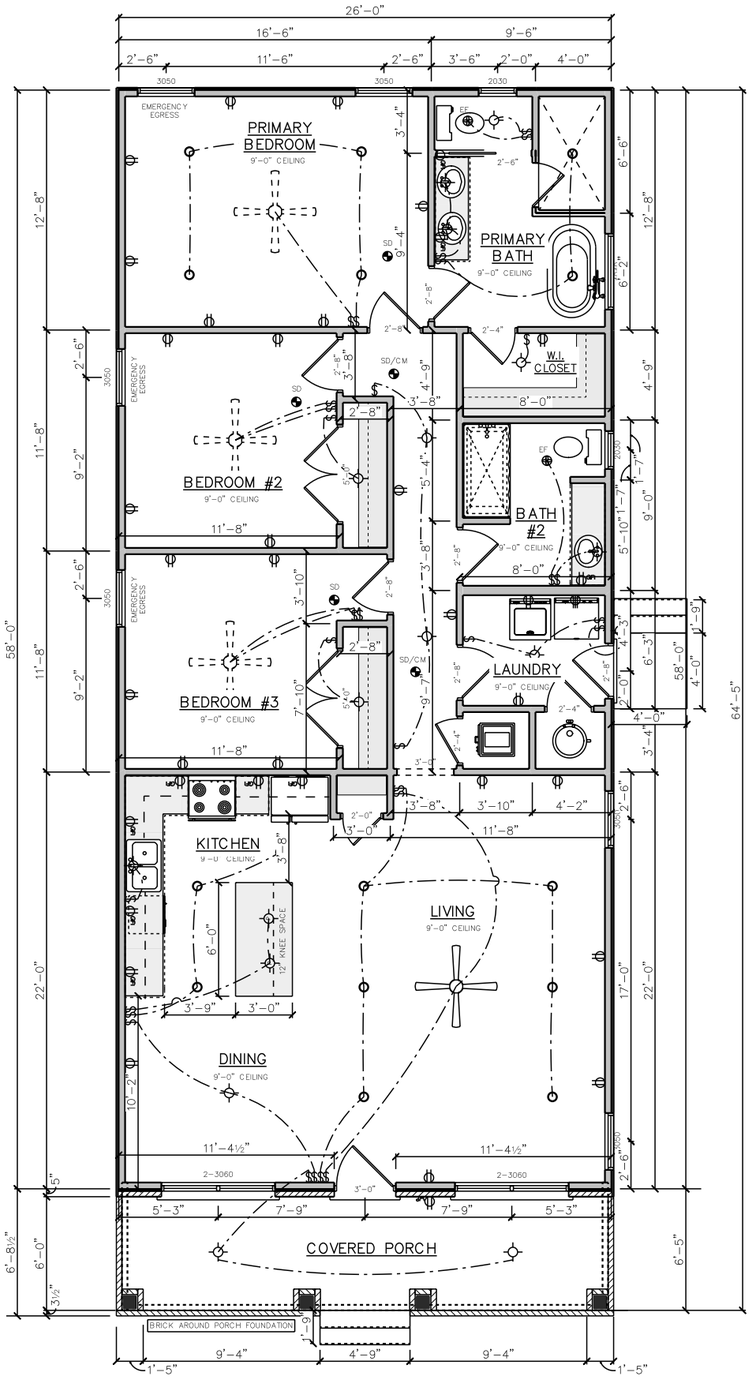
LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE As Noted

SHEET NUMBER A1

SHEET NO. 1 OF 7

ATTACHMENT 1



FLOOR PLAN

SCALE: 1/8" = 1'-0"

FOOTAGES	
Living Area	1508 sq. ft.
Front Covered Porch	156 sq. ft.
TOTAL SQ FT (UNDER ROOF)	1664 sq. ft.

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PROPOSED FLOOR PLAN

BUILDER/ CUSTOMER NAME: Richard Bankich, Jr.

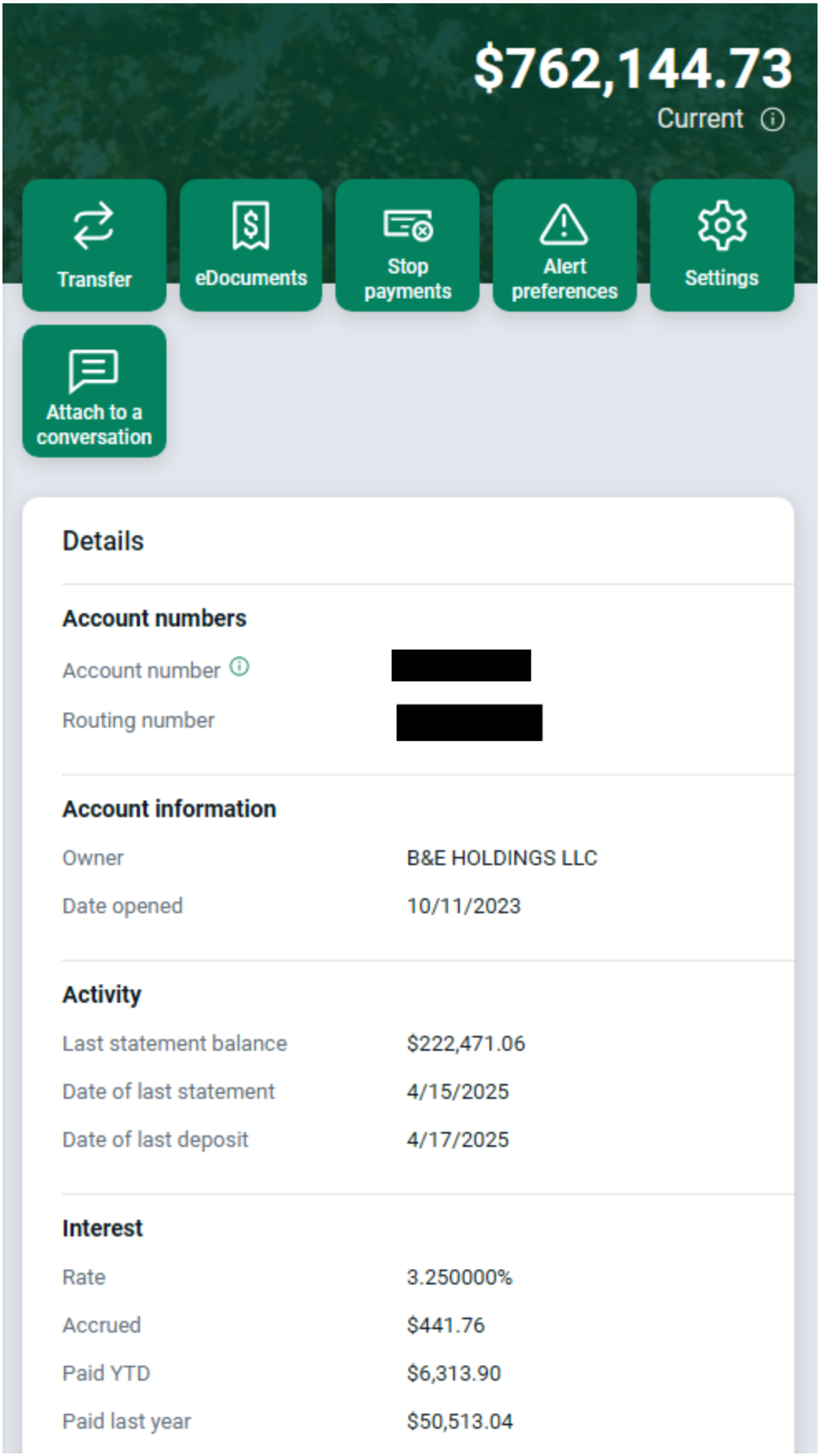
LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE 1/8" = 1'-0"

SHEET NUMBER A2

SHEET NO. 2 OF 7

Attachment 2: Financial Proof of Ability to Complete Replacement Project



Emerald Coast Appraisal Services

FHA/VA Case No.

LAND APPRAISAL REPORT

File No.: 2504053

SUBJECT

Property Address: 710 N 7th Ave | City: Pensacola | State: FL | Zip Code: 32501

County: Escambia | Legal Description: N 62 1/2 FT OF LT 3 BLK 13 EAST KING TRACT OR 9056 P 1718 CA 67

Assessor's Parcel #: 00-0S-00-9020-006-013 | Tax Year: 2024 | R.E. Taxes: $ 2,607.71 | Special Assessments: $ 0

Market Area Name: Old East Hill | Map Reference: Z4Y6 MLS Map | Census Tract: 0006.00

Current Owner of Record: B & E Holdings LLC | Borrower (if applicable): N/A

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☒ Other (describe) Residential Area | HOA: $ 0 ☐ per year ☐ per month

Are there any existing improvements to the property? ☐ No ☒ Yes | If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☐ Vacant ☒ Not habitable

If Yes, give a brief description: There is currently a home built in 1928 that appears to have been vacant for some time and is in very poor condition. The home is uninhabitable at this time.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: The Intended Use of this appraisal is to provide the client with a market value for the subject property.

Intended User(s) (by name or type): Client - B & E Holdings LLC/Richard Bankich

Client: B & E Holdings, LLC | Address: 3000 W Nine Mile Rd, Pensacola, FL 32534

Appraiser: Marty D. Messer | Address: 1218 E. Cross Street, Pensacola, FL 32503

MARKET AREA DESCRIPTION

Characteristics				Predominant Occupancy		One-Unit Housing			Present Land Use		Change in Land Use
Location:	☐ Urban	☒ Suburban	☐ Rural			PRICE $(000)		AGE (yrs)			
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%	☒ Owner	85				One-Unit	70 %	☒ Not Likely
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Tenant	10	68	Low	0	2-4 Unit	5 %	☐ Likely * ☐ In Process *
Property values:	☐ Increasing	☒ Stable	☐ Declining	☒ Vacant (0-5%)		2,925	High	130	Multi-Unit	5 %	* To:
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply	☐ Vacant (>5%)		380	Pred	70	Comm'l	10 %	
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.						Vacant	10 %	
										%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: Neighborhood Boundaries: North - Summit Blvd/Bayou Blvd/12th Ave/Brent Ln; South - Pensacola Bay; East - Pensacola Bay, West - Hwy29/Palafox St. **(Z4 MLS Map)** Neighborhood Description: The subject is located in the City of Pensacola in a suburban area. This area is in proximity to neighborhood shopping centers, recreational facilities & schools. Area is close to downtown & has older characteristics of homes in the area. Many of the older homes in the area have been remodeled and/or upgraded. Market Conditions: Seller discounts/buy downs were not a factor. MLS statistics indicated a typical marketing time of under 3 months in the subject neighborhood. Due to the market in this area, seller concessions are becoming more common. Also, some closing costs are traditionally paid by the seller in the market area.

SITE DESCRIPTION

Dimensions: 62.5x73 | Site Area: 4,562 sf

Zoning Classification: OEHC-1 | Description: Old East Hill Preservation Neighborhood (OEHC-1)

Do present improvements comply with existing zoning requirements? ☒ Yes ☐ No ☐ No Improvements

Uses allowed under current zoning: Single Family Residential allowed under this zoning. (See attached addenda for additional uses.)

Are CC&Rs applicable? ☐ Yes ☐ No ☒ Unknown | Have the documents been reviewed? ☐ Yes ☒ No | Ground Rent (if applicable) $ N/A

Comments: OEHC-1 zoning requires any improvements to be approved by the architectural review board.

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) Single Family Residential

Actual Use as of Effective Date: Vacant Land/Uninhabitable Home | Use as appraised in this report: Vacant Land

Summary of Highest & Best Use: Subject located within a single family residential area. The highest & best use as though vacant is also for a single family home which is legal under the current zoning codes.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Florida L & P
Gas	☒	☐	Public
Water	☒	☐	Public
Sanitary Sewer	☒	☐	Public
Storm Sewer	☒	☐	Public
Telephone	☐	☐	None
Multimedia	☐	☐	None

Off-site Improvements	Type	Public	Private
Street	2 Lane Asphalt Road	☒	☐
Width	2 Lane		
Surface	Asphalt		
Curb/Gutter	Concrete	☒	☐
Sidewalk	Concrete	☒	☐
Street Lights	Mercury Vapor Lighting	☒	☐
Alley	None	☐	☐

Frontage	62.5 RFF
Topography	Basically Level
Size	Typical of Area (.10 ac)
Shape	Rectangular
Drainage	Appears Adequate
View	Street/Residential

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 12033C0390G | FEMA Map Date 9/29/2006

Site Comments: I have inspected the county property cards & county plat maps on line for easements. I have not done a title search for recorded easements & have reported only apparent easements, encroachments & other apparent adverse conditions. No survey was provided. Site dimensions estimated from the Escambia County Property Appraisers website. Please note: There is currently a home built in 1928 that appears to have been vacant for some time and is in very poor condition. The home is uninhabitable at this time. The extraordinary assumption is made that it is not economically feasible to repair the property due to the numerous repairs and inspections required to make the home safe, sound and sanitary enough to be habitable again.

GP LAND

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FHA/VA Case No.

LAND APPRAISAL REPORT

File No.: 2504053

TRANSFER HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Pensacola Association of Realtors Multiple Listing Service &/or Public Records

1st Prior Subject Sale/Transfer	
Date:	10/13/2023
Price:	189,000
Source(s):	Public Records
2nd Prior Subject Sale/Transfer	
Date:	02/17/2023
Price:	130,000
Source(s):	Public Records

Analysis of sale/transfer history and/or any current agreement of sale/listing: Except as noted above, there are no other known sales or transfers of the subject property in the past three years. There are no other known sales or transfers of the comparables within the past year except as listed above. Note: The transfers for the subject appeared to be previous sales.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	710 N 7th Ave Pensacola, FL 32501	500 N 7th Ave Pensacola, FL 32501		400 N 8th Ave Pensacola, FL 32501		700 N Barcelona St Pensacola, FL 32501	
Proximity to Subject		0.12 miles S		0.20 miles SE		0.73 miles W	
Sale Price	$		$ 139,000		$ 155,000		$ 252,600
Price/	$	$ 22.96		$ 26.18		$ 28.07	
Data Source(s)	MLS/Inspection	PARMLS#640690		PARMLS#648397		PARMLS#651971	
Verification Source(s)	MLS/PubRec's	MLS/PublicRecords/ExtInspect		MLS/PublicRecords/ExtInspect		MLS/PublicRecords/ExtInspect	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		Cash DOM = 336		Cash/OwnerHeld DOM = 336		Cash DOM = 1	
Date of Sale/Time		02/25/2025	0	02/19/2025	0	11/06/2024	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Old East Hill	Old East Hill		Old East Hill		North Hill	0
Site Area	4,562 sf	6,055 sf	0	5,920 sf	0	9,000 sf	-75,000
Street Type	2LnAsphalt/Public	2LnAsphalt/Public		2LnAsphalt/Public		2LnAsphalt/Public	
View	Street/Residential	Street/Residential		Street/Residential		Street/Residential	
Utilities/Topography	StandUt/Cleared	StandUt/UnCleared	+5,000	StandUt/PtCleared	+2,500	StandUt/Cleared	
Improvements	TearDownHouse	None Noted	-10,000	None Noted	-10,000	None Noted	-10,000
Improvements	PrtFnc/Walks/Drv	PrtFnc/Walks	0	PrtFnc/Walks/Drv		PrtFnc/Walks	0
Net Adjustment (Total, in $)		☐ + ☒ −	$ -5,000	☐ + ☒ −	$ -7,500	☐ + ☒ −	$ -85,000
Adjusted Sale Price (in $)			$ 134,000		$ 147,500		$ 167,600

Summary of Sales Comparison Approach: See attached addenda.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities: N/A

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 147,500

Final Reconciliation: The Sales Comparison Analysis provided a narrow range of values. Weight was given to all sales in the final value estimate. The indicated range is relatively narrow resulting in a good final indicated market value.

This appraisal is made ☒ "as is", or ☒ subject to the following conditions: This appraisal is made in **"AS IS"** condition. (See attached addenda)

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 147,500 , as of: 04/22/2025 , which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

☒ Scope of Work ☐ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☒ Additional Sales
☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☒ Scanned Addenda

SIGNATURES

Client Contact: Richard Bankich
Client Name: B & E Holdings, LLC
E-Mail: richardbankich@gmail.com
Address: 3000 W Nine Mile Rd, Pensacola, FL 32534

APPRAISER

Appraiser Name: Marty D. Messer
Company: Emerald Coast Appraisal Services NWFL Inc
Phone: (850) 455-3333 Fax: (850) 456-0192
E-Mail: ecas@ecas.biz
Date of Report (Signature): 04/24/2025
License or Certification #: Cert Res RD 5775 State: FL
Designation: State Certified Residential Appraiser
Expiration Date of License or Certification: 11/30/2026
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: 04/22/2025

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date of Report (Signature):
License or Certification #: State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

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FHA/VA Case No.

ADDITIONAL COMPARABLE SALES

File No.: 2504053

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	710 N 7th Ave Pensacola, FL 32501	917 E Moreno St Pensacola, FL 32503					
Proximity to Subject		0.59 miles N					
Sale Price	$		$ 200,000		$		$
Price/	$	$ 33.34		$		$	
Data Source(s)	MLS/Inspection	PARMLS#653829					
Verification Source(s)	MLS/PubRec's	MLS/PublicRecords/ExtInspect					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		Contingent Sale DOM = 194					
Date of Sale/Time		ContDt03/25/LtoS	-14,000				
Rights Appraised	Fee Simple	Fee Simple					
Location	Old East Hill	East Hill	0				
Site Area	4,562	5,998 sf	0				
Street Type	2LnAsphalt/Public	2LnAsphalt/Public					
View	Street/Residential	Street/Residential					
Utilities/Topography	StandUt/Cleared	StandUt/Cleared					
Improvements	TearDownHouse	None Noted	-10,000				
Improvements	PrtFnc/Walks/Drv	PrtFnc/Walks	0				
Net Adjustment (Total, in $)		☐ + ☒ −	$ -24,000	☐ + ☐ −	$	☐ + ☐ −	$
Adjusted Sale Price (in $)			$ 176,000		$		$

Summary of Sales Comparison Approach: Comparable 4 is a contingent sale of a similar site in the subject market area. This comparable was used to help further illustrate value for the subject property. The price used was the list price. (See URAR and attached addenda for additional comments.)

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Supplemental Addendum

File No. 2504053

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						

Scope of Work:
The subject property will be identified and visually inspected as a vacant site. It is agreed that this appraisal report cannot be relied upon to discover or disclose adverse conditions and or physical defects associated with this property. It is understood that no soil testing has been completed on the subject site by this appraiser. It is also understood that the EPA was not contacted concerning any adverse conditions that my be associated with this parcel. A wetlands study was not provided to this appraiser for review. Unless noted, the assumption is made that the required permitting process has been followed for any improvements. Data sources used will be the Pensacola Association of Realtors multiple listing system, Metro Market Trends, Public Records. When conflicting data is provided, the source deemed most reliable by the appraiser will be used. Flood & census map data is obtained using Wintotals IDC connection and is provided by Transamerica and FloodSource. FEMA flood maps are consulted if the IDC connection fails to provide data. Note: Comparable photos were taken from the Santa Rosa County Property Appraiser's website as the aerial photo appears to show a better view of the comparable sites. However, all comparables were inspected from the street.

Zoning:
OECH-1 zoning is one of the Old East Hill preservation zoning districts established to preserve the existing residential and commercial development pattern and distinctive architectural character of the structures within the district. Single family residential is a legal use in the is district. There is a 5' side yard setback with no minimum lot area and no minimum lot width.

Zoning was obtained from the county property appraisers website. An attempt was made to verify zoning compliance. According to the site plan obtained from public records, the subject site conforms to the basic standards of zoning including site area, density and width. The current improvements are also in compliance in regards to use. No survey was provided and the site boundaries are indistinct, therefore no accurate determination could be made of compliance with setbacks (front, rear and side yard requirements).

Highest and best use:
The subject is a site suited for single family development, the zoning allows for single family development, the property is surrounded by other single family homes. In my opinion, use as a single family residence is the highest and best use for the subject property, as improved and as though vacant and available for its highest and best use.

Market Conditions:
Seller discounts/buy downs are a growing factor in the Pensacola/Milton market area and are adjusted for accordingly as necessary. Some closing costs are traditionally paid by the seller in the market area.

In the entire subject neighborhood (Z4 MLS map), there have been 417 sales of improved properties in the past 12 months through the Pensacola Association of Realtors MLS system, showing an absorption rate of 34.75 units per month. There are currently 176 active listings, which, at current absorption rates, indicates a 5.06 month supply of listings. This leads to the conclusion that the market is currently in balance in the subject area.

An analysis of the 417 sales in the past year in the overall neighborhood showed an average marketing time of 54 days, which indicates that properties that are priced competitively should sell in the under 3 month time frame. The low sales price was $68,900, the high sales price was $2,925,000, the median sales price was $380,000 and the average sales price was $470,169.

The average sales price to final list price ratio for the comparable sales used in this report is around 93%. This will be the adjustment used for active listings, contingent and pending sales within this report.

The average $/SF is showing an overall relatively stable trend with fluctuations for the past year and median price is showing overall relatively stable/slightly increasing trend with fluctuations for the past year. (see graphs) Increases in interest rates have diminished demand & the market has stabilized over the past year. Overall, taking into account the in balance supply of listings, the number contingent/pending sales, the amount of "special sales type" activity in the past year, the increases in interest rates, the data on the MC form and the data contained in the graphs, the market is currently considered to be stable.

Please note that these averages are used only for identifying trends and are not used for valuation purposes. Also note that the average days on the market does not include multiple listings of the same property. The data presented represents only the final listing. If the home was initially over priced (as are many of the listings in the area) and re-listed, the total days on the market would be higher than that stated. The sales used represent only sales found in the MLS system and are considered to be a representative sample of the overall activity in the neighborhood.

GP Land: Summary of Sales Comparison Approach
The estimated market value as of the effective date of this appraisal is **$147,500**. However, the subject could sell for anywhere within the indicated range ($134,000 - $176,000). Please keep in mind that time is a part of the definition for market value. All markets differ due to many factors, including times. The comparable averages used are considered to be representative samples of the subject's overall market in the area. If the property were to be appraised 6 months from now, there is a distinct possibility that it could appraise for lower or higher than the opinion of value today, depending on what occurs in the marketplace. Comparables chosen were the best available which have closed within the past 12 months. All were located in the area & all were given weight when arriving at a final value conclusion. Due to high demand and limited inventory, the market has been increasing in the subject neighborhood for the past couple of years. However, increases in interest rates have diminished demand & the market has stabilized over the past year. Adjustments were made for list to sale ratio, site size, cleared/uncleared parcels and for the tear down of the abandoned home on the subject site. After adjusting for the differences, the indicated value range is from $134,000 - $176,000. Note: Due to the paucity of meaningful sales, the nature of vacant land sales and some anamolous REO/short sales and listings, the comparable active listing, comparable sales, adjusted and unadjusted sales price ranges were greater than 15%. This is also the reason that the final value conclusion was reconciled to the middle of the range. However, these comparables were considered to be the best available at the time of inspection. Had other comparables been used, adjustments and/or distances would have been greater. Please note: An extensive search was performed to find meaningful sales with similar structures, fencing, site size, locations, etc., in which none were found. Again, these comparables were considered to be the best available at the time of inspection.

Some FNMA guidelines were exceeded. However, the adjustments were needed to yield a good indicator of value. These were considered to be the best comps available & had others been used, adjustments and/or distances would have been greater.

Adjustment Comment:
Adjustments were made using market extractions. Site values were determined by analyzing previous sales and all current listings of land in the subjects market area. Adjustments were made based on the items contribution value not replacement value.

FHA/VA Case No.

Supplemental Addendum

File No. 2504053

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						

Exposure Time:
Based on historical market conditions, a reasonable exposure time for the subject property at the opinion of fair market value extended in this appraisal report is under 3 months. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. This includes not only adequate, sufficient and reasonable time, but also the same attributes in effort. It is influenced by buyers and sellers, property type, equity requirements and financing terms. It also assumes proper, professional marketing by reputable local Real Estate firms.

Please note:

Many professionals (structural engineer, contractor, etc.) would need to be consulted with to determine the actual cost to repair the home to make it safe, sound and sanitary. In the absence of this information, an extraordinary assumption is required to complete this appraisal. The extraordinary assumption is made that it is not economically feasible to repair the property due to the numerous repairs and inspections required to make the home safe, sound and sanitary enough to be habitable again. The appraiser is not a structural engineer, contractor, termite professional, home inspector, etc. There is currently a home built in 1928 on the property that appears to have been vacant for some time and is in very poor condition. The home is uninhabitable at this time. The home has numerous areas where the foundation appears to have several weak spots and is starting to lean so that the drywall/plaster has cracked and fallen in several areas. The home also appears to have been on fire at some point in time as the rafters/trusses in the attic are charred. I am assuming that there is smoke damage in places that can't be seen as well, i.e what's left of the HVAC system. The plumbing and electrical appear to be damaged and missing in areas of the home. The house is missing drywall/plaster, plumbing and electrical fixtures, cabinetry, trim, hardware, stair railings, insulation, flooring, paint, stain, siding, doors, at least 1 exterior door not functioning due to foundation settling, windows are old, broke and not functioning in many places, etc. The home feels unsafe to walk through and is not sound or sanitary. Due to the market data available to the appraiser at this time, it appears that it is not economically feasible to repair the property due to the numerous repairs required. Tearing down the existing structure and building back a new structure appears to be the more economically feasible solution and best alternative for the area.

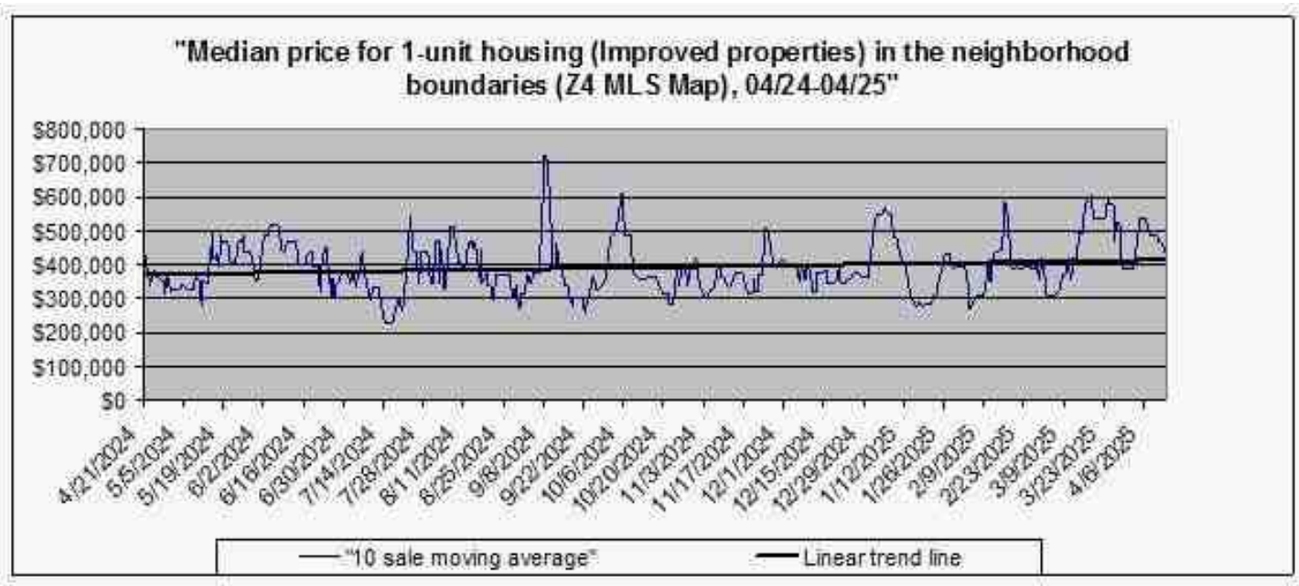
$/SF Chart

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



Median Price Chart

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



FHA/VA Case No.

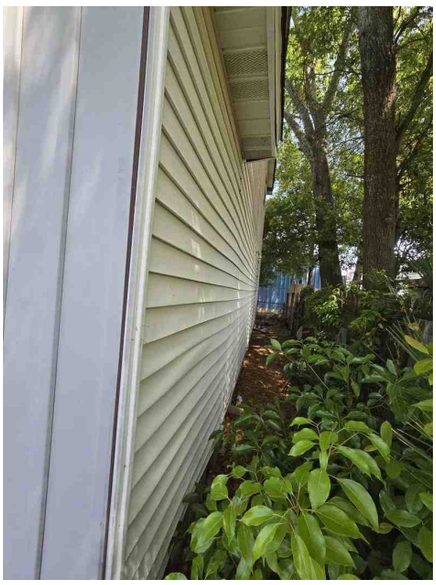
Subject Photo Page

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						

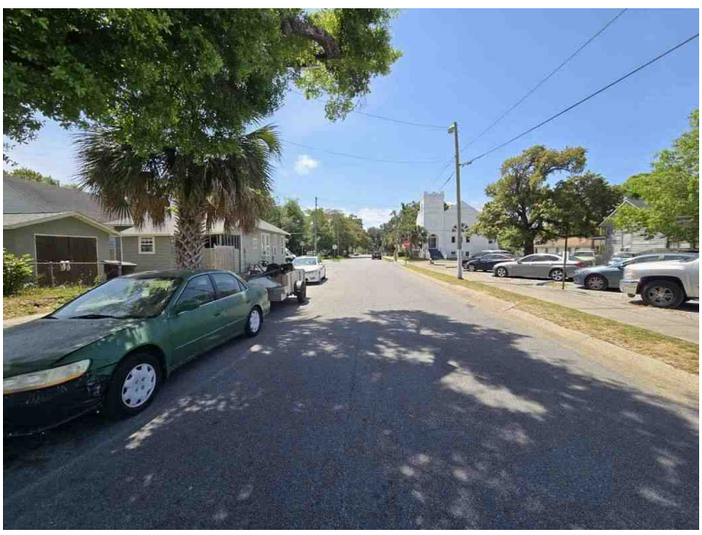


Subject Front

710 N 7th Ave
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Old East Hill
View
Site 4,562
Quality
Age



Subject Rear



Subject Street

FHA/VA Case No.

Photograph Addendum

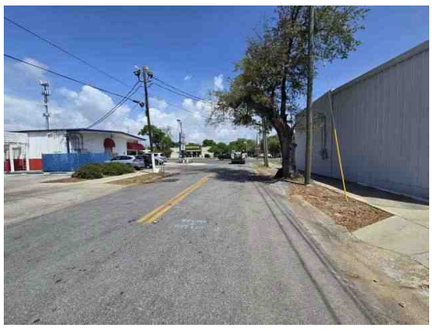
Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



Another Front View



Another Rear View



Another Street View



Side View



Side View



Wall/Foundation Damage



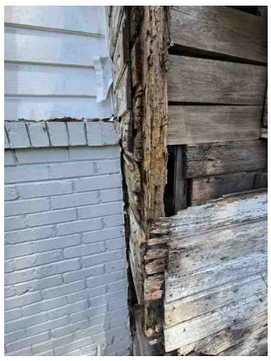
Wall/Foundation Damage



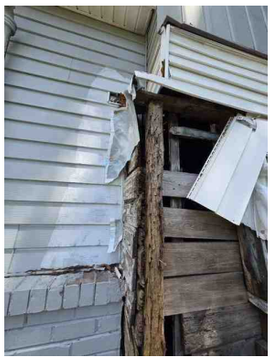
Wall Damage



Foundation Damage



Apparent Termite Damage



Apparent Termite Damage



Apparent Termite Damage



Charred Framing



Charred Framing



Charred Framing

FHA/VA Case No.

Photograph Addendum

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



Charred Framing



Interior Damage



Interior Damage



Interior Damage



Interior Damage



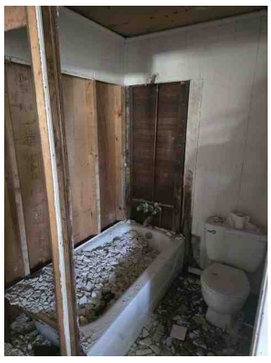
Interior Damage



Interior Damage



Interior Damage



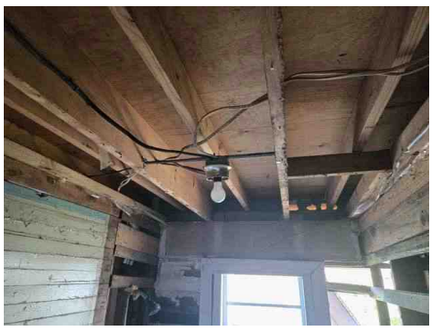
Interior Damage



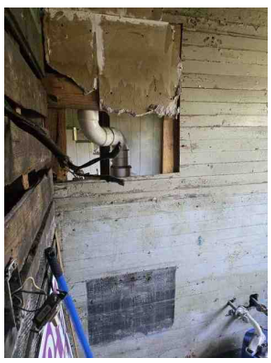
Interior Damage



Interior Damage



Interior Damage



Interior Damage



Interior Damage



Interior Damage

FHA/VA Case No.

Photograph Addendum

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



Interior Damage



Interior Damage



Interior Damage



Interior Damage



Interior Damage



Interior Damage



Interior Damage



Interior Damage



Interior Damage



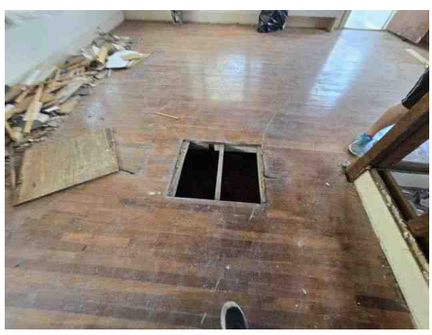
Interior Damage/Floor Leaning



Interior Damage/Floor Leaning



Interior Damage



Interior Damage



Interior Damage

FHA/VA Case No.

Comparable Photo Page

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



Comparable 1

500 N 7th Ave

Prox. to Subject	0.12 miles S
Sales Price	139,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Old East Hill
View	
Site	6,055 sf
Quality	
Age	



Comparable 2

400 N 8th Ave

Prox. to Subject	0.20 miles SE
Sales Price	155,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Old East Hill
View	
Site	5,920 sf
Quality	
Age	



Comparable 3

700 N Barcelona St

Prox. to Subject	0.73 miles W
Sales Price	252,600
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	North Hill
View	
Site	9,000 sf
Quality	
Age	

FHA/VA Case No.

Comparable Photo Page

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



Comparable 4

917 E Moreno St

Prox. to Subject	0.59 miles N
Sales Price	200,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	East Hill
View	
Site	5,998 sf
Quality	
Age	

Comparable 5

Prox. to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

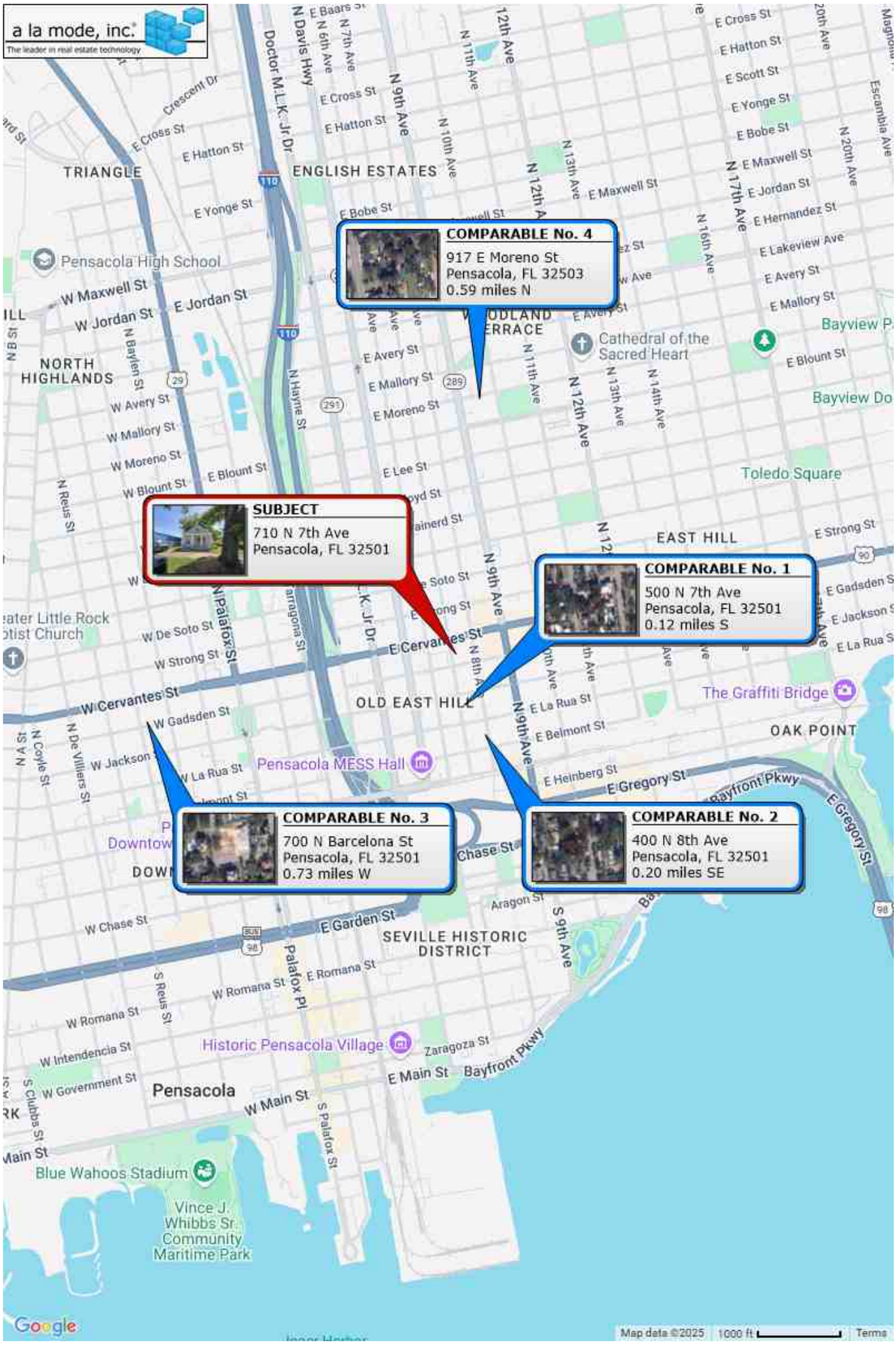
Comparable 6

Prox. to Subject	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

FHA/VA Case No.

Location Map

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



FHA/VA Case No.

USPAP ADDENDUM

File No. 2504053

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender	B & E Holdings, LLC						

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0 to 3 months.

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: Marty D. Messer

Name: Marty D. Messer

Date Signed: 04/24/2025

State Certification #: Cert Res RD 5775

or State License #:

State: FL

Expiration Date of Certification or License: 11/30/2026

Effective Date of Appraisal: 04/22/2025

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

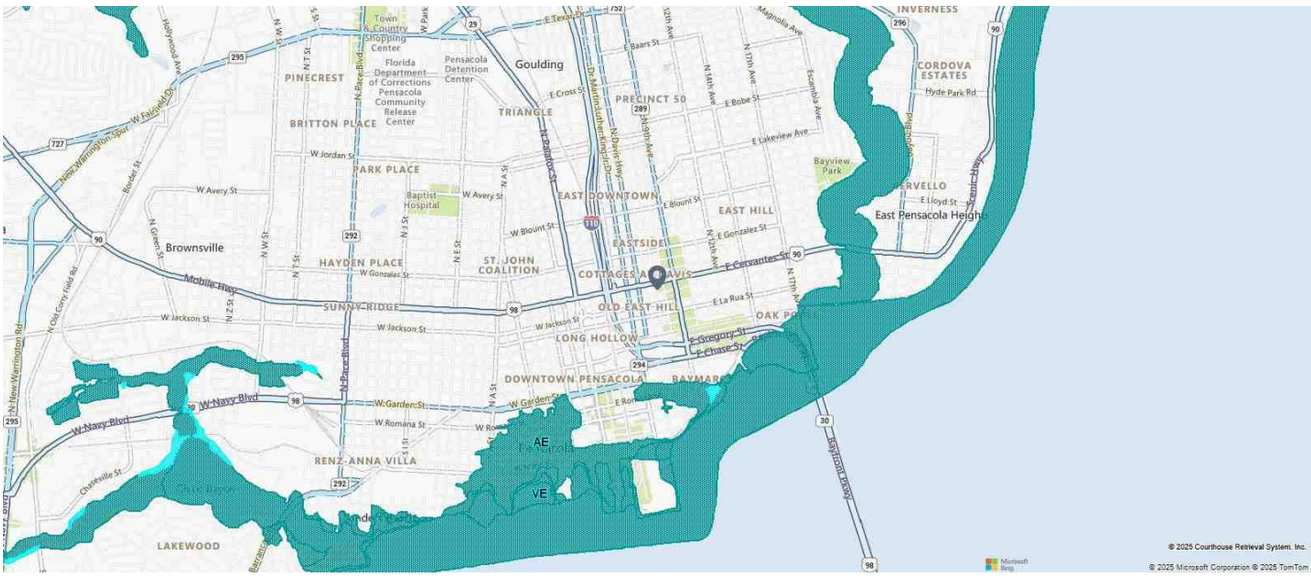
Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

FHA/VA Case No.

Flood Map

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						



FHA/VA Case No.

Aerial View

Borrower	N/A						
Property Address	710 N 7th Ave						
City	Pensacola	County	Escambia	State	FL	Zip Code	32501
Lender/Client	B & E Holdings, LLC						





Attachment 4: Photographs Detailing the Existing Condition of Structure.
Bankich - 710 N 7th Avenue



Attachment 4: Photographs Detailing the Existing Condition of Structure.
Bankich - 710 N 7th Avenue



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Bankich - 710 N 7th Avenue



Attachment 4: Photographs Detailing the Existing Condition of Structure.
Bankich - 710 N 7th Avenue

ESTIMATE

Paramount Construction & Development Group, LLC
6223 Highway 90 PMB 129
Milton, FL 32570

billing.pcdg@gmail.com
+1 (850) 378-6047
CBC1254208

Bill to
B&E Holding, LLC
3000 W. 9 Mile Rd
Pensacola, FL 32534

Estimate details
Estimate no.: 110896
Estimate date: 04/18/2025
Expiration date: 05/02/2025

Job Address: 710 N. 7th Ave

#	Product or service	Description	Qty	Rate	Amount
1.	**Repairs**	Foundation Repair: Engineering, Material and Labor -Remove and Replace Rotten/Damaged Wood -Repair Foundation Support Walls/Piers per Engineering Specifications. -Level Foundation and Attach Rear Structure to Main Structure per Engineering Specifications -Install New Subfloor/Bottom Plates where necessary. -Treat soil with Termite Protection -Clean Up and Remove all Debris	1	$49,000.00	$49,000.00
2.	**Repairs**	Siding/Wall Structure Repair: Engineering, Material and Labor -Remove and Replace Rotten/Damaged Wood. -Remove and Re-Install Windows where necessary. -Install New Structural Lumber and Sheathing per Engineering Specifications. -Install New Siding -Caulk, Spackle and Paint where necessary. -Clean Up and Remove all Debris.	1	$36,000.00	$36,000.00
3.	**Repairs**	Roof Repairs: Engineering, Material and Labor -Remove and Haul off Existing Shingles -Remove and Haul off all Roof Decking that is Rotten or Damaged. -Repair Rafters where necessary per	1	$46,000.00	$46,000.00

	Engineering Specifications. -Install New Roof Decking -Install Peel and Stick Underlayment -Install New Asphalt Shingles. -Clean Up and Remove all Debris.		
4.	Price includes all necessary Engineering, Building Permits, Materials, Labor, Insurance, Supervision, Rental Equipment, and Debris Removal Fees.		

Total **$131,000.00**

Expiry date 05/02/2025

Accepted date **Accepted by**

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-793 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

710 N. 7th Avenue
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Conceptual Review for New Residential Construction

SUMMARY:

Richard Bankich Jr. is seeking conceptual approval for the replacement plans for demolition of a contributing structure. The proposed structure is composed of stucco skirting, brick front facade, horizontal siding on the sides and rear, and a shingle roof.

Recommended Code Sections:
12-3-10(3)e.3.ii.(b) Old East Hill Preservation District; Procedure for review of plans; Decisions; Rules governing decisions.
12-3-10(3)i. OEH; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

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

Page 1
X original
__ update

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

Site # ES 02005

Recorder #_____

SITE NAME Clyde Tripp, Jr. House
HISTORIC CONTEXTS Spanish American War
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE Private-Individual
PROJECT NAME West-East Hill Architectural Survey; S&R DHR NO 3226
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 710 North 7th Ave. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill Neighborhood, E side of N 7th Ave. between E Cervantes St and E Gadsden St
SUBDIVISION East King Tract BLOCK NO 13 LOT NO 6
PLAT OR OTHER MAP County Appraider's Atlas Sheet # 67
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 1909 CIRCA c. RESTORATION DATE(S): ___
MODIFICATION DATE(S): 1980
MOVE: DATE ___ ORIG LOCATION ___
ORIGINAL USE(S) Private-residence
PRESENT USES(S) Private-residence

DESCRIPTION
STYLE Frame Vernacular
PLAN: EXTERIOR Rectangular
INTERIOR ___
NO.: STORIES 2 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) Ballon Wood Framing
EXTERIOR FABRIC(S) Brick, Aluminum siding
FOUNDATION: TYPE ___ MATLS ___
INFILL ___
PORCHES W/Porch/½Brick ½ wrought iron columns/3/W
ROOF: TYPE Gable SURFACING Composition Shingles
SECONDARY STRUCS. Porch
CHIMNEY: NO 0 MTLS N/A LOCNS N/A
WINDOWS SHS, 2/2; Awning, 6; Fixed, 9
EXTERIOR ORNAMENT None Observed
CONDITION Good SURROUNDINGS Residential
NARRATIVE (general, interior, landscape, context; 3 lines only)

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

FMSF HISTORICAL STRUCTURE FORM

Site 8 ES

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 * *

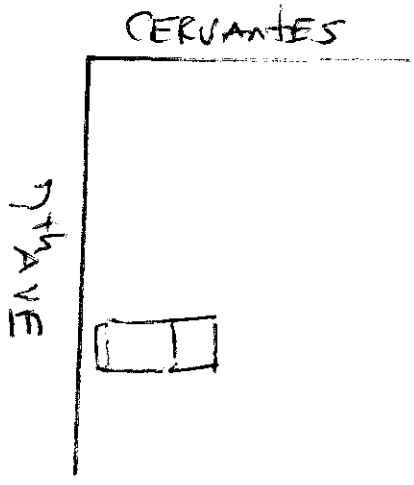
RECORDER INFORMATION: NAME F Richard M T L Brosnaham
DATE: MO 6 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS 91N101 WEH (Frames 29-30)

P H O T O G R A P H

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

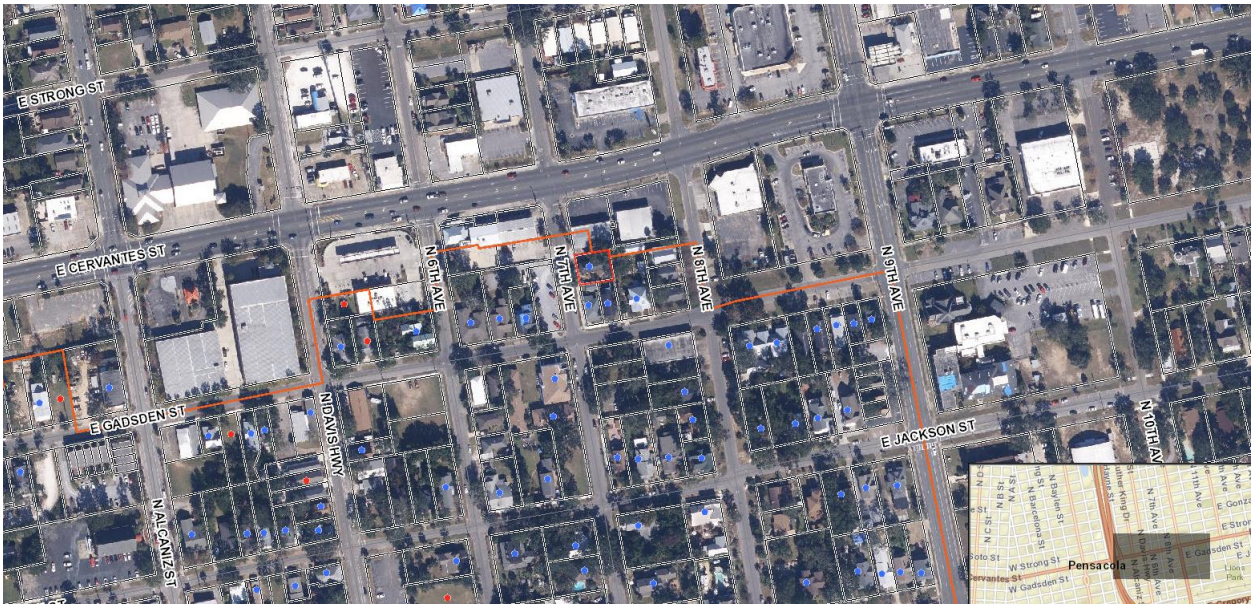
M A P
Street/plat map, not USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



710 N. 7th Avenue





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

Architectural Review Board Application
Full Board Review

Application Date: 06-04-2025

***Project Address*:** **710 North 7th Avenue, Pensacola, FL 32501**

Applicant: Richard Bankich Jr.

Applicant's Address: 3000 W Nine Mile Road, Pensacola, FL 32534

Email: *richardbankich@gmail.com* Phone: 850-698-2781

Property Owner: Richard Bankich Jr.
(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 seven (7) 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.

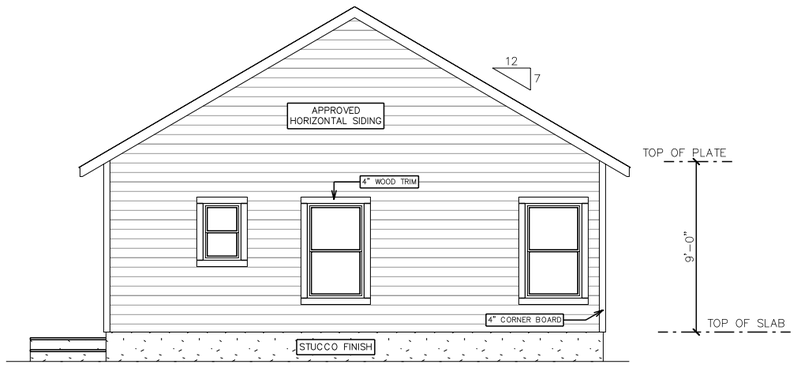
Conceptual review for replacement structure of contributing structure

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

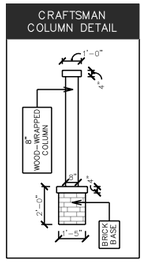
06-04-2025
Date

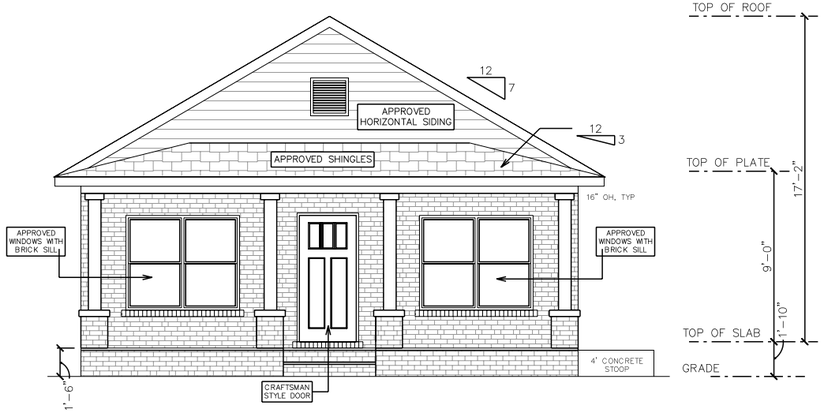
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



REAR ELEVATION

SCALE: 1/8" = 1'-0"





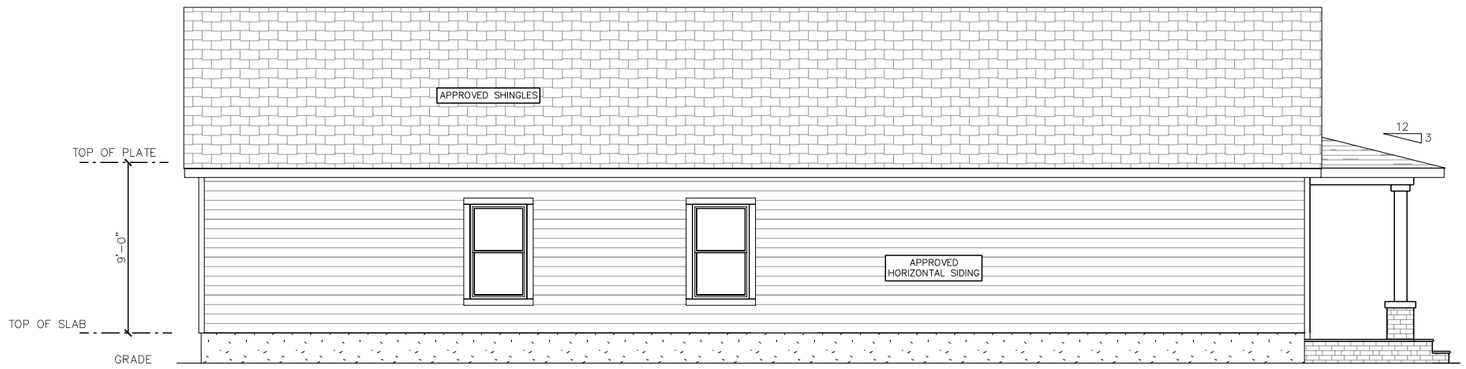
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



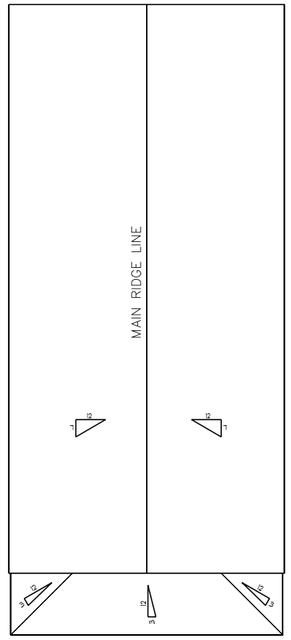
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



ROOF LAYOUT

SCALE: 1/16" = 1'-0"

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PROPOSED ELEVATIONS

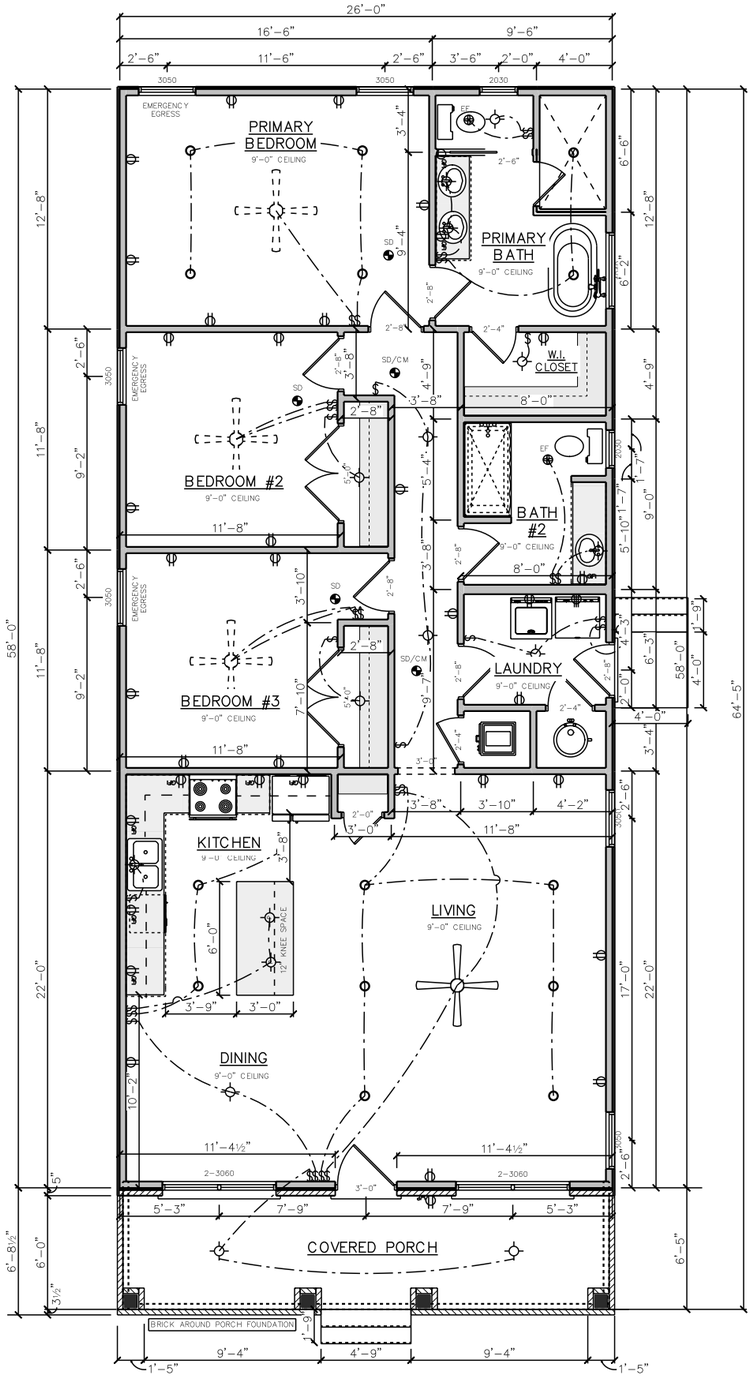
BUILDER/
CUSTOMER NAME: Richard Bankich, Jr.

LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE As Noted

SHEET NUMBER A1

SHEET NO. 1 OF 5



FLOOR PLAN

SCALE: 1/8" = 1'-0"

FOOTAGES	
Living Area	1508 sq. ft.
Front Covered Porch	156 sq. ft.
TOTAL SQ FT (UNDER ROOF)	1664 sq. ft.

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PROPOSED FLOOR PLAN

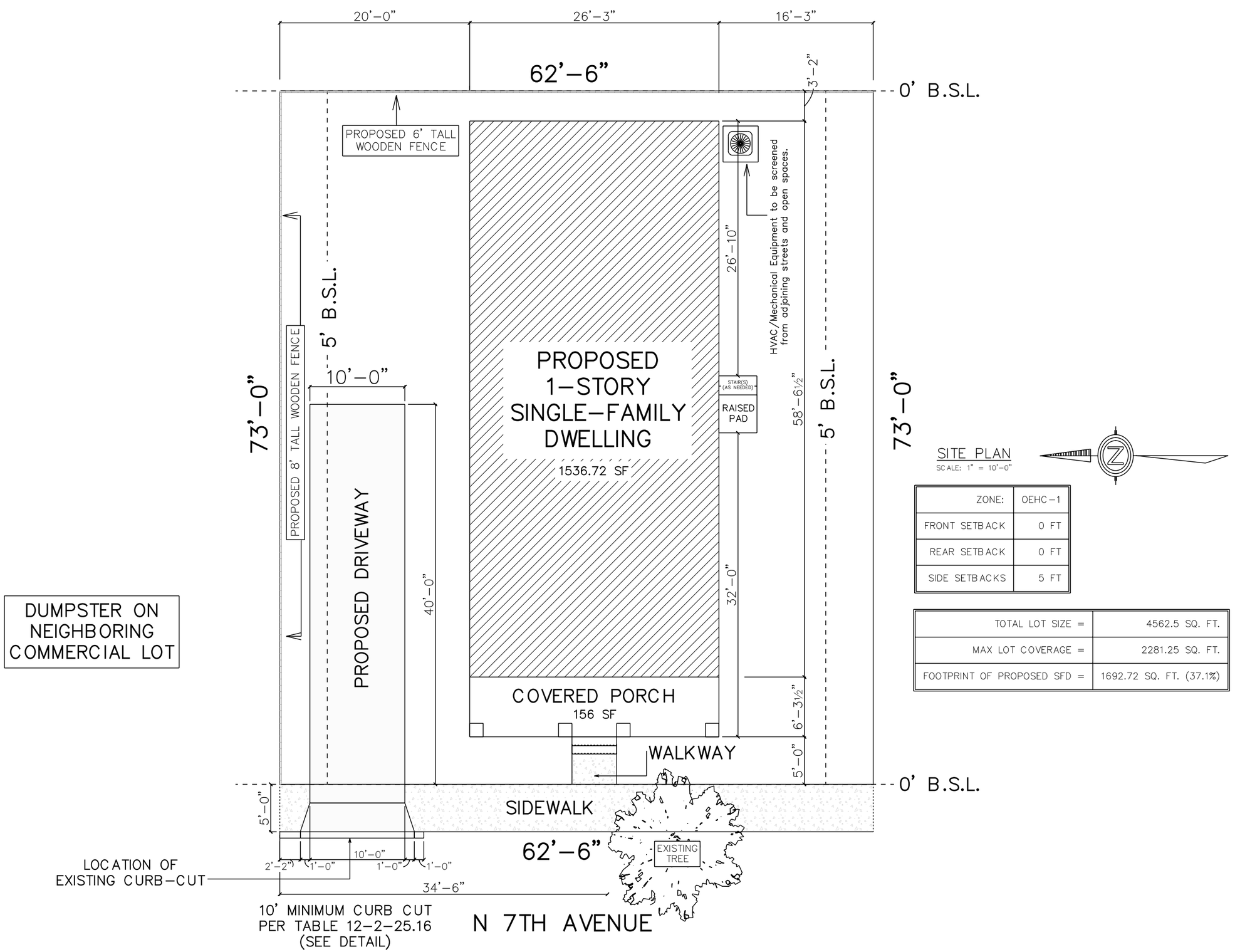
BUILDER/ CUSTOMER NAME: Richard Bankich, Jr.

LOCATION: 710 N 7th Avenue Pensacola, Florida 32501

SCALE 1/8" = 1'-0"

SHEET NUMBER A2

SHEET NO. 2 OF 5



SITE PLAN

SCALE: 1" = 10'–0"

ZONE:	OEHC–1
FRONT SETBACK	0 FT
REAR SETBACK	0 FT
SIDE SETBACKS	5 FT

TOTAL LOT SIZE =	4562.5 SQ. FT.
MAX LOT COVERAGE =	2281.25 SQ. FT.
FOOTPRINT OF PROPOSED SFD =	1692.72 SQ. FT. (37.1%)

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PROPOSED SITE LAYOUT

BUILDER/ CUSTOMER NAME: Richard Bankich, Jr.

LOCATION: 710 N 7th Avenue Pensacola, Florida 32501

SCALE 1" = 10'–0"

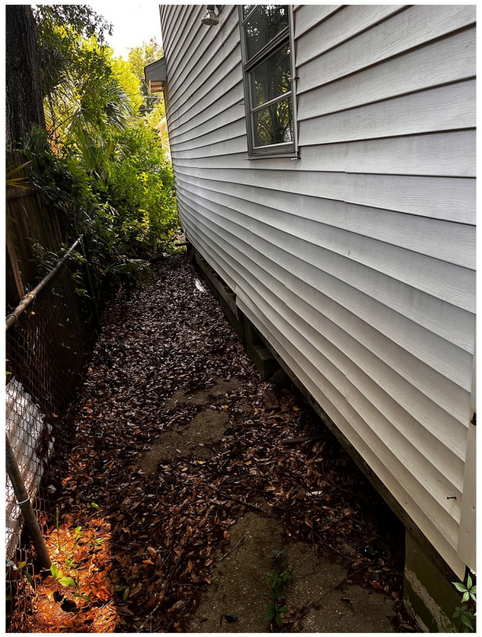
SHEET NUMBER A3

SHEET NO. 3 OF 5

Existing Front Elevation



Existing Rear Elevation







Existing Left Elevation



Existing Right Elevation

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PHOTOS OF EXISTING

BUILDER/
CUSTOMER NAME: Richard Bankich, Jr.

LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE As Noted

SHEET NUMBER A4

SHEET NO. 4 OF 8



FRONT ELEVATION BEFORE RENOVATION BY PREVIOUS OWNER (2019)

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PREVIOUS FRONT (2019)

BUILDER/CUSTOMER NAME: Richard Bankich, Jr.

LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE As Noted

SHEET NUMBER A5

SHEET NO. 5 OF 8



MATCH BRICK OF ORIGINAL STRUCTURE (BEFORE PAINTED)

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

CONCEPTUAL RENDERING

BUILDER/ CUSTOMER NAME: Richard Bankich, Jr.

LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE As Noted

SHEET NUMBER A6

SHEET NO. 6 OF 8

Rear Elevation of Property to the Left



Rear Elevation of Property to the Right





Parking Lot
Directly Across Street

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PHOTOS OF AREA

BUILDER/
CUSTOMER NAME:
Richard Bankich, Jr.

LOCATION:
710 N 7th Avenue
Pensacola, Florida 32501

SCALE As Noted

SHEET NUMBER
A7

SHEET NO. 7 OF 8









DESIGN STYLES OF PROPERTIES IN THE SURROUNDING AREA

TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

NEARBY DESIGNS

BUILDER/
CUSTOMER NAME: Richard Bankich, Jr.

LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE As Noted

SHEET NUMBER A8

SHEET NO. 8 OF 8

File #: 25-794 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

600 S. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Exterior Changes to Hotel Development

SUMMARY:

Buck Lindsay is seeking final approval for design changes to the hotel development at 600 S. Palafox Street. This project received final approval at the July 2024 meeting as a seven-story hotel with 228 guest rooms. The revised plans include reducing the hotel to six stories with 184 guest rooms with a second-floor swimming pool in the rear of the structure with parking below.

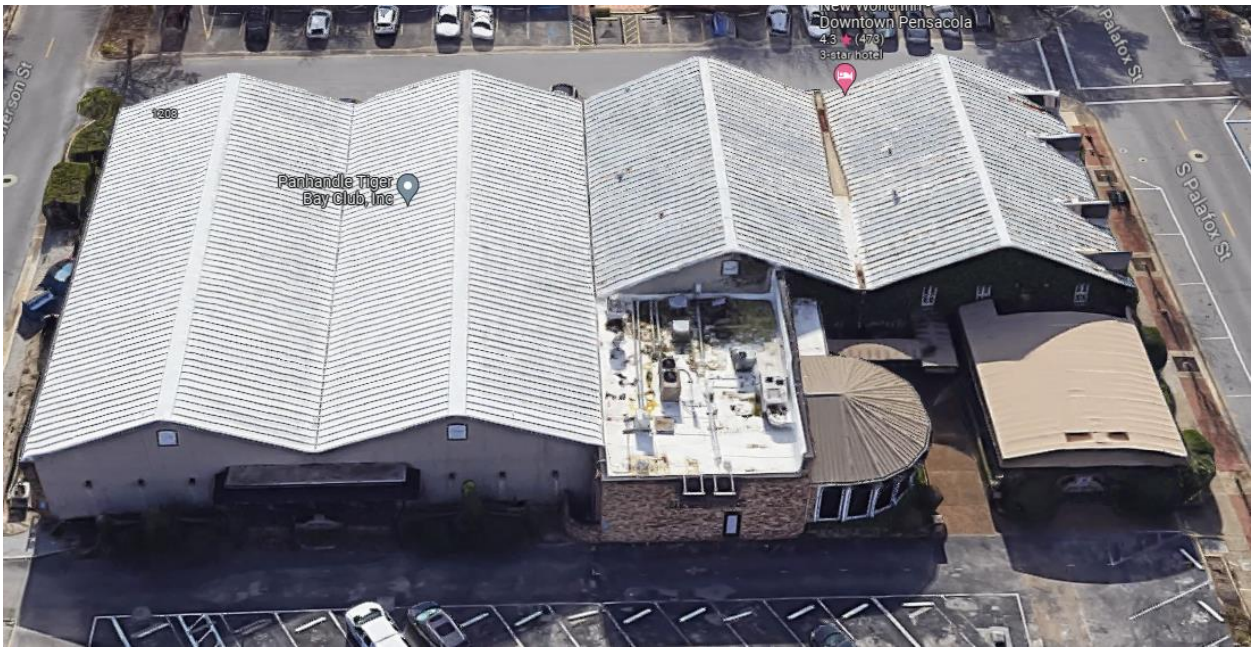
Recommended Code Sections:
Sec. 12-3-27(f)(2)b-c. Palafox Historic Business District; General considerations; Decision guidelines.
Sec. 12-3-27(f)(3) PHBD; Recommendation for changes.

ATTACHMENTS:

1. Images
2. July 2024_Application and Materials
3. July 2024_ARB minutes
4. June 2025_Application and Materials

600 S. Palafox Street





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

Architectural Review Board Application
Full Board Review

Application Date: JULY 1, 2024

Project Address: 600 S. PALAFOX ST

Applicant: WINFORD LINDSAY

Applicant's Address: 344 W. PIKE ST., LAWRENCEVILLE, GA 30046

Email: blindsay@lpbatlanta.com Phone: 770 407 5800

Property Owner: PENSACOLA PALAFOX LODGING LLC
(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.

OWNER HAS CHANGED HOTEL BRAND FROM DUAL BRAND (TEMPO, HOME 2 SUITES) TO ALL TEMPO by HILTON. THIS SHIFT CREATED MINOR CHANGES IN EXTERIOR FACADE AND ELIMINATED THE SECOND FLOOR CORNER DINING TERRACE.

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

7.1.24
Date

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

JULY 2024 - ARB MEETING

TEMPO by HILTON

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

OWNER:

PENSACOLA PALAFOX LODGING, LLC
6716 HERITAGE BUSINESS COURT
CHATTANOOGA, TENNESSEE
37421

DEVELOPER:

GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD, #200
CHATTANOOGA, TENNESSEE
37411

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL ENGINEERING,
MECHANICAL, ELECTRICAL, PLUMBING
AND FIRE PROTECTION ENGINEERING:

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

777-963-8989

CIVIL ENGINEER:

REBOL BATTLE & ASSOCIATES
2301 N. 9TH AVE, SUITE 300
PENSACOLA, FLORIDA 32503

850-438-0400

LANDSCAPE ARCHITECT:

DANIEL ROGERS LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325
MAITLAND, FLORIDA 32751

407-353-0112

TEMPO by Hilton™



PROJECT DATA

PROPOSED USE:	228 ROOM HOTEL, 7 STORY	
ZONING:	C-2A	
SITE:	1.33 ACRES	
PARCEL NO.:	00-05-090-001-012	
BUILDING HEIGHT:	ALLOWABLE	100'
	PROPOSED	87'-10"
SETBACKS:	ZERO REQUIRED, 2.5' PROVIDED	
PARKING:	REQUIRED	134 SPACES
	PROPOSED ON SITE	68 SPACES
	ON STREET	57 SPACES
	OFF SITE	9 SPACES
	TOTAL	134 SPACES
FLOOD ZONE	A E, SPECIAL FLOOD HAZARD AREA	

DRAWING INDEX

G001	COVER SHEET	(REV.)
C1.0	SURVEY PLAN	
C1.1	EXISTING, DEMOLITION & EROSION PLAN	(REV.)
C1.2	EROSION CONTROL DETAILS	(REV.)
C2.0	SITE LAYOUT & DIMENSIONS PLAN	(REV.)
C2.1	SITE DETAILS	(REV.)
L-1.00	ILLUSTRATIVE HARDSCAPE PLAN & IMAGES	
L-1.01	HARDSCAPE PLAN	
L-1.02	HARDSCAPE PLAN	
L-1.03	HARDSCAPE PLAN	
L-2.01	HARDSCAPE DETAILS	
L-3.00	ILLUSTRATIVE LANDSCAPE PLAN	
L-3.00A	PLANT IMAGES	
L-3.01	LANDSCAPE PLAN	
L-3.02	LANDSCAPE PLAN	
L-3.03	LANDSCAPE PLAN	
L-3.10	PLANT SCHEDULE, DETAILS, & NOTES	
L-4.01	IRRIGATION PLAN & NOTES	
L-4.10	IRRIGATION DETAILS	
AS100	ARCHITECTURAL SITE PLAN	(REV.)
AS101	FIRST FLOOR PLAN	(REV.)
AS102	SECOND FLOOR PLAN	(REV.)
AS103	THIRD - SEVENTH FLOOR PLANS	(REV.)
A201	NORTH EXTERIOR ELEVATION	(REV.)
A202	SOUTH EXTERIOR ELEVATION	(REV.)
A203	WEST EXTERIOR ELEVATION	(REV.)
A204	EAST EXTERIOR ELEVATION	(REV.)
A205	EXTERIOR RENDERING 1	(REV.)
A206	PERSPECTIVE VIEWS	(REV.)
A206.1	PERSPECTIVE VIEW - NIGHT	(REV.)
A207	GOOGLE AERIAL VIEW 1	(REV.)
A208	GOOGLE AERIAL VIEW 1	(REV.)
A209	GOOGLE AERIAL VIEW 1	(REV.)
A210	EXTERIOR ELEVATION FINISHES	(REV.)
A211	EXTERIOR ARCHITECTURAL FEATURES	(REV.)
A212.1	EXTERIOR MATERIAL SPECIFICATIONS SHEET	
A212.2	MORGAN WINDOWS SPECIFICATIONS	
A310	WALL SECTION	(REV.)
E100	SITE LIGHTING PLAN	(REV.)
E101	LIGHTING SPECIFICATIONS	(REV.)
E102	LIGHTING SPECIFICATIONS	(REV.)

architecture
engineering
interiors
LPB

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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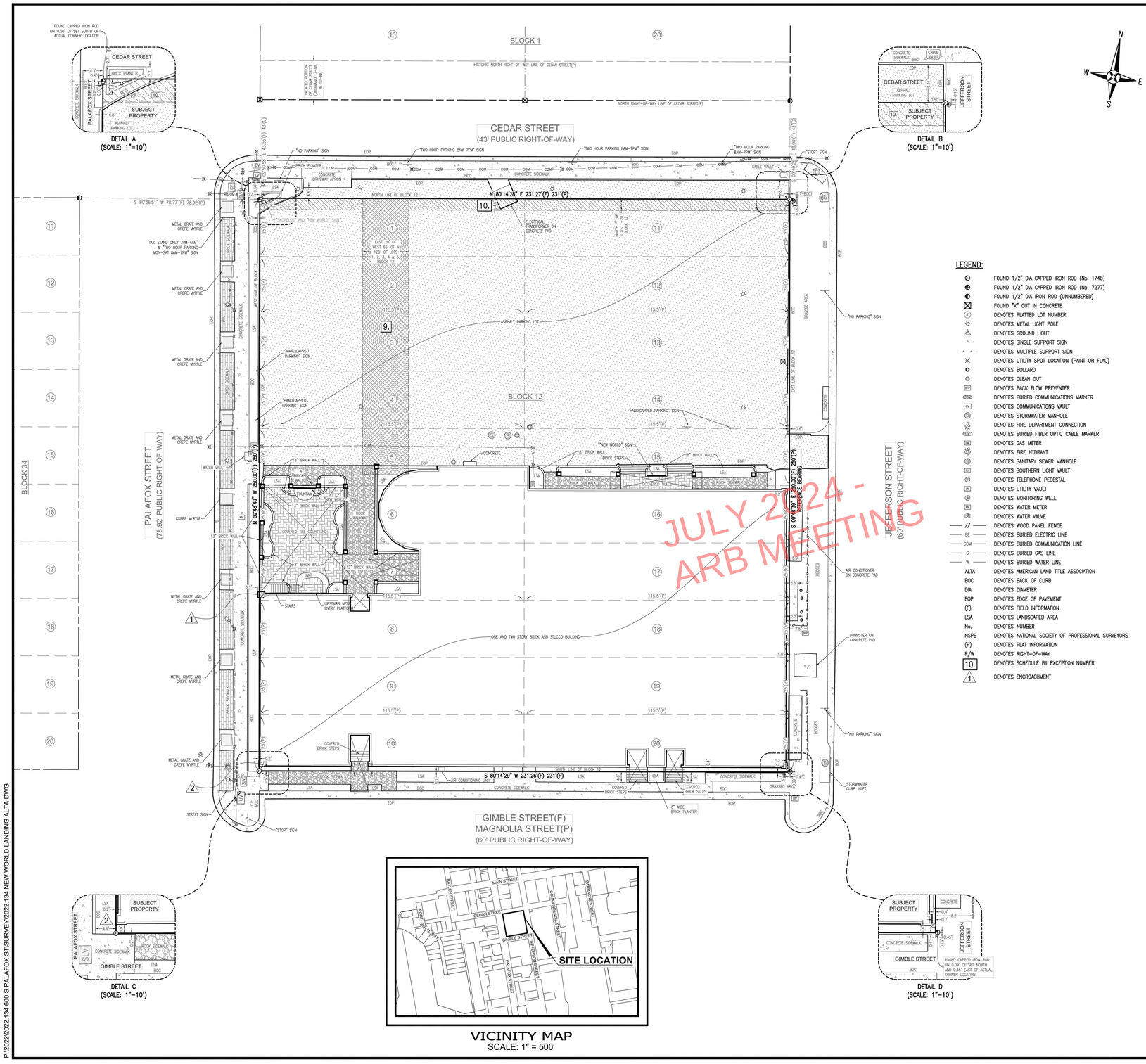
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

COVER SHEET

G001



JULY 2024 - ARB MEETING

LEGEND:

- FOUND 1/2" DIA CAPPED IRON ROD (No. 1748)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 7277)
- FOUND 1/2" DIA IRON ROD (UNNUMBERED)
- FOUND "X" CUT IN CONCRETE
- DENOTES PLATTED LOT NUMBER
- DENOTES METAL LIGHT POLE
- DENOTES GROUND LIGHT
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
- DENOTES BOLLARD
- DENOTES CLEAN OUT
- DENOTES BACK FLOW PREVENTER
- DENOTES BURIED COMMUNICATIONS MARKER
- DENOTES COMMUNICATIONS VAULT
- DENOTES STORMWATER MANHOLE
- DENOTES FIRE DEPARTMENT CONNECTION
- DENOTES BURIED FIBER OPTIC CABLE MARKER
- DENOTES GAS METER
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SOUTHERN LIGHT VAULT
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY VAULT
- DENOTES MONITORING WELL
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES WOOD PANEL FENCE
- DENOTES BURIED ELECTRIC LINE
- DENOTES BURIED COMMUNICATION LINE
- DENOTES BURIED GAS LINE
- DENOTES BURIED WATER LINE
- ALTA — DENOTES AMERICAN LAND TITLE ASSOCIATION
- BOC — DENOTES BACK OF CURB
- DIA — DENOTES DIAMETER
- EOP — DENOTES EDGE OF PAVEMENT
- (F) — DENOTES FIELD INFORMATION
- LSA — DENOTES LANDSCAPED AREA
- No. — DENOTES NUMBER
- NSPS — DENOTES NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- (P) — DENOTES PLAT INFORMATION
- R/W — DENOTES RIGHT-OF-WAY
- 10. — DENOTES SCHEDULE BII EXCEPTION NUMBER
- 1 — DENOTES ENCROACHMENT

HORIZONTAL SCALE
1 INCH = 20 FEET

DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)

LOTS 1 THROUGH 20, BLOCK 12, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 09 DEGREES 54 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2013.090, DATED 08/29/2013; COPY OF BOUNDARY SURVEY OF PARCEL TO THE NORTHEAST OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2014.239, REVISED 07/10/2017; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 15742-ASBUILT, DATED 05/27/2005; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY OSCAR W. PITMAN, INC., JOB NO. 19139-92, FILE NO. E-1124, DATED 07/10/1992; COPY OF MAP OF PENSACOLA FLA., PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA, COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 18733-82629, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITES STATES STANDARD FOOT.
7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:

ITEM 1: ALL MONUMENTATION HAS BEEN PLACED OR RECOVERED WHILE CONDUCTING THE FIELD WORK FOR THE PREPARATION OF THIS SURVEY.

ITEM 3: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "AE"(ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

ITEM 4: THE SURVEYED PROPERTY CONTAINS 57,799.70 SQUARE FEET, MORE OR LESS HAVING AN ACREAGE OF 1.33 ACRES, MORE OR LESS.

ITEM 6(a): NO ZONING REPORT OR LETTER WAS PROVIDED TO THIS SURVEYOR. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE CITY OF PENSACOLA COUNTY LAND DEVELOPMENT CODE:

SEC. 12-3-8 COMMERCIAL ZONING DISTRICT (C-2A) DOWNTOWN RETAIL COMMERCIAL.
(3) REGULATIONS.

MINIMUM YARD REQUIREMENTS (MINIMUM BUILDING SETBACKS): THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT THAT WHERE ANY NONRESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A 20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR SIMILAR MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.

MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 100 FEET IN HEIGHT AT THE PROPERTY OR SETBACK LINES. THREE FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING FOR EACH FOOT THE BUILDING ELEVATION IS STAIR-STEPPED OR RECESSED BACK FROM THE PROPERTY OR SETBACK LINES BEGINNING AT THE HEIGHT PERMITTED UP TO A MAXIMUM HEIGHT OF 150 FEET.

LOT COVERAGE REQUIREMENTS (THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS): SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR BUILDINGS OVER 100 FEET IN HEIGHT, LOT COVERAGE SHALL NOT EXCEED 90 PERCENT.

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 135 DWELLING UNITS PER ACRE.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON.

ITEM 11: LOCATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.

ITEM 13: THERE ARE NO ADJOINING OWNERS ACCORDING TO THE CURRENT PUBLIC RECORDS. SUBJECT PROPERTY ABUTS RIGHT-OF-WAYS AS SHOWN HEREON.

ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS/UPON THE SUBJECT PROPERTY OR ABUTTING PARCELS.

ITEM 17: THE UNDERSIGNED IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 19: REBOL-BATTLE & ASSOCIATES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF $1,000,000.

SCHEDULE B-II EXCEPTIONS:

9. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 718 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

10. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4910, PAGE 166 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:

DARRYL LAPOINTE; SYNOVUS BANK, A GEORGIA BANKING CORPORATION; BEGGS & LANE, RLLP; FIRST AMERICAN TITLE INSURANCE COMPANY:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 18733-82629, HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2022.

DATE OF PLAT OR MAP:_____

_____
MARK A. NORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6311

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB 7918

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSE SURVEYOR AND MAPPER

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

A PORTION OF SECTION: 46 TOWNSHIP: 2 SOUTH RANGE: 30 WEST
COUNTY: ESCAMBIA STATE: FLORIDA

NO.	DATE	APPR.	REVISION/ACTION TAKEN

PROJECT NO: 2022.134
DRAWN BY: ANC
CHK'D BY: MAN
SCALE: 1" = 20'
F.B.: 22-06
PG.: 22-27
DATE: 06/29/2022

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR: DARRYL LAPOINTE
REQUESTED BY: SUSAN J. SALAMONE
BEGGS & LANE, RLLP

1 of 1

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P:\2022\2022.134 600 S PALAFOX ST\SURVEY\2022.134 NEW WORLD LANDING ALTA.DWG

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 822 9492 FAX
www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC
6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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SURVEY PLAN

C1.0



HORIZONTAL SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

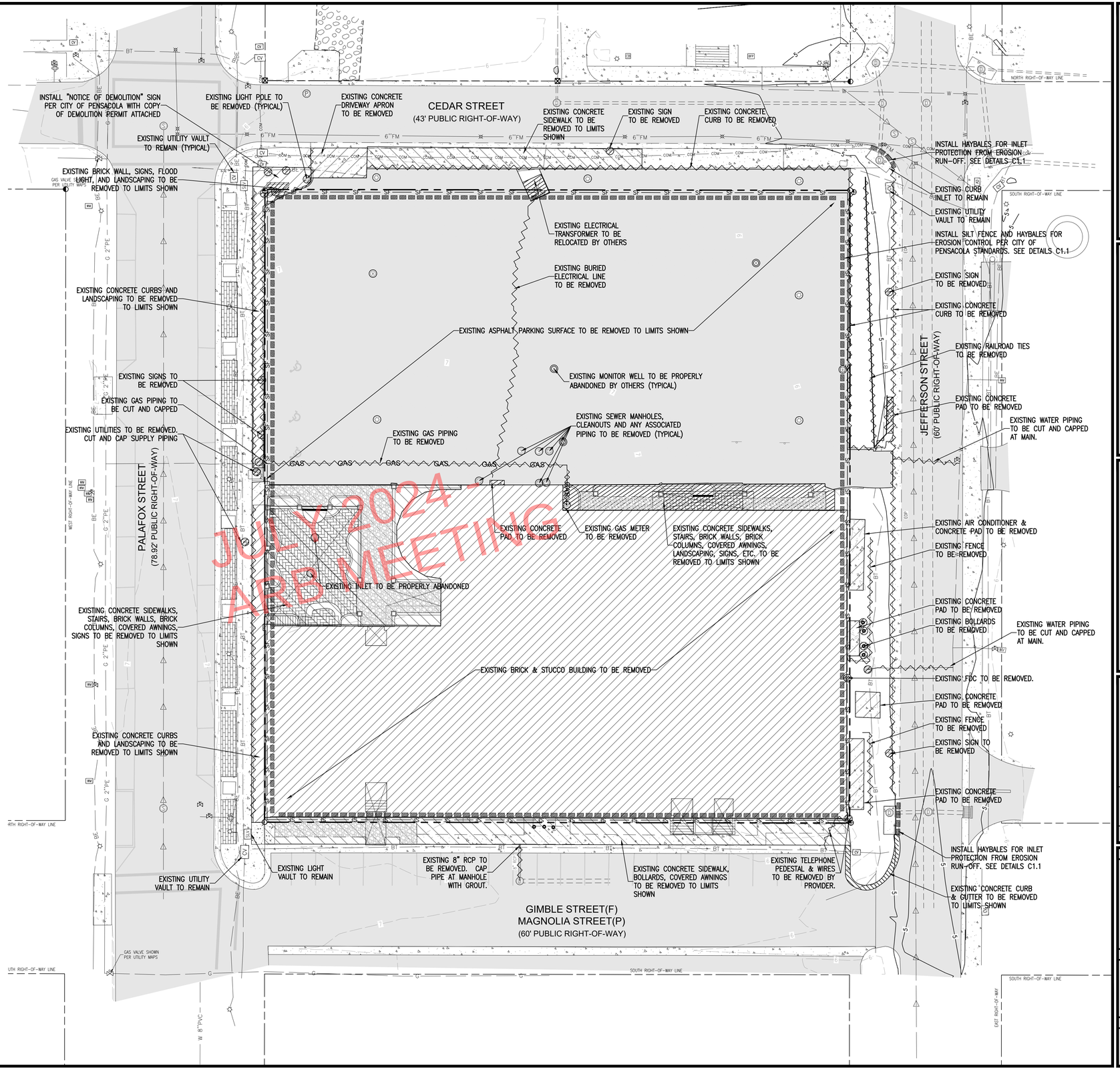
LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL/CONCRETE
- EXISTING PAVERS
- DEMOLITION
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- 8" CAST IRON WATER LINE
- 8" PVC WATER LINE
- 2" POLYETHYLENE GAS LINE
- 12" CAST IRON WATER LINE
- SEWER LINE (GRAVITY)
- 6"FM FORCE MAIN (SIZE VARIES)
- OHU OVERHEAD UTILITIES
- BT BURIED TELEPHONE LINE
- GAS BURIED GAS LINE
- G BURIED GAS LINE
- BE BURIED ELECTRIC LINE
- FOC BURIED FIBER OPTIC CABLE
- BTV BURIED TV LINE
- COM BURIED COMMUNICATION LINE
- 100 EXISTING CONTOUR LINE
- HAYBALE BARRIER
- SILT FENCE
- DEMOLITION

TELEPHONE BOX	BENCHMARK
GAS VALVE	FIRE HYDRANT
GAS METER	WATER METER
MONITOR WELL	WATER VALVE
BURIED FIBER OPTIC CABLE MARKER	BACK-FLOW PREVENTER
BURIED COMMUNICATIONS MARKER	CLEANOUT
CABLE TV BOX	SEWER MANHOLE
FIRE DEPARTMENT CONTROL	STORMWATER MANHOLE
MAILBOX	TELEVISION MANHOLE
POST	UTILITY POLE
STREET SIGN	LIGHT POLE
SIGN	

EROSION CONTROL NOTES

1. ALL STOCKPILES ARE TO BE PROTECTED FROM DUST AND EROSION.
2. ALL CONTROL MEASURES SHALL COMPLY WITH THE MANAGEMENT PRACTICES CONTAINED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "EROSION & SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" LATEST EDITION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE ALL SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY REGULATORY AGENCIES.
4. NO CLEARING, GRADING, EXCAVATING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL TERRAIN SHALL OCCUR UNTIL EROSION AND SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE OPERATIONS NEEDED TO IMPLEMENT THESE MEASURES.



REBOL-BATTLE & ASSOCIATES
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Pensacola, Florida 32502
Telephone: 850.438.3661 Fax: 850.438.0448
EB 00008657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

SEAL

50% SUBMITTAL NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E.
No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.
C1.1

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GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.

3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

4. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, SECTIONS 104, 570, 981, 982, 983, 985, & 987.

*5. A BITUMINOUS CONCRETE BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE BITUMINOUS CONCRETE BASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.

*6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A THICKNESS OF TWO (2) TO FOUR (4) INCHES MIXED WITH THE TOP TWO (2) INCHES OF SOIL, ACCORDING TO STATE STANDARDS.

*7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).

*8. A CRUSHED LIMEROCK, VEHICLE WHEEL–CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF–SITE TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES ONTO PUBLIC ROADS. BLANKET SHALL BE 15FT. X 50FT. X 6IN. (MINIMUM), CRUSHED LIMEROCK 2 1/2 INCHES IN DIAMETER. SAID BLANKET SHALL BE UNDERLAIN WITH A FDOT CLASS 3 SYNTHETIC FILTER FABRIC AND MAINTAINED IN GOOD ORDER.

9. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON–VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

*10. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

11. UNFILTERED DEWATERING IS NOT PERMITTED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER.

12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.

13. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS–OF–WAY WILL BE REMOVED IMMEDIATELY.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

15. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE NUMBER 2 (ABOVE).

16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

17. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.

18. ALL CATCH BASIN INLETS SHALL BE PROTECTED WITH HAY BALES AS SHOWN ON DETAIL.

19. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING AND DOWNSTREAM SILTATION PROTECTION OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL. THE ENGINEER SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.

20. ANY AREAS USED FOR THE CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILED MATERIALS (E.G. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.), SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.

* WHERE APPLICABLE

TEMPORARY SEEDING DETAILS:

SEED BED PREPARATION:

SOIL TO BE THOROUGHLY PULVERIZED BY DISK–HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16–16–16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS./ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5, LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE

CONSISTING OF ANNUAL RYE (LOLIUM MULTIFLORUM) AT A RATE OF 174 LBS/ACRE.

PERMANENT SEEDING DETAILS:

SEED BED PREPARATION:

SOIL TO BE THOROUGHLY PULVERIZED BY DISK–HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16–16–16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS./ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5, LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE CONSISTING OF	RATE	PURITY	GERMINATION
ARGENTINE BAHIA	260 LBS/AC.	95%	80%
PENSACOLA BAHIA	260 LBS/AC.	95%	40%(MIN.)–80%(TOTAL)

SODDING:

SOD SHALL BE WELL ROOT MATTED CENTIPEDE OR BAHIA GRASS COMMERCIALLY CUT TO A MINIMUM DIMENSION OF 12" x 24" A MAXIMUM OF 72 HOURS PRIOR TO PLACEMENT. SOD SHALL BE LIVE, FRESH AND UNINJURED, REASONABLY FREE OF WEEDS AND OTHER GRASSES, WITH A HEAVY SOIL MAT ADHERING TO THE ROOT SYSTEM. SOD SHALL BE GROWN, CUT, AND SUPPLIED BY A STATE CERTIFIED GROWER.

TRAFFIC CONTROL STANDARDS:

1. CONSTRUCTION TRAFFIC SHALL BE RESTRICTED TO ONSITE ACCESS BY MEANS SO DESIGNATED BY THE ENGINEER, POLICE/SHERIFF DEPARTMENT, ESCAMBIA COUNTY HIGHWAY DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. TRAFFIC DURING WET WEATHER SHALL BE MINIMIZED AND APPROPRIATE ROADWAY AND SITE CLEAN–UP SHALL BE PROVIDED BY THE CONTRACTOR AS SOON AS WEATHER CONDITIONS PERMIT.

TREE PROTECTION:

1. DAMAGED TRUNKS OR EXPOSED ROOTS WILL BE PAINTED IMMEDIATELY WITH A GOOD GRADE OF "TREE PAINT".

2. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO TRUNK OR MAIN BRANCH AND THAT AREA PAINTED IMMEDIATELY WITH A GOOD GRADE OF TREE PAINT.

P:\2022\2022.134 600 S PALAFOX ST\DRAWINGS\C1.0 EXISTING SITE.DWG

DUST CONTROL:

1. ALL AREAS OF CLEARING AND EMBANKMENT AS WELL AS CONSTRUCTION HAUL ROADS SHALL BE TREATED AND MAINTAINED IN SUCH A MANNER AS TO MINIMIZE ANY DUST GENERATION.

2. DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND/OR MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF PERMANENT VEGETATION COVER.

3. IN EVENT OF EMERGENCY CONDITIONS, TILLAGE WILL BE SATISFACTORY FREE BEFORE SOIL BLOWING STARTS.

4. CALCIUM CHLORIDE MAY BE APPLIED TO UNPAVED ROADWAY AREAS, ONLY, SUBJECT TO THE ENGINEER'S APPROVAL AND CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS, SECTION 104, LATEST EDITION.

PROPOSED SEQUENCE OF CONSTRUCTION:

1. THE INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES THAT CAN BE PLACED PRIOR TO ANY MAJOR SOIL DISTURBANCES.

2. CLEAR AND REMOVE ALL EXISTING VEGETATION IN THOSE AREAS WHERE NECESSARY. ALL REMAINING VEGETATION IS TO BE PROPERLY PROTECTED AND IS TO REMAIN IN ITS NATURAL STATE. TOPSOIL IN AREAS TO BE DISTURBED IS TO BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES AND STOCKPILED SEPARATELY FROM FROM OTHER EXCAVATED SOIL(S)

3. THE IMMEDIATE INSTALLATION OF ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES.

4. PERFORM ALL DEMOLITION WORK.

5. CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEMS.

6. CONSTRUCT ROADS (SUBGRADE, CURB & GUTTER, BASE, PAVEMENT, SIDEWALKS AND LANDSCAPING).

7. COMPLETE STORMWATER PONDS.

8. UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITIES, PROVIDE RESTORATION, FINE GRADE REMAINDER OF SITE, RESPREAD STOCKPILED TOPSOIL AND STABILIZE WITH PERMANENT VEGETATIVE COVER AND LANDSCAPING.

9. THE REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

DESCRIPTION:

FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

INSTALLATION:

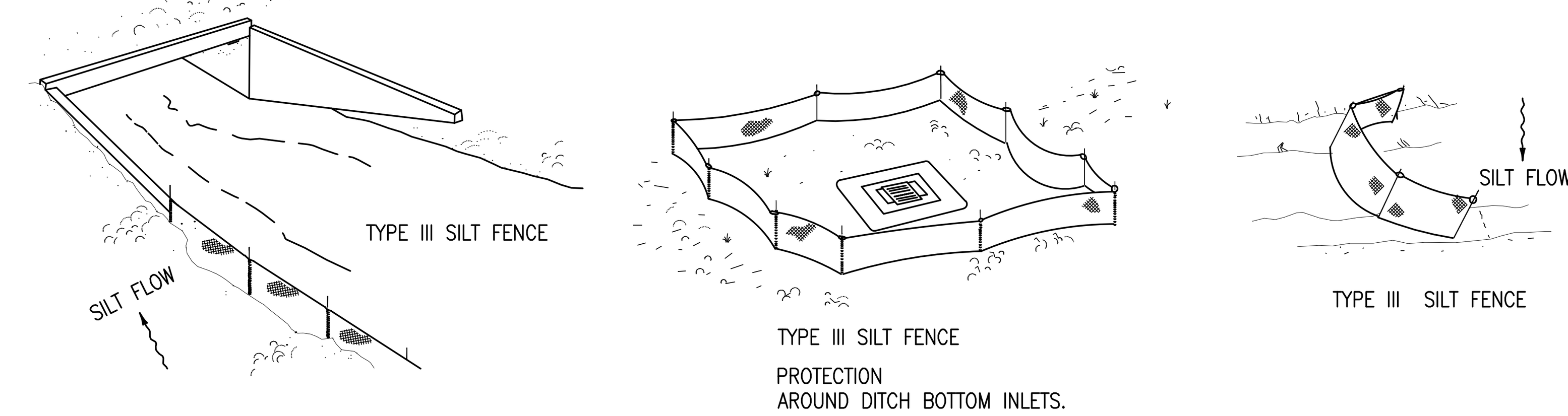
WETLAND FILTER BAGS MAY REPLACE HAY BALE CORRALS DURING TRENCH DEWATERING, AT THE DISCRETION OF THE ENGINEER INSPECTOR. TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

MAINTENANCE:

PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

SPECIFICATION:

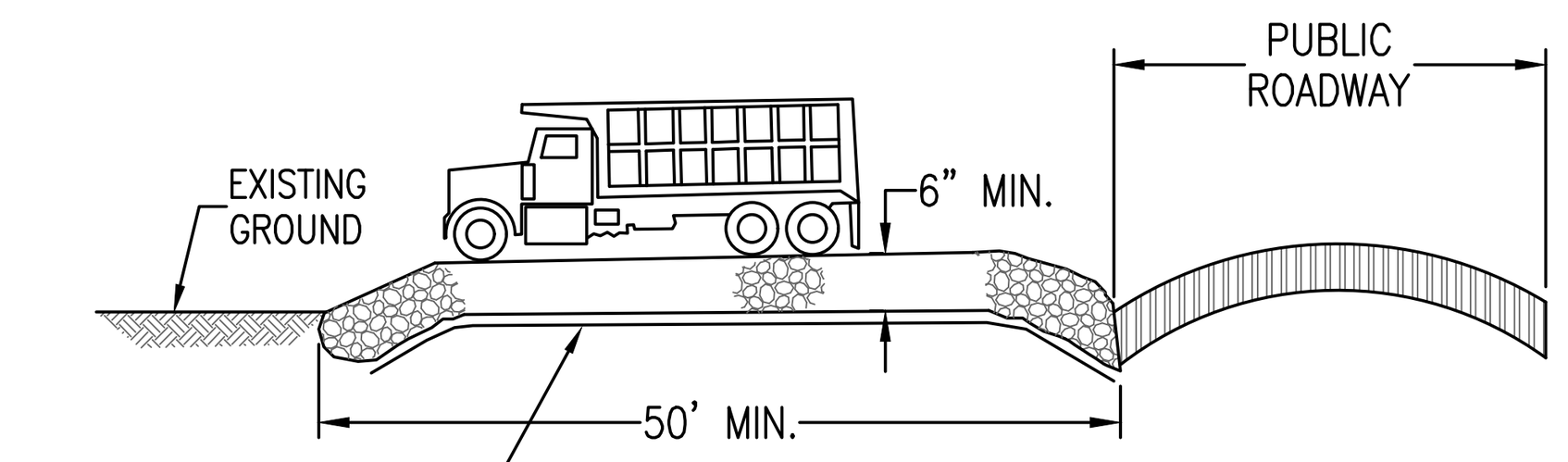
FILTER BAGS ARE CONSTRUCTED OF NON–WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE ENCIRCLED WITH A HAY BALE OR SILT FENCE CORRAL. HOSE CLAMPS WILL BE USED TO SECURE THE DISCHARGE HOSE, WIRE OR STRING WILL NOT BE USED.



SILT FENCE APPLICATIONS

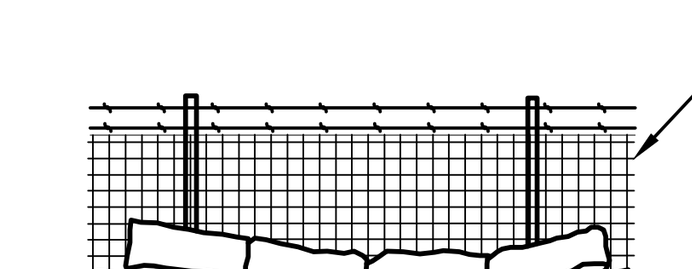
N.T.S.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



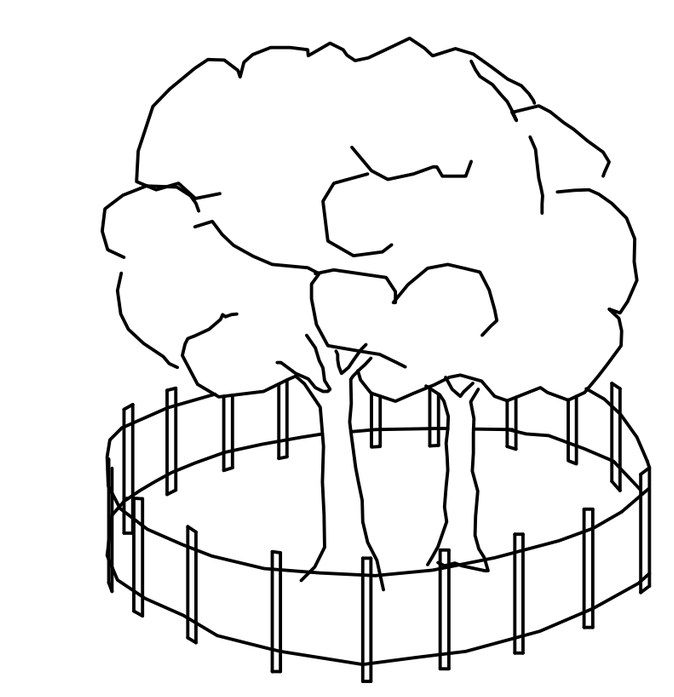
STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.



STRAW BALES BACKED BY FENCE

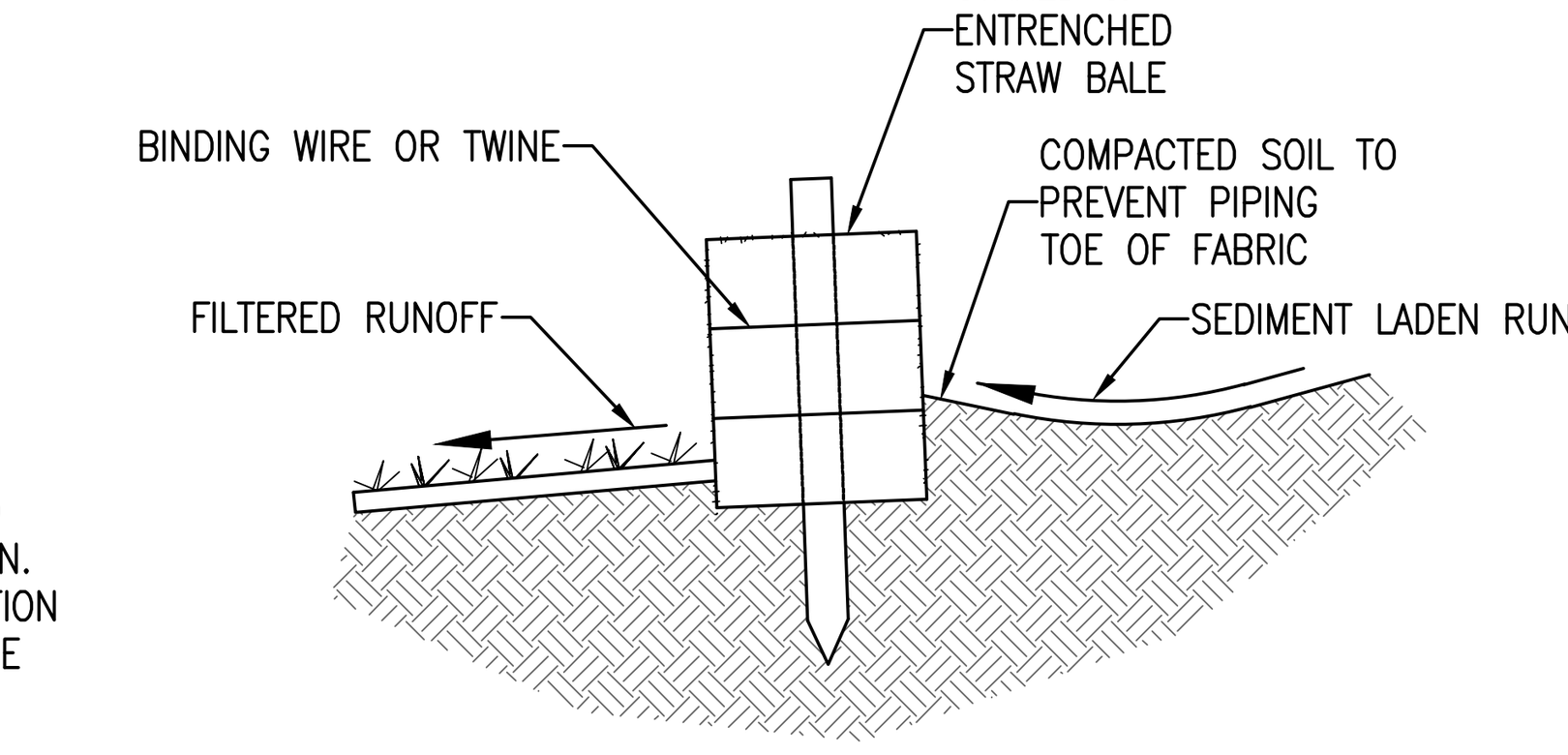
N.T.S.



NOTE:
ALL PROTECTED TREES AS SHOWN ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AT THE DRIP LINE OF EACH PROTECTED TREE BEFORE WORKING IN THE VICINITY OF THE TREE.

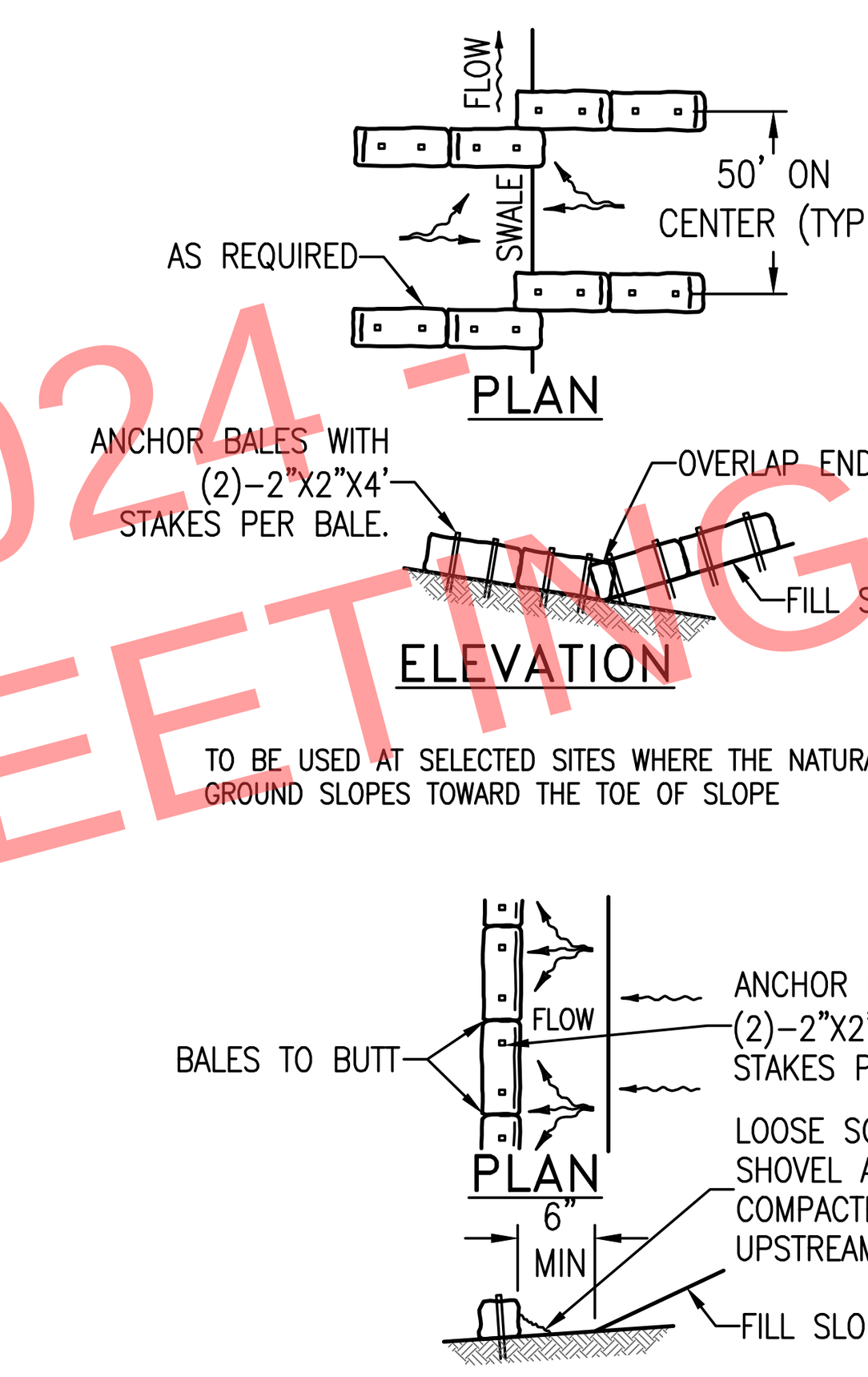
TREE BARRICADE DETAIL

N.T.S.



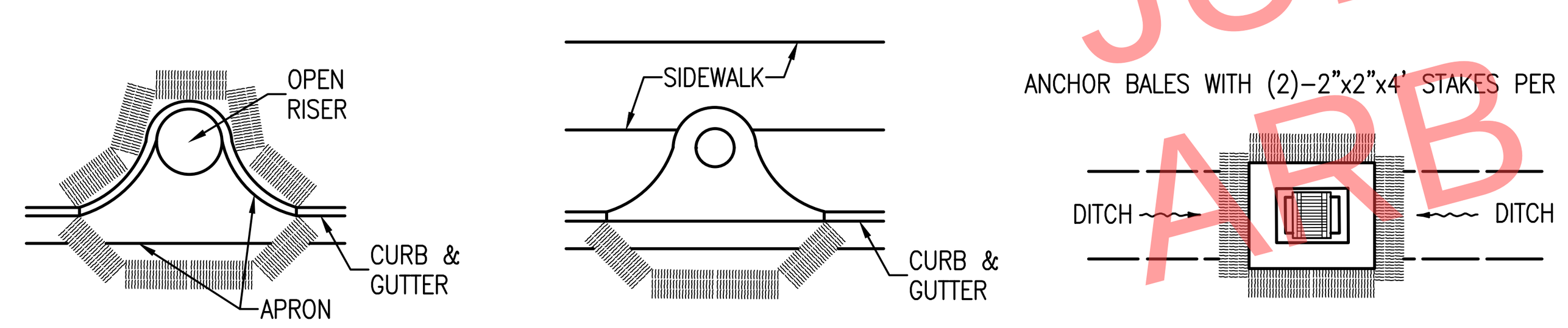
STRAW BALE DETAIL

N.T.S.



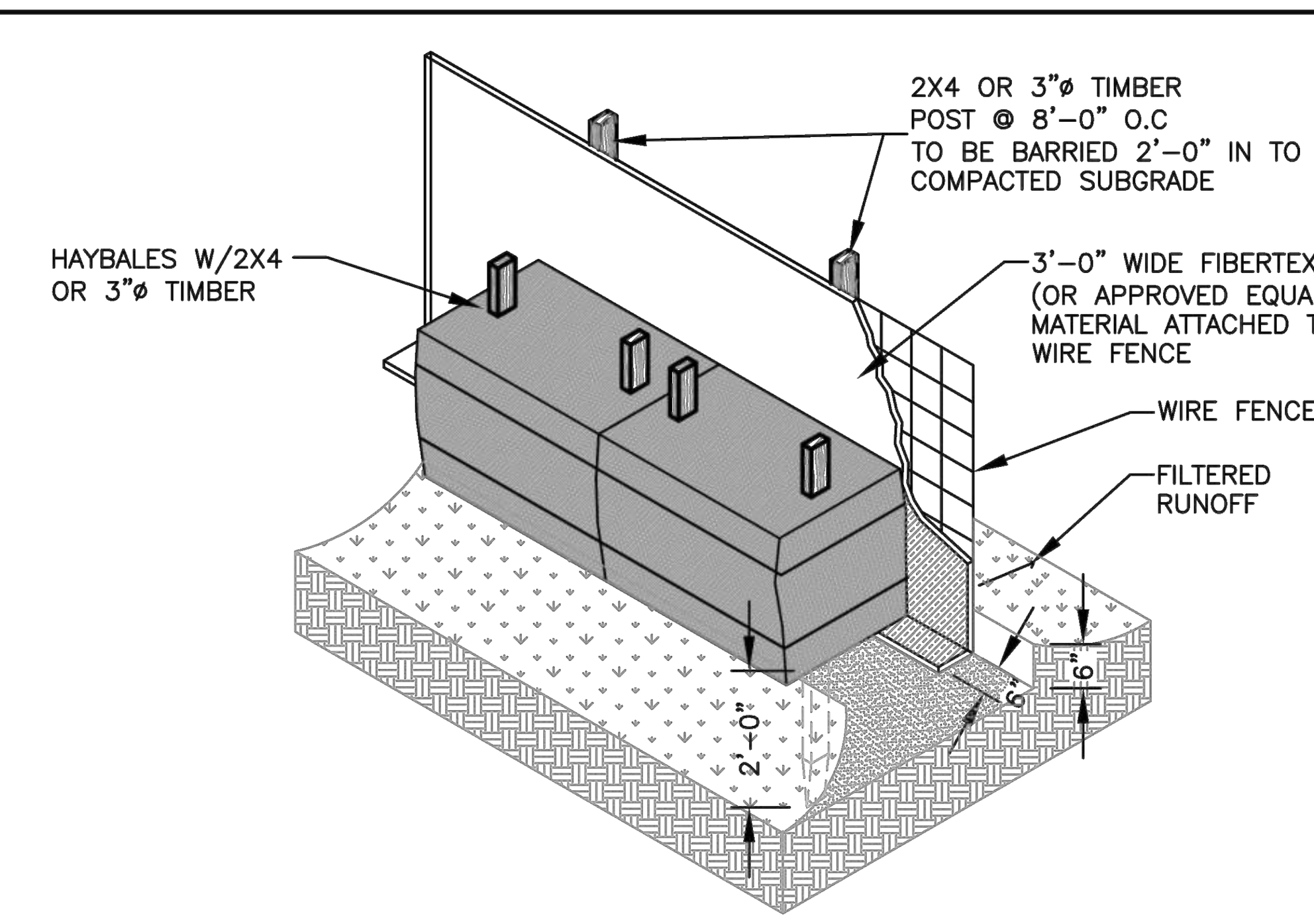
BARRIERS FOR FILL SLOPES

N.T.S.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

N.T.S.



NOTE: AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION.

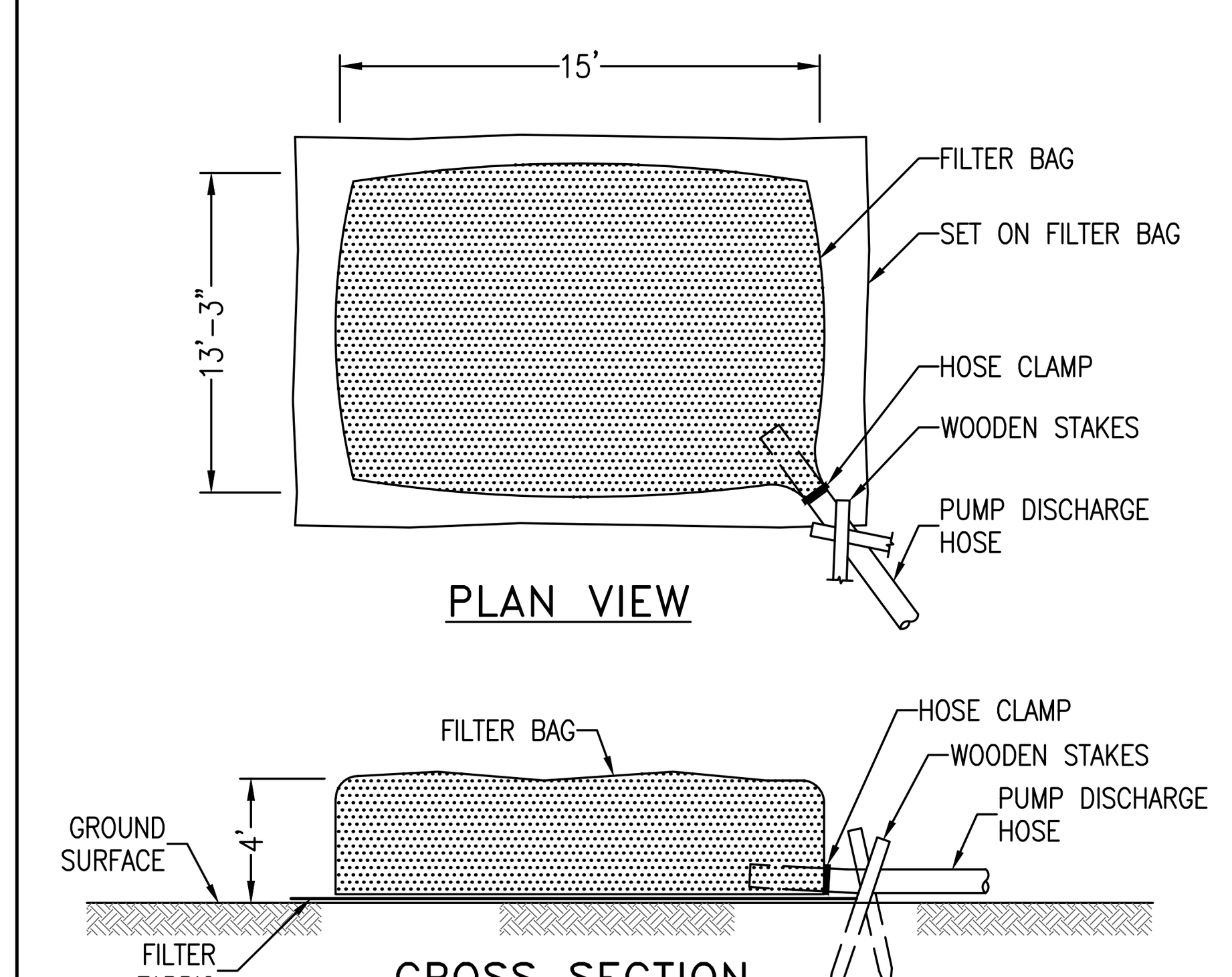
NOTE: NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.

PENSACOLA
CITY OF PENSACOLA, FLORIDA
DEPARTMENT OF PUBLIC WORKS AND FACILITIES
ENGINEERING AND CONSTRUCTION SERVICES DIVISION

CITY STANDARD SILT FENCE/EROSION CONTROL DETAIL

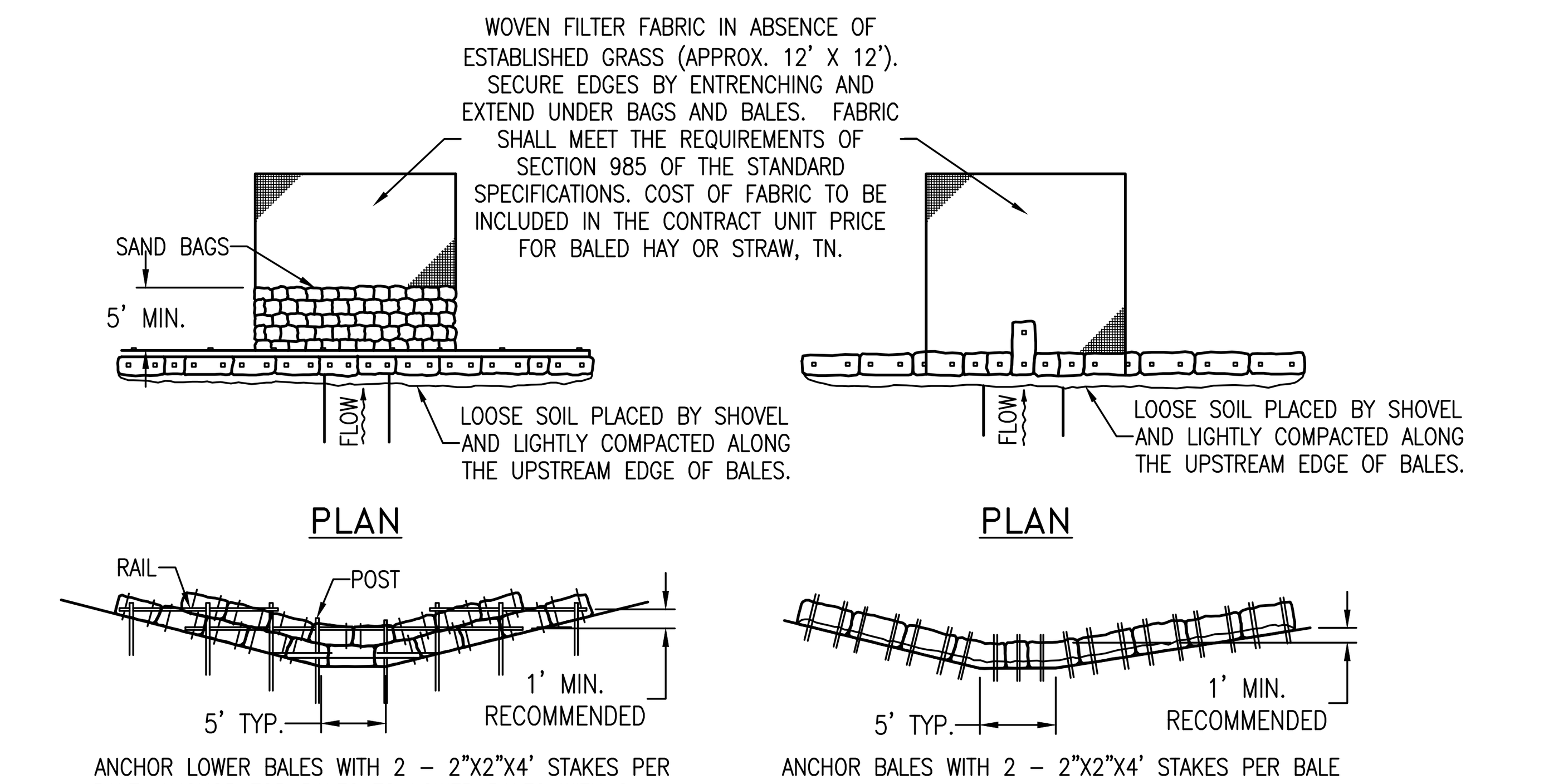
Scale: N.T.S.

DRAWN BY: CBJ
DATE: 5/05/2015



FILTER BAG DETAIL FOR TRENCH DEWATERING OPERATIONS

N.T.S.

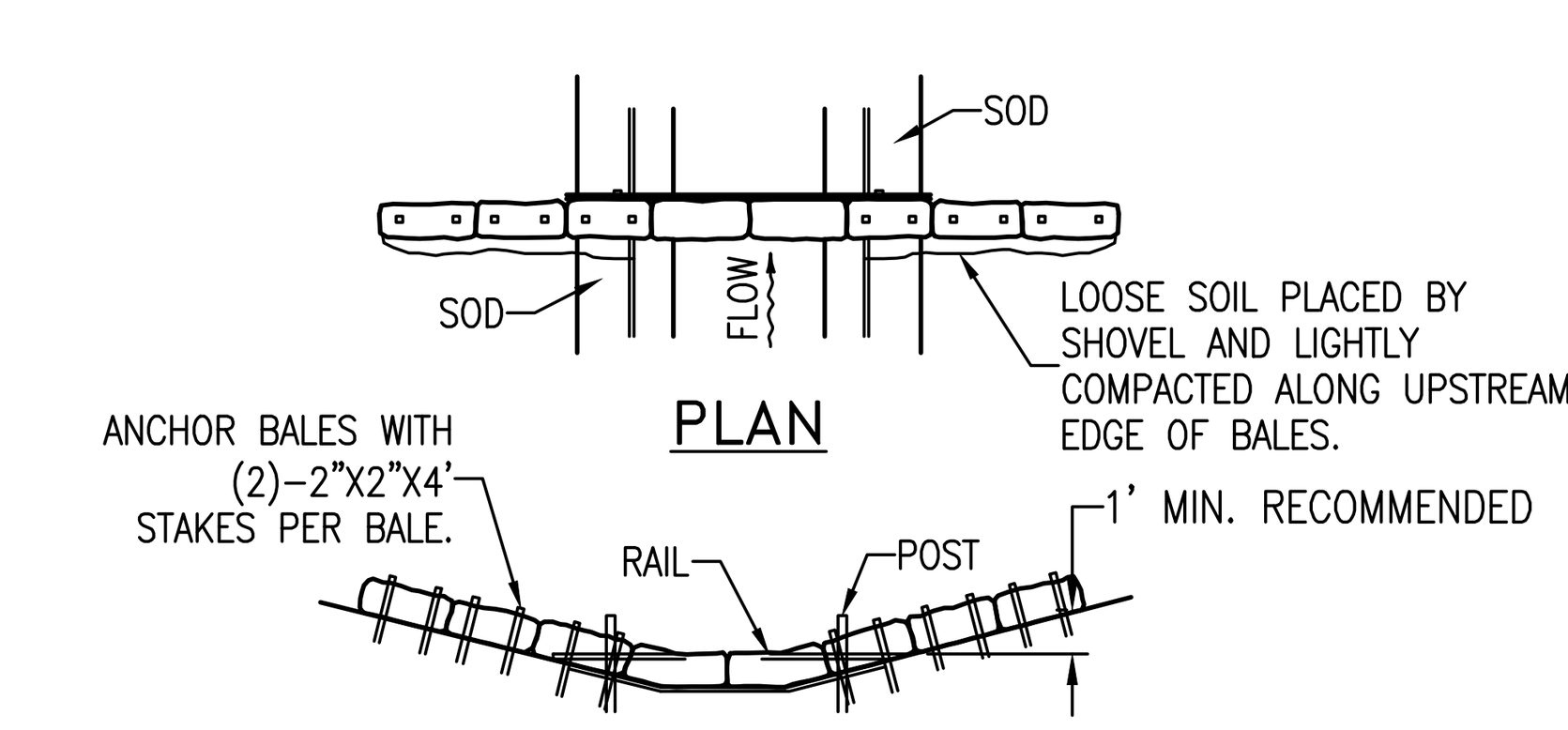


APPLICATION AND SPACING: THE USE OF TYPES I & II BALE BARRIERS SHOULD BE LIMITED TO THE CONDITIONS OUTLINED IN CHART I, SHEET 1 OF 3, INDEX NO. 102

TYPE II TYPE I

BARRIER FOR UNPAVED DITCH

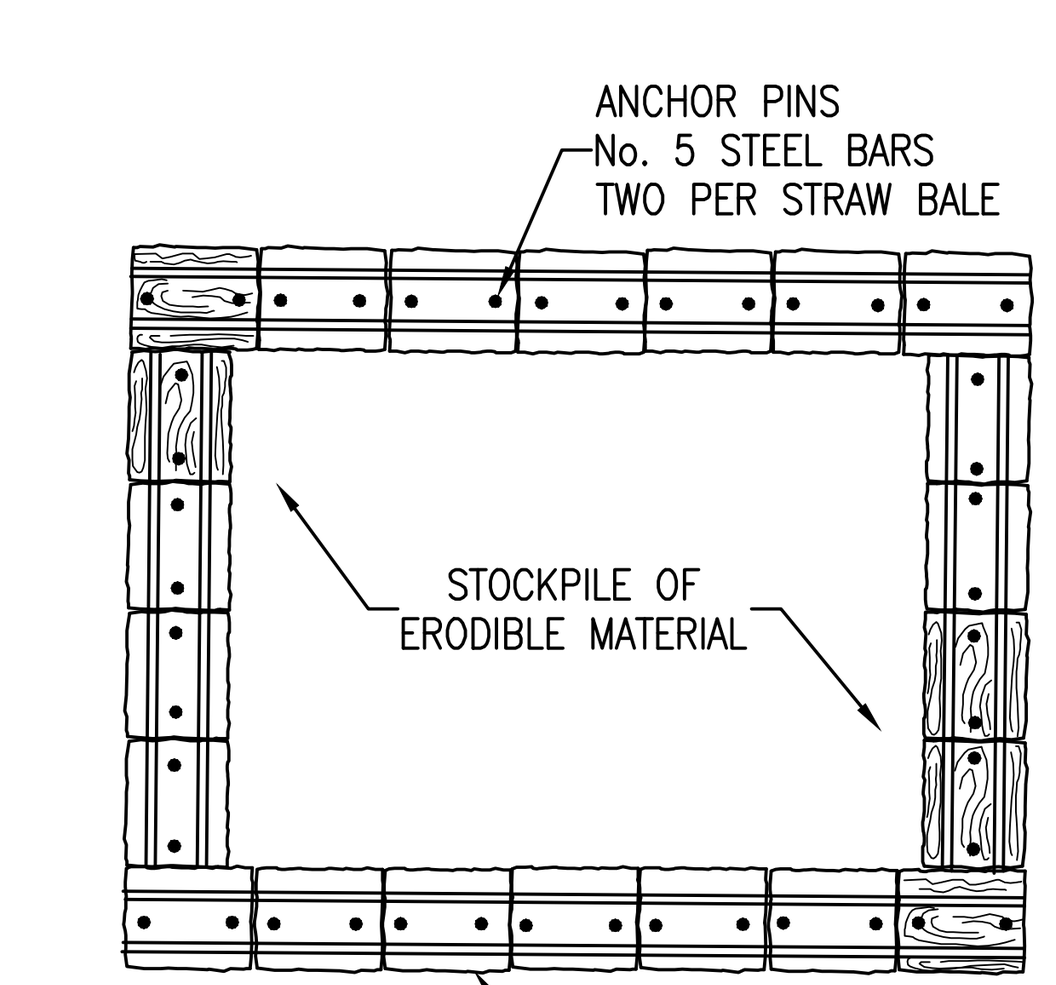
N.T.S.



SPACING:
BALE BARRIERS FOR PAVED DITCHES SHOULD BE SPACED IN ACCORDANCE WITH CHART I, SHEET 1 OF 3, INDEX NO. 102

BARRIER FOR PAVED DITCH

N.T.S.



MATERIAL STOCKPILE DETAIL

N.T.S.

JULY 2024 - ARB MEETING

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB7916

EROSION CONTROL DETAILS

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

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PAUL A. BATTLE, P.E.
No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.
C1.2

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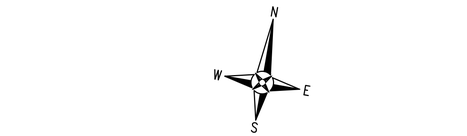


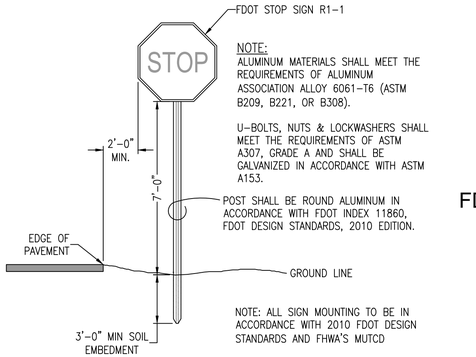
HORIZONTAL SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED PAVERS
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE



NOTE:
ALUMINUM MATERIALS SHALL MEET THE REQUIREMENTS OF ALUMINUM ASSOCIATION ALLOY 6061-T6 (ASTM B209, B221, OR B308).

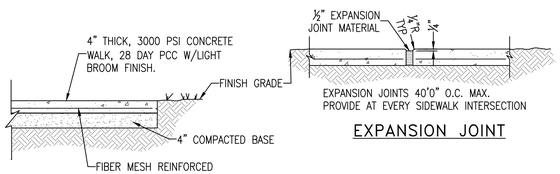
U-BOLTS, NUTS & LOCKWASHERS SHALL MEET THE REQUIREMENTS OF ASTM A307, GRADE A AND SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153.

SIGN MOUNTING DETAIL

N.T.S.



FDOT STANDARD
R1-1
2'-0" x 2'-0"
N.T.S.



TYPICAL SECTION
N.T.S.

NOTE:
WALK SLOPE VARIES, SEE PLAN

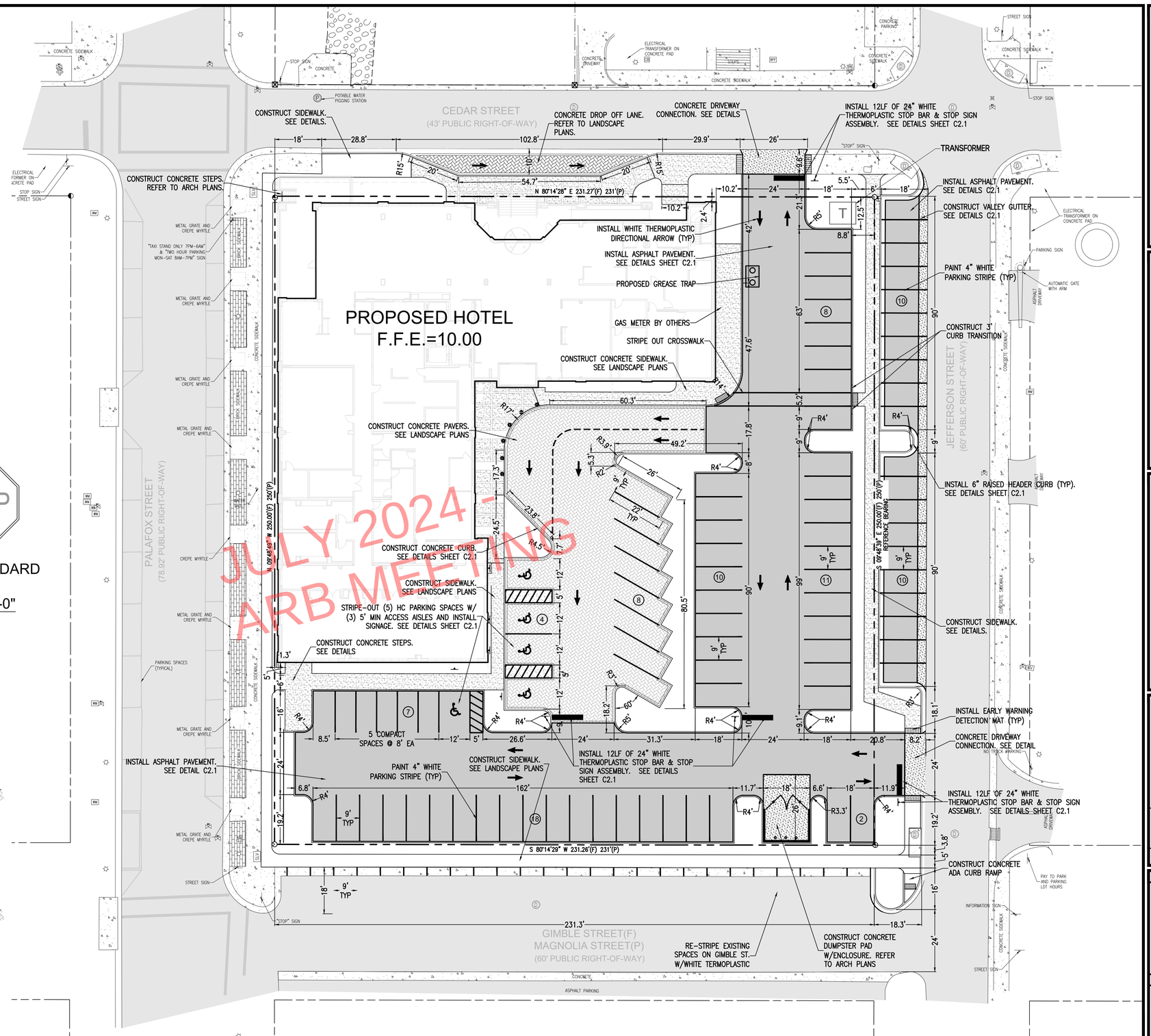
EXPANSION JOINT

DUMMY GROVE

SIDEWALK DETAILS

N.T.S.

NOTE:
ALL CONCRETE SIDEWALKS, RAMPS, DRIVEWAYS AND CURBING SHALL BE MINIMUM 3000 PSI, 28 DAY PCC, FIBER MESH REINFORCED CONCRETE UNLESS NOTED OTHERWISE.



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Telephone: 850.433.1541 Fax: 850.438.0448
EB 00008657 LB7916

SITE LAYOUT & DIMENSION PLAN

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

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Dr. By: JCS
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Job No.: 2022.134
Date: 6/07/2024

DRAWING No.
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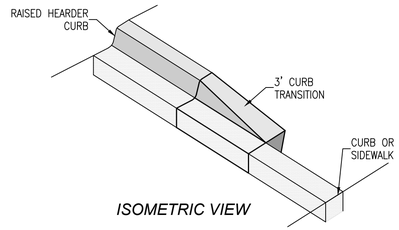
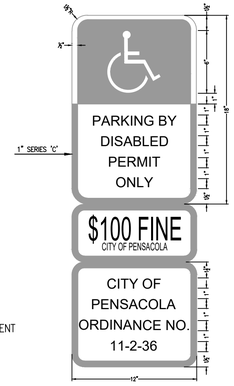
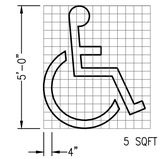


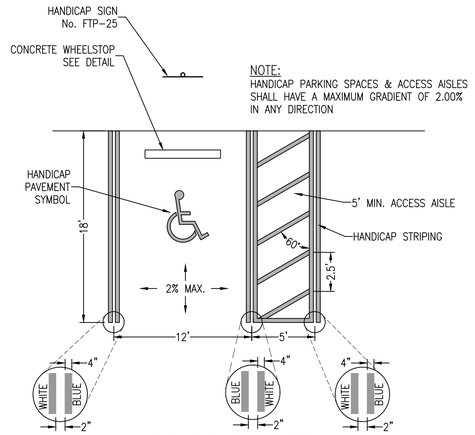
CURB TRANSITION
RAISED HEADER CURB
N.T.S.





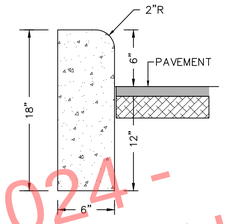
HANDICAP PAVEMENT SYMBOL

SIGN USED AS PER FLORIDA STATUTES
FTP 25 Per FS 316.1955, FS 316.1956



HANDICAP PARKING STALL

HANDICAP PARKING STALL DETAILS
N.T.S.

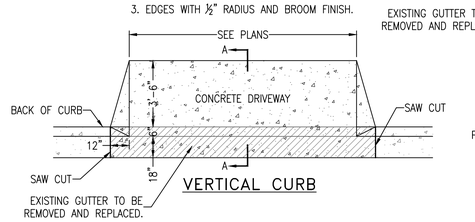


NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 60' ON CENTER. TYPICAL FOR ALL CURB.

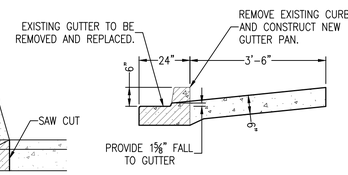
6" RAISED CURB
N.T.S.

JULY 2024 - ARB MEETING

NOTES:
1. DRIVEWAY AND CURB SHALL BE 3000 PSI CONCRETE, 28 DAY PCC, FIBER MESH REINFORCED.
2. EXPANSION JOINTS AS REQUIRED.
3. EDGES WITH ½" RADIUS AND BROOM FINISH.



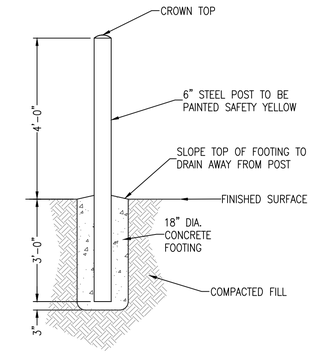
VERTICAL CURB



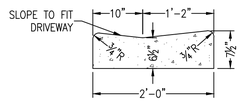
SECTION A–A

CITY OF PENSACOLA
STANDARD DRIVEWAY CONSTRUCTION DETAIL
N.T.S.

NOTE:
ALL CONCRETE SIDEWALKS, RAMPS, DRIVEWAYS AND CURBING SHALL BE MINIMUM 3000 PSI, 28 DAY PCC, FIBER MESH REINFORCED CONCRETE UNLESS NOTED OTHERWISE.

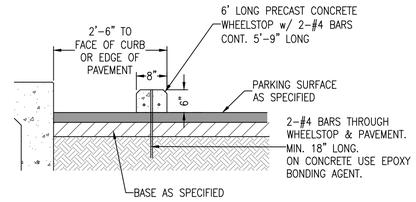


BOLLARD DETAIL
N.T.S.

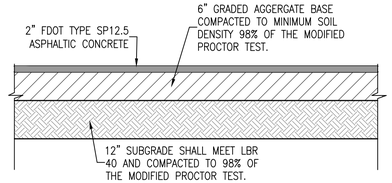


NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

VALLEY CURB
N.T.S.



WHEEL STOP DETAIL
N.T.S.



ASPHALT PAVEMENT DETAIL
N.T.S.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
230 N. Ninth Avenue, Suite 300
Pensacola, Florida 32502
Telephone: (850) 438-0580 Fax: (850) 438-0448
EB 00008657 LB7916

SITE DETAILS

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

SEAL
50% SUBMITTAL NOT FOR CONSTRUCTION
PAUL A. BATTLE, P.E. No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.
C2.1

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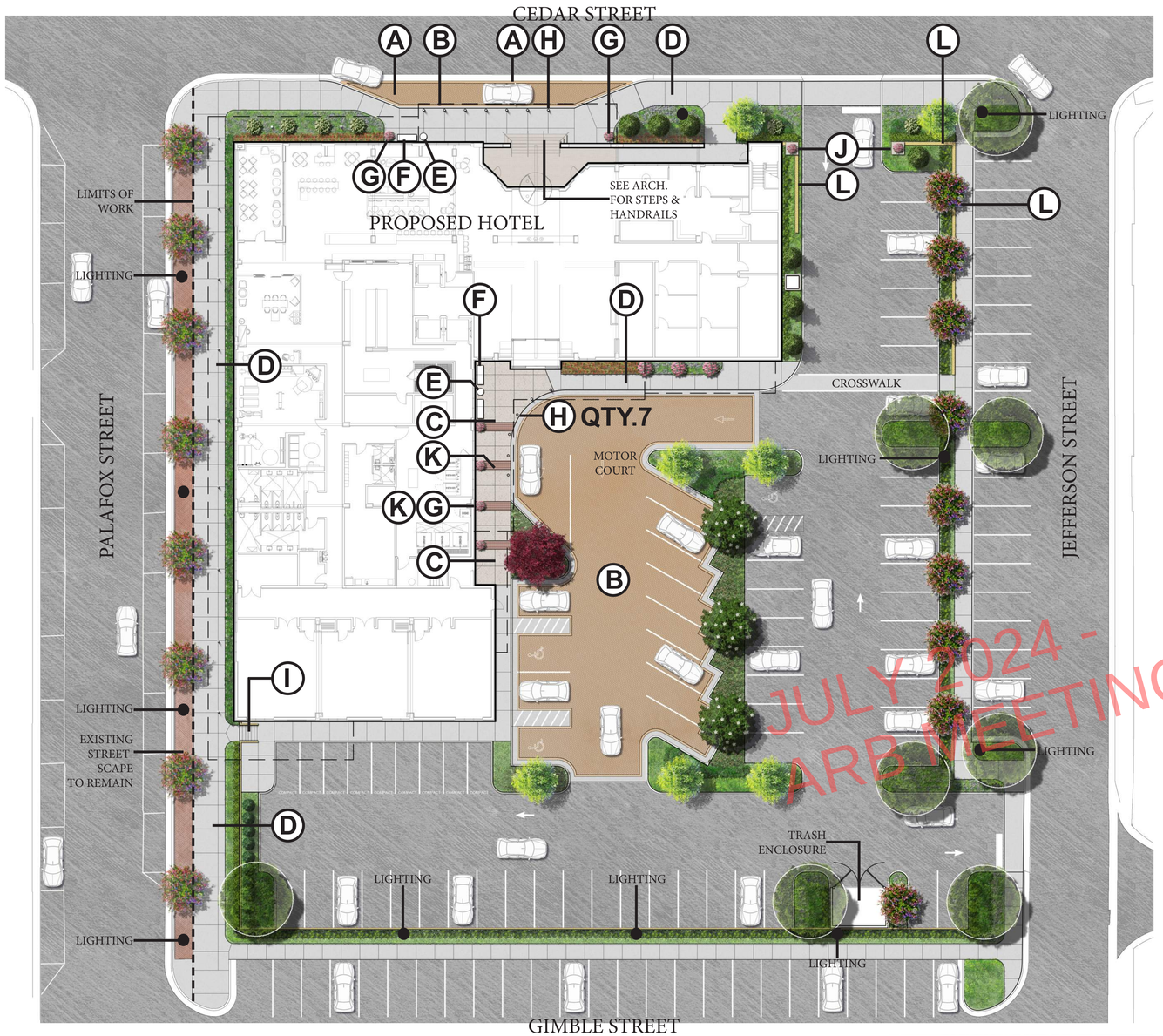

JULY 2024 - ARB MEETING



Ⓐ VEHICULAR PAVING FIELD



Ⓑ VEHICULAR CONCRETE BAND @ CURB FACE



Ⓒ CONCRETE WALK - BROOM FINISH WITH 3" WINDOW PANE BORDER



Ⓓ CONCRETE BROOM FINISH



Ⓔ TRASH RECEPTACLE



Ⓕ BENCH



Ⓖ CAST IRON URN



Ⓗ BOLLARD



Ⓘ CIP STEPS W/ HANDRAIL

SHEET KEY & NOTES:

- Ⓐ Vehicular Paving Field
- Ⓑ Vehicular Concrete Band
- Ⓒ Concrete Walk - W.P.
- Ⓓ Concrete Walk - B.F.
- Ⓔ Trash Receptacle
- Ⓕ Bench
- Ⓖ Cast Iron Urn
- Ⓗ Bollard
- Ⓘ CIP Steps w/ Handrail
- Ⓙ Pilaster
- Ⓚ Brick Accent Band
- Ⓛ Retaining Wall

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
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ARB Review

PROJECT NAME

TEMPO

SHEET NAME

ILLUSTRATIVE HARDSCAPE PLAN & IMAGES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE

AS SHOWN

DATE 11.30.2023

DRAWN DAR

SHEET NUMBER

L-1.00

CEDAR STREET

PALAFOX STREET

PROPOSED HOTEL

LIMITS OF WORK

EXISTING STREETSCAPE TO REMAIN

TRANSFORMER

MATCHLINE - SEE SHEET L-1.03

MATCHLINE - SEE SHEET L-1.03A

MATCHLINE - SEE SHEET L-1.03

MATCHLINE - SEE SHEET L-1.03A

PA

QTY 7

QTY 2

QTY 6

QTY 5

10'-0"

10'-2"

9'-2"

10'-5"

7'-8"

5'-3"

28'-4"

6'-6"

4'-0"

11'-4"

JULY 2024 - ARB MEETING

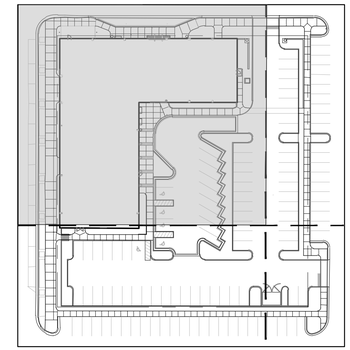
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

- A — VEHICULAR PAVING FIELD
- B — VEHICULAR CONCRETE BAND & CURB FACE
- C — CONCRETE WALK BROOM FINISH W/ 3" WINDOW PANE BORDER
- D — CONCRETE WALK BROOM FINISH
- E — TRASH RECEPTACLE
- F — BENCH
- G — CAST IRON URN
- H — BOLLARD
- I — RETAINING WALL
- J — BRICK ACCENT BAND

PA- PLANTING AREA

KEY MAP



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PROJECT NAME

TEMPO

SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

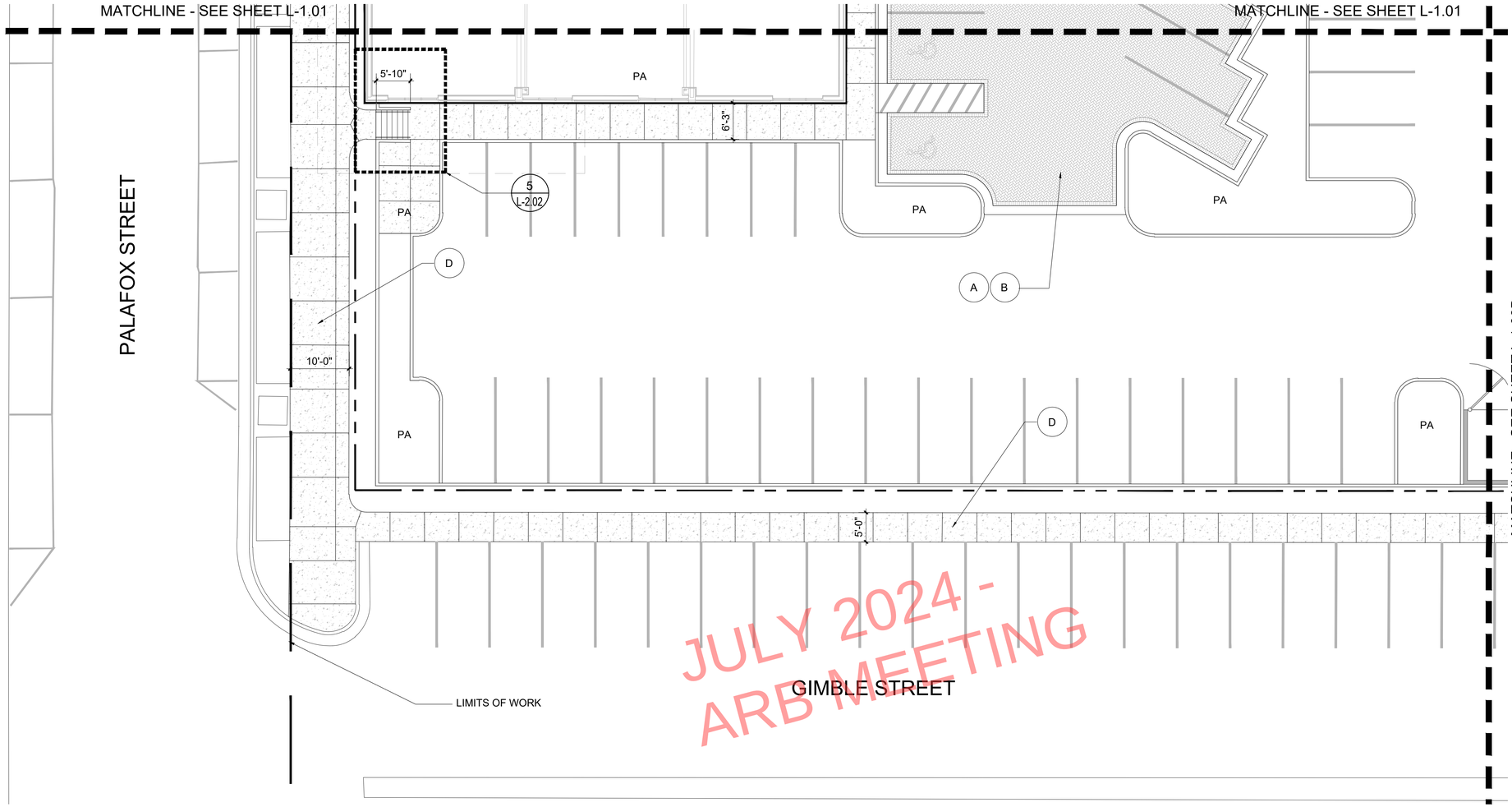
SCALE

AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-1.01



JULY 2024 - ARB MEETING

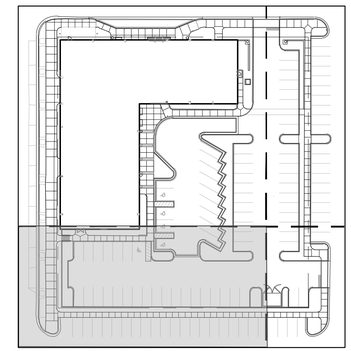
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

- (A) VEHICULAR PAVING FIELD
- (B) VEHICULAR CONCRETE BAND & CURB FACE
- (C) CONCRETE WALK BROOM FINISH W/ 3" WINDOW PANE BORDER
- (D) CONCRETE WALK BROOM FINISH
- (E) TRASH RECEPTACLE
- (F) BENCH
- (G) CAST IRON URN
- (H) BOLLARD
- (I) RETAINING WALL
- (J) BRICK ACCENT BAND

PA- PLANTING AREA

KEY MAP



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TEMPO

SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

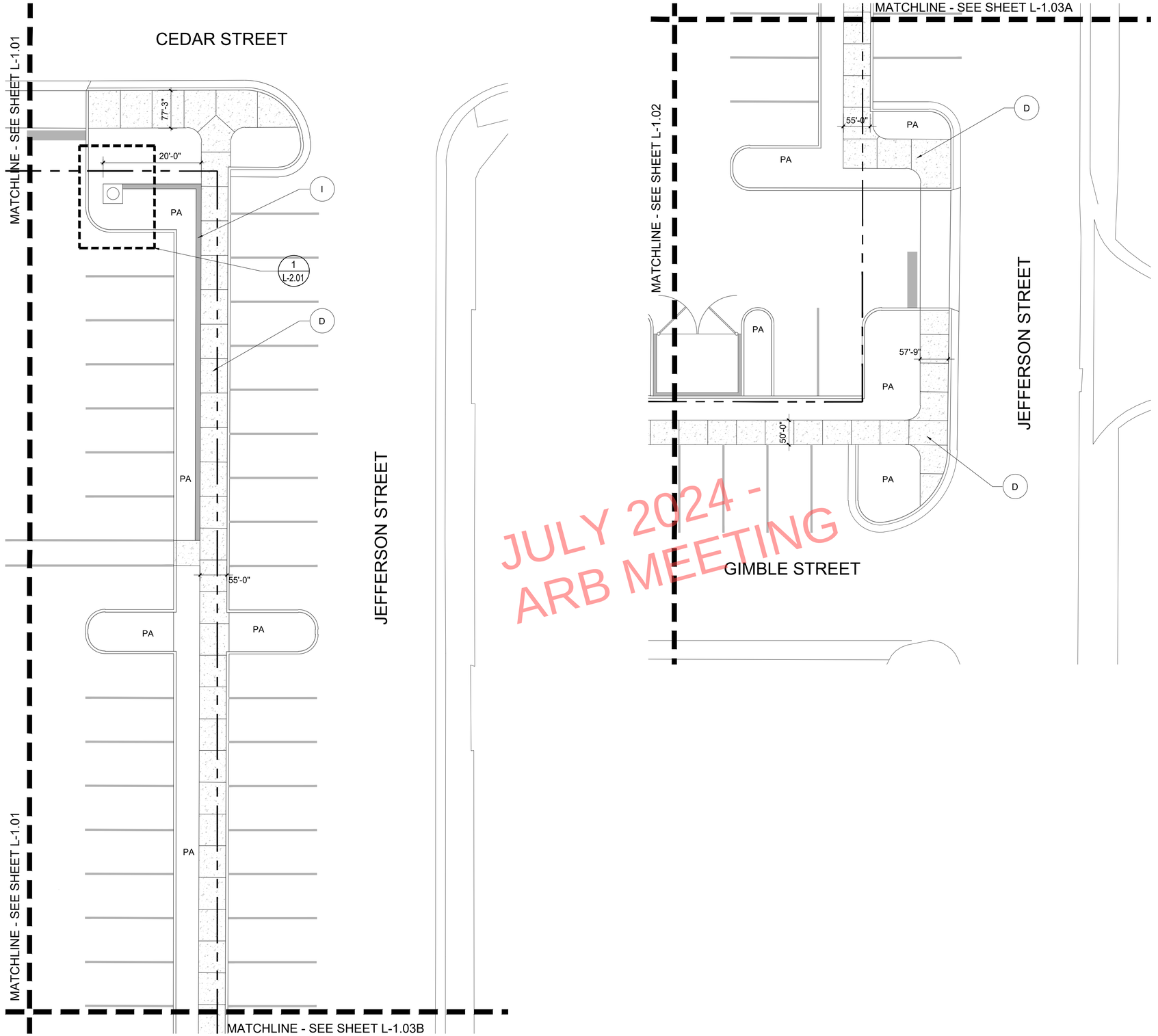
SCALE

AS SHOWN

DATE	DRAWN
11.30.2023	DAR

SHEET NUMBER

L-1.02



JULY 2024 - ARB MEETING

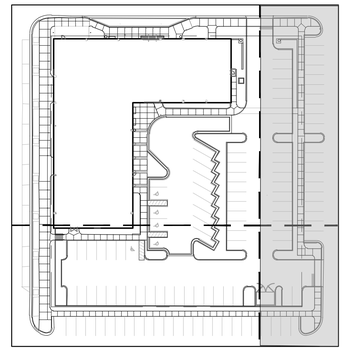
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

- A — VEHICULAR PAVING FIELD
- B — VEHICULAR CONCRETE BAND & CURB FACE
- C — CONCRETE WALK BROOM FINISH W/ 3" WINDOW PANE BORDER
- D — CONCRETE WALK BROOM FINISH
- E — TRASH RECEPTACLE
- F — BENCH
- G — CAST IRON URN
- H — BOLLARD
- I — RETAINING WALL
- J — BRICK ACCENT BAND

PA- PLANTING AREA

KEY MAP



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ARB Review

PROJECT NAME

TEMPO

SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

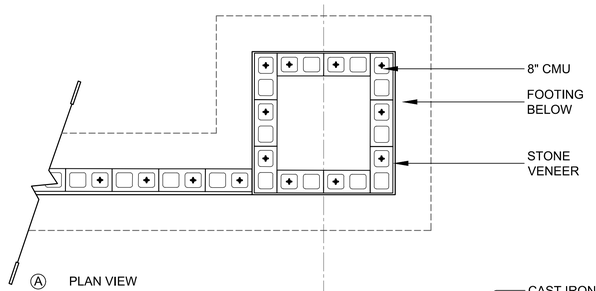
SCALE

AS SHOWN

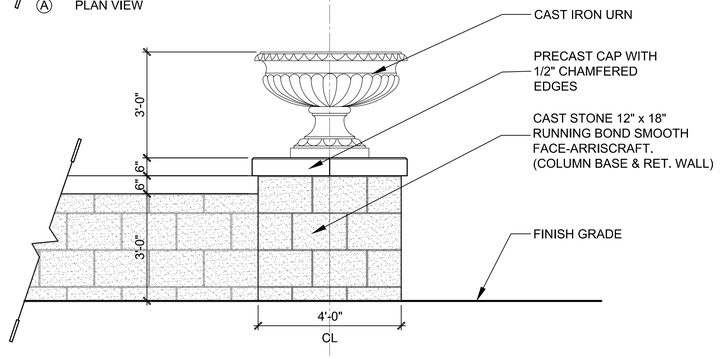
DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

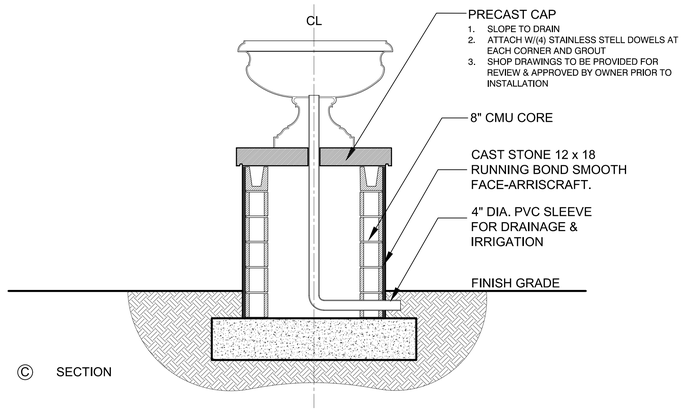
L-1.03



Ⓐ PLAN VIEW



Ⓑ ELEVATION

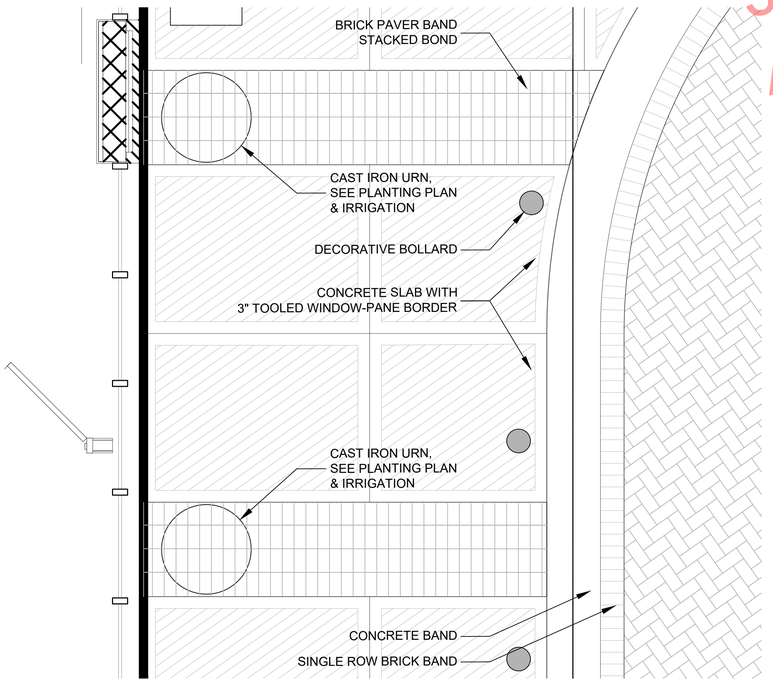


Ⓒ SECTION

1 ELEVATION/PLAN/SECTION VIEW 4' H COLUMN W/ URN

SHOP DRAWINGS TO BE PROVIDED BY STRUCTURAL ENGINEER (BY OWNER)

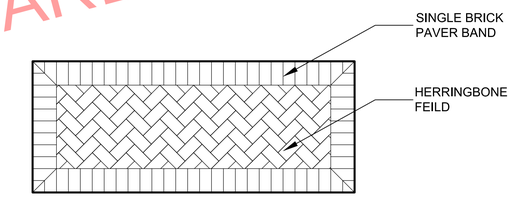
SCALE: 1/2"=1'-0"



2 PLAN VIEW ENLARGEMENT HARDSCAPE TREATMENT

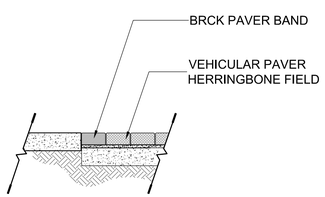
SHOP DRAWINGS TO BE PROVIDED BY STRUCTURAL ENGINEER (BY OWNER)

SCALE: 1/2"=1'-0"



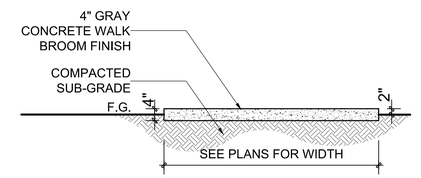
3 PLAN VIEW PAVER DETAIL

SCALE: 1/2"=1'-0"



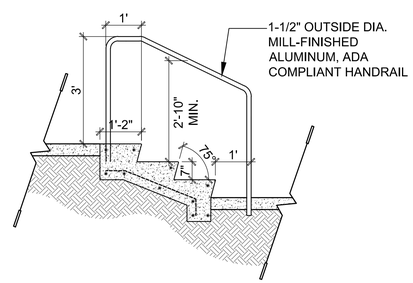
4 SECTION VEHICULAR PAVER DETAIL

SCALE: 1/2"=1'-0"



5 SECTION PEDESTRIAN WALK DETAIL

SCALE: 1/2"=1'-0"



6 SECTION TYPICAL STAIR/HANDRAIL DETAIL

SCALE: 1/2"=1'-0"

JULY 2024 - ARB MEETING

SHEET KEY & NOTES:

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landscape architecture + site planning
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ARB Review

PROJECT NAME

TEMPO

SHEET NAME

HARDSCAPE DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

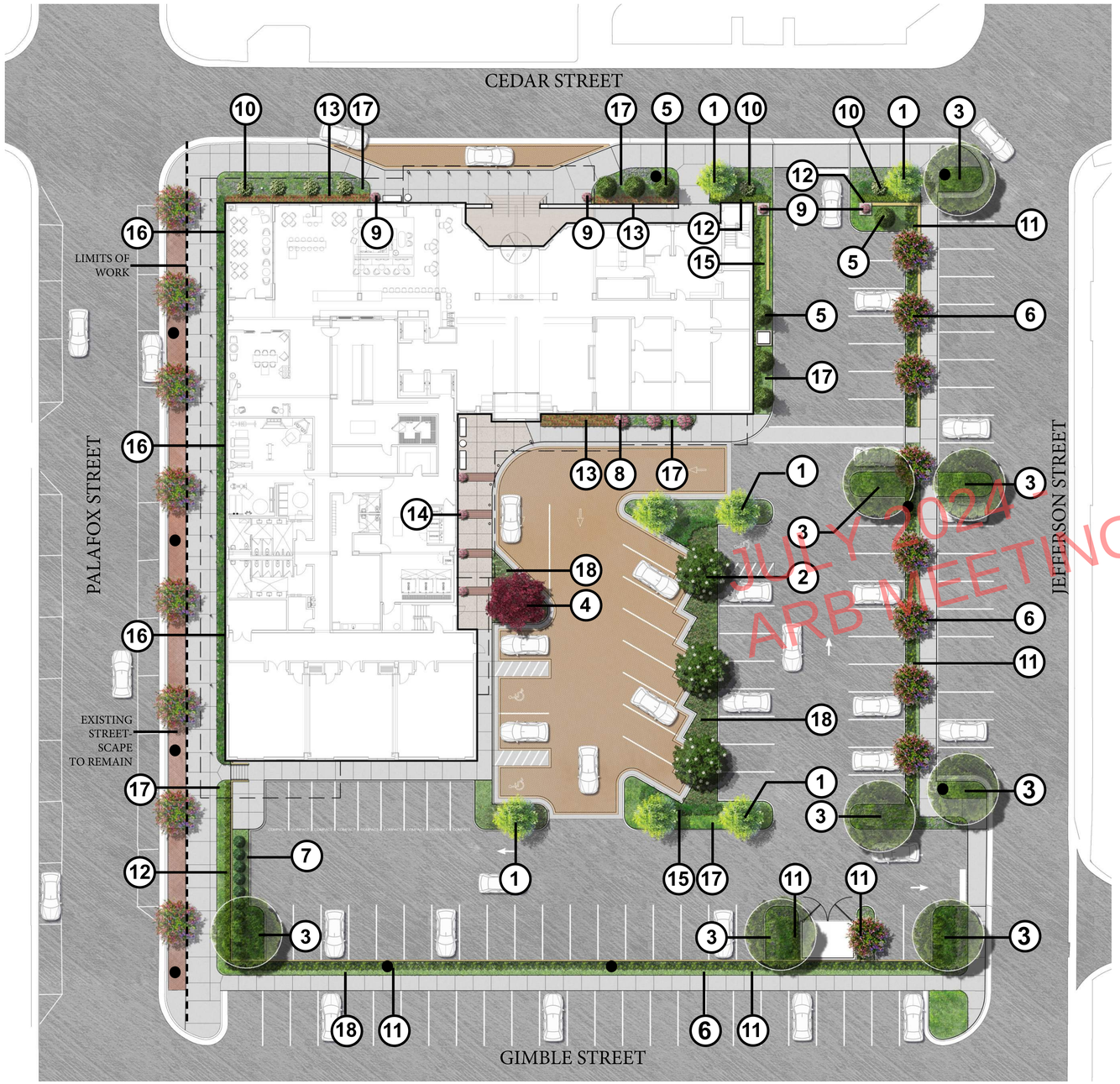
SCALE: AS SHOWN

DATE: 11.30.2023 DRAWN: DAR

SHEET NUMBER

L-2.01

Refer to Sheet L-3.00A for Plant Images



Plant Schedule

Medium / Large Trees

1. River Birch Multi-Trunk
2. D.D. Blanchard Southern Magnolia
3. Live Oak

Small Trees

4. Japanese Maple ‘Blood Good’
5. Mary Nell Holly
6. Natchez Crape Myrtle

Large Shrubs / Accent Plants

7. Japanese Blueberry Hedge Row
8. Japanese Camellia
9. Panicle Hydrangea
10. Oakleaf Hydrangea
11. Podocarpus Hedge Row

Small Shrub / Groundcover

12. Littleleaf Boxwood
13. Red Ruffle Azalea
14. Gardenia
15. Coontie Palm
16. Cast Iron Plant
17. Evergreen Giant Liriope
18. Bronze Beauty Asiatic Jasmine

SHEET KEY & NOTES:

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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ARB Review

PROJECT NAME: TEMPO

SHEET NAME: ILLUSTRATIVE LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 DRAWN: DAR

SHEET NUMBER: L-3.00



1 RIVER BIRTCH MULTI-TRUNK



2 D.D. BLANCHARD SOUTHERN MAGNOLIA



3 LIVE OAK



4 BLOOD GOOD" JAPANESE MAPLE



5 MARY NELL HOLLY



6 NATCHEZ CRAPE MYRTLE



7 JAPANESE BLUEBERRY



8 JAPANESE CAMELLIA



9 PANICLE HYDRANGEA



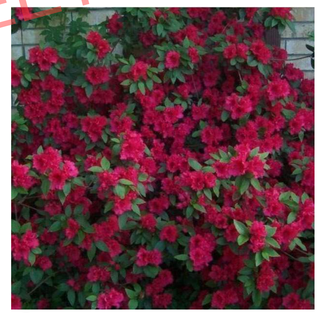
10 OAKLEAF HYDRANGEA



11 PODOCARPUS



12 LITTLELEAF BOXWOOD



13 RED RUFFLE AZALEA



14 GARDENIA



15 COONTIE PALM



16 CAST IRON PLANT



17 EVERGREEN GIANT LILYTURF



18 BRONZE BEAUTY ASIATIC JASMINE

JULY 2024 - ARB MEETING

SHEET KEY & NOTES:

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PROJECT NAME

TEMPO

SHEET NAME

PLANT IMAGES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE

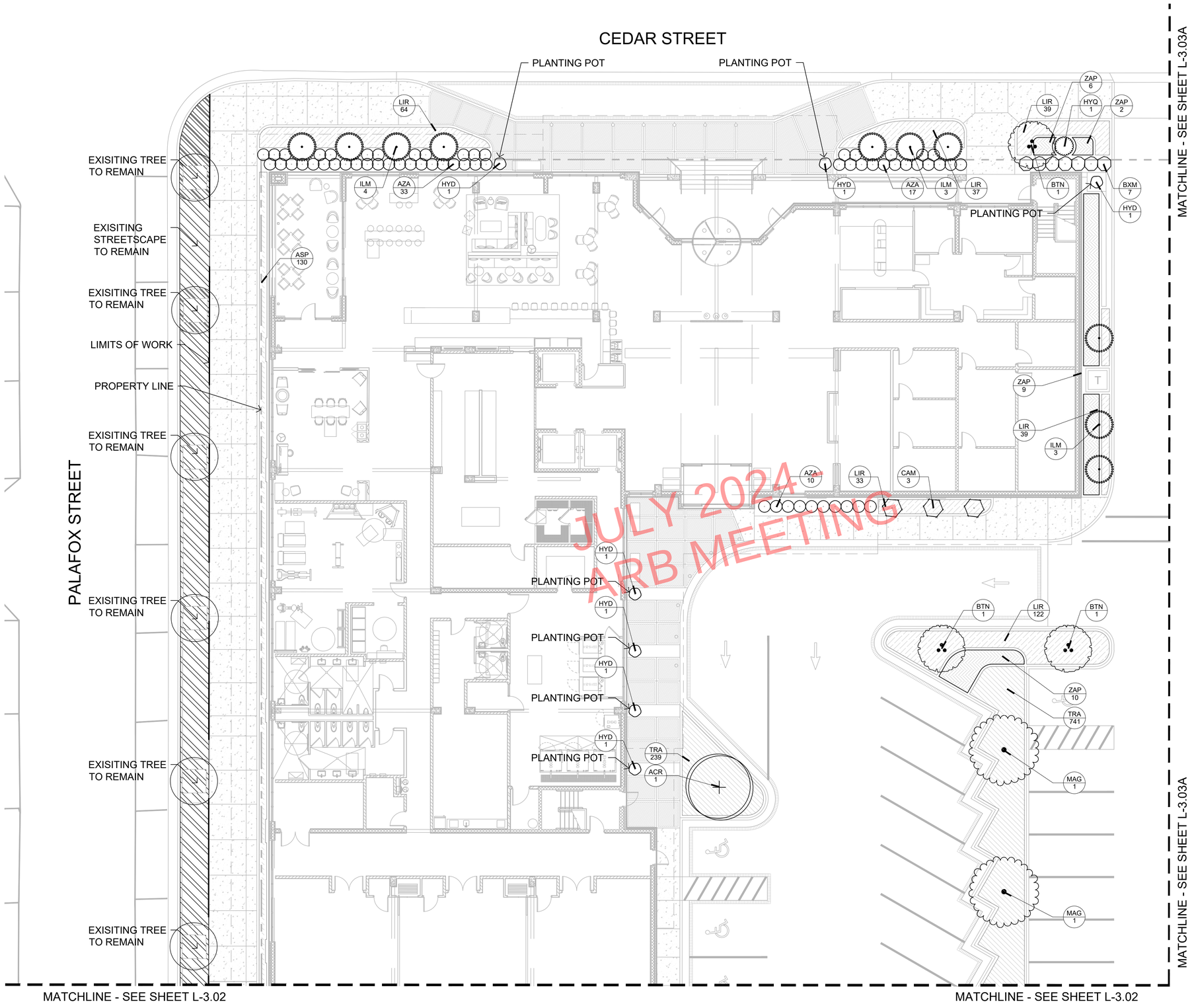
AS SHOWN

DATE 11.30.2023

DRAWN DAR

SHEET NUMBER

L-3.00A

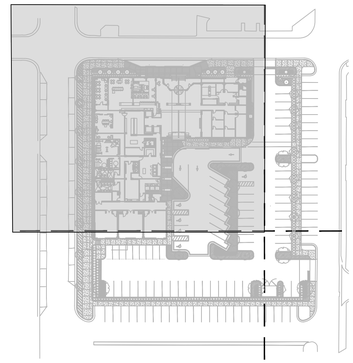


SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

- EXISITING TREE TO REMAIN
- EXISITING STREETSCAPE TO REMAIN
- PROPERTY LINE
- MATCH LINE

KEY MAP



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
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ARB Review

PROJECT NAME

TEMPO

SHEET NAME

LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
NOVEMBER 30, 2023

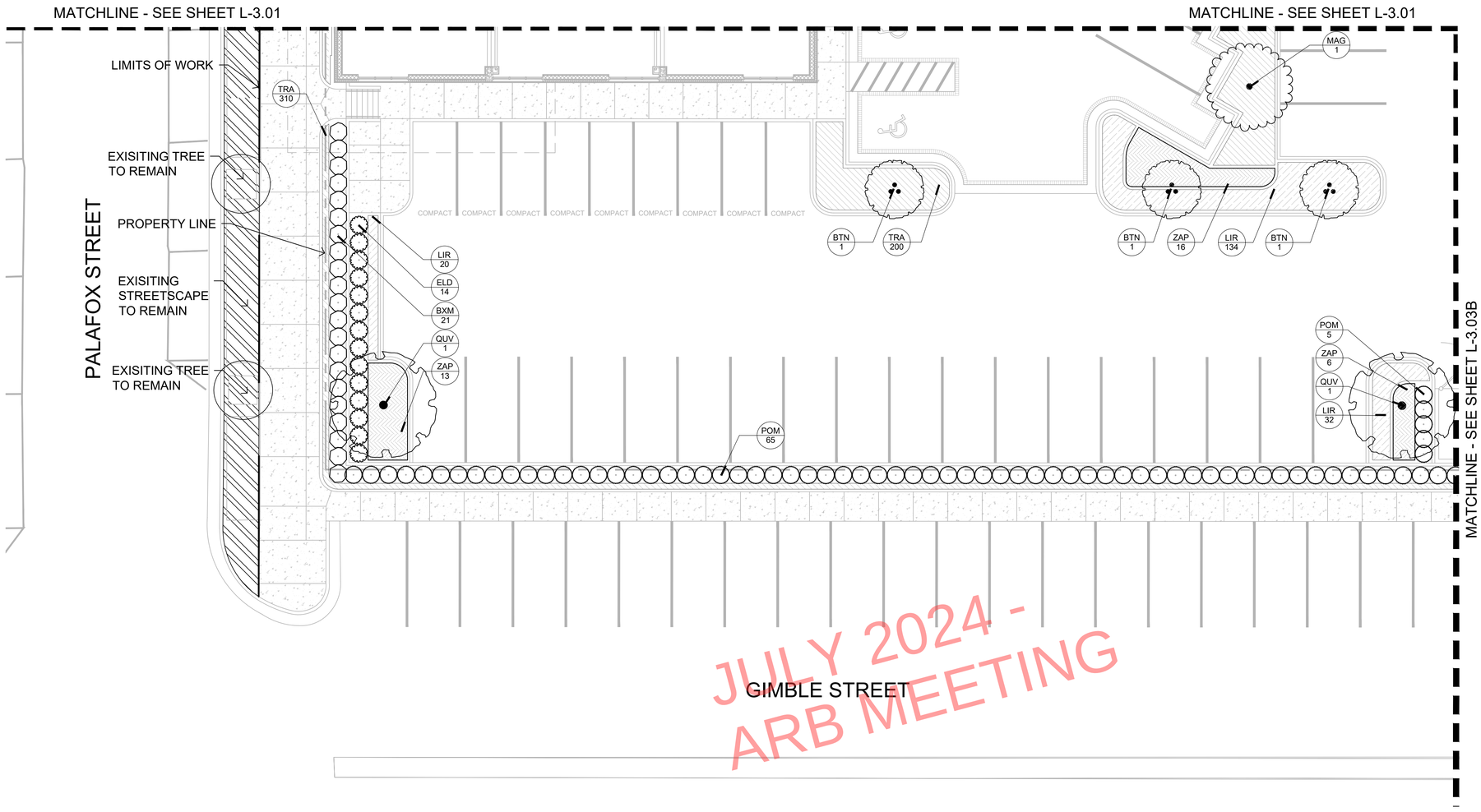
SCALE

AS SHOWN

DATE	DRAWN
11.30.2023	DAR

SHEET NUMBER

L-3.01



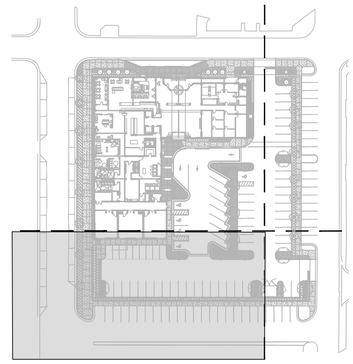
JULY 2024 - ARB MEETING

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

- EXISITING TREE TO REMAIN
- EXISITING STREETSCAPE TO REMAIN
- PROPERTY LINE
- MATCH LINE

KEY MAP



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

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1	Issued for Review	11-30-2023
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REVISIONS

REV.	DATE	REVISION

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ARB Review

PROJECT NAME

TEMPO

SHEET NAME

LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

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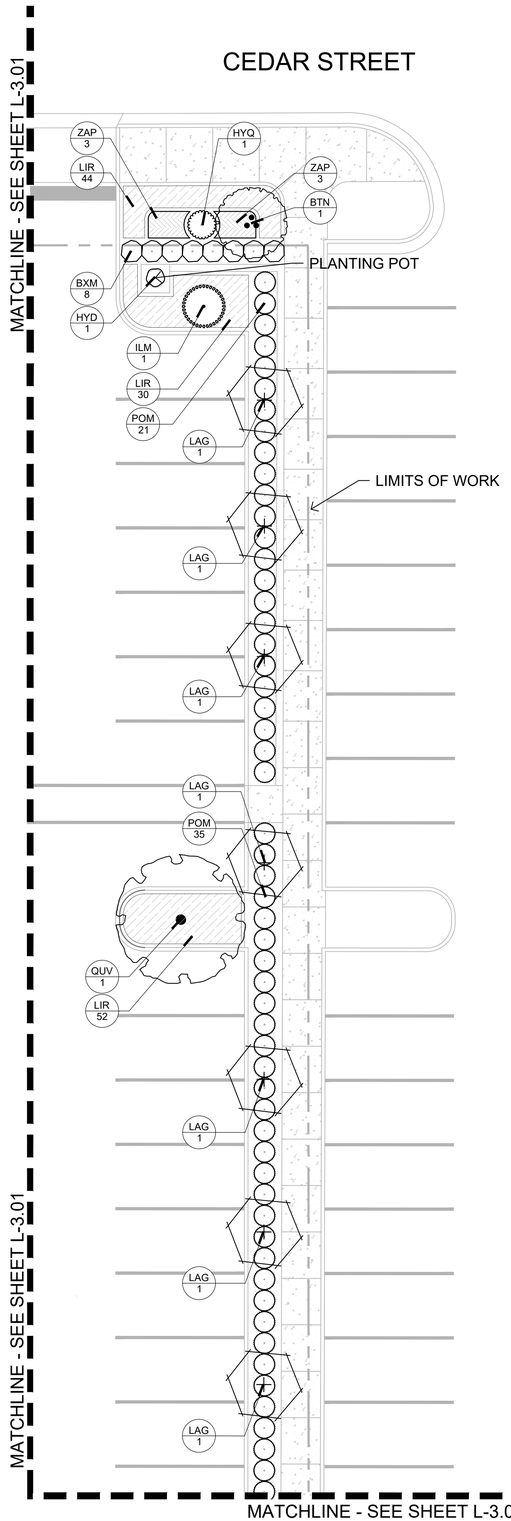
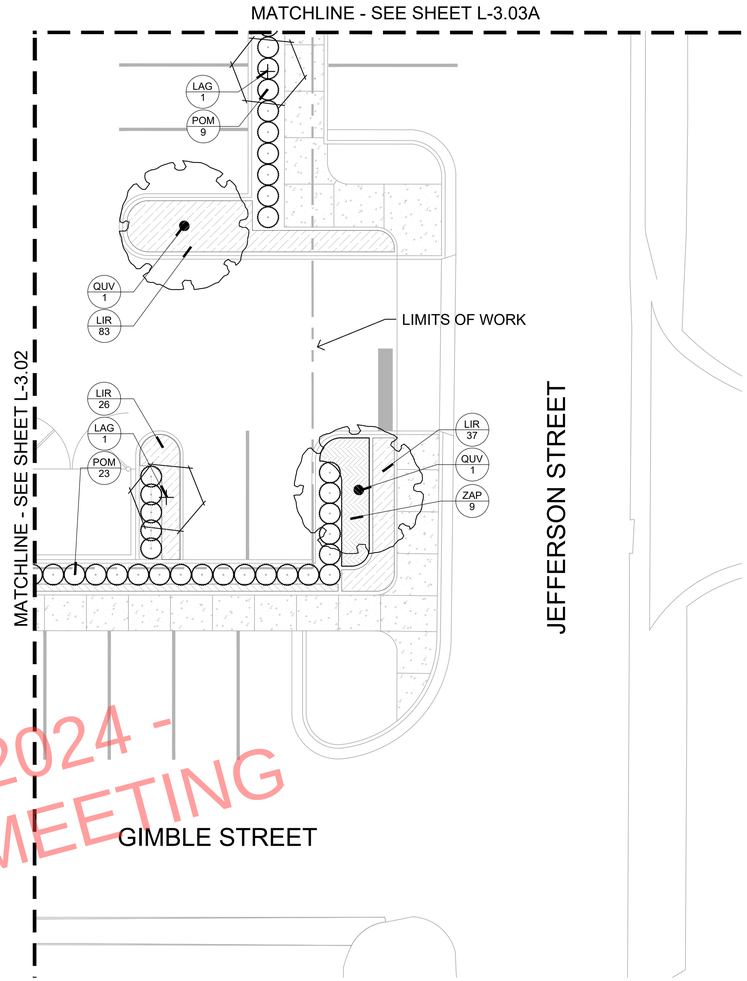


A PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'



B PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'

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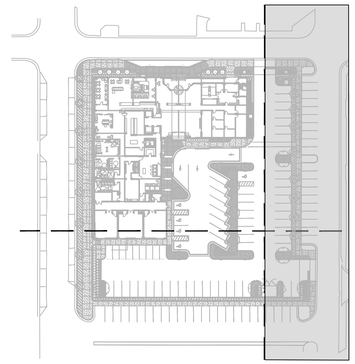

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DATE 11.30.2023 | DRAWN DAR

SHEET NUMBER
L-3.03

LANDSCAPE NOTES

1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR D.B.H. MEASURED 4.5' ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

PLANTER / POT NOTES

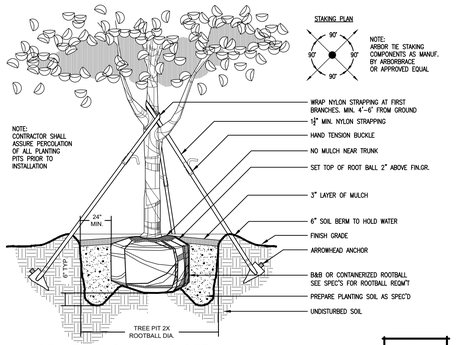
1. ALL POTS SHALL HAVE A 1" DIA DRAINAGE HOLE DRILLED INTO THE BASE, WITH A 4" GRAVEL LAYER IN THE BOTTOM. GEOTEXTURAL FABRIC SHALL BE PLACED ABOVE THE GRAVEL LAYER TO CONTAIN THE SOIL SUBSTRATE WITHIN THE PLANTER.

2. POTS TO BE SEALED ON THE INSIDE WITH A WATER PROOFING ASPHALT SEALER TO WITHIN 2" OF THE POT RIM.

3. ALL POTS ON PAVING TO RECEIVE IRRIGATION FROM TUBING RUNNING UP BACKSIDE OF POT OUT OF GUEST SIGHT. REFER TO IRRIGATION DRAWINGS FOR DETAILS. IRRIGATION CONTRACTOR TO VERIFY POT PLACEMENT PRIOR TO IRRIGATION INSTALLATION.

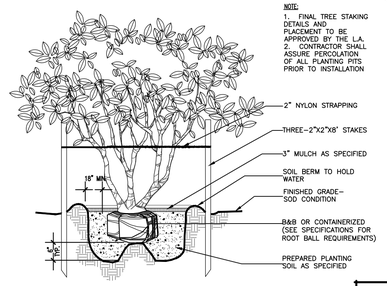
4. FINAL PLACEMENT OF ALL PLANT MATERIAL DESIGNATED TO BE LOCATED IN POTS SHALL BE DETERMINED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO REVIEW PLANT QUANTITIES & ARRANGEMENTS PRIOR TO PLANTING, ADJUSTMENTS MAY BE REQUIRED.

5. PROVIDE MATCHING SAUCER FOR EACH PLANTER / POT.



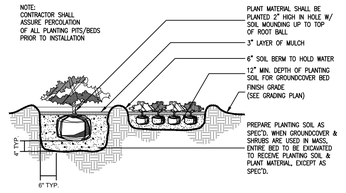
CANOPY TREE PLANTING DETAIL 1

SCALE: NTS



UNDERSTORY TREE PLANTING DETAIL 2

SCALE: NTS



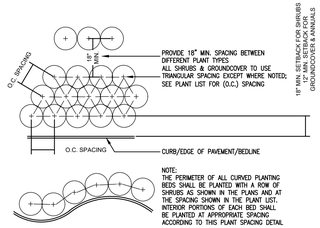
SHRUB & GROUNDCOVER PLANTING DETAIL 3

SCALE: NTS

PLANT SCHEDULE TEMPO-H2S PENSACOLA

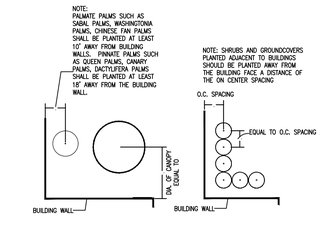
MEDIUM AND LARGE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT TOLERANT	SPACING
	BTN	7	Betula nigra	River Birch Multi-Trunk	100 gal.	Yes	High	AS
	MAG	3	Magnolia grandiflora 'D.D. Blanchard'	D.D Blanchard Southern Magnolia	300 gal.	Yes	High	AS
	QUV	5	Quercus virginiana	Southern Live Oak	200 gal.	Yes	High	AS
SMALL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ACR	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	100 gal.	Yes	High	AS
	ILM	11	Ilex x 'Mary Nell'	Mary Nell Holly	8` Ht., Matched	Yes	High	AS
	LAG	9	Lagerstroemia indica	Crape Myrtle	10`-12` Ht., Multi., Specimen	No	Medium	AS
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	BXM	36	Buxus microphylla 'Apple Green'	Apple Green Littleleaf Boxwood	7 gal.	No	High	36" o.c.
	CAM	3	Camellia japonica	Camellia	15 gal.	No	High	AS
	ELD	14	Elaeocarpus decipiens	Japanese Blueberry Tree	6` Ht.	No	High	48" O.C.
	HYD	8	Hydrangea paniculata	Panicle Hydrangea	3 gal.	Yes	Medium	AS
	HYQ	2	Hydrangea quercifolia 'Gatsby Moon'	Oakleaf Hydrangea	7 gal.	Yes	Medium	AS
	POM	158	Podocarpus macrophyllus	Yew Podocarpus	15 gal.	No	High	36" o.c.
	AZA	60	Rhododendron x 'Red Ruffles'	Red Ruffles Rutherfordiana Azalea	3 gal.	No	Medium	36" o.c.
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ZAP	87	Zamia pumila	Coontie Cycad	3 gal.	Yes	High	36" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	
	ASP	130	Aspidistra elatior	Cast Iron Plant	1 gal.	Yes	High	
	LIR	790	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lilyturf	1 gal.	No	High	
	TRA	1,490	Trachelospermum asiaticum 'Bronze Beauty'	Bronze Beauty Asiatic Jasmine	1 gal.	No	High	

JULY 2024 - ARB MEETING



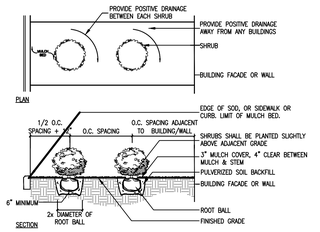
SHRUB PLANTING DETAIL 4

SCALE: NTS



SHRUB PLANTING DETAIL 5

SCALE: NTS



SHRUB PLANTING DETAIL 6

SCALE: NTS

SHEET KEY & NOTES:

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PLANT SCHEDULE, DETAILS, & NOTES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

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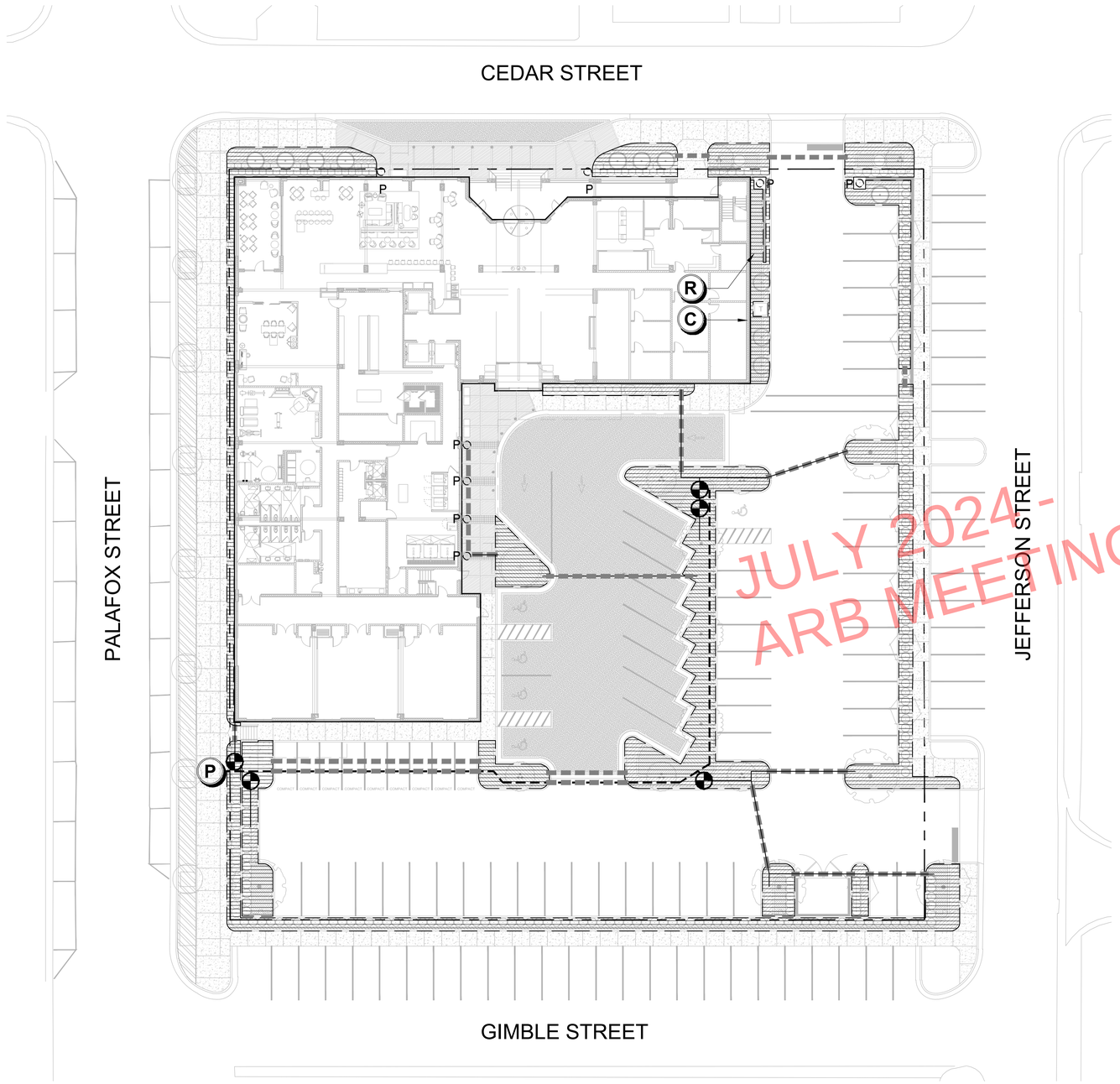

LEGEND

USE HUNTER MP ROTATOR NOZZLES

●	HUNTER PRS40 6" POP-UP SPRAY HEAD
———	CLASS 200 PVC DRIP HEADER PIPE-REFER TO DETAIL
◎	NETAFIM DRIP BUBBLER TREE RING- REFER TO DRIP BUBBLER DETAIL
▫	HUNTER DRIP ZONE ECO-INDICATOR- REFER TO THE DETAIL
△	NETAFIM FLUSH VALVE
HEDGE	NETAFIM TECHLINE CV 17MM DRIP TUBING- 1 GPH EMITTERS EVERY 12". PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
— — —	CLASS 200 PVC MAINLINE-2 1/2"
———	CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"
▬	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
◓	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" VALVE BOX AND COVER 0-25 GPM=1" 26-50 GPM=1 1/2" 51 AND HIGHER GPM=2"
⊕	HUNTER ZONE CONTROL KIT- REFER TO THE DETAIL.
P	PLANTER POT LOCATION

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.

6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.

7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.

8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.

9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.

10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.

11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.

12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.

13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.

14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.

15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

DRIP TUBING NOTES

1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.

2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.

3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.

4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.

5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.

6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.

7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

9) INSTALL A A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.

10) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.

11) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)

12) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS:

13) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.

14) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.

15) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS/HER WORK WITH THE LANDSCAPE CONTRACTOR.

SHEET KEY & NOTES:

PROPERTY LINE

MATCH LINE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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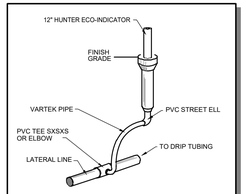
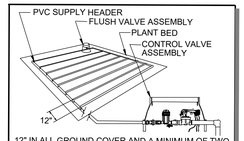


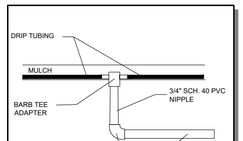
DRIP ZONE INDICATOR



12" IN ALL GROUND COVER AND A MINIMUM OF TWO TUBES PER PLANT ROW ON SHRUBS.

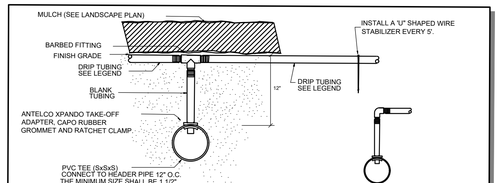
ALIGN LATERAL PIPES PARALLEL TO THE CONTOURS OF THE SLOPE OR ALONG THE LONGEST WIDTH OF THE BED. REFER TO DRIP NOTES AND THE MANIFOLD DETAIL.

MANIFOLD PLAN VIEW

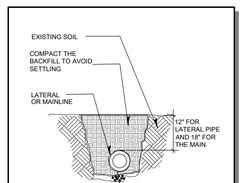


(FOR AREAS 5 GPM OR LESS)

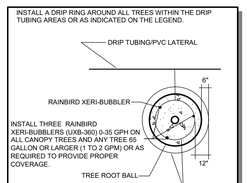
DRIP CONNECTION DETAIL



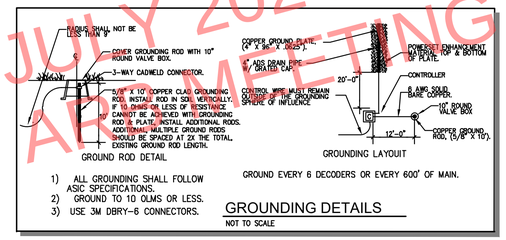
MANIFOLD CONNECTION DETAIL



TRENCHING DETAIL



DRIP BUBBLER DETAIL

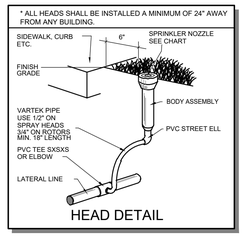


1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

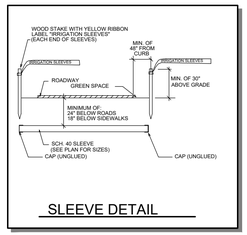
GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

GROUNDING DETAILS

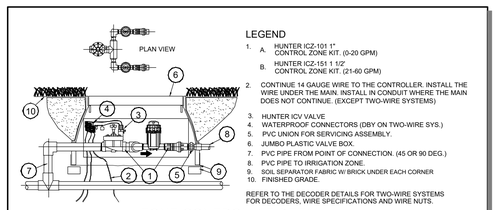
NOT TO SCALE



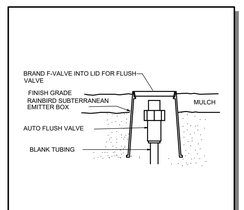
HEAD DETAIL



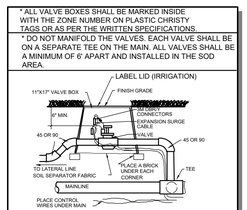
SLEEVE DETAIL



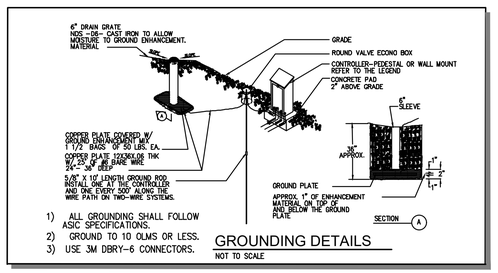
ZONE CONTROL KIT DETAIL



FLUSH VALVE



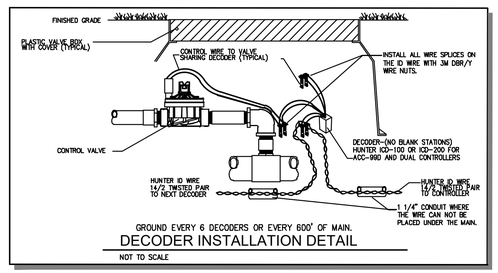
ELECTRICAL VALVE



1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

GROUNDING DETAILS

NOT TO SCALE



GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

DECODER INSTALLATION DETAIL

NOT TO SCALE

JULY 2024 - ARB MEETING

SHEET KEY & NOTES:

daniel rogers
landscape architecture + site planning
1775 MOHAWK TRAIL | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
2	ARB MOD 1	03-27-2024

REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO

SHEET NAME

IRRIGATION DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

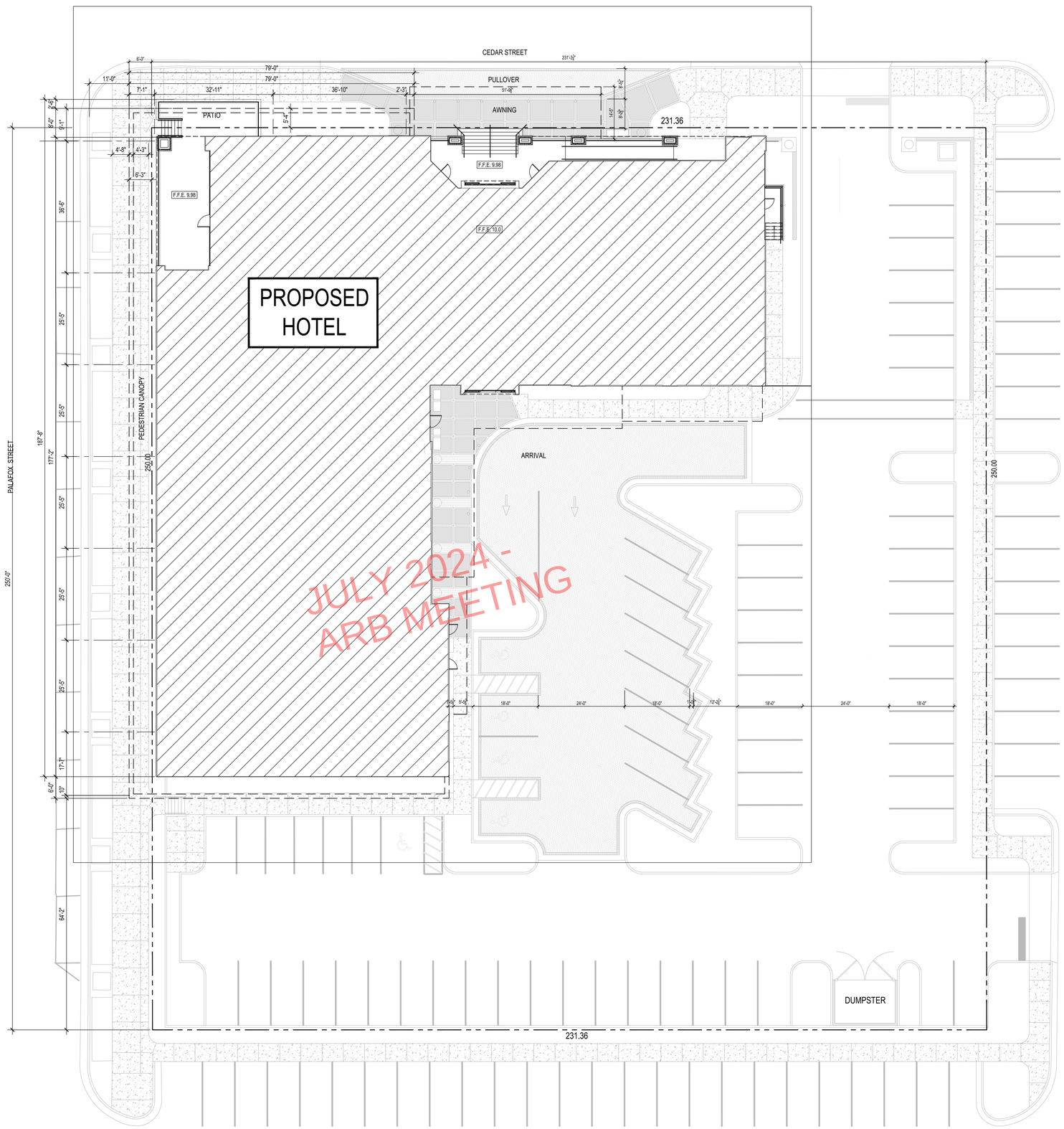
SCALE

AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-4.10



SITE PLAN

3/32" = 1'-0"

LPB 223038

0 10' 20' 40'

SCALE: 3/32" = 1'-0"

architecture
engineering
interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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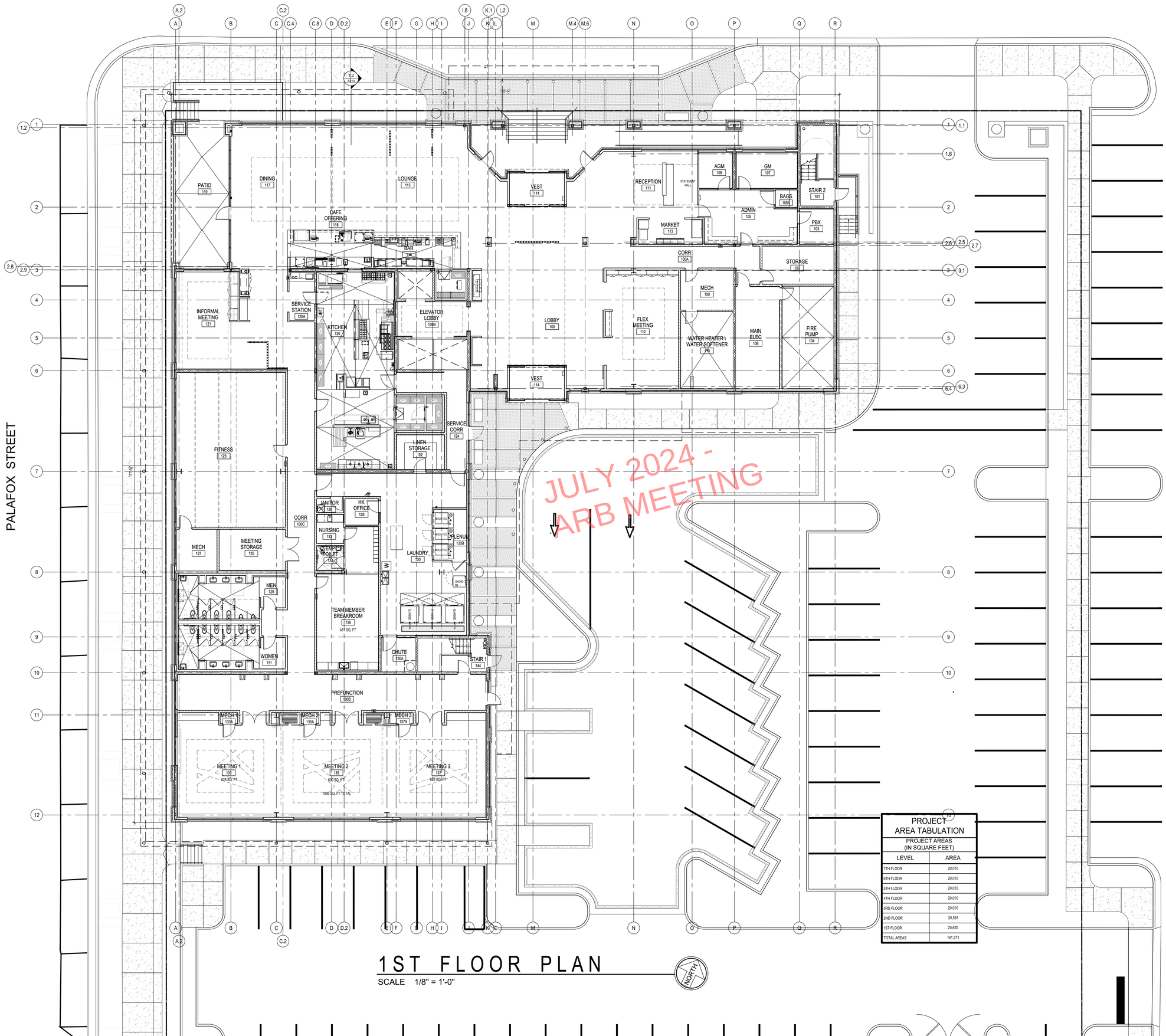
ARCHITECTURAL SITE PLAN

AS100

CEDAR STREET

PALAFOX STREET

JEFFERSON STREET



PROJECT AREA TABULATION	
PROJECT AREAS (IN SQUARE FEET)	
LEVEL	AREA
7TH FLOOR	20,010
6TH FLOOR	20,010
5TH FLOOR	20,010
4TH FLOOR	20,010
3RD FLOOR	20,010
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

LPB architecture engineering interiors

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03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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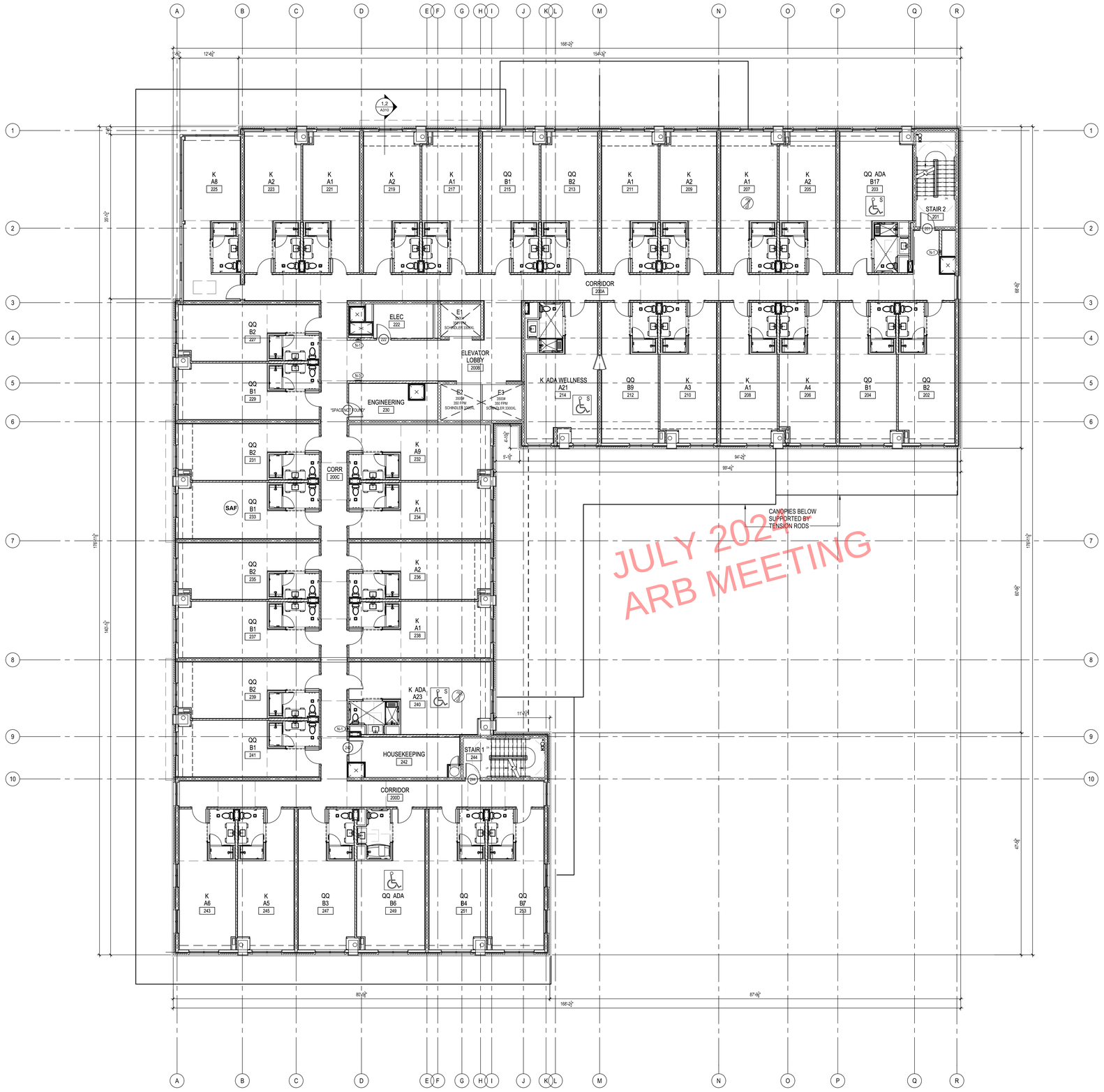
FIRST FLOOR PLAN

AS101



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL NOTES

#	DESCRIPTION
1	ALL DIMENSIONS ARE TO CENTERLINE OF STRUCTURE OR FACE OF STRUCTURE OR FACE OF STUD UNLESS NOTED OTHERWISE.
2	SEE STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION CONCERNING STRUCTURAL CONCRETE AND STEEL COLUMNS.
3	EXTEND ALL LIGHT GAUGE STEEL STUDS FROM TOP OF FLOOR BELOW TO THE UNDERSIDE OF STRUCTURE ABOVE.
4	SLOPE ALL EXTERIOR HORIZONTAL PAVED SURFACES AWAY FROM BUILDING A MAXIMUM OF 2% AT ACCESSIBLE PATHS BEGINNING AT FACE OF EXTERIOR WALL FINISH MATERIAL.
5	PROVIDE AND INSTALL FIRESTOPPING TIGHTLY PACKED AROUND ALL FIRE RATED WALL, FLOOR, CEILING AND ROOF CONSTRUCTION AT PENETRATIONS THEREOF (SEE A305-A306).
6	ALL CMU WALL AND CONCRETE COLUMN SURFACES EXPOSED TO PUBLIC VIEW IN ALL AREAS (INCLUDING GUESTROOMS) SHALL RECEIVE 5/8" GPDW ATTACHED TO 7/8" LIGHT GAUGE STEEL FURRING. GPDW SHALL NOT BE ADHERED TO CMU OR CONCRETE WALLS IN ANY AREAS.
9	FOR EXTERIOR AND INTERIOR WALL TYPES SEE SHEET A350 AND A351.
10	FOR DOOR SCHEDULE SEE SHEET A601, FOR WINDOW ELEVATIONS SEE SHEET A610.
11	SEE X/A353 FOR GUESTROOM DEMISING WALL DEVICE SEPARATION

FLOOR PLAN KEY INDICATORS

SYMBOL	DESCRIPTION
N-1	10# F.E. IN SEMI-RECESSED CABINET (SEE 15 /A353)
N-2	WALL MOUNTED FIRE EXTINGUISHER (SEE 15 /A353)
N-3	BOTTLE FILLER
N-4A	6" DIAMETER STEEL BOLLARD (SEE 6A /A353)
N-4B	LUMINAIRE HEAD BOLLARD (SEE 4B /A353)
N-5	FLOOR DRAIN
N-6	ELECTRONIC CARD READER
N-7	EMPLOYEE LOCKERS
N-8	EYEWASH STATION - SEE PLUMBING DRAWINGS
N-9	CORNER GUARDS
N-10	MECHANICAL LOUVER - SEE MECHANICAL DRAWINGS
N-11	2.5 LB FIRE EXTINGUISHER IN CABINET NEAR COOKTOP
N-12	10# F.E. IN SURFACE MOUNTED CABINET (SEE X/A353)
N-13	TELEPHONE FOR EMERGENCIES
N-14	INTERCOM
N-15	F.A.C.P. - SEE ELECTRICAL DRAWINGS
N-16	STAINLESS STEEL BACK WALL

ACCESSIBLE GUESTROOMS AND NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES

DESCRIPTION	SYMBOLS	QUANTITY	GUESTROOM #S
ACCESSIBLE GUESTROOMS WITH TUB		7	249, 303, 340, 349, 403, 440, 449
ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER	S	3	203, 214, 240
NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		16	207, 308, 325, 334, 414, 432, 437, 504, 521, 553, 613, 634, 641, 708, 735, 749
ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES	S	1	240
GUESTROOMS WITH SPECIAL ACCESSIBILITY FEATURES PER ADOPTED FBC	SAF	10	233, 327, 409, 447, 505, 543, 606, 625, 703, 739

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	20,010
6TH FLOOR	20,010
5TH FLOOR	20,010
4TH FLOOR	20,010
3RD FLOOR	20,010
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

GUESTROOM TABULATION

GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	TOTAL
A1 KING LONG	0	7	2	2	2	2	2	17
A2 KING LONG	0	5	1	1	1	1	1	10
A3 KING LONG	0	1	0	0	0	0	0	1
A4 KING LONG	0	1	0	0	0	0	0	1
A5 KING LONG	0	1	1	0	0	0	0	2
A6 KING LONG	0	1	1	0	0	0	0	2
A7 KING LONG	0	0	1	1	1	1	1	5
A8 KING LONG	0	1	1	1	1	1	1	6
A9 KING LONG	0	1	1	1	1	1	1	6
A10 KING	0	0	4	4	4	4	4	20
A11 KING	0	0	2	2	2	2	2	10
A12 KING	0	0	1	1	1	1	1	5
A13 KING	0	0	1	1	1	1	1	5
A14 KING CONNECTING	0	0	1	1	1	1	1	5
A15 KING BALCONY	0	0	1	1	1	1	1	5
A16 KING BALCONY	0	0	1	1	1	1	1	5
A17 KING BALCONY	0	0	2	2	2	2	2	10
A18 KING BALCONY	0	0	2	2	2	2	1	9
A19 KING BALCONY CONNECTING	0	0	0	0	0	0	1	1
A20 KING WELLNESS	0	0	1	1	1	1	1	5
A21 KING ADA SHOWER WELLNESS CONNECTING	0	1	0	0	0	0	0	1
A22 KING ADA TUB	0	0	1	1	1	1	1	5
A23 KING ADA SHOWER	0	1	0	0	0	0	0	1
B1 QUEEN QUEEN	0	6	4	4	4	4	4	26
B2 QUEEN QUEEN	0	6	4	4	4	3	3	24
B3 QUEEN QUEEN	0	1	1	0	0	0	0	2
B4 QUEEN QUEEN	0	1	1	0	0	0	0	2
B5 QUEEN QUEEN	0	1	1	0	0	0	0	2
B6 QUEEN QUEEN	0	1	1	0	0	0	0	2
B7 QUEEN QUEEN CONNECTING	0	0	0	1	1	1	1	4
B8 QUEEN QUEEN CONNECTING	0	0	0	0	0	1	1	2
B9 QUEEN QUEEN CONNECTING	0	1	0	0	0	0	0	1
B10 QUEEN QUEEN BALCONY	0	0	0	2	2	2	2	8
B11 QUEEN QUEEN BALCONY	0	0	0	1	1	1	1	4
B12 QUEEN QUEEN BALCONY	0	0	0	1	1	1	1	4
B13 QUEEN QUEEN BALCONY CONNECTING	0	0	0	0	1	1	1	3
B14 QUEEN QUEEN BALCONY CONNECTING	0	0	0	1	1	1	1	4
B15 QUEEN QUEEN ADA TUB BALCONY CONNECTING	0	0	0	1	0	0	0	1
B16 QUEEN QUEEN ADA TUB CONNECTING	0	0	1	0	0	0	0	1
B17 QUEEN QUEEN ADA SHOWER	0	1	0	0	0	0	0	1
TOTALS	0	38	38	38	38	38	38	228

architecture L
engineering P
interiors B

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

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PROJECT

TEMPO by Hilton

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EDITION

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03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PLOT DATE:	

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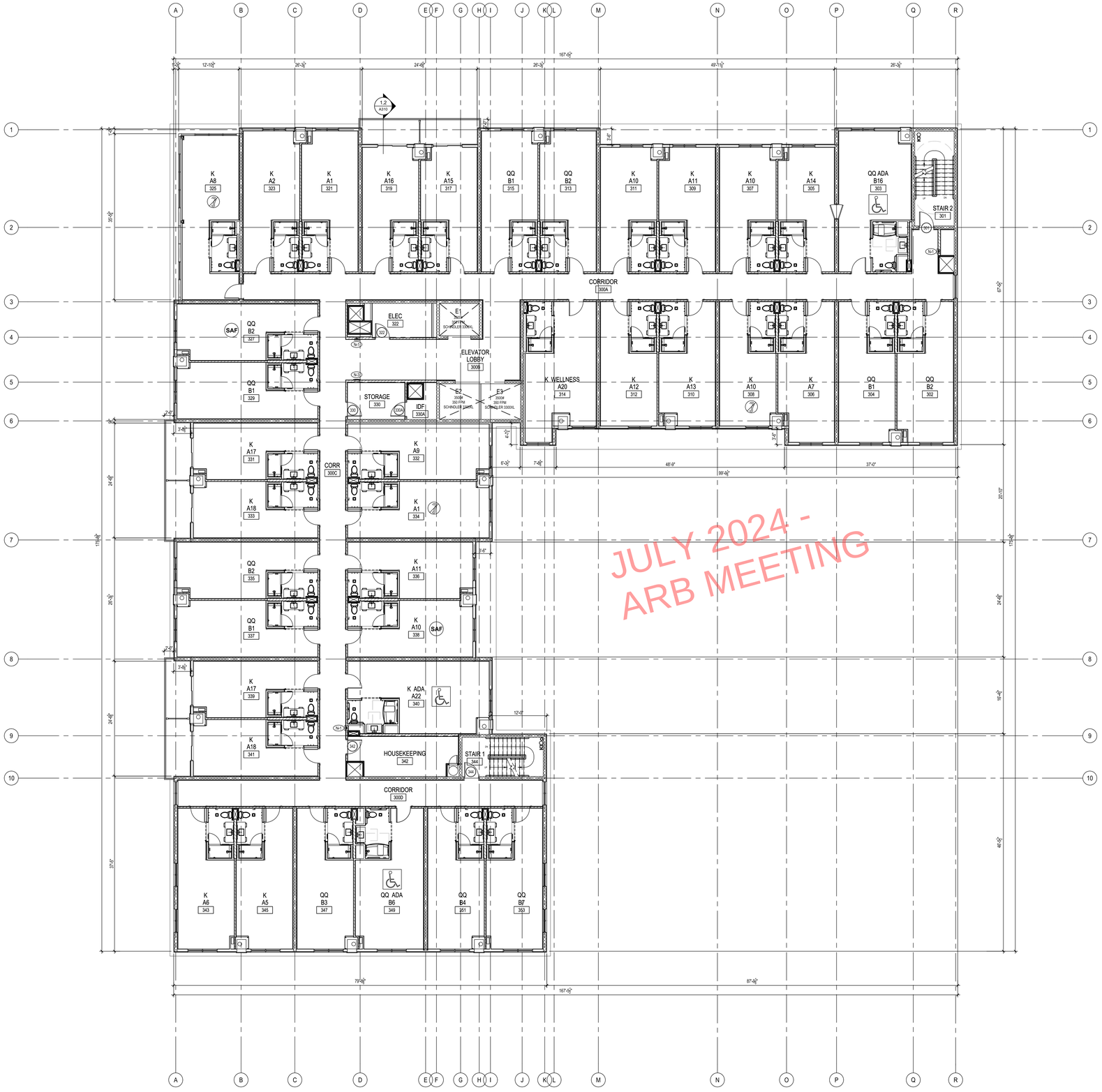
SECOND FLOOR PLAN

AS102



3RD-7TH FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

GENERAL NOTES

#	DESCRIPTION
1	ALL DIMENSIONS ARE TO CENTERLINE OF STRUCTURE OR FACE OF STRUCTURE OR FACE OF STUD UNLESS NOTED OTHERWISE.
2	SEE STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION CONCERNING STRUCTURAL CONCRETE AND STEEL COLUMNS.
3	EXTEND ALL LIGHT GAUGE STEEL STUDS FROM TOP OF FLOOR BELOW TO THE UNDERSIDE OF STRUCTURE ABOVE.
4	SLOPE ALL EXTERIOR HORIZONTAL PAVED SURFACES AWAY FROM BUILDING A MAXIMUM OF 2% AT ACCESSIBLE PATHS BEGINNING AT FACE OF EXTERIOR WALL FINISH MATERIAL.
5	PROVIDE AND INSTALL FIRESTOPPING TIGHTLY PACKED AROUND ALL FIRE RATED WALL, FLOOR, CEILING AND ROOF CONSTRUCTION AT PENETRATIONS THEREOF (SEE A385-A386).
6	ALL CMU WALL AND CONCRETE COLUMN SURFACES EXPOSED TO PUBLIC VIEW IN ALL AREAS (INCLUDING GUESTROOMS) SHALL RECEIVE 5/8" GPDW ATTACHED TO 7/8" LIGHT GAUGE STEEL FURRING. GPDW SHALL NOT BE ADHERED TO CMU OR CONCRETE WALLS IN ANY AREAS.
9	FOR EXTERIOR AND INTERIOR WALL TYPES SEE SHEET A350 AND A351.
10	FOR DOOR SCHEDULE SEE SHEET A601. FOR WINDOW ELEVATIONS SEE SHEET A610.
11	SEE X/A353 FOR GUESTROOM DEMISING WALL DEVICE SEPARATION

FLOOR PLAN KEY INDICATORS

SYMBOL	DESCRIPTION
N-1	10# F.E. IN SEMI-RECESSED CABINET (SEE 15 /A353)
N-2	WALL MOUNTED FIRE EXTINGUISHER (SEE 15 /A353)
N-3	BOTTLE FILLER
N-4A	6" DIAMETER STEEL BOLLARD (SEE 6A /A353)
N-4B	LUMINAIRE HEAD BOLLARD (SEE 4B /A353)
N-5	FLOOR DRAIN
N-6	ELECTRONIC CARD READER
N-7	EMPLOYEE LOCKERS
N-8	EYEWASH STATION - SEE PLUMBING DRAWINGS
N-9	CORNER GUARDS
N-10	MECHANICAL LOUVER - SEE MECHANICAL DRAWINGS
N-11	2.5 LB FIRE EXTINGUISHER IN CABINET NEAR COOKTOP
N-12	10# F.E. IN SURFACE MOUNTED CABINET (SEE X/A353)
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N-14	INTERCOM
N-15	F.A.C.P. - SEE ELECTRICAL DRAWINGS
N-16	STAINLESS STEEL BACK WALL

ACCESSIBLE GUESTROOMS AND NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES

DESCRIPTION	SYMBOLS	QUANTITY	GUESTROOM #S
ACCESSIBLE GUESTROOMS WITH TUB		7	249, 303, 340, 349, 403, 440, 449
ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER	S	3	203, 214, 240
NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		16	207, 308, 325, 334, 414, 432, 437, 504, 521, 553, 613, 634, 641, 708, 735, 749
ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		1	240
GUESTROOMS WITH SPECIAL ACCESSIBILITY FEATURES PER ADOPTED FBC	SAF	10	233, 327, 409, 447, 505, 543, 606, 625, 703, 739

GUESTROOM TABULATION

GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	TOTAL
A1 KING LONG	0	7	2	2	2	2	2	17
A2 KING LONG	0	5	1	1	1	1	1	10
A3 KING LONG	0	1	0	0	0	0	0	1
A4 KING LONG	0	1	0	0	0	0	0	1
A5 KING LONG	0	1	1	0	0	0	0	2
A6 KING LONG	0	1	1	0	0	0	0	2
A7 KING LONG	0	0	1	1	1	1	1	5
A8 KING LONG	0	1	1	1	1	1	1	6
A9 KING LONG	0	1	1	1	1	1	1	6
A10 KING	0	0	4	4	4	4	4	20
A11 KING	0	0	2	2	2	2	2	10
A12 KING	0	0	1	1	1	1	1	5
A13 KING	0	0	1	1	1	1	1	5
A14 KING CONNECTING	0	0	1	1	1	1	1	5
A15 KING BALCONY	0	0	1	1	1	1	1	5
A16 KING BALCONY	0	0	1	1	1	1	1	5
A17 KING BALCONY	0	0	2	2	2	2	2	10
A18 KING BALCONY	0	0	2	2	2	2	1	9
A19 KING BALCONY CONNECTING	0	0	0	0	0	0	1	1
A20 KING WELLNESS	0	0	1	1	1	1	1	5
A21 KING ADA SHOWER WELLNESS CONNECTING	0	1	0	0	0	0	0	1
A22 KING ADA TUB	0	0	1	1	1	1	1	5
A23 KING ADA SHOWER	0	1	0	0	0	0	0	1
B1 QUEEN QUEEN	0	6	4	4	4	4	4	26
B2 QUEEN QUEEN	0	6	4	4	4	3	3	24
B3 QUEEN QUEEN	0	1	1	0	0	0	0	2
B4 QUEEN QUEEN	0	1	1	0	0	0	0	2
B5 QUEEN QUEEN	0	1	1	0	0	0	0	2
B6 QUEEN QUEEN	0	1	1	0	0	0	0	2
B7 QUEEN QUEEN CONNECTING	0	0	0	1	1	1	1	4
B8 QUEEN QUEEN CONNECTING	0	0	0	0	0	1	1	2
B9 QUEEN QUEEN CONNECTING	0	1	0	0	0	0	0	1
B10 QUEEN QUEEN BALCONY	0	0	0	2	2	2	2	8
B11 QUEEN QUEEN BALCONY	0	0	0	1	1	1	1	4
B12 QUEEN QUEEN BALCONY	0	0	0	1	1	1	1	4
B13 QUEEN QUEEN BALCONY CONNECTING	0	0	0	0	1	1	1	3
B14 QUEEN QUEEN BALCONY CONNECTING	0	0	0	1	1	1	1	4
B15 QUEEN QUEEN ADA TUB BALCONY CONNECTING	0	0	0	1	0	0	0	1
B16 QUEEN QUEEN ADA TUB CONNECTING	0	0	1	0	0	0	0	1
B17 QUEEN QUEEN ADA SHOWER	0	1	0	0	0	0	0	1
TOTALS	0	38	38	38	38	38	38	228

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	20,010
6TH FLOOR	20,010
5TH FLOOR	20,010
4TH FLOOR	20,010
3RD FLOOR	20,010
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

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DEVELOPER

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CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
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03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

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THIRD - SEVENTH FLOOR PLANS

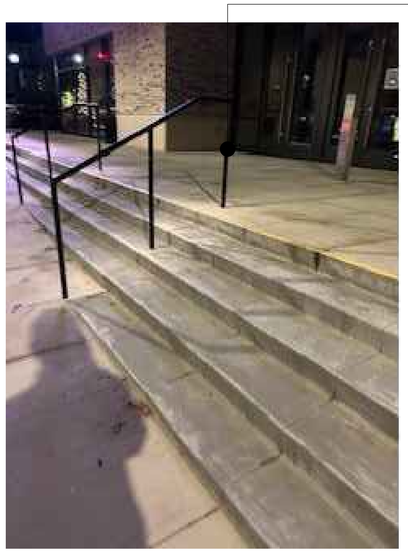
AS103



NORTH ELEVATION (CEDAR STREET)
SCALE 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"











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NORTH EXTERIOR ELEVATION

A201



JULY 2024-
ARB MEETING

SOUTH ELEVATION (GIMBLE STREET)
SCALE 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

1	EIFS CLAY COLOR EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY- SANDPEBBLE FINISH)	
2	EIFS WHITE COLOR EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7063ST NEBULOUS WHITE)	
3	EIFS BLACK COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 6993ST BLACK OF NIGHT)	
7	CAST STONE - ROCKED OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-5/8" H x 23-5/8" L x 3-5/8" D	
8	CAST STONE - SMOOTH OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-5/8" H x 23-5/8" L x 3-5/8" D	
14	BRICK - DESERT TAN VELOUR COLOR (CAROLINA CERAMICS BRICK COMPANY)	
15	BRICK VENEER - BLACK COLOR MODULAR 7-5/8" X 3-5/8" X 2-1/4" INTERSTATE BRICK MIDNIGHT BLACK	

EIFS NOTES

SPACING, WIDTH, LOCATIONS AND CONSTRUCTION OF ALL JOINTS AND REVEALS WITHIN EIFS AT ALL EXTERIOR WALL AND CEILING LOCATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE REQUIREMENTS FOR ALL APPLICABLE SIMILAR CONDITIONS ENCOUNTERED AS DEFINED BY THE EIFS MANUFACTURER NECESSARY FOR THE SPECIFIED EIFS WARRANTY. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED TO REPRESENT A CONFLICT WITH THE EIFS MANUFACUERRS WARRANTY REQUIREMENTS. REFERENCE WALL SECTIONS AND EIFS JOINT/REVEAL DETAILS ON SHEET A364 FOR ADDITIONAL INFORMATION CONCERNING EIFS JOINT AND REVEAL SPACING, WIDTH, LOCATIONS AND CONSTRUCTION REQUIRED. HORIZONTAL EIFS JOINTS WITH WEEPS/DRAINAGE TRACKS/DRAINAGE STRIPS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
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5. EIFS TERMINATIONS AT ALL SOFFIT / FASCIA CONDITIONS
6. EIFS TERMINATIONS ABOVE ELEVATED CONCRETE BALCONIES

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SOUTH EXTERIOR ELEVATION

A202



WEST ELEVATION (PALAFOX STREET)

SCALE 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

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WEST EXTERIOR ELEVATION

A203



EAST ELEVATION (JEFFERSON STREET)
SCALE 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

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EAST EXTERIOR ELEVATION

A204

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EXTERIOR RENDERING

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EXTERIOR RENDERING 1

A205



PEDESTRIAN VIEW @ CEDAR STREET



PEDESTRIAN VIEW @ PARKING AREA



BLUESTONE LANE @ CEDAR STREET

JULY 2024
ARB MEETING



PEDESTRIAN VIEW @ BUILDING REAR



PEDESTRIAN VIEW @ PALAFOX STREET



PEDESTRIAN VIEW @ BUILDING ARRIVAL

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PERSPECTIVE VIEWS

A206



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PERSPECTIVE
VIEW - NIGHT

A206.1



GOOGLE AERIAL VIEW 1

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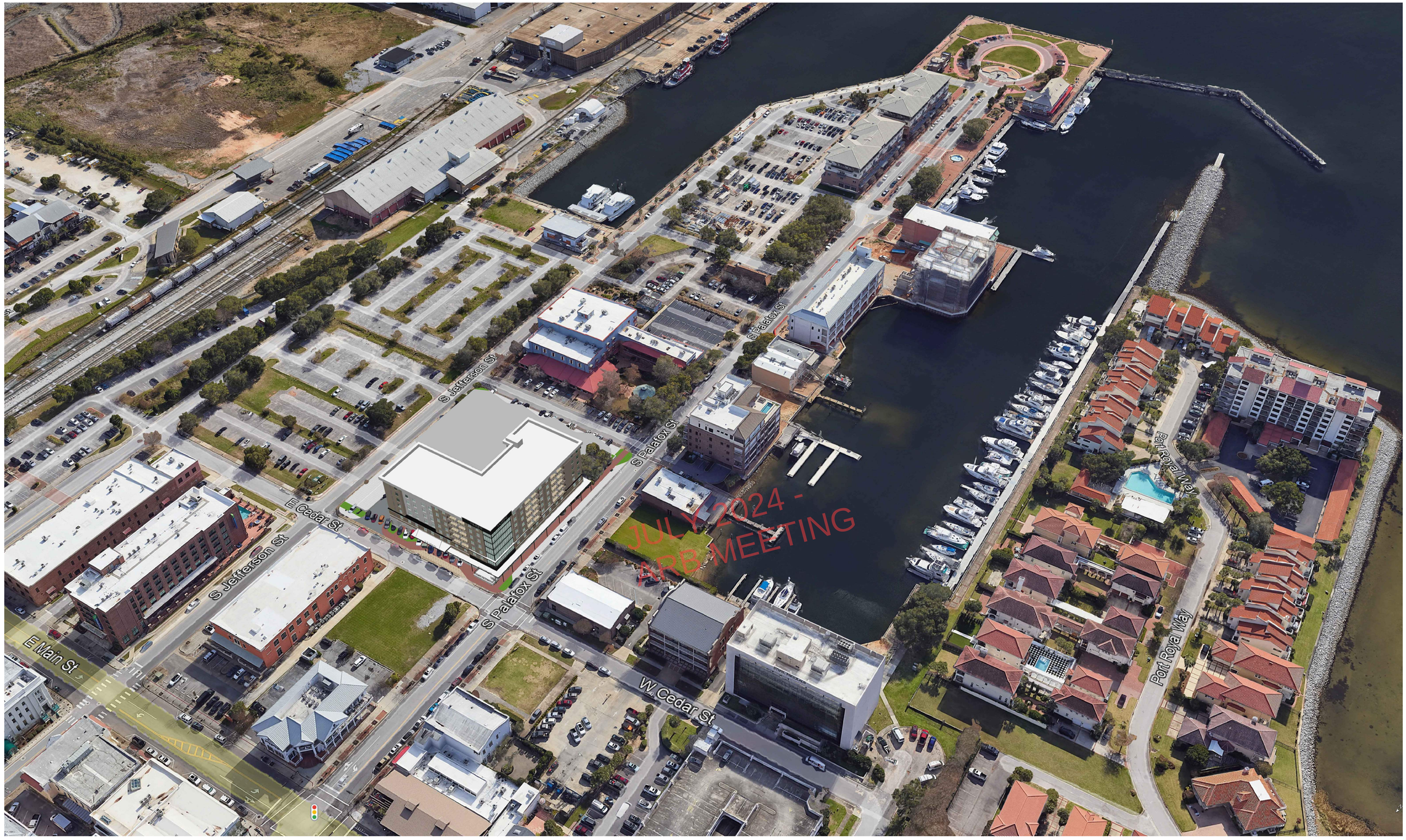
GOOGLE AERIAL VIEW 1

A207



GOOGLE AERIAL VIEW 2

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GOOGLE AERIAL VIEW 2

A208



GOOGLE AERIAL VIEW 3

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GOOGLE AERIAL VIEW 3

A209



EXTERIOR FINISH MATERIALS

ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	BRICK	INTERSTATE BRICK	MIDNIGHT BLACK
3	EIFS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
4	EIFS	DRYVIT	SW 7063ST NEBULOUS WHITE
5	EIFS	DRYVIT	SW 6993ST BLACK OF NIGHT
6	CAST STONE	ARRISCRAFT - RENAISSANCE	OYSTER
7	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
8	GLASS	GUARDIAN GLASS	GREEN
9	ALUMINUM	MORGAN WINDOWS	BLACK

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5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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EXTERIOR ELEVATION FINISHES

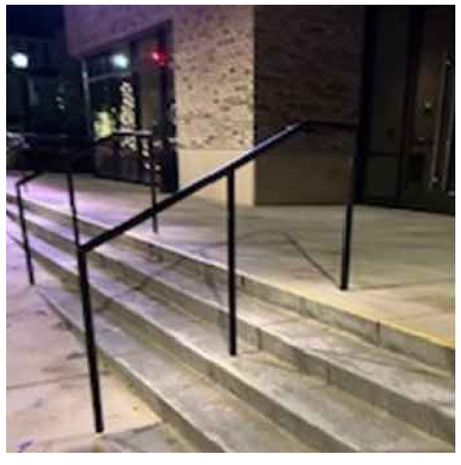
A210



1. HANDICAP RAMP AT ENTRY - CUSTOM



2. ACCENT RAILING AT CORNER PATIO - CUSTOM



4. TUBE RAILING AT FRONT STEPS



5. STOREFRONT - KAWNEER TRI-FAB 450, BLACK

JULY 2024
ARB MEETING



3. GLASS RAILING AT 8TH FLOOR TERRACE



6. WINDOWS - MORGAN 3100, BLACK WITH PANNING



7. STEEL COLUMNS AT ARCADE, BLACK

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344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

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OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

06/07/24 50% PUBLICATION

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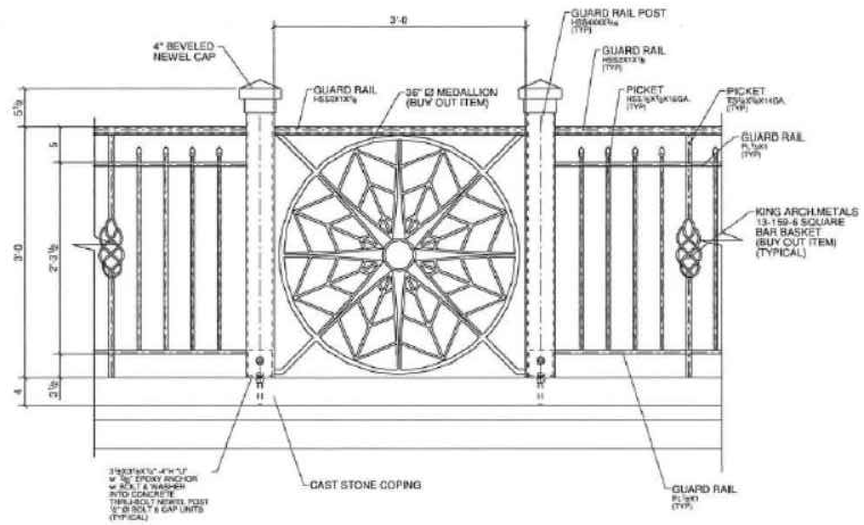
EXTERIOR ARCHITECTURAL FEATURES

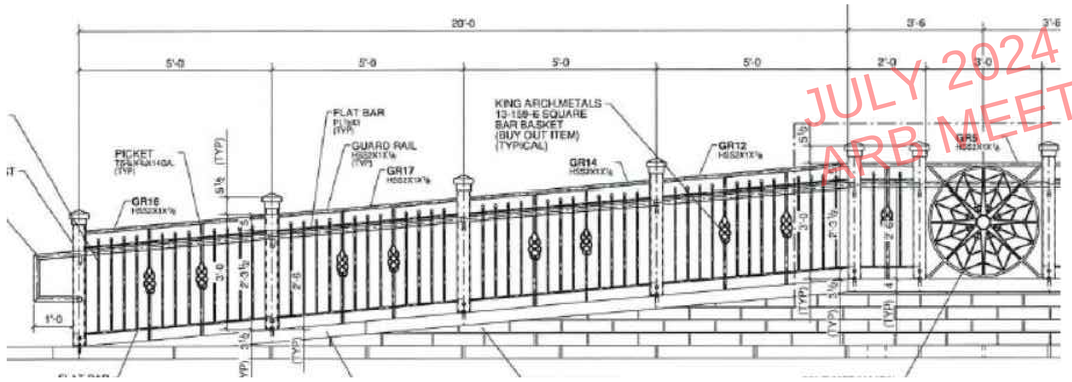
A211



DETAIL - 5X
MP9

REF.CONT.DWG.NO.L4.102

SPECIFICATIONS AT ACCENT RAILING CORNER PATIO

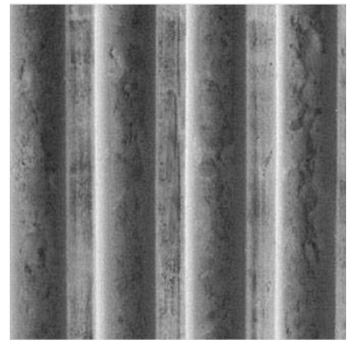


SPECIFICATIONS AT ACCENT RAILING HANDICAP RAMP

JULY 2024 - ARB MEETING



#1400 Fractured Rope 1/2"



#1401 Fractured 1-3/4" Deep 3" O.C. 1" Rib

REQUEST A QUOTE

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EXTERIOR MATERIAL SPECIFICATIONS SHEET

A212.1

FIG. #1

PTAC SLEEVE - 42" WIDE X 16" HIGH

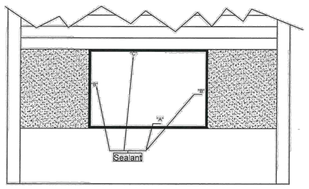
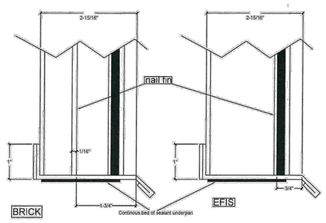


FIG. #2



PTAC Sleeve is to be caulked / "sealed" by others.
(Morgan Window & Glass, Inc. does NOT caulk/seal PTAC sleeves)

Required Caulking Procedure:

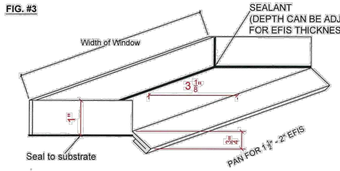
-Lay a substantial "bed" of industrial type silicone based caulking at the bottom (location "A" - Fig. #1)
-Set the PTAC sleeve in place making sure that the bottom is sufficiently sealed by visual inspection, touch up as required.
-Caulk the sides (location "B" Fig. #1)
-Caulk the top portion (location "C" Fig. #1)

Failure to properly seal the PTAC Sleeve in the opening;
Voids ALL WARRANTIES - Written or Implied.

Caution:
If you are purchasing a "Deliver Only" Window Package (You are sub-contracting the install to someone other than Morgan Window & Glass, Inc.)
You are **RESPONSIBLE** for assuring that the "Sill Pan" (See Fig. #3) is caulked as outlined and required in the attached "Instruction." Failure to properly caulk the "Sill Pan" will **VOID THE WARRANTY** - written or Implied.

If you have any questions regarding these instructions, please contact one of our "Estimator/Project Managers." They will be glad to assist you.

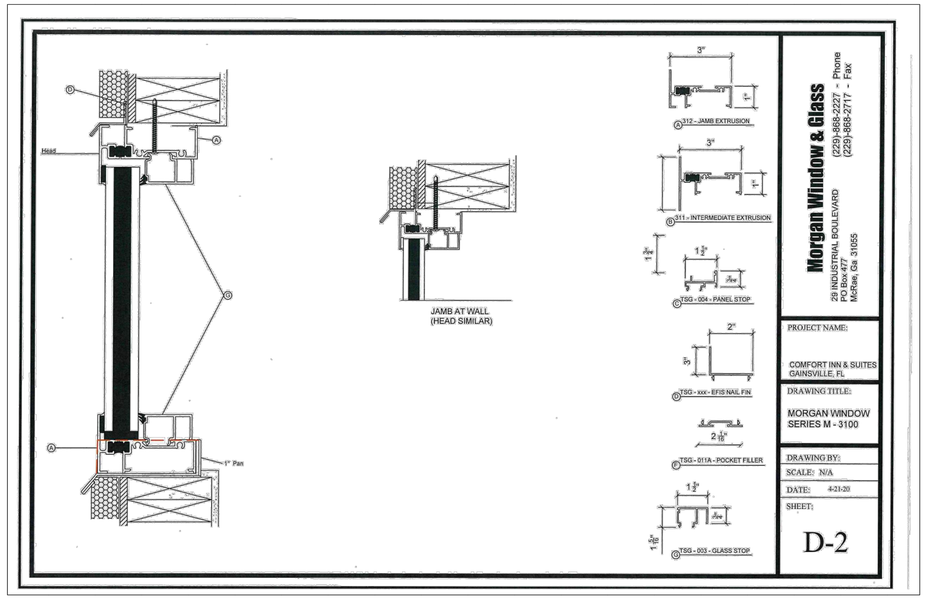
FIG. #3



JOB NAME | REVISION No. | NOTES

Morgan Window & Glass
236 E. Willow Creek Lane
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

DATE | SHEET NUMBER: **PTAC**



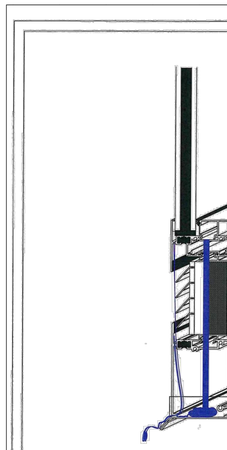
Morgan Window & Glass
29 INDUSTRIAL BOULEVARD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

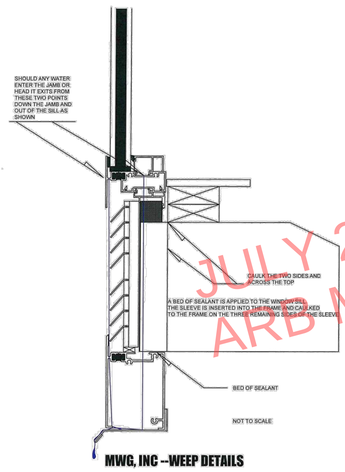
PROJECT NAME:
COMFORT INN & SUITES
GAINSVILLE, FL

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY:
SCALE: N/A
DATE: 4-21-20
SHEET:

D-2





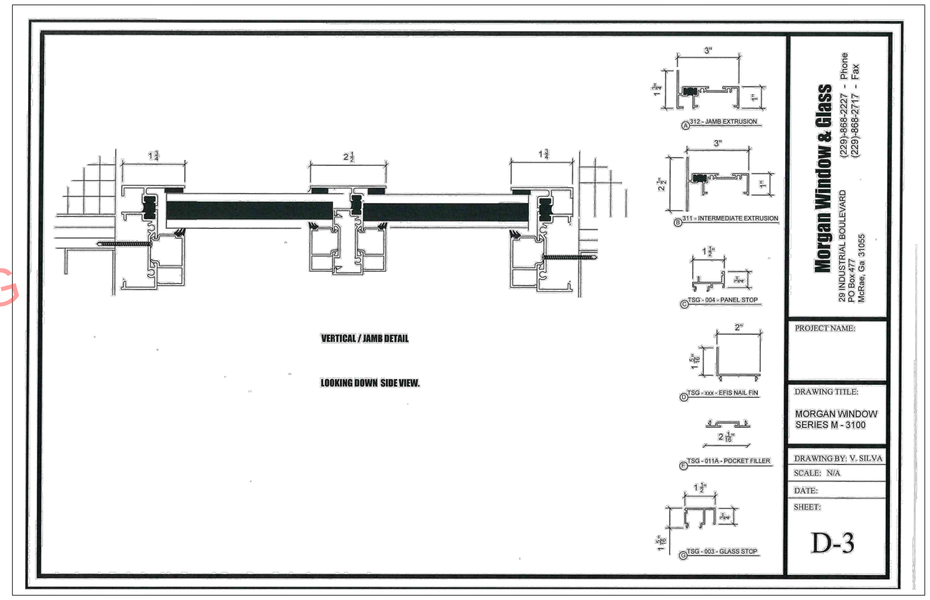
MWG, INC --WEEP DETAILS

JULY 2024 - ARB MEETING

JOB NAME | REVISION No. | NOTES

Morgan Window & Glass
29 INDUSTRIAL BLVD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

DATE | SHEET NUMBER: **WEEP**



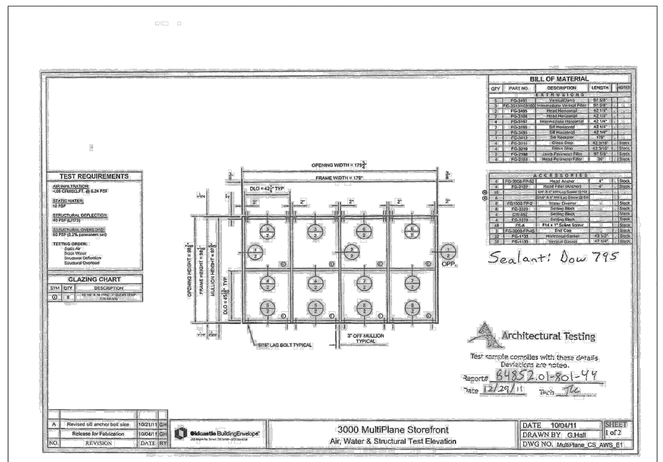
Morgan Window & Glass
29 INDUSTRIAL BOULEVARD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

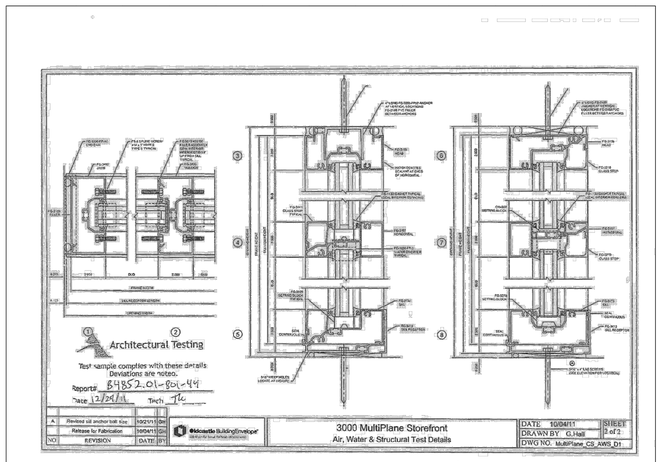
PROJECT NAME:

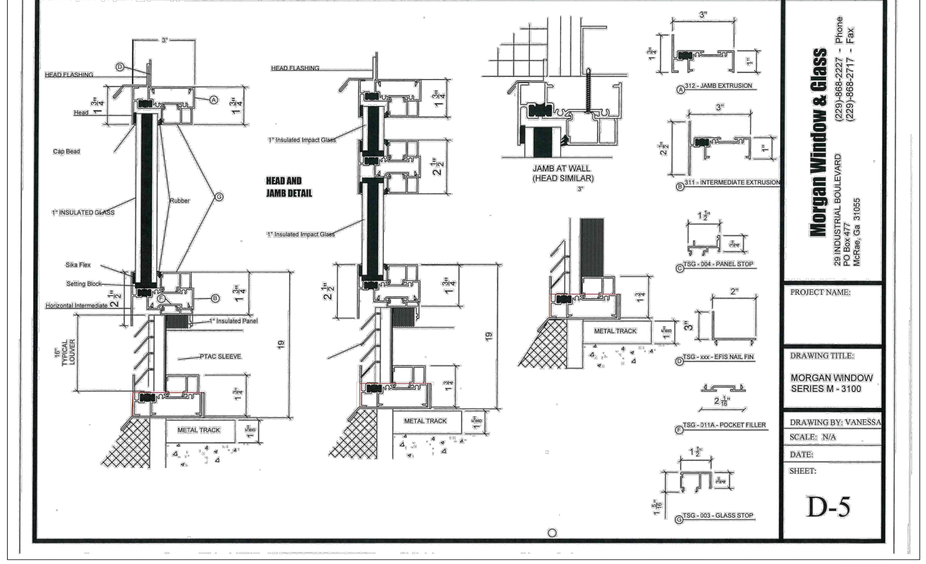
DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY: V. SILVA
SCALE: N/A
DATE:
SHEET:

D-3







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PROJECT NAME:

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY: VANESSA
SCALE: N/A
DATE:
SHEET:

D-5

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CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

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PROJECT

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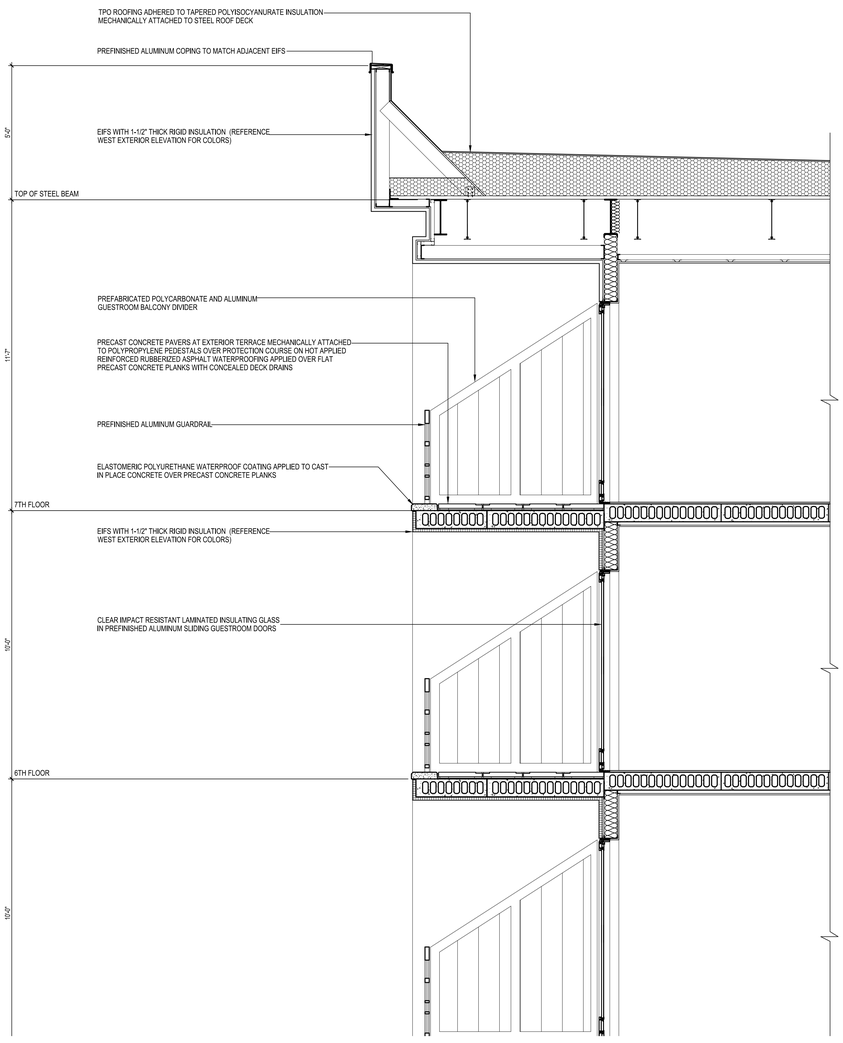
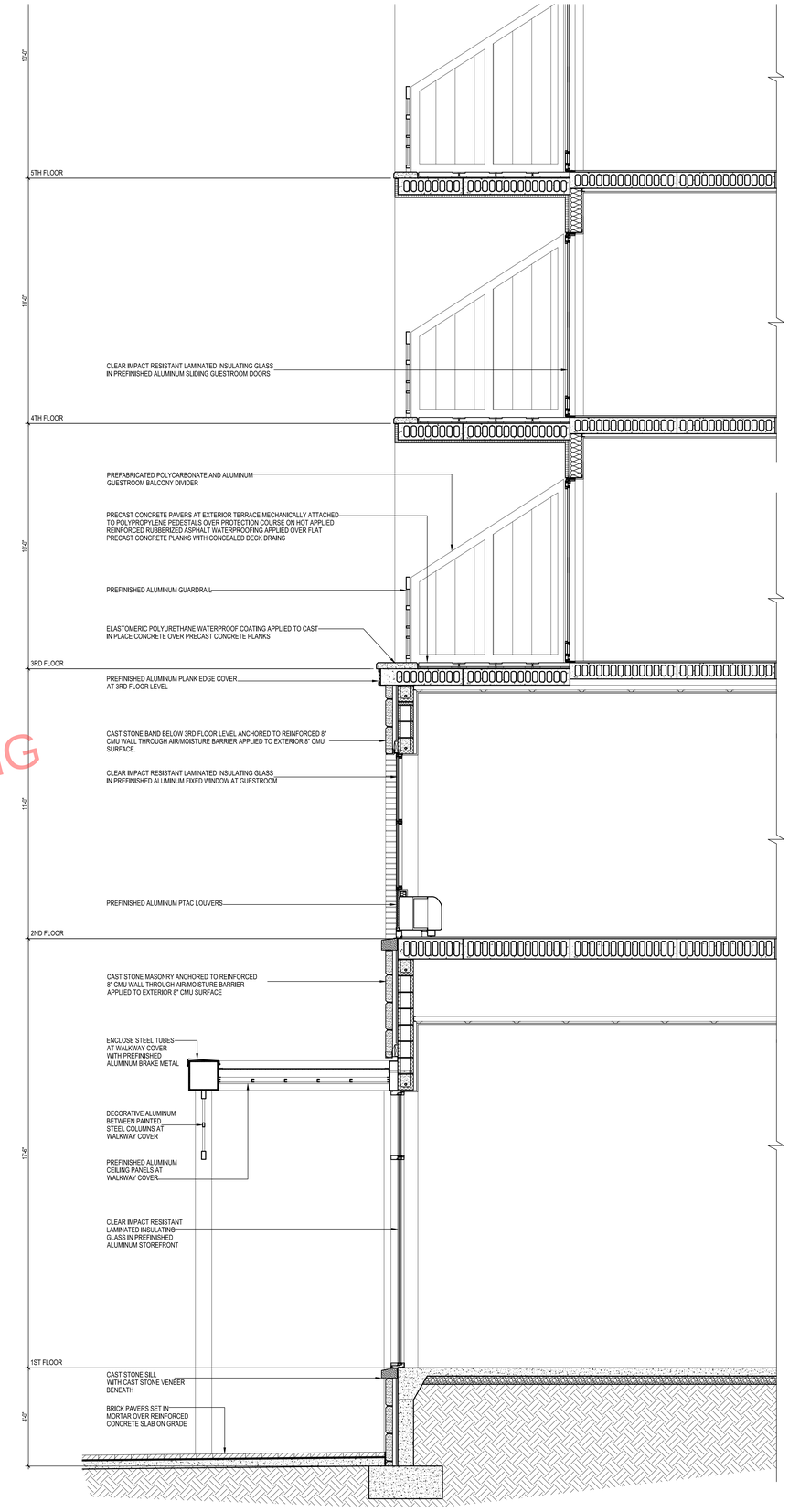
MORGAN WINDOWS SPECIFICATIONS

A212.2



2 TYPICAL WALL SECTION - UPPER
SCALE 1/2" = 1'-0"

JULY 2024 - ARB MEETING



1 TYPICAL WALL SECTION - LOWER
SCALE 1/2" = 1'-0"

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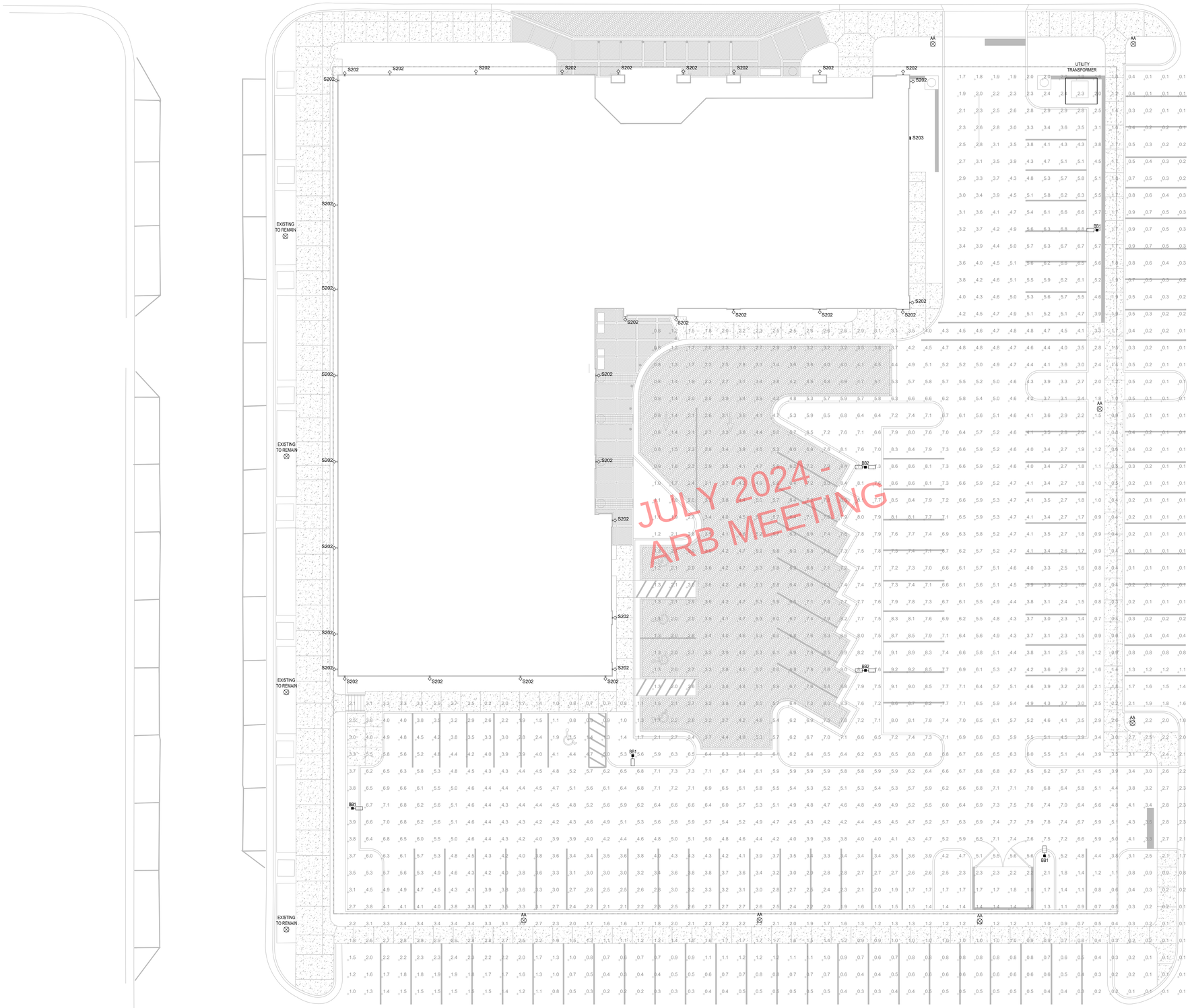
WALL SECTION

A310



1 SITE LIGHTING PHOTOMETRIC PLAN
3/32" = 1'-0"

N

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	LAMPS	WATTS
AA	CITY STANDARD STREET LIGHT.	STERNBERG LIGHTING #PT-650-SP-VCOB-4L-40-TS-MIDL03-A	LED, 4000K 6430 LUMENS	56
BB1	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION, SINGLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-900-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
BB2	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION, DOUBLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-900-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
S202	WALL MOUNTED LED SCONCE. ALUMINUM HARDWARE AND CLEAR MOLDED GLASS.	KUZCO LINGING COPENHAGEN #WS-W35516-BZ-3000K-ELV	LED, 3000K 661 LUMENS	16

HOTEL SURFACE PARKING & DRIVE AISLE		
	REQUIRED	PROVIDED
AVERAGE	4.0 FC	4.8 FC
MAXIMUM	12.0 FC	9.3 FC
MINIMUM	1.0 FC	1.0 FC
AVG / MIN	5.0 : 1	4.8 : 1

C405.4.2 EXTERIOR LIGHTING POWER ALLOWANCE CALCULATION.

ALLOWANCE: 3188W
LIGHTING ZONE 3 = 500W + (44,800 SQ FT OF PARKING * 0.06 W/SQ FT) = 3188W

ACTUAL: 1922W
31 POLE FIXTURES * 62W = 1922W

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SITE LIGHTING PLAN

E100

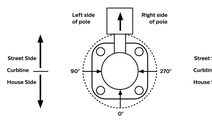
ECF-L EcoForm large

Area luminaire

Optical Orientation Information

Standard Optic Position

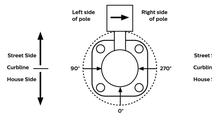
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

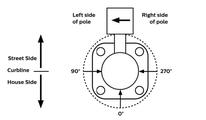
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below and ECF options are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

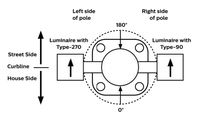
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and SW optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (street side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-L EcoForm large

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type SW Lumen Output	Type SW BUG Rating	Type SW Efficacy (LPW)
ECF-L-80L-WW-G2-x	80	900	3000	225	29,160	B4-U0-G3	130	27,864	B4-U0-G4	124	28,368	B3-U0-G5	126	28,944	B3-U0-G5	129	28,944	B3-U0-G4	129
ECF-L-96-1A-WW-G2-x	96	1000	3000	265	31,937	B4-U0-G4	120	31,666	B3-U0-G4	119	31,976	B3-U0-G5	121	32,884	B3-U0-G4	124	32,934	B3-U0-G5	123
ECF-L-96-1.2A-WW-G2-x	96	1200	3000	289	35,277	B4-U0-G4	122	34,930	B3-U0-G5	120	35,289	B3-U0-G5	122	36,272	B4-U0-G4	125	36,886	B3-U0-G4	124
ECF-L-96L-600-WW-G2-x	96	900	3000	238	30,515	B4-U0-G4	129	30,111	B3-U0-G4	126	30,617	B3-U0-G5	129	31,467	B4-U0-G4	132	31,151	B3-U0-G4	131
ECF-L-96-1A-WW-G2-x	96	1000	3000	316	38,098	B4-U0-G4	120	37,425	B3-U0-G5	118	38,116	B3-U0-G5	120	39,200	B3-U0-G4	124	38,783	B3-U0-G5	123
ECF-L-96-1.2A-WW-G2-x	96	1200	3000	385	41,551	B4-U0-G4	108	40,799	B4-U0-G5	106	41,660	B4-U0-G4	108	41,660	B4-U0-G4	111	42,180	B3-U0-G5	110
ECF-L-96L-1A-WW-G2-x	96	1370	3000	422	44,568	B4-U0-G4	106	46,173	B4-U0-G5	109	45,815	B4-U0-G5	108	46,846	B5-U0-G5	111	46,530	B5-U0-G5	108

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR Lumen Output	Type AFR BUG Rating	Type AFR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
ECF-L-80L-WW-G2-x	80	900	3000	225	29,095	B4-U0-G3	129	19,749	B1-U0-G2	89
ECF-L-96-1A-WW-G2-x	96	1000	3000	265	32,164	B4-U0-G3	124	22,170	B1-U0-G3	86
ECF-L-96-1.2A-WW-G2-x	96	1200	3000	289	36,183	B4-U0-G3	134	24,513	B1-U0-G3	88
ECF-L-96L-600-WW-G2-x	96	900	3000	238	31,061	B4-U0-G3	134	21,264	B1-U0-G4	91
ECF-L-96-1A-WW-G2-x	96	1000	3000	316	38,098	B4-U0-G4	120	26,554	B1-U0-G4	85
ECF-L-96-1.2A-WW-G2-x	96	1200	3000	385	42,928	B4-U0-G4	116	28,885	B1-U0-G4	82
ECF-L-96L-1A-WW-G2-x	96	1370	3000	422	46,541	B4-U0-G4	116	36,322	B1-U0-G5	86

4000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type SW Lumen Output	Type SW BUG Rating	Type SW Efficacy (LPW)
ECF-L-80L-WW-G2-x	80	900	4000	225	29,160	B4-U0-G3	130	27,864	B4-U0-G4	124	28,368	B3-U0-G5	126	28,944	B3-U0-G5	129	28,944	B3-U0-G4	129
ECF-L-96-1A-WW-G2-x	96	1000	4000	265	31,937	B4-U0-G4	120	31,666	B3-U0-G4	119	31,976	B3-U0-G5	121	32,884	B3-U0-G4	124	32,934	B3-U0-G5	123
ECF-L-96-1.2A-WW-G2-x	96	1200	4000	289	35,277	B4-U0-G4	122	34,930	B3-U0-G5	120	35,289	B3-U0-G5	122	36,272	B4-U0-G4	125	36,886	B3-U0-G4	124
ECF-L-96L-600-WW-G2-x	96	900	4000	238	30,515	B4-U0-G4	129	30,111	B3-U0-G4	126	30,617	B3-U0-G5	129	31,467	B4-U0-G4	132	31,151	B3-U0-G4	131
ECF-L-96-1A-WW-G2-x	96	1000	4000	316	38,098	B4-U0-G4	120	37,425	B3-U0-G5	118	38,116	B3-U0-G5	120	39,200	B3-U0-G4	124	38,783	B3-U0-G5	123
ECF-L-96-1.2A-WW-G2-x	96	1200	4000	385	41,551	B4-U0-G4	108	40,799	B4-U0-G5	106	41,660	B4-U0-G4	108	41,660	B4-U0-G4	111	42,180	B3-U0-G5	110
ECF-L-96L-1A-WW-G2-x	96	1370	4000	422	44,568	B4-U0-G4	106	46,173	B4-U0-G5	109	45,815	B4-U0-G5	108	46,846	B5-U0-G5	111	46,530	B5-U0-G5	108

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR Lumen Output	Type AFR BUG Rating	Type AFR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
ECF-L-80L-WW-G2-x	80	900	4000	225	30,585	B4-U0-G3	136	21,350	B1-U0-G4	96
ECF-L-96-1A-WW-G2-x	96	1000	4000	265	34,509	B4-U0-G3	130	24,061	B1-U0-G4	91
ECF-L-96-1.2A-WW-G2-x	96	1200	4000	289	38,065	B4-U0-G3	132	26,583	B1-U0-G4	92
ECF-L-96L-600-WW-G2-x	96	900	4000	238	33,561	B4-U0-G3	159	23,001	B1-U0-G4	96
ECF-L-96-1A-WW-G2-x	96	1000	4000	316	41,137	B4-U0-G4	130	28,707	B1-U0-G4	91
ECF-L-96-1.2A-WW-G2-x	96	1200	4000	385	44,766	B4-U0-G4	123	31,226	B1-U0-G4	87
ECF-L-96L-1A-WW-G2-x	96	1370	4000	422	52,478	B4-U0-G4	124	39,055	B2-U0-G5	92

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations
It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

GARDCO by Signify

Site & Area

EcoForm

ECF-L large area luminaire



Project: 220038
Location:
Cat.No:
Type: WWG
Lamps: Qty:
Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 52,500 lumens or more in a compact, low profile (12" square) housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide

example: ECF-L-96L-1A-CW-AR-AFR-90-120-DD-PCB-F1-SP1-TB-RPA-HS-BK

Prefix	Number of LEDs	Drive Current	ECForm Generation	Mounting	Fixture Type	Options	Finish
ECF-L	80L 80 LEDs (5 modules) 96L 96 LEDs (6 modules)	900 900 mA 1A 1000mA 1.2A 1200mA 1.4A* 1400mA	NW-G2 Warm White 3000K, 70CRI, Neutral White 4000K, 70CRI Generation 2 CW-G2 Cool White 5000K, 70CRI Generation 2	AR* Arm Mount (standard) PT The fixture mounting kits must be ordered separately (See accessories) SP* Slip Fitter Mount (Fits to 2¼" O.D. tenon) WS Wall Mount with surface mounted rear entry permitted RAM* Retrofit Arm Mount kit.	Type 2 2 Type 2 2-270 Rotated right 270° Type 3 3 Type 3 3-270 Rotated left 90° Rotated right 270° Type 4 4 Type 4 4-270 Rotated left 90° Rotated right 270° Type 5 5 Type 5 SW Type SW	AFR Auto Front Row Rotated left 90° AFR-90 Auto Front Row Rotated left 90° AFR-270 Auto Front Row Rotated right 270° BLC Back Light Control Rotated left 90° BLC-90 Back Light Control rotated left 90° BLC-270 Back Light Control rotated at 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	BK Textured Black WH White BZ Bronze DDB Dark Gray DDT Medium Gray Customer specified RAL Specify optional color or RAL. Ex: RAL9006 CC Custom color (Must supply color chip for required factory quote)

1. BL-IR01A-T equipped with out-boarded sensor housing when voltage is HVU (347-480V).
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with photocontrol.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. TLR05, TLR07 and TLRPC-receptacle ship 4 ft 5-wire capped off when ordered with any of the Dimming controls DS or FWBS or LLC.
11. Not available in 480V. Order photocell separately with TLR05/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HS not available with Type 5, FW, BLC, BLC-90, or BLC-270.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be ER compatible (See specifications for more details). Consult factory for lead time. All 7-pin in NEMA receptacle are connected to SR driver. SRDR not available with TLR06 or TLRPC.
18. 0-10V dimming driver standard.
19. 120V or 277V only, not available with SRDR or any DynaDimmer options (due to driver limitations).



D650-VCOB BOULEVARD SERIES

LED

EPA	7 YEAR WARRANTY	LUMEN RANGE	LIFE SPAN	UL LISTED	CLICK FOR FAQ'S
1.04 (PT)		4,115 to 8,055	100,000 HOURS		
WEIGHT 23 LBS					

JOB NAME 223038
FIXTURE TYPE A
MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: PT-D650-SP-VCOB-4L40TS-MDL03-A-PEC-FHD/42I2FP4-18B/BKT

Mounting Config.	Fixture	Filter	LED	CCT	Type	Driver	Lens	Options	Finish
PT	PAR	SP	VCOB-4L	40	MDL03	A	PEC	FHD/42I2FP4-18B	BKT

Mounting Configuration

(Click here to link to mounting configuration specification page)

- 1W
- PT
- 1A
- 1APT
- 2W
- 2A
- 2A90
- 2APT
- 3A
- 3APT
- 4A
- 4APT
- 1AM
- 2AM
- 4SQFB

W – Wall Mount; **PT** – Post Top; **A** – Arm Mount; **AM** – Arm Mid-Mount; **PB** – Pier Base

Fixture

- D650 • D650SR

Filter

- SP
- TR
- FG
- 99°
- 992°
- 995°
- 993°
- 80S
- 90S
- OL3
- OL4
- 588
- CONSP

Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

- 50
- 70
- 480
- 6236
- 7A
- BA
- 478
- 80
- 55
- 579
- TAXCE

Pole (Click here to link to pole specification page)

See Pole specification sheets.

Finish (Click here to view pure finish sheet)

Standard Finishes*

- **DDT** Black Textured
- **WHT** White Textured
- **PCT** Patina Green Textured
- **ABZT** Architectural Medium Bronze Textured
- **DBT** Dark Bronze Textured

*Smooth Finishes are available upon request

Custom Finishes*

- **OI** Old Iron
- **RT** Rust
- **WBR** Weathered Brown
- **CD** Cedar
- **WBK** Weathered Black
- **TT** Two Tone

*Custom colors require upcharge.

Sternberg Select Finishes

- **VG** Verde Green
- **SI** Swedish Iron
- **OWGT** Old World Gray Textured

Mounting Configuration

- **PEP** Twist-Lock Photocontrol (347v)
- **PEA*** Twist-Lock Photocontrol (480v)
- **PEC** Cast Opening
- **PEC** Electronic Button Photocontrol (120v-277v)
- **PECA** Electronic Button Photocontrol (480v)
- **FHD*** Double Fixture and Holder
- **CDR** Cast Decorative Ring
- **CDRCT*** Cast Decorative Ring with Custom Logo
- **PBDR*** Perforated Brass Decorative Ring
- **CPT*** 15A Duplex GFI for Utility Fitter
- **TP** Terminal Block
- **HSD*** 120° House Side Shield

* For 900 series utility fitter only.
** Consult factory for availability.
*** Drops loose for installation in boxes.
* Consult factory for specification details.
** Standard is polished, for painted ring specify PBDR-P.
* For use with "TA" distribution type only.

Options (Click here to view accessories sheet)

- **SP** 3-Pin photocell receptacle only
- **RR*** 5-Pin control receptacle only
- **R7*** 7-Pin control receptacle only
- **PE*** Twist-Lock Photocontrol (120v-277v)
- **PEP*** Twist-Lock Photocontrol (347v)
- **PEA*** Twist-Lock Photocontrol (480v)
- **DCR** Dimming
- **PEC** Electronic Button Photocontrol (120v-277v)
- **PECA** Electronic Button Photocontrol (480v)
- **FHD*** Double Fixture and Holder
- **CDR** Cast Decorative Ring
- **CDRCT*** Cast Decorative Ring with Custom Logo
- **PBDR*** Perforated Brass Decorative Ring
- **CPT*** 15A Duplex GFI for Utility Fitter
- **TP** Terminal Block
- **HSD*** 120° House Side Shield

* For 900 series utility fitter only.
** Consult factory for availability.
*** Drops loose for installation in boxes.
* Consult factory for specification details.
** Standard is polished, for painted ring specify PBDR-P.
* For use with "TA" distribution type only.

Fuse

- **FG** 1 AMP Fuse
- **FG3** 3 AMP Fuse
- **FG4** 4 AMP Fuse
- **FG2P5** 2.5 AMP Fuse

Control

- **PER** Button Photocontrol
- **PERT** Button Photocontrol with Timer
- **PERTS** Button Photocontrol with Timer and Shield
- **PERS** Button Photocontrol with Shield
- **PERW** Button Photocontrol with Wireless Timer
- **PERWS** Button Photocontrol with Wireless Timer and Shield

Fuse

- **FG** 1 AMP Fuse
- **FG3** 3 AMP Fuse
- **FG4** 4 AMP Fuse
- **FG2P5** 2.5 AMP Fuse

Optical Unit

- **GF1** Glass Front
- **GF2** Glass Front with Shield

Terminal Block

- **TB** Terminal Block

Shield

- **SH** Shield

Arm

- **Arm** (See Arms Spec Sheets)

Pole

- **Pole** (See Pole Spec Sheets)

Finish

- **BK** Black
- **WH** White
- **BZ** Bronze
- **DDB** Dark Gray
- **DDT** Medium Gray

Customer specified

- **RAL** Specify optional color or RAL. Ex: RAL9006
- **CC** Custom color (Must supply color chip for required factory quote)

Specifications

Fixture

The fixture shall be 16" in diameter and 34-1/2" tall. It will be made of vandal resistant clear textured polycarbonic or dent resistant (DR) clear textured acrylic. White textured polycarbonate is also available. The fixture is available in a solid roof (D650SR) for added discretion and reduced up-light. The solid roof will be made of spun aluminum and securely affixed to the top of the acorn. The Luminaire shall be UL listed in US and Canada.

Filter - Standard

The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 8-1/2" inside diameter opening to attach to the 8" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the fitter shall be secured to the pole top set screws for safety and to ensure proper alignment. Set screws shall level over the life of the installation. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

900 Series Utility Fitter Option

The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have a 9-1/4" inside diameter opening to attach to the 8" neck of the acorn globe. It shall have a hinged, tool-less entry door that swings down and away from the pole for access. The door shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocell receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted driver mounting plate shall be cast aluminum and provide tool-less removal from the housing using (2) captive latches. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly. When supplied with GFI receptacle a hole will be provided for cord and plug installation with the access door closed. When cord and plug is not in use a filler plug will be provided and

See next page

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GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LIGHTING SPECIFICATIONS

E101

ECF-L EcoForm large

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66 tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standard set forth by ANSI/NEMA C136.31-2018. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal circuit board fully sealed with optics offered in multiples of 5 and 6 modules or 80 and 96 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 300K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 139 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, SW, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC optic to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 6" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet figure 5 compliance. SF mounting will not meet ADA.

Control options

0–10V dimming (DD): Access to 0–10V dimming leads supplied through back of luminaire (for secondary dimming control by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- CS50/CS30: Security for 7 hours night duration (Ex., 11 PM – 6 AM).
- CM50/CM30: Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 8 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

ECF-L EcoForm large

Area luminaire

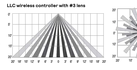
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with time and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMR): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMR is set toperates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Driver: Driver efficiency (>90% standard). 120–480V available (restrictions apply). Open/short circuit protection. All drivers are 0–10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208–277V with a load rating of 1000 VA. The photocell will turn on with 1–4fc of ambient light.

Surge protection (SPI/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE NSSLC Model Specification for LED Roadway Luminaires Appendix G Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL, wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

Signify

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ECF-L EcoForm large

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type SW Lumen Output	Type SW BUG Rating	Type SW Efficacy (LPW)
ECF-L-80L-WW-G2-x	80	900	5000	225	29,160	B4-U0-G3	130	27,864	B4-U0-G4	124	28,368	B3-U0-G5	126	28,944	B3-U0-G5	129	28,944	B3-U0-G4	129
ECF-L-96-1A-WW-G2-x	96	1000	5000	265	31,937	B4-U0-G4	120	31,666	B3-U0-G4	119	31,976	B3-U0-G5	121	32,884	B3-U0-G4	124	32,934	B3-U0-G5	123
ECF-L-96-1.2A-WW-G2-x	96	1200	5000	289	35,277	B4-U0-G4	122	34,930	B3-U0-G5	120	35,289	B3-U0-G5	122	36,272	B4-U0-G4	125	36,886	B3-U0-G4	124
ECF-L-96L-600-WW-G2-x	96	900	5000	238	30,515	B4-U0-G4

PROJECT

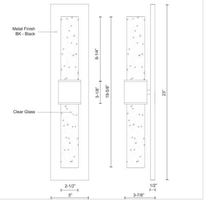
COPENHAGEN
EW48218
WALL

DESCRIPTION
The Copenhagen balances a clean, simple geometry with highly detailed glass for a sophisticated outdoor product line. The stark yet refined finish of the black structure contrasts with the translucent glass to augment its effect. Available in both wall-mounted and chandelier configurations, the complete offering is both elegant and versatile.

SPECIFICATION DETAILS

Fixture Dimensions	W2-1/2" x H19-5/8" x E3-7/8"
Light Source	AC LED Module
Wattage	16W
Total Lumens	1200lm
Delivered Lumens	BK-661lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available; Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Molded Glass
ADA Compliant	Yes
Location	Wet
Illumination Direction	Up and Down
Mounting Style	All Orientation; Wall;
Canopy Dimensions	W5" x H2" x E1/2"
Paint Finish	BK02
Finish Option(s)	Black

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

Intertek

JULY 2024 -
ARB MEETING

architecture
engineering
interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

LIGHTING SPECIFICATIONS

E102

Mr. Wilson asked if the additional photographs should be returned to the full board for review. Board Member Mead asked staff for clarification and staff answered no.

Board Member Yee seconded the motion and it carried 4-0.

6. 24-652 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR MODIFICATIONS TO HOTEL DEVELOPMENT

Buck Lindsay is seeking final approval for design changes to the hotel development at 600 S. Palafox Street. This project received final approval at the April 2024 meeting with the requirement of an abbreviated review to address the glass and metal elements at the corner of Palafox and Cedar Streets. The abbreviated review was not submitted. The dual hotel brand has been adjusted to Tempo by Hilton only, resulting in minor exterior changes and the elimination of the second floor, corner dining terrace.

Alex Grace presented to the board. Chair Salter noted that signage is typically handled through a separate abbreviated review. Board Member Mead complimented the proposal.

Chair Salter made a motion to approve the application as submitted. Board Member Mead seconded the motion with clarification that the signage element at the top is architectural enough to be included in the approval, but the signage for the street level frontages must come back for abbreviated review. Chair Salter accepted the amendment and it carried 4-0.

7. 24-679 416 W. WRIGHT STREET
BELMONT-DEVILLIERS / ZONE C-2 / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION REVIEW

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its association with the lives of persons potentially significant in our local past. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

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

Architectural Review Board Application
Full Board Review

Application Date: 6/4/2025

Project Address: **600 Palafox Street**

Applicant: Winford Lindsay

Applicant's Address: 344 West Pike Street, Lawrenceville GA 30046

Email: *blindsay@lpbatlanta.com* Phone: 770-407-5800

Property Owner: Cell: 404-520-0058
(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 seven (7) 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.
For final review for modification to approved plans:

6 Story Hilton Brand Hotel with 184 Guestrooms, Lobby, Dining, Meeting, Fitness, Pool and Surface Parking.

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.

Winford Lindsay
Applicant Signature

6/4/2025
Date

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

TEMPO by HILTON

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

OWNER:

PENSACOLA PALAFOX LODGING, LLC
6716 HERITAGE BUSINESS COURT
CHATTANOOGA, TENNESSEE
37421

DEVELOPER:

GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD, #200
CHATTANOOGA, TENNESSEE
37411

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL ENGINEERING,
MECHANICAL, ELECTRICAL, PLUMBING
AND FIRE PROTECTION ENGINEERING:

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

777-963-8989

CIVIL ENGINEER:

REBOL BATTLE & ASSOCIATES
2301 N. 9TH AVE, SUITE 300
PENSACOLA, FLORIDA 32503

850-438-0400

LANDSCAPE ARCHITECT:

DANIEL ROGERS LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325
MAITLAND, FLORIDA 32751

407-353-0112

TEMPO by Hilton™



PROJECT DATA

PROPOSED USE:	184 ROOM HOTEL, 6 STORY	
ZONING:	C-2A	
SITE:	1.33 ACRES	
PARCEL NO.:	00-05-090-001-012	
BUILDING HEIGHT:	ALLOWABLE	100'
	PROPOSED	78'-8 1/2"
SETBACKS:	ZERO REQUIRED, 2.5' PROVIDED	
PARKING:	REQUIRED	108 SPACES
	PROVIDED ON SITE	61 SPACES
	OFF SITE	8 SPACES
	ON STREET	57 SPACES
	TOTAL	126 SPACES
FLOOD ZONE	A E, SPECIAL FLOOD HAZARD AREA	

DRAWING INDEX

G001	COVER SHEET	(REV.)
C1.0	SURVEY PLAN	
C1.1	EXISTING, DEMOLITION & EROSION PLAN	
C1.2	EROSION CONTROL DETAILS	
C2.0	SITE LAYOUT & DIMENSIONS PLAN	(REV.)
C2.1	SITE DETAILS	
L-1.00	ILLUSTRATIVE HARDSCAPE PLAN & IMAGES	(REV.)
L-3.00	ILLUSTRATIVE LANDSCAPE PLAN	(REV.)
L-3.00A	PLANT IMAGES	
AS100	ARCHITECTURAL SITE PLAN	(REV.)
AS101	FIRST FLOOR PLAN	(REV.)
AS102	SECOND FLOOR PLAN	(REV.)
AS103	THIRD - SIXTH FLOOR PLANS	(REV.)
A201	NORTH EXTERIOR ELEVATION	(REV.)
A202	SOUTH EXTERIOR ELEVATION	(REV.)
A203	WEST EXTERIOR ELEVATION	(REV.)
A204	EAST EXTERIOR ELEVATION	(REV.)
A205	PERSPECTIVE VIEWS	(REV.)
A206	EXTERIOR RENDERING 1	(REV.)
A206.1	EXTERIOR RENDERING 2	(REV.)
A207	GOOGLE AERIAL VIEW 1	(REV.)
A208	GOOGLE AERIAL VIEW 2	(REV.)
A209	GOOGLE AERIAL VIEW 3	(REV.)
A210	EXTERIOR ELEVATION FINISHES	(REV.)
A211	EXTERIOR ARCHITECTURAL FEATURES	
A212.1	EXTERIOR MATERIAL SPECIFICATIONS SHEET	
A212.2	MORGAN WINDOWS SPECIFICATIONS	
A310	WALL SECTION	(REV.)
E100	SITE LIGHTING PLAN	(REV.)
E101	LIGHTING SPECIFICATIONS	
E102	LIGHTING SPECIFICATIONS	

architecture
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LPB

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09-25-24	ELEVATIONS COMPARISON
06-05-25	ARB MOD3

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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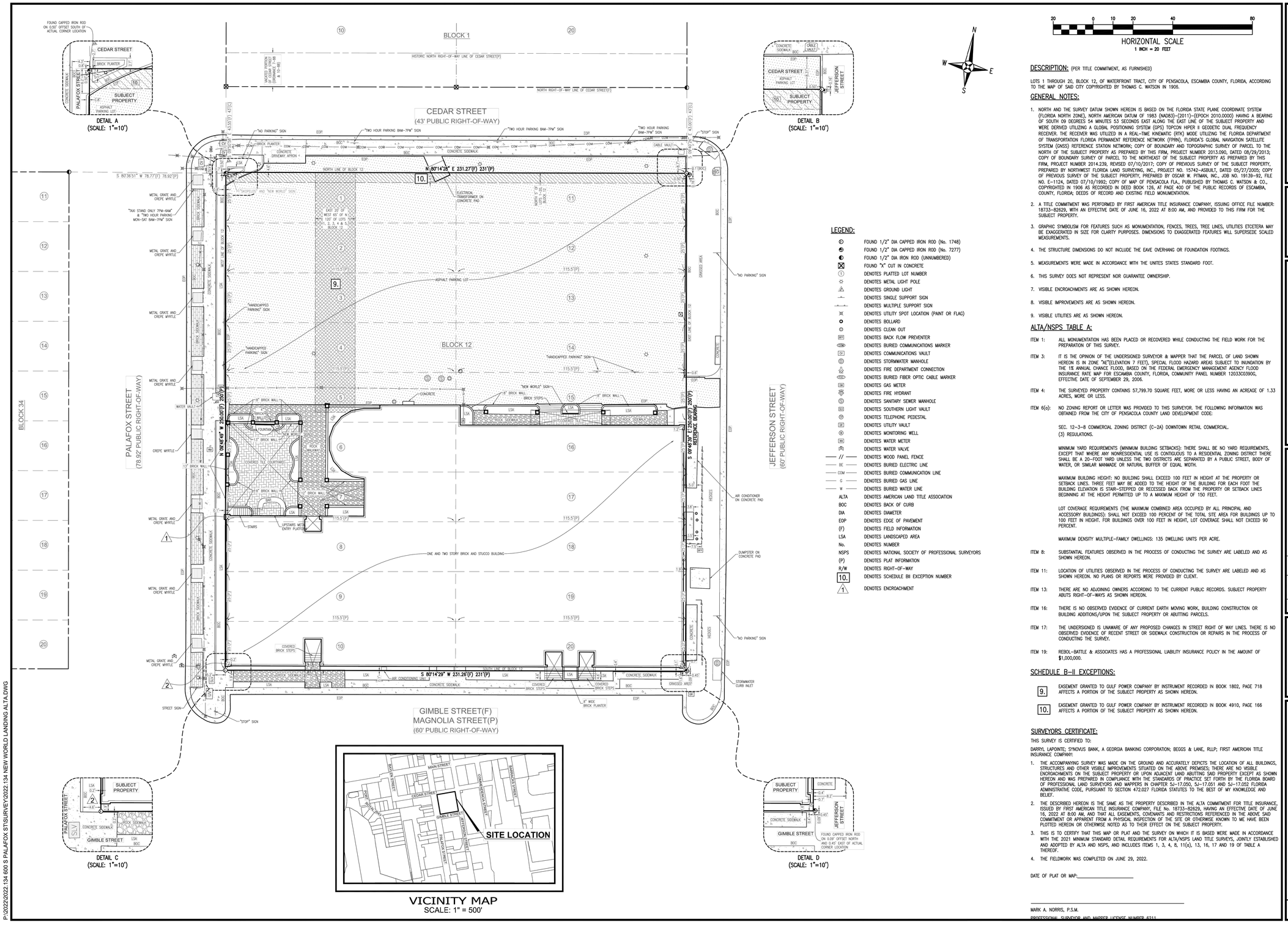
COVER SHEET

G001



HORIZONTAL SCALE
1 INCH = 20 FEET

LEGEND:

- FOUND 1/2" DIA CAPPED IRON ROD (No. 1748)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 7277)
- FOUND 1/2" DIA IRON ROD (UNNUMBERED)
- FOUND "X" CUT IN CONCRETE
- DENOTES PLATTED LOT NUMBER
- DENOTES METAL LIGHT POLE
- DENOTES GROUND LIGHT
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
- DENOTES BOLLARD
- DENOTES CLEAN OUT
- DENOTES BACK FLOW PREVENTER
- DENOTES BURIED COMMUNICATIONS MARKER
- DENOTES COMMUNICATIONS VAULT
- DENOTES STORMWATER MANHOLE
- DENOTES FIRE DEPARTMENT CONNECTION
- DENOTES BURIED FIBER OPTIC CABLE MARKER
- DENOTES GAS METER
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SOUTHERN LIGHT VAULT
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY VAULT
- DENOTES MONITORING WELL
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES WOOD PANEL FENCE
- DENOTES BURIED ELECTRIC LINE
- DENOTES BURIED COMMUNICATION LINE
- DENOTES BURIED GAS LINE
- DENOTES BURIED WATER LINE
- ALTA — DENOTES AMERICAN LAND TITLE ASSOCIATION
- BOC — DENOTES BACK OF CURB
- DIA — DENOTES DIAMETER
- EOP — DENOTES EDGE OF PAVEMENT
- (F) — DENOTES FIELD INFORMATION
- LSA — DENOTES LANDSCAPED AREA
- No. — DENOTES NUMBER
- NSPS — DENOTES NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- (P) — DENOTES PLAT INFORMATION
- R/W — DENOTES RIGHT-OF-WAY
- 10. — DENOTES SCHEDULE BII EXCEPTION NUMBER
- 1 — DENOTES ENCROACHMENT

DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)

LOTS 1 THROUGH 20, BLOCK 12, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 09 DEGREES 54 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2013.090, DATED 08/29/2013; COPY OF BOUNDARY SURVEY OF PARCEL TO THE NORTHEAST OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2014.239, REVISED 07/10/2017; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 15742-ASBUILT, DATED 05/27/2005; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY OSCAR W. PITMAN, INC., JOB NO. 19139-92, FILE NO. E-1124, DATED 07/10/1992; COPY OF MAP OF PENSACOLA FLA., PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA, COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 18733-82629, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITES STATES STANDARD FOOT.
7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:

ITEM 1: ALL MONUMENTATION HAS BEEN PLACED OR RECOVERED WHILE CONDUCTING THE FIELD WORK FOR THE PREPARATION OF THIS SURVEY.

ITEM 3: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "AE"(ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

ITEM 4: THE SURVEYED PROPERTY CONTAINS 57,799.70 SQUARE FEET, MORE OR LESS HAVING AN ACREAGE OF 1.33 ACRES, MORE OR LESS.

ITEM 6(a): NO ZONING REPORT OR LETTER WAS PROVIDED TO THIS SURVEYOR. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE CITY OF PENSACOLA COUNTY LAND DEVELOPMENT CODE:

SEC. 12-3-8 COMMERCIAL ZONING DISTRICT (C-2A) DOWNTOWN RETAIL COMMERCIAL.
(3) REGULATIONS.

MINIMUM YARD REQUIREMENTS (MINIMUM BUILDING SETBACKS): THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT THAT WHERE ANY NONRESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A 20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR SIMILAR MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.

MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 100 FEET IN HEIGHT AT THE PROPERTY OR SETBACK LINES. THREE FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING FOR EACH FOOT THE BUILDING ELEVATION IS STAIR-STEPPED OR RECESSED BACK FROM THE PROPERTY OR SETBACK LINES BEGINNING AT THE HEIGHT PERMITTED UP TO A MAXIMUM HEIGHT OF 150 FEET.

LOT COVERAGE REQUIREMENTS (THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS): SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR BUILDINGS OVER 100 FEET IN HEIGHT, LOT COVERAGE SHALL NOT EXCEED 90 PERCENT.

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 135 DWELLING UNITS PER ACRE.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON.

ITEM 11: LOCATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.

ITEM 13: THERE ARE NO ADJOINING OWNERS ACCORDING TO THE CURRENT PUBLIC RECORDS. SUBJECT PROPERTY ABUTS RIGHT-OF-WAYS AS SHOWN HEREON.

ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS/UPON THE SUBJECT PROPERTY OR ABUTTING PARCELS.

ITEM 17: THE UNDERSIGNED IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 19: REBOL-BATTLE & ASSOCIATES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF $1,000,000.

SCHEDULE B-II EXCEPTIONS:

9. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 718 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

10. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4910, PAGE 166 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:

DARRYL LAPOINTE; SYNOVUS BANK, A GEORGIA BANKING CORPORATION; BEGGS & LANE, RLLP; FIRST AMERICAN TITLE INSURANCE COMPANY:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 18733-82629, HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2022.

DATE OF PLAT OR MAP:_____

_____
MARK A. NORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6311

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB 7918

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSE SURVEYOR AND MAPPER

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
A PORTION OF SECTION: 46 TOWNSHIP: 2 SOUTH RANGE: 30 WEST COUNTY: ESCAMBIA STATE: FLORIDA

NO.	DATE	APPR.	REVISION/ACTION TAKEN

PROJECT NO: 2022.134
DRAWN BY: ANC
CHK'D BY: MAN
SCALE: 1" = 20'
F.B.: 22-06
PG.: 22-27
DATE: 06/29/2022

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR: DARRYL LAPOINTE
REQUESTED BY: SUSAN J. SALAMONE, BEGGS & LANE, RLLP

1 of 1

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P:\2022\2022.134 600 S PALAFOX ST\SURVEY\2022.134 NEW WORLD LANDING ALTA.DWG

architecture
engineering
interiors
L P B

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
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09-25-24	ELEVATIONS COMPARISON
06-05-25	ARB MOD3

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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SURVEY PLAN

C1.0

N

W E

S

HORIZONTAL SCALE

20 0 10 20 40 80

(IN FEET)

1 INCH = 20 FT. (22"x34")

1 INCH = 40 FT. (11"x17")

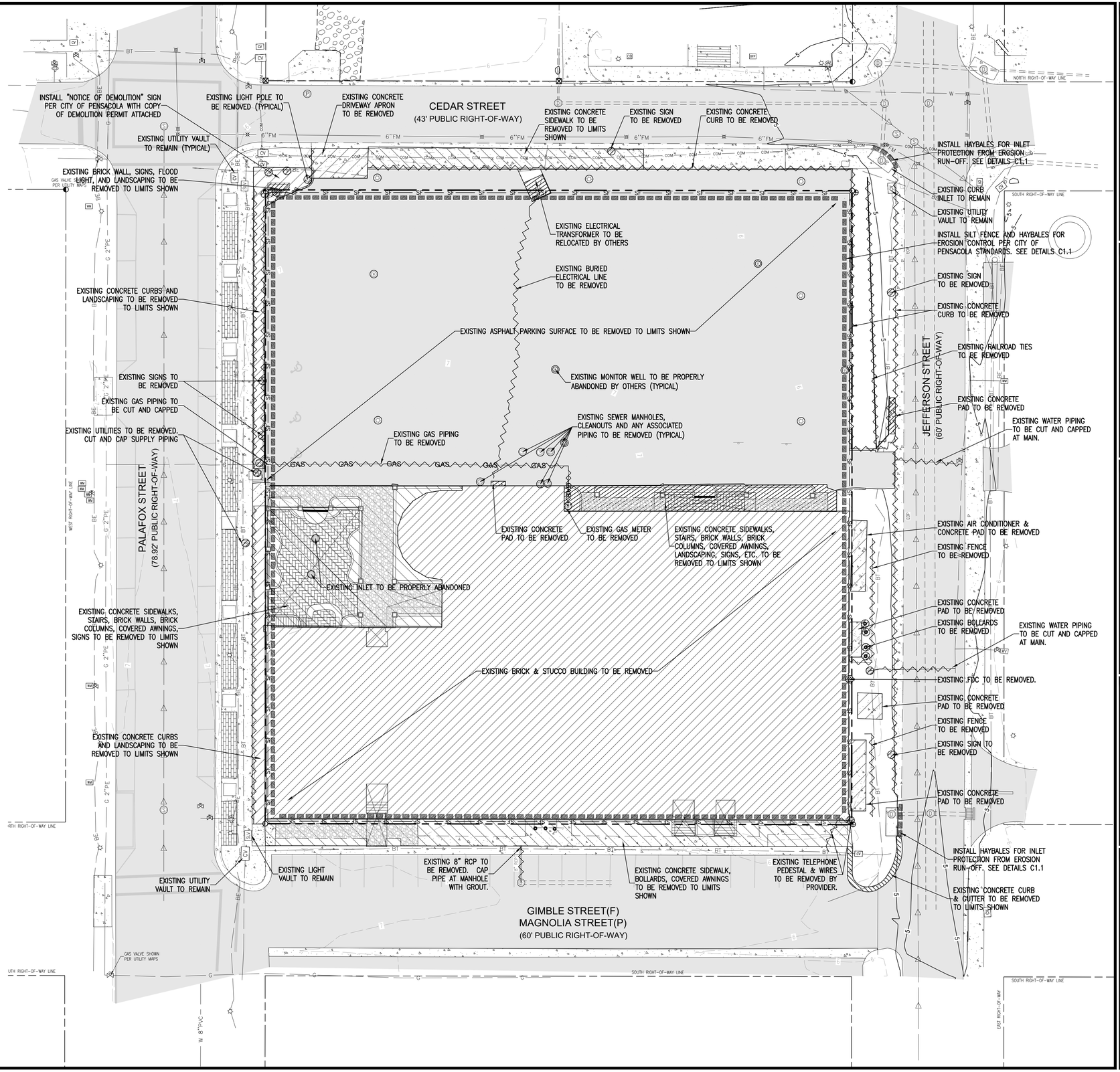
LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL/CONCRETE
- EXISTING PAVERS
- DEMOLITION
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- 8" CAST IRON WATER LINE
- 8" PVC WATER LINE
- 2" POLYETHYLENE GAS LINE
- 12" CAST IRON WATER LINE
- SEWER LINE (GRAVITY)
- 6"FM FORCE MAIN (SIZE VARIES)
- OHU OVERHEAD UTILITIES
- BT BURIED TELEPHONE LINE
- GAS BURIED GAS LINE
- G BURIED GAS LINE
- BE BURIED ELECTRIC LINE
- FOC BURIED FIBER OPTIC CABLE
- BTV BURIED TV LINE
- COM BURIED COMMUNICATION LINE
- 100 EXISTING CONTOUR LINE
- HAYBALE BARRIER
- SF SILT FENCE
- DEMOLITION

TELEPHONE BOX	BENCHMARK
GAS VALVE	FIRE HYDRANT
GAS METER	WATER METER
MONITOR WELL	WATER VALVE
BURIED FIBER OPTIC CABLE MARKER	BACK-FLOW PREVENTER
BURIED COMMUNICATIONS MARKER	CLEANOUT
CABLE TV BOX	SEWER MANHOLE
FIRE DEPARTMENT CONTROL	STORMWATER MANHOLE
MAILBOX	TELEVISION MANHOLE
POST	UTILITY POLE
STREET SIGN	LIGHT POLE
SIGN	

EROSION CONTROL NOTES

1. ALL STOCKPILES ARE TO BE PROTECTED FROM DUST AND EROSION.
2. ALL CONTROL MEASURES SHALL COMPLY WITH THE MANAGEMENT PRACTICES CONTAINED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "EROSION & SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" LATEST EDITION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE ALL SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY REGULATORY AGENCIES.
4. NO CLEARING, GRADING, EXCAVATING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL TERRAIN SHALL OCCUR UNTIL EROSION AND SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE OPERATIONS NEEDED TO IMPLEMENT THESE MEASURES.



RBA

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Civil Engineers and Surveyors

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Pensacola, Florida 32502

Telephone: 850.438.3661 Fax: 850.438.0448

EB 00008657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN

TEMPO by HILTON

600 SOUTH PALAFOX STREET

PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

SEAL

50% SUBMITTAL NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E.
No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.

C1.1

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GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.

3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

4. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, SECTIONS 104, 570, 981, 982, 983, 985, & 987.

*5. A BITUMINOUS CONCRETE BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE BITUMINOUS CONCRETE BASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.

*6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A THICKNESS OF TWO (2) TO FOUR (4) INCHES MIXED WITH THE TOP TWO (2) INCHES OF SOIL, ACCORDING TO STATE STANDARDS.

*7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).

*8. A CRUSHED LIMEROCK, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES ONTO PUBLIC ROADS. BLANKET SHALL BE 15FT. X 50FT. X 6IN. (MINIMUM), CRUSHED LIMEROCK 2 1/2 INCHES IN DIAMETER. SAID BLANKET SHALL BE UNDERLAIN WITH A FDOT CLASS 3 SYNTHETIC FILTER FABRIC AND MAINTAINED IN GOOD ORDER.

9. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT
SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

*10. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

11. UNFILTERED DEWATERING IS NOT PERMITTED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER.

12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.

13. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

15. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE NUMBER 2 (ABOVE).

16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

17. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.

18. ALL CATCH BASIN INLETS SHALL BE PROTECTED WITH HAY BALES AS SHOWN ON DETAIL.

19. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING AND DOWNSTREAM SILTATION PROTECTION OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL. THE ENGINEER SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.

20. ANY AREAS USED FOR THE CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILED MATERIALS (E.G. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.), SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.

* WHERE APPLICABLE

TEMPORARY SEEDING DETAILS:

SEED BED PREPARATION:

SOIL TO BE THOROUGHLY PULVERIZED BY DISK-HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16-16-16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS./ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5, LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE

CONSISTING OF ANNUAL RYE (LOLIUM MULTIFLORUM) AT A RATE OF 174 LBS/ACRE.

PERMANENT SEEDING DETAILS:

SEED BED PREPARATION:

SOIL TO BE THOROUGHLY PULVERIZED BY DISK-HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16-16-16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS./ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5, LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE CONSISTING OF	RATE	PURITY	GERMINATION
ARGENTINE BAHIA	260 LBS/AC.	95%	80%
PENSACOLA BAHIA	260 LBS/AC.	95%	40%(MIN.)-80%(TOTAL)

SODDING:

SOD SHALL BE WELL ROOT MATTED CENTIPEDE OR BAHIA GRASS COMMERCIALLY CUT TO A MINIMUM DIMENSION OF 12" x 24" A MAXIMUM OF 72 HOURS PRIOR TO PLACEMENT. SOD SHALL BE LIVE, FRESH AND UNINJURED, REASONABLY FREE OF WEEDS AND OTHER GRASSES, WITH A HEAVY SOIL MAT ADHERING TO THE ROOT SYSTEM. SOD SHALL BE GROWN, CUT, AND SUPPLIED BY A STATE CERTIFIED GROWER.

TRAFFIC CONTROL STANDARDS:

1. CONSTRUCTION TRAFFIC SHALL BE RESTRICTED TO ONSITE ACCESS BY MEANS SO DESIGNATED BY THE ENGINEER, POLICE/SHERIFF DEPARTMENT, ESCAMBIA COUNTY HIGHWAY DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. TRAFFIC DURING WET WEATHER SHALL BE MINIMIZED AND APPROPRIATE ROADWAY AND SITE CLEAN-UP SHALL BE PROVIDED BY THE CONTRACTOR AS SOON AS WEATHER CONDITIONS PERMIT.

TREE PROTECTION:

1. DAMAGED TRUNKS OR EXPOSED ROOTS WILL BE PAINTED IMMEDIATELY WITH A GOOD GRADE OF "TREE PAINT".

2. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO TRUNK OR MAIN BRANCH AND THAT AREA PAINTED IMMEDIATELY WITH A GOOD GRADE OF TREE PAINT.

DUST CONTROL:

1. ALL AREAS OF CLEARING AND EMBANKMENT AS WELL AS CONSTRUCTION HAUL ROADS SHALL BE TREATED AND MAINTAINED IN SUCH A MANNER AS TO MINIMIZE ANY DUST GENERATION.

2. DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND/OR MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF PERMANENT VEGETATION COVER.

3. IN EVENT OF EMERGENCY CONDITIONS, TILLAGE WILL BE SATISFACTORY FREE BEFORE SOIL BLOWING STARTS.

4. CALCIUM CHLORIDE MAY BE APPLIED TO UNPAVED ROADWAY AREAS, ONLY, SUBJECT TO THE ENGINEER'S APPROVAL AND CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS, SECTION 104, LATEST EDITION.

PROPOSED SEQUENCE OF CONSTRUCTION:

1. THE INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES THAT CAN BE PLACED PRIOR TO ANY MAJOR SOIL DISTURBANCES.

2. CLEAR AND REMOVE ALL EXISTING VEGETATION IN THOSE AREAS WHERE NECESSARY. ALL REMAINING VEGETATION IS TO BE PROPERLY PROTECTED AND IS TO REMAIN IN ITS NATURAL STATE. TOPSOIL IN AREAS TO BE DISTURBED IS TO BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES AND STOCKPILED SEPARATELY FROM FROM OTHER EXCAVATED SOIL(S)

3. THE IMMEDIATE INSTALLATION OF ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES.

4. PERFORM ALL DEMOLITION WORK.

5. CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEMS.

6. CONSTRUCT ROADS (SUBGRADE, CURB & GUTTER, BASE, PAVEMENT, SIDEWALKS AND LANDSCAPING).

7. COMPLETE STORMWATER PONDS.

8. UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITIES, PROVIDE RESTORATION, FINE GRADE REMAINDER OF SITE, RESPREAD STOCKPILED TOPSOIL AND STABILIZE WITH PERMANENT VEGETATIVE COVER AND LANDSCAPING.

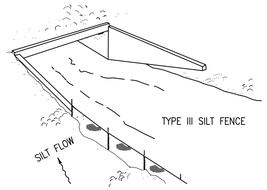
9. THE REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

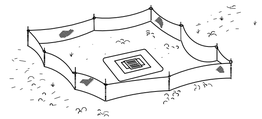
DESCRIPTION:
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

INSTALLATION:
WETLAND FILTER BAGS MAY REPLACE HAY BALE CORRALS DURING TRENCH DEWATERING, AT THE DISCRETION OF THE ENGINEER INSPECTOR. TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

SPECIFICATION:
FILTER BAGS ARE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE ENCIRCLED WITH A HAY BALE OR SILT FENCE CORRAL. HOSE CLAMPS WILL BE USED TO SECURE THE DISCHARGE HOSE, WIRE OR STRING WILL NOT BE USED.





TYPE III SILT FENCE

PROTECTION
AROUND DITCH BOTTOM INLETS.

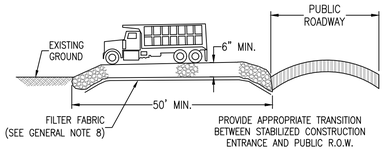
SILT FENCE APPLICATIONS

N.T.S.

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



TYPE III SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE DETAIL

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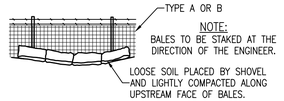


STRAW BALES BACKED BY FENCE

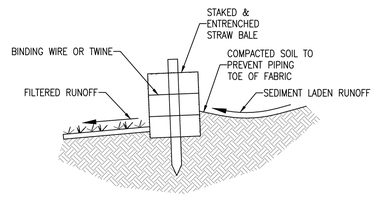
N.T.S.



NOTE:
ALL PROTECTED TREES AS SHOWN ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AT THE DRIP LINE OF EACH PROTECTED TREE BEFORE WORKING IN THE VICINITY OF THE TREE.

TREE BARRICADE DETAIL

N.T.S.



STRAW BALE DETAIL

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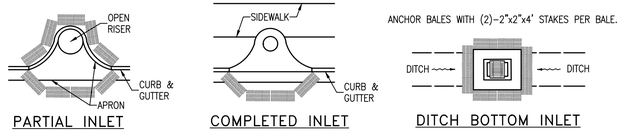
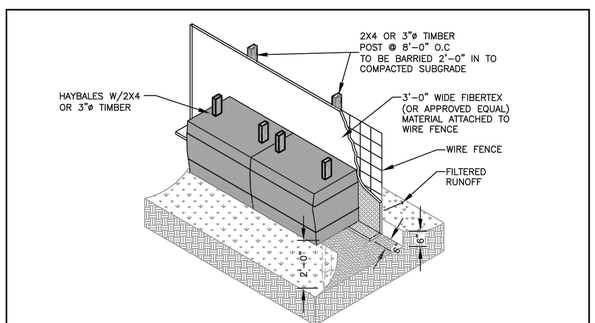


PARTIAL INLET | COMPLETED INLET | DITCH BOTTOM INLET

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

N.T.S.



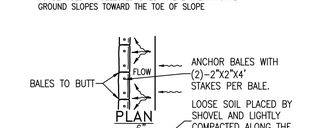
NOTE: AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION.

NOTE: NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.

CITY OF PENSACOLA, FLORIDA
DEPARTMENT OF PUBLIC WORKS AND FACILITIES
ENGINEERING AND CONSTRUCTION SERVICES DIVISION

CITY STANDARD SILT FENCE/EROSION CONTROL DETAIL

Scale: N.T.S. | DRAWN BY: CBJ | DATE: 5/05/2015



PLAN



ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE



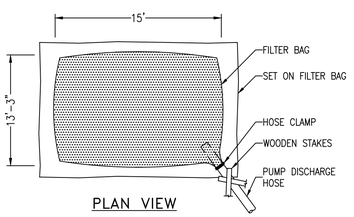
PLAN

ELEVATION

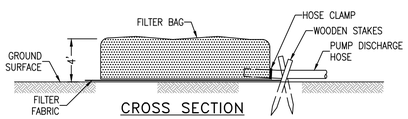
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES

N.T.S.



PLAN VIEW



CROSS SECTION

FILTER BAG DETAIL FOR TRENCH DEWATERING OPERATIONS

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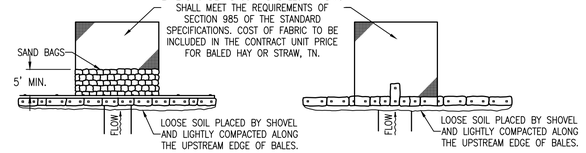
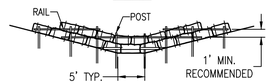


PLAN



ANCHOR LOWER BALES WITH 2 - 2"X2"X4' STAKES PER BALE. ANCHOR TOP BALES TO LOWER BALES WITH 2 - 2"X2"X4' STAKES PER BALE.

ELEVATION



ANCHOR BALES WITH 2 - 2"X2"X4' STAKES PER BALE

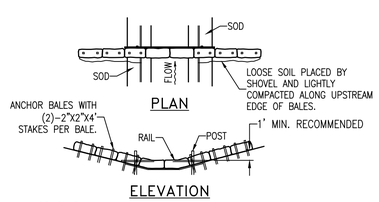
ELEVATION

APPLICATION AND SPACING: THE USE OF TYPES I & II BALE BARRIERS SHOULD BE LIMITED TO THE CONDITIONS OUTLINED IN CHART I, SHEET 1 OF 3, INDEX NO. 102

TYPE II | TYPE I

BARRIER FOR UNPAVED DITCH

N.T.S.



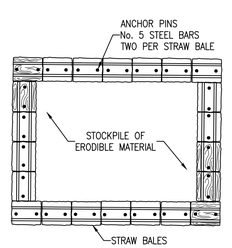
PLAN

ELEVATION

SPACING:
BALE BARRIERS FOR PAVED DITCHES SHOULD BE SPACED IN ACCORDANCE WITH CHART I, SHEET 1 OF 3, INDEX NO. 102

BARRIER FOR PAVED DITCH

N.T.S.



MATERIAL STOCKPILE DETAIL

N.T.S.

REBOL-BATTLE & ASSOCIATES
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2301 N. Ninth Avenue, Suite 300
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EROSION CONTROL DETAILS

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600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

SEAL

50% SUBMITTAL NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E. No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.
C1.2

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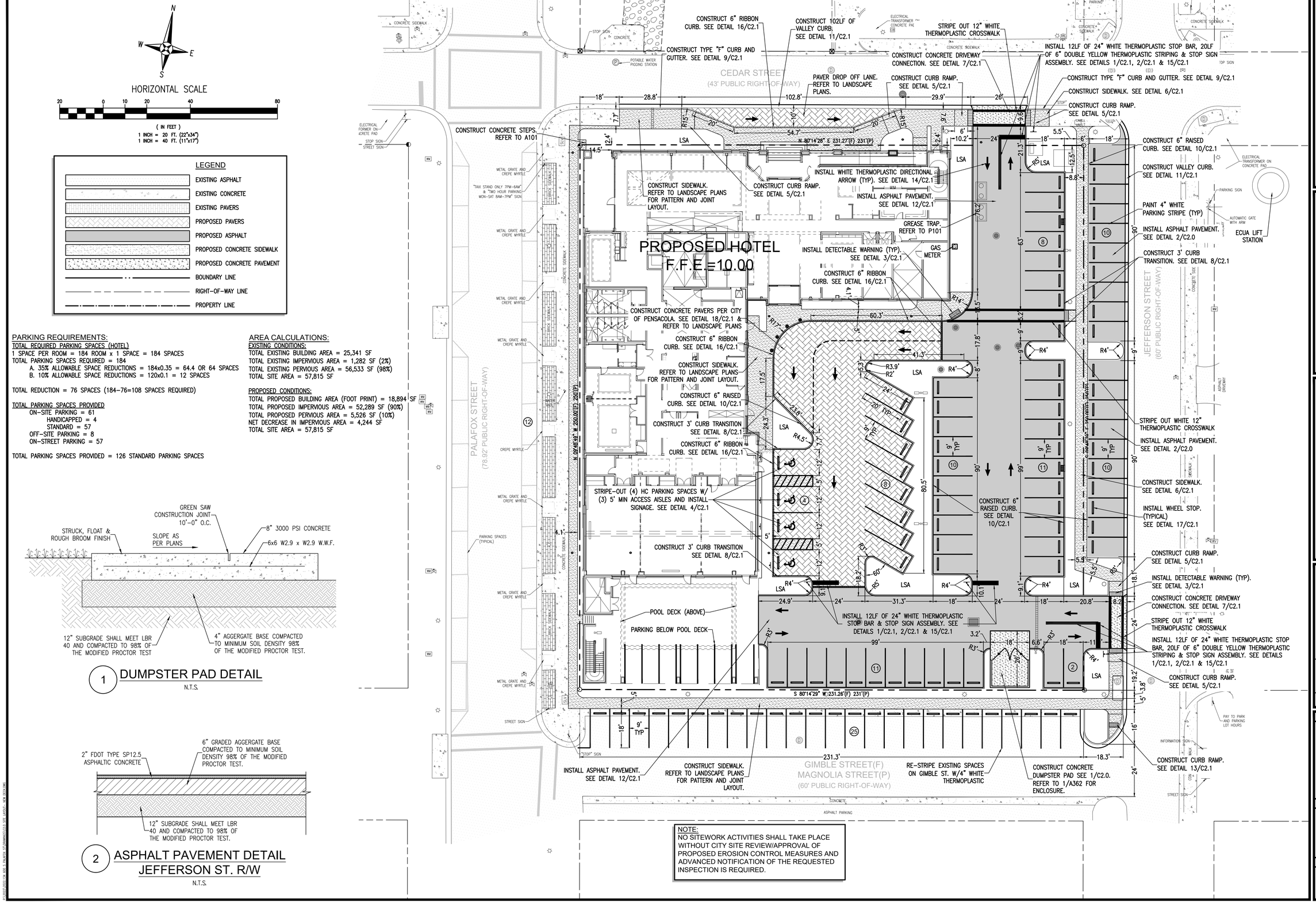
P:\2022\2022.134_600 S PALAFOX ST\DRAWINGS\C1.0 EROSION CONTROL DETAILS.DWG



REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone (850) 435-1105 FAX (850) 438-0448
EB 00003657 LB7916

SITE LAYOUT & DIMENSION PLAN

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

No.	DATE	REVISION
1	10/02/24	CITY COMMENTS

SEAL

PERMIT SET

PAUL A. BATTLE, P.E.
No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 06/02/2025

DRAWING No.
C2.0

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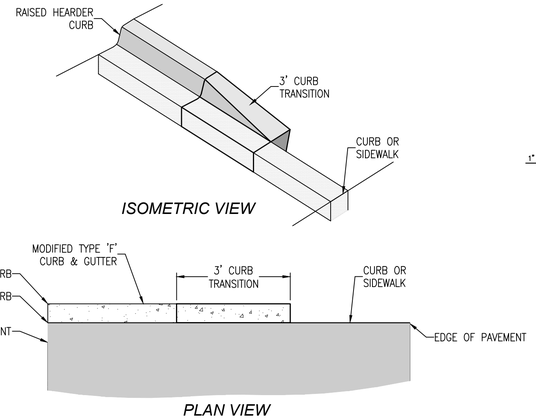
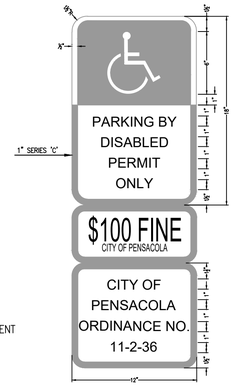
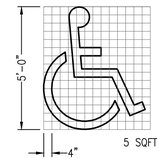


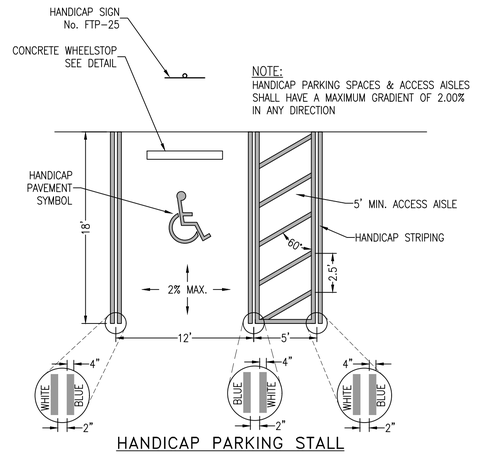
CURB TRANSITION
RAISED HEADER CURB
N.T.S.





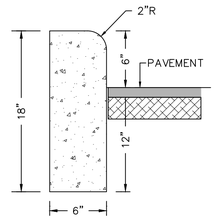
HANDICAP
PAVEMENT SYMBOL

SIGN USED AS PER FLORIDA STATUTES
FTP 25 Per FS 316.1955, FS 316.1956



HANDICAP PARKING STALL

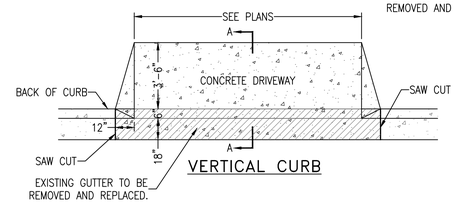
HANDICAP PARKING STALL DETAILS
N.T.S.



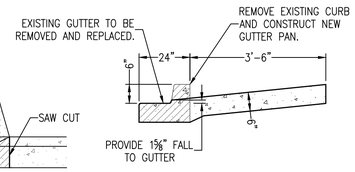
NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 60' ON CENTER. TYPICAL FOR ALL CURB.

6" RAISED CURB
N.T.S.

NOTES:
1. DRIVEWAY AND CURB SHALL BE 3000 PSI CONCRETE, 28 DAY PCC, FIBER MESH REINFORCED.
2. EXPANSION JOINTS AS REQUIRED.
3. EDGES WITH ½" RADIUS AND BROOM FINISH.



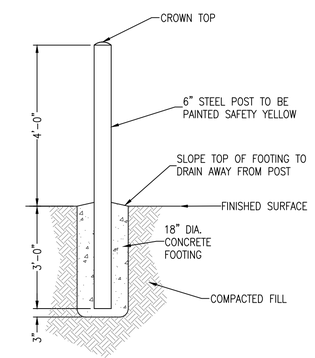
VERTICAL CURB



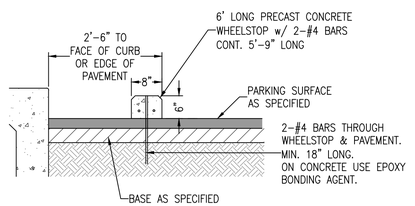
SECTION A–A

CITY OF PENSACOLA
STANDARD DRIVEWAY CONSTRUCTION DETAIL
N.T.S.

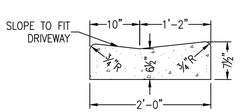
NOTE:
ALL CONCRETE SIDEWALKS, RAMPS, DRIVEWAYS AND CURBING SHALL BE MINIMUM 3000 PSI, 28 DAY PCC, FIBER MESH REINFORCED CONCRETE UNLESS NOTED OTHERWISE.



BOLLARD DETAIL
N.T.S.

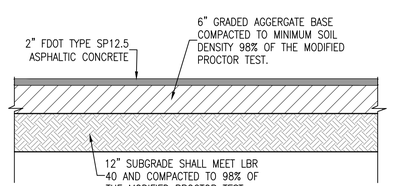


WHEEL STOP DETAIL
N.T.S.



NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

VALLEY CURB
N.T.S.



ASPHALT PAVEMENT DETAIL
N.T.S.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
230 N. Ninth Avenue, Suite 300
Pensacola, Florida 32502
Telephone: 850.438.3661 Fax: 850.438.0448
EB 00008657 LB7916

SITE DETAILS

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

SEAL

50% SUBMITTAL NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E.
No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.
C2.1

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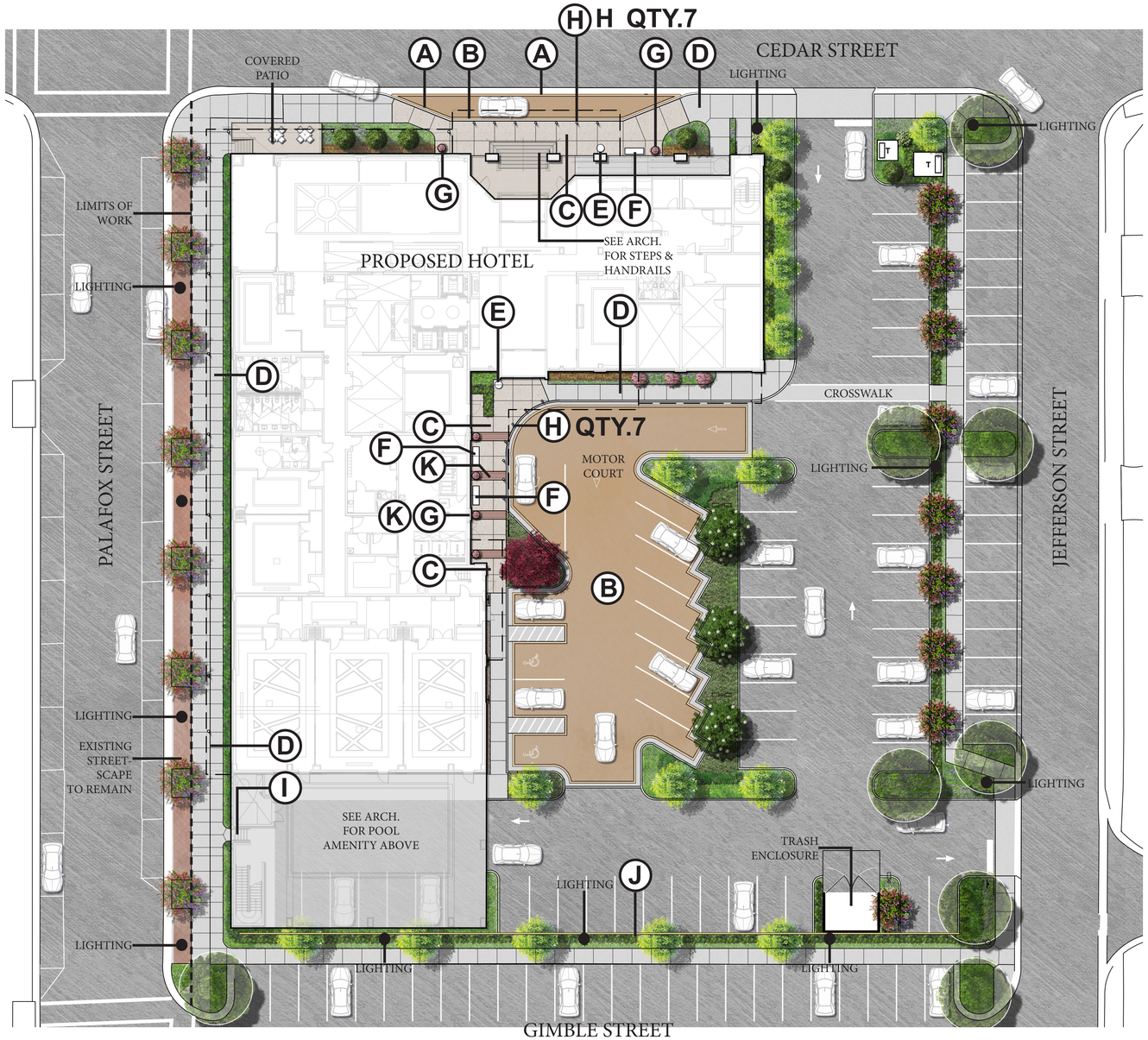




A VEHICULAR PAVING FIELD



B VEHICULAR CONCRETE BAND @ CURB FACE



C CONCRETE WALK - BROOM FINISH WITH 3" WINDOW PANE BORDER



D CONCRETE BROOM FINISH



E TRASH RECEPTACLE



F BENCH



G CAST IRON URN



H BOLLARD



I CIP STEPS W/ HANDRAIL

SHEET KEY & NOTES:

- A Vehicular Paving Field
- B Vehicular Concrete Band
- C Concrete Walk - W.P.
- D Concrete Walk - B.F.
- E Trash Receptacle
- F Bench
- G Cast Iron Urn
- H Bollard
- I CIP Steps w/ Handrail
- J Retaining Wall
- K Brick Accent Band

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
2	ARB MOD 1	04-09-2024
3	ARB MOD 2	06-03-2025

REVISIONS

REV.	DATE	REVISION

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0512

ARB Review

PROJECT NAME

TEMPO HOME2SUITES

SHEET NAME

ILLUSTRATIVE HARDSCAPE PLAN & IMAGES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

JUNE 03, 2025

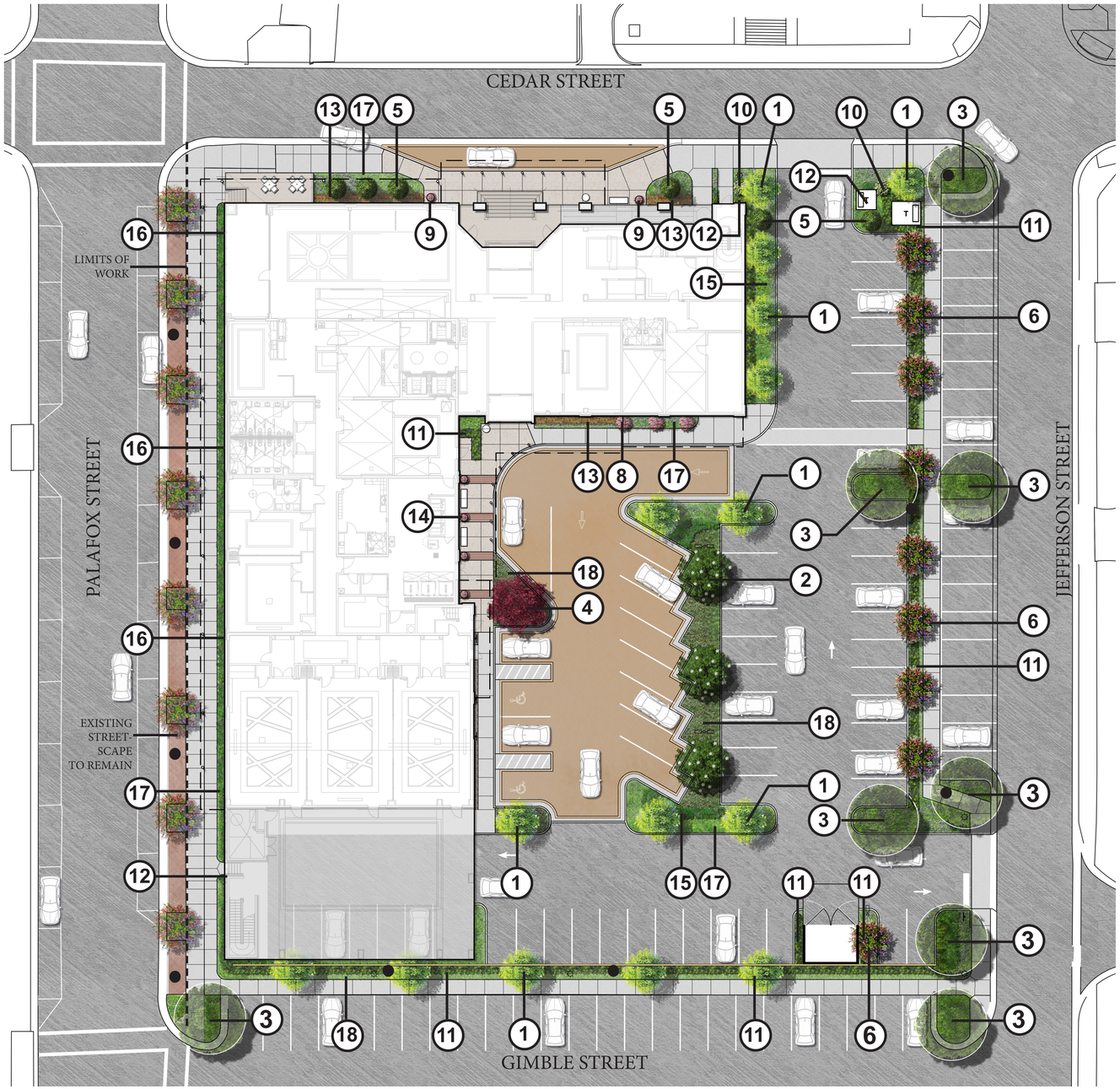
SCALE: AS SHOWN

DATE: 06.03.2025 DRAWN: DAR

SHEET NUMBER

L-1.00

Refer to Sheet L-3.00A for Plant Images



Plant Schedule

Medium / Large Trees

1. River Birch Multi-Trunk
2. D.D. Blanchard Southern Magnolia
3. Live Oak

Small Trees

4. Japanese Maple ‘Blood Good’
5. Mary Nell Holly
6. Natchez Crape Myrtle

Large Shrubs / Accent Plants

7. Japanese Blueberry Hedge Row
8. Japanese Camellia
9. Panicle Hydrangea
10. Oakleaf Hydrangea
11. Podocarpus Hedge Row

Small Shrub / Groundcover

12. Littleleaf Boxwood
13. Red Ruffle Azalea
14. Gardenia
15. Coontie Palm
16. Cast Iron Plant
17. Evergreen Giant Liriope
18. Bronze Beauty Asiatic Jasmine

SHEET KEY & NOTES:

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

ISSUED

NO.	DESCRIPTION	DATE
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2	ARB MOD 1	04-09-2024
3	ARB MOD 2	06-03-2025

REVISIONS

REV.	DATE	REVISION

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ARB Review

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

ILLUSTRATIVE LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

SCALE

AS SHOWN

JUNE 03, 2025

DATE	DRAWN
06.03.2025	DAR

SHEET NUMBER

L-3.00



1 RIVER BIRTCH MULTI-TRUNK



2 D.D. BLANCHARD SOUTHERN MAGNOLIA



3 LIVE OAK



4 BLOOD GOOD" JAPANESE MAPLE



5 MARY NELL HOLLY



6 NATCHEZ CRAPE MYRTLE



7 JAPANESE BLUEBERRY



8 JAPANESE CAMELLIA



9 PANICLE HYDRANGEA



10 OAKLEAF HYDRANGEA



11 PODOCARPUS



12 LITTLELEAF BOXWOOD



13 RED RUFFLE AZALEA



14 GARDENIA



15 COONTIE PALM



16 CAST IRON PLANT



17 EVERGREEN GIANT LILYTURF



18 BRONZE BEAUTY ASIATIC JASMINE

SHEET KEY & NOTES:

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
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REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME
TEMPO
HOME2SUITES

SHEET NAME
PLANT IMAGES

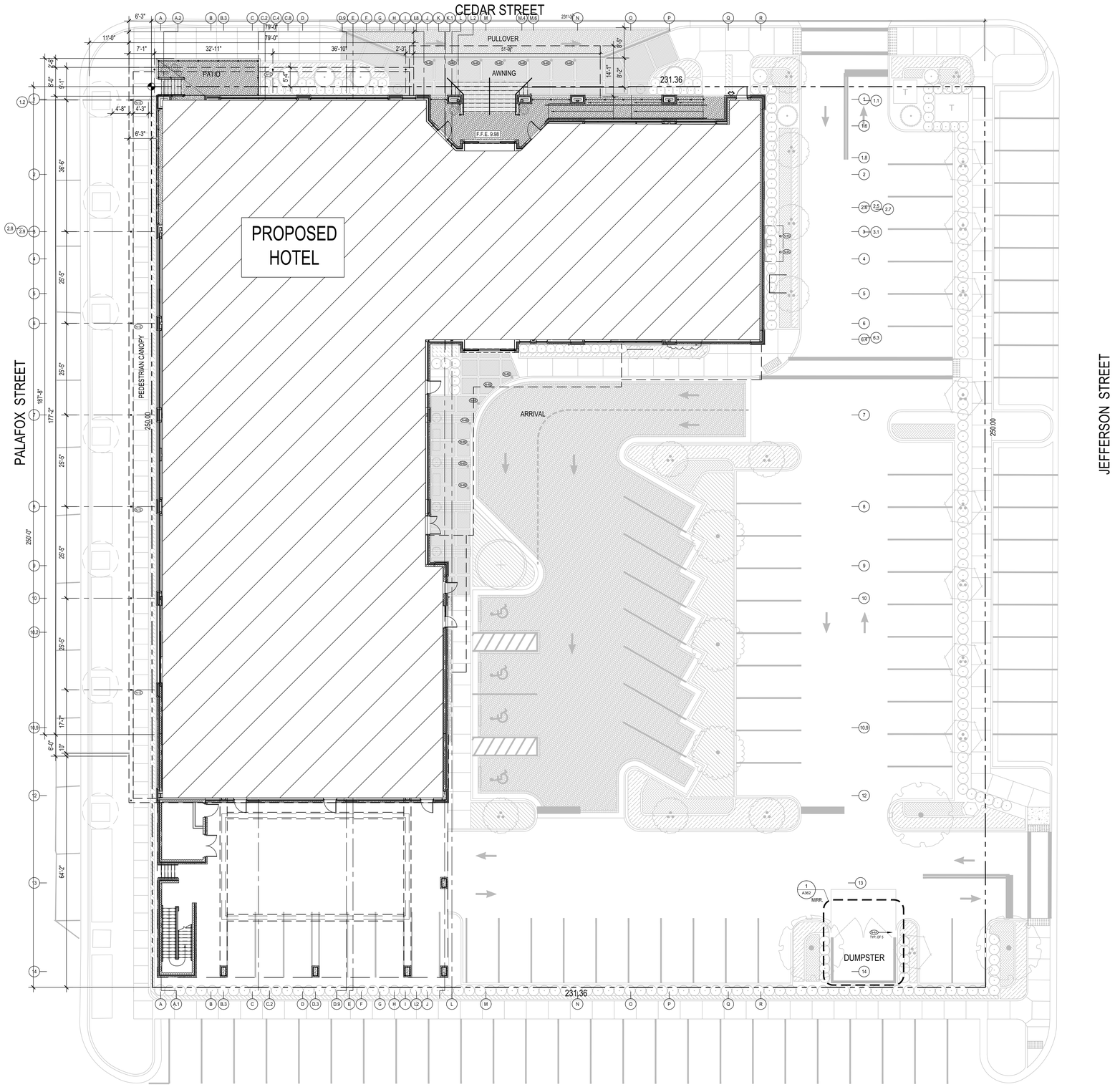
LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

JUNE 03, 2025

SCALE
AS SHOWN

DATE 06.03.2025
DRAWN DAR

SHEET NUMBER
L-3.00A



SITE PLAN

3/32" = 1'-0"

LPB 223038

NORTH

0 10' 20' 40'

SCALE: 3/32" = 1'-0"

architecture
engineering
interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2
09-25-24	ELEVATIONS COMPARISON
06-05-25	ARB MOD3

PROJECT NO.: 223038

DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PLOT DATE:	

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ARCHITECTURAL SITE PLAN

AS100

PALAFOX STREET

(78.92' PUBLIC RIGHT-OF-WAY)

JEFFERSON STREET

1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

PROJECT AREA TABULATION	
PROJECT AREAS (IN SQUARE FEET)	
LEVEL	AREA
6TH FLOOR	19,132
5TH FLOOR	19,132
4TH FLOOR	19,132
3RD FLOOR	18,690
2ND FLOOR	18,658
1ST FLOOR	19,362
TOTAL AREAS	114,106

LPB architecture engineering interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

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LAWRENCEVILLE, GA 30046

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PROJECT

TEMPO

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
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03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2
09-25-24	ELEVATIONS COMPARISON
06-05-25	ARB MOD3

PROJECT NO.: 223038

DRAWN BY:

CHECKED BY:

APPROVED BY:

PLOT DATE:

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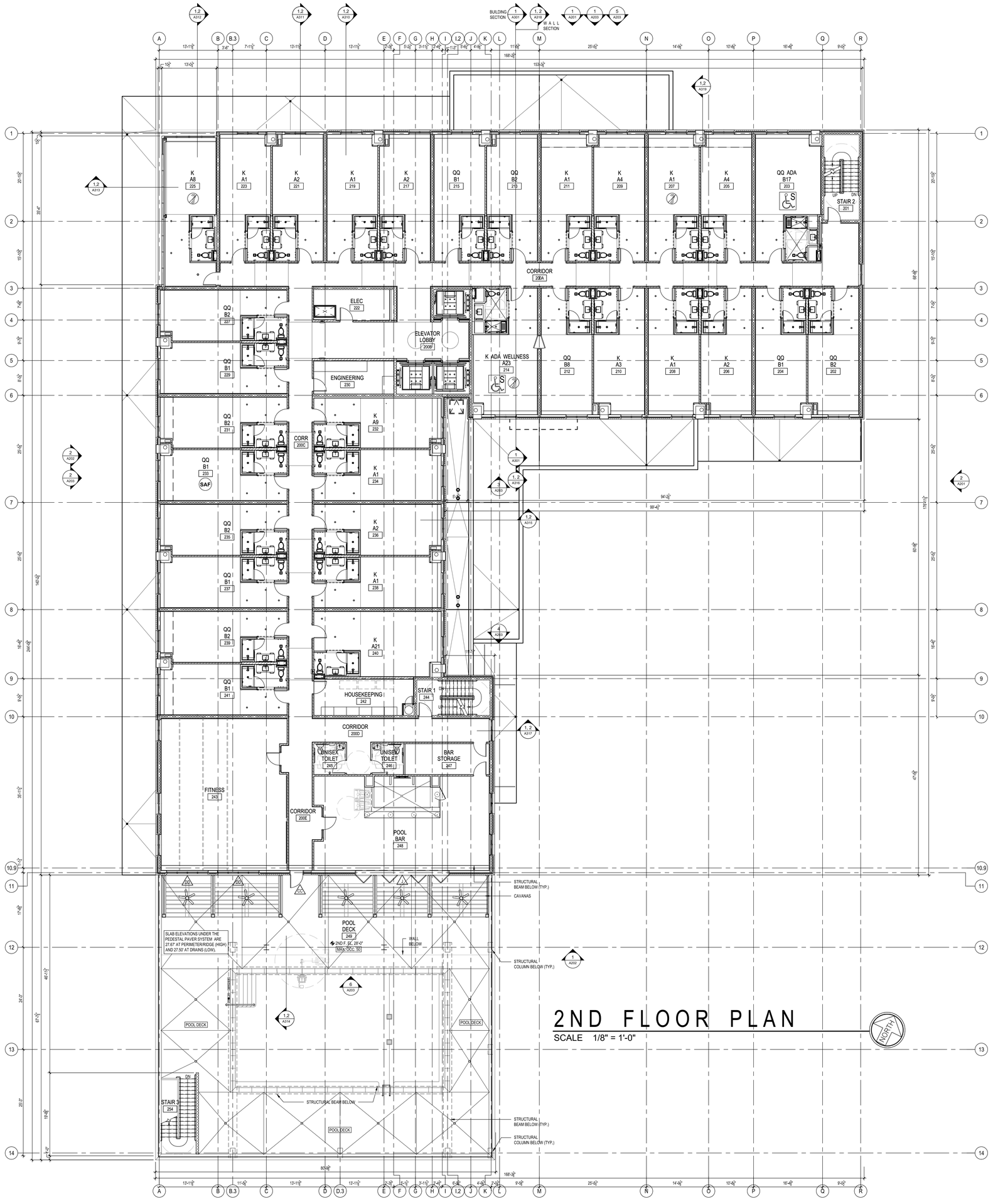
FIRST FLOOR PLAN

AS101



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL NOTES

#	DESCRIPTION
1	ALL DIMENSIONS ARE TO CENTERLINE OF STRUCTURE OR FACE OF STRUCTURE OR FACE OF STUD UNLESS NOTED OTHERWISE.
2	SEE STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION CONCERNING STRUCTURAL CONCRETE AND STEEL COLUMNS.
3	EXTEND ALL LIGHT GAUGE STEEL STUDS FROM TOP OF FLOOR BELOW TO THE UNDERSIDE OF STRUCTURE ABOVE.
4	SLOPE ALL EXTERIOR HORIZONTAL PAVED SURFACES AWAY FROM BUILDING A MAXIMUM OF 2% AT ACCESSIBLE PATHS BEGINNING AT FACE OF EXTERIOR WALL FINISH MATERIAL.
5	PROVIDE AND INSTALL FIRESTOPPING TIGHTLY PACKED AROUND ALL FIRE RATED WALL, FLOOR, CEILING AND ROOF CONSTRUCTION AT PENETRATIONS THEREOF (SEE A385-A386).
6	ALL CMU WALL AND CONCRETE COLUMN SURFACES EXPOSED TO PUBLIC VIEW IN ALL AREAS (INCLUDING GUESTROOMS) SHALL RECEIVE 5/8" GPDW ATTACHED TO 7/8" LIGHT GAUGE STEEL FURRING. GPDW SHALL NOT BE ADHERED TO CMU OR CONCRETE WALLS IN ANY AREAS.
9	FOR EXTERIOR AND INTERIOR WALL TYPES SEE SHEET A350 AND A351.
10	FOR DOOR SCHEDULE SEE SHEET A601, FOR WINDOW ELEVATIONS SEE SHEET A610.
11	SEE 8 /A353 FOR GUESTROOM DEMISING WALL DEVICE SEPARATION

FLOOR PLAN KEY INDICATORS

SYMBOL	DESCRIPTION
N-1	10# F.E. IN SEMI-RECESSED CABINET (SEE 15 /A353)
N-2	SURFACE MOUNTED FIRE EXTINGUISHER (SEE 15 /A353)
N-3	BOTTLE FILLER
N-4A	6" DIAMETER STEEL BOLLARD (SEE 11A / A353)
N-4B	DECRODATIVE BOLLARD (SEE 11B / A353 AND LANDSCAPE)
N-5	FLOOR DRAIN
N-6	ELECTRONIC CARD READER
N-7	EMPLOYEE LOCKERS (SEE DETAIL 7/A353)
N-8	EYEWASH STATION - SEE PLUMBING DRAWINGS
N-9	CORNER GUARDS - SEE SPECS 10 001
N-10	MECHANICAL LOUVER - SEE MECHANICAL DRAWINGS
N-11	CLASS K 2.5 GALLON WALL-MOUNTED FIRE EXTINGUISHER (SEE 15/A353)
N-12	CANOPY DOWNSPOUT
N-13	TELEPHONE FOR EMERGENCIES
N-14	INTERCOM
N-15	F.A.C.P. - SEE ELECTRICAL DRAWINGS
N-16	STAINLESS STEEL BACK WALL
N-17	WATER COOLER - SEE PLUMBING DRAWINGS

ACCESSIBLE GUESTROOMS AND NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES

DESCRIPTION	SYMBOLS	QUANTITY	GUESTROOM #S
ACCESSIBLE GUESTROOMS WITH TUB		6	303, 314, 349, 403, 449, 549
ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER		2	203, 214
NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		14	207, 225, 308, 325, 334, 414, 432, 437, 504, 521, 553, 608, 635, 649
ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		1	214
GUESTROOMS WITH SPECIAL ACCESSIBILITY FEATURES PER ADOPTED FBC	SAF	2	233, 327

GUESTROOM TABULATION

GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
A1 KING LONG	0	7	4	4	4	4	23
A2 KING LONG	0	4	3	3	3	3	16
A3 KING LONG	0	1	1	1	1	1	5
A4 KING LONG	0	2	0	0	0	0	2
A5 KING LONG	0	0	1	0	0	0	1
A6 KING LONG	0	0	1	0	0	0	1
A7 (NOT USED)	0	0	0	0	0	0	0
A8 KING LONG	0	1	1	1	1	1	5
A9 KING LONG	0	1	1	1	1	1	5
A10 KING	0	0	2	2	2	2	8
A11 KING	0	0	1	1	1	1	4
A12 KING	0	0	1	1	1	1	4
A13 (NOT USED)	0	0	0	0	0	0	0
A14 KING CONNECTING	0	0	1	1	1	1	4
A15 KING BALCONY	0	0	1	1	1	1	4
A16 KING BALCONY	0	0	1	1	1	1	4
A17 KING BALCONY	0	0	2	2	2	2	8
A18 KING BALCONY	0	0	2	2	2	1	7
A19 KING BALCONY CONNECTING	0	0	0	0	0	1	1
A20 KING WELLNESS	0	0	0	1	1	1	3
A21 KING WIDE	0	1	1	0	1	1	4
A22 KING ADA TUB	0	0	1	1	0	0	2
A23 KING ADA SHOWER WELLNESS CONNECTING	0	1	0	0	0	0	1
B1 QUEEN QUEEN	0	6	4	4	4	4	22
B2 QUEEN QUEEN	0	6	4	4	4	3	21
B3 QUEEN QUEEN	0	0	1	0	0	0	1
B4 QUEEN QUEEN	0	0	1	0	0	0	1
B5 QUEEN QUEEN	0	0	1	0	0	0	1
B6 QUEEN QUEEN CONNECTING	0	0	0	0	1	1	2
B7 QUEEN QUEEN CONNECTING	0	0	0	0	0	1	1
B8 QUEEN QUEEN CONNECTING	0	1	0	0	0	0	1
B9 QUEEN QUEEN BALCONY	0	0	0	2	2	2	6
B10 QUEEN QUEEN BALCONY	0	0	0	1	1	1	3
B11 QUEEN QUEEN BALCONY	0	0	0	1	1	1	3
B12 QUEEN QUEEN BALCONY CONNECTING	0	0	0	0	0	1	1
B13 QUEEN QUEEN BALCONY CONNECTING	0	0	0	1	1	1	3
B14 QUEEN QUEEN ADA TUB	0	0	1	0	1	0	2
B15 QUEEN QUEEN ADA TUB BALCONY CONNECTING	0	0	0	1	0	0	1
B16 QUEEN QUEEN ADA TUB CONNECTING	0	0	1	1	0	0	2
B17 QUEEN QUEEN ADA SHOWER	0	1	0	0	0	0	1
TOTALS	0	32	38	38	38	38	184

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
6TH FLOOR	19,132
5TH FLOOR	19,132
4TH FLOOR	19,132
3RD FLOOR	18,690
2ND FLOOR	18,658
1ST FLOOR	19,362
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03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2
09-25-24	ELEVATIONS COMPARISON
06-05-25	ARB MOD3

PROJECT NO.: 223038

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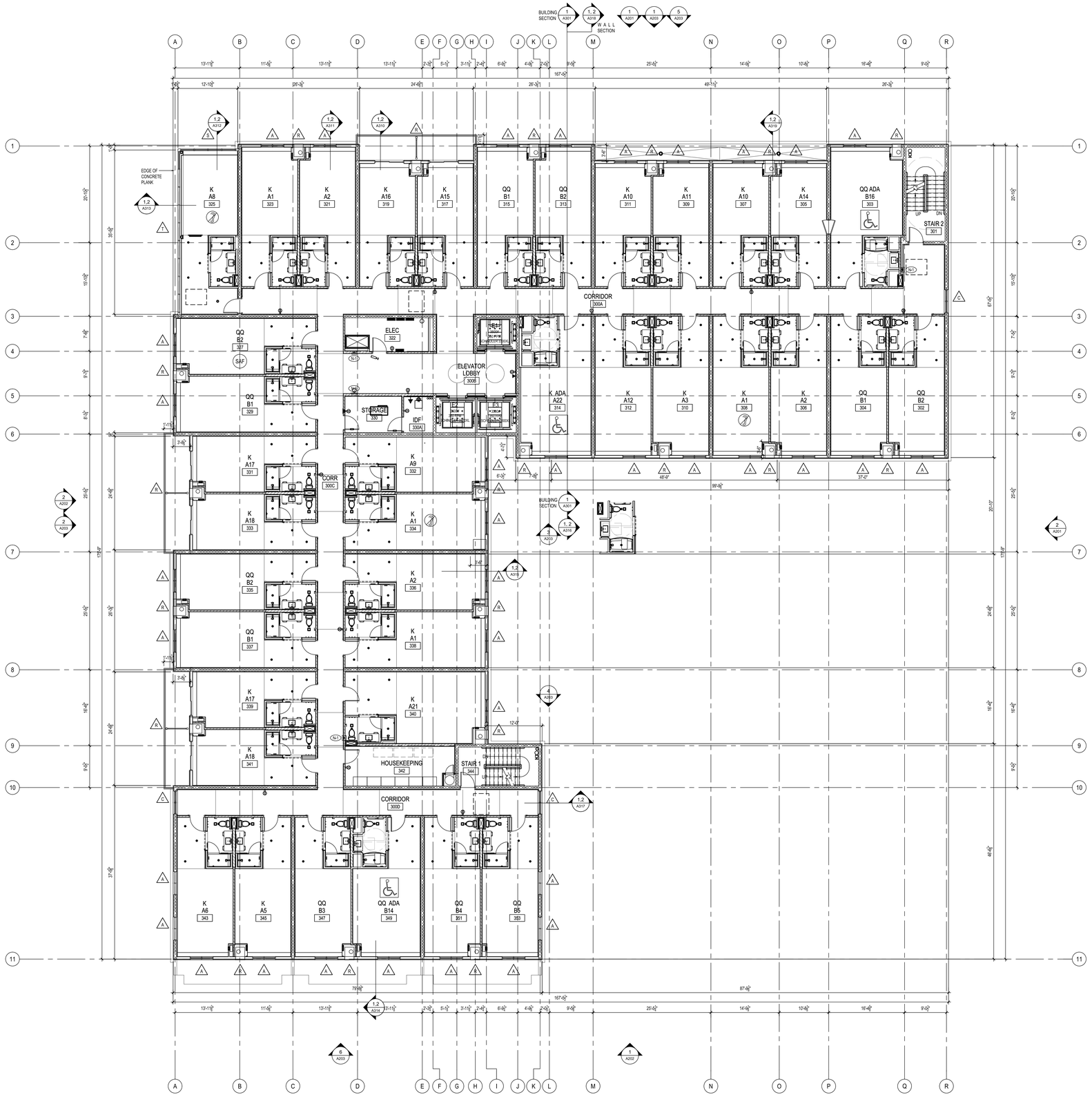
SECOND FLOOR PLAN

AS102



3RD-6TH FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL NOTES

#	DESCRIPTION
1	ALL DIMENSIONS ARE TO CENTERLINE OF STRUCTURE OR FACE OF STRUCTURE OR FACE OF STUD UNLESS NOTED OTHERWISE.
2	SEE STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION CONCERNING STRUCTURAL CONCRETE AND STEEL COLUMNS.
3	EXTEND ALL LIGHT GAUGE STEEL STUDS FROM TOP OF FLOOR BELOW TO THE UNDERSIDE OF STRUCTURE ABOVE.
4	SLOPE ALL EXTERIOR HORIZONTAL PAVED SURFACES AWAY FROM BUILDING A MAXIMUM OF 2% AT ACCESSIBLE PATHS BEGINNING AT FACE OF EXTERIOR WALL FINISH MATERIAL.
5	PROVIDE AND INSTALL FIRESTOPPING TIGHTLY PACKED AROUND ALL FIRE RATED WALL, FLOOR, CEILING AND ROOF CONSTRUCTION AT PENETRATIONS THEREOF (SEE A305-A306).
6	ALL CMU WALL AND CONCRETE COLUMN SURFACES EXPOSED TO PUBLIC VIEW IN ALL AREAS (INCLUDING GUESTROOMS) SHALL RECEIVE 5/8" GPDW ATTACHED TO 7/8" LIGHT GAUGE STEEL FURRING. GPDW SHALL NOT BE ADHERED TO CMU OR CONCRETE WALLS IN ANY AREAS.
9	FOR EXTERIOR AND INTERIOR WALL TYPES SEE SHEET A350 AND A351.
10	FOR DOOR SCHEDULE SEE SHEET A601. FOR WINDOW ELEVATIONS SEE SHEET A610.
11	SEE 8 /A353 FOR GUESTROOM DEMISING WALL DEVICE SEPARATION

FLOOR PLAN KEY INDICATORS

SYMBOL	DESCRIPTION
N-1	10# F.E. IN SEMI-RECESSED CABINET (SEE 15 /A353)
N-2	SURFACE MOUNTED FIRE EXTINGUISHER (SEE 15 /A353)
N-3	BOTTLE FILLER
N-4A	6" DIAMETER STEEL BOLLARD (SEE 11A / A353)
N-4B	DECRODATIVE BOLLARD (SEE 11B / A353 AND LANDSCAPE)
N-5	FLOOR DRAIN
N-6	ELECTRONIC CARD READER
N-7	EMPLOYEE LOCKERS (SEE DETAIL 7/A353)
N-8	EYEWASH STATION - SEE PLUMBING DRAWINGS
N-9	CORNER GUARDS - SEE SPECS 10 001
N-10	MECHANICAL LOUVER - SEE MECHANICAL DRAWINGS
N-11	CLASS K 2.5 GALLON WALL-MOUNTED FIRE EXTINGUISHER (SEE 15/A353)
N-12	CANOPY DOWNSPOUT
N-13	TELEPHONE FOR EMERGENCIES
N-14	INTERCOM
N-15	F.A.C.P. - SEE ELECTRICAL DRAWINGS
N-16	STAINLESS STEEL BACK WALL
N-17	WATER COOLER - SEE PLUMBING DRAWINGS

ACCESSIBLE GUESTROOMS AND NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES

DESCRIPTION	SYMBOLS	QUANTITY	GUESTROOM #S
ACCESSIBLE GUESTROOMS WITH TUB		6	303, 314, 349, 403, 449, 549
ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER	S	2	203, 214
NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		14	207, 225, 308, 325, 334, 414, 432, 437, 504, 521, 553, 608, 635, 649
ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES	S	1	214
GUESTROOMS WITH SPECIAL ACCESSIBILITY FEATURES PER ADOPTED FBC	SAF	2	233, 327

GUESTROOM TABULATION

GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
A1 KING LONG	0	7	4	4	4	4	23
A2 KING LONG	0	4	3	3	3	3	16
A3 KING LONG	0	1	1	1	1	1	5
A4 KING LONG	0	2	0	0	0	0	2
A5 KING LONG	0	0	1	0	0	0	1
A6 KING LONG	0	0	1	0	0	0	1
A7 (NOT USED)	0	0	0	0	0	0	0
A8 KING LONG	0	1	1	1	1	1	5
A9 KING LONG	0	1	1	1	1	1	5
A10 KING	0	0	2	2	2	2	8
A11 KING	0	0	1	1	1	1	4
A12 KING	0	0	1	1	1	1	4
A13 (NOT USED)	0	0	0	0	0	0	0
A14 KING CONNECTING	0	0	1	1	1	1	4
A15 KING BALCONY	0	0	1	1	1	1	4
A16 KING BALCONY	0	0	1	1	1	1	4
A17 KING BALCONY	0	0	2	2	2	2	8
A18 KING BALCONY	0	0	2	2	2	1	7
A19 KING BALCONY CONNECTING	0	0	0	0	0	1	1
A20 KING WELLNESS	0	0	0	1	1	1	3
A21 KING WIDE	0	1	1	0	1	1	4
A22 KING ADA TUB	0	0	1	1	0	0	2
A23 KING ADA SHOWER WELLNESS CONNECTING	0	1	0	0	0	0	1
B1 QUEEN QUEEN	0	6	4	4	4	4	22
B2 QUEEN QUEEN	0	6	4	4	4	3	21
B3 QUEEN QUEEN	0	0	1	0	0	0	1
B4 QUEEN QUEEN	0	0	1	0	0	0	1
B5 QUEEN QUEEN	0	0	1	0	0	0	1
B6 QUEEN QUEEN CONNECTING	0	0	0	0	1	1	2
B7 QUEEN QUEEN CONNECTING	0	0	0	0	0	1	1
B8 QUEEN QUEEN CONNECTING	0	1	0	0	0	0	1
B9 QUEEN QUEEN BALCONY	0	0	0	2	2	2	6
B10 QUEEN QUEEN BALCONY	0	0	0	1	1	1	3
B11 QUEEN QUEEN BALCONY	0	0	0	1	1	1	3
B12 QUEEN QUEEN BALCONY CONNECTING	0	0	0	0	0	1	1
B13 QUEEN QUEEN BALCONY CONNECTING	0	0	0	1	1	1	3
B14 QUEEN QUEEN ADA TUB	0	0	1	0	1	0	2
B15 QUEEN QUEEN ADA TUB BALCONY CONNECTING	0	0	0	1	0	0	1
B16 QUEEN QUEEN ADA TUB CONNECTING	0	0	1	1	0	0	2
B17 QUEEN QUEEN ADA SHOWER	0	1	0	0	0	0	1
TOTALS	0	32	36	38	38	38	184

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
6TH FLOOR	19,132
5TH FLOOR	19,132
4TH FLOOR	19,132
3RD FLOOR	18,690
2ND FLOOR	18,658
1ST FLOOR	19,362
TOTAL AREAS	114,106

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600 SOUTH PALAFOX ST.
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EDITION

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THIRD - SIXTH FLOOR PLANS

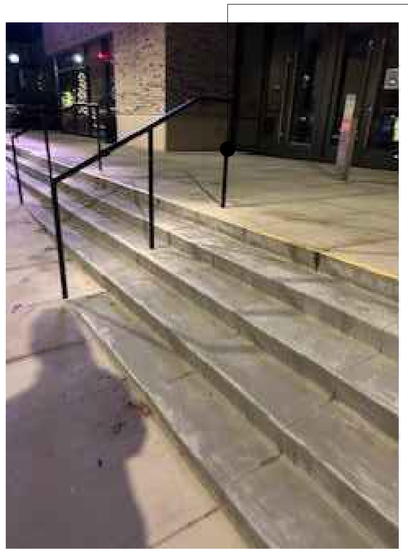
AS103



NORTH ELEVATION (CEDAR STREET)
SCALE 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"











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NORTH EXTERIOR ELEVATION

A201



SOUTH ELEVATION (GIMBLE STREET)

SCALE 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

1	EIFS CLAY COLOR EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY- SANDPEBBLE FINISH)	
2	EIFS WHITE COLOR EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7063ST NEBULOUS WHITE)	
3	EIFS BLACK COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 6993ST BLACK OF NIGHT)	
7	CAST STONE - ROCKED OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-5/8" H x 23-5/8" L x 3-5/8" D	
8	CAST STONE - CHAMFERED SMOOTH OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-5/8" H x 23-5/8" L x 3-5/8" D	
14	BRICK - DESERT TAN VELOUR COLOR (CAROLINA CERAMICS BRICK COMPANY)	
15	BRICK VENEER - BLACK COLOR MODULAR 7-5/8" X 3-5/8" X 2-1/4" INTERSTATE BRICK MIDNIGHT BLACK	

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SOUTH EXTERIOR ELEVATION

A202



WEST ELEVATION (PALAFOX STREET)
SCALE: NTS

EXTERIOR FINISH MATERIALS LEGEND

1	EIFS CLAY COLOR EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY- SANDPEBBLE FINISH)	
2	EIFS WHITE COLOR EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7063ST NEBULOUS WHITE)	
3	EIFS BLACK COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 6993ST BLACK OF NIGHT)	
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8	CAST STONE - CHAMFERED SMOOTH OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-3/8" H x 23-5/8" L x 3-5/8" D	
14	BRICK - DESERT TAN VELOUR COLOR (CAROLINA CERAMICS BRICK COMPANY)	
15	BRICK VENEER - BLACK COLOR MODULAR 7-5/8" X 3-5/8" X 2-1/4" INTERSTATE BRICK MIDNIGHT BLACK	

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WEST EXTERIOR ELEVATION

A203



EAST ELEVATION (JEFFERSON STREET)
SCALE: NTS

EXTERIOR FINISH MATERIALS LEGEND

1	EIFS CLAY COLOR EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY- SANDPEBBLE FINISH)	
2	EIFS WHITE COLOR EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7063ST NEBULOUS WHITE)	
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EAST EXTERIOR ELEVATION

A204



PEDESTRIAN VIEW @ CEDAR STREET



PEDESTRIAN VIEW @ PARKING AREA



BLUESTONE LANE @ CEDAR STREET



PEDESTRIAN VIEW @ BUILDING REAR



PEDESTRIAN VIEW @ PALAFOX STREET



PEDESTRIAN VIEW @ BUILDING ARRIVAL

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PERSPECTIVE VIEWS

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EXTERIOR RENDERING 1

A206



EXTERIOR RENDERING

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EXTERIOR RENDERING 2

A206.1



GOOGLE AERIAL VIEW 1

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GOOGLE AERIAL VIEW 1

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GOOGLE AERIAL VIEW 2

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GOOGLE AERIAL VIEW 2

A208



GOOGLE AERIAL VIEW 3

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LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2
09-25-24	ELEVATIONS COMPARISON
06-05-25	ARB MOD3

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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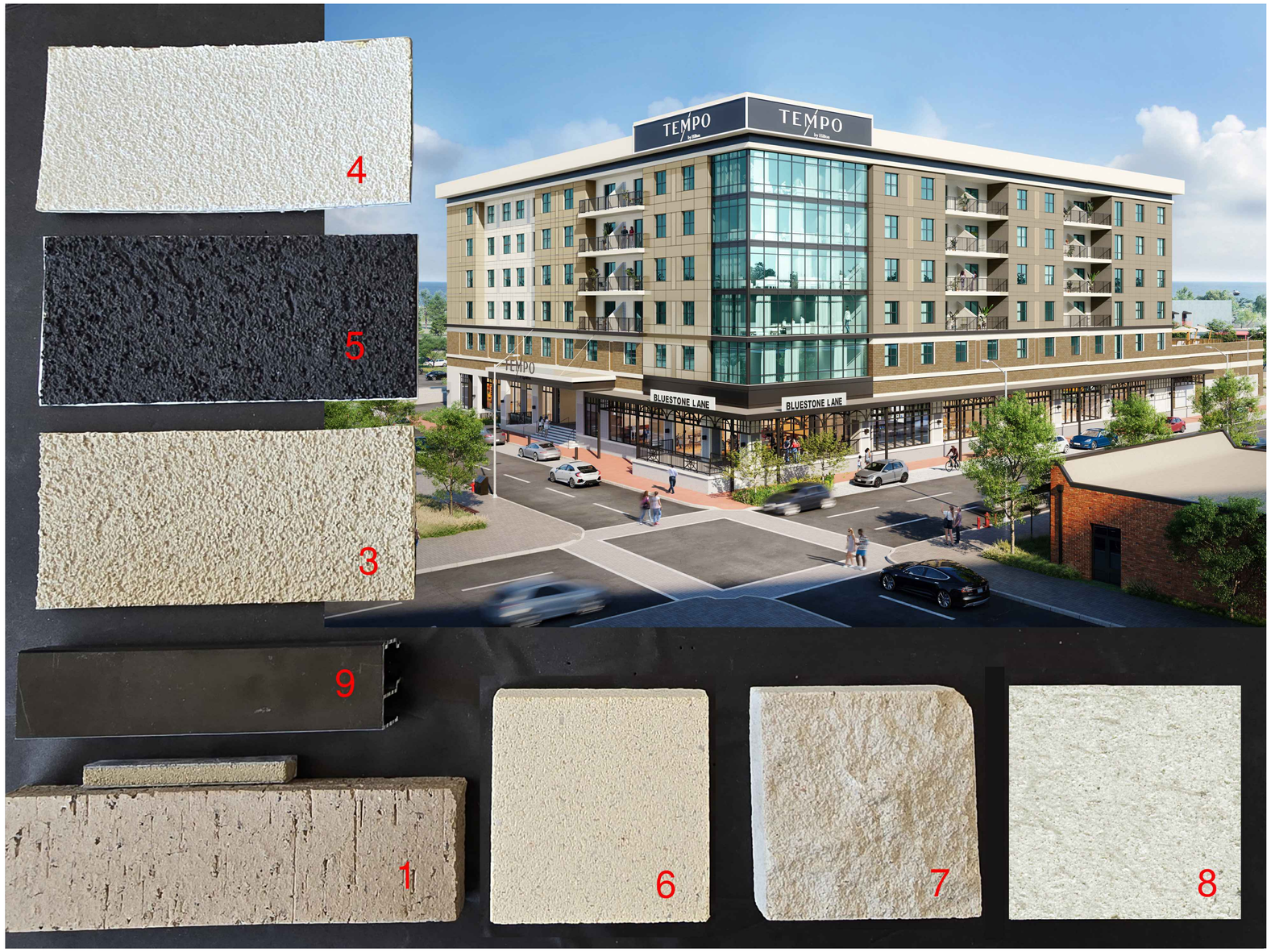
GOOGLE AERIAL VIEW 3

A209



EXTERIOR FINISH MATERIALS

ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	BRICK	INTERSTATE BRICK	MIDNIGHT BLACK
3	EIFS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
4	EIFS	DRYVIT	SW 7063ST NEBULOUS WHITE
5	EIFS	DRYVIT	SW 6993ST BLACK OF NIGHT
6	CAST STONE	ARRISCRAFT - RENAISSANCE	OYSTER
7	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
8	POOL DECK PAVER	WAUSAU TILE - ESTATE II	HNBF-15 (SRI 62)
9	ALUMINUM	MORGAN WINDOWS	BLACK
10	GLASS	GUARDIAN GLASS	GREEN

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EXTERIOR ELEVATION FINISHES

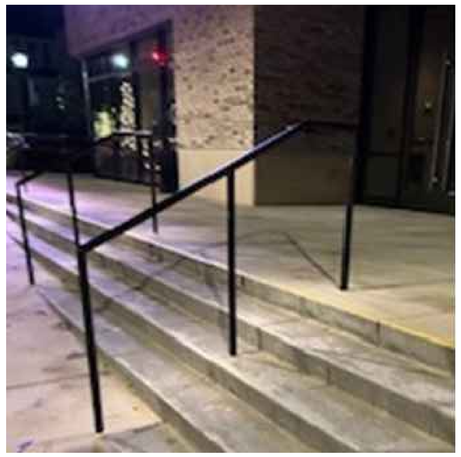
A210



1. HANDICAP RAMP AT ENTRY - CUSTOM



2. ACCENT RAILING AT CORNER PATIO - CUSTOM



4. TUBE RAILING AT FRONT STEPS



5. STOREFRONT - KAWNEER TRI-FAB 450, BLACK



3. GLASS RAILING AT 2ND FLOOR TERRACE



6. WINDOWS - MORGAN 3100, BLACK WITH PANNING



7. STEEL COLUMNS AT ARCADE, BLACK

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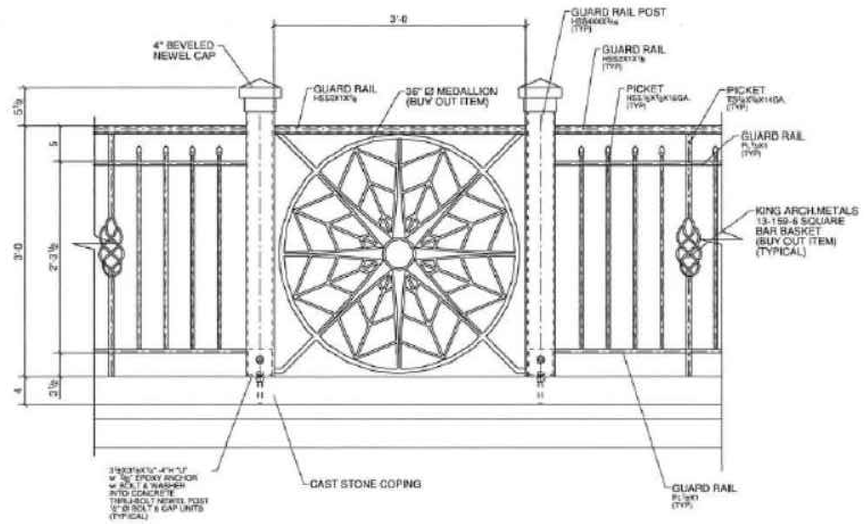
EXTERIOR ARCHITECTURAL FEATURES

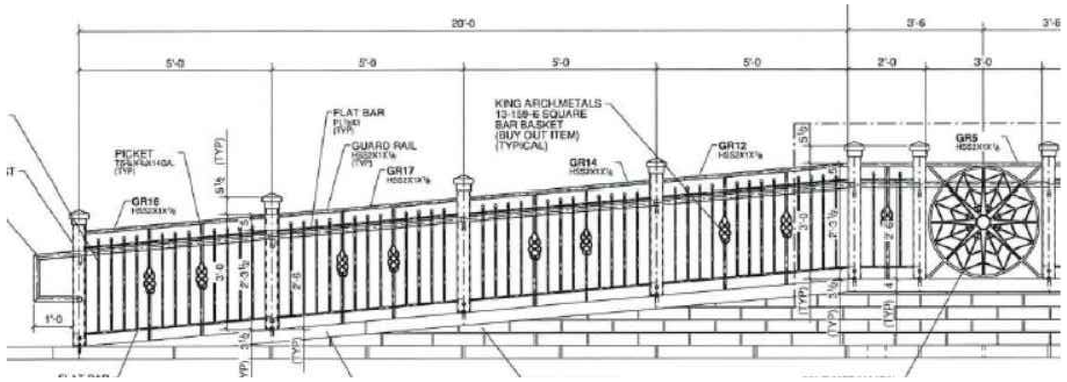
A211



DETAIL - 5X
IME9

REF.CONT.DWG.NO.84.102

SPECIFICATIONS AT ACCENT RAILING CORNER PATIO



SPECIFICATIONS AT ACCENT RAILING HANDICAP RAMP

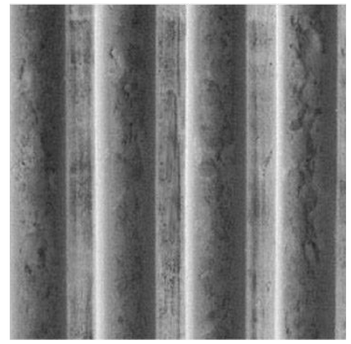
3/21/24, 9:11 AM Plastic Formliner Textures - Fractured | Scott System

FORMLINERS THIN BRICK CNC MILLING FORMWORK

PROJECTS RESOURCES COMPANY CONTACT



#1400 Fractured Rope 1/2"



#1401 Fractured 1-3/4" Deep 3" O.C. 1" Rib

REQUEST A QUOTE

https://www.scottsystem.com/concrete-formliners/plastic/textures/type/fractured/ 2/9

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EXTERIOR MATERIAL SPECIFICATIONS SHEET

A212.1

FIG. #1

PTAC SLEEVE - 42" WIDE X 16" HIGH

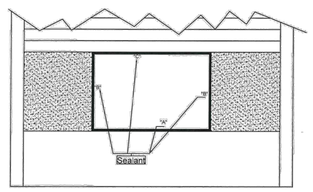
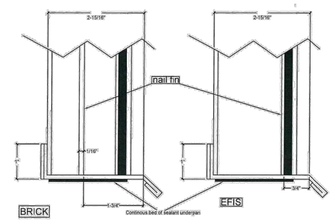


FIG. #2



PTAC Sleeve is to be caulked / "sealed" by others.
(Morgan Window & Glass, Inc. does NOT caulk/seal PTAC sleeves)

Required Caulking Procedure:

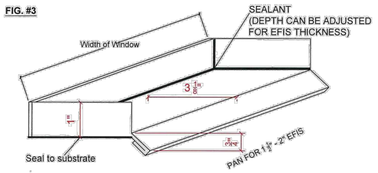
-Lay a substantial "bed" of industrial type silicone based caulking at the bottom (location "A" - Fig. #1)
-Set the PTAC sleeve in place making sure that the bottom is sufficiently sealed by visual inspection, touch up as required.
-Caulk the sides (location "B" Fig. #1)
-Caulk the top portion (location "C" Fig. #1)

Failure to properly seal the PTAC Sleeve in the opening **Voids ALL WARRANTIES** - Written or Implied.

Caution:
If you are purchasing a "Deliver Only" Window Package (You are sub-contracting the install to someone other than Morgan Window & Glass, Inc.)
You are **RESPONSIBLE** for assuring that the "Sill Pan" (See Fig. #3) is caulked as outlined and required in the attached "Instruction." Failure to properly caulk the "Sill Pan" will **VOID THE WARRANTY** - written or Implied.

If you have any questions regarding these instructions, please contact one of our "Estimator/Project Managers." They will be glad to assist you.

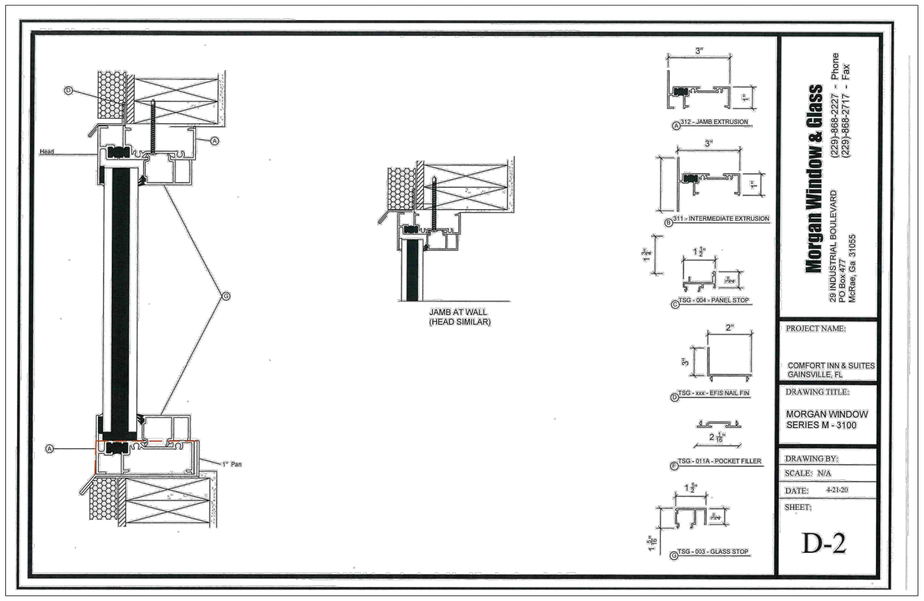
FIG. #3



JOB NAME:
REVISION No.
NOTES:

Morgan Window & Glass
236 E. Willow Creek Lane
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

DATE:
SHEET NUMBER: PTAC

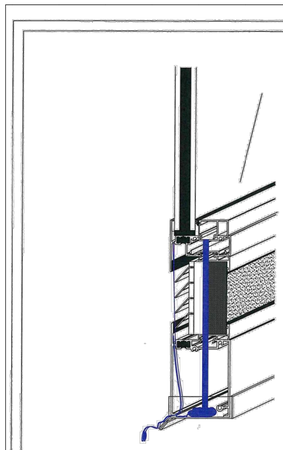


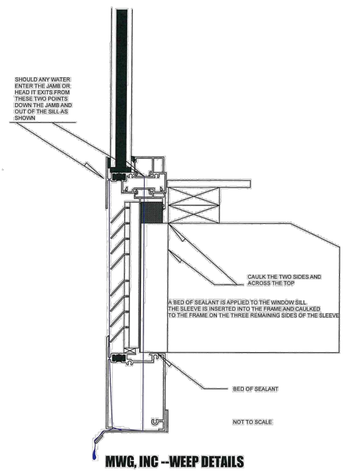
Morgan Window & Glass
29 INDUSTRIAL BOULEVARD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

PROJECT NAME:
COMFORT INN & SUITES
GAINSVILLE, FL

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY:
SCALE: N/A
DATE: 4-21-20
SHEET:
D-2



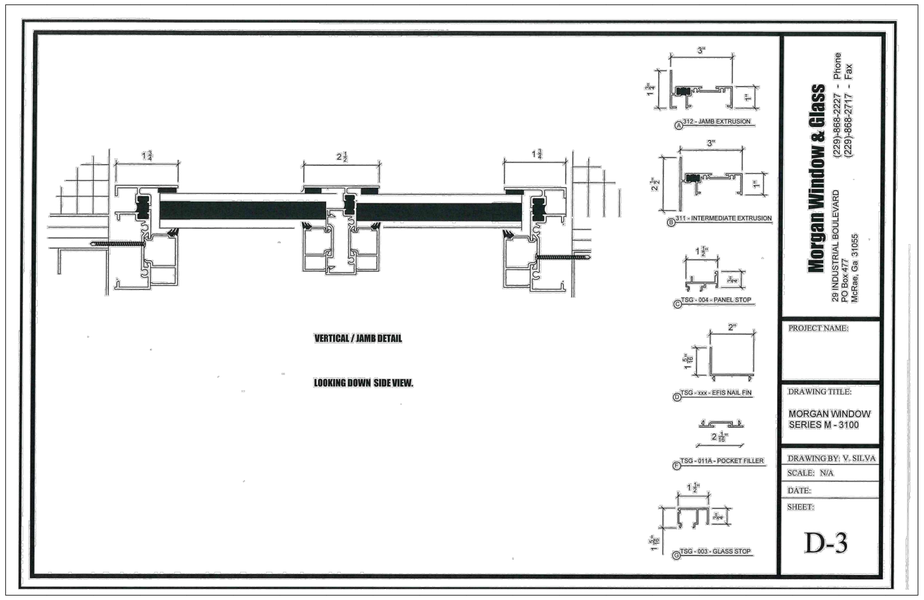


MWG, INC --WEEP DETAILS

JOB NAME:
REVISION No.
NOTES:

Morgan Window & Glass
29 INDUSTRIAL BLVD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

DATE:
SHEET NUMBER: WEEP

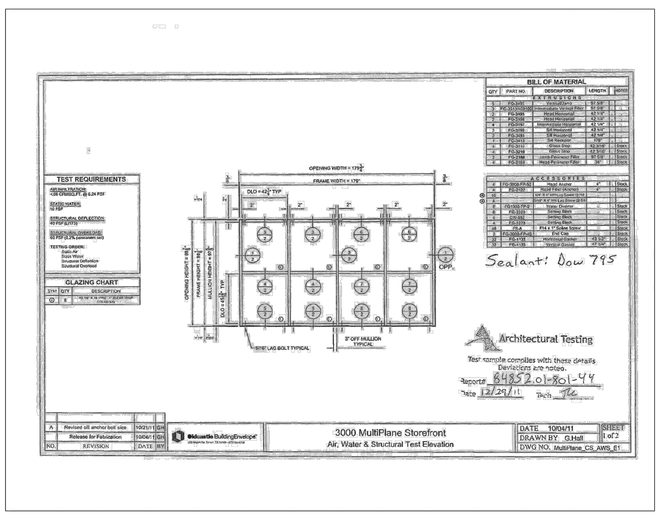


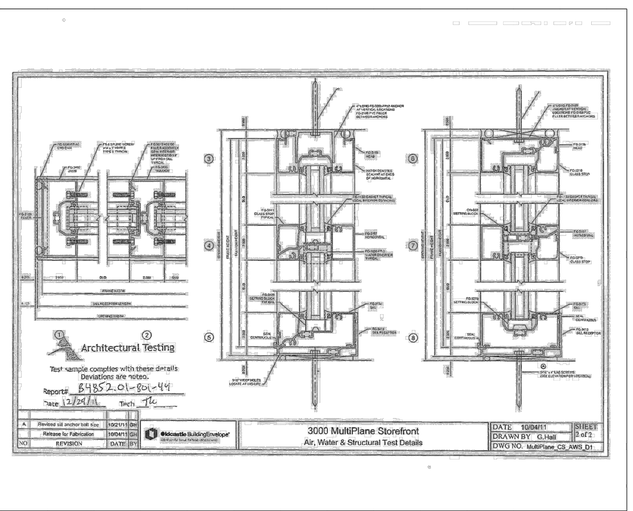
Morgan Window & Glass
29 INDUSTRIAL BOULEVARD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

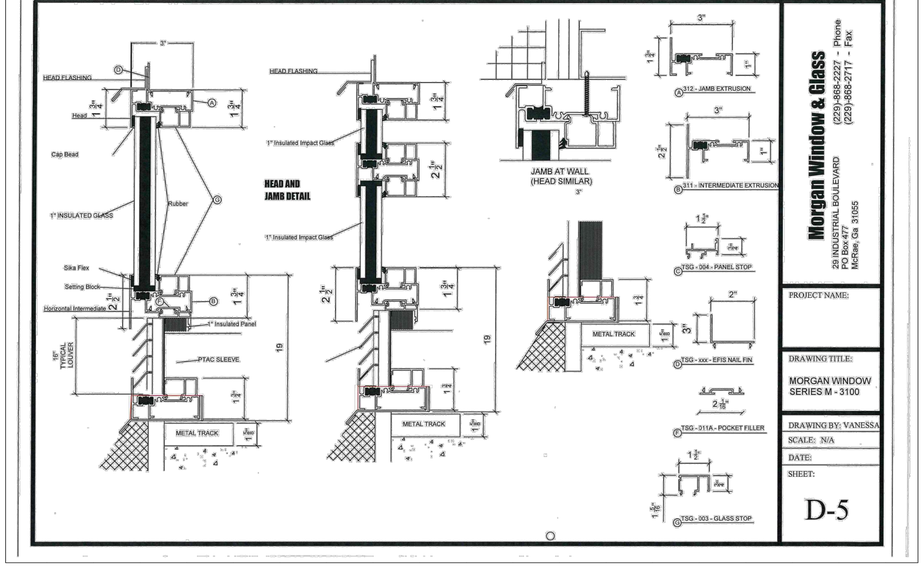
PROJECT NAME:

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY: V. SILVA
SCALE: N/A
DATE:
SHEET:
D-3







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McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

PROJECT NAME:

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY: VANESSA
SCALE: N/A
DATE:
SHEET:
D-5

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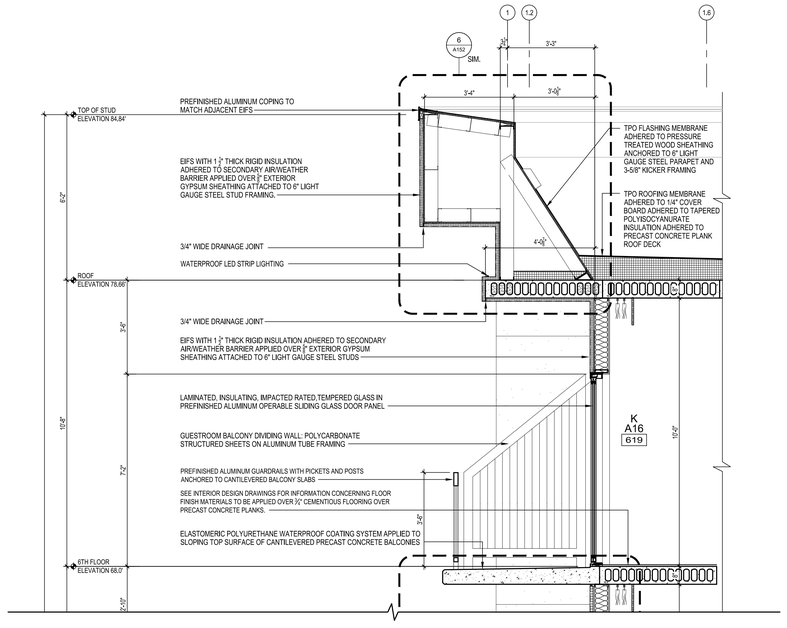
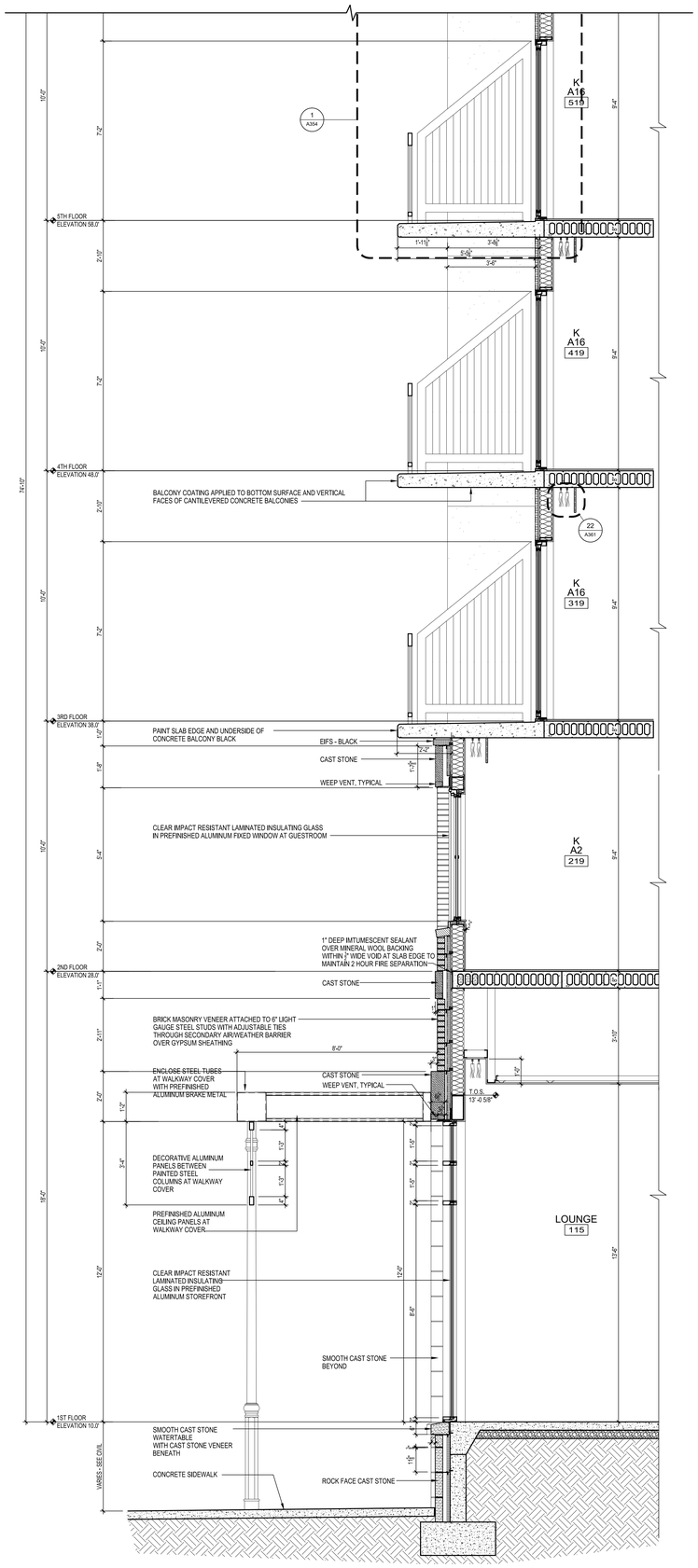
MORGAN WINDOWS SPECIFICATIONS

A212.2



2 WALL SECTION - UPPER
SCALE 1/2" = 1'-0"



1 WALL SECTION - LOWER
SCALE 1/2" = 1'-0"

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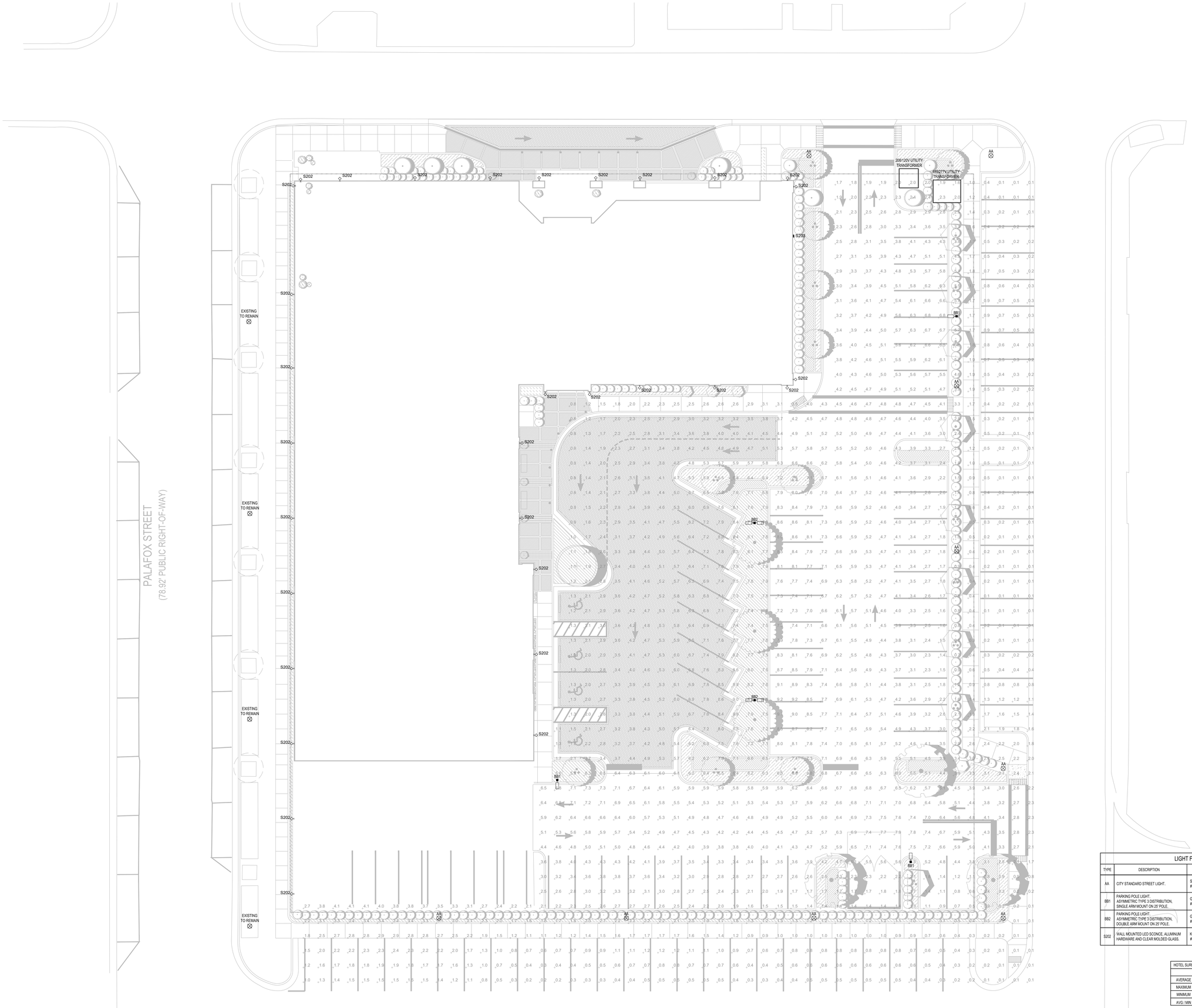
WALL SECTION

A310



1 SITE LIGHTING PHOTOMETRIC PLAN
3/32" = 1'-0"

N

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	LAMPS	WATTS
AA	CITY STANDARD STREET LIGHT.	STERNBERG LIGHTING #PT-650-5PV/COB-4L-40-TS-MDL03-A	LED, 4000K 6430 LUMENS	56
BB1	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION, SINGLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-600-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
BB2	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION, DOUBLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-600-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
S202	WALL MOUNTED LED SCONCE. ALUMINUM HARDWARE AND CLEAR MOLDED GLASS.	KUZCO LINGING COPENHAGEN #WS-W35516-BZ-3000K-ELV	LED, 3000K 661 LUMENS	16

HOTEL SURFACE PARKING & DRIVE AISLE		
	REQUIRED	PROVIDED
AVERAGE	4.0 FC	4.6 FC
MAXIMUM	12.0 FC	9.3 FC
MINIMUM	1.0 FC	1.0 FC
AVG / MIN	5.0 : 1	4.8 : 1

C405.4.2 EXTERIOR LIGHTING POWER ALLOWANCE CALCULATION:

ALLOWANCE: 2316W
LIGHTING ZONE 3 = 500W + (38,600 SQ FT OF PARKING * 0.06 W/SQ FT) = 2316W

ACTUAL: 1922W
29 POLE FIXTURES * 62W = 1798W

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SITE LIGHTING PLAN

E100

BB

ECF-L EcoForm large

Area luminaire

Optical Orientation Information

Standard Optic Position

Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:

Note: The hand hole will normally be located on the pole at the 0° point.

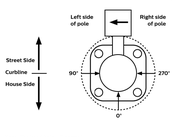
Optic Rotated Right (270°) Optic Position

Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and SW optics are not available with factory set rotatable optics):

Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

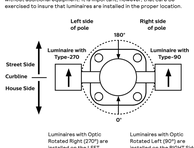
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and SW optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (street side). Without additional equipment, it is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

BB

ECF-L EcoForm large

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type SW Lumen Output	Type SW BUG Rating	Type SW Efficacy (LPW)
ECF-L-80L-WW-GZ-x	80	900	3000	225	29,184	B4-U0-G3	130	27,864	B4-U0-G4	124	28,368	B3-U0-G4	126	28,584	B3-U0-G4	127	28,944	B3-U0-G4	129
ECF-L-96-1A-GW-GZ-x	80	1000	3000	265	31,937	B4-U0-G4	120	31,666	B3-U0-G4	119	31,976	B3-U0-G4	121	32,184	B3-U0-G4	124	32,554	B3-U0-G4	123
ECF-L-80L-1.2A-GW-GZ-x	80	1200	3000	288	35,277	B4-U0-G4	122	34,930	B3-U0-G4	121	35,289	B3-U0-G4	122	35,272	B3-U0-G4	125	35,886	B3-U0-G4	124
ECF-L-96L-800-WW-GZ-x	96	800	3000	218	30,515	B4-U0-G4	139	30,111	B3-U0-G4	138	30,617	B3-U0-G4	139	31,467	B3-U0-G4	130	31,151	B3-U0-G4	131
ECF-L-96-1A-GW-GZ-x	96	1000	3000	318	38,098	B4-U0-G4	120	37,425	B3-U0-G5	118	38,116	B3-U0-G5	120	39,200	B3-U0-G4	124	38,783	B3-U0-G5	122
ECF-L-96-1.2A-GW-GZ-x	96	1200	3000	365	41,139	B4-U0-G4	113	40,379	B4-U0-G5	111	41,092	B4-U0-G5	113	42,660	B4-U0-G5	117	42,198	B4-U0-G5	116
ECF-L-96L-1.4A-WW-GZ-x	96	1370	3000	422	44,568	B4-U0-G4	106	46,173	B4-U0-G5	109	45,813	B4-U0-G5	108	46,846	B4-U0-G5	111	46,530	B5-U0-G5	108

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type APR Lumen Output	Type APR BUG Rating	Type APR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
ECF-L-80L-WW-GZ-x	80	900	3000	225	29,065	B4-U0-G3	129	19,769	B1-U0-G3	89
ECF-L-96-1A-GW-GZ-x	80	1000	3000	265	32,164	B4-U0-G3	124	22,175	B1-U0-G4	86
ECF-L-80L-1.2A-WW-GZ-x	80	1200	3000	288	36,153	B4-U0-G3	126	24,513	B1-U0-G4	88
ECF-L-96L-800-WW-GZ-x	96	800	3000	218	31,381	B4-U0-G3	153	21,264	B1-U0-G4	91
ECF-L-96-1A-GW-GZ-x	96	1000	3000	318	39,080	B4-U0-G4	123	26,554	B1-U0-G4	84
ECF-L-96-1.2A-WW-GZ-x	96	1200	3000	365	42,928	B4-U0-G4	118	28,885	B1-U0-G4	80
ECF-L-96L-1.4A-WW-GZ-x	96	1370	3000	422	48,543	B4-U0-G4	115	36,322	B1-U0-G5	86

4000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type SW Lumen Output	Type SW BUG Rating	Type SW Efficacy (LPW)
ECF-L-80L-WW-GZ-x	80	900	4000	225	29,298	B4-U0-G4	130	27,964	B4-U0-G4	124	28,469	B3-U0-G4	127	28,689	B3-U0-G4	128	30,382	B3-U0-G4	135
ECF-L-96-1A-GW-GZ-x	80	1000	4000	265	33,807	B4-U0-G4	127	33,548	B3-U0-G5	126	33,857	B3-U0-G5	127	34,615	B3-U0-G4	130	34,246	B3-U0-G4	129
ECF-L-80L-1.2A-GW-GZ-x	80	1200	4000	288	37,070	B4-U0-G4	128	36,453	B3-U0-G5	126	37,125	B3-U0-G5	128	38,181	B3-U0-G4	132	37,775	B3-U0-G4	131
ECF-L-96L-800-WW-GZ-x	96	800	4000	218	32,179	B4-U0-G4	143	31,690	B3-U0-G4	133	32,228	B3-U0-G5	136	33,144	B3-U0-G4	139	32,791	B3-U0-G4	138
ECF-L-96-1A-GW-GZ-x	96	1000	4000	318	40,061	B4-U0-G4	127	39,395	B3-U0-G5	124	40,122	B3-U0-G5	127	41,263	B3-U0-G4	130	40,824	B3-U0-G5	129
ECF-L-96-1.2A-GW-GZ-x	96	1200	4000	365	43,977	B4-U0-G4	116	43,192	B4-U0-G5	118	42,892	B4-U0-G5	117	44,664	B4-U0-G5	122	44,458	B4-U0-G5	122
ECF-L-96L-1.4A-WW-GZ-x	96	1370	4000	422	48,178	B4-U0-G4	114	48,917	B4-U0-G5	116	48,371	B4-U0-G5	115	50,567	B5-U0-G5	120	49,221	B5-U0-G5	117

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type APR Lumen Output	Type APR BUG Rating	Type APR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
ECF-L-80L-WW-GZ-x	80	900	4000	225	30,186	B4-U0-G3	134	21,290	B1-U0-G4	95
ECF-L-96-1A-GW-GZ-x	80	1000	4000	265	34,938	B4-U0-G3	130	24,982	B1-U0-G4	93
ECF-L-80L-1.2A-GW-GZ-x	80	1200	4000	288	38,040	B4-U0-G3	132	26,563	B1-U0-G4	92
ECF-L-96L-800-GW-GZ-x	96	800	4000	218	33,045	B4-U0-G3	158	23,000	B1-U0-G4	96
ECF-L-96-1A-GW-GZ-x	96	1000	4000	318	41,137	B4-U0-G4	130	28,707	B1-U0-G4	92
ECF-L-96-1.2A-GW-GZ-x	96	1200	4000	365	44,199	B4-U0-G4	121	31,278	B1-U0-G4	87
ECF-L-96L-1.4A-GW-GZ-x	96	1370	4000	422	52,478	B4-U0-G4	124	39,055	B2-U0-G5	92

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations
It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

BB

GARDCO by Signify

Site & Area

EcoForm

ECF-L large area luminaire



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 52,500 lumens or more in a compact, low profile (12" square) luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: 223038
Location:
Cat.No:
Type: WWG
Lamps: Qty:
Notes:

Ordering guide

example: ECF-L-96L-1A-CW-AR-AFR-90-120-DO-PCB-F1-SP1-TB-RPA-HS-BK

Prefix	Number of LEDs	Drive Current	LED Color / Generation	Mounting	Optics	Voltage
ECF-L	80L	900	NW-G2	AR*	3	UNV
ECF-L EcoForm site and area, large	80L 80 LEDs (5 modules)	900 900mA 1A 1000mA 1.2A 1200mA	NW-G2 Warm White 3000K, 70CRI CW-G2 Neutral White 4000K, 70CRI CWW-G2 Cool White 5000K, 70CRI Generation 2	AR* Arm Mount, (standard) The following mounting kits must be ordered separately (See accessories): SP Slip Fitter Tenon Mount (fits to 2¼" O.D. tenon) WS Wall mount with surface conduit entry permitted RAM* Retrofit Arm Mount kit	Type 2 2 Type 2 2-270 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-270 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-270 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 SW Type SW	APR Auto Front Row Adapter (fits to 3"-3.5" O.D. tenon) APR-90 Auto Front Row Adapter Rotated left 90° APR-270 Auto Front Row Adapter Rotated right 270° BLC Back Light Control BLC-90 Back Light Control rotated left 90° BLC-270 Back Light Control rotated at 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)

Finish	Options	Options	Options	Options	Options	Pole
DDB*	DD* 0-10V External dimming (for controls by others) DOC***** Dual Circuit Control FAWS***,** Field Adjustable Wattage Selector LLC***,** Integral wireless module Bi-level functionality SRGB***,** SR driver connected to Zhaga socket DynaDimmer: Automatic Profile Dimming CS50** Safety 50% Dimming, 7 hours CS70** Median 50% Dimming, 8 hours CM30** Safety 30% Dimming, 7 hours CM50** Median 30% Dimming, 8 hours	TLRPC	IMRS** Integral with #3 lens IMRS** Integral with #7 lens	PCB** Photocontrol Button TLRDS**,*** Twist Lock Receptacle with Photocell TLRD**,*** Twist Lock Receptacle with Photocell TLRPC*,**,*** Twist Lock Receptacle w/ Photocell	Fusing FF Single (120, 277, 347VAC) FD* Double (208, 240, 480VAC) Twist-Lock Fusing FFP* Single (120, 277, 347VAC) FFD* Double (208, 240, 480VAC) FFP* Canadian Double Pull (208, 240, 480VAC) Surge Protection (10kA standard) SP3 Increased 20kA	Gasketed	Square Pole Adapter included in standard (product) RPA* Round Pole Adapter (fits to 3"-3.9" O.D. tenon) RPAT* Terminal Block Adapter DDT Direct Drill MDT Medium Drill Customer specified RAL Specify optional color or RAL (i.e. RAL7024) CC Custom color (Must supply color chip for required factory quote)	BK Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray

1. BL-IMRS(*) equipped with out-boarded sensor housing when voltage is HVU (347-480V).
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with fusing.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. TLRDS, TLRD and TLRPC receptacles are 4 & 5-wire capped off when ordered with any of the Dimming controls DS or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRDS-7.
12. Not available with DOC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HS not available with Type 5, SW, BLC, BLC-90, or BLC-270.
15. Not available with DD, DOC, and FAWS dimming control options.
16. Not available with DD, DOC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be IEA compatible (See specifications for more details). Consult factory for lead time. All 7-pin in NEMA receptacle are connected to SR driver. SRDR not available with TLRDS or TLRPC.
18. 0-10V dimming driver standard.
19. 120V or 277V only, not available with SRDR or any DynaDimmer options (due to driver limitations).

AA

D650-VCOB BOULEVARD SERIES

LED



EPA 1.04 (ft²) | WEIGHT 231.85 | 7 YEAR WARRANTY | LUMEN RANGE 4,115 to 8,055 | LIFE SPAN 100,000 to 100,000 HOURS | UL LISTED | CLICK FOR FAQ's

JOB NAME 223038
FIXTURE TYPE A
MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: PT-D650-SP-VCOB-4L40TS-MDL03-A-PEC-FHD/42|2PF4-18B/BKT

Mounting Config.	Fixture	Filter	LED	CCT	Type	Driver	Lens	Option Control Receptacle	Option Control	Option Fuse	Option Voltage Tenon Ring	Option GFI	Option Terminal Block	Option Side Shield	Arm (See Arm Spec Sheets)	Pole (See Pole Spec Sheets)	Finish
PT	PMR	SF	TCOB-L	30K	VCOB	A											MGY

Mounting Configuration

(Click here to link to mounting configuration specification page)

- SW • PT • SA • SAPT • SAPTT
- 2A • 2AP • 3A • 3AP • 4A • 4AP
- 3AS0 • 3APT • 4A • 4AP

W – Wall Mount; **PT** – Post Top; **A** – Arm Mount; **AM** – Arm Mid-Mount; **PS** – Pier Base

Fixture

- D650 • D650SR

Filter

- SF • 99° • 99S • OL3
- 73 • 99Z • BDA • OL4
- 7A • 99Y • BDS • SBB
- 99Q • 99W • BD7 • UCAPKP

* Add "T" after filter designation for optional "Twist-lock" fitter. † Consult factory for use on concrete poles.

LED

- VCOB-4L

CCT - Color Temperature (K)

- 2700(3 • 3000(3 • 3500(3 • 4000(3 • 5000(3

Type

- **TS** (Symmetric) • **TA** (Asymmetric)

Driver

- **MDL02** (120V-277V, 250mA)
- **MDL03** (120V-277V, 350mA)
- **MDL02** (347V-480V, 250mA)
- **MDH03** (347V-480V, 350mA)
- **MDH05** (347V-480V, 500mA)

Lens

- **A** (Textured Acrylic)
- **P** (Textured Poly)
- **WP** (White Textured Poly)

Options (Click here to view accessories sheet)

- **3P** 3-Pin control receptacle only
- **5P** 5-Pin control receptacle only
- **R7** 7-Pin control receptacle only
- **PE*** Twist-Lock Photocontrol (120v-277v)
- **PEP** Twist-Lock Photocontrol (347v)
- **PEA*** Twist-Lock Photocontrol (480v)
- **PEC** Conformal Coating
- **PEC** Electronic Button Photocontrol (120v-277v)
- **PECA** Electronic Button Photocontrol (480v)
- **FHD*** Double Fuse and Holder
- **CDR** Cast Decorative Ring
- **CDRCL*** Cast Decorative Ring with Custom Logo
- **PSDD*** Perforated Brass Decorative Ring
- **GFI*** 15A Duplex GFI for Utility Fitter
- **TB*** Terminal Block
- **HSD*** 120° House Side Shield

* For 900 series utility fitter only.
** Consult factory for availability.
*** Ships loose for installation in base.
† Consult factory for specification details.
†† Standard is polished, for painted ring specify PBDR-P.
‡ For use with "TA" distribution type only.

Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

- 50 • 70 • 480 • 6236 • TA • BA
- 478 • 80 • 55 • 579 • TASCE

Pole (Click here to link to pole specification page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes*

- **DNT** Black Textured
- **WHT** White Textured
- **PGT** Pearl Green Textured
- **ABZT** Architectural Medium Bronze Textured
- **DBT** Dark Bronze Textured

*Smooth finishes are available upon request

Custom Finishes**

- **OI** Old Iron
- **RT** Rust
- **WBR** Weathered Brown
- **CD** Cedar
- **WBK** Weathered Black
- **TT** Tex Tone

* Custom colors require upcharge.

Sternberg Select Finishes

- **VG** Verde Green
- **SI** Swedish Iron
- **OWGT** Old World Gray Textured

Specifications

Fixture

The fixture shall be 16" in diameter and 34-1/2" tall. It will be made of vandal resistant clear textured polycarbonate or dent resistant (DR) clear textured acrylic. White textured polycarbonate is also available. The fixture is available in a solid roof (D650SR) for added discretion and reduced up-light. The solid roof will be made of spun aluminum and securely affixed to the top of the acorn. The Luminaire shall be UL listed in US and Canada.

Filter - Standard

The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 8-1/2" inside diameter opening to attach to the 8" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the fitter shall be designed to the pole top reducer for safety and to permit the pole top reducer to be raised and level over the life of the installation. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

900 Series Utility Fitter Option

The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have a 9-1/4" inside diameter opening to attach to the 8" neck of the acorn globe. It shall have a hinged, tool-less entry door that completely opens to allow for ease of relamping. The 900 shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocontrol receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted fitter mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 finger latches. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly. When supplied with GFI receptacle a hole will be provided for cord and plug installation with the access door closed. When cord and plug is not in use a filler plug will be provided and

See next page

Sternberg Lighting
ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

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BB

ECF-L EcoForm large

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP65 tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standard set forth by ANSI/NEMA C136.31-2018. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal circuit board fully sealed with optics offered in multiples of 5 and 6 modules or 80 and 96 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 139 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, SW, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC optic to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0–10V dimming (DD): Access to 0–10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads; one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- CS50/CS30: Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- CM50/CM30: Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

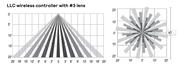
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the Field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRS): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRS is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal light output wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

BB

ECF-L EcoForm large

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type SW Lumen Output	Type SW BUG Rating	Type SW Efficacy (LPW)
ECF-L-80L-WW-GZ-x	80	900	5000	225	29,298	B4-U0-G4	130	27,964	B4-U0-G4	124	28,469	B3-U0-G4	127	28,689	B3-U0-G4	128	30,382	B3-U0-G4	135
ECF-L-96-1A-GW-GZ-x	80	1000	5000	265	33,807	B4-U0-G4	127	33,548	B3-U0-G5	126	33,857	B3-U0-G5	127	34,615	B3-U0-G4	130	34,246	B3-U0-G4	129
ECF-L-80L-1.2A-GW-GZ-x	80	1200	5000	288	37,070	B4-U0-G4	128	36,453	B3-U0-G5	126	37,125	B3-U0-G5	128	38,181	B3-U0-G4	132	37,775	B3-U0-G4	131
ECF-L-96L-800-GW-GZ-x	96	800	5000	218	32,179	B4-U0-G4	143	31,690	B3-U0-G4	133	32,228	B3-U0-G5	136	33,144	B3-U0-G4	139	32,791	B3-U0-G4	138
ECF-L-96-1A-GW-GZ-x	96	1000	5000	318	40,061	B4-U0-G4	127	39,395	B3-U0-G5	124	40,122	B3-U0-G5	127	41,263	B3-U0-G4	130	40,824	B3-U0-G5	129
ECF-L-96-1.2A-GW-GZ-x	96	1200	5000	365	43,977	B4-U0-G4	116	43,192	B4-U0-G5	118	42,892	B4-U0-G5	117	44,664	B4-U0-G5	122	44,458	B4-U0-G5	122
ECF-L-96L-1.4A-GW-GZ-x	96	1370	5000	422	48,178	B4-U0-G4	114	48,917	B4-U0-G5	116	48,371	B4-U0-G5	115	50,567	B5-U0-G5	120	49,221	B5-U0-G5	117

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type APR Lumen Output	Type APR BUG Rating	Type APR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
ECF-L-80L-WW-GZ-x	80	900	5000	225	30,186	B4-U0-G3	134	21,290	B1-U0-G4	95
ECF-L-96-1A-GW-GZ-x	80	1000	5000	265	34,938	B4-U0-G3	130	24,982	B1-U0-G4	93
ECF-L-80L-1.2A-GW-GZ-x	80	1200	5000	288	38,040	B4-U0-G3	132	26,563	B1-U0-G4	92
ECF-L-96L-800-GW-GZ-x	96	800	5000	218	33,045	B4-U0-G3	158	23,000	B1-U0-G4	96
ECF-L-96-1A-GW-GZ-x	96	1000	5000	318	41,137	B4-U0-G4	130	28,707	B1-U0-G4	92
ECF-L-96-1.2A-GW-GZ-x	96	1200	5000	365	44,199	B4-U0-G4	121	31,278	B1-U0-G4	87
ECF-L-96L-1.4A-GW-GZ-x	96	1370	5000	422	52,478	B4-U0-G4	124	39,055	B2-U0-G5	92

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

BB

ECF-L EcoForm large

Area luminaire

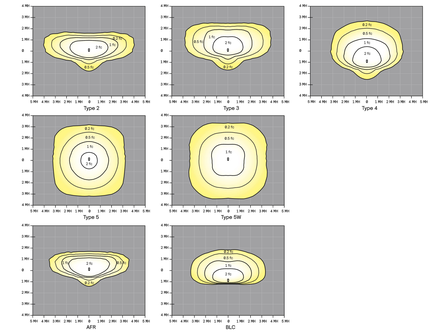
Predicted Lumen Depreciation Data

Predicted performance derived from IES LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology.
Actual experience may vary due to field application conditions.L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L₇₀ Hours	L₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1400 mA	>100,000 hours	>90,000 hours	>96%

Optical Distributions

Based on configuration ECF-L-96L-1.2A-NW-G2 (265W) mounted at 40ft.

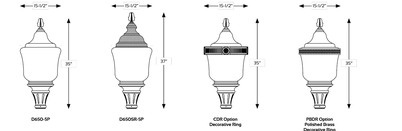


AA

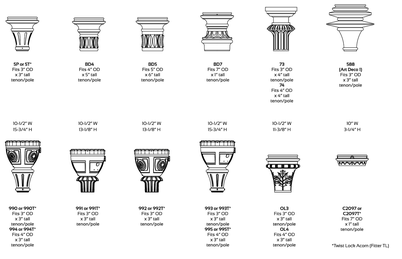
D650-VCOB BOULEVARD SERIES

LED

Fixtures



Fitters


SP or ST* Fits 3" OD x 3" tall tenon/pole
804 Fits 4" OD x 5" tall tenon/pole
805 Fits 5" OD x 6" tall tenon/pole
807 Fits 7" OD x 7" tall tenon/pole
73

COPENHAGEN
EW48218
WALL

PROJECT

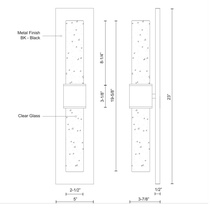
DESCRIPTION

The Copenhagen balances a clean, simple geometry with highly detailed glass for a sophisticated outdoor product line. The stark yet refined finish of the black structure contrasts with the translucent glass to augment its effect. Available in both wall-mounted and chandelier configurations, the complete offering is both elegant and versatile.

SPECIFICATION DETAILS

Fixture Dimensions	W2-1/2" x H19-5/8" x E3-7/8"
Light Source	AC LED Module
Wattage	16W
Total Lumens	1200lm
Delivered Lumens	BK-661lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available; Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Molded Glass
ADA Compliant	Yes
Location	Wet
Illumination Direction	Up and Down
Mounting Style	All Orientation; Wall;
Canopy Dimensions	W5" x H2" x E1/2"
Paint Finish	BK02
Finish Option(s)	Black

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty



KUZCO

CANADA: 19034 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

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COMMENT

ETL Intertek

architecture
engineering
interiors

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770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2
09-25-24	ELEVATIONS COMPARISON
06-05-25	ARB MOD3

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LIGHTING SPECIFICATIONS

E102

File #: 25-795 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

N. Jefferson Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Conceptual Review of New Commercial Development

SUMMARY:

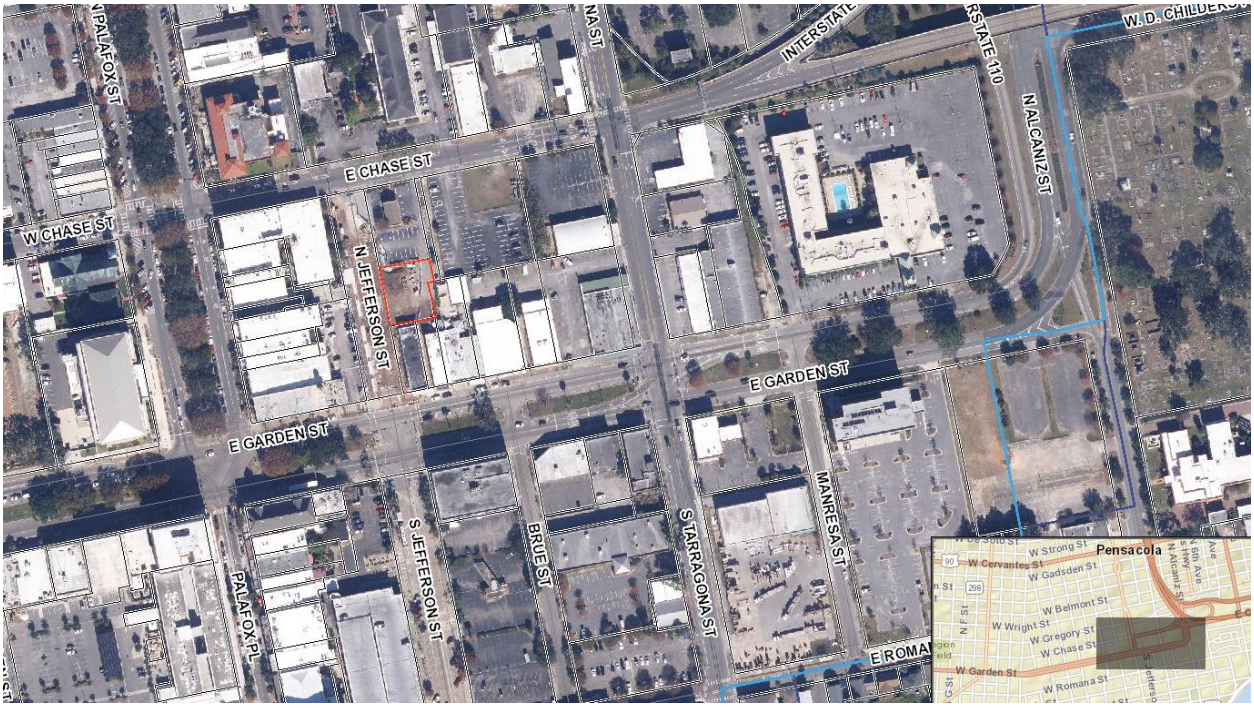
Travis Altsman is seeking conceptual approval for a five-story mixed-use building with retail on the first floor facing Jefferson Street with 25 condo units on floors two through five. The building is composed of ground-faced CMU block, flush metal panels, and brick with aluminum storefronts in dark bronze.

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)(3) PHBD; Architectural review of proposed exterior development; Recommendation for changes.
12-3-27(f)(4)d. PHBD; Architectural review of proposed exterior development; Board review standards; Show windows and storefronts.
12-3-27(f)(4)f.2 PHBD; Architectural review of proposed exterior development; Board review standards; Roofs.
12-3-27(f)(4)h. PHBD; Architectural review of proposed exterior development; Board review standards; Landscaping and screening.

ATTACHMENTS:

1. Images
2. Application and Materials

N. Jefferson Street





Architectural Review Board Application
Full Board Review

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

Application Date: 6-4-2025

Project Address: **N. Jefferson street, no number provided South of West Chase s**

Applicant: Travis Altsman

Applicant's Address: 161 Lemeuse Street, Biloxi MS 39530

Email: *travisaltsman@dalepartners.com* Phone: 6-4-2025

Property Owner: The Tristan Residences, LLC.
(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 seven (7) 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.

This project is a 5 story Mixed Use building. Retail storefront on the first floor facing Jefferson street. This will likely be a coffee shop or small restaurant. The rest of the building will be condominiums. 25 units.

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

6-4-25
Date

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



6/5/2025 10:11:33 AM

DALE PARTNERS

Downtown Pensacola Mixed Use

Construction Documents

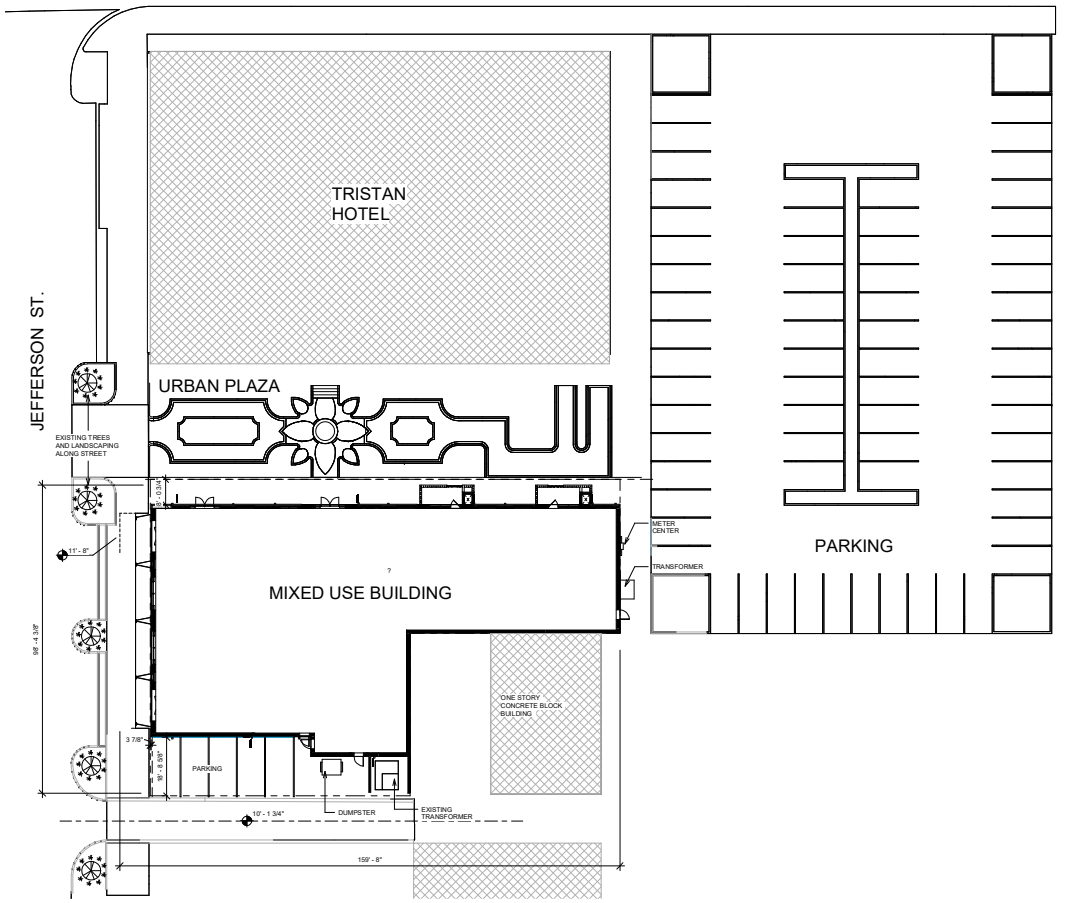
Jefferson Street, Pensacola Florida

DPA PN: 24074

6-5-25

Team

Owner	Thrash Group
Architect	Dale Partners Architects, P.A.
Civil	David Fitzpatric PE
Structural	Pierce Engineers
Mechanical	MEP Green, LLC
Electrical	Welcon Engineers, Inc



1 Site Plan
1/16" = 1'-0"

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One Jackson Place
Suite 250
188 East Capitol Street
Jackson, MS 39201
p 601.352.5411
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dalepartners.com

Downtown Pensacola Mixed Use

Jefferson Street, Pensacola Florida

Construction Documents

Project No	24074
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Revisions	Rev Date

A-100
Site Plan

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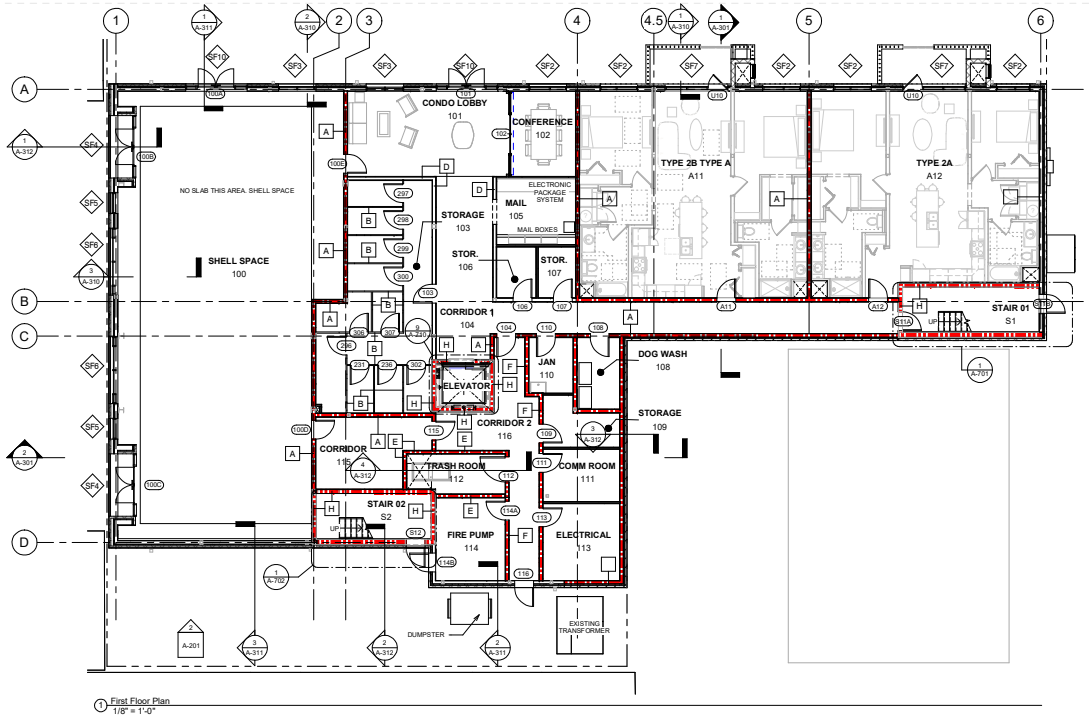
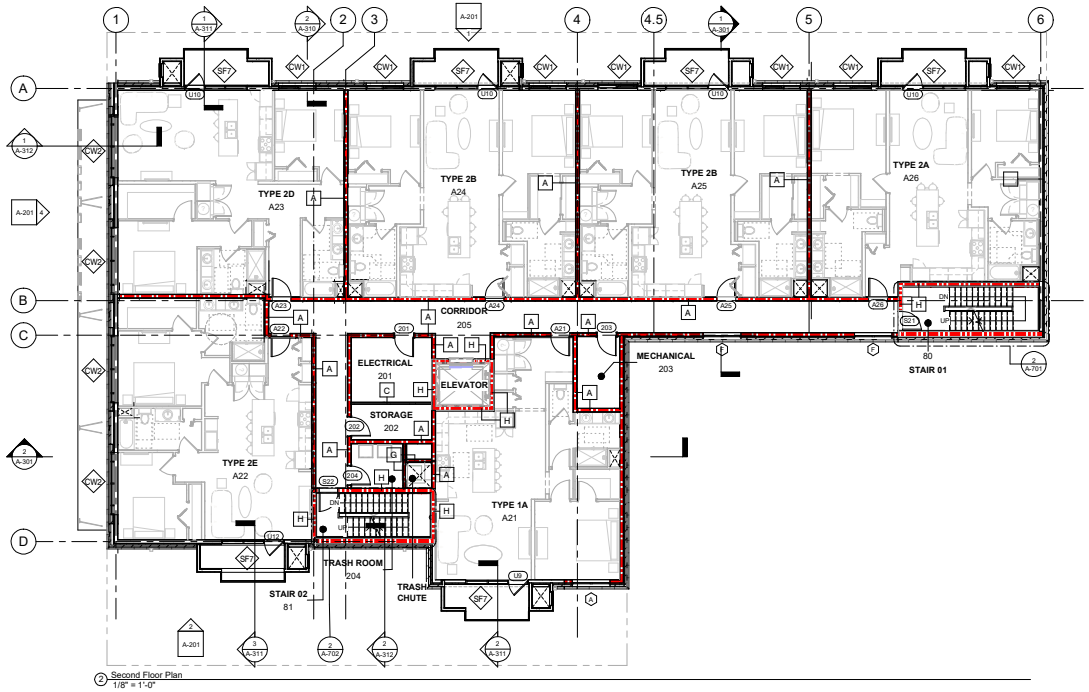
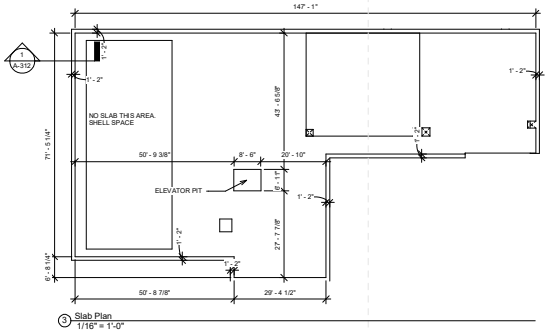


1 First Floor Plan
1/8" = 1'-0"



2 Second Floor Plan
1/8" = 1'-0"



3 Slab Plan
1/16" = 1'-0"

Room Schedule		
Name	Number	Sheet No.

TYPE 1A	A21	1/A-401
TYPE 2A	A12	1/A-403
TYPE 2B	A25	1/A-404
TYPE 2D	A23	1/A-405
TYPE 2E	A22	1/A-406

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Downtown Pensacola Mixed Use

Jefferson Street, Pensacola Florida

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Revisions	Rev Date

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Level 1 & 2 - Floor Plans

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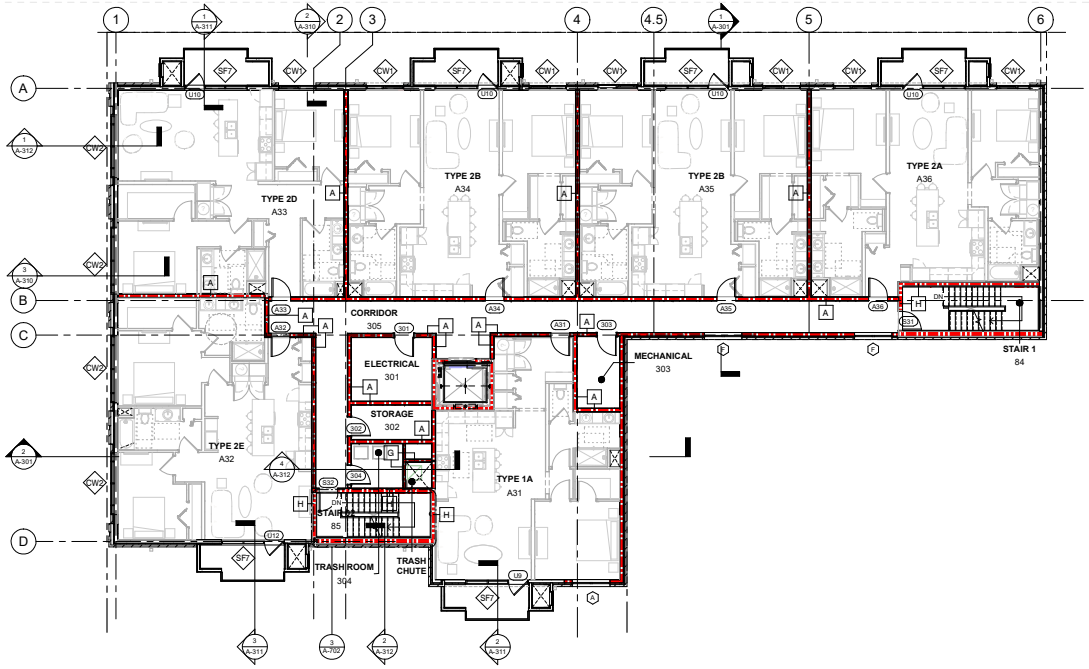
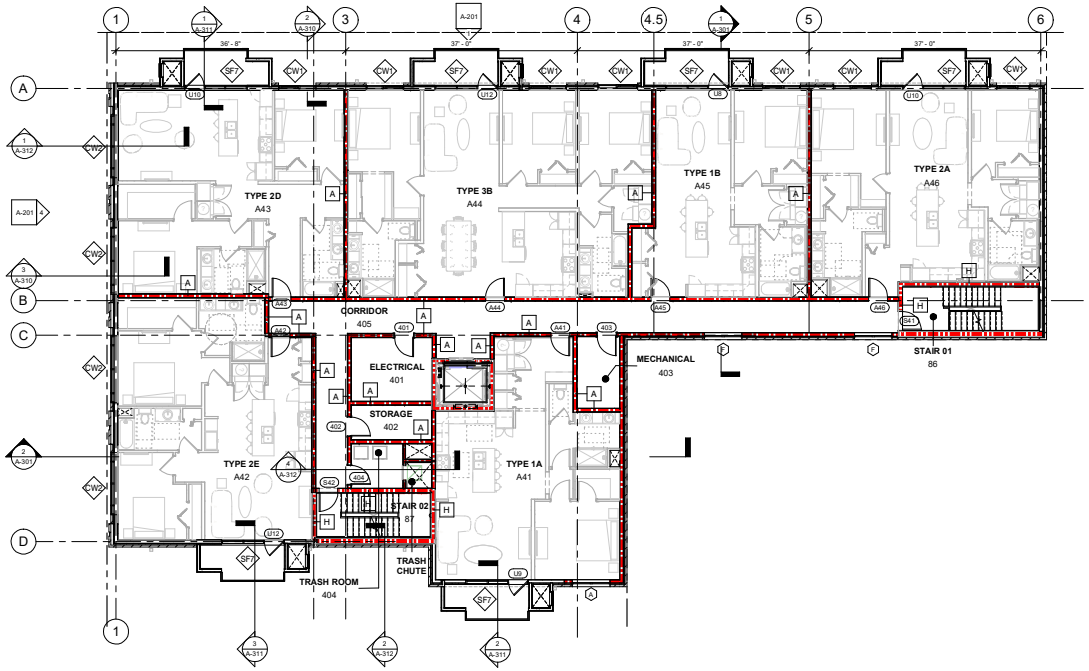


1 Third Floor Plan
1/8" = 1'-0"



2 Fourth Floor Plan
1/8" = 1'-0"

Room Schedule For Third And Fourth floor		
Name	Number	Sheet No.
TYPE 1A	A41	1/A-401
TYPE 1B	A45	1/A-402
TYPE 2A	A36	1/A-403
TYPE 2B	A35	1/A-404
TYPE 2D	A43	1/A-405
TYPE 2E	A42	1/A-406
TYPE 3B	A44	1/A-409

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Downtown Pensacola Mixed Use

Jefferson Street, Pensacola Florida

Construction Documents

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Checked	NP
Revisions	Rev Date

A-102
Level 3 and 4 - Floor plans

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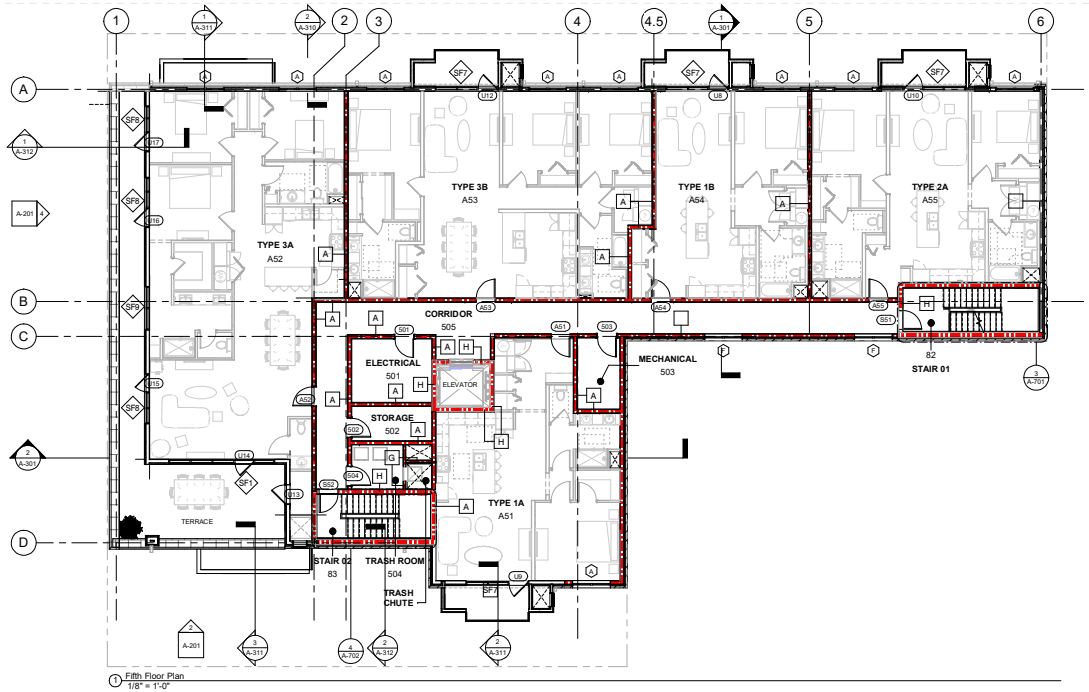
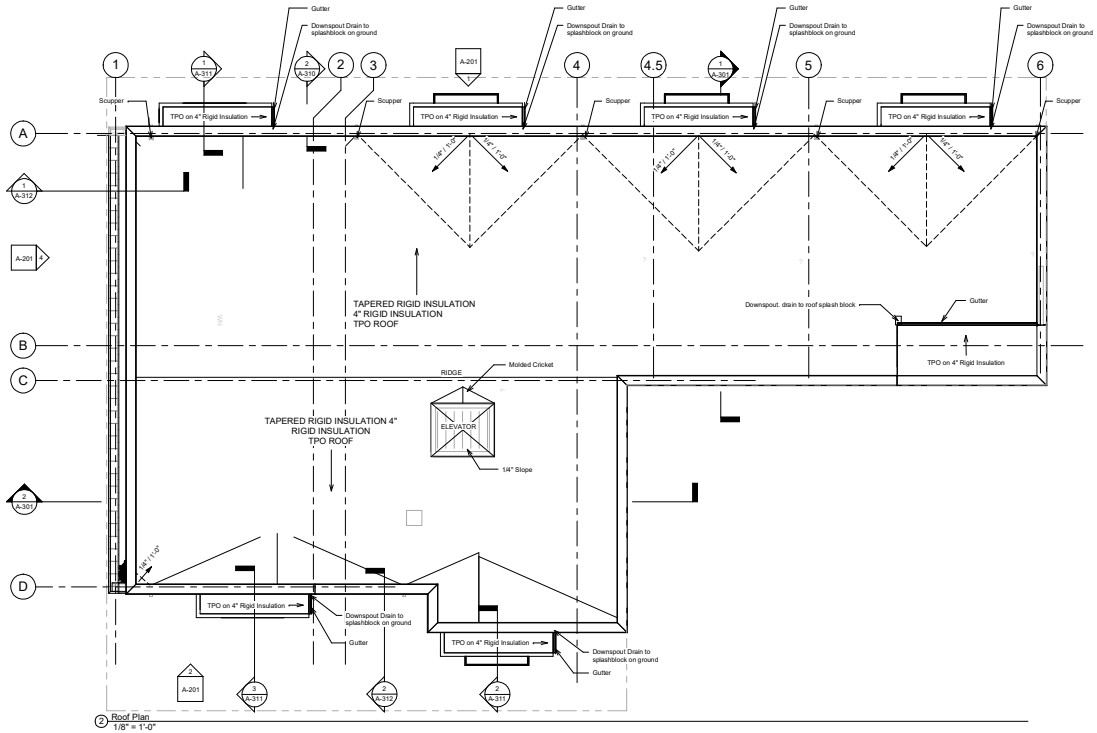
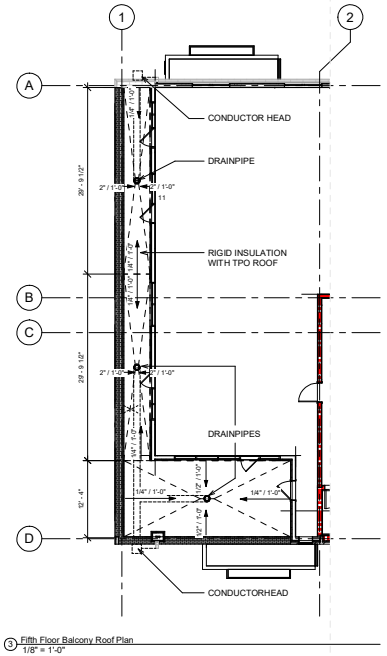


1 Fifth Floor Plan
1/8" = 1'-0"



2 Roof Plan
1/8" = 1'-0"



3 Fifth Floor Balcony Roof Plan
1/8" = 1'-0"

Room Schedule For Fifth Floor		
Name	Number	Sheet No.
TYPE 1A	A51	1/A-401
TYPE 1B	A54	1/A-402
TYPE 2A	A55	1/A-403
TYPE 3A	A52	1/A-407
TYPE 3B	A53	1/A-409

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Downtown Pensacola Mixed Use
Jefferson Street, Pensacola Florida

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Revisions	Rev Date

A-103
Level 5 & Roof - Floor Plans

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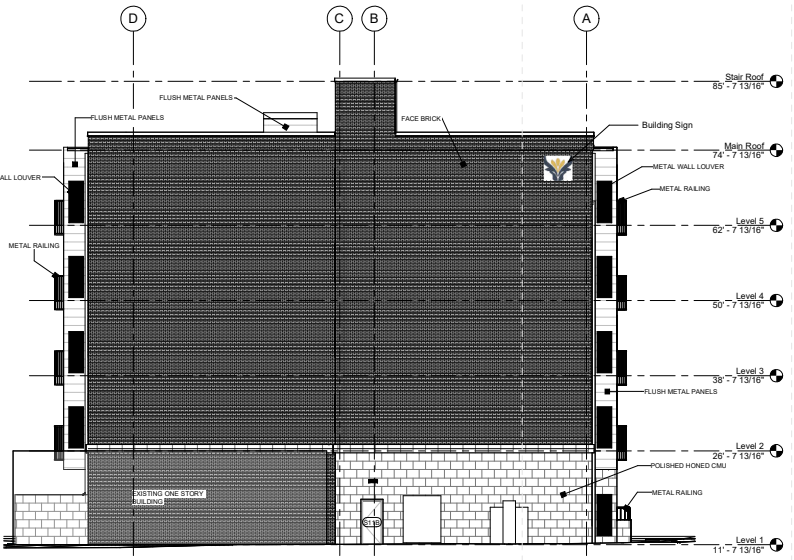
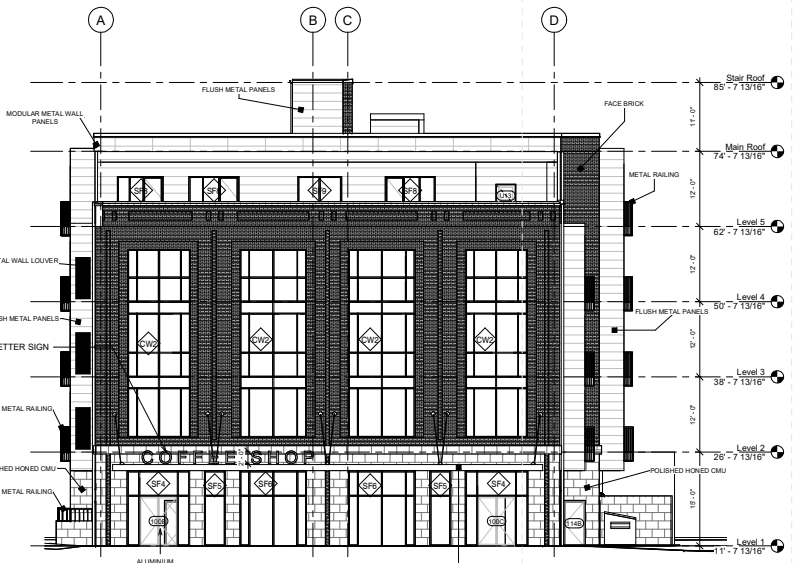
1 North Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

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Downtown Pensacola Mixed Use

Jefferson Street, Pensacola Florida

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Revisions	Rev Date

A-201

Building Elevations

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Downtown Pensacola Mixed Use

Jefferson Street, Pensacola Florida

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Revisions	Rev Date

A-601

Renderings

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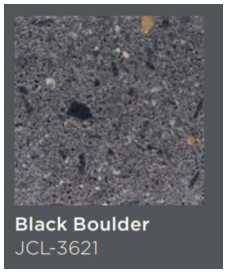
GROUND FACED CMU / DECORATIVE CMU FINISH

JOHNSON CONCRETE PRODUCTS

GROUND FACED ARCHITECTURAL BLOCK
2X8X16 SPLIT FACE SOLID
JCL-3621 BLACK BOULDER



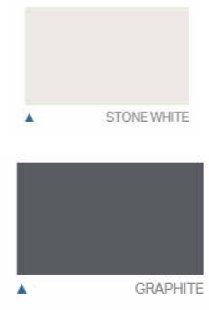


FLUSH METAL PANELS

PAC-CLAD PETERSEN

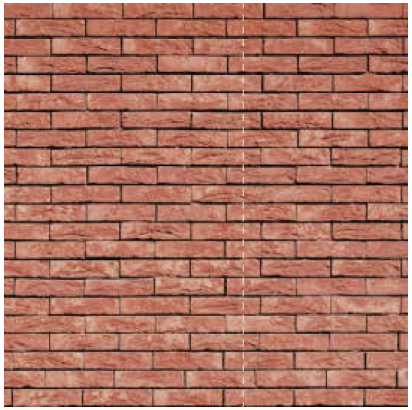
MODULAR AL METAL WALL PANEL SYSTEM
16" X UP TO 120"
WALLS - GRAPHITE
SOFFITS - STONE WHITE





FACE BRICK

MATCH HOTEL TRISTAN



STOREFRONT ALUMINUM FRAME

DARK BRONZE



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Downtown Pensacola Mixed Use
Jefferson Street, Pensacola Florida

Construction Documents

Project No	24074
Date	6-5-25
Drawn	RTA
Checked	NP
Revisions	Rev Date

A-602
Exterior Finishes

6/5/2025 10:08:02 AM
Autodesk Docs://Downtown Pensacola Mixed Use/24074 Downtown Pensacola Mixed Use.rvt

Door Schedule

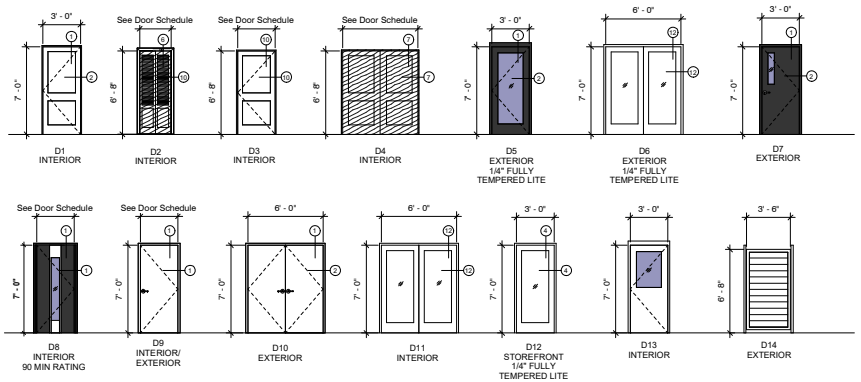
Mark	Type Mark	Door Width	Door Height	Door Material	Door Finish	Frame Material	Frame Finish	Frame Type	Function	Hardware	Fire Rating	Comments	Location	Room Name
100A	20	6' - 0"	7' - 1"	AL		AL			Interior		Not Rated			
100B	20	6' - 0"	7' - 11"	AL		AL			Interior		Not Rated			
100C	20	6' - 0"	7' - 11"	AL		AL			Interior		Not Rated			
100D	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
100E	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
101	20	6' - 0"	7' - 1"	AL		AL			Interior		Not Rated			
102	36	13' - 1 15/32"	6' - 6 3/4"						Interior					
103	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
104	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
106	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
107	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
108	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
109	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
110	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
111	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
112	22	4' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
113	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
114A	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
114B	39	3' - 0"	7' - 0"	HM		HM			Interior		Not Rated			
115	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
116	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
201	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
202	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
203	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
204	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
301	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
302	18	3' - 0"	7' - 0"	WD	WD	HM			Interior		20 Mins			
303	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
304	18	3' - 0"	7' - 0"	WD	WD	HM			Interior		20 Mins			
401	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
402	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
403	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
404	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
501	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
502	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
503	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
504	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A11	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A12	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A21	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A22	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A23	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A24	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A25	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A26	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A31	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A32	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A33	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A34	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A35	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A36	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A41	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A42	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A43	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A44	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A45	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A46	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A51	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A52	18	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A53	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A54	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
A55	8	3' - 0"	7' - 0"	WD		HM			Interior		20 Mins			
S11A	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			
S11B	39	3' - 0"	7' - 0"	HM		HM			Interior		Not Rated			
S12	39	3' - 0"	7' - 0"	HM		HM			Interior		Not Rated			
S21	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			
S22	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			
S31	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			
S32	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			
S41	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			
S42	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			
S51	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			
S52	37	3' - 0"	7' - 0"	WD		HM			Interior		90 mins			

Unit Door Schedule

Unit Name	Room Name	Function	Mark	Door Type	Door Material	DOOR Finish	DOOR Width	DOOR Height	FRAME Frame Material	FRAME Finish	FRAME Frame Type	Hardware	Fire Rating	Comments
TYPE 1A	Bathroom	Interior	U2	D3	HP		2' - 10"	6' - 8"	WD				Not Rated	
TYPE 1A	WC	Interior	U3	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 1A	Bedroom	Interior	U4	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 1A	Closet	Interior	U5	D3	HP		2' - 10"	6' - 5"	WD				Not Rated	
TYPE 1A		Interior	U6	D8			2' - 0"	6' - 8"						
TYPE 1A		Interior	U7	D8			2' - 0"	6' - 8"						
TYPE 1A		Interior	U8	D4	WD		6' - 0"	6' - 8"	WD				Not Rated	
TYPE 1B	Storage	Interior	U2	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#7		
TYPE 1B	Storage	Interior	U3	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#7		
TYPE 1B	Bedroom	Interior	U4	D3	HP		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 1B	Closet	Interior	U5	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#5		
TYPE 1B	Laundry	Interior	U6	D7	WD		5' - 0"	6' - 8"	WD	WD, HONEYCOMB CORE		#8	Not Rated	
TYPE 1B	Bathroom	Interior	U7	D3	HP		3' - 0"	6' - 5"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 1C	Storage	Interior	U2	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#7		
TYPE 1C	M Bedroom	Interior	U4	D3	HP		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 1C		Interior	U5	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 1C	Bedroom	Interior	U6	D3	HP		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 1C	Closet	Interior	U7	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#5		
TYPE 1C	Laundry	Interior	U8	D7	WD		5' - 0"	6' - 8"	WD	WD, HONEYCOMB CORE		#8	Not Rated	
TYPE 1C	Bathroom	Interior	U9	D3	HP		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 2A		Interior	U2	D2			2' - 6"	6' - 8"					Not Rated	
TYPE 2A	M Bedroom	Interior	U3	D3			3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 2A		Interior	U4	10			4' - 0"	6' - 8"						
TYPE 2A	M Bathroom	Interior	U5	D10			2' - 10"	6' - 8"	WD	WD, HOLLOW CORE		#4		
TYPE 2A	Bedroom	Interior	U6	D3			3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 2A	Closet	Interior	U7	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#5		
TYPE 2A	Laundry	Interior	U8	D7			5' - 0"	6' - 8"	WD	WD, HONEYCOMB CORE		#8	Not Rated	
TYPE 2A	Bathroom	Interior	U9	D3			3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 2B	Storage	Interior	U2	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#7		
TYPE 2B	Storage	Interior	U3	D2			2' - 6"	6' - 8"	WD	WD, HOLLOW CORE		#7	Not Rated	
TYPE 2B	M Bedroom	Interior	U4	D3	<varies>		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 2B		Interior	U5	D3	<varies>		3' - 0"	6' - 8"	<varies>				Not Rated	
TYPE 2B	Bedroom	Interior	U6	D3	<varies>		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 2B	Closet	Interior	U7	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#5	Not Rated	
TYPE 2B	Laundry	Interior	U8	D7	<varies>		5' - 0"	6' - 8"	WD	WD, HONEYCOMB CORE		#8	Not Rated	
TYPE 2B	Bathroom	Interior	U9	D3	<varies>		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 2D		Interior	U2	D2			2' - 6"	6' - 8"					Not Rated	
TYPE 2D		Interior	U3	D10	HP		2' - 10"	6' - 8"	WD					
TYPE 2D		Interior	U4	D10	HP		2' - 10"	6' - 8"	WD					
TYPE 2D		Interior	U5	D10	HP		2' - 10"	6' - 8"	WD					
TYPE 2D		Interior	U6	D7	WD		5' - 0"	6' - 8"	WD				Not Rated	
TYPE 2D		Interior	U7	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 2D		Interior	U8	10			4' - 0"	6' - 8"						
TYPE 2D		Interior	U9	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 2E		Interior	U2	D7	WD		5' - 0"	6' - 8"	WD				Not Rated	
TYPE 2E		Interior	U3	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 2E		Interior	U4	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 2E		Interior	U5	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 2E		Interior	U6	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 2E		Interior	U7	D14			1' - 6"	6' - 8"						
TYPE 2E		Interior	U8	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 2E		Interior	U9	10			4' - 0"	6' - 8"						
TYPE 2E		Interior	U10	D2			2' - 6"	6' - 8"					Not Rated	
TYPE 2E		Interior	U11	D2			2' - 6"	6' - 8"					Not Rated	
TYPE 3A		Interior	U2	D3			3' - 0"	6' - 8"	WD				Not Rated	
TYPE 3A		Interior	U3	16	WD		5' - 0"	6' - 5"	WD					
TYPE 3A		Interior	U4	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 3A		Interior	U5	14	HP		2' - 6"	6' - 8"	WD				Not Rated	
TYPE 3A		Interior	U6	14	HP		2' - 6"	6' - 8"	WD				Not Rated	
TYPE 3A		Interior	U7	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 3A		Interior	U8	10			4' - 0"	6' - 8"						
TYPE 3A		Interior	U9	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 3A		Interior	U10	10			4' - 0"	6' - 8"						
TYPE 3A	Storage	Interior	U11	D3	HP		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#7	Not Rated	
TYPE 3A		Interior	U12	16	HP		2' - 6"	7' - 0"	WD					
TYPE 3B		Interior	U2	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 3B		Interior	U3	D3	WD		3' - 0"	6' - 8"	WD				Not Rated	
TYPE 3B	Bedroom	Interior	U4	D3	HP		3' - 0"	6' - 5"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 3B	Closet	Interior	U5	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#5		
TYPE 3B	Bedroom	Interior	U6	D3	HP		3' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#4	Not Rated	
TYPE 3B	Closet	Interior	U7	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#5		
TYPE 3B		Interior	U9	D10	HP		2' - 10"	6' - 8"	WD					
TYPE 3B	Storage	Interior	U10	D2			2' - 6"	6' - 8"	WD	WD, HOLLOW CORE		#7	Not Rated	
TYPE 3B	Storage	Interior	U11	10			4' - 0"	6' - 8"	WD	WD, HOLLOW CORE		#7		
TYPE 3B		Interior	U12	D3	HP		3' - 0"	6' - 8"	WD				Not Rated	
		Exterior	U8	21	<varies>		3' - 0"	6' - 11"	<varies>					
		Exterior	U9	21			3' - 0"	6' - 11"						
		Exterior	U10	21	<varies>		<varies>	6' - 11"	<varies>					
		Exterior	U12	21	<varies>		3' - 0"	6' - 11"	<varies>					
		Exterior	U13	17	HM		3' - 0"	6' - 8"	HM				Not Rated	
		Exterior	U14	21	HM		3' - 0"	7' - 8"	HM					
		Exterior	U15	21	HM		2' - 9"	7' - 8"	HM					
		Exterior	U16	21	HM		2' - 11"	7' - 8"	HM					
		Exterior	U17	21	HM		2' - 11"	7' - 8"	HM					

General Door & Window Notes

A. Door hardware must meet requirements of the construction assembly in which the door is installed, not detract from the rating of the door. Door hardware shall comply with all requirements listed in the NFPA 101.
B. Materials, types, styles, sizes, and finishes for doors, frames, and hardware to be as indicated on the drawings and as specified, where aplicable, unless otherwise directed by the owner and approved by the architect.
C. Install work pumb, rigid, properly aligned, and securely fastened in place. Comply with drawings, manufacturer's written instructions, and all applicalbe codes.
D. All exterior doors shall be sealed and weather stripped.
E. Exterior doors shall comply with the state's energy code or energy star, where required, and be rated for the applicable wind pressures.
F. If required, exterior doors and frames shall be impact rated and comply with applicalbe code and the AHJ.
G. All fire-rated door assemblies shall be installed according to NFPA 80 and display required labels per code.
H. Glazing in doors, adjacent to doors, or other hazardous locations as defined by the building code shall comply with safety glazing requirements per the building code as appropriate.
I. Doors and hardware shall meet all federal, state, and local requirements for accessibility, where applicable, including the force required to operate the doors and hardware, threshold requirements, and closing speed for self-closing doors.
J. Hinges on exterior out-swing doors shall have non-removable pins and non-exposed screws.
K. Provide lever hardware compliant with applicable accessibility codes at all common doors and unit entry doors.
L. Coordinate doors that require electrified door hardware with connections to power supplies and with building safety and security systems.
M. The keying system to be as specified by the owner.
N. All swinging doors and gates located within an accessible route shall have a smooth surface on the push side within 10" of the finish floor or ground measured vertically that shall extend the full width of the door or gate. Tempered glass doors without vertical stiles need not provide the 10" as long as the top leading edge of the bottom rail is 60 degrees minimum from the horizontal.
O. Provide 1/4" tempered glass in all exterior storefront doors, UNO.
P. Provide 1/4" tempered glass in all interior windows, UNO.
Q. Typical undercut for to be 5/8" for interior doors & 1/4" above top of threshold for exterior doors.
R. All wood & steel doors to be 1-3/4" thick UNO.
S. Coordinate all electrical hardware requirements with electrical drawings & specifications.
T. Dimensions given on plans & schedules are nominal.
U. Coordinate dimensions in the field concerning frame & rough openings prior to fabrication & construction.
V. Door handles shall be mounted at 38" AFF UNO.
W. All interior doors shall have wall or floor stops to match door hardware finish UNO.
X. Doors shall be minimally undercut to accept floor covering or finish.
Y. Outside of door frames shall be set 4" from adjacent wall or partition UNO.
Z. Reference finish plans for floor finish transitions at doors.
AA. Align transition of flooring material changes & graphic patterns with centerline of door.
AB. Provide threshold transitions where applicable or as noted on floor finish drawings.
AC. Provide weatherstrip at exterior & doors within partitions with acoustic rating.
AD. Door hardware shall comply with the Americans With Disabilities Act, including but not limited to:
  a. Max 1/2" threshold with 1:2 slope,
  b. Push / pull handles or lever handles,
  c. Door closers meet ADA force & sweep period requirements
AE. Locate all door closers on interior room side of door.
AF. Front main entrance door for residential dwelling units shall have door scope(s): Typical (1) scope per door at 60"AFF, except for doors on an accessible route shall have (2) scopes per door, one at 60" and one at 43" AFF maximum, UNO.



UNIT DOOR HARDWARE

#1 UNIT ENTRY DOOR:
- SMARTCODE DEADBOLT - KEYED OUTSIDE, THUMBTURN INSIDE
- ENTRY LOCK SET
- (1) PAIR 4"x4" SPRING HINGES & (1/2) PAIR 4"x4" STANDARD HINGE
- SMOKE SEAL
- DOOR STOP
- DOOR KNOCKER
- DOOR VIEWER (1) AT TYPICAL UNITS 60" AFF AND (2) AT ADA UNITS 60" & 43" AFF
- THRESHOLD

#2 BIFOLD DOOR:
- HEAD TRACK
- HINGES BY MANUFACTURER
- DUMMY LEVER HANDLE AT ADA UNITS (KNOT PULLS AT OTHERS)
- DOOR HANGER

#3 BEDROOM & BATHROOM DOORS:
- PRIVACY LATCH
- (1-1/2) PAIR 4"x4" STANDARD HINGES
- DOOR STOP

#4 CLOSETS SWING DOOR:
- PASSAGE LATCH
- (1-1/2) PAIR 4"x4" STANDARD HINGES
- DOOR STOP

#5 CLOSETS/LAUNDRY PAIRED SWING DOORS:
- DUMMY LEVER HANDLE (EACH LEAF)
- 1 BALL CATCH EACH LEAF
- (1-1/2) PAIR 4"x4" STANDARD HINGES

#6 BALCONY DOOR:
- DEADBOLT - KEYED OUTSIDE, THUMBTURN INSIDE
- PASSAGE LATCH
- DOOR STOP
- (1-1/2) PAIR 4"x4" STANDARD HINGES EXTERIOR GRADE
- THRESHOLD


Kwikset
916 Smartcode Deadbolt
916CNT ZW500 514
Matte Black
Unit Entry


ButterflyMX
Keypad Reader
Corridor Entry


ButterflyMX
8" Surface Mounted
Intercom
Corridor Entry


ButterflyMX
Access Controller
Corridor Entry

DALE PARTNERS
Architecture
Interiors
Planning
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Downtown Pensacola Mixed Use

Jefferson Street, Pensacola Florida

Construction Documents

Project No	24074
Date	6-5-25
Drawn	LC
Checked	RTA
Revisions	Rev Date

A-621

Door Schedule and Types

6/5/2025 10:08:10 AM
Autodesk Docs://Downtown Pensacola Mixed Use/24074 Downtown Pensacola Mixed Use.rvt

Window Schedule										
Type Mark	Mark	Width	Height	Head Height	Operation	Type	U value	Solar Heat Gain Coefficient	Frame Material	Comments
F	11	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6' FIRE RATED				
F	12	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6' FIRE RATED				
A	13	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6'				
A	47	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6'				
A	48	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6'				
A	49	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6'				
F	50	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6' FIRE RATED				
F	51	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6' FIRE RATED				
F	52	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6' FIRE RATED				
F	53	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6' FIRE RATED				
F	54	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6' FIRE RATED				
F	55	6' - 0"	6' - 0"	8' - 10 19/32"		Double mulled- Double Hung 6' x 6' FIRE RATED				
33	94	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	95	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	96	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	100	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	101	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	102	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	110	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	111	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	112	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	118	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
A	120	6' - 0"	6' - 0"	9' - 10"		Double mulled- Double Hung 6' x 6'				
33	124	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	125	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		

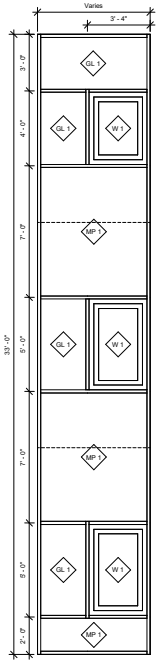
Window Schedule										
Type Mark	Mark	Width	Height	Head Height	Operation	Type	U value	Solar Heat Gain Coefficient	Frame Material	Comments
33	127	2' - 2 1/2"	6' - 6"	8' - 0"		2' 2" x 6' 6"		0.78		
33	128	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	129	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	130	2' - 2 1/2"	6' - 6"	8' - 0"		2' 2" x 6' 6"		0.78		
33	135	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	136	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	137	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	138	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	139	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	140	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	141	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
33	142	2' - 2 1/2"	6' - 6"	7' - 0"		2' 2" x 6' 6"		0.78		
A	150	6' - 0"	6' - 0"	9' - 10"		Double mulled- Double Hung 6' x 6'				
A	153	6' - 0"	6' - 0"	9' - 10"		Double mulled- Double Hung 6' x 6'				
A	154	6' - 0"	6' - 0"	9' - 10"		Double mulled- Double Hung 6' x 6'				
A	155	6' - 0"	6' - 0"	9' - 10"		Double mulled- Double Hung 6' x 6'				
A	156	6' - 0"	6' - 0"	9' - 10"		Double mulled- Double Hung 6' x 6'				
A	157	6' - 0"	6' - 0"	9' - 10"		Double mulled- Double Hung 6' x 6'				
A	158	6' - 0"	6' - 0"	9' - 10"		Double mulled- Double Hung 6' x 6'				
33	159	2' - 2 1/2"	6' - 6"	9' - 6"		2' 2" x 6' 6"		0.78		

GL 1 - 1" INSULATED GLAZING PANEL

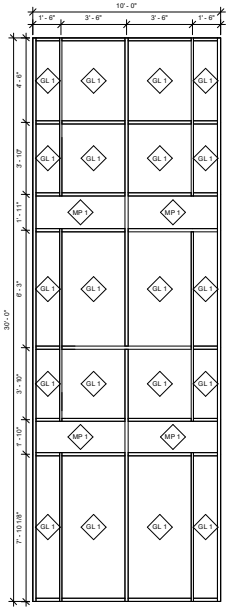
MP 1 - 1" INSULATED METAL PANEL

W 1 - CASEMENT WINDOW 1 SEE WINDOW ELEVATIONS

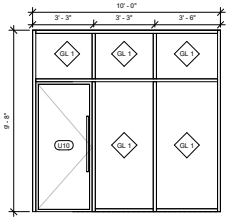
Window Notes
1/4" = 1'-0"



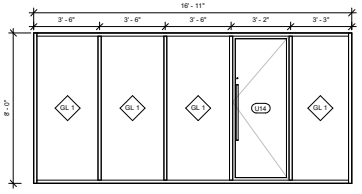
1 Curtain wall 1 Elevation
3/8" = 1'-0"



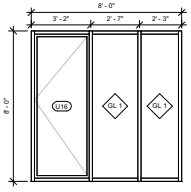
2 Curtain Wall 2 Elevation
3/8" = 1'-0"



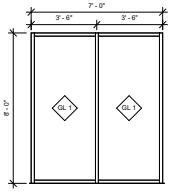
9 Storefront 7 Elevation
3/8" = 1'-0"



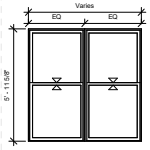
10 Storefront 1 Elevation
3/8" = 1'-0"



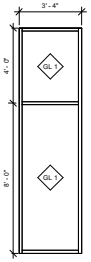
11 Storefront 8 Elevation
3/8" = 1'-0"



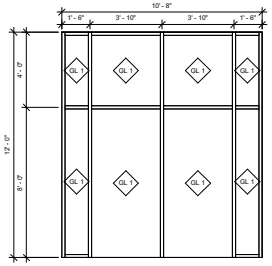
12 Storefront 9 Elevation
3/8" = 1'-0"



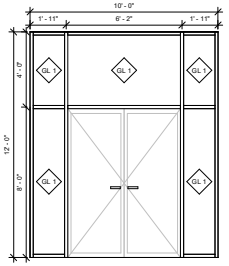
OVERHUNG WINDOW
FIRE RATED IS D-H-45 3/4" HOUR MEET UL 263
13 Window A AND F Elevation
3/8" = 1'-0"



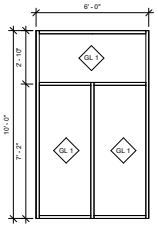
3 Storefront 5 Elevation
3/8" = 1'-0"



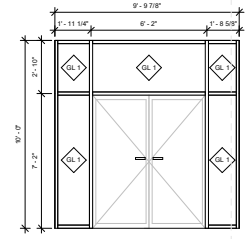
4 Storefront 6 Elevation
3/8" = 1'-0"



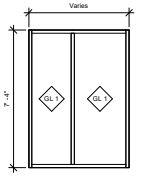
5 Storefront 4 Elevation
3/8" = 1'-0"



6 Storefront 3 Elevation
3/8" = 1'-0"



7 Storefront 10 Elevation
3/8" = 1'-0"



8 Storefront 2 Elevation
3/8" = 1'-0"

DALE PARTNERS
Architecture
Interiors
Planning
One Jackson Place
Suite 250
188 East Capitol Street
Jackson, MS 39201
p 601.352.5411
161 Lameuse Street
Suite 201
Biloxi, MS 39530
p 228.374.1409
dalepartners.com

Downtown Pensacola Mixed Use

Jefferson Street, Pensacola Florida

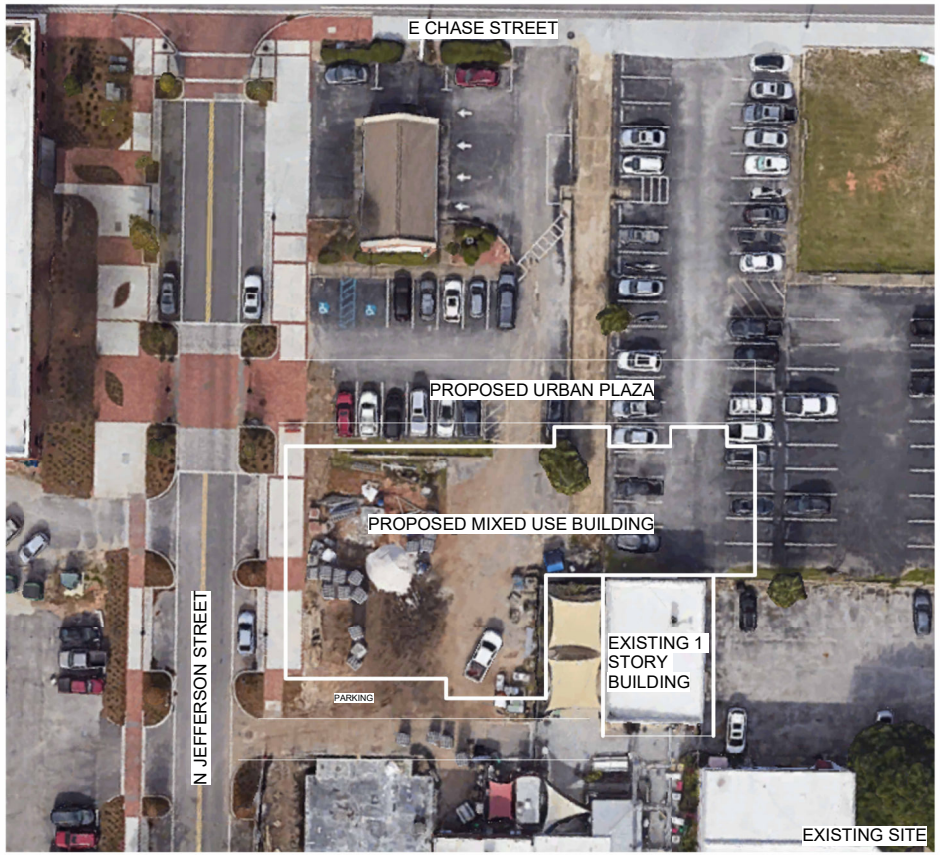
Construction Documents

Project No	24074
Date	6-5-25
Drawn	RTA
Checked	NP
Revisions	Rev Date

A-801

Window Details

6/5/2025 10:08:26 AM
Autodesk Docs://Downtown Pensacola Mixed Use/24074 Downtown Pensacola Mixed Use.rvt


E CHASE STREET
PROPOSED URBAN PLAZA
PROPOSED MIXED USE BUILDING
EXISTING 1 STORY BUILDING
PARKING
N JEFFERSON STREET
EXISTING SITE


STREET VIEW FROM SOUTH


STREET VIEW FROM NORTH


HOTEL TRISTAN
SKETCH ON SITE


VIEW AT PROPOSED URBAN PLAZA

File #: 25-796 | Architectural Review Board | 6/26/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

178 N. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
New Construction at a Contributing Structure

SUMMARY:

Michael Carro is seeking final approval to add a 60 x 25' metal garage structure with a parapet on three sides that slopes from 17' in height to 13' 11" to the rear. The structure will be clad with a stucco textured wall panel in white with a 5V crimp metal roof and metal canopies with four garage doors and three steel entrance doors. This project was conceptually approved at the May 2025 ARB meeting with the requirement to incorporate the board's feedback for final review.

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

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. May 2025_Application and Materials
4. May 2025_ARB minutes
5. June 2025_Application and Materials

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 No. 8S 11064

Site Name Nobles Building 830 = = Survey Date 8210 820 = =
Address of Site: 176-182 N. Palafox St., Pensacola, FL 32501 905 = =
Instruction for locating E. side of N. Palafox St., between E. Chase St. and E. Gregory Street 813 = =
Location: Old city tract (subdivision name) Arpent lots (block no.) Port. lts. 24,25 (lot no.) 868 = =
County: Escambia 808 = =
Owner of Site: Name: Nobles, W.D. and Elebash, Jane Nobles ;
Address: Post Office Box 1272
Pensacola, FL 32596 902 = =
Type of Ownership Private 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 Commercial 838 = =
Present Use Commercial 850 = =
Dates: Beginning +1934 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, commerce 910 = =

Significance:

The Nobles building is a fine example of twentieth century commercial with Mediterranean details. The entrance facade has largely been covered by a metallic front. William D. Nobles constructed the building in 1934 to house professional offices.

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

911 = =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Commercial 964 = =

PLAN TYPE Irregular 966 = =

EXTERIOR FABRIC(S) Marble panels # metal: aluminum siding # stucco: 854 = =

STRUCTURAL SYSTEM(S) Masonry: concrete block # steel columns 856 = =

PORCHES

942 = =

FOUNDATION: Slab: concrete poured: marble panels & stucco 942 = =

ROOF TYPE: Flat: built up with parapet 942 = =

SECONDARY ROOF STRUCTURE(S): East addition flat: built up 942 = =

CHIMNEY LOCATION: 942 = =

WINDOW TYPE: Fixed (metal) # pivoting # DHS 6/6 and jalousie, covered 942 = =

CHIMNEY: 882 = =

ROOF SURFACING: Built up 882 = =

ORNAMENT EXTERIOR: 882 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 2 950 = =

NO. OF DORMERS 0 954 = =

Map Reference (incl. scale & date) USGS 7.5 min. Pensacola 1970

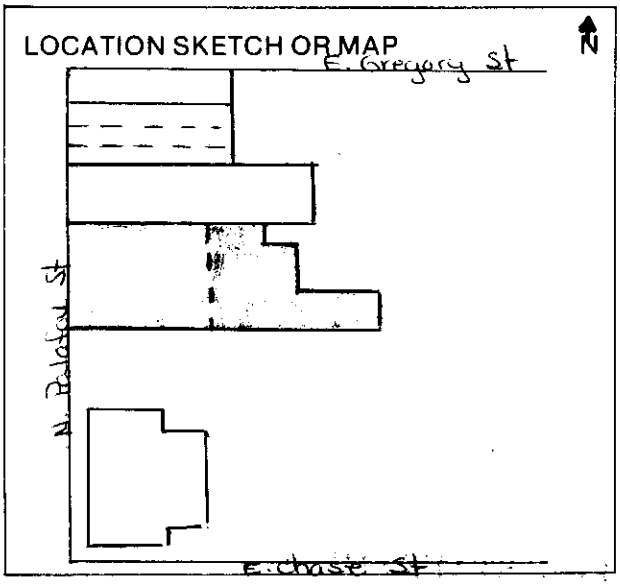
809 = =

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 = =

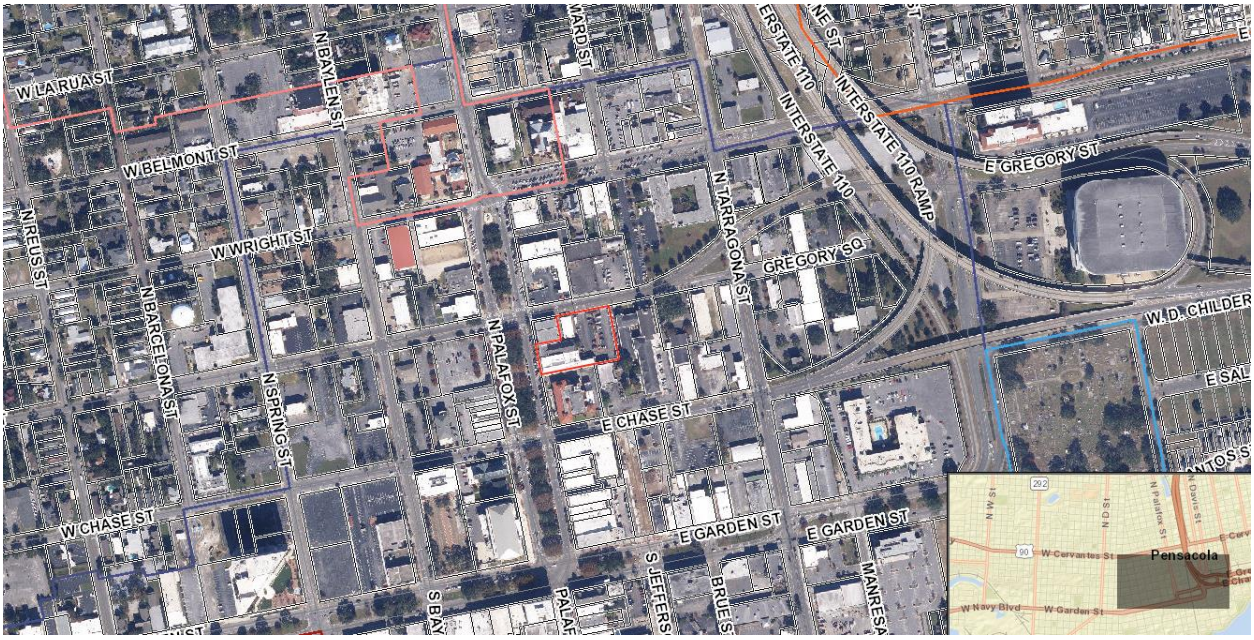
Zone Easting Northing

Photographic Records Numbers HPPB P. 82.45 Frame 15 860 = =

Contact Print


HIGHEST SAVINGS INTEREST - NW FLA
A LOAN FOR EVERY PURPOSE
Pensacola
Loan & Savings Bank
Florida's Oldest and Largest Savings Bank
PENSACOLA LOAN & SAVINGS BANK
PENSACOLA LOAN
&
SAVINGS BANK

178 N. Palafox Street





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

Architectural Review Board Application
Full Board Review

Application Date: 4/23/25

Project Address: 178 N. Palafox St

Applicant: Michael Carro

Applicant's Address: 186 N. Palafox St

Email: MCarro@svn.com Phone: 850-~~3~~50-3344

Property Owner: Phoenix Palafox, LLC
(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 seven (7) 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.

~~See Next Page~~

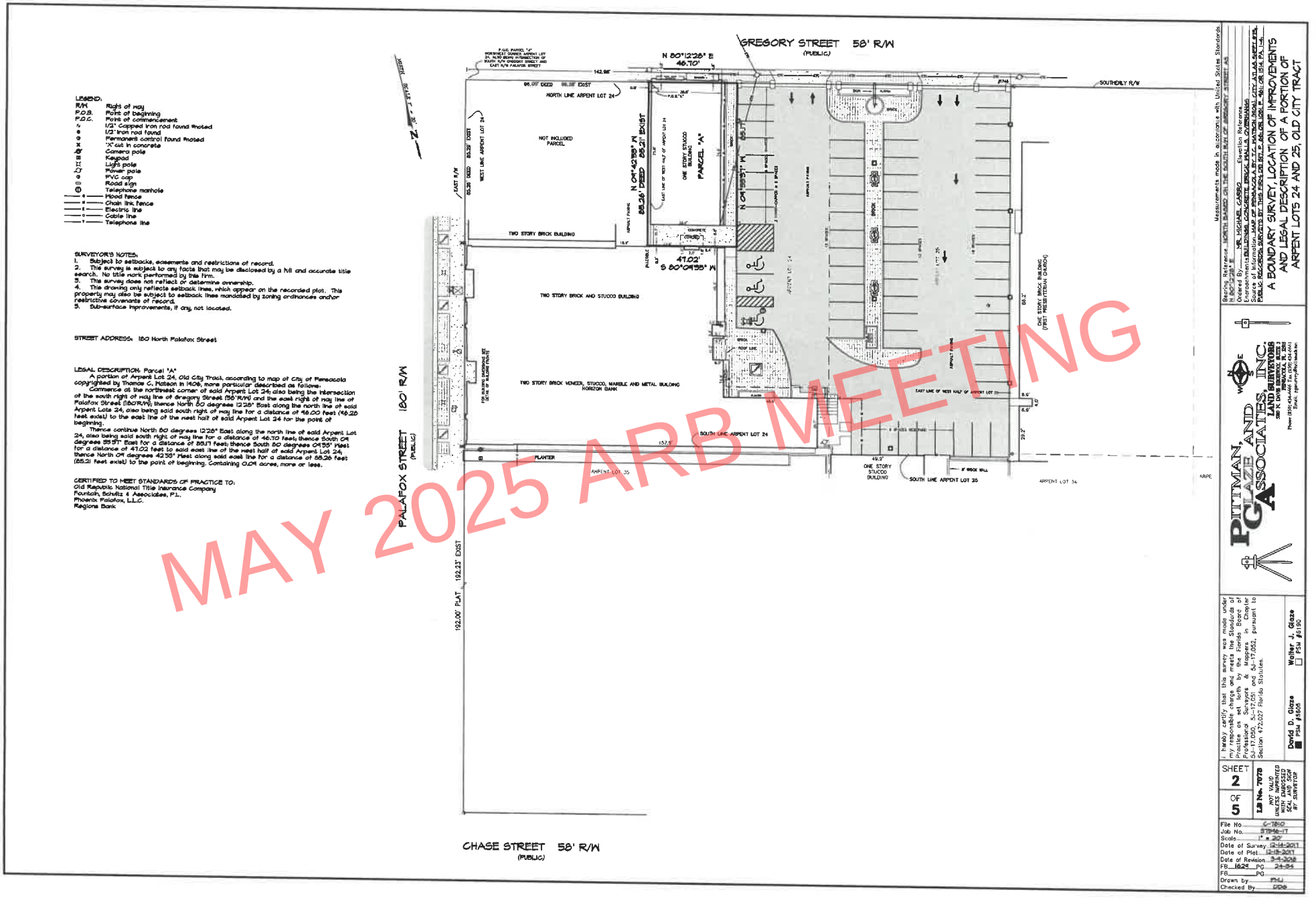
A Metal Building with specialty Panels. Bldg Dimensions 60' Long, 25' ~~Deep~~, 20' Tall. Set back off property 5' off Rear Neighbors property to Allow Emergency egress. There will be 4 Garage Doors & 2 Man Doors. The Building will be White to match adjacent Buildings and similar height

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 — Date: 4/23/25

MAY 2025 ARB MEETING

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



LEGEND:

R/W	Right of way
P.O.B.	Point of beginning
P.O.C.	Point of commencement
○	1/2" Capped iron rod found #notad
●	1/2" iron rod found
⊙	Permanent control found #notad
⊠	"X" cut in concrete
⊡	Camera pole
○	Keypad
☼	Light pole
○	Power pole
⊕	PVC cap
▭	Road sign
(T)	Telephone manhole
——x——	Wood fence
——o——	Chain link fence
——E——	Electric line
——C——	Cable line
——T——	Telephone line

SURVEYOR'S NOTES:
1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.

STREET ADDRESS: 180 North Palafox Street

LEGAL DESCRIPTION: Parcel "A"
A portion of Arpent Lot 24, Old City Tract, according to map of City of Pensacola copyrighted by Thomas C. Watson in 1906, more particular described as follows:
Commence at the northwest corner of said Arpent Lot 24; also being the intersection of the south right of way line of Gregory Street (66'R/W) and the east right of way line of Palafox Street (180'R/W); thence North 80 degrees 12'28" East along the north line of said Arpent Lots 24, also being said south right of way line for a distance of 46.00 feet (46.28 feet exist) to the east line of the west half of said Arpent Lot 24 for the point of beginning.
Thence continue North 80 degrees 12'28" East along the north line of said Arpent Lot 24, also being said south right of way line for a distance of 46.70 feet; thence South 04 degrees 39'51" East for a distance of 88.17 feet; thence South 80 degrees 04'55" West for a distance of 47.02 feet to said east line of the west half of said Arpent Lot 24; thence North 04 degrees 42'39" West along said east line for a distance of 88.26 feet (88.21 feet exist) to the point of beginning. Containing 0.09 acres, more or less.

CERTIFIED TO MEET STANDARDS OF PRACTICE TO:
Old Republic National Title Insurance Company
Fountain, Schultz & Associates, P.L.
Phoenix Palafox, L.L.C.
Regions Bank

Measurements made in accordance with United States Standards.
Bearing Reference: NORTH BASED ON THE SOUTH R/W OF GREGORY STREET AS N 80°12'28" E
Ordered By: MR. MICHAEL CARRO, Elevation Reference:
Legal Description Provided By: MR. MICHAEL CARRO, Date Provided:
Source of Information: MAP OF PENSACOLA BY T.C. WATSON, 1906; CITY ATLAS SHEET #15; PUBLIC RECORDS; SURVEYS BY THIS FIRM; DB 507, P. 86; OR 1081, P. 961; OR 1514, PA 1-5.

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS AND LEGAL DESCRIPTION OF A PORTION OF ARPENT LOTS 24 AND 25, OLD CITY TRACT

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
208 N. DEVILLIERS STREET, SUITE 3
PENSACOLA, FLORIDA 32501
Phone: (850) 434-4466 Fax: (850) 434-4461
Email: pgasurvey@bellsouth.net

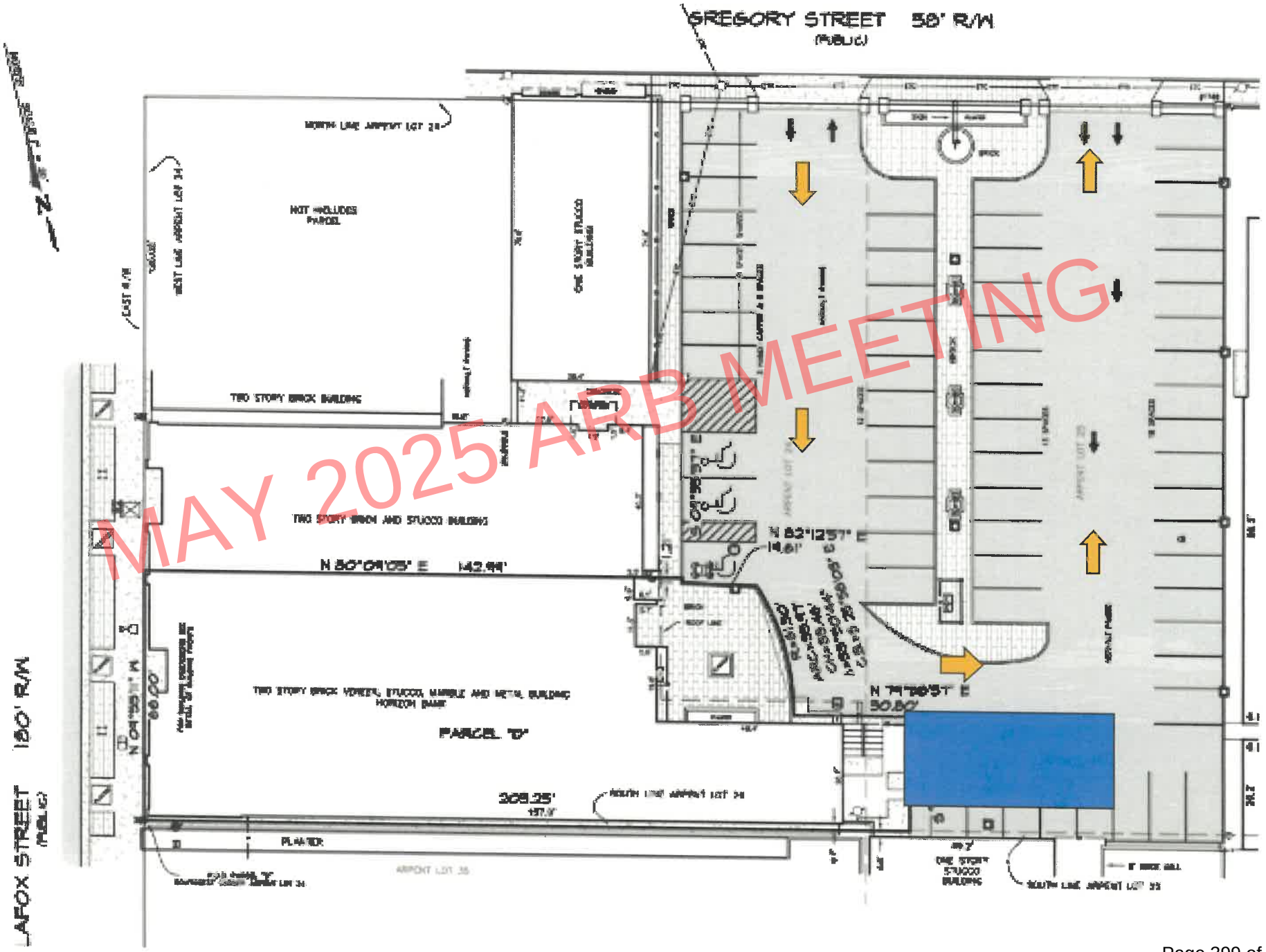
I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze ■ PSM #5605
Walter J. Glaze □ PSM #6190

SHEET 2 OF 5
J.B No. 7070
NOT VALID UNLESS IMPRINTED WITH RAISED SEAL AND SIGN BY SURVEYOR

File No. C-7810
Job No. 07B46-17
Scale: 1" = 20'
Date of Survey: 12-18-2017
Date of Plat: 12-19-2017
Date of Revision: 3-9-2018
FB 1629 PG. 24-25
FB PG.
Drawn by: PMJ
Checked By: DDG

MAY 2025 ARB MEETING


GREGORY STREET 58' R/W
(PUBLIC)
LAFOX STREET 180' R/W
(PUBLIC)
NOT INCLUDED IN PARCEL
ONE STORY STUCCO BUILDING
TWO STORY BRICK BUILDING
TWO STORY BRICK AND STUCCO BUILDING
N 80°09'05" E 142.99'
N 82°12'57" E
14.61'
N 74°39'57" E
50.80'
TWO STORY BRICK VENEER, STUCCO, MARBLE AND METAL BUILDING
PARCEL "D"
308.25'
PLANTER
ONE STORY STUCCO BUILDING
MAY 2025 ARB MEETING

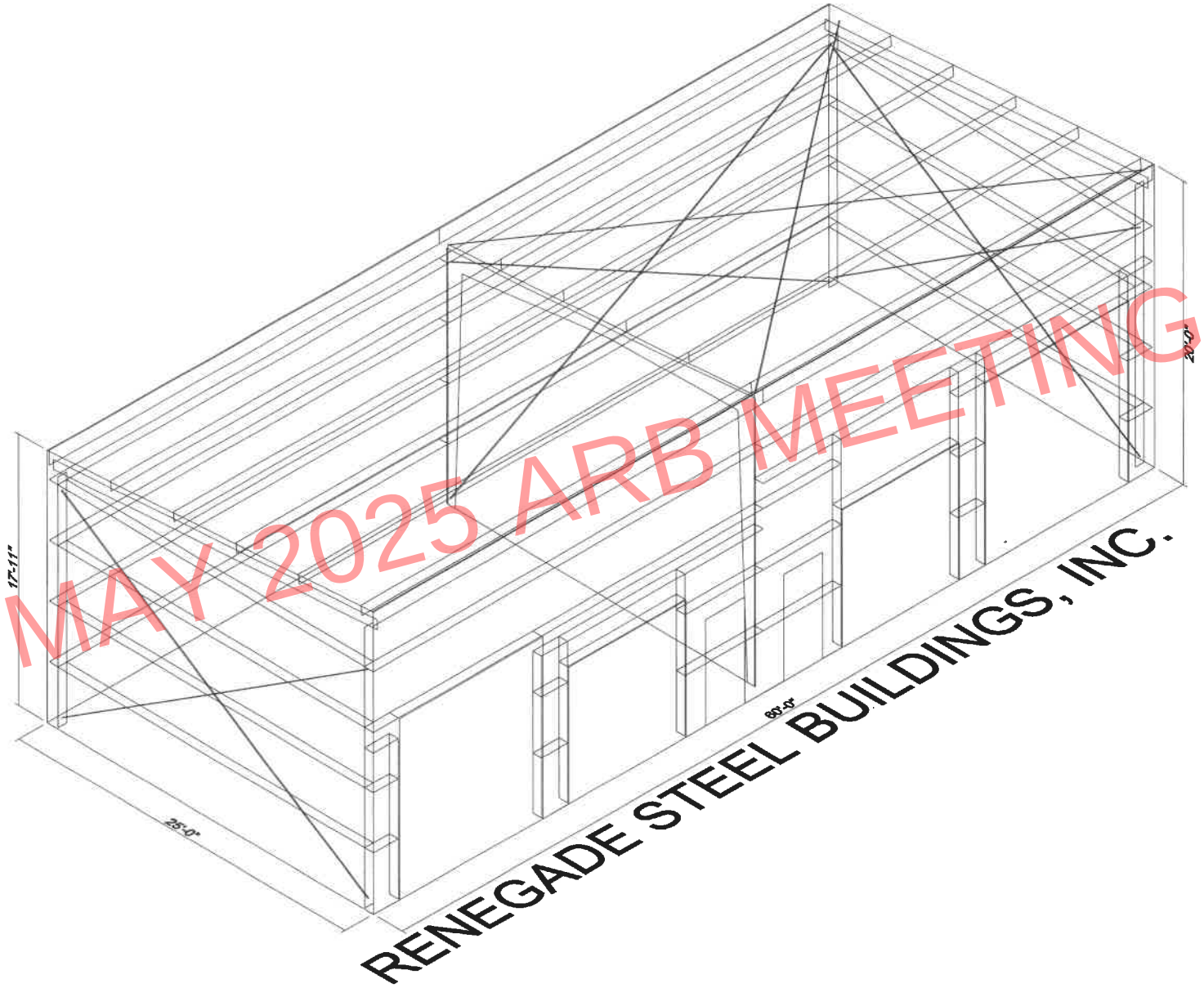
STREET VIEW



MID Property View




MAY 2025 ARB MEETING



MAY 2025 ARB MEETING

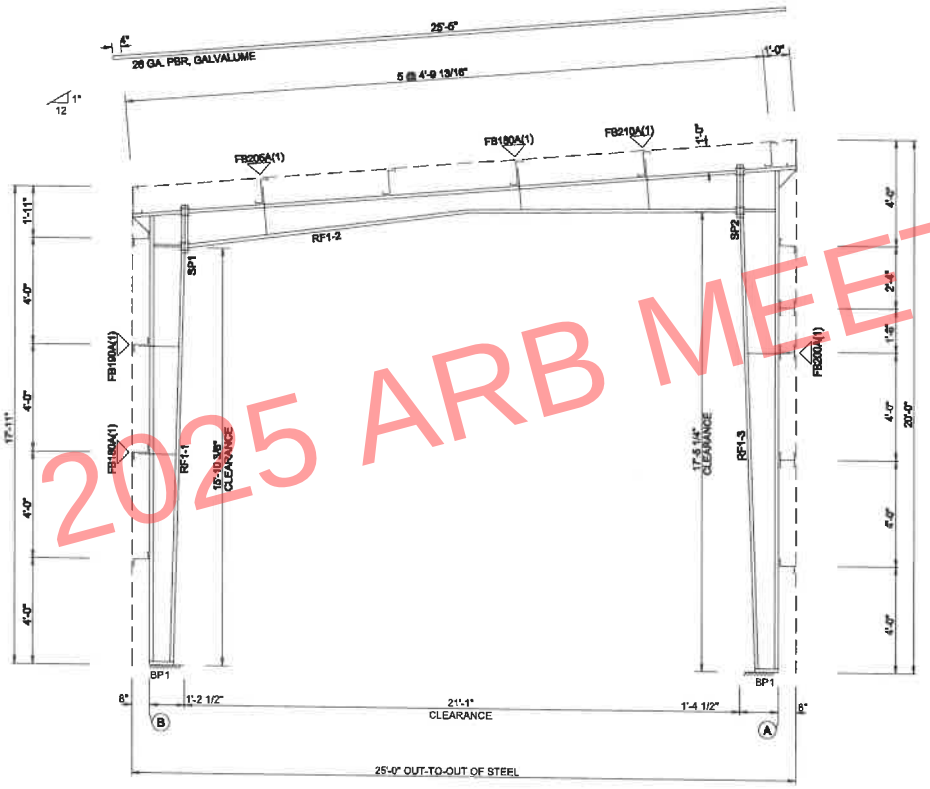
RENEGADE STEEL BUILDINGS, INC.

SPLICE BOLT TABLE						
MARK	Qty Top	Bot	Int	TYPE	DIA	Length
SP1	4	4	0	A325	5/8"	2"
SP2	4	4	0	A325	5/8"	2 1/2"

BASE PLATE TABLE			
COL MARK	PLATE SIZE Width	THICK	Length
BP1	8"	1/2"	8"

FLANGE BRACES: (1) One Side; (2) Two Sides
FBxxA(1): xx=length(in)
A - L2x2x14

MEMBER TABLE						
MARK	Weight	Web Depth Start/End	Web PLATE THICK	Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF1-1	279	7.5/ 8.3	0.135	2'-0"	5 x 1/4" x 16'-10 7/8"	5 x 1/4" x 15'-9 3/16"
		8.3/14.0	0.135	13'-6 1/16"	5 x 1/4" x 1'-10 5/16"	
		14.0/14.0	0.188	1'-6"		
RF1-2	342	14.0/ 7.5	0.135	10'-8 7/8"	5 x 1/4" x 19'-0 1/8"	5 x 1/4" x 19'-8"
		7.5/16.0	0.135	10'-4 7/16"	5 x 1/4" x 2'-0"	5 x 1/4" x 19'-3 3/8"
RF1-3	320	16.0/16.0	0.188	1'-9 7/16"	5 x 1/4" x 2'-0 5/16"	5 x 1/4" x 17'-1 1/4"
		16.0/ 8.6	0.135	14'-11"	5 x 1/4" x 19'-10 1/2"	
		8.6/ 7.5	0.135	2'-2 1/16"		



RIGID FRAME ELEVATION: FRAME LINE 2

MAY 2025 ARB MEETING

ISSUE	DET	CHK	DATE

RENEGADE STEEL BUILDINGS, INC.

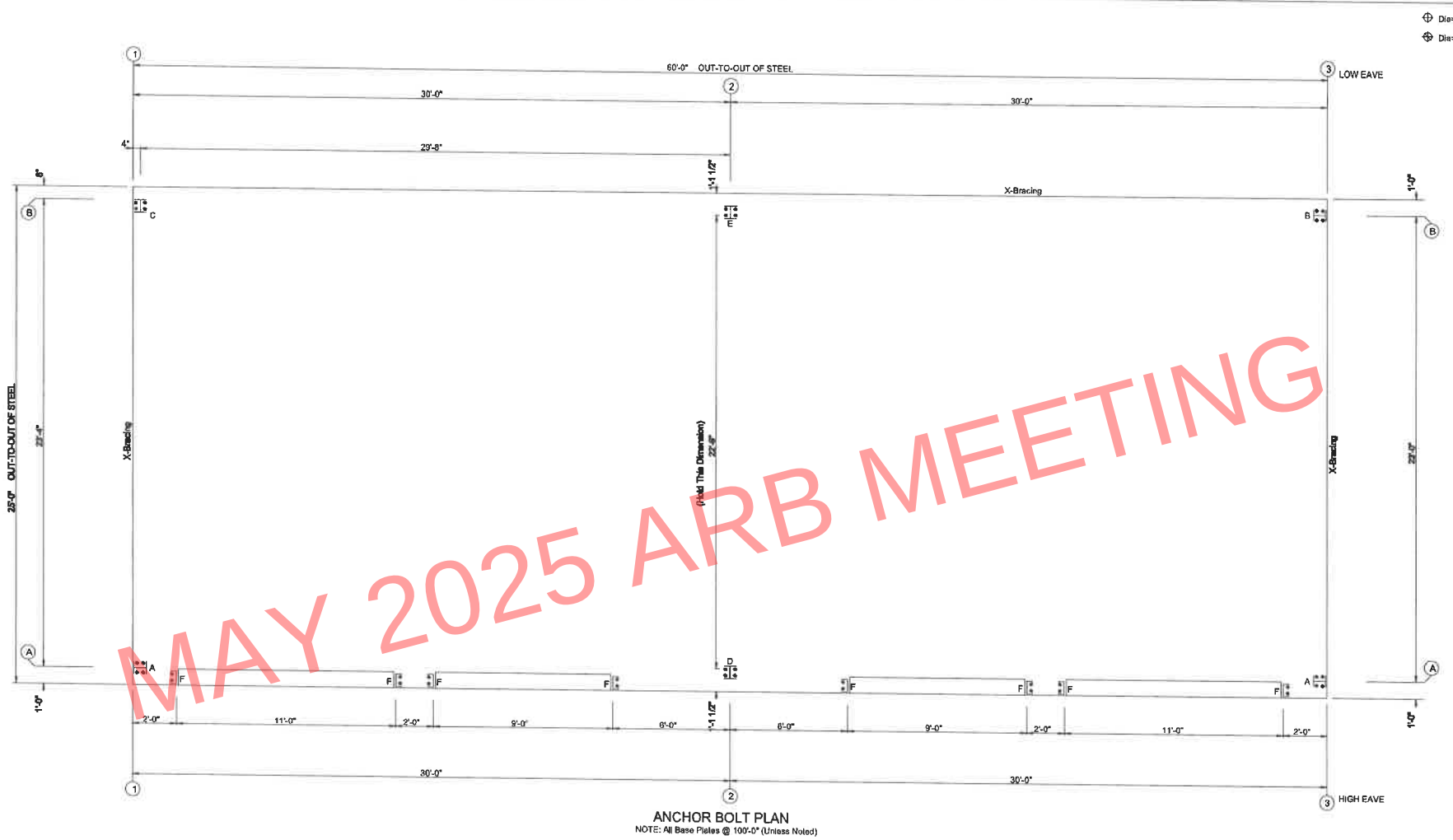
CUSTOMER

JOB NO.: AS1559 | DATE: 4/14/25

LOCATION: PENSECOLA, FL 32502

DRAWING NAME: RIGID FRAME CROSS SECTION

DRAWING NO.	DRAWN BY:	CHECKED BY:	SCALE:
PAGE 2.1	WTH	SPW	NONE



ANCHOR BOLT PLAN

NOTE: All Base Plates @ 100'-0" (Unless Noted)

MAY 2025 ARB MEETING

ISSUE	DET	CHK	DATE

RENEGADE STEEL BUILDINGS, INC.

CUSTOMER:

JOB NO: AS1559 | DATE: 4/14/25

LOCATION: PENSECOLA, FL 32502

DRAWING NAME: ANCHOR BOLT LAYOUT

DRAWING NO:	DRAWN BY:	CHECKED BY:	SCALE:
PAGE 1	WTH	SPW	NONE







MAY 2025 ARB MEETING

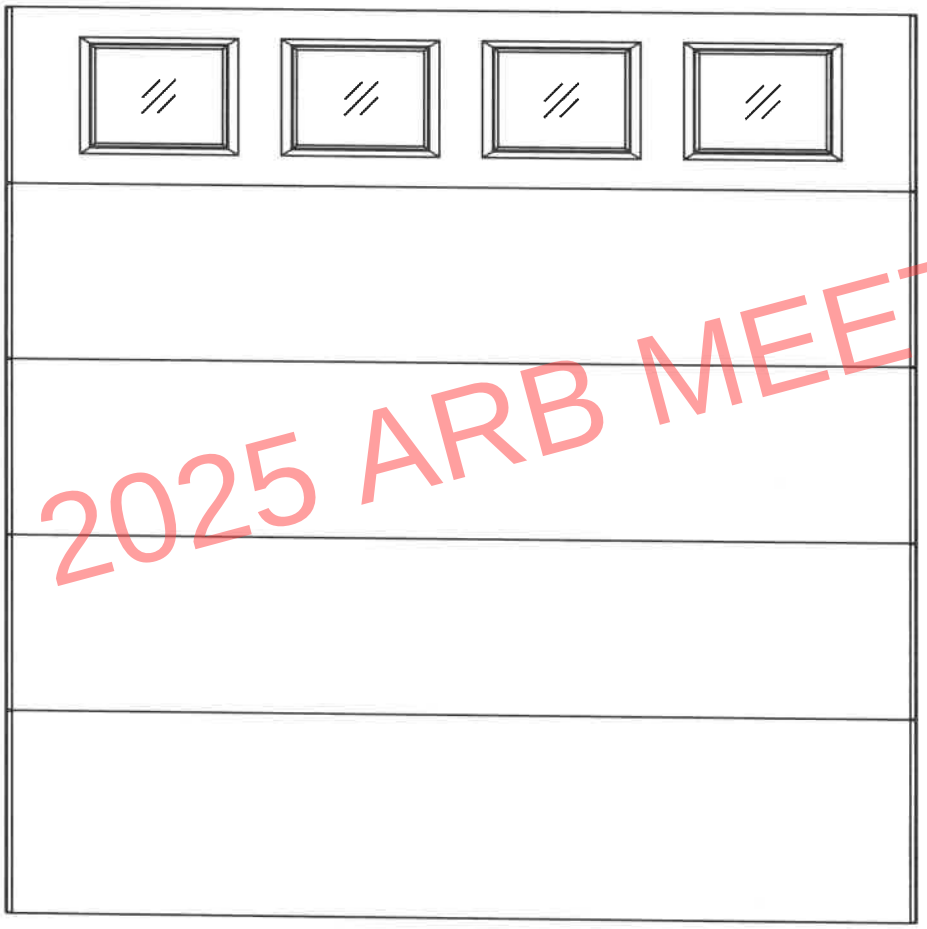
Wayne Dalton
GARAGE DOORS

WAYNE-DALTON, A DIVISION OF THE OVERHEAD DOOR CORP.

EXTERIOR VIEW

WAYNE-DALTON CONFIDENTIAL PROPRIETARY
NOT TO BE DUPLICATED OR REPRINTED WITHOUT
WRITTEN PERMISSION FROM OVERHEAD DOOR CORP.

WWW.WAYNE-DALTON.COM



MAY 2025 ARB MEETING

9'0" X 9'0" 8300/8500 FLUSH DESIGN

5 SECTION/4 PANEL
STYLELINE I TOP SECTION SHOWN
(4) 20.8" & (1) 24" SECTIONS

Wayne Dalton
GARAGE DOORS

WAYNE-DALTON, A DIVISION OF THE OVERHEAD DOOR CORP.

EXTERIOR VIEW

WAYNE-DALTON CONFIDENTIAL PROPRIETARY
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WWW.WAYNE-DALTON.COM



MAY 2025 ARB MEETING

10'x12' 8300/8500 FLUSH

6 SECTION/1 PANEL
STYLELINE I TOP SECTION SHOWN
CONSISTS OF (6) 24" SECTIONS

TRUDOOR™

FLUSH HOLLOW METAL DOOR

Heavy-duty steel door for commercial, industrial and institutional applications

Our stock hollow metal door is an affordable non-handed, square-edge door solution designed to meet your requirements for quality full flush steel doors - for commercial, institutional and industrial applications. Stocked with Steelcraft locations, these doors are designed to satisfy your requirements for durability, security, aesthetics or fire protection. Trudoor is authorized by Warnock Hersey / Intertek to modify, re-certify and label fire-rated metal doors.



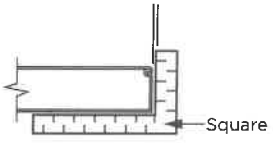
Features:

- Heavy-duty, SDI Level 2 - 18 gauge steel faces
- 1-3/4" Thick, non-handed design with reversible hinge plates
- Polystyrene or rigid honeycomb core
- Inverted top and bottom channels for additional stability and protection
- Interlocking seam enhances structural rigidity and durability
- Heavy gauge hinge reinforcements and door closer reinforcement
- Available with a wide range of glass lites, louvers and hardware preps
- Factory applied rust inhibiting primer (no special color options)
- Fire-rated up to 3 hours with WHI / ITS mylar label applied
- Preps include 161 (cylindrical lock), 86ED (mortise lock), RPD (Rim Panic Reinforced)

MAY 2025 ARB MEETING

Code Compliance:

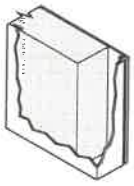
- Meets or exceeds ANSI A250.6 and A250.6
- Construction meets the requirements of ANSI A250.8
- Listed for installations requiring compliance to negative pressure testing (UL-10B) and positive pressure (UL-10C)
- Florida Product Approved



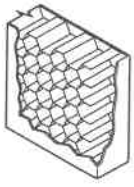
Non-Handed Edge

Intertek

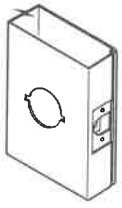
BAA Compliant



Polystyrene Core



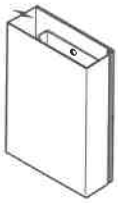
Honeycomb Core



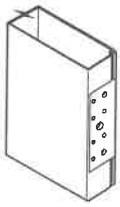
161 Lock



86ED Lock



RPD



Non-Handed Mortise Hinge Prep

Grade and Model:

ANSI A250.8 - SDI 100			Edge Construction	Maximum Sizes		Recommended Gauge of Frame
Level	Model	Description		Single	Pair	
Level 2: Heavy Duty Commercial			18 gauge (1.0 mm) - heavy commercial and institutional applications with high use			
2	1	Full Flush	Visible	4'0" x 8'0"	8'0" x 8'0"	16 gauge (1.3 mm)

Grades and models defined by Steel Door Institute (SDI)

Manufacturers include Steelcraft and ASSA Abloy



STK2000

Stucco Textured Wall Panel

- Stucco textured wall panel
- 20 gauge galvanized steel
- Tongue & groove design
- 24 standard colors & custom colors available
- Hidden fasteners
- 16" wide x 14" to 30' lengths

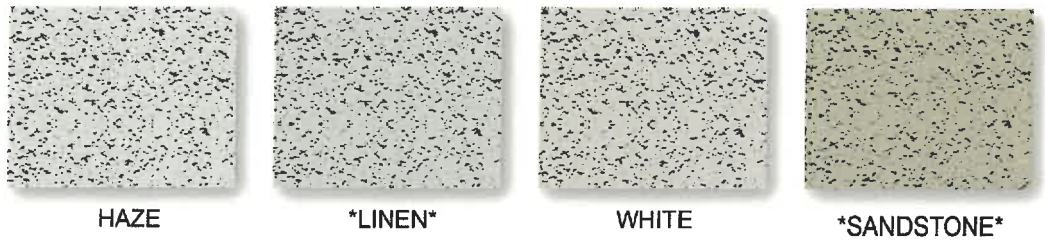
MORE INFO | INSTANT ESTIMATE

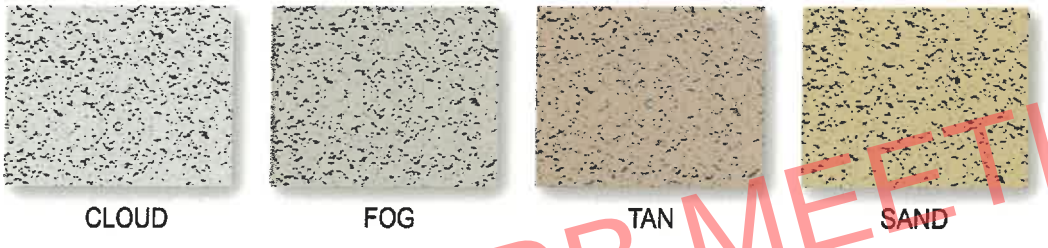
Purchase Panel Samples & Color Swatches

MAY 2025 ARB MEETING

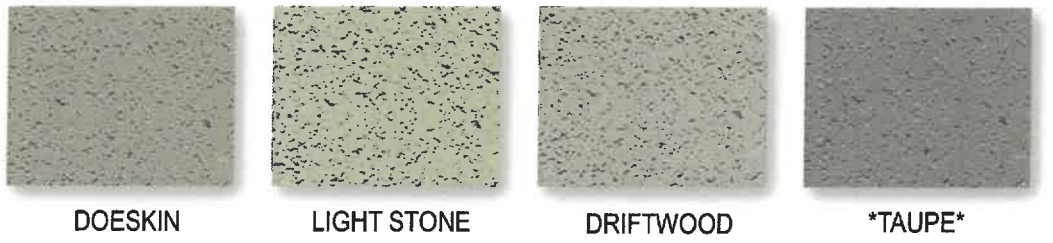
Strukturoc, Inc.

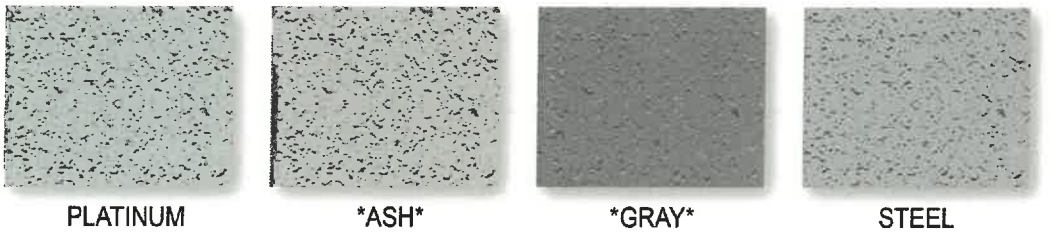
Textured Wall Systems











MAY 2025 ARB MEETING

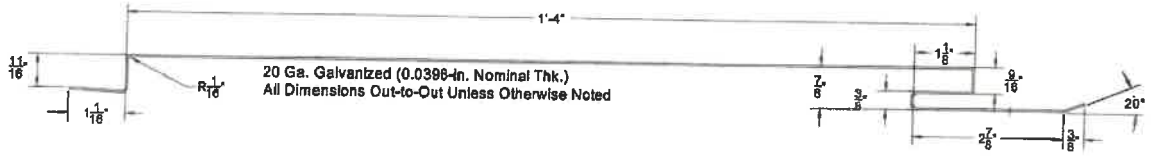
NOTE: colors printed on this page may not exactly match actual panel colors.
Please request panel swatches for true color match.

STRUKTUROC.COM

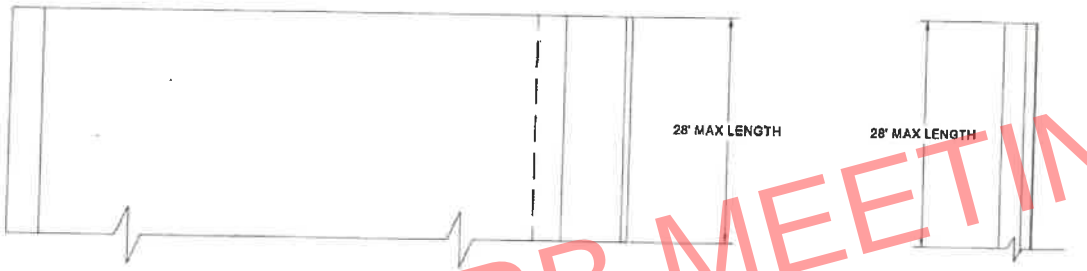
STRUKTUROC WALL PANEL

TransAmerican Strukturoc, Inc.

STK2000

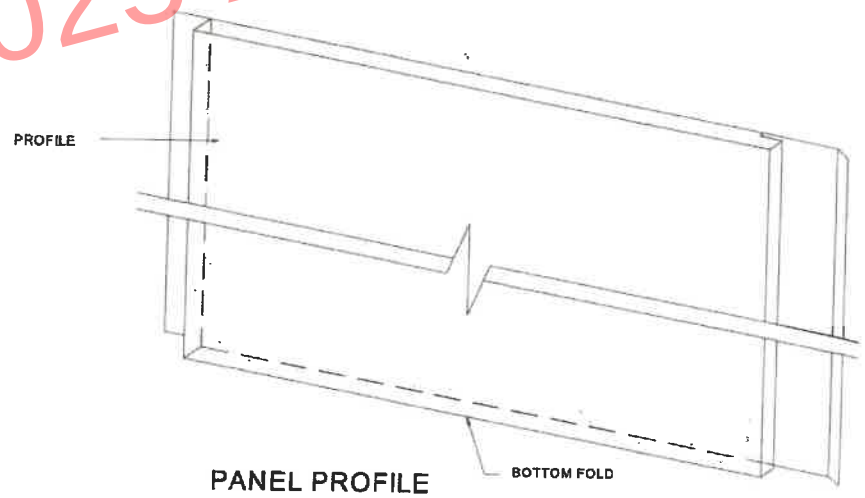


PLAN VIEW



FRONT VIEW

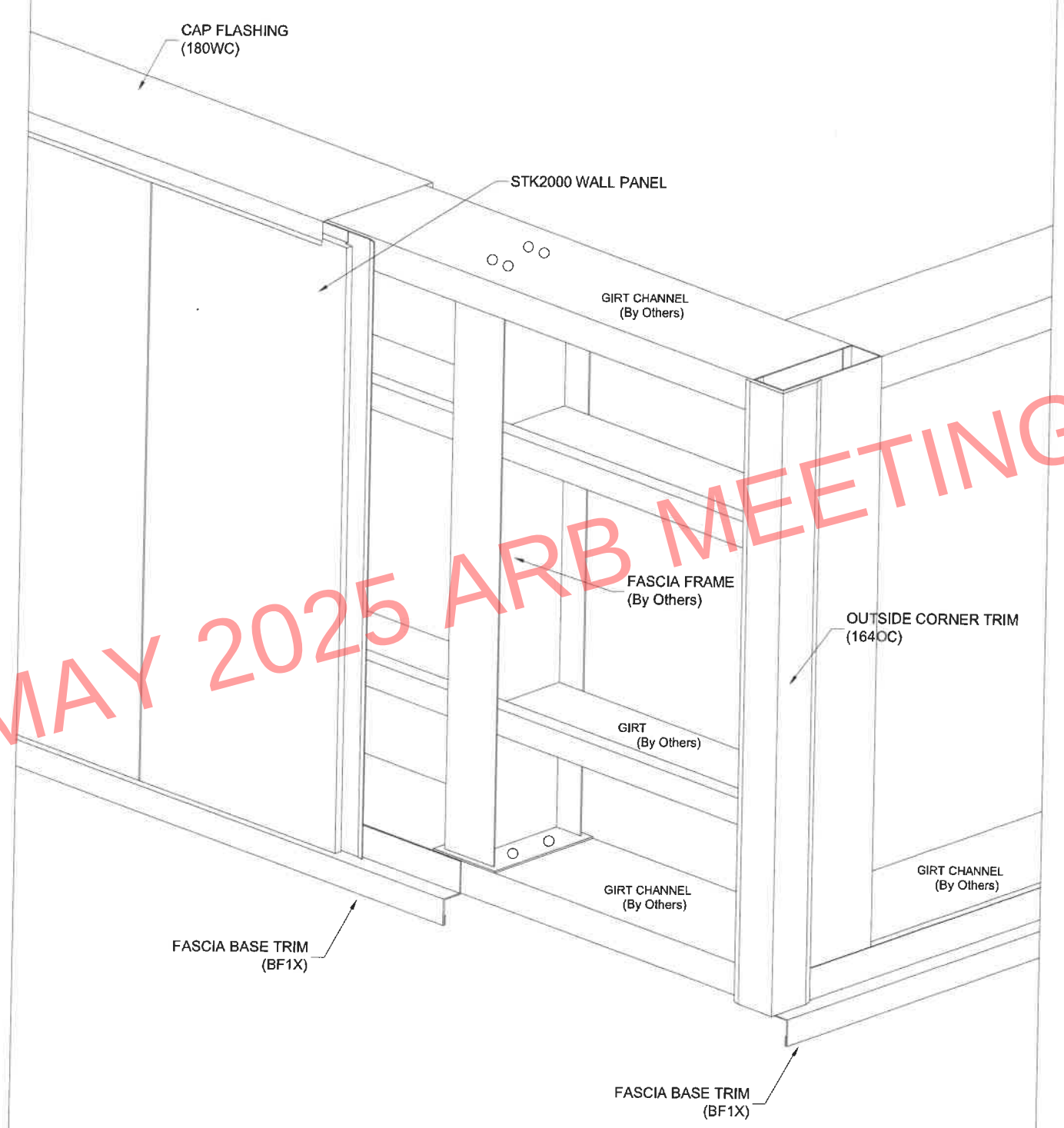
SIDE VIEW



PANEL PROFILE

NOTES:
(STANDARD CONFIGURATION MANUFACTURED IN U.S.)
GAUGE: 20 GA. G 90 GALV. EMBOSSED STEEL
PRIMER: COATED 2- SIDED EPOXY
FINISH: PROPRIETARY TEXTURED FINISH

MAY 2025 ARB MEETING



MAY 2025 ARB MEETING

on the front with shutters, new aluminum storefront systems for the front and rear, and exterior lighting. This property was approved in February 2020 to add a second story for residential units and a beer garden. The proposed application does not include a second story addition.

Scott Dean presented to the board. Chair Brantley noted the previous multi-story iteration would have been appropriate to Palafox Street and the proposed faux balconies are disappointing. Chair Brantley asked if there were precedent images that encouraged the pink trim detail on the north and south ends. Mr. Dean answered no, it was an attempt to bring in a mission architectural influence. Chair Brantley asked if the design was inspired by the Saenger Theatre and could the mansard and gable roof design be mimicked. Mr. Dean answered yes, the Saenger was used for inspiration, but he didn't want to over-utilize design elements from the theater. Mr. Dean noted that roof design options could be explored. Chair Brantley noted the board would have benefited from a conceptual review. Mr. Dean added the interior is under renovation now and the proposed exterior improvements are just updates to complement the interior boutique hotel, bar and restaurant, and duck bowling. Mr. Pristera asked if fake windows could be added behind the shutters since they look abandoned. Board Member Ramos added he is typically against faux elements like balconies and shutters and strongly suggested against faux windows. The structure should be treated as a single-story building with perhaps a canopy structure to activate the street. Board Member Ramos noted the faux elements detract from the overall design and the current design does not complement the Palafox streetscape. Mr. Dean agreed a canopy could replace the faux balcony and shutters. Chair Brantley pointed out that the faux wood facade could be confused with an entrance. Board Member Yee echoed the board's concerns with faux design elements and the board discussed design options to assist with complementing Palafox and the district. Chair Brantley noted the application could be approved conceptually but needs to return for final review, taking into consideration the board's comments.

Board Member Yee made a motion to conceptually approve the application and that it come back for final review, incorporating the board's comments. Board Member Ramos seconded the motion, and it passed 6-0 with one board member absent.

12. 25-557 178 N. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
NEW CONSTRUCTION AT A CONTRIBUTING STRUCTURE

Michael Carro is seeking final approval to add a 60 x 25' metal garage building with four garage doors and two entrance doors. The structure will have a stucco textured wall panel treatment in white.

Michael Carro presented to the board. Board Member Mead noted there is not a

good sense of the elevation since there is no rendering or visual depiction of how the garage will look. The structural and expanded frame drawings are not sufficient to see how the structure will relate to other structures in the vicinity. Mr. Carro clarified that the shed roof goes down to the rear and all water drains under the gate area into a trench that runs to Chase Street. Board Member Mead asked for the distance between the rear of the structure and the existing Rox Cowley building on the adjacent parcel. Mr. Carro noted that building inspections said the new structure must be 5 to 7 feet away for egress. The board discussed the proposed placement in the parking lot. Board Member Del Gallo asked about the proposed height and Mr. Caro answered 20 feet and that the roof line would be above the second story windows of the Rox Cowley building. Board Member Mead noted the proposed garage will completely block the Rox Cowley building and asked for clarification on the proposed height. Mr. Carro answered the additional height is for storage. Board Member Mead asked for clarification on garage doors being all different sizes. Mr. Carro answered that it was an optional situation in case there is a future RV, but it is not a requirement to have the larger doors. Board Member Yee asked if the stucco would be applied to the panel and Mr. Carro answered it would come as it is and shared a sample with the board. The joints are vertical. Board Member Yee asked how the metal building adheres to the city's code. Historic Preservation Planner Walker answered that the proposed building and material are allowable for the Palafox Historic Business District. Mr. Carro added he changed the roof type from R-panel to either 5V, standing seam, or corrugated, and he would follow up with that selection.

Board Member Mead asked staff for the review standard for this property. Historic Preservation Planner Walker pointed to code section 12-3-27(f)(2)b. - c. and that there is latitude with materials for new construction. Board Member Yee asked the applicant if they considered a parapet on the side facing the parking lot to complement the existing building. Mr. Carro answered he would be fine with adding a parapet on three sides and lowering the height. Mr. Carro noted the Rox Cowley building is on the property line, which is why the proposed garage will be offset to allow egress. Board Member Mead asked about access to the rear and security. Mr. Carro answered there would be cameras and lighting and the neighboring property owner, First Presbyterian, was aware of the proposed new structure. Board Member Ramos shared that the eave height of the proposed structure is too tall and inappropriate for the location. Though the structure is at the rear of the property, it would still be visible from Gregory Street. Mr. Carro added that he would include windows on the Gregory Street facade if the board found them to be helpful. Board Member Ramos shared that the pre-engineered metal building needs additional treatment to be appropriate in the proposed location and district. Mr. Pristera suggested having doors of the same size with an awning over the doors and a parapet that could mimic a historic building. Mr. Carro was open to the suggestion. Board Member Mead noted that there was not enough information to review the application for final approval. Mr. Carro suggested the height could be dropped to 14 feet with a 2-foot parapet. The board agreed the garage would be appropriate if it matched the height of the existing structure to the west, which

originally had a metal panel that had been stuccoed over. Mr. Carro asked if bollards would be acceptable to avoid trucks hitting the canopies. The board was comfortable with that suggestion and thought it was appropriate. Mr. Carro shared plans to remove the rounded curb in the parking lot and make the traffic flow in one direction.

Board Member Del Gallo made a motion to conceptually approve the application incorporating the board's feedback for final review. Board Member Mead seconded the motion, and it passed 6-0 with one board member absent.

ADJOURNMENT

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

Architectural Review Board Application
Full Board Review

Application Date: 6/5/2025

***Project Address*:** **178 N. Palafox Street (rear parking lot facing)**

Applicant: Phoenix Palafox, LLC (Michael Carro)

Applicant's Address: 178 N. Palafox Street

Email: *mcarro@svn.com* Phone: 850-380-3344

Property Owner: Phoenix Palafox, LLC (Michael Carro)
(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 seven (7) 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.

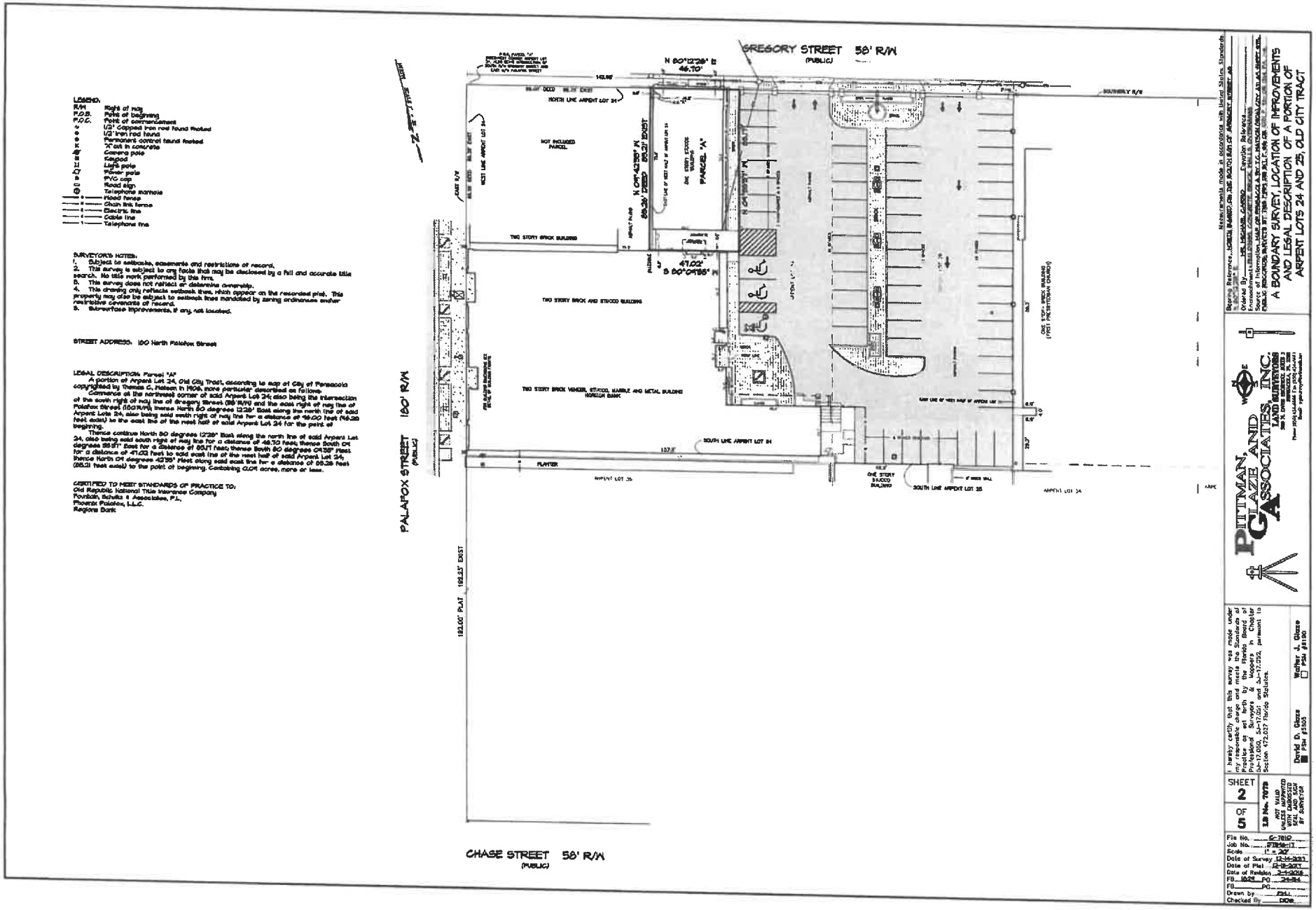
Building is 16' tall in front and drops to 13' 11" in rear. There is a parapet on 3 sides (N, E, W) that is 17' tall. The roof system is 5V crimp.

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

Signature on file — Applicant Signature

6/5/2025 — Date

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



LEGEND:
R/W Right of Way
P.O.B. Point of beginning
P.O.C. Point of commencement
○ 1/2" Capped iron rod found "Pated
● 1/2" Iron rod found
■ Permanent control found "Pated
× X" cut in concrete
Camera pole
Keypad
Light pole
Power pole
PVC cap
Road sign
Telephone manhole
Wood fence
Chain link fence
Electric line
Cable line
Telephone line

SURVEYOR'S NOTES:
1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Subsurface improvements, if any, not located.

STREET ADDRESS: 160 North Palafox Street

LEGAL DESCRIPTION: Parcel "A"
A portion of Arpent Lot 24, Old City Tract, according to map of City of Pensacola copyrighted by Thomas C. Watson in 1906, more particular described as follows:
Commence at the northeast corner of said Arpent Lot 24; also being the intersection of the south right of way line of Gregory Street (58' R/W) and the west right of way line of Palafox Street (180' R/W); thence North 90 degrees 12'28" East along the north line of said Arpent Lots 24, also being said south right of way line for a distance of 46.70 feet (46.38 feet deed) to the east line of the west half of said Arpent Lot 24 for the point of beginning.
Thence continue North 90 degrees 12'28" East along the north line of said Arpent Lot 24, also being said south right of way line for a distance of 46.70 feet; thence South 04 degrees 28'57" East for a distance of 85.01 feet; thence South 90 degrees 04'55" West for a distance of 47.02 feet to said east line of the west half of said Arpent Lot 24; thence North 04 degrees 43'39" West along said east line for a distance of 85.28 feet (85.21 feet exist) to the point of beginning. Containing 0.09 acres, more or less.

CERTIFIED TO MEET STANDARDS OF PRACTICE TO:
Old Republic National Title Insurance Company
Fountain, Schultz & Associates, P.L.
Phoenix Palafox, L.L.C.
Regions Bank

Measurements made in accordance with United States Standards

Bearing Reference: NORTH, NAD83/90, ON THE PALAFOX STREET BEARING
Ordered By: MR. MICHAEL CASSIDY Elevation Reference:
Encroachments: NONE OBSERVED Flood Info: ZONE X, PANEL 120080 0010 E, DATED 9/29/2006
CLIENT RECOGNIZES SURVEYOR'S RIGHT TO RELY ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S AGENT. SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID LEGAL DESCRIPTION.

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS AND LEGAL DESCRIPTION OF A PORTION OF ARPENT LOTS 24 AND 25, OLD CITY TRACT

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
306 N. DAVIS STREET, SUITE 3
PENSACOLA, FL 32501
PHONE (850)434-6666 FAX (850)434-6667
EMAIL: PGASURVEY@ATT.NET

I hereby certify that this survey was made under my responsible direction and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051, and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

Daniel D. Glaze
FL Reg. #5503

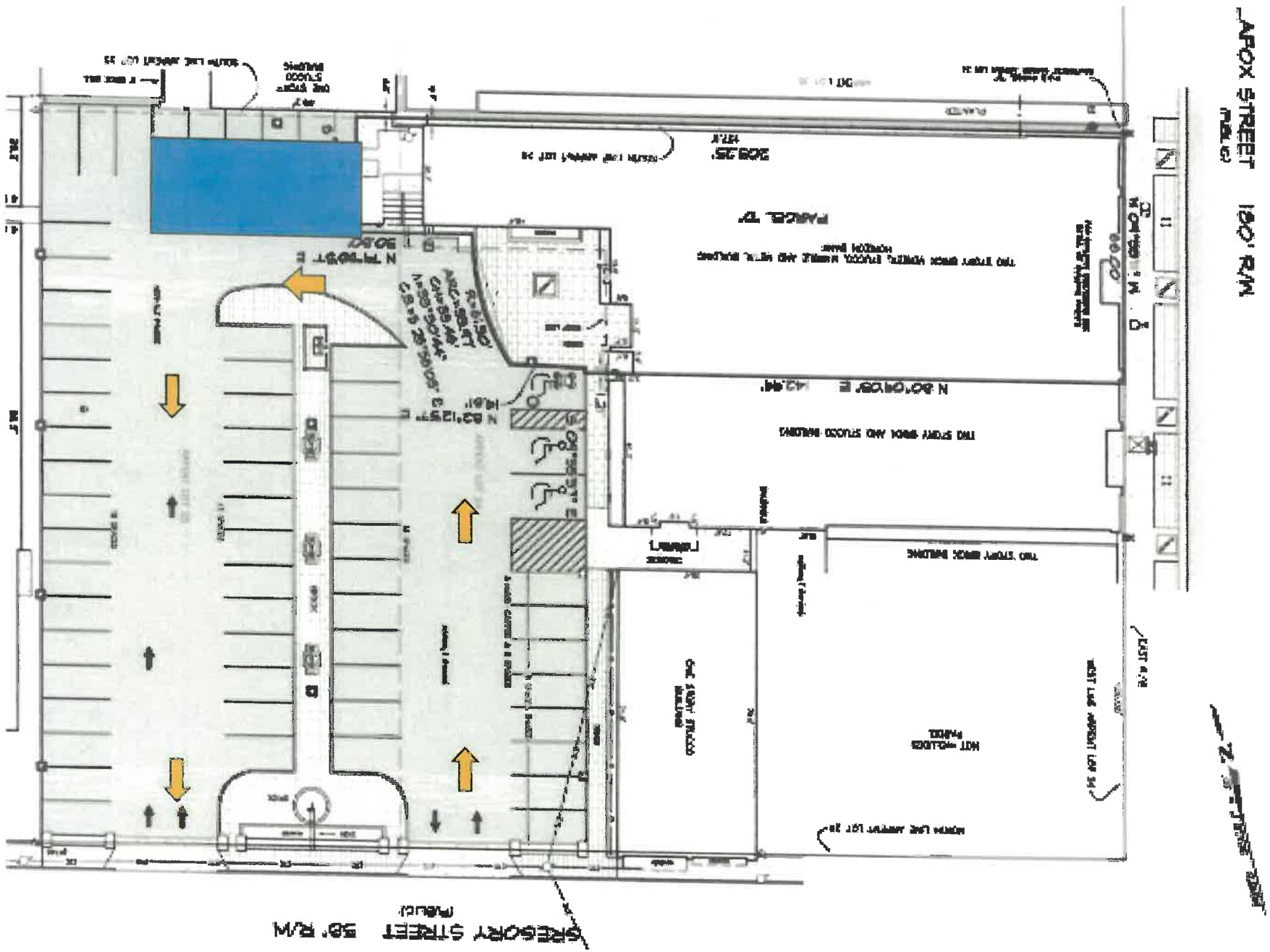
Walter J. Glaze
FL Reg. #5180

SHEET 2 OF 5

S.B. No. 7079

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGNATURE OF SURVEYOR

File No. 6-7079
Job No. 07Sept11
Scale 1" = 20'
Date of Survey 12-14-2007
Date of Plat 12-18-2007
Date of Revision 1-14-2008
FB 1624 PG 24-34
FB PG
Drawn by EMH
Checked By DDG


APOX STREET 180' R/W
(PUBLIC)
GREGORY STREET 50' R/W
(PUBLIC)
PARCEL 17
TWO STORY BRICK AND STUCCO BUILDING
TWO STORY BRICK BUILDING
HOT WALLACES PARKING
EAST R/W
WEST LINE ARPORT LOT 34
NORTH LINE ARPORT LOT 28
SOUTH LINE ARPORT LOT 33
N 80°09'05" E 142.44'
N 82°12'57" E
N 71°50'57" E
30.50'
30.25'
LOWER

STREET VIEW



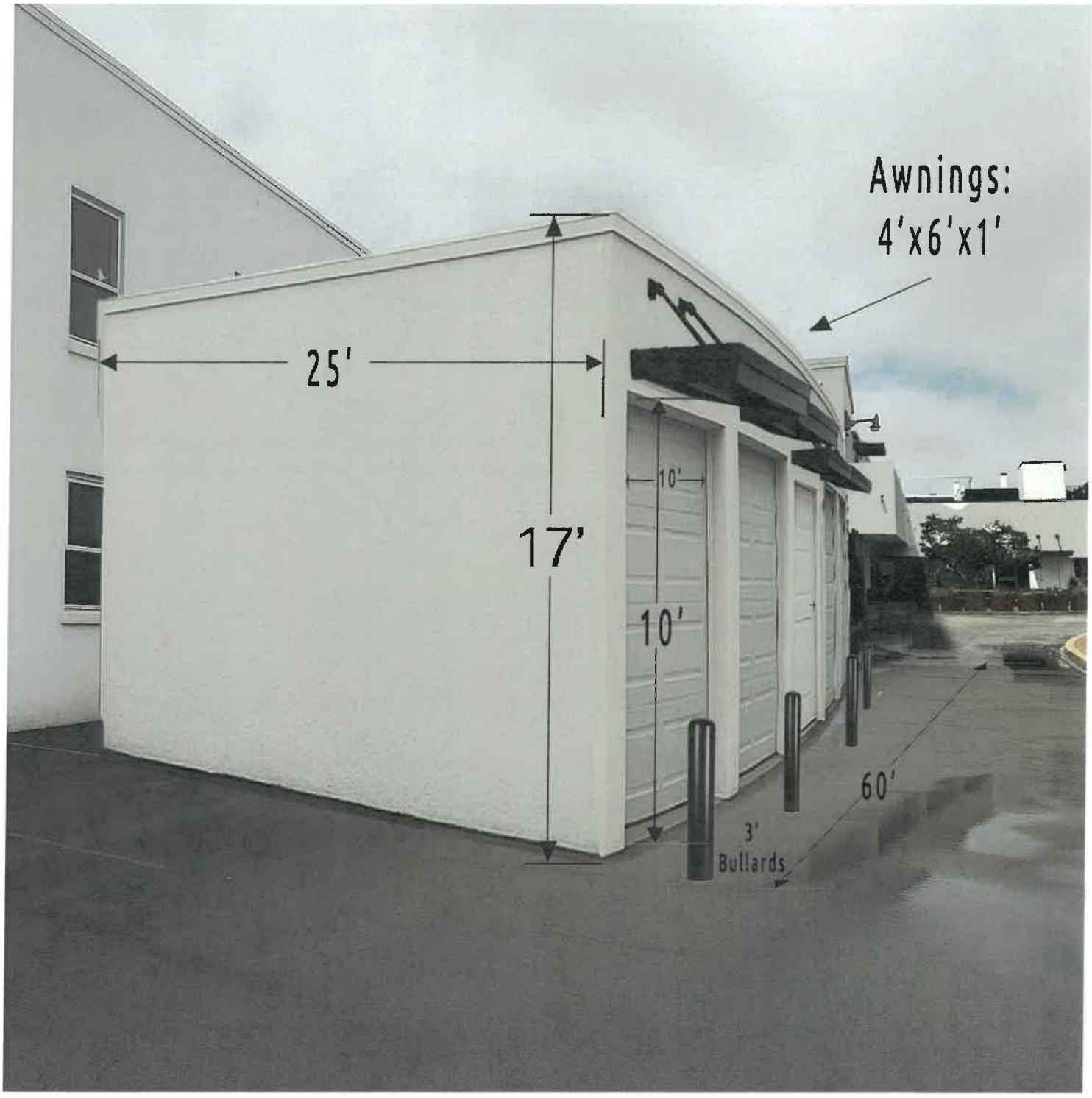
MID Property View



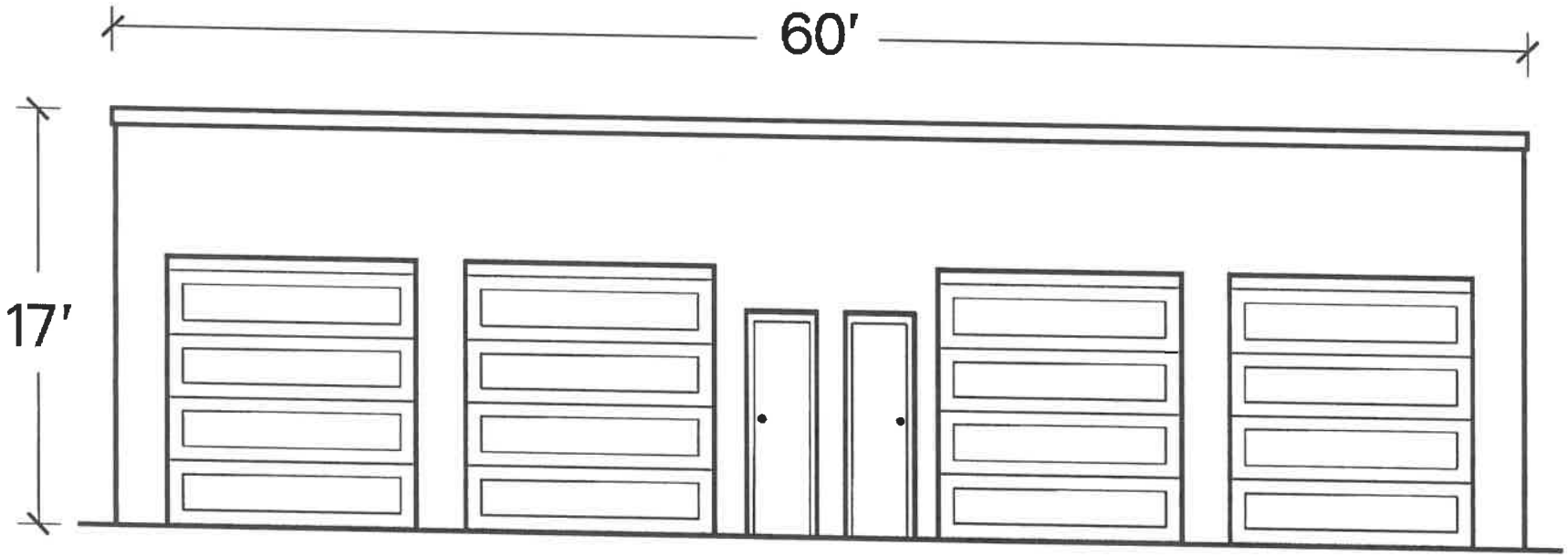
IMG_7257.jpg Close View

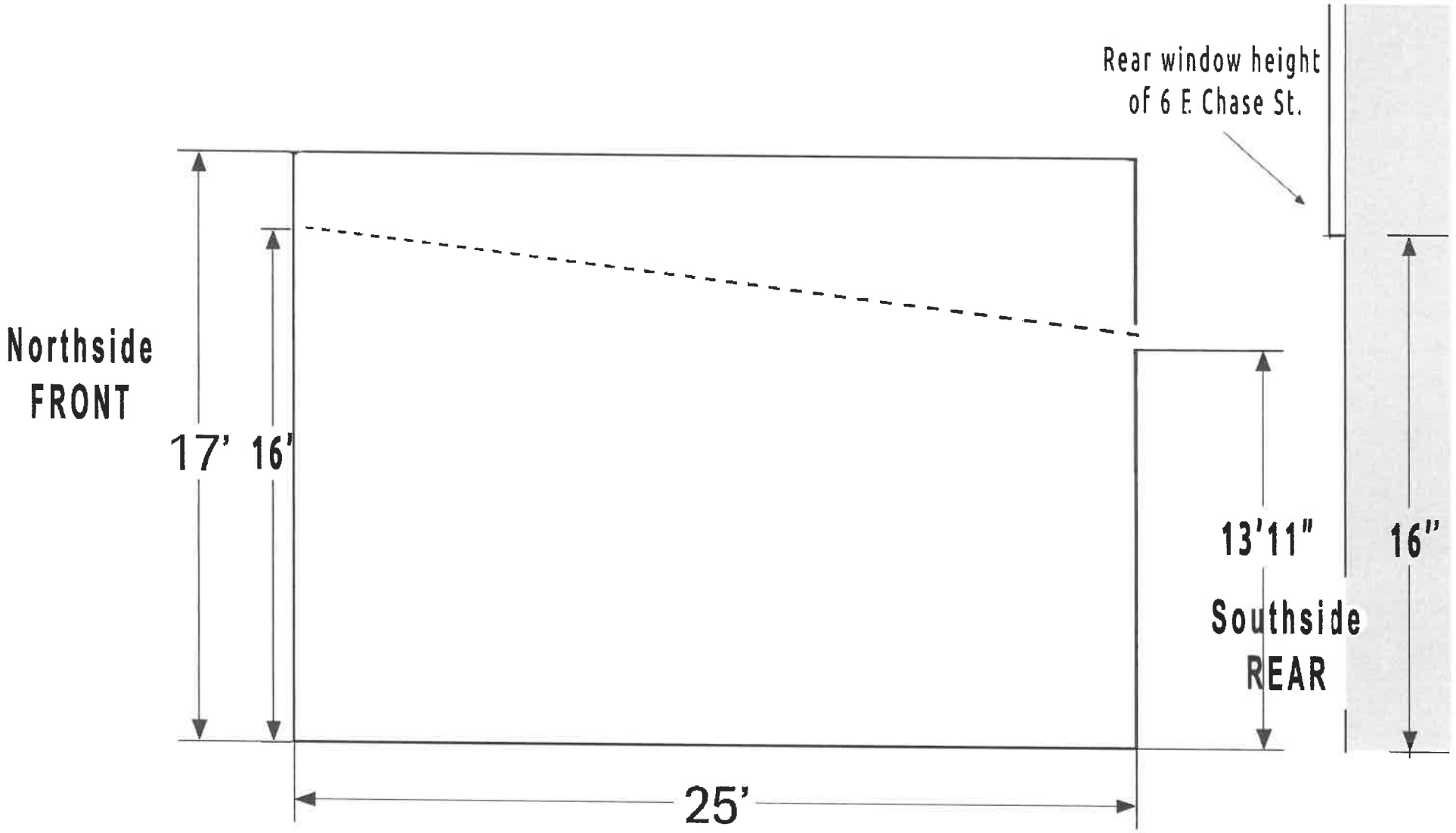


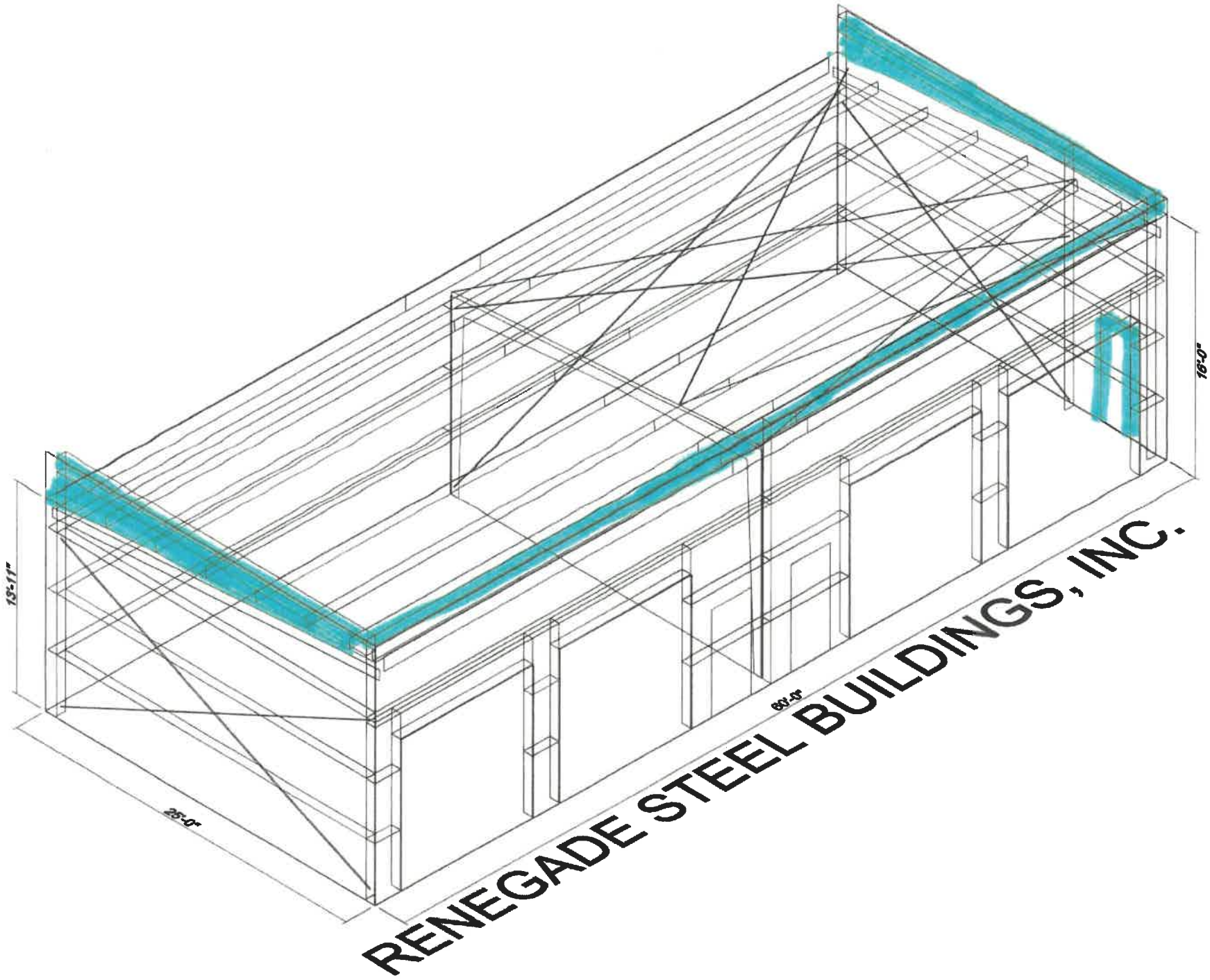



Awnings:
4'x6'x1'
25'
17'
10'
10'
60'
3'
Bullards

178-G-Front.jpg




Rear window height
of 6 E. Chase St.
Northside
FRONT
17'
16'
13'11"
16"
Southside
REAR
25'


16'-0"
13'-11"
25'-0"
60'-0"
RENEGADE STEEL BUILDINGS, INC.



STK2000

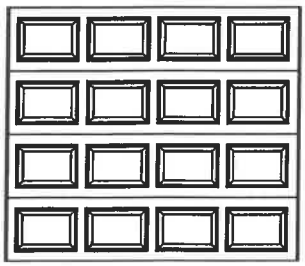
Stucco Textured Wall Panel

- Stucco textured wall panel
- 20 gauge galvanized steel
- Tongue & groove design
- 24 standard colors & custom colors available
- Hidden fasteners
- 16" wide x 14" to 30' lengths

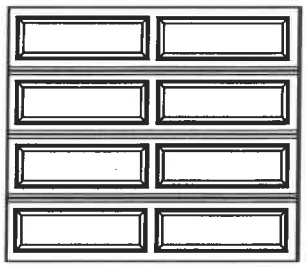
MORE INFO | INSTANT ESTIMATE

Purchase Panel Samples & Color Swatches

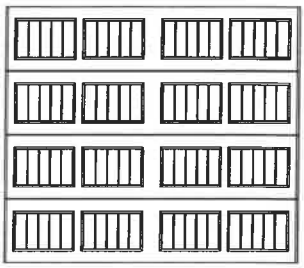
1 Choose Your Style



Colonial



Ranch



Sonoma

2 Choose Your Color

Painted Finishes (Standard)

White



Almond



Taupe



Brown



Black

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your dealer for accurate color matching.



Ranch panel, Almond finish, Cascade II windows

NOTES:

1. NON IMPACT GLAZING OPTIONS:
   A. 16 X 9.75 CLEAR OPENING INSTALLED TOP OR INTERMEDIATE SECTION.
GLAZING SSB (0.090") MINIMUM.
MAY INCLUDE DECORATIVE INSERTS
NOT AVAILABLE IN MORE THAN ONE SECTION.
DOES NOT SATISFY WINDBORNE-DEBRIS.

2. IMPACT GLAZING OPTION:
16.75 X 9.75 CLEAR OPENING
GLAZING 1/4" GROOVED POLYCARBONATE ALUMINUM FRAMES WITH 10 SCREWS MAY INCLUDE DECORATIVE INSERTS INSTALLED IN TOP OR INTERMEDIATE SECTION.
NOT AVAILABLE IN MORE THAN ONE SECTION.
SEE ASSEMBLY DETAIL ON SHEET 2.

3. VINYL OR WOOD DOOR STOP NAILED A MAXIMUM OF 6" O.C. MUST OVERLAP TOP AND BOTH ENDS OF PANELS MINIMUM 7/16" TO MEET NEGATIVE PRESSURES.

4. KEY LOCK, SLIDE LOCKS, OR OPERATOR REQUIRED.

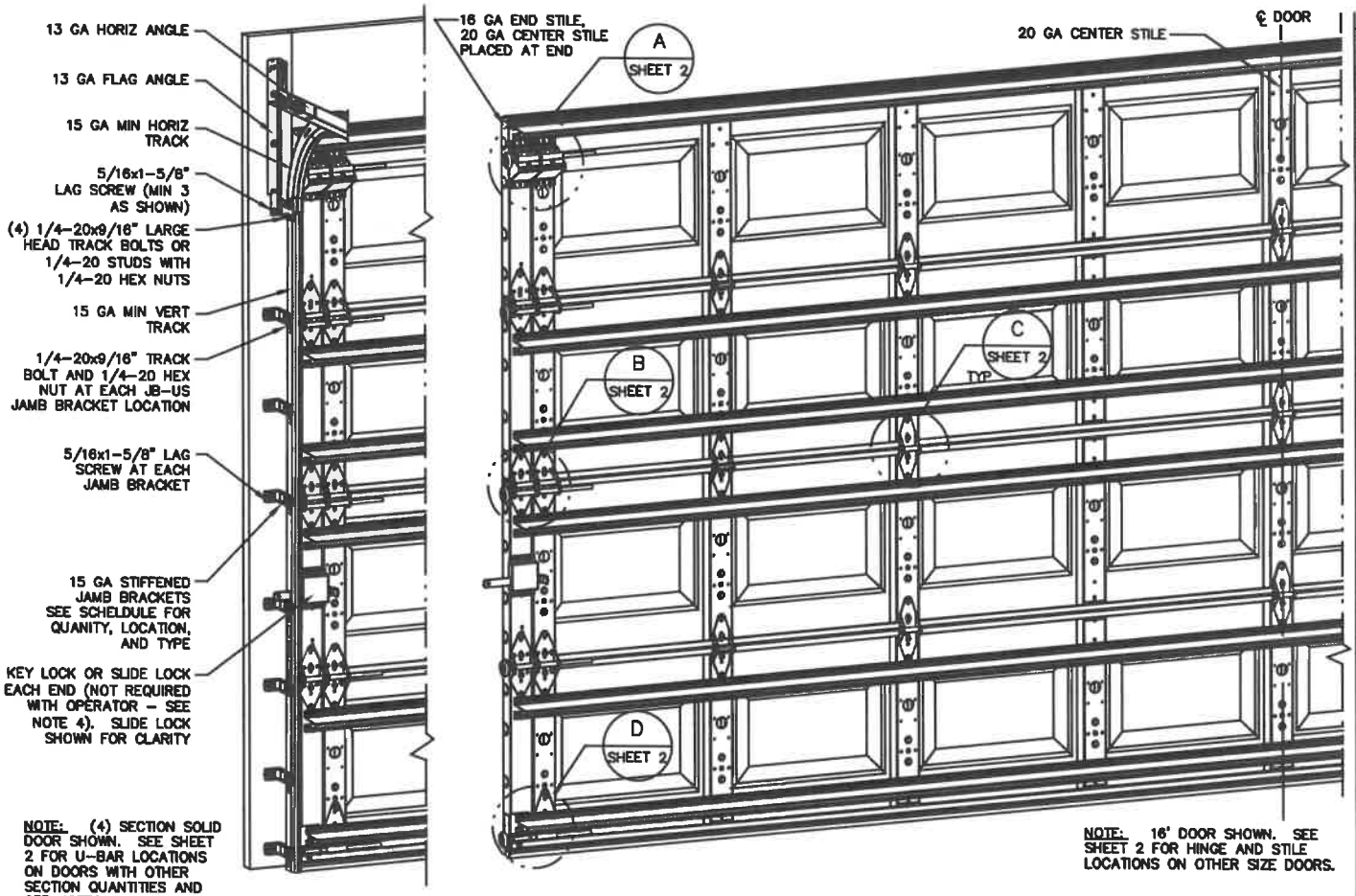
5. LOUVER OPTION – .032" MINIMUM LOUVERS IN MOLDED FRAMES SCREWED TOGETHER WITH A MINIMUM OF (10) #6x1" SCREWS INSTALLED IN THE BOTTOM SECTION. LOUVERS ARE NOT IMPACT RESISTANT AND DO NOT MEET THE REQUIREMENTS FOR WIND-BORNE DEBRIS REGIONS.

6. SECTION STEEL TO HAVE A MINIMUM 25 GA THICKNESS.

7. THE DESIGN OF THE SUPPORTING STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD FOR THE BUILDING OR STRUCTURE AND IN ACCORDANCE WITH CURRENT BUILDING CODES FOR THE LOADS LISTED ON THIS DRAWING.

8. DOOR JAMB TO BE MINIMUM 2" X 6", GRADE 2 SOUTHERN PINE. REFER TO JAMB CONNECTION SUPPLEMENT FOR ATTACHMENT TO SUPPORTING STRUCTURE.

9. FOR LOW HEAD ROOM LIFT CONDITIONS, TOP BRACKET SHALL BE A 13 GA LHR 7/4 TOP BRACKET WITH A MINIMUM OF (3) 1/4-14x7/8" SELF DRILLING CRIMPTITE SCREWS IN LIEU OF THE BRACKET SHOWN ON THIS DRAWING. U-BAR ON TOP SECTION SHALL BE INSTALLED ON TOP OF LHR TOP BRACKETS.



NOTE: (4) SECTION SOLID DOOR SHOWN. SEE SHEET 2 FOR U-BAR LOCATIONS ON DOORS WITH OTHER SECTION QUANTITIES AND SEE NOTES 1 AND 2 THIS SHEET FOR GLAZING OPTIONS.

NOTE: 16' DOOR SHOWN. SEE SHEET 2 FOR HINGE AND STILE LOCATIONS ON OTHER SIZE DOORS.

REVISIONS

P1 MODIFIED NOTES TO STATE THAT LOUVERS ARE NOT IMPACT RESISTANT.
GRT 8/29/07

P2 ADDED IMPACT RESISTANT GLAZING. ADDED DETAIL E SHEET 2 FOR GLAZING. ADDED MAX GLAZING DIMENSION TO NOTES SHEET 1. MODIFIED JAMB BRACKET SCHEDULE. ADDED TRACK TO FLAG CONNECTION NOTE.
GRT 11/10/07

P3 MODIFIED LOUVER OPTION. ADDED TEXAS LICENSE NUMBER TO TITLE BLOCK.
GRT 9/19/08

P4 UPDATED TITLE BLOCK AND IMPACT GLAZING
GRT 4/16/12

P5 UPDATED TITLE BLOCK
ESC 10/3/17

P6 UPDATED TITLE BLOCK, REV PER ER 31052
ESC 9/25/18

P7 UPDATED NOTES ADDED LHR DETAIL ER 31052
ESC 2/12/19

SUPERIMPOSED DESIGN PRESSURE LOADS ON SUPPORTING STRUCTURE

DOOR WIDTH	DOOR HEIGHT	UNIFORM LOAD EACH JAMB (PLF)
10'-0"	ALL	+172.0/-191.5
12'-0"	ALL	+206.4/-229.8
14'-0"	ALL	+240.8/-268.1
15'-0"	ALL	+258.0/-287.3
16'-0"	ALL	+275.2/-306.4

JAMB BRACKET SCHEDULE

DOOR HEIGHT	NO. OF SECTIONS	NO. OF JAMB BRACKETS (EACH JAMB)	LOCATION OF CENTERLINE OF JAMB BRACKETS MEASURED FROM BOTTOM OF TRACK (ALL DIMENSIONS ± 2")
6'-6"	4	7	2" (JB-US), 10" (JB-US), 21-3/4" (JB-US), 29-3/4" (JB-US), 39" (JB-US), 48" (JB-US), 57-1/4" (JB-US)
7'-0"	4	7	2" (JB-US), 10" (JB-US), 21-3/4" (JB-US), 29-3/4" (JB-US), 42" (JB-US), 52-1/2" (JB-US), 63-1/4" (JB-US)
7'-6"	5	9	2" (JB-US), 10" (JB-US), 18-3/4" (JB-US), 26-3/4" (JB-US), 36" (JB-US), 45" (JB-US), 54-1/4" (JB-US), 63" (JB-US), 74-1/2" (JB-US)
8'-0"	5	9	2" (JB-US), 10" (JB-US), 21-3/4" (JB-US), 29-3/4" (JB-US), 39" (JB-US), 48" (JB-US), 57-1/2" (JB-US), 66" (JB-US), 75-1/2" (JB-US)
> 8'-0"			SEE NOTE BELOW

NOTE:
(JB-US) FOLLOWING DIMENSION DENOTES SLOTTED JAMB BRACKET ATTACHED TO TRACK WITH 1/4-20x9/16" TRACK BOLT AND NUT AS SHOWN ABOVE.

ALL DOORS GREATER THAN 8' IN HEIGHT REQUIRE USE OF CONTINUOUS WALL ANGLE. SEE SUPPLEMENT TRACK CHART FOR DETAILS.

JOHN E. SCATES LICENSE No. 51737 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by John E. Scates P.E.
Date: 2019.02.18 11:33:24 -06'00'

PROFESSIONAL ENGINEER'S SEAL PROVIDED ONLY FOR VERIFICATION OF WINDLOAD CONSTRUCTION DETAILS.

JOHN E. SCATES, PE
2560 KING ARTHUR BLVD #124-54
LEWISVILLE, TX 75056
FL PE 51737
TX PE 58308/F2203

Wayne Dalton GARAGE DOORS

A DIVISION OF OVERHEAD DOOR CORP
3395 ADDISON DRIVE
PENSACOLA, FLORIDA 32514
(850) 474-9880

STATIC PRESSURE RATINGS		APPROVED SIZES		SCALE: N.T.S.		SIZE: A
DESIGN (PSF):	+34.40/-38.30	MAX WIDTH:	16'-0"		DATE	NAME
TEST (PSF):	+51.60/-57.45	MAX HEIGHT:	14'-0"	DRAWN	5/23/06	GRT
IMPACT/CYCLIC RATED (YES/NO):	YES	MAX SECTION HEIGHT:	21"	CHECKED	1/22/07	MRB

MODELS 8000/8100/8200

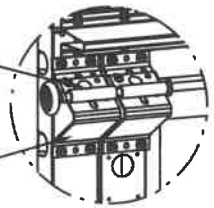
SHEET 1 OF 2

WINDLOAD SPECIFICATION OPTION CODE 1124

DRAWING PART NO. 327018 REV. P7

RACKET WITH 5/16-18 BOLT & NUT
I CENTER SLOT AND 1/4-20x9/16"
RACK BOLT & 1/4-20 HEX NUT
HROUGH ANY TWO ALIGNING HOLES

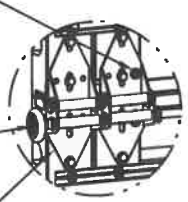
2) 12 GA COMMERCIAL 'A'
RAME TOP BRACKETS EACH
TTACHED WITH (4) 1/4-14x7/8"
ELF DRILLING CRIMPTITE SCREWS



DETAIL A

DD (2) 1/4-14x7/8"
ELF DRILLING CRIMPTITE SCREWS
NSIDE OF EACH INSIDE END HINGE)

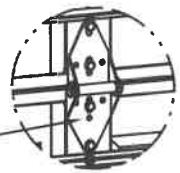
" STEEL ROLLER WITH 9" GRADE
144 OR EQUIVALENT STEM AND
/16" PUSHNUT AT EACH ROLLER
OCATION. 1/4" MAX BETWEEN
USHNUT AND BRACKET OR HINGE.
PTIONAL- 11 BALL BEARING
YLON ROLLER WITH 9" GRADE
144 OR EQUIVALENT STEM



DETAIL B

1 HINGE IS 14 GA
2 HINGE IS 13 GA
3 HINGE (AND ALL ABOVE)
RE 13 GA WIDE BODY END
INGE ATTACHED WITH (4)
/4-14x5/8" SELF TAPPING
CREWS

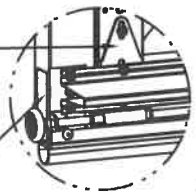
4 GA WIDE BODY
NTERMEDIATE HINGE
TTACHED WITH (4)
/4-14x5/8" SELF
APPING SCREWS



DETAIL C

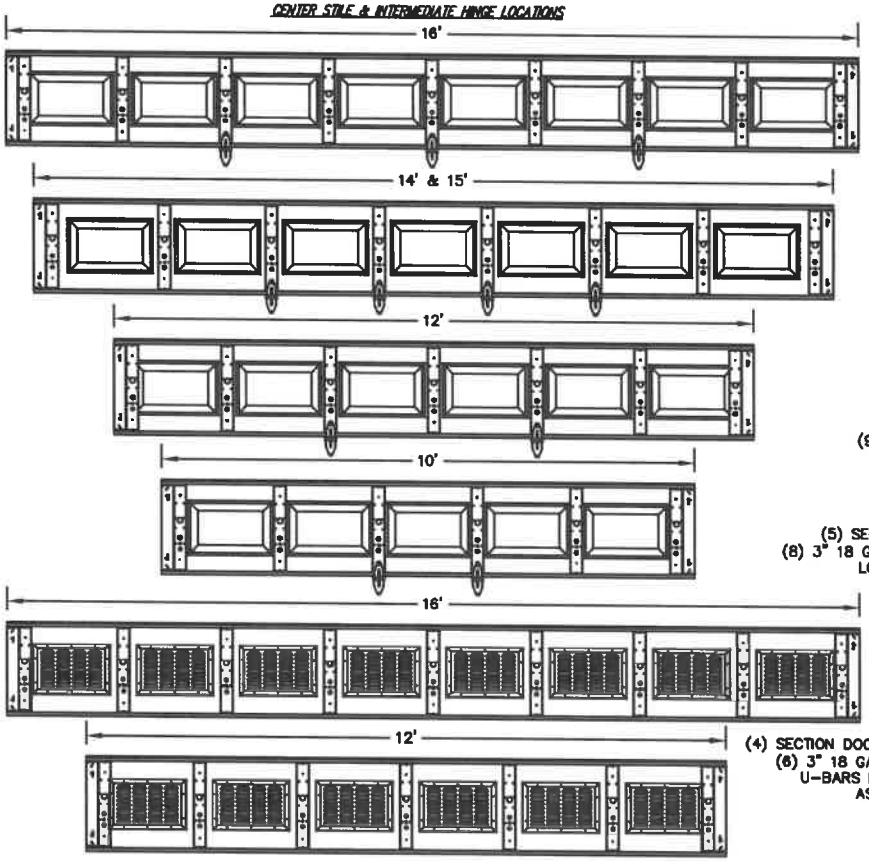
2 GA EXTENSION BRACKET
TTACHED WITH (3) 1/4-14x7/8"
ELF DRILLING CRIMPTITE SCREWS
2 THROUGH STRUT AND BRACKET)

4 GA BOTTOM BRACKET
TTACHED WITH (4)
/4-14x7/8" SELF DRILLING
RIMPTITE SCREWS (2) OF
HICH IS THROUGH STRUT AND
ND (1) 1/4-14x5/8" SELF
RILLING RED SCREW

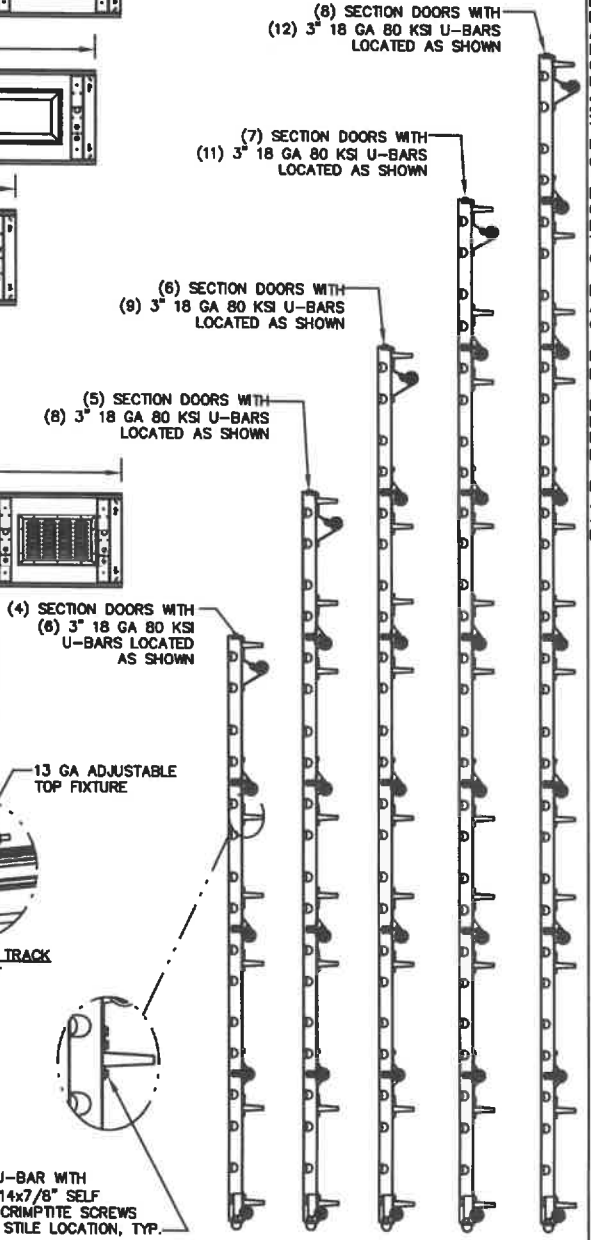


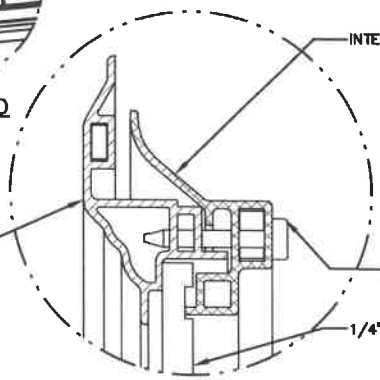
DETAIL D

CENTER STILE & INTERMEDIATE HINGE LOCATIONS



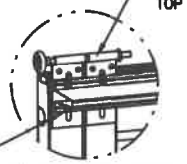
U-BAR LOCATIONS





IMPACT WINDOW / ALUMINUM FRAME WITH GROOVED POLYCARBONATE
DETAIL E

PLACE 3" U-BAR OVER LOW HEADROOM BRACKET ATTACH THRU END STILE AND CENTER STILE AT EACH END WITH (4) 1/4-14x7/8" SELF DRILLING CRIMPTITE SCREWS.



LOW HEADROOM TRACK
DETAIL F

ATTACH U-BAR WITH (2) 1/4-14x7/8" SELF DRILLING CRIMPTITE SCREWS AT EACH STILE LOCATION, TYP.

REVISIONS

P1 MODIFIED NOTES TO STATE THAT LOUVERS ARE NOT IMPACT RESISTANT.
GRT 6/29/07

P2 ADDED IMPACT RESISTANT GLAZING. ADDED DETAIL E SHEET 2 FOR GLAZING. ADDED MAX GLAZING DIMENSION TO NOTES SHEET 1. MODIFIED JAMB BRACKET SCHEDULE. ADDED TRACK TO FLAG CONNECTION NOTE.
GRT 11/10/07

P3 MODIFIED LOUVER OPTION. ADDED TEXAS LICENSE NUMBER TO TITLE BLOCK.
GRT 9/19/08

P4 UPDATED TITLE BLOCK AND IMPACT GLAZING
GRT 4/16/12

P5 UPDATED TITLE BLOCK
ESC 10/3/17

P6 UPDATED TITLE BLOCK, REV PER ER 31052
ESC 9/25/18

P7 UPDATED NOTES ADDED LHR DETAIL ER 31052
ESC 2/12/19

JOHN E. SCATES LICENSE No. 51737 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER'S SEAL PROVIDED ONLY FOR VERIFICATION OF WINDLOAD CONSTRUCTION DETAILS.

JOHN E. SCATES, PE
2560 KING ARTHUR BLVD #124-54
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TX PE 56308/F2203

Wayne Dalton GARAGE DOORS
A DIVISION OF OVERHEAD DOOR CORP
3395 ADDISON DRIVE
PENSACOLA, FLORIDA 32514
(850) 474-0800

STATIC PRESSURE RATINGS		APPROVED SIZES		SCALE: N.T.S.		SIZE: A
DESIGN (PSF):	+34.40/-38.30	MAX WIDTH:	16'-0"		DATE	NAME
TEST (PSF):	+51.60/-57.45	MAX HEIGHT:	14'-0"	DRAWN	5/23/06	GRT
IMPACT/CYCLIC RATED (YES/NO):	YES	MAX SECTION HEIGHT:	21"	CHECKED	1/22/07	MRB

MODELS 8000/8100/8200

SHEET 2 OF 2

WINDLOAD SPECIFICATION OPTION CODE 1124

DRAWING PART NO. 327018 REV. P7

Wayne Dalton Models 8000 / 8200

Option Code	Positive Design PSF	Negative Design PSF	Maximum Size		Approvals[3]		Glazing available[6]	Source Plant	Wind Speed ASCE 7-16 ASCE 7-22 (MPH) Exposure B[4]	Wind Speed ASCE 7-16 ASCE 7-22 (MPH) Exposure C[5]
			Width	Height	FBC	TDI				
1400	10.00	12.00	9'-0"	14'-0"	FL 8248	N/A	SP/LP	Pensacola/Mt. Hope	105	85
1401	12.00	14.00	9'-0"	14'-0"		N/A	SP/LP	Pensacola/Mt. Hope	115	95
1100	15.90	18.20	9'-0"	14'-0"		N/A	SP/LP	Pensacola/Mt. Hope	130	105
1106	22.90	26.30	9'-0"	14'-0"		GDR-42	SP/LP	Pensacola	155	130
1107[2]	26.90	30.80	9'-0"	14'-0"			SP/LP, Impact SP	Pensacola	170	140
1105[2]	31.00	35.00	9'0"	14'-0"			SP/LP, Impact SP	Pensacola	185	150
1108[2]	37.00	41.00	9'-0"	14'-0"			Standard SP, Impact SP	Pensacola	200	160
1104[2]	46.00	52.00	9'-0"	14'-0"			Impact SP	Pensacola	225	180
1120	12.40	13.80	16'-0"	14'-0"		N/A	Standard SP/LP	Pensacola/Mt. Hope	120	95
1121	15.30	17.00	16'-0"	14'-0"		N/A	SP/LP	Pensacola	130	105
1122[2]	23.00	25.00	16'-0"	14'-0"		GDR-42	SP/LP, Impact SP	Pensacola	160	130
1126[2]	26.00	29.00	16'-0"	14'-0"			SP/LP, Impact SP	Pensacola	170	140
1123[2]	30.00	33.50	16'-0"	14'-0"			Standard SP, Impact SP	Pensacola	185	150
1124[2]	34.40	38.30	16'-0"	14'-0"			Standard SP, Impact SP	Pensacola	200	160
1125[2]	46.00	52.00	16'-0"	14'-0"			Impact SP	Pensacola	230	190
1128[2]	46.00	52.00	16'-2"	14'-0"			SP/LP, Impact SP	Pensacola	230	190
1140	12.40	13.80	18'-0"	14'-0"		N/A	SP/LP	Pensacola/Mt. Hope	120	95
1141	18.50	20.70	18'-0"	14'-0"		GDR-42	SP/LP	Pensacola	145	120
1145	26.30	29.30	18'-0"	14'-0"			Impact SP, Standard LP	Pensacola	175	145
1147[2]	34.40	38.30	18'-0"	14'-0"			SP/LP, Impact SP	Pensacola	200	165
1148[2]	46.00	52.00	18'-2"	14'-0"			SP/LP, Impact SP	Pensacola	230	190
1144 Post[7]	46.00	52.00	18'-0"	8'-0"			Impact SP	Pensacola	230	190

We recommend the 1124 option as this is best for the area you are in. But as a minimum can do the 1123 option.

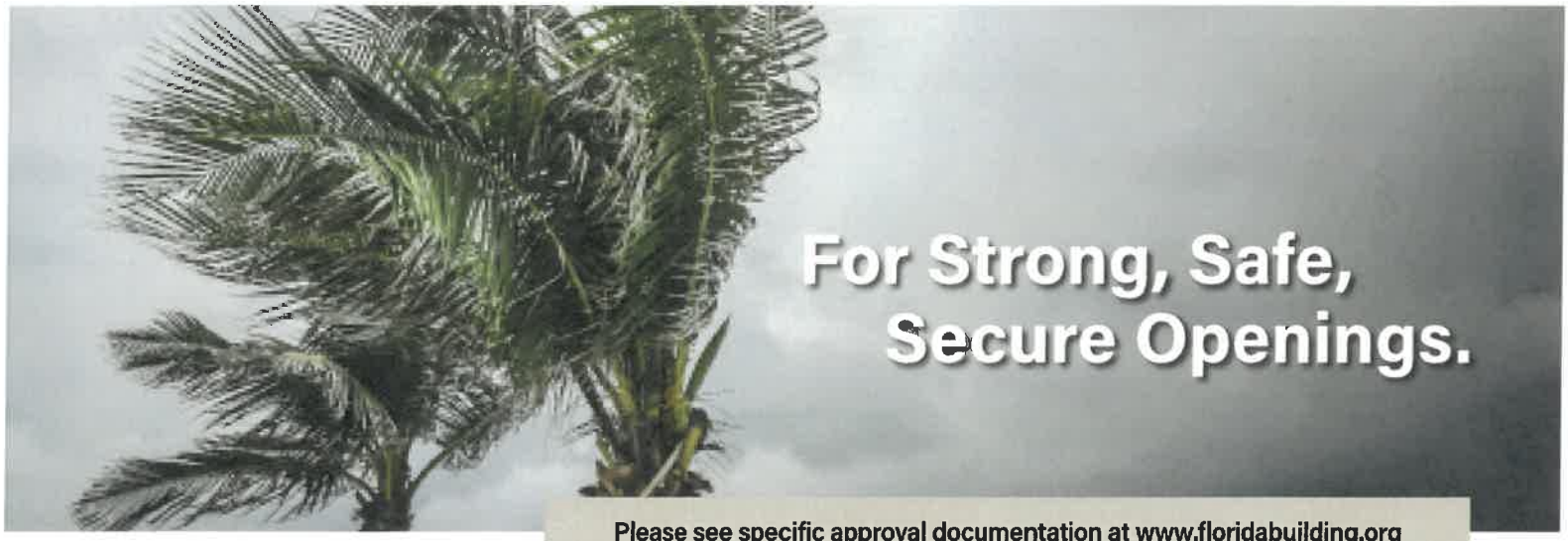
Post Installation Instructions 8248
Jamb Connection Supplement FL 8248
Track Supplement Chart FL 8248
Jamb Connection Supplement GDR-42
Track Supplement Chart GDR-42

1. All doors tested for uniform static air pressure per ANSI/DASMA 108 or TAS 202 to test pressure of 1.5 x design pressure
2. Also tested for large missile impact and cyclic wind pressure per ANSI/DASMA 115 or TAS 201/203
3. FBC - Florida Building Commission, TDI - Texas Department of Insurance
4. Wind Speed is 3-Second Peak gusts, using exposure B, for single or double story structures, calculated according to ASCE 7-22.
   Assumptions: Mean roof height of 25 ft, flat ground, sea level, enclosed building and roof angle >10°.
   The Wind Speed Calculation is based on the max width of the door and a max height of 8-7 ft depending on the section heights.
   If a narrower, or taller door is used instead of the max shown in the chart, the wind speed rating may be different.
   For reference only. Final door requirements to be determine by architect, engineer or other professional.
5. Wind Speed is 3-Second Peak gusts, using exposure C, for single or double story structures, calculated according to ASCE 7-22.
   Assumptions: Mean roof height of 25 ft, flat ground, sea level, enclosed building and roof angle >10°.
   The Wind Speed Calculation is based on the max width of the door and a max height of 8-7 ft depending on the section heights.
   If a narrower, or taller door is used instead of the max shown in the chart, the wind speed rating may be different.
   For reference only. Final door requirements to be determined by architect, engineer or other professional.
6. **Standard SP** – Short panel glazing (Single Colonial or Sonoma) is not impact resistant and does not meet the requirements for Wind-Borne Debris Regions.
   Impact SP – Short panel glazing (Single Colonial or Sonoma) is impact resistant and does meet the requirements for Wind-Borne Debris Regions.
   Standard LP – Long panel glazing (Elongated/Ranch or DBL Sonoma) is not impact resistant and does not meet the requirements for Wind-Borne Debris Regions.
7. Low Head Room track is available.
8. Available in Colonial Raised Panel, Ranch, and Sonoma door style only.
9. MDL 8000 Impact Glazing options are restricted to Colonial Raised Panel and Single Sonoma. MDL 8100 Impact Glazing is restricted to Colonial Raised Panel. MDL 8200 is not available with Impact Glazing.
10. Wind speeds listed in this guide are provided for reference purposes only. In **ALL** cases the local building authority is the sole and final determiner of the structural and safety requirements, and suitability of the garage door.

Tell

WIND RATING CERTIFICATION

Suggested Tell Manufacturing Parts



Please see specific approval documentation at www.floridabuilding.org

Tell's Wind Rating Certifications, including High Velocity Hurricane Zone (HVHZ).

Tell Doors and Hardware are designed and tested to comply with the requirements of the Florida Building Code (FBC) including High Velocity Hurricane Zone (HVHZ), and the Texas Department of Insurance (TDI). The requirements ensures structures built in a manufacturing facility are in compliance with the FBC and the TDI. The codes are designed to make the local building process more efficient, increase accountability, bring new and safer products to the market, increase consumer confidence, and better protect the residents of these natural-disaster prone states.

Tell Manufactured Doors


Spartan Door


Tioga Door


Telstar Door

TEL_035100-041824

Hollow Metal

SPARTAN DOORS

Spartan Door and Frames are manufactured from high quality galvannealed steel and are thoroughly cleaned inside and out to insure excellent corrosion resistance and paint adhesion. They come standard with a prime coat, ready to be finished.

Our Spartan Door are available in 18 and 20 gauge steel. All doors come with a polystyrene core as standard, making every door smoother, flatter, and stronger.



DOOR FEATURES

Door	▪ 18 and 20 gauge galvannealed steel
Paint	▪ Prime medium gray standard* ▪ Other colors available ▪ Custom colors are available, contact customer service
Hinge Prep	▪ Non-handed 4-1/2" – 7 gauge hinge reinforcements, accommodates heavyweight hinges
Fire Rated	▪ Up to 3 hours are certified by Underwriters Laboratories
Channels	▪ 16 gauge inverted top and bottom channel
Insulation	▪ Polystyrene core standard ▪ Polyurethane option available
Top Cap	▪ Installed steel cap standard
Closer Prep	▪ 14 gauge reinforced steel, standard

The Spartan Frames are knock-down construction and are designed to be installed on standard and non-standard wall sizes over pre-finished or unfinished drywall.



FRAME FEATURES

Frame	▪ 16 gauge galvannealed steel ▪ Knockdown construction ▪ Precision mitered corners ▪ Easy installation
Paint	▪ Prime medium gray standard*
Closer Prep	▪ 14 gauge reinforced steel, standard
Fire Rated	▪ Up to 3 hours are certified by Underwriters Laboratories
Hinge Prep	▪ Non-handed 4-1/2" – 7 gauge hinge reinforcements ▪ Accommodates heavyweight hinges
Strike Prep	▪ ASA strike ready

PAINT OPTIONS

*Med Gray, PR | Light Gray, GR | Bronze, BZ | Off White, OW | True White, WH | Bright White, BW

Actual colors may vary from those shown.

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