



City of Pensacola

Architectural Review Board

Agenda

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

August 21, 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. 25-1049 APPROVAL OF THE JULY 17, 2025, ARB MINUTES.

Attachments: 7-17-25_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 25-1038 313 W. INTENDENCIA STREET
GOVERNMENTAL CENTER DISTRICT / ZONE C-2 / CITY COUNCIL
DISTRICT 7
NEW ACCESSORY STRUCTURE

*Attachments: Images
Application and Materials*

3. 25-1040 1011 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
DEMOLITION OF NON-CONTRIBUTING ACCESSORY STRUCTURE

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

4. 25-1041 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*

5. 25-1042 710 N. 7TH AVENUE

OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY
COUNCIL DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

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

6. 25-1044 819 E. JACKSON STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY
COUNCIL DISTRICT 6
REAR ADDITION AT A CONTRIBUTING STRUCTURE

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

7. 25-1045 N. JEFFERSON STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF NEW COMMERCIAL DEVELOPMENT

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

8. 25-1046 110 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
EXTERIOR IMPROVEMENTS TO A CONTRIBUTING STRUCTURE

Attachments: *Images*
 Application and Materials

9. 25-1051 627 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
VARIANCE

Attachments: *Images*
 Variance_Application and Materials

10. 25-1052 627 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
DEMOLITION OF A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*

Demolition_Application and Materials

11. 25-1053 627 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
NEW MULTIFAMILY RESIDENTIAL CONSTRUCTION

*Attachments: Images
Conceptual_Application and Materials*

12. 25-1047 500 BAYOU BOULEVARD
EAST PENSACOLA HEIGHTS / ZONE R-1AA / CITY COUNCIL DISTRICT 4
HISTORIC STRUCTURE DEMOLITION APPLICATION

*Attachments: Images
500 Bayou Boulevard_ARB_historic structure demolition
application_referred to full board*

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

July 17, 2025

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: George R Mead II, Scott Fisher, David Del Gallo,
Lou Courtney

Members Absent: William Brantley, Yuri Ramos, Jordan Yee,

Also Present: Historic Preservation Planner Walker, Assistant
Planning & Zoning Division Manager Harding, Ross
Pristera, Tracy Goodson, Jason Mosley, Scott Dean,
Angelia Miller

APPROVAL OF MINUTES

1. 25-948 APPROVAL OF THE JUNE 26, 2025, ARB MINUTES.

Board Member Del Gallo made a motion to approve the June 26, 2025, ARB minutes. Board Member Fisher seconded the motion, and it passed 4-0 with three board members absent.

OPEN FORUM

NEW BUSINESS

2. 25-949 121 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, aluminum canopies on the front, shutters on the rear, new aluminum storefront systems for the front and rear, and

exterior lighting. The application includes conceptual review for rear parking lot improvements, including a trash enclosure, patio gate, planting beds, electric car charging station, powder-coated aluminum fence, and an entrance portal from Intendencia Street. This project received conceptual approval for facade changes at the May 2025 ARB meeting.

Scott Dean presented to the board. Mr. Dean noted that he would prefer final approval for the improvements to the rear parking lot as well. Historic Preservation Planner Walker clarified that the parking lot improvements were included in the conceptual approval from May 2025, but additional information is required for final review, such as more details about the car charging stations. Vice Chair Mead noted the improvements met the board's recommendations and there were no issues with the site plan.

Board Member Del Gallo made a motion to approve the application as submitted. Board Member Fisher seconded the motion, and it passed 4-0 with three board members absent.

3. 25-950 524 W. ROMANA STREET
URBAN CORE CRA / ZONE C-3 / CITY COUNCIL DISTRICT 7
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 because the building embodies the distinctive characteristics of a type, period or method of construction and has yielded, or may be likely to yield, information important in national, regional, or local history. 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.

The applicant did not attend the meeting, which is not required per the code. Vice Chair Mead noted the structure is a fairly typical cottage for west Pensacola. Advisor Pristera noted that the Governmental Center District was surveyed in 2017 with a number of houses that were original to the neighborhood, including the structure in question. The earliest mention of the house was on April 24, 1907, when the owner passed away, but there are earlier newspaper articles about that part of town being developed. The property was a rental property and the neighborhood began to form after the early 1900s. There are not many remaining structures that are original to the area that is drastically changing. Advisor Pristera noted a full board discussion is important to highlight that there will be one less historic building in that area and residents are concerned with the changes to the

neighborhood. The architecture and being an example of how the neighborhood developed lend to its significance. Vice Chair Mead noted concern that it may be the last of its kind in the area, but there are remaining examples across the street. Vice Chair Mead noted that if a structure with any character hasn't been demonstrated to be not salvageable, then maybe it should be salvaged. Vice Chair Mead was inclined to impose the delay. Board Member Del Gallo shared his stance of being against the demolition of historic structures, but restoration takes effort and financial commitment. Board Member Del Gallo asked if a delay of less than 60 days would be appropriate. Vice Chair Mead noted the lack of details to make any findings without knowing the condition. Board Member Fisher noted agreement with Board Member Del Gallo to shorten the delay.

Board Member Del Gallo made a motion to postpone demolition to a 30-day period. Board Member Fisher seconded the motion.

Angelia Miller spoke as a member of the public. Ms. Miller recently moved back to Pensacola and purchased a home at 411 E. Intendencia Street. Ms. Miller shared the process of restoring her home and noted that the structure in question could be saved from demolition. Vice Chair Mead asked Ms. Miller if she knows of anyone who may be interested in investing or moving the structure in question. Ms. Miller answered yes, and she would be interested in assisting with the process. Board Member Fisher thanked Ms. Miller for attending and sharing her insights.

Board Member Del Gallo modified his motion to postpone the demolition for 60 days. Board Member Fisher seconded the motion, and it passed 4-0 with three board members absent.

ADJOURNMENT

Vice Chair Mead made a request to add two discussion items for the next meeting. Vice Chair Mead noted the board's jurisdiction over the Palafox Historic Business District, that parking has historically been present on Palafox Street, and the potential for the board to discuss the proposed improvement plans for Palafox to provide comments and recommendations. Vice Chair Mead invited pertinent city staff to present to the board. Assistant Planning and Zoning Division Manager Harding answered that staff could take this request to administration, but it may not be feasible since the city right of way is not under the board's purview. The board could discuss the topic but Planning and Zoning staff don't have the authority or knowledge base to talk about the project. Secondly, Vice Chair Mead asked for a discussion on the Hollice T. Williams Stormwater Park project as it is close to North Hill and Old East Hill preservation districts. Vice Chair Mead noted the interstate spur cuts through the street grid in a major way and has a significant impact on the urban character of the surrounding area and that the proposed plans propose to further cut through the remaining elements on the street grid. Vice Chair Mead noted the proposed plans could impact the surrounding historic districts and could cause further damage to the street grid and urban character. Historic Preservation

Planner Walker noted that the park is outside the board's jurisdiction and is not a Planning and Zoning project, so discussion with a different city department would be more appropriate. Similar to the Palafox improvements, the request would be sent through the proper chain of command.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1038

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

313 W. Intendencia Street
Governmental Center District / Zone C-2 / City Council District 7
New Accessory Structure

SUMMARY:

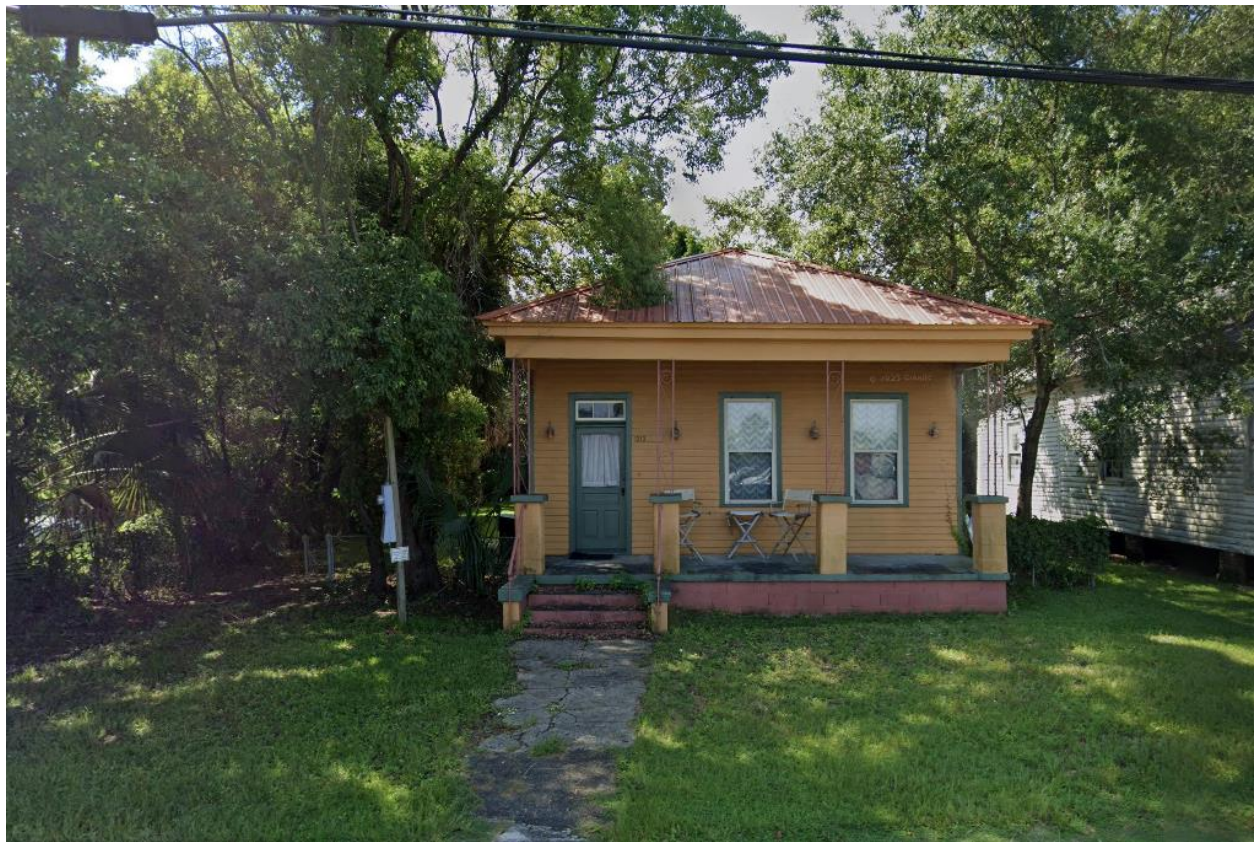
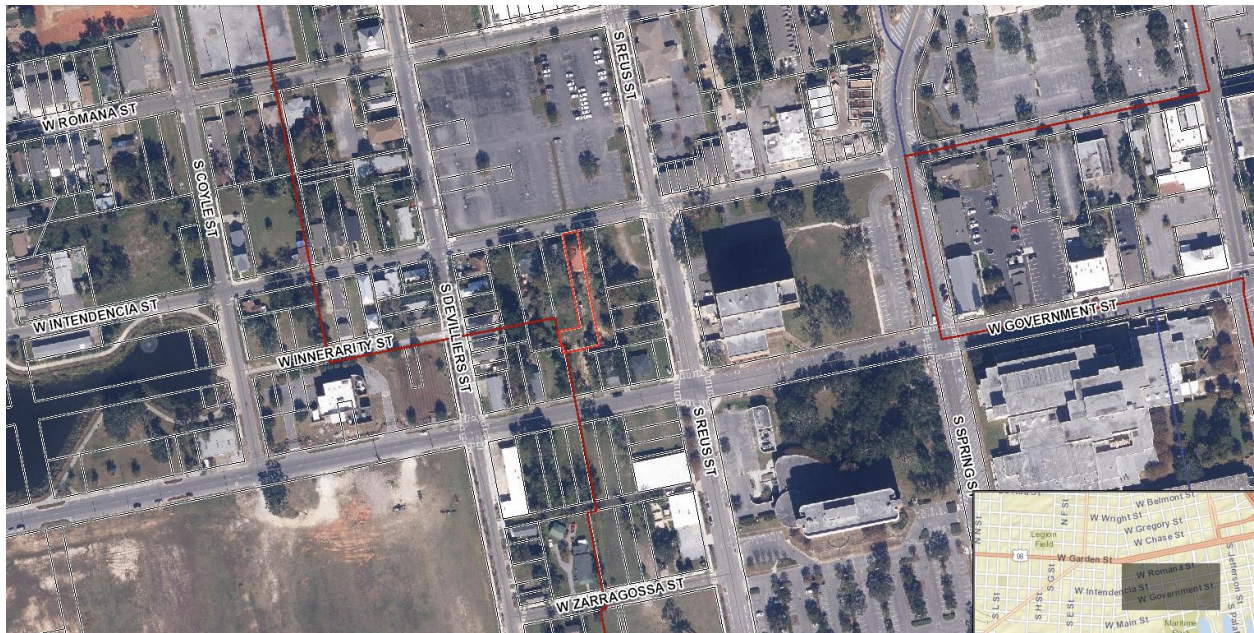
Jay Baynes is seeking final approval to install a 14 x 24' prefabricated shed with a metal roof, composite siding in the color Navajo Green with two 3 x 3' windows, 6-lite outswing door, and a 9' roll-up garage door.

Recommended Code Sections:
12-3-28(c)(1) Governmental center district; Decisions.

ATTACHMENTS:

1. Images
2. Application and Materials

313 W. Intendencia Street





**Architectural Review Board Application
Full Board Review**

Application Date: 30 JULY 2025

Project Address: 313 W INTENDENCIA ST

Applicant: JAY BAYNES

Applicant's Address: 308 W GOVERNMENT ST

Email: LCIGROUP308@GMAIL.COM **Phone:** 8505720572

Property Owner: JAY BAYNES

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

(If different from Applicant)

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.

The referenced Storage Shed is much-needed support to the residence located at 313 W Intendencia Street. The storage shed is a prefabricated structure built to be delivered and placed on-site. The engineered building will be manufactured and installed as shown on the accompanying exhibits, v include site surveys, maps, photos with elevations, specifications, quotes, and signed engineering all to support the residence at this location.

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

7/30/2025

Date

313 W INTENDENCIA STREET PROPOSED STORAGE SHED PROJECT DESCRIPTION:

The referenced Storage Shed is much-needed support to the residence located at 313 W Intendencia Street. The storage shed is a prefabricated structure built to be delivered and placed on-site. The engineered building will be manufactured and installed as shown on the accompanying exhibits, which include site surveys, maps, photos with elevations, specifications, quotes, and signed engineering plans all to support the residence at this location.

The attached exhibits are as follows:

EXHIBIT A – EXISTING CONDITIONS SURVEY WITH PROPOSED SITE PLANS
AND PHOTOGRAPH LOCATIONS.

EXHIBIT B – ENLARGED TAX MAP OF REFERENCED PROPERTY LOCATED
WITHIN THE CITY BLOCK.

EXHIBIT C – EXISTING CONDITION PHOTOS WITH STORAGE SHED
ELEVATIONS SUPERIMPOSED ON PHOTOS

EXHIBIT D – STORAGE SHED ELEVATION VIEWS

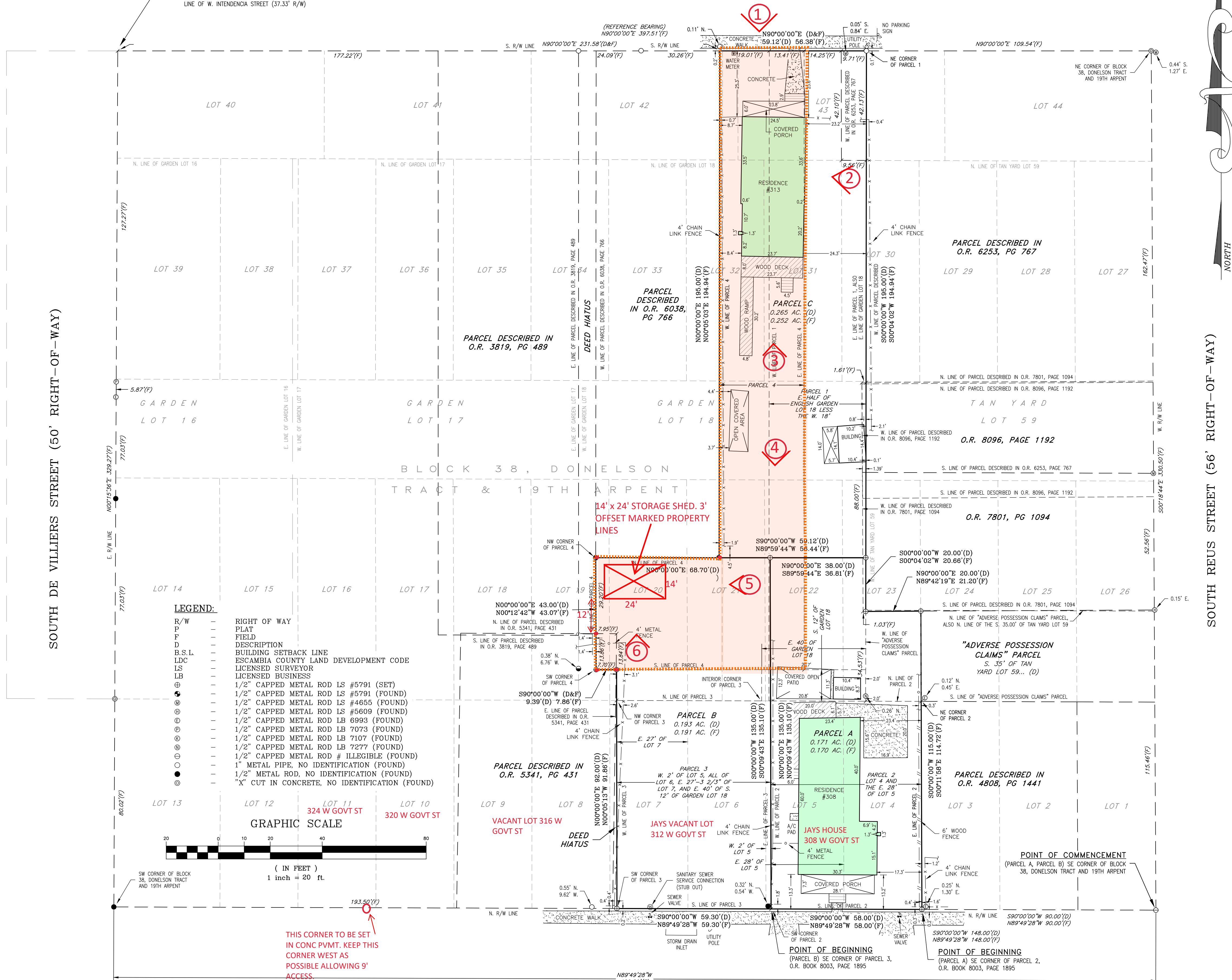
EXHIBIT E – STORAGE SHED SPECIFICATIONS & QUOTE

EXHIBIT F – SIGNED ENGINEERING PLANS & SPECIFICATIONS

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POINT OF COMMENCEMENT
(PARCEL C) NW CORNER OF BLOCK 38 OF THE DONELSON TRACT AND 19TH ARPERT IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; ALSO THE INTERSECTION OF THE E. R/W LINE OF S. DE VILLIERS STREET (50' R/W) AND THE S. R/W LINE OF W. INTENDENCIA STREET (37.33' R/W)

WEST INTENDENCIA STREET
(37.33' RIGHT-OF-WAY)



THIS CORNER TO BE SET
IN CONC PVMT. KEEP THIS
CORNER WEST AS
POSSIBLE ALLOWING 9'
ACCESS.

WEST GOVERNMENT STREET
(58' RIGHT-OF-WAY)

LEGAL DESCRIPTION

PREPARED BY RUBEN SURVEYING & MAPPING

PARCEL A COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 38 OF THE DONELSON TRACT AND 19TH APART IN SECTION 41, ACRES OF LAND, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH REUTS STREET ('56' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST GOVERNMENT STREET ('56' RIGHT-OF-WAY). THENCE PROCEED SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WEST GOVERNMENT STREET FOR A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AS 'PARCEL 2' IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8003 AT PAGE 1895 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, SAID CORNER BEING THE POINT OF INTERSECTION OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST GOVERNMENT STREET AND ALONG THE SOUTH LINE OF SAID PARCEL 2, FOR A DISTANCE OF 58.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2. THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWEST CORNER OF SAID PARCEL 2, FOR A DISTANCE OF 135.00 FEET TO A POINT ON THE EASTERLY PROJECTION OF A NORTH LINE OF THAT PARCEL OF LAND DESCRIBED AS 'PARCEL 4' IN THE AFORESAID WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8003 AT PAGE 1895 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF INTERSECTION OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY PROJECTION OF A NORTH LINE OF PARCEL, FOR A DISTANCE OF 38.00 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED AS 'PARCEL 4' IN THE AFORESAID WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8003 AT PAGE 1895. THENCE PROCEED SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL 1, FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 1, FOR A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 1, FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 1, FOR A DISTANCE OF 20.00 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF THE AFORESAID PARCEL 2. THENCE PROCEED SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY PROJECTION OF THE EAST LINE OF THE AFORESAID PARCEL 2, FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 38 OF THE DONELSON TRACT AND 19TH APART IN SECTION 41, ACRES OF LAND, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, AND CONTAINING .0744 ACRES OF LAND.

PARCEL C
COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 36 OF THE DONELSON TRACT AND 19TH ALPINE
HIGHWAY IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA; SAID POINT ALSO
BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH REUBEN
(56' RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST GOVERNMENT STREET (56'
RIGHT-OF-WAY). THENCE PROCEED SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE
WESTERLY RIGHT-OF-WAY LINE OF SOUTH REUBEN 148.00 FEET TO THE SOUTHEAST CORNER OF
THAT PARCEL OF LAND DESCRIBED AS "PARCEL 3'IN"
WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 0003 AT PAGE 1895 OF THE PUBLIC
RECORDS OF ESCAMBA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE
SOUTH 82 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WEST
GOVERNMENT STREET AND ALONG THE SOUTH LINE OF SAID PARCEL 3, FOR A DISTANCE OF 59.30
FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE PROCEED NORTH 00 DEGREES 00
MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL 3, FOR A DISTANCE OF 92.00 FEET
TO THE POINT OF BEGINNING; OR THE NORTHERLY PROJECTION THEREOF, FOR A DISTANCE OF 92.00 FEET TO A POINT ON THE SOUTH LINE OF THAT
PARCEL OF LAND DESCRIBED AS "PARCEL 4'IN" IN THE AFORESAID WARRANTY DEED RECORDED IN
OFFICIAL RECORDS BOOK 0003 AT PAGE 1895 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA,
148.00 FEET WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, FOR A DISTANCE OF 9.40 FEET TO THE
SOUTHWEST CORNER OF SAID PARCEL 4; THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00
SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL 4, FOR A DISTANCE OF 68.70 FEET TO A
NORTHWEST CORNER OF SAID PARCEL 4; THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00
SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL 4, FOR A DISTANCE OF 43.80 FEET TO ITS
INTERSECTION WITH THE NORTHERLY PROJECTION OF AN EAST LINE OF THE AFORESAID PARCEL 3;
THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY
PROJECTION OF SAID PARCEL 3 AND THE NORTHERLY PROJECTION THEREOF, FOR A DISTANCE OF 135.00 FEET
TO THE POINT OF BEGINNING, BEING A PORTION OF BLOCK 36 OF THE DONELSON TRACT AND 19TH
ALPINE HIGHWAY IN SECTION 14, TOWNSHIP 3 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, AND
CONTAINING 0.193 ACRES OF LAND.

PARCEL C COMMENCE AT THE NORTHWEST CORNER OF BLOCK 38 OF THE DONELSON TRACT AND 19TH ARPERT IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHERLY RIGHT-OF-WAY STREET AND THE RIGHT-OF-WAY LINE OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID W. INTENDENCIA STREET (37.33' RIGHT-OF-WAY); THENCE PROCEED NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WEST INTENDENCIA STREET, FOR A DISTANCE OF 231.58 FEET TO A NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AS "PARCEL 4" IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8003 AT PAGE 1895 OF THE 1995 SECOND RECORDS ESUBA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CLINQUED NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 59.12 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AS "PARCEL 1" IN SAID WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8003 AT PAGE 1895; THENCE PROCEED SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL 1, FOR A DISTANCE OF 59.12 FEET TO THE WEST LINE OF SAID PARCEL 1, BEING THE PROJECTION OF A NORTH LINE OF THE APFORESAID PARCEL 4; THENCE PROCEED SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A NORTH LINE OF SAID PARCEL 4 AND THE EASTERLY PROJECTION THEREOF, FOR A DISTANCE OF 59.12 FEET TO AN INTERIOR CORNER OF SAID PARCEL 4; THENCE PROCEED NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID PARCEL 4, FOR A DISTANCE OF 59.12 FEET TO THE WEST LINE OF SAID PARCEL 4, BEING THE PROJECTION OF A NORTH LINE OF THE APFORESAID BLOCK 38 OF THE DONELSON TRACT AND 19TH ARPERT IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBA COUNTY, FLORIDA, AND CONTAINING 0.265 ACRES OF LAND.

GENERAL NOTES:

1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE DESCRIPTION BEARING OF
NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF
INTERDENTIA STREET.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND WERE
RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT
PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY,
BUILDING SETBACKS, STATE AND/OR FEDERAL JURISDICTIONAL AREAS RESTRICTIVE COVENANTS OR
OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
4. THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE WARRANTY DEED RECORDED IN
OFFICIAL RECORDS BOOK 8003, PAGE 1895 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
OTHER INSTRUMENTS OF RECORD, MAP OF THE CITY OF PENSACOLA COPYRIGHTED BY THOMAS C.
WATSON IN 1906; OFFICE OF COUNTY APPRAISER, ESCAMBIA COUNTY, FLORIDA, CITY ATLAS SHEET
CA-097 DATED 4/30/1909; PREVIOUS SURVEYS BY THIS FIRM; AND TO EXISTING FIELD
MONUMENTATION.
5. **STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP
IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY
OTHER PURPOSE OR TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER
PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.**
6. IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO
SURVEY MAPS OR RECORDS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED
WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
7. THE STRUCTURE DIMENSIONS IF ANY DO NOT INCLUDE THE EAVES OR OVERHANG OR THE
FOUNDATION FOOTINGS.
8. ABOVE-GROUND UTILITIES AND EVIDENCE OF SUBTERRANEAN UTILITIES ARE SHOWN HEREON.
THERE MAY BE ADDITIONAL SUBTERRANEAN UTILITIES WHICH ARE NOT SHOWN HEREON.
9. PARCEL A, PARCEL B AND PARCEL C AS SHOWN HEREON ARE NEW PARCELS CREATED AT THE
REQUEST OF THE CLIENT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTERS 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



RONALD E. RUBEN II, P.S.M. # 5791

DATE _____

BOUNDARY SURVEY A PORTION OF BLOCK 38, DONELSON TRACT AND 19TH APERENT LIVING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, FLAMBA COUNTY, FLORIDA	PROPERTY ADDRESS: 313 W. INTENDENCIA ST. & 308 W. GOVERNMENT ST., PENSACOLA, FL		FIELD DATE: 5/10/23		FIELD BOOK: 853	PAGE: 25-29	NOT VALID WITHOUT SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND WAPPER			NO.:	DATE:	APPROVED BY:	REVISION:	JOB NO. 11122-05	SHEET 1 OF 1
	SCALE: 1"=20'						DRAWN BY: JWC	PARTY CHIEF: RER	APPROVED:	ENCROACHMENTS: AS SHOWN	RUBEN SURVEYING & MAPPING 913 GARDNER STREET, SUITE 200A PENSACOLA, FL 32504 TEL (904) 916-382 FAX (904) 916-9274 LICENSED BUSINESS NO. 8004 FLORIDA LICENSE NO. 17000				

EXHIBIT B - TAX MAP

313 W INTENDENCIA ST

DE VILLIERS ST

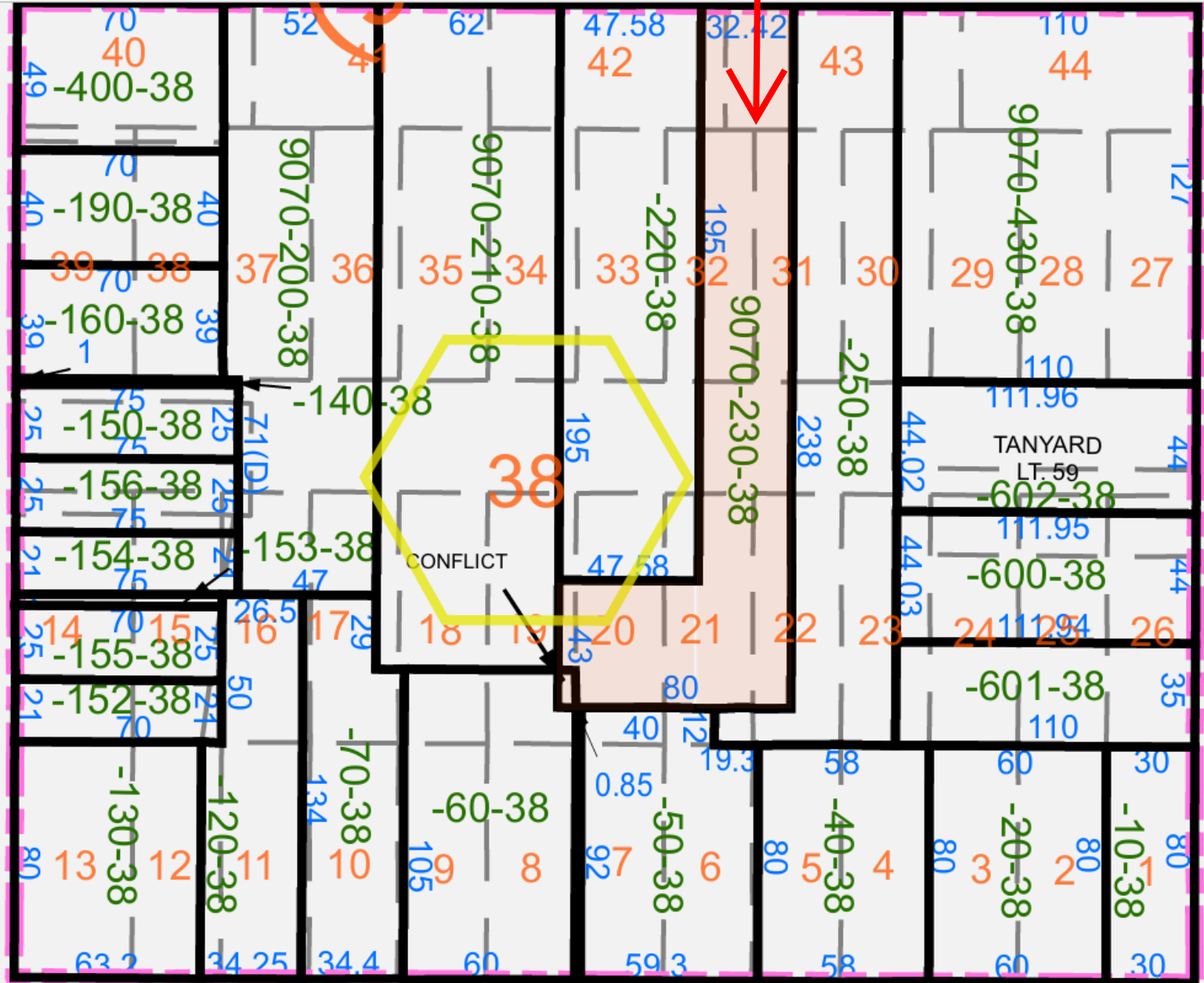


EXHIBIT C - EXISTING CONDITIONS & PROPOSED PHOTO VIEWS



① FRONT VIEW LOOKING SOUTH



FRONT VIEW WITH WEST NEIGHBOR LOOKING SOUTH



2 LEFT SIDE VIEW LOOKING WEST



3 MID BACKYARD VIEW LOOKING NORTH



④ MID BACKYARD VIEW LOOKING SOUTH



⑤ BACKYARD LOOKING WEST AT PROPOSED SHED LOCATION



SAME VIEW AS ABOVE WITH PROPOSED SHED LOCATION

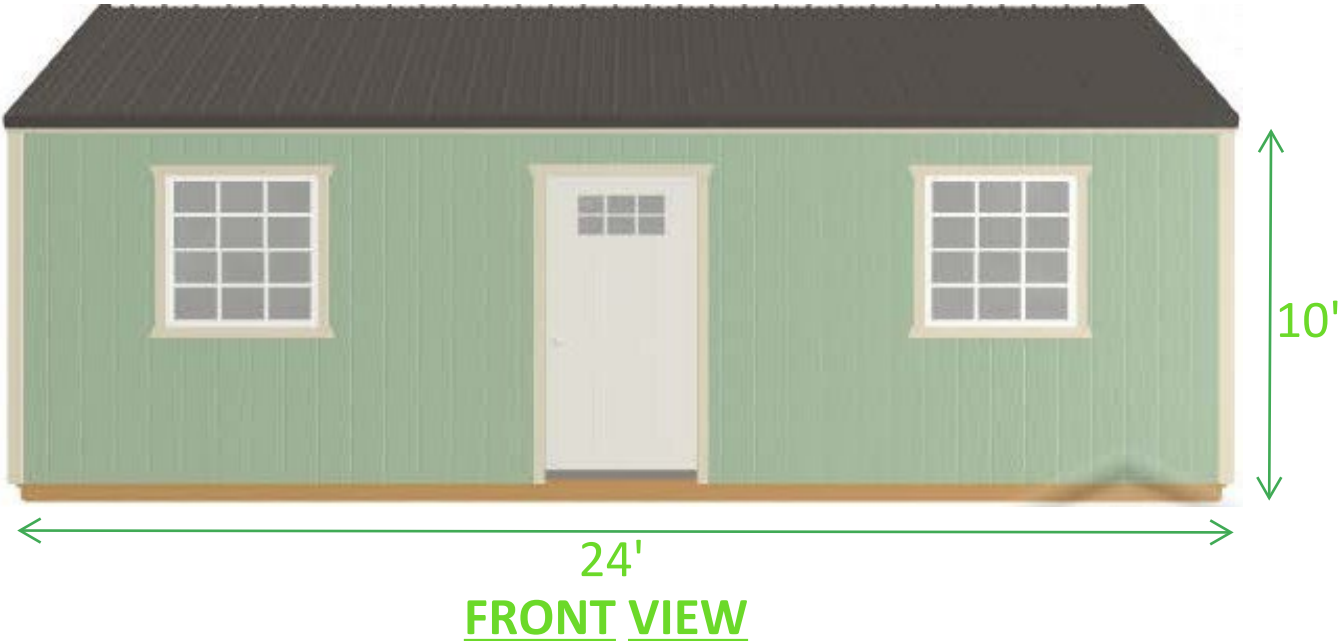


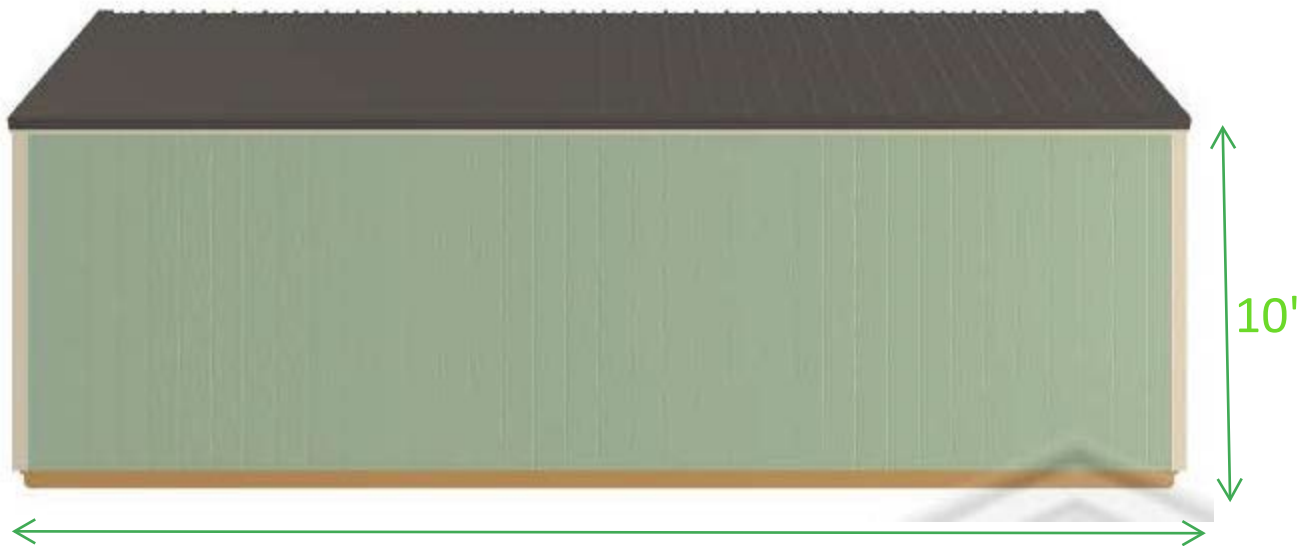
⑥ BACKYARD LOOKING NORTH



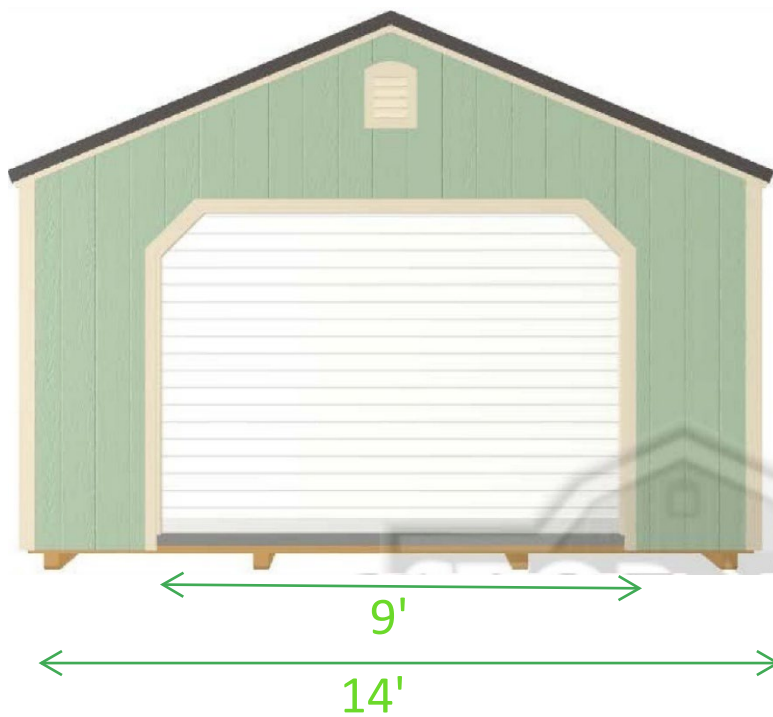
SAME VIEW AS ABOVE WITH PROPOSED FRONT VIEW OF STORAGE SHED

EXHIBIT D - 313 W INTENDENCIA ST STORAGE SHED





24'
BACK SIDE VIEW



9'
14'
RIGHT SIDE VIEW



EXHIBIT E - STORAGE SHED SPECIFICATIONS & QUOTE

Stor-Mor Portable Buildings
(800) 418-5752
sales@stormor.com

Customer Order - **Jul 29, 2025**

Ship To			Dealer
Customer Name	Jay Baynes	Order #	1753389949516461
Billing Address	308 W Government St		The Backyard Barn (Pace, FL) - 252
City	Pensacola	State	FL
		ZIP Code	32502
Installation Address	308 W Government St		Phone: (850) 820-9494
City	Pensacola	State	FL
		ZIP Code	32502
Email	Lcigroup308@gmail.com	Phone	8505720572
		Mobile	
			thebackyardbarnllc@gmail.com

Building Info	Size	Color
Style: Garage	14x24 Standard Sidewall Height	Roof Charcoal Gray
Roof Overhang: Standard Roof Overhang		Trim Navajo White
Roof Material: Metal Roof		Siding Nurture Green
Base Standard		
Siding Smart Siding		

Design Link & Notes

Design Link <https://shedview.stormor.com/?lng=en-US&dealer=252#f4ae6db1c7994a1f0421ab7e89354be9>

Would you like to buy now? No

Images

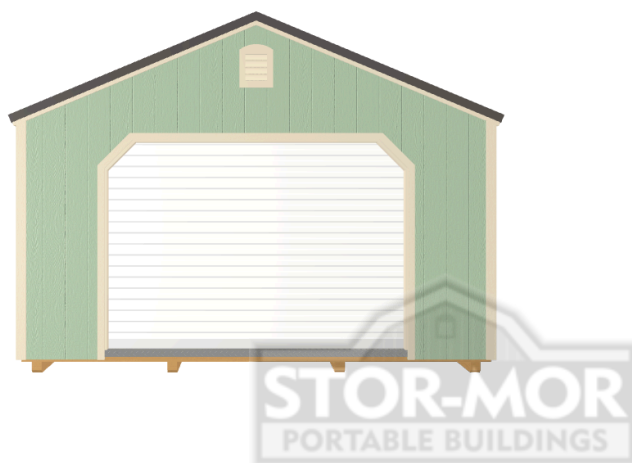


Perspective

Have a question? Text us here!

Text us!

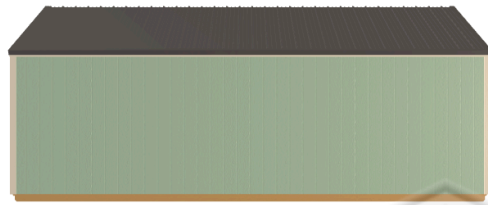
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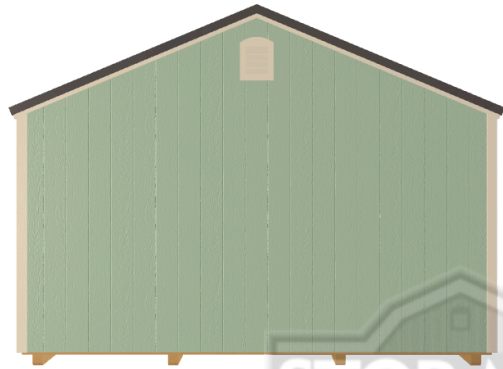
Front



Left



Right



Back

SKU	Description	Quantity	Amount
	Structure Details		
197643	Style: Garage	1	\$10,780
	Sidewall Height: Standard	1	-
	Size: 14x24	1	-
	Roof Overhang: Standard Roof Overhang	1	-
	Base: Standard	1	-
184	Siding: Smart Siding	1	-
	Roof Pitch: 5/12 - Standard	1	-
	Siding Color: Nurture Green		-
	Trim Color: Navajo White		-
	Roof Color: Charcoal Gray		-
95	Roof Material: Metal Roof	1	-
	Doors & Ramps		
	6-Lite Left Hand/Out	1	\$750
	Color: White		-
	Hinges: Right Door Swing	1	-
	Rollup Doors & Ramps		
	9' Roll Up Garage Door	1	\$950
	Color: White		-
	Windows & Accessories		
	3x3 Window	2	\$300
	Color: White		-
	Flooring & Interior		
	Flooring: 3/4" Tounge & Groove OSD	1	-
	Floor Joist: 2x6 Treated Floor Joists	1	-
	Additional Options		
	No Electrical Package	1	-
		Subtotal Before Tax:	\$12,780
		-	-
		-	\$12,780
		-	\$12,780

-

Customer Name:	
Date	
Desired Delivery Date:	
Delivery Notes:	

Additional Notes:	
Date	

Pricing and options shown are subject to change at any time and may vary based upon current promotions, specials, or annual pricing adjustments. Current pricing will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact us for questions, concerns, or custom styles or sizes.

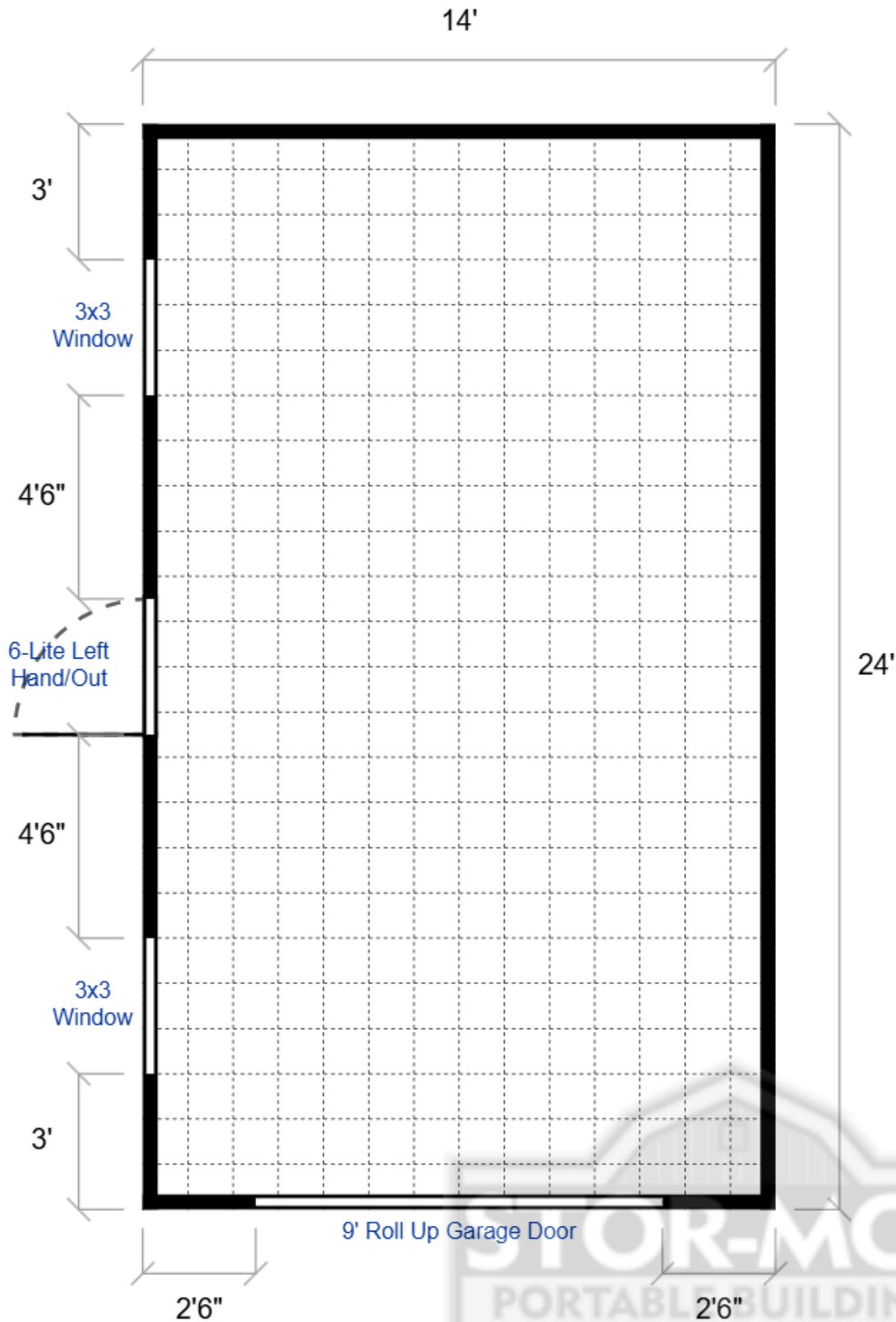
Pricing Table (For Internal Use): - Zone 3 (FL)

This estimate is provided by Stor-Mor Portable Buildings for use by customers of Stor-Mor Portable Buildings only.



#175389949516461

FLOORPLAN



Due to hauling restrictions, 12' and 16' wide buildings are measured from eave to eave. Wall to wall will measure 11' 2" on 12' buildings and 15' 2" on 16' buildings. Does not apply to buildings delivered in Texas.

Customer Signature: _____

#1753389949516461

EXHIBIT F - ENGINEERING PLANS & SPECIFICATIONS

SHEET	SHEET TITLE
1	GENERAL NOTES
2	FRAMING PLANS
3	FLOOR PLAN & ELEVATIONS
4	DETAILS
5	DETAILS

COMMON ABBREVIATIONS
FBC = FLORIDA BUILDING CODE
MAX = MAXIMUM
MIN = MINIMUM
M.P.H = MILES PER HOUR
O.C = ON CENTER
P.S.F = POUNDS PER SQUARE FOOT
P.T. = PRESSURE TREATED
SPF = SPRUCE PINE FIR
U.O.N = UNLESS OTHERWISE NOTED

PLANT INFORMATION
WRIGHT SHED COMPANY, LLC (EVERGREEN, AL)
700 INDUSTRIAL CIRCLE
EVERGREEN, AL 36401
PHONE: 256-616-8499

- 7.0 EXTERIOR WINDOWS AND DOOR ASSEMBLIES
- 7.1 EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL BE SELECTED/DESIGNED FOR THE WALL WIND PRESSURE STATED IN 2023 FBC 8TH EDITION.
- 7.2 ALL WINDOW AND GLASS DOOR ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE ULTIMATE PRESSURE SPECIFIED.
- 7.3 ALL WINDOWS AND DOORS TO MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE FBC.
- 7.4 GARAGE DOORS AND ROLL UP DOORS SHALL BE PERMITTED TO USE THE ULTIMATE WIND PRESSURES LISTED IN TABLE 1609.7(1) OF THE FBC.
- 7.4.1 GARAGE DOORS AND ROLL UP DOORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 7.5 WINDOWS AND DOORS INSTALLED BY THE CUSTOMER THAT SHALL BE APPROVED BY THE AHJ AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.

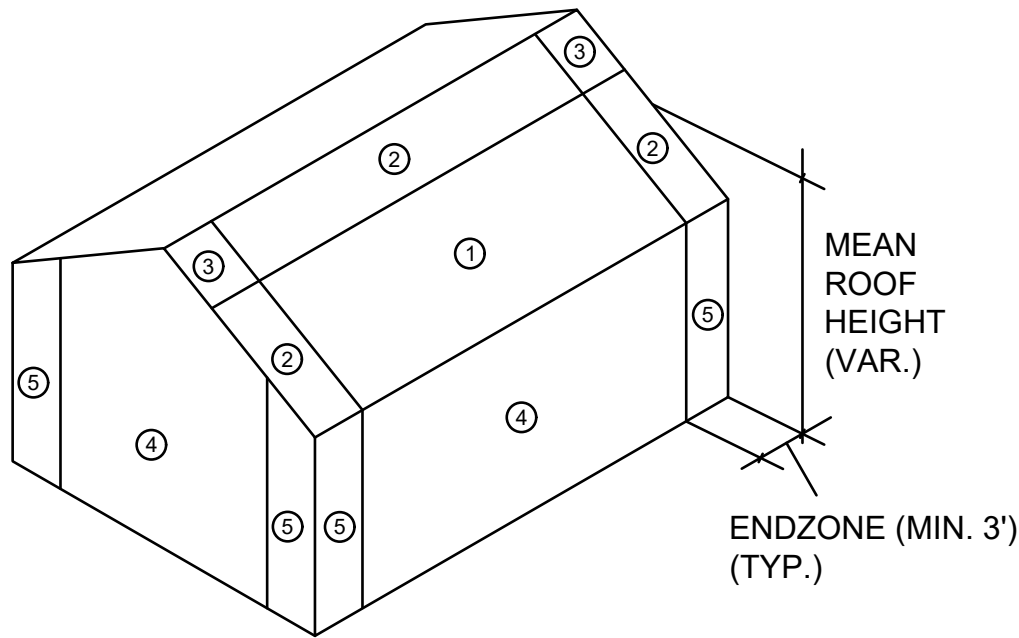
- 8.0 TRUSS
- 8.1 TRUSS CONNECTOR PLATES SHALL BE CH MACHINE'S CH20 METAL CONNECTOR PLATES (2"x4").

- 9.0 HARDWARE
- 9.1 HINGES - SHALL BE STEEL AND MEET THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE.
- 9.1.1 ACCEPTABLE MODEL #s: HHST06BKW OR HHAC12BKW BY DUTCHLAND
- 9.2 LATCHES - LATCH PIN SHALL BE STEEL AND MEET THE REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE.
- 9.2.1 ACCEPTABLE MODEL #s: HLP14BZPBK OR HLP38BZPBK BY DUTCHLAND
- 9.3 DOOR BRACES - SHALL MEET REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE
- 9.3.1 MODELS BY DUTCHLAND ACCEPTABLE
- 9.4 ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- 10.0 MISCELLANEOUS
- 10.1 BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY.
- 10.2 IN ACCORDANCE WITH FLORIDA STATUTE 553.80 (1) D.F.S., LAWN STORAGE BUILDINGS AND STORAGE SHEDS BEARING THE INSIGNIA OF APPROVAL OF THE DEPARTMENT ARE NOT SUBJECT TO S. 553.842. (FLORIDA PRODUCT APPROVALS) BUT SHALL MEET THE DESIGN WIND LOAD REQUIREMENTS OF THE 2023 FBC, 8TH EDITION. COMPONENTS AND CLADDING PRODUCTS USED TO CONSTRUCT THE SHED ARE SUBJECT TO SECTION 553.8425, F.S., AND SECTIONS 1703.5-1703.5.4, OF THE FLORIDA BUILDING CODE.
- 10.3 IN ACCORDANCE WITH FBC 1609.1.2 (3), AND FBC SECTION 1626.1 EXCEPTION (F); STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF LESS THAN 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE.
- 10.4 IN ACCORDANCE WITH FBC 1010.1.1, EXCEPTION (10.) BUILDINGS THAT ARE 400 SQUARE FEET OR LESS AND THAT ARE INTENDED FOR USE IN CONJUNCTION WITH ONE-AND TWO-FAMILY RESIDENCES ARE NOT SUBJECT TO THE DOOR HEIGHT AND WIDTH REQUIREMENTS OF THIS CODE.
- 10.5 THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R101.4.2.4, R402.1. EXCEPTION 1.2
- 10.6 IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 61-41.009, PHOTOCOPIES OF APPROVED PLANS SHALL BE SUFFICIENT FOR LOCAL PERMIT APPLICATION DOCUMENTS OF RECORD FOR THE MODULAR BUILDING PORTION OF THE PERMITTED PROJECT.
- 10.7 IN ACCORDANCE WITH FBC 107.3, EXCEPTION (1), BUILDING PLANS APPROVED PURSUANT TO SECTION 553.77(5), FLORIDA STATUTES, AND STATE-APPROVED MANUFACTURED BUILDINGS ARE EXEMPT FROM LOCAL CODES ENFORCING AGENCY PLAN REVIEWS EXCEPT FOR PROVISIONS OF THE CODE RELATING TO ERECTION, ASSEMBLY, OR CONSTRUCTION AT THE SITE. ERECTION, ASSEMBLY, AND CONSTRUCTION AT THE SITE ARE SUBJECT TO LOCAL PERMITTING AND INSPECTIONS.
- 10.8 ALL WINDOWS AND DOORS SHALL MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE 2023 FBC, 8TH EDITION.
- 10.9 COMPONENTS/CLADDING SHALL BE IN COMPLIANCE WITH THE 2023 FBC 8TH EDITION.
- 10.10 METAL FLAT STRAPS ARE TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. FLAT METAL STRAPS CAN BE BENT AROUND STRUCTURAL MEMBERS, WALL STUDS, TRUSSES, CHORDS, ETC. TO HELP SECURE THESE MEMBERS, PROVIDED THAT THE ADDED BEND DOES NOT INTERFERE WITH ANY OF THE EXISTING BREAKS/BENDS IN THE STRAP PER THE MANUFACTURER'S SPECIFICATIONS.
- 10.11 HVHZ COMPONENTS UTILIZED FOR SHEDS REQUIRE THAT INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
- 10.12 FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
- 10.13 REFER TO TIE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
- 10.14 GUTTERS SHALL BE SITE INSTALLED AND SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
- 10.15 SHEDS LOCATED IN FLOOD HAZARD AREAS MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.
- 10.16 IF A WALL IS FRAMED FOR FUTURE HVAC UNITS, UNIT INSTALLATION SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
- 10.17 WINDOWS AND DOORS INSTALLED BY THE CUSTOMER SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
- 10.18 FLOOD VENTS, IF APPLICABLE, SHALL BE SITE INSTALLED.

Building Code	2023 FBC, 8 TH Edition, ASCE 7-22 2020 NEC (NFPA-70)
Building Type	Residential Lawn Storage Shed
Manufacturer	Wright Shed Company, LLC
Agency	Top Line Engineering, LLC
Agency Plan Number	EV Garage-23
Construction Type	V-B
Fire Protection	B
Fire Suppression System	NO
Occupancy	UTILITY
Allowable # of Stories	1
Wind Velocity	160 mph, Exposure C
Fire Rating of Exterior Walls	0 hour
Floor Live Load	40 psf
Floor Dead Load	5 psf
Roof Live Load	20 psf
Roof Dead Load	6 psf
"R" Rating of Floor, Wall, and Roof	R-0, R-0, R-0
Modules per Building	1
Square Footage	719 sq-ft
HVHZ Approved	NO

WIND PRESSURE DIAGRAM



NOT APPROVED FOR HVHZ

GENERAL NOTES

DESIGN CRITERIA

1.0 REFERENCED STANDARDS

1.1 DESIGN

- 1.1.1 THE 2023 FLORIDA BUILDING CODE, 8TH EDITION, BUILDING
- 1.1.1.1 BUILDING - CHAPTER 16
- 1.1.1.2 THESE PLANS EXCLUDE MIAMI-DADE COUNTY
- 1.1.2 ASCE 7-22, MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES
- 1.1.3 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION DESIGN CODES AND GUIDELINES.
- 1.1.4 NATIONAL DESIGN SPECIFICATIONS SUPPLEMENT FOR WOOD CONSTRUCTION DESIGN CODES AND GUIDELINES.

2.0 DESIGN LOADS

2.1 DEAD LOADS:

- 2.1.1 FLOOR DEAD LOAD = 5 PSF
- 2.1.2 ROOF DEAD LOAD = 6 PSF

2.2 LIVE LOADS:

- 2.2.1 FLOOR LIVE LOAD = 40 PSF
- 2.2.2 ROOF LIVE LOAD = 20 PSF
- 2.2.3 UNINHABITED LOFT LIVE LOAD = 20 PSF

2.3 WIND LOADS: PERFORMED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, CHAPTER 16, LATEST EDITION

- 2.3.1 DESIGN WIND SPEED: V_{ult} = 150 M.P.H.
 V_{asd} = 116 M.P.H.

- 2.3.2 IMPORTANCE FACTOR = 1.0, RISK CATEGORY II
- 2.3.3 EXPOSURE CATEGORY = C
- 2.3.4 INTERNAL PRESSURE COEFFICIENT = +/- 0.18
- 2.3.5 BUILDING TYPE = ENCLOSED

2.3.6 COMPONENT AND CLADDING DESIGN WIND PRESSURES:

- ZONE 1 = +20 / -43 PSF
- ZONE 2 = +20 / -68 PSF
- ZONE 3 = +20 / -81 PSF
- ZONE 4 = +30 / -33 PSF
- ZONE 5 = +30 / -40 PSF

ZONE	4	5
WINDOWS	+30/-33	+30/-40
SWINGING DOORS	+30/-33	+30/-40
ROLL-UP DOORS	+30/-33	+30/-40

- 2.3.6.1 PRESSURES ABOVE SHALL BE APPLIED IN ACCORDANCE WITH THE WIND PRESSURE DIAGRAM.
- 2.3.6.2 PRESSURES SHOWN ARE FOR AN EFFECTIVE WIND AREA OF 10 ft². PRESSURES MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.
- 2.3.6.3 PRESSURES SHOWN ARE DESIGN WIND PRESSURES UTILIZING V_{asd} . CONVERT TO ULTIMATE WIND PRESSURES, WHEN NECESSARY, AS ALLOWED BY CODE.

3.0 CONTRACTOR RESPONSIBILITIES

- 3.1 A CONTRACTOR SHALL PERFORM ALL SITE WORK IN ACCORDANCE WITH APPLICABLE BUILDING CODES, LOCAL ORDINANCES, ETC.
- 3.2 CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK THESE PLANS FOR DIMENSIONAL ERROR AND/OR OMISSIONS PRIOR TO CONSTRUCTION. IF ANY ERRORS OR OMISSIONS EXIST IN DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, WITHIN 10 DAYS OF RECEIPT OF PLANS AND PRIOR TO ANY CONSTRUCTION, OR CONTRACTOR ASSUMES THE RESPONSIBILITY FOR THE RESULTS AND ALL COSTS OF RECTIFYING SAME.
- 3.3 THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS ASSOCIATED WITH WORK TO BE COMPLETED. THIS IS TO INCLUDE ALL SHORING AND/OR BRACING REQUIRED FOR COMPLETION OF PROJECT. CONTRACTOR IS RESPONSIBLE FOR PROPER USE AND INSTALLATION OF ALL FLASHING/WATER PROTECTION PER THE MANUFACTURER'S SPECIFICATIONS.
- 3.4 THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF COMPONENTS, FIXTURES, OPENINGS, AND LANDSCAPING ON THE SITE WHICH ARE NOT INCLUDED WITHIN THE SCOPE OF THIS PROJECT. IF DAMAGE OCCURS TO ITEMS NOT INCLUDED WITHIN THE SCOPE OF THIS PROJECT, THE CONTRACTOR IS RESPONSIBLE FOR RETURNING THAT ITEM TO ITS PRE-DAMAGE CONDITION.
- 3.5 THESE DRAWINGS AND DETAILS HAVE BEEN PREPARED AND ENGINEERED BASED ON INFORMATION PROVIDED BY THE CONTRACTOR, OWNER AND/OR MANUFACTURER. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION IF SPECIAL SITE CONDITIONS ARISE.

4.0 STRUCTURAL LUMBER

- 4.1 WALL FRAMING SHALL BE SPF NO.2 GRADE OR BETTER (U.O.N.). BEAMS AND HEADERS SHALL BE SPF NO.2 GRADE OR BETTER (U.O.N.).
- 4.2 ALL SIDING SHALL BE APA RATED SIDING SHEATHING FOR EXTERIOR EXPOSURE 3/8" THICK.
- 4.3 ALL PLYWOOD USED FOR INTERIOR FLOORING SHALL BE APA RATED PLYWOOD STRUCTURAL I STURD-I-FLOOR EXPOSURE 1 - 0.703" THICK GARAGE MODEL ALL OTHER MODELS TO USE APA RATED STURD-I-FLOOR EXPOSURE 1 19/32" THICK. EXTERIOR FLOORING FOR CABINS/LOFTED CABINS SHALL BE 5/4" DECKING BOARD.
- 4.4 PLYWOOD USED FOR ROOF DECKING SHALL BE APA RATED OSB 7/16" THICK.
- 4.5 TRUSSES SHALL BE SPF NO.2 GRADE OR BETTER.
- 4.6 PRESSURE TREATMENT OF STRUCTURAL LUMBER:
- 4.6.1 ONLY STRUCTURAL LUMBER TO BE USED FOR AN EXTERIOR APPLICATION AND IN CONTACT WITH CONCRETE, MASONRY, OR EARTH IS TO RECEIVE A STANDARD GRADE PRESSURE TREATING.
- 4.6.2 PRESSURE TREATED STRUCTURAL LUMBER IS NOT TO BE USED FOR INTERIOR FRAMING.
- 4.6.3 BUILDING SKIDS ARE ALLOWED TO BE IN DIRECT CONTACT WITH EARTH AND SHALL BE GROUND CONTACT PRESSURE TREATED.

5.0 FASTENERS

- 5.1 SEE FASTENING SCHEDULE THIS SHEET
- 5.2 ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL

6.0 ROOF COMPONENTS

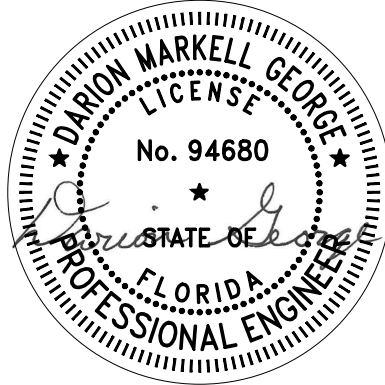
6.1 SHINGLES

- 6.1.1 FASTENERS SHALL BE GALVANIZED ROOFING NAILS WITH A MINIMUM 12 GA. SHANK AND MINIMUM 3/8" DIA. HEAD.
- 6.1.2 FASTENERS SHALL BE LONG ENOUGH TO PENETRATE THE SHINGLES AND PROTRUDE AT LEAST 3/4" INTO OR THROUGH THE ROOF SHEATHING, USE 1" NAILS MINIMUM.
- 6.1.3 SHINGLES SHALL COMPLY WITH M-DC PA 107-LATEST.
- 6.1.4 SHINGLES SHALL BE 25-YEAR RATED (MIN).
- 6.1.5 SHINGLES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

6.2 METAL

- 6.2.1 ALL METAL DECK SHALL CONFORM TO THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.
- 6.2.2 METAL ROOF DECK SHALL BE 36" WIDE, 29 PRIME GA. CSMI PANEL-LOC PLUS PANEL (MIN)
- 6.2.3 ROOF DECK SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 6.2.4 ALL ENDS AND SIDES ARE TO BE ATTACHED WITH #12 HEX HEAD GALV SELF-TAPPING TEK SCREWS.
- 6.2.5 USE WELD WASHERS FOR ALL DECKING 24 GA. AND THINNER.
- 6.3 ALL ROOF CLADDING SHALL BE RATED FOR THE WIND PRESSURE PER THE 2023 FBC 8TH EDITION.
- 6.4 ALL ROOF CLADDING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

***NOTE: ANY QUESTIONS REGARDING THE PLANS/PERMITTING SHOULD BE DIRECTED TO THE MANUFACTURER, WHOSE CONTACT INFORMATION IS FOUND IN THE TITLE BLOCK OF THE PLANS.



RAVIAN ENGINEERING
P.O. BOX 802
PADUCAH, KY 42002
www.ravianeng.com

DRAWN BY
DMG

CHECKED BY

DATE
FEBRUARY 21, 2024

BY	DATE	REVISION/ISSUED	FINAL SUBMITTAL
DMG	2/21/2024		

GENERAL NOTES

STOR-MOR
PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

SHEET

1

PROJECT

2401.00



RAVIAN
ENGINEERING

P.O. BOX 802
PADUCAH, KY 42002
www.ravianeng.com

CHECKED BY

[illegible]

GARAGE
FRAMING PLANS

STOR-MOR
PORTABLE BUILDING
1104 PARIS ROAD
MAYFIELD, KY

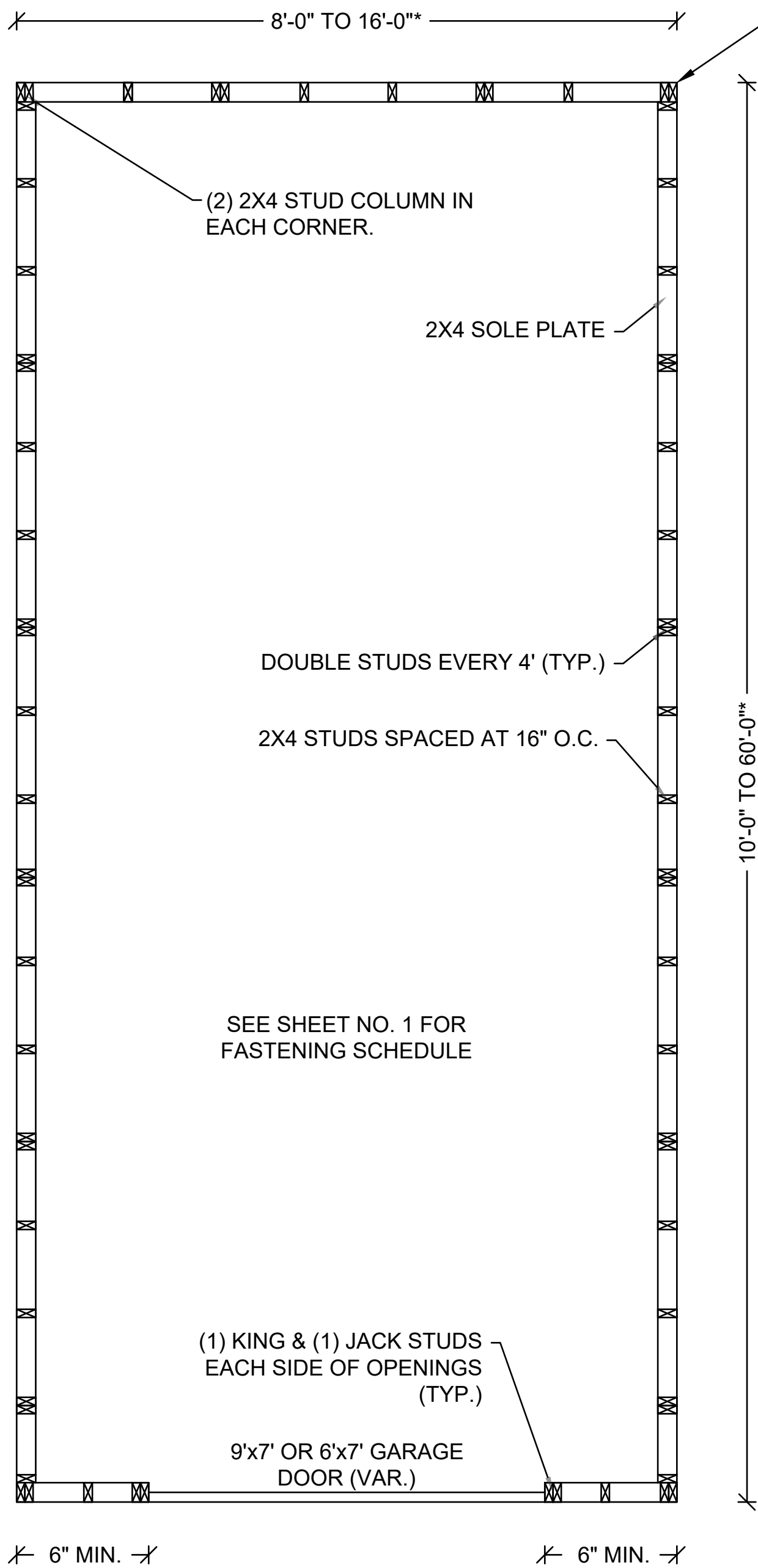
SHEET
2
PROJECT
2401.00



ROOF FRAMING PLAN



2024-02-20 TOP LINE ENGINEERING, LLC APPROVAL

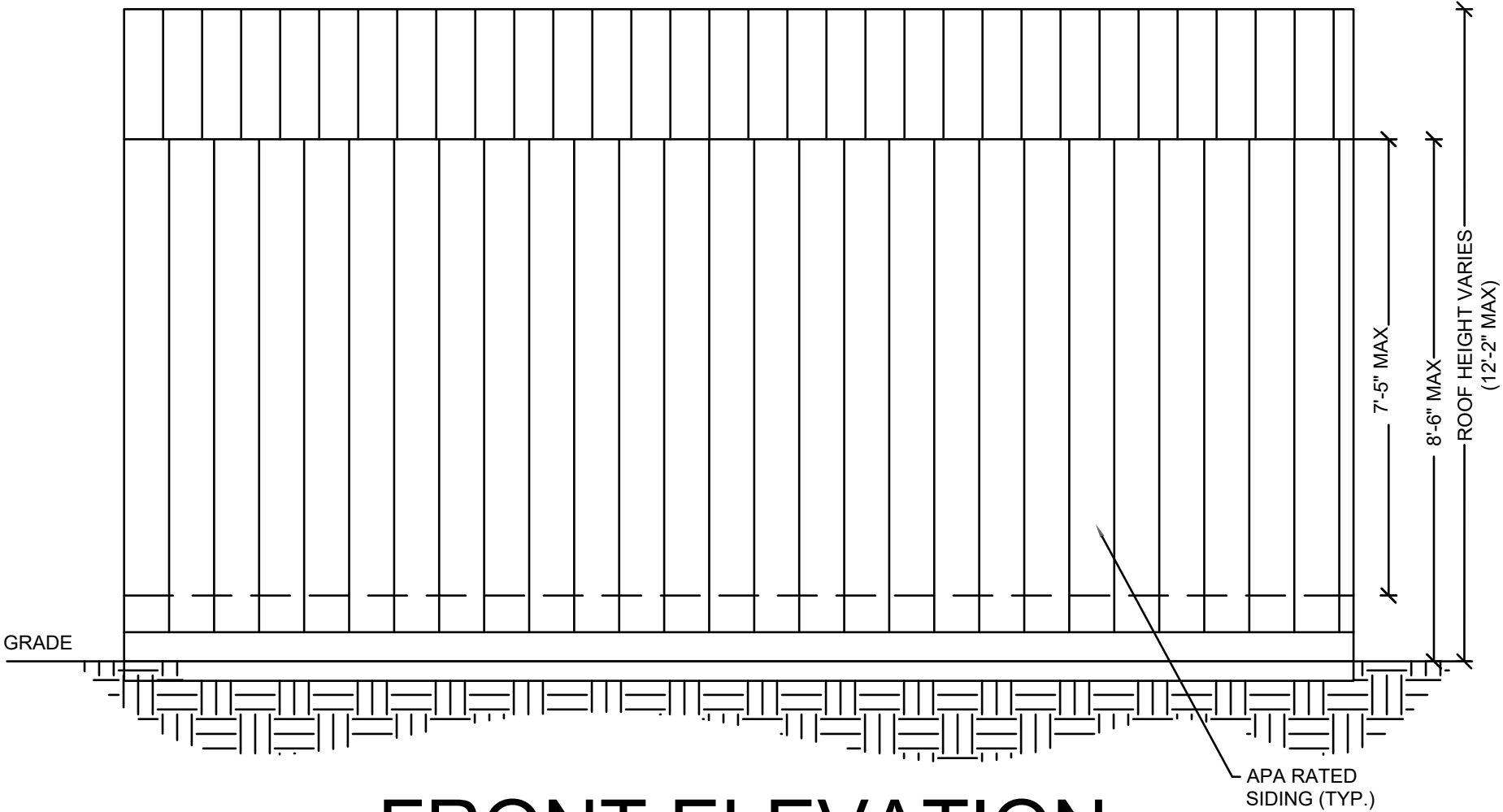


GARAGE FLOOR PLAN
N.T.S

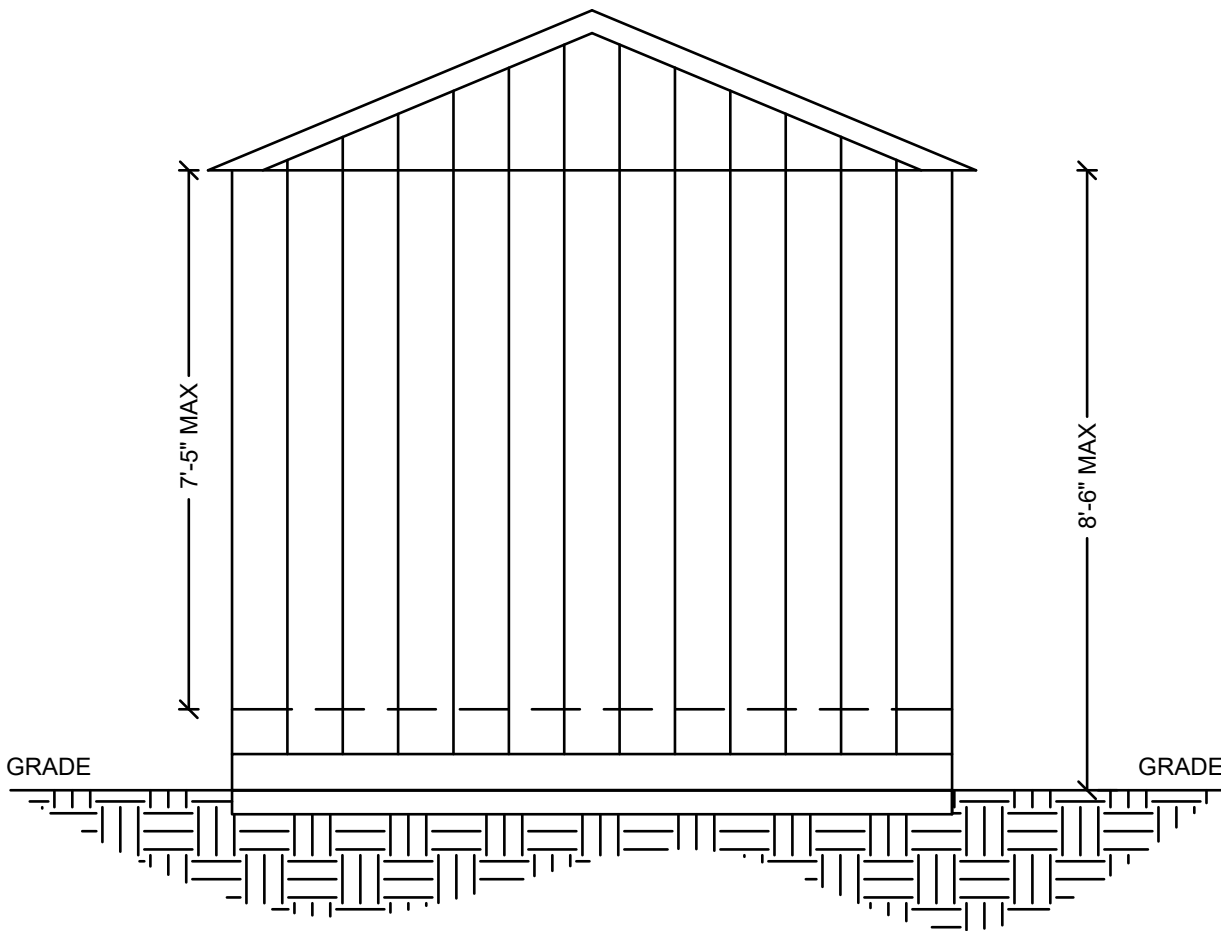
BUILDING WIDTH*	MAX. END WALL OPENINGS WIDTH	MAX. BUILDING LENGTH*
8'-0"	3'-0"	24'-0"
	6'-0"	12'-0"
10'-0"	3'-0"	42'-0"
	6'-0"	24'-0"
12'-0"	3'-0"	56'-0"
	6'-0"	36'-0"
	9'-0"	18'-0"
14'-0"	3'-0"	60'-0"
	6'-0"	50'-0"
	9'-0"	30'-0"
16'-0"	6'-0"	60'-0"
	9'-0"	42'-0"

- NOTES:
- LIMITATIONS ON TOTAL OPENING WIDTH SHALL BE BASED ON THE SHEAR WALL HEIGHT-TO-WIDTH RATIO OF 3.5:1. PANELS SHALL CONFORM TO THIS RATIO TO BE DESIGNATED AS A SHEAR WALL.
 - MAXIMUM TOTAL SIDE WALL OPENING WIDTH SHALL NOT EXCEED $\frac{2}{3}$ OF TOTAL BUILDING LENGTH DESIGNATED AS A SHEAR WALL.

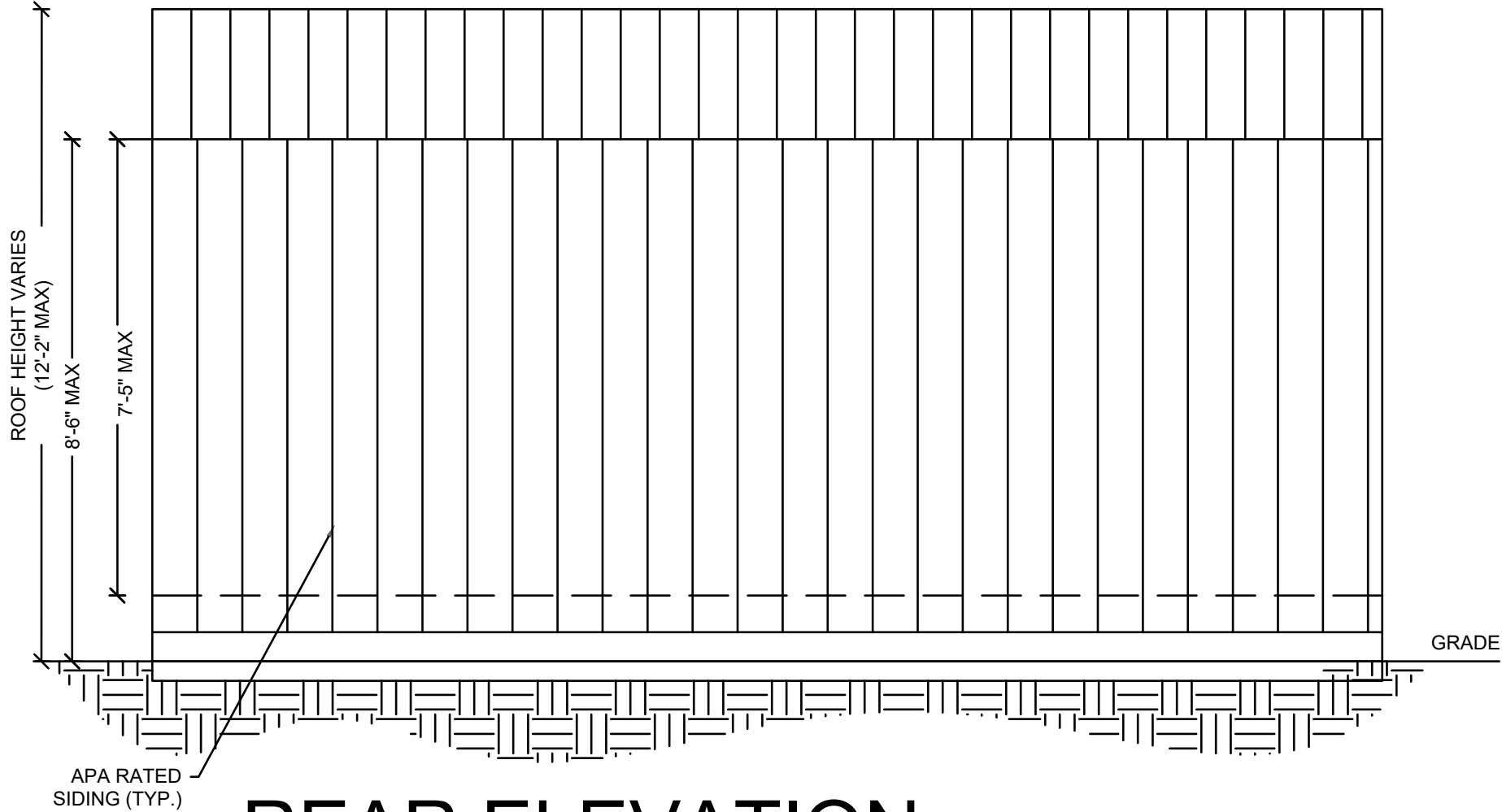
*FLOOR AREA SHALL NOT EXCEED 719 S.F.



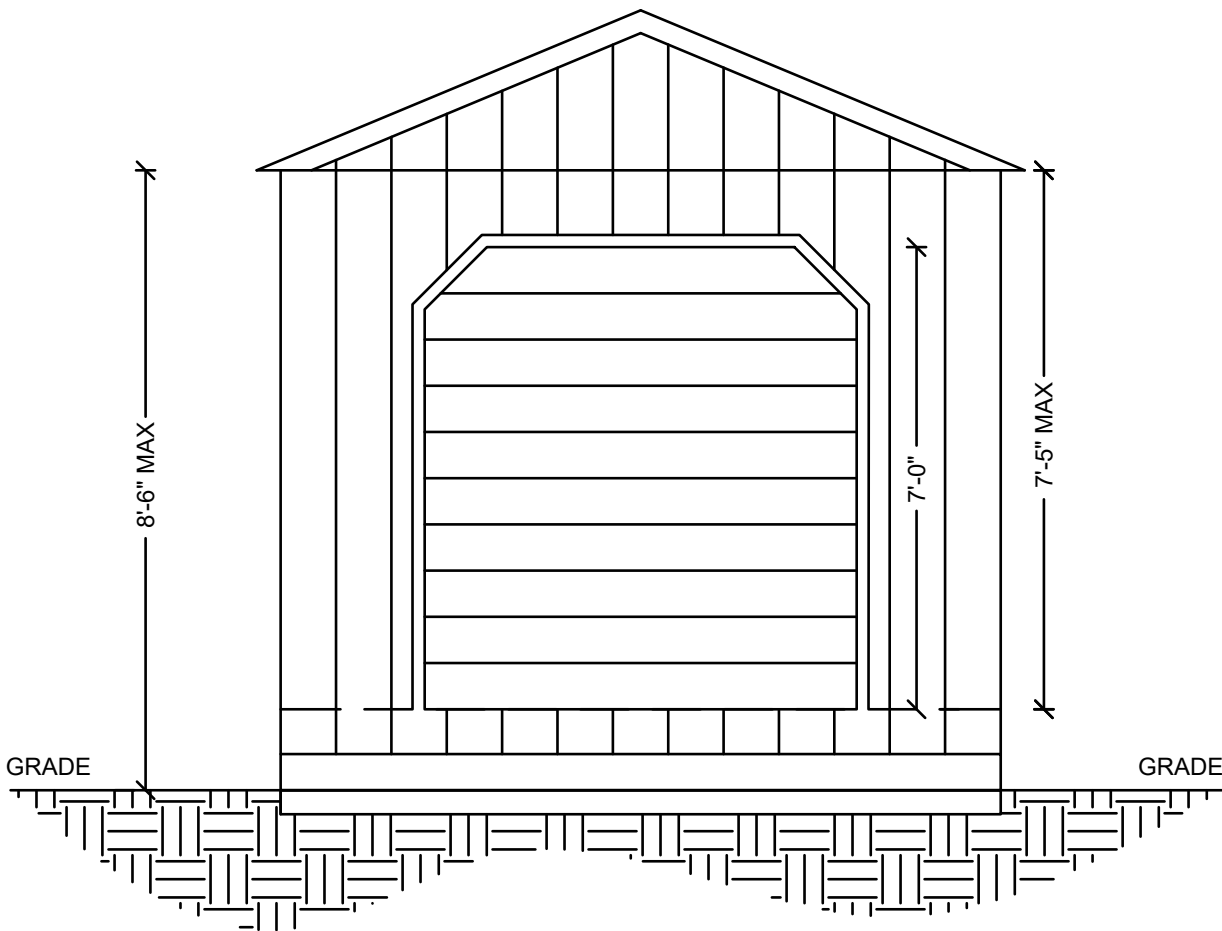
FRONT ELEVATION



LEFT ELEVATION



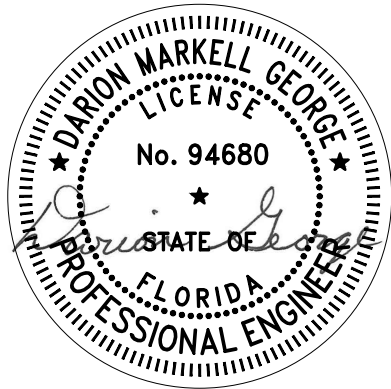
REAR ELEVATION



RIGHT ELEVATION

GARAGE ELEVATIONS
N.T.S

TLE TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734



RAVIAN ENGINEERING
P.O. BOX 802
PADUCAH, KY 42002
www.ravianeng.com

DRAWN BY
DMG

CHECKED BY

DATE
FEBRUARY 21, 2024

BY	DATE	REVISION/ISSUED
DMG	2/21/2024	FINAL SUBMITTAL

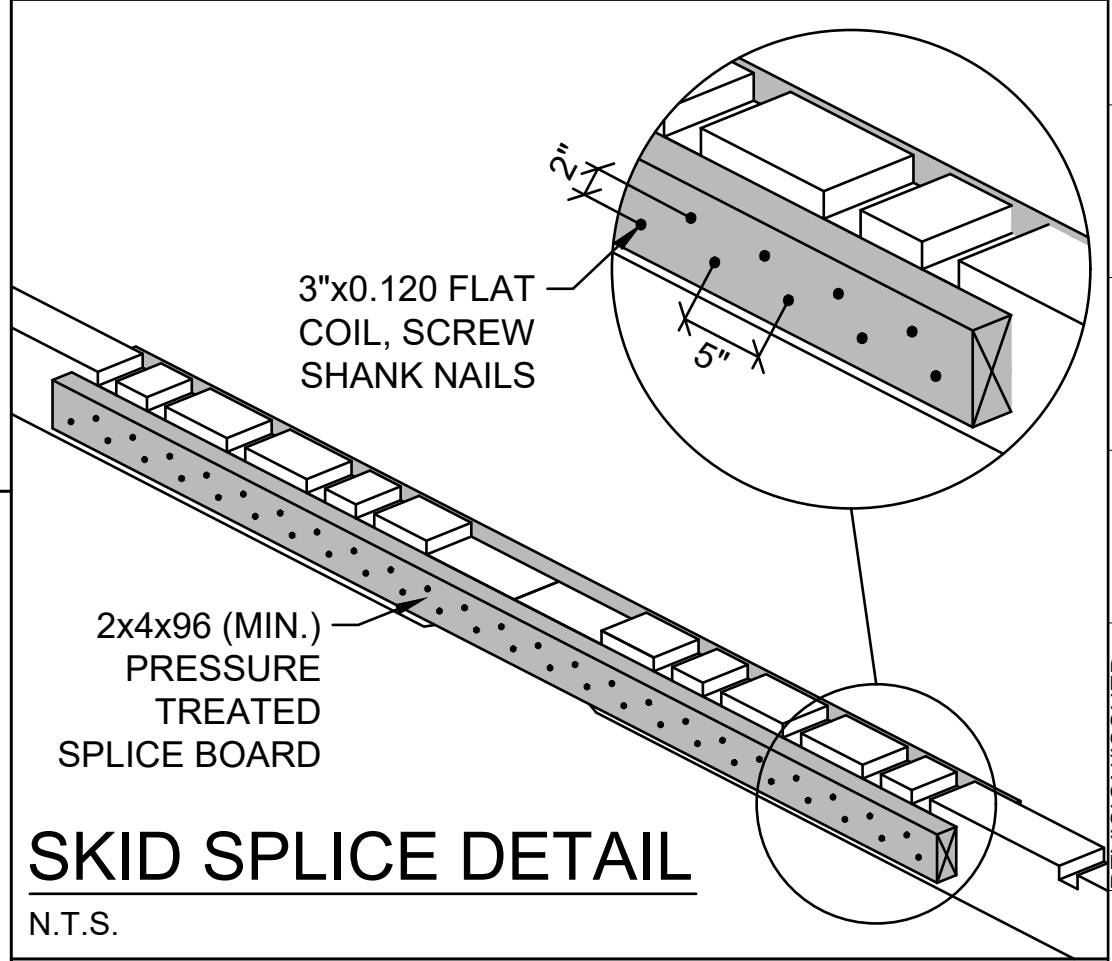
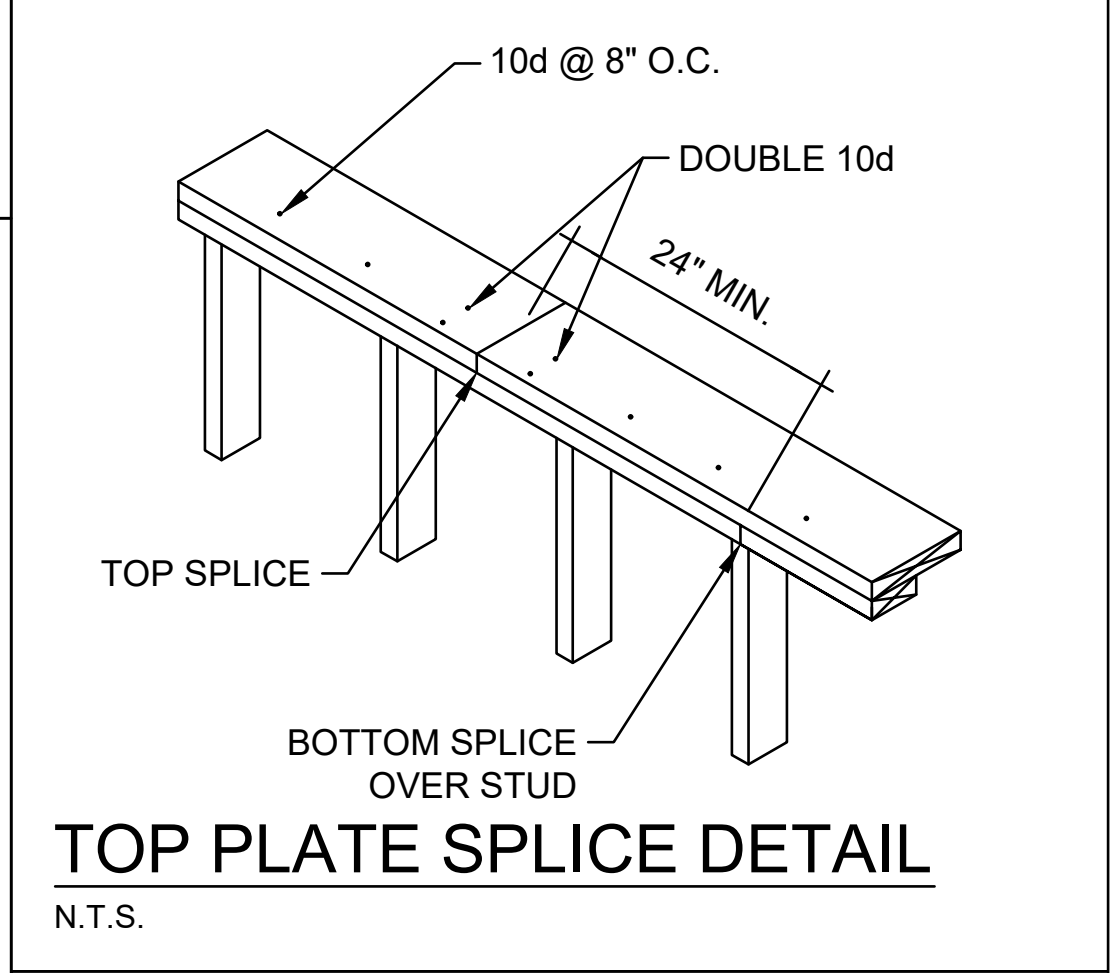
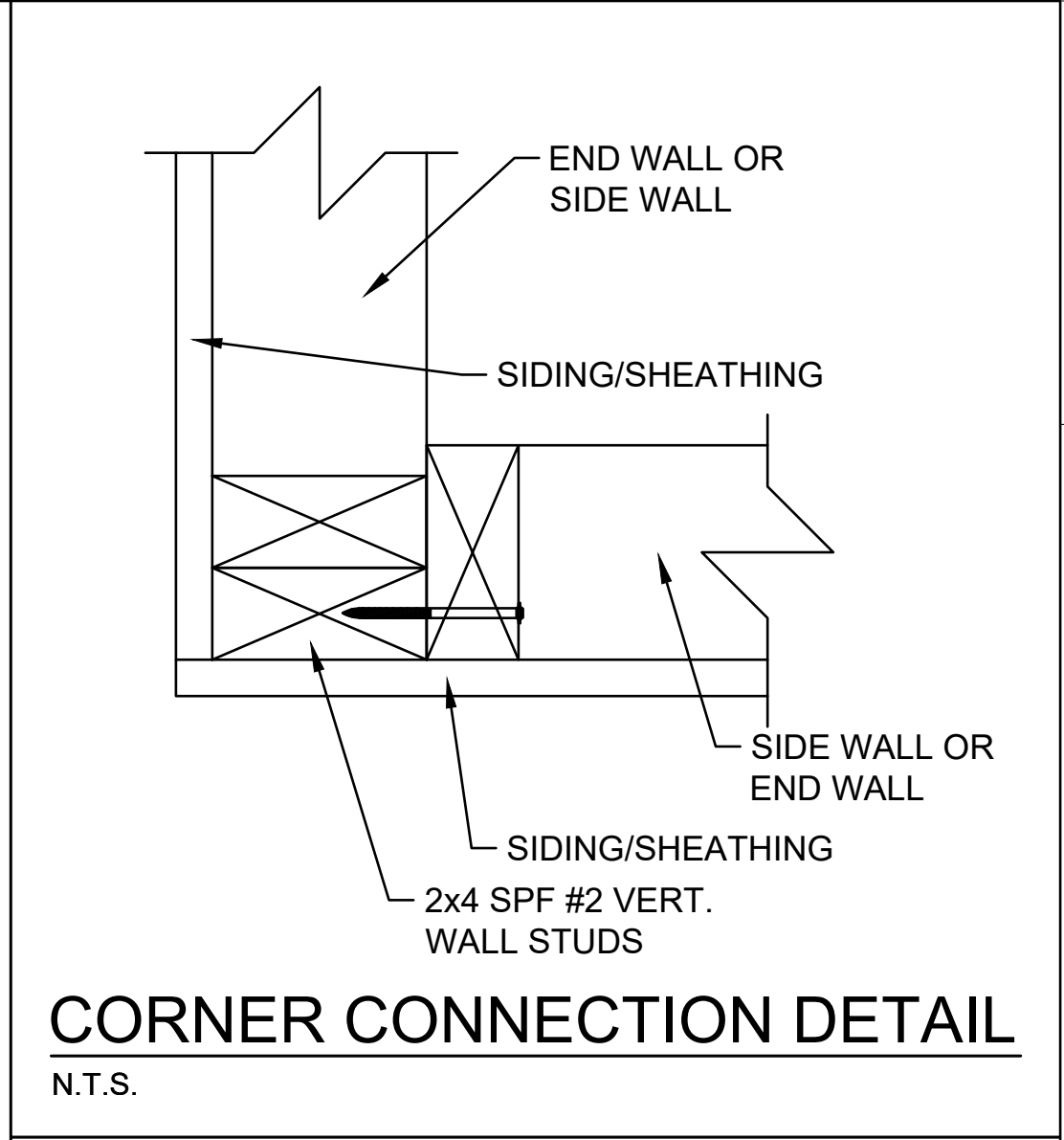
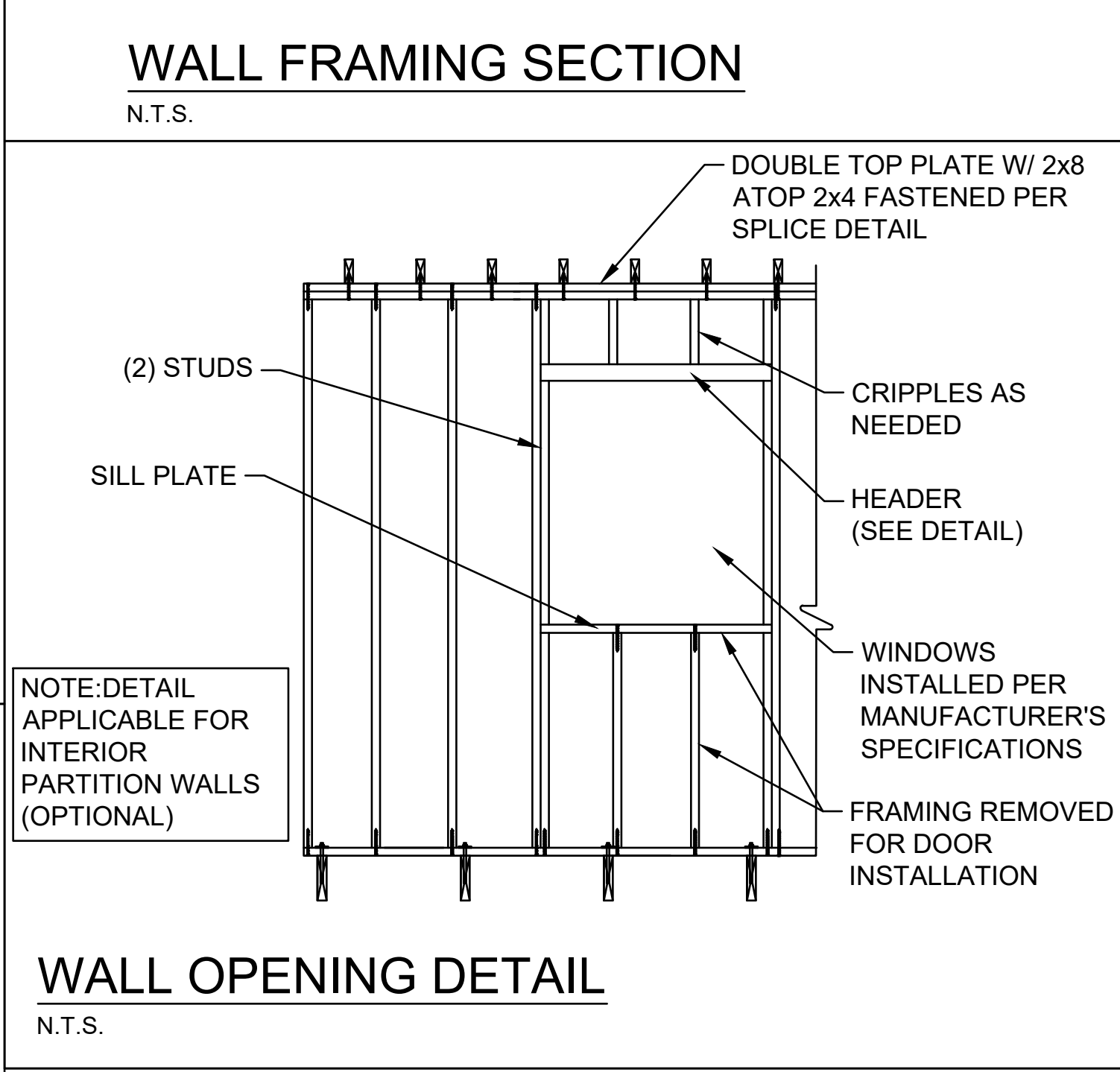
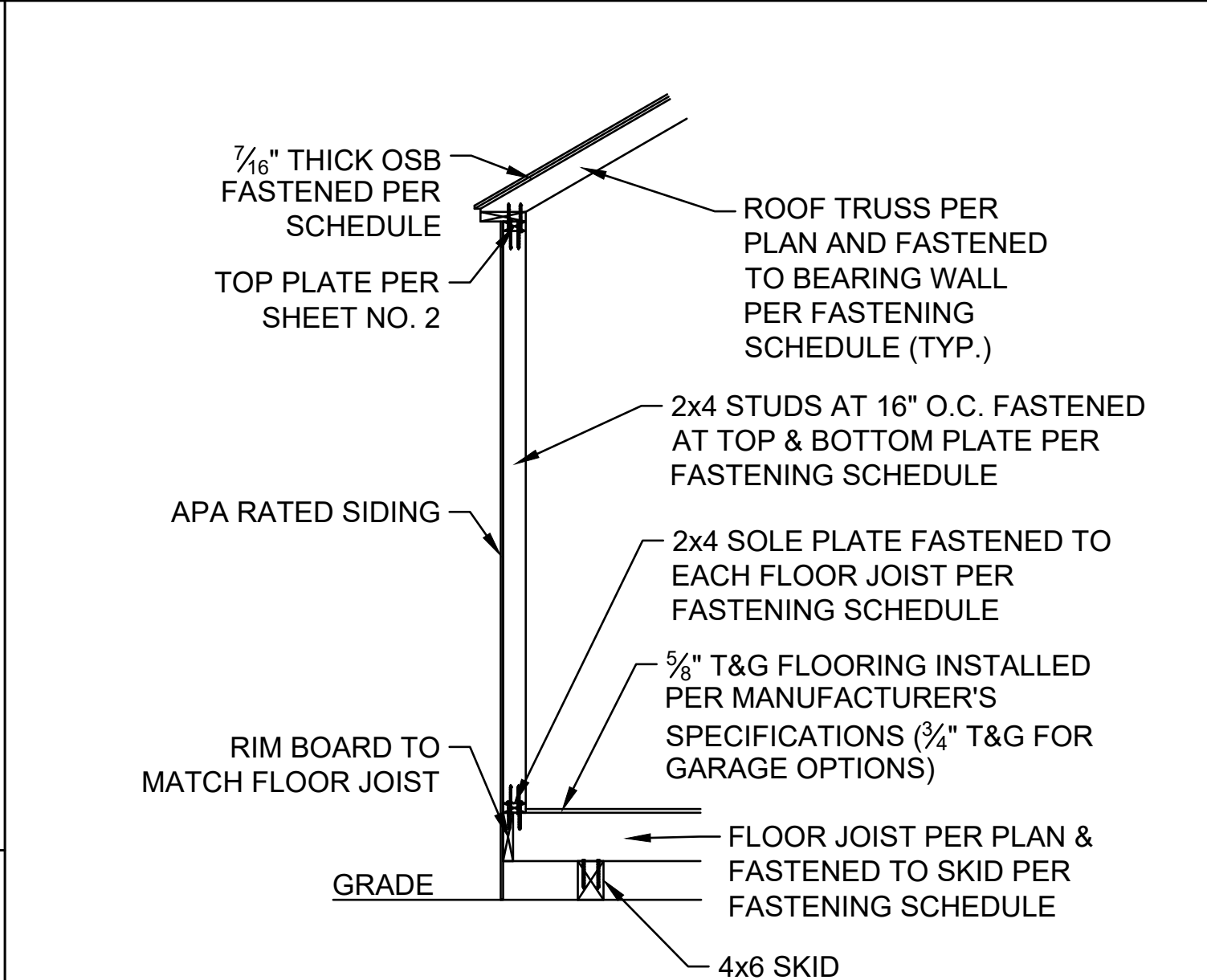
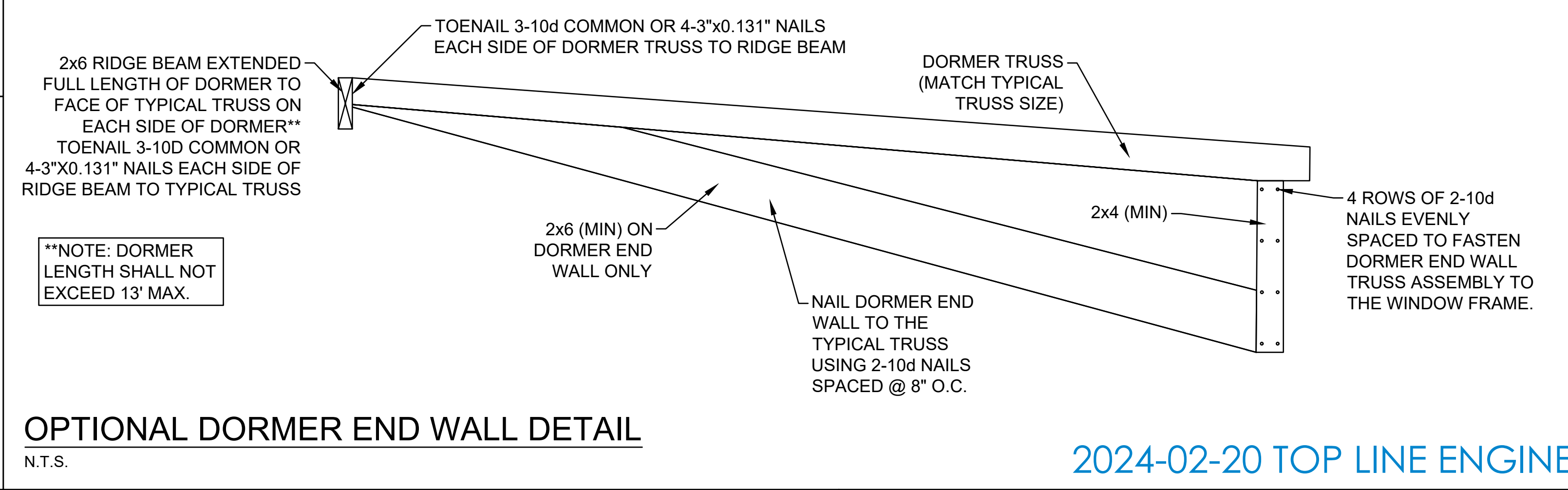
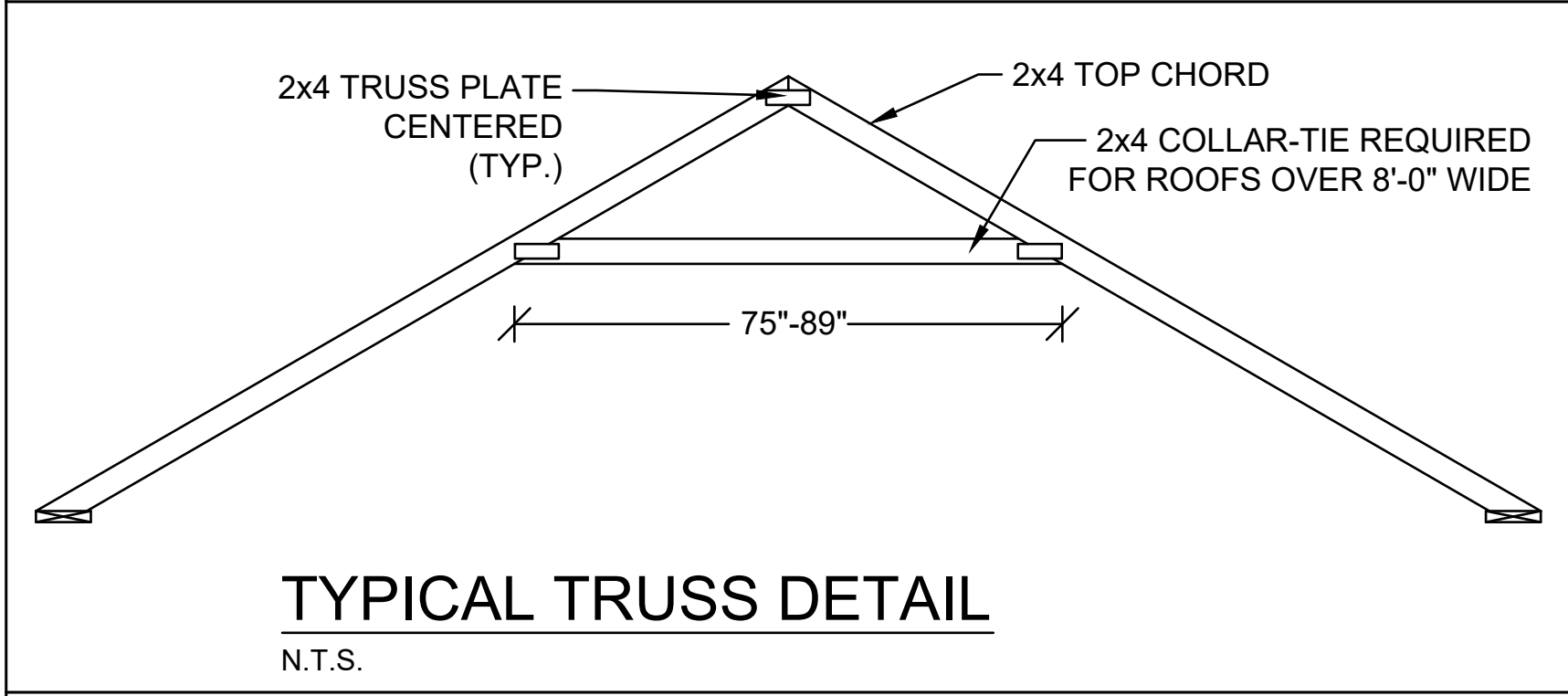
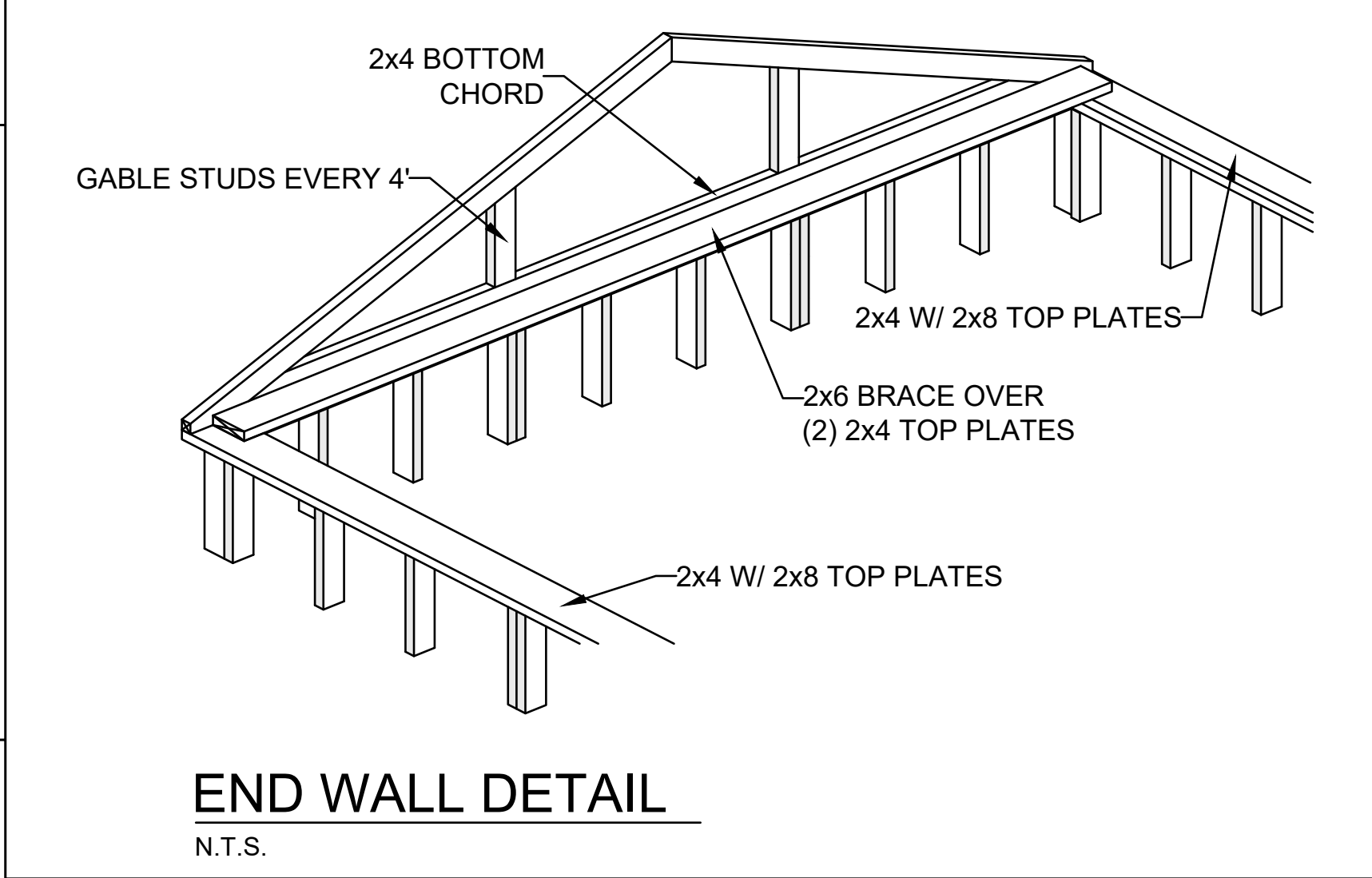
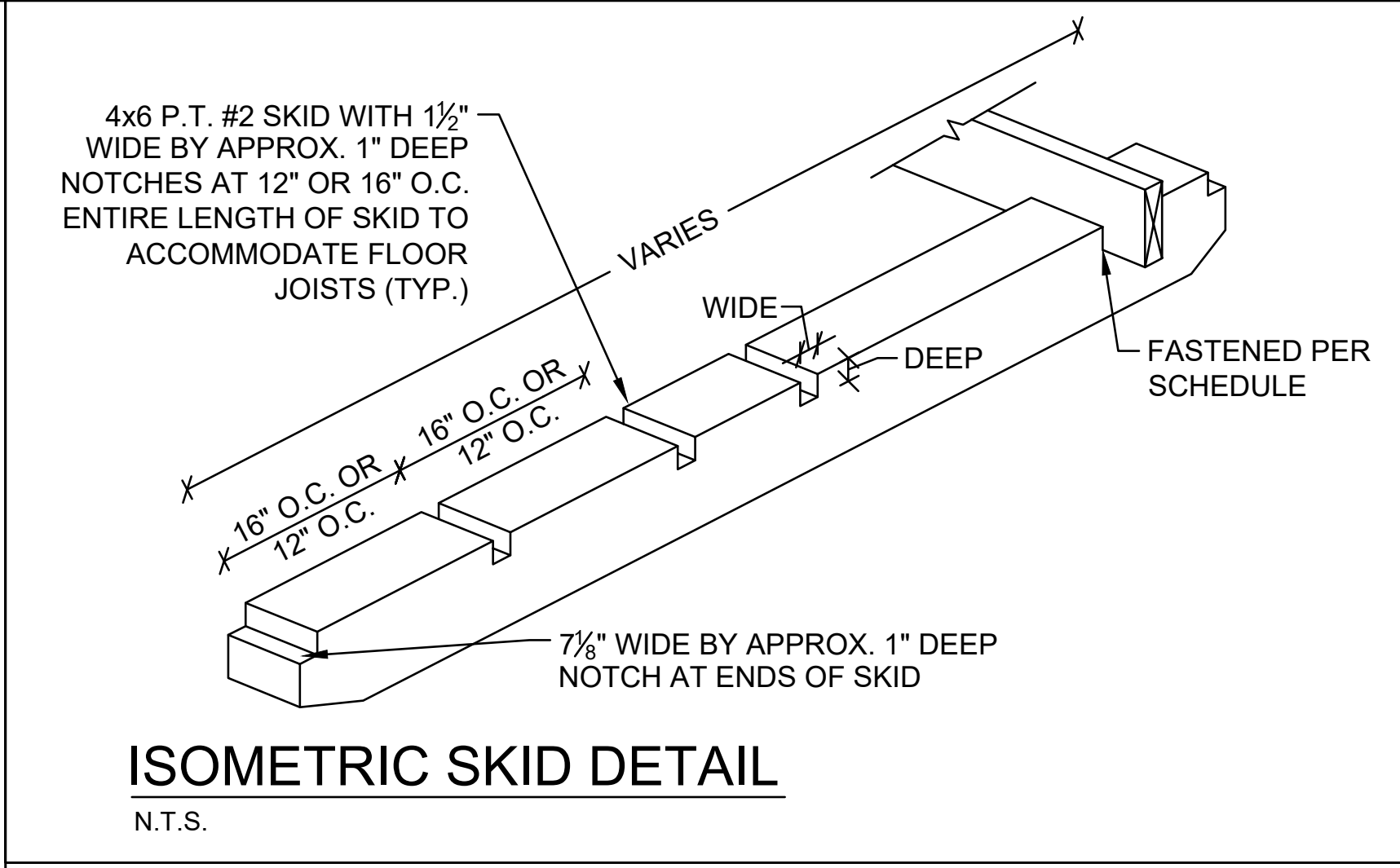
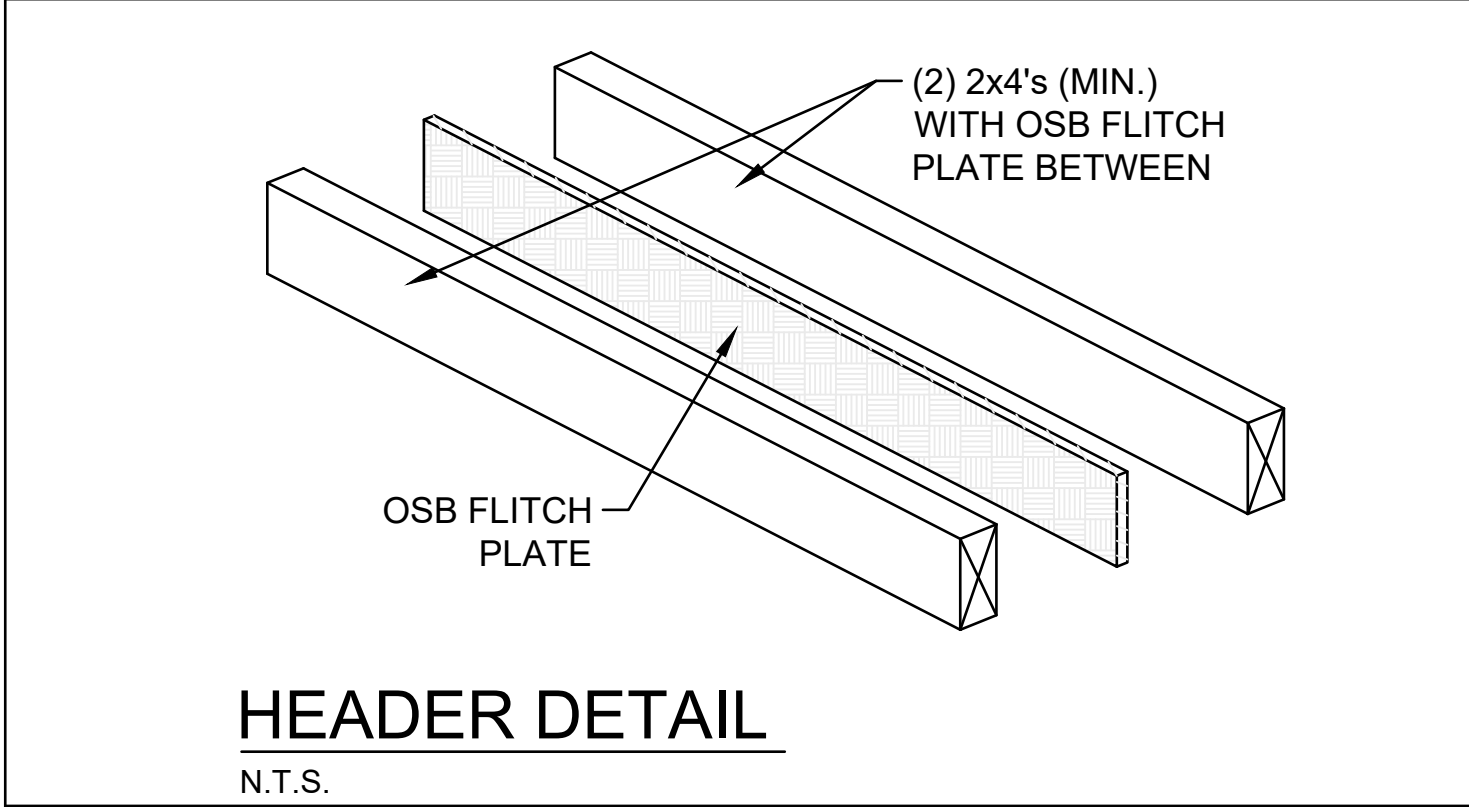
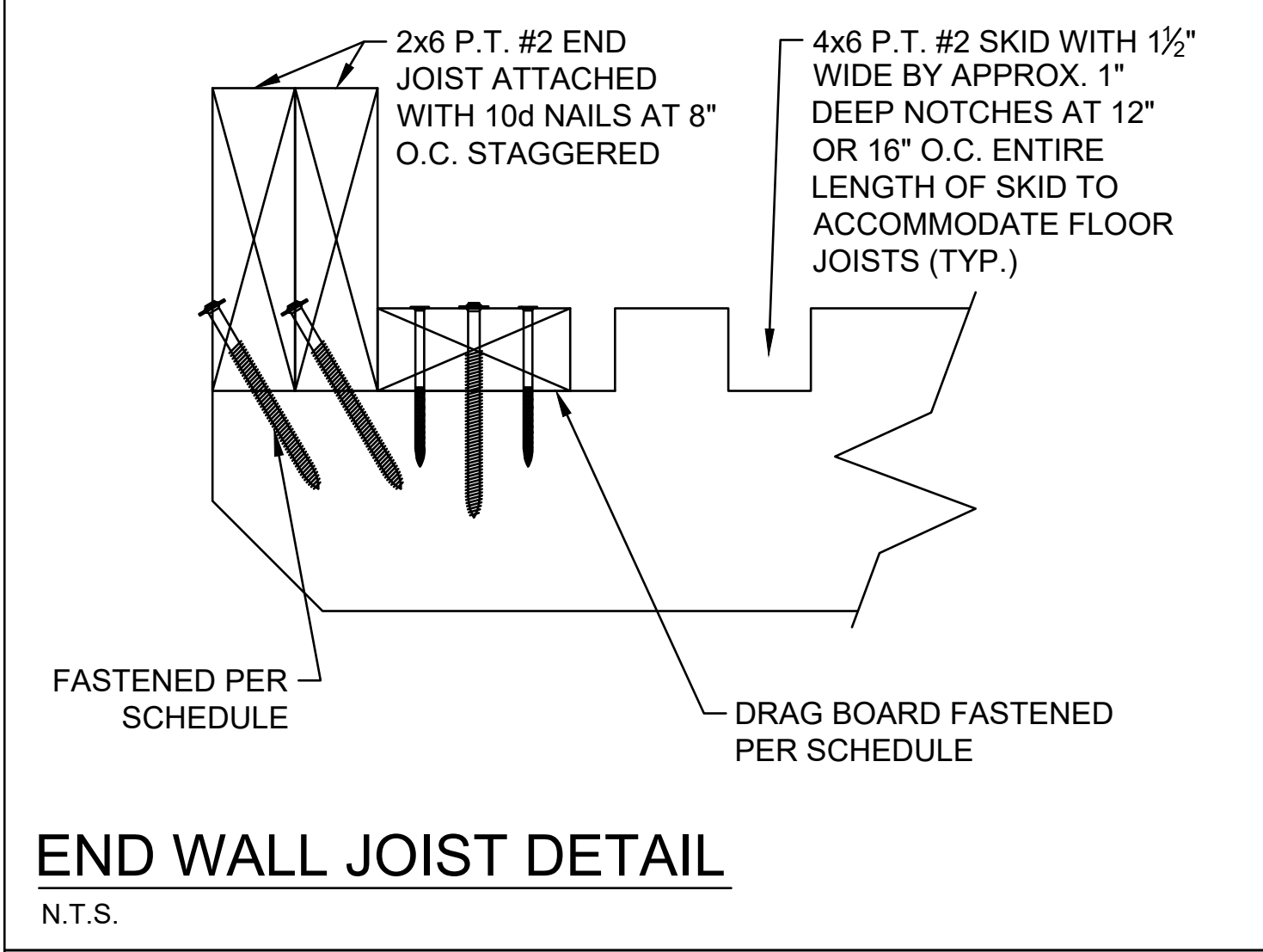
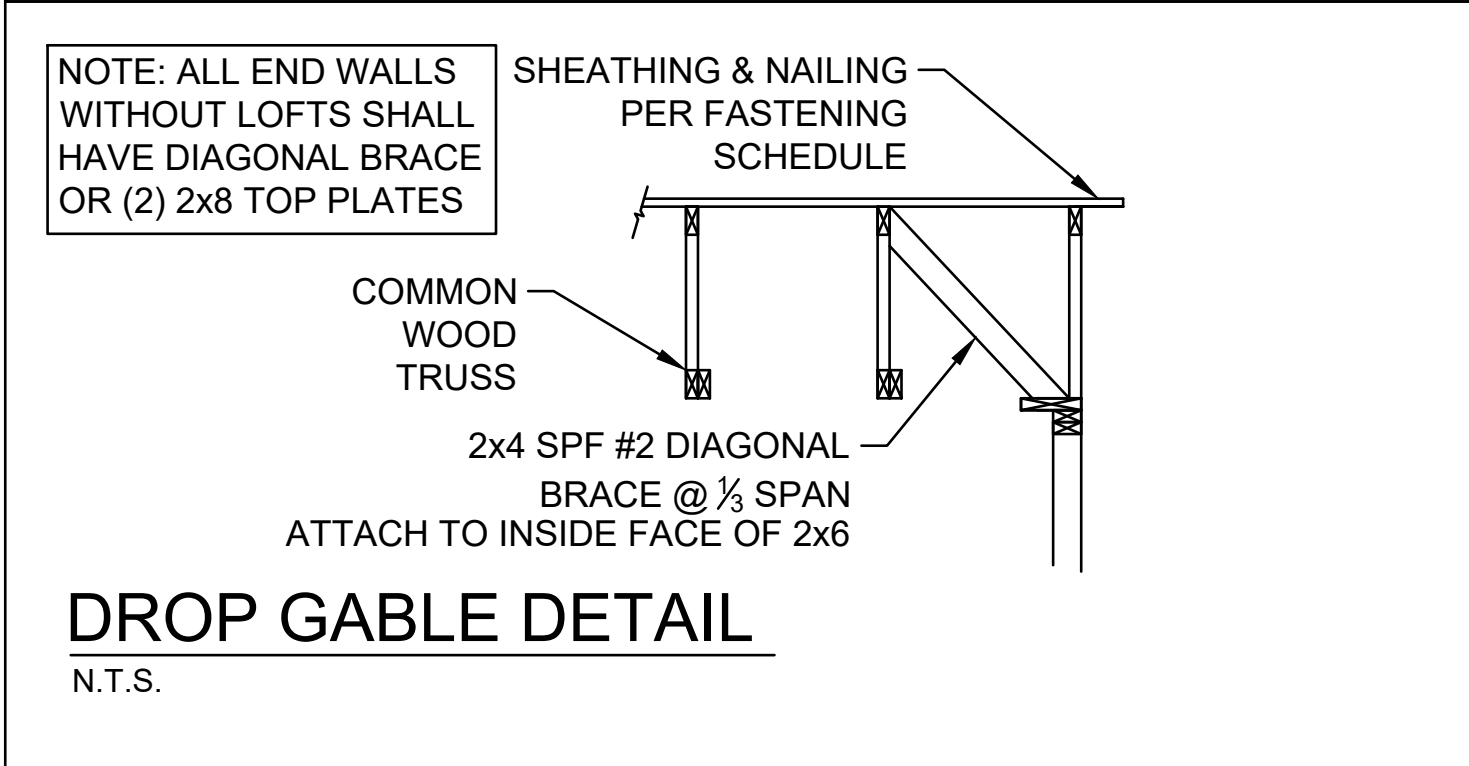
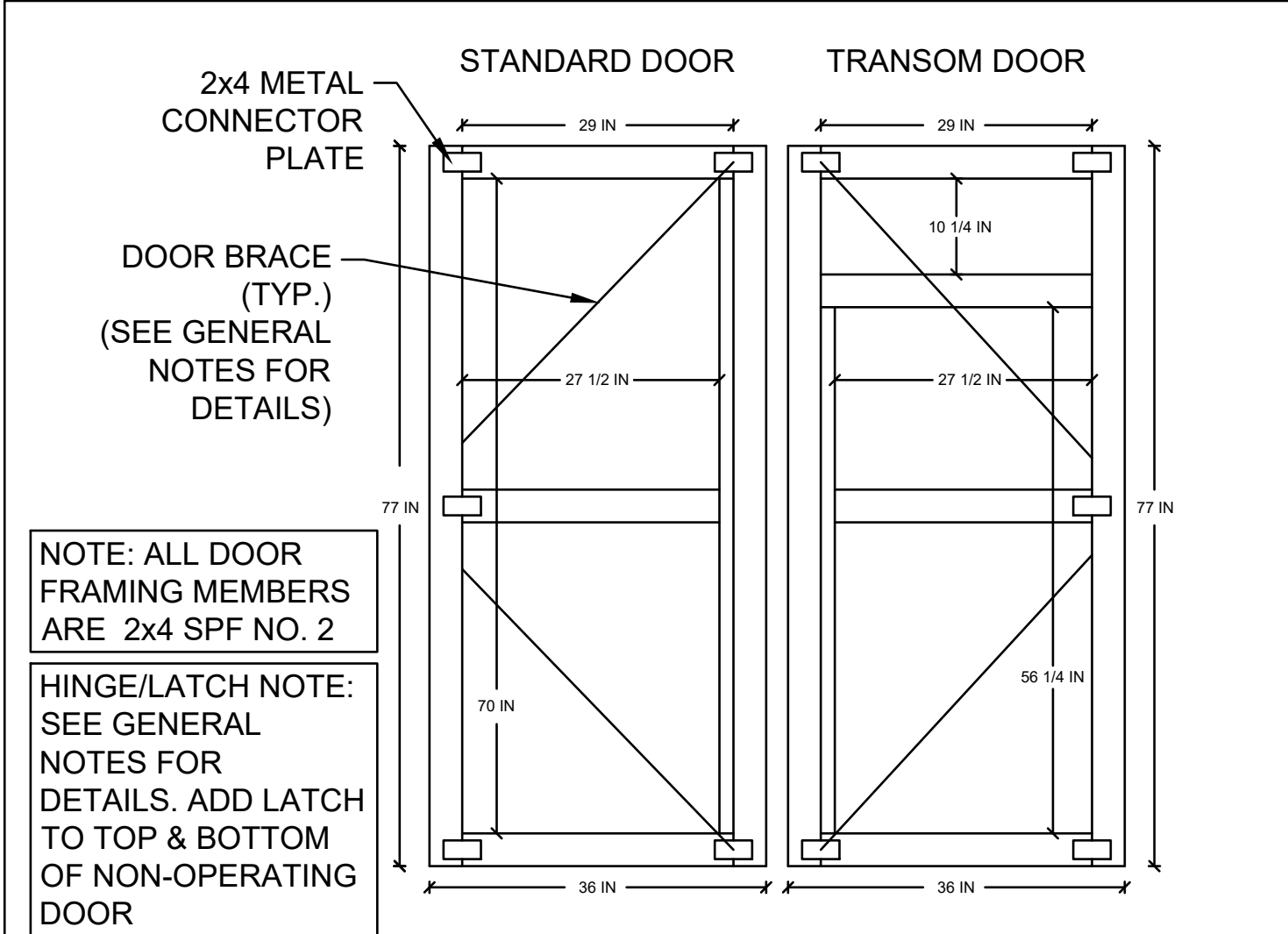
GARAGE PLAN & ELEVATION

STOR-MOR
PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

SHEET
3

PROJECT
2401.00

2024-02-20 TOP LINE ENGINEERING, LLC APPROVAL



THE TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

REVISION/ISSUED	DATE	BY
FINAL SUBMITTAL	2/21/2024	DMG

DETAILS

STOR-MOR
PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

SHEET
4

PROJECT
2401.00

FLORIDA PROFESSIONAL ENGINEER
No. 94680
D. MARKELL GORGE

STOR-MOR
PORTABLE BUILDINGS

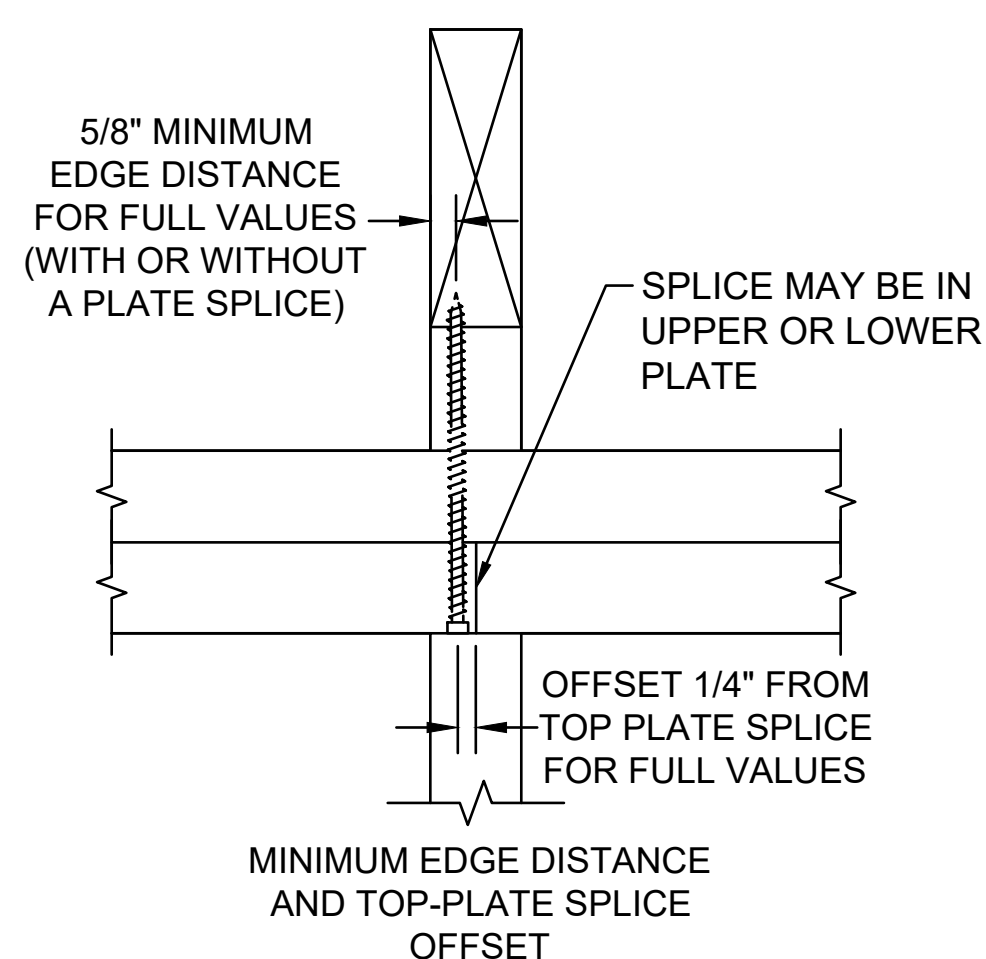
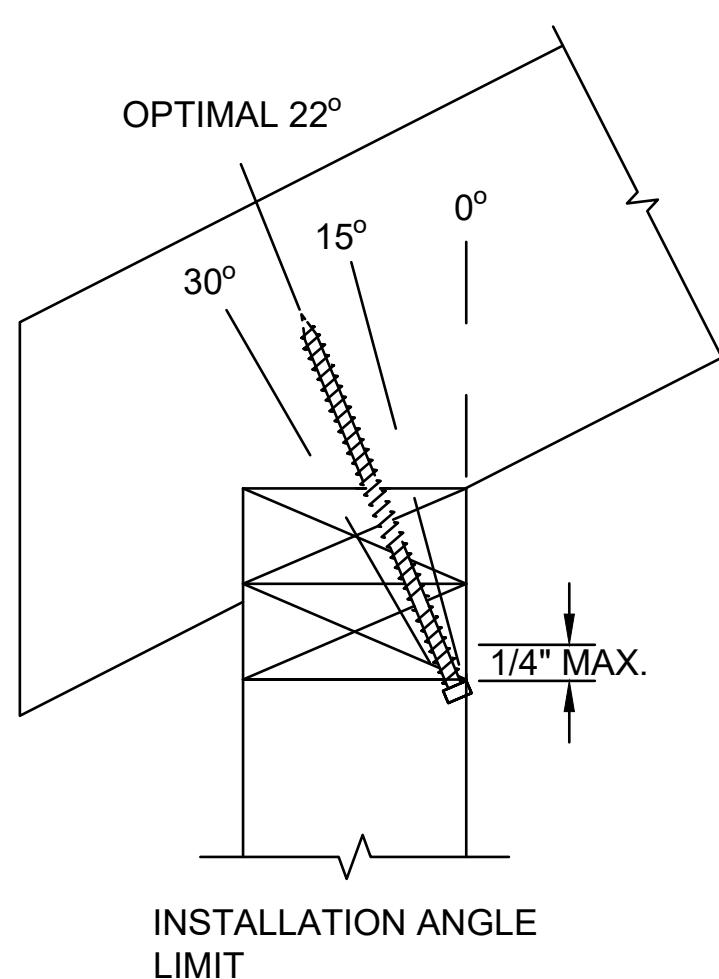
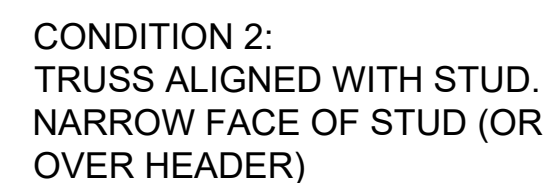
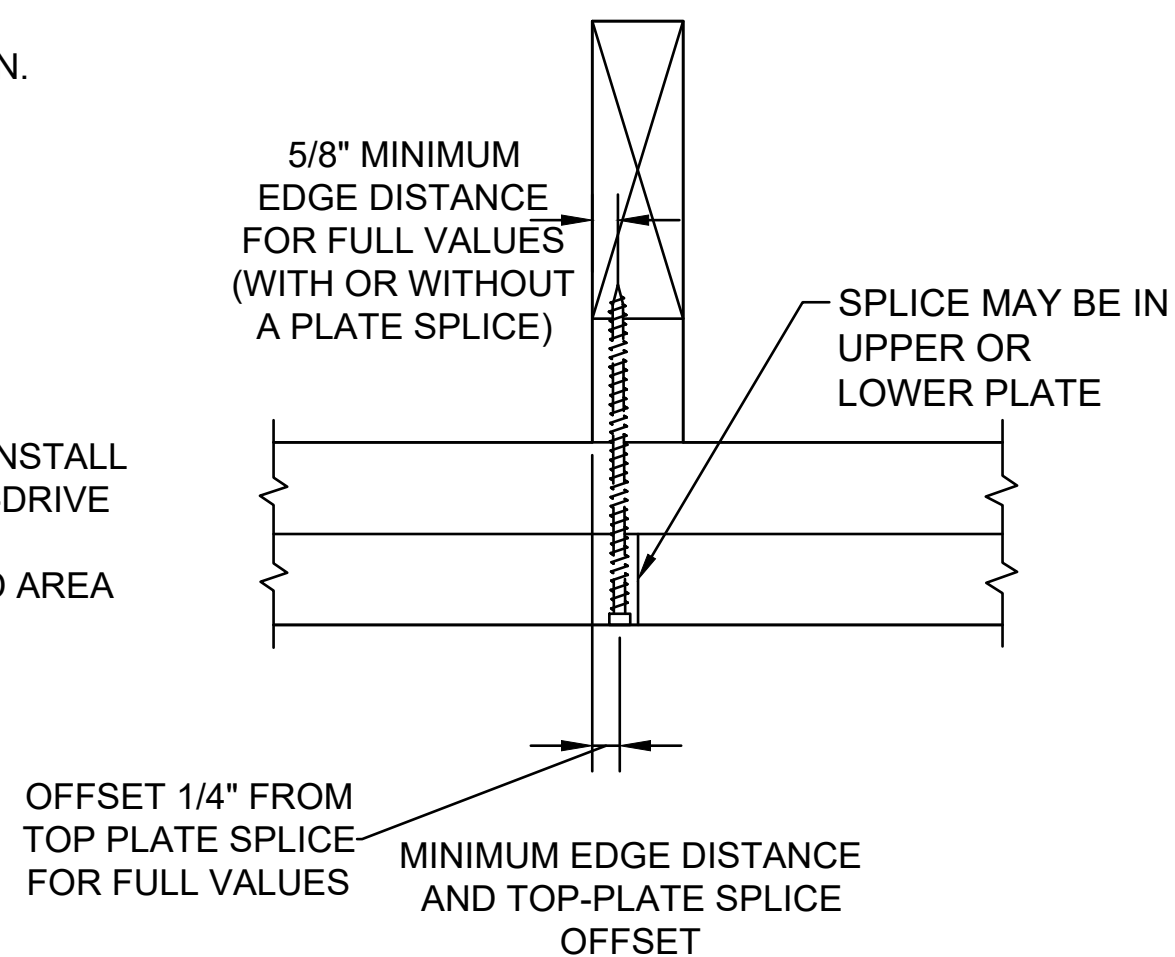
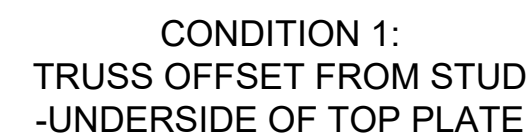
RAVIAN
ENGINEERING, LLC
P.O. BOX 802
PADUCAH, KY 42002
www.ravianeng.com

DRAWN BY
DMG

CHECKED BY

DATE
FEBRUARY 21, 2024

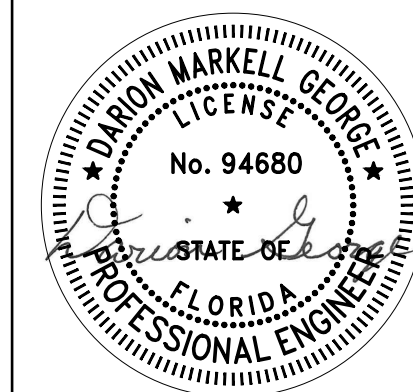
2024-02-20 TOP LINE ENGINEERING, LLC APPROVAL



N.T.S.



N.T.S.



RAVIN

P.O. BOX 802
PADUCAH, KY 42002
www.ravianeng.com

DRAWN BY
DMG

CHECKED BY

DATE
FEBRUARY 21, 2024

[illegible]

DETAILS

STOR-MOR
PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, KY

SHEET
5

PROJECT
2401.00

2024-02-20 TOP LINE ENGINEERING, LLC APPROVAL

TLE TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1040

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

1011 N. Reus Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Demolition of Non-Contributing Accessory Structure

SUMMARY:

Stephanie Wilhelm is seeking final approval to demolish a 20 x 30' cinder block detached garage at a contributing structure. The accessory structure was constructed sometime in the 1960s.

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 modern infill structures within the North Hill preservation district.

ATTACHMENTS:

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

Version 2.0 7/92

Site #8 ES00694
Recorder #
Field Date 5 / 3 / 95
Form Date 7 / 7 / 95

SITE NAMES (addr. if none) WILLIAM B. RUNYAN HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY #]
NATIONAL REGISTER CATEGORY building structure ☒ district site object

ADDRESS (Include N,S,E,W; st., ave., etc.) 1011 N. REUS ST.
CROSS STREETS nearest/between BETW. W. DE SOTO AND W. GONZALEZ ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-060-053
SUBDIVISION NAME NORTH HILL BLOCK 53 LOT NO 6-8, 14-15
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO _____

USGS 7.5' MAP NAME 30087-D2-TF-024. 1987
 TOWNSHIP 25 RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
 [UTM: ZONE 16 17 EASTING 1 1 1 0 NORTHING 1 1 1 0 1]
 PLAT OR OTHER MAP (Map's name, location) _____

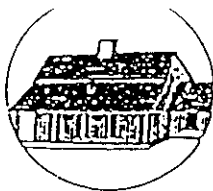
STYLE _____ BUNG _____ EXTERIOR PLAN _____ RECT _____ NO. STORIES 1.5
 STRUCTURAL SYSTEMS _____ WF _____
 FOUNDATION: Types _____ PIER/CONT _____ Materials _____ BRIC _____
 EXTERIOR FABRICS _____ WTBD _____
 ROOF: Types _____ GAIN _____ Materials _____ SHCO _____
 Secondary strucs. (dormers etc.) _____ CRGA/DRSH _____
 CHIMNEY : No. 2 Materials _____ BRIC _____ LOCATIONS E & W SLOPES
 WINDOWS (types, materials, and placements) DHS, 6/1, WOOD; BAY; CASEMENT
4 LIGHT, WOOD PAIRED

MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed _____ #incised _____ Locations E&W/1 STORY GABLED PORCH
 Porch roof types WITH TAPERED POSTS, 1 BAY
 EXTERIOR ORNAMENT _____

INTERIOR PLAN _____ CONDITION: excellent X good fair deteriorated ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial A residential institutional rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y n (No-explain; yes-attach!)

Artifacts or other remains _____
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1914 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) _____ RESIDENCE _____
 PRESENT USES (give dates) _____ RESIDENCE _____
 OWNERSHIP HISTORY (especially original owner) WILLIAM B. RUNYAN (ORIGINAL, 1914-1955), VILMA T. LONGORIA AND PATRICIA A AZAB (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? yes no insuff. info | Local Designation Category _____
 Individually elig. for Nat. Register? yes no insuff. info | _____
 Potential contributor to NR district? yes no insuff. info | _____

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. R14, F11-12

RECORDERNAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHRS USE ONLY		OFFICIAL EVALUATIONS				DHRS USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY	y	n	pe	n	Date
DELIST DATE		SHPO-NR ELIGIBILITY	y	n	pe	n	Date
		LOCAL DESIGNATION					Date
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; n=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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 694
Site Name Runyan, William B. House 830 = = Survey Date 8005 820 = =
Address of Site: 1011 N. Reus Street, Pensacola, FL 32501 905 = =
Instruction for locating W side of N. Reus Street between W. DeSoto Street
and W. Gonzalez Street. 813 = =
Location: Belmont Tract 53 6-8, 14-15 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Thomas, Robert T.
Address: 1011 N. Reus Street, 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 = = Present Use Residence 850 = =
☒ Good 863 = = ☒ Unaltered 858 = = Dates: Beginning +1914 844 = =
☐ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = = Period 20th century 845 = =
☐ Moved () (Date: X) 858 = =
NR Classification Category: District 916 = =

Threats to Site:

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

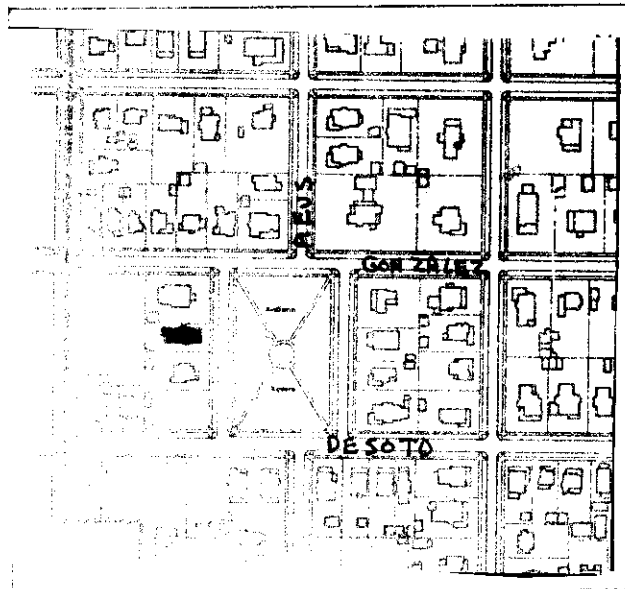
Areas of Significance: Architecture, History 910 = =

Significance:

A modest example of a bungalow, this house was owned by William B. Runyan until 1955. Runyan served as the secretary-treasurer of the W. S. Keyser Export Company and later as a bookkeeper for J. Carreras-Ferrer, a lumber exporting company.

911 = =

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Bungalow 964 ==
 PLAN TYPE Rectangle 966 ==
 EXTERIOR FABRIC(S) Wood, clapboard 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES E/ 1 story gabled porch w/ tapered posts, 1 bay, access from E 942 ==
 FOUNDATION: brick pier 942 ==
 ROOF TYPE: intersecting gable 942 ==
 SECONDARY ROOF STRUCTURE(S): cross gable; W shed extension, 942 ==
 CHIMNEY LOCATION: E slope; W slope 942 ==
 WINDOW TYPE: DHS, 6/1, wood; bay (semi-octagonal) casement, 4 light, wood, paired 942 ==
 CHIMNEY brick 882 ==
 ROOF SURFACING: composition shingle, butt 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 1 1/2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970; North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
2S	30 W	19	812 ==

UTM Coordinates:

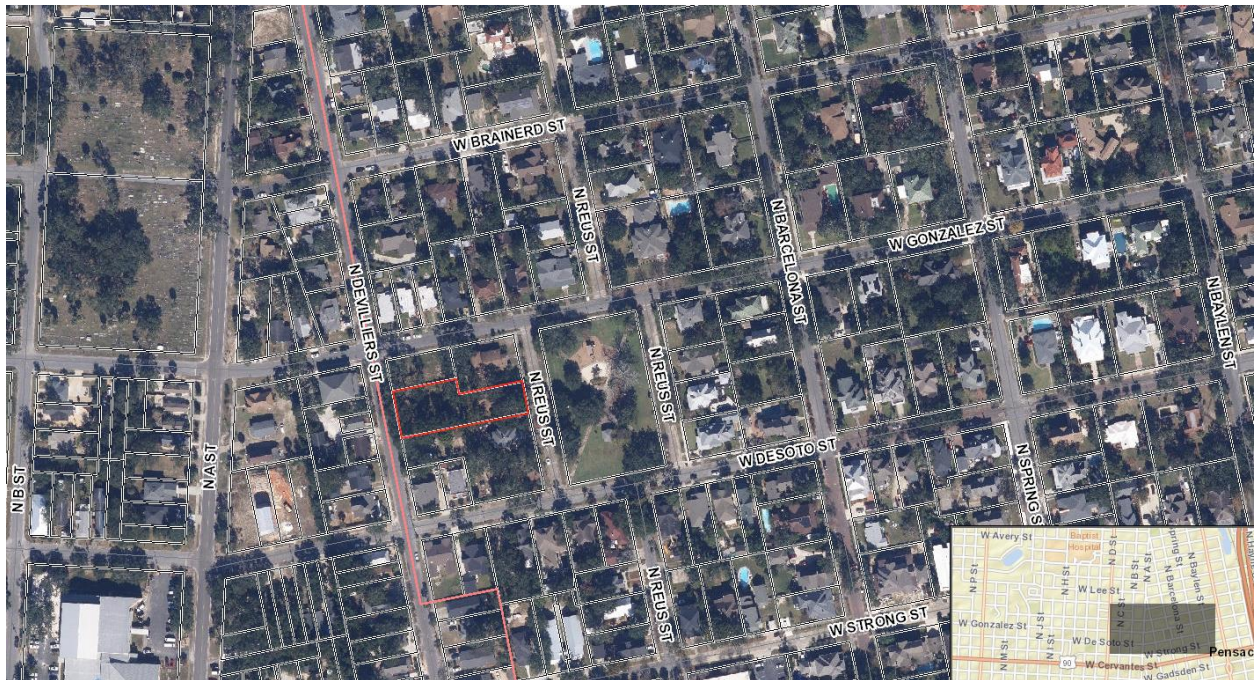
Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P80.21 Fr 28, NH 8-37 860 ==

Contact Point



1011 N. Reus Street



Architectural Review Board Application
Full Board Review

Application Date: _____

Project Address: 1011 N. REUS ST (DETACHED GARAGE IN REAR OF)

Applicant: STEPHANIE C. WILHELM

Applicant's Address: 1011 N. REUS ST, PENSACOLA, FL 32501

Email: wilhelm1011home@gmail.com Phone: 850-293-4412

Property Owner: MARIO R + STEPHANIE C WILHELM

District: ☐ PHD ☐ NHPD ☒ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

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.

APPLICANT WISHES TO DEMOLISH THE 20'x30' CINDERBLOCK
DETACHED "GARAGE" WHICH WAS BUILT IN THE 1960'S, SEEMINGLY
RANDOMLY PLACED OVER 35' TO THE REAR OF THE 1914 CRAFTSMAN Bungalow
HOUSE. NO DRIVEWAY TO THIS "GARAGE" EXISTS AND IN THE 26+ YEARS
WE HAVE OWNED THE PROPERTY WE HAVE ONLY USED IT AS A POORLY
VENTILATED STORAGE SHED. THE FRAMED ROOF AND TRIM IS IN VERY POOR
CONDITION. ITS CURRENT LOCATION MAKES FUTURE CONSTRUCTION
ON THE PROPERTY DIFFICULT TO IMPOSSIBLE

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.

Stephanie C. Wilhelm
Applicant Signature

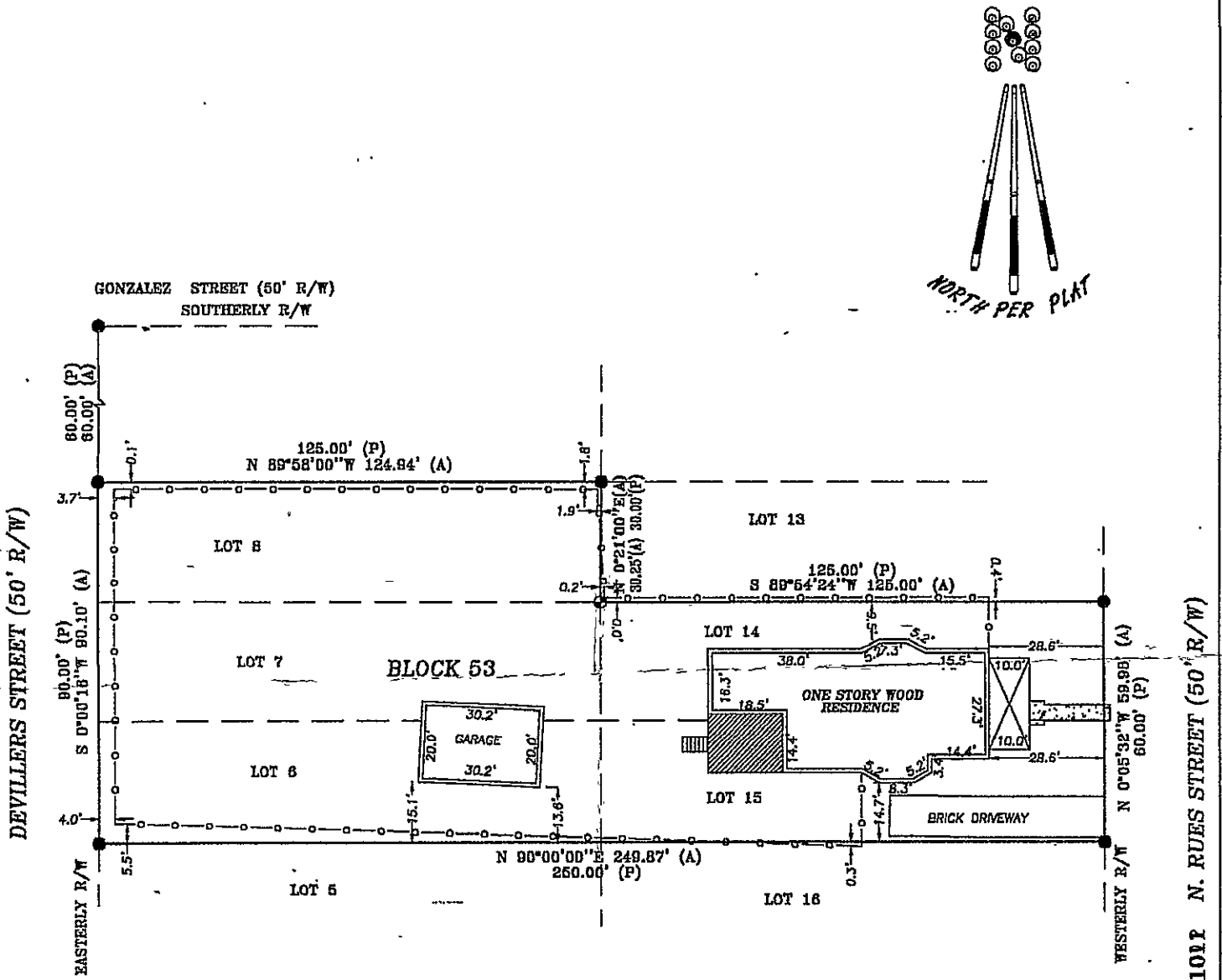
30 July 2025
Date

14 Live Oak Street
Suite "D"
Gulf Breeze, FL 32561



(850) 932-8585
(850) 484-8753
FAX (850) 932-0004

Field Date: 4/5/99	Type of Survey: BOUNDARY & IMPROVEMENTS	Survey Number: 249-99
Field Book/Page: 50/66-68	Client(s): WILHELM	Scale: 1" = 40'



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EITHER IN WHOLE OR PART, OR TO BE USED FOR ANY OTHER PURPOSE OR FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT
OF ANY OTHER PERSON, COMPANY, OR FIRM NOT LISTED ON PAGE 2 WITHOUT THE PRIOR WRITTEN CONSENT OF COPYRIGHT OWNER.

PAGE 1 OF 2

NOTE: This map is not complete or valid without report on page 2 of 2

Bearing Reference ASSUMED N 90°E ALONG SOUTH LOT LINE	Source of Information: FIELD EVIDENCE & RECORDED PLAT	Page 40 of 255
LEGEND R/W Right of Way	○ Capped Iron rod-Found	



















City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1041

Architectural Review Board

8/21/2025

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 parcel that has been subdivided into two lots. The board provided final approval for new construction on the neighboring lot at the June 2025 ARB meeting. 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 lap siding with a dimensional shingle roof and detached accessory garage to match the primary.

Recommended Code Sections:

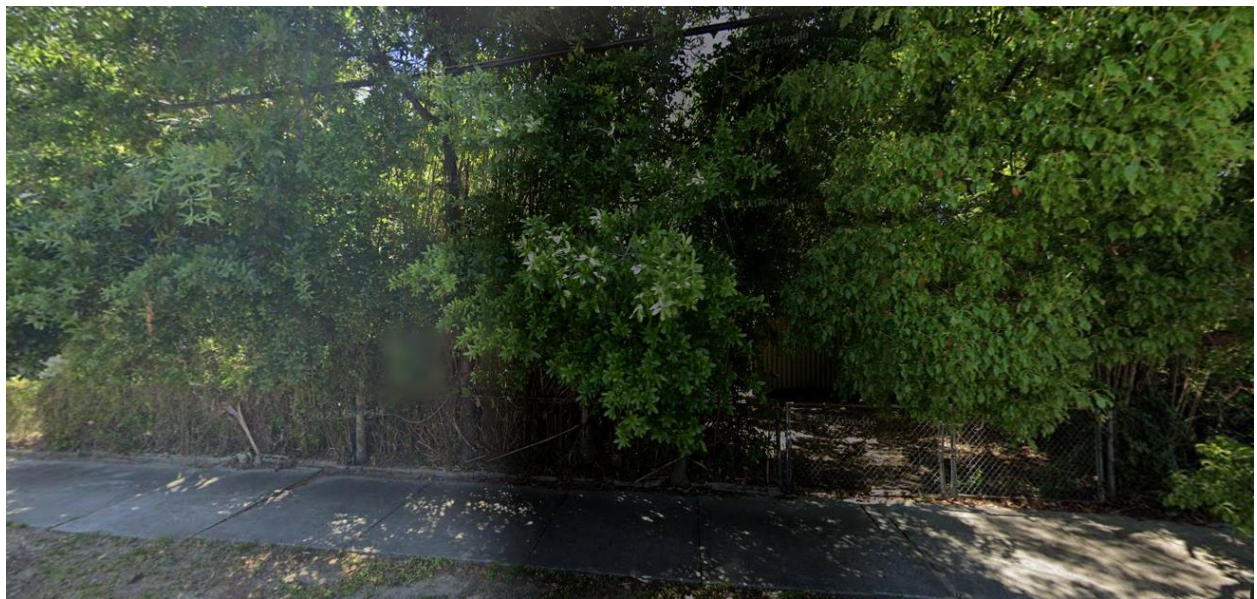
12-3-10(3)e.3.ii.(b) Old East Hill; Procedure for review of plans; Decisions; Rules governing decisions.

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: 07/31/2025

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 Properties

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

(If different from Applicant)

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 FINAL REVIEW: This builder had two neighboring homes get a full final review approval by the board at the May meeting. One of the homes underwent a conceptual review first, where we obtained feedback and applied it to both homes during their May final review. We have taken that same feedback and other discussions from the May meeting and implemented those suggestions into this home. This home will have a finished floor elevation of 18-inches above grade. The home will have 10' ceiling heights, and architectural features that preserve the architecture of that area. The home will have 2,475 square feet of conditioned space with a total under roof square footage of 2,475 square feet. A 240 square foot detached garage will finish out the rear of the property and boast the same architectural aesthetic features. We have kept with the board's suggestions and kept the materials simple, going with a painted brick base around the perimeter, with a hardi-board lap siding above. We have included a hardi-trim board, in contrasting colors, to give a visually break between the floors. This trim color is used on the hardi-frieze board, corner boards, and window / door trim. The home will be 3 bedrooms, 2-1/2 bath with an office (4th bedroom) and two living spaces.

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

Applicant Signature

7/31/2025

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



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 - 1,280
First Floor Front Porch - 48
First Floor Back Porch - 119
Second Floor Heated & Cooled - 980
Second Floor Covered Balcony - 48

Total Heated & Cooled - 2,260
Total Under Roof - 2,475

ACCESSORY STRUCTURE
Garage - 240
Total Under Roof - 240

TOTAL COMBINED STRUCTURES
Total Heated & Cooled - 2,260
Total Under Roof - 2,715

ACCESSORY REQ.

ACCESSORY SETBACKS
Rear Yard - 3' (Max Height of 15')
(Structure Exceeds 15' Due To Roof Structure Matching Primary Structure Pitch)
Side Yard (within Primary Setbacks) - 5' (Max Height of 15')

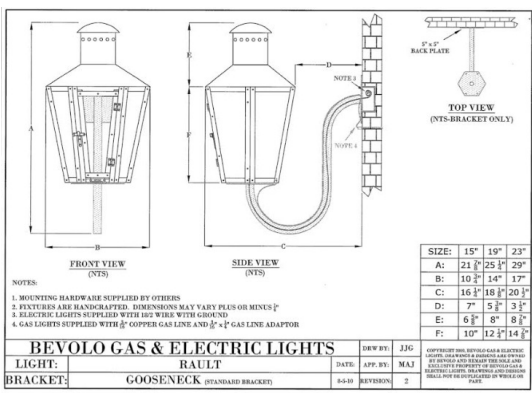
PORCH FINISHES

(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)
Approved Brick Paver Overlay Finish at Porch.
- Final color to natural (sealed) or to be painted to match finished brick



EXTERIOR LIGHTING

(FINAL MANUFACTURER & TYPE TO BE CONFIRMED BY CONTRACTOR)



BENJAMIN MOORE
Color:
Narragansett Green or Equivalent
Applications:
- Hardi-Board Lap Siding
- Painted Brick Veneer Skirt



JAMES-HARDI
6.25 Lap Siding
Narragansett Green in Color
(FL13192.3)



BENJAMIN MOORE
Color:
White Opulence or Equivalent
Applications:
- Hardi-Board Frieze, Trim & Corner Boards
- Painted Handrails



GAF Pewter Gray
Timberline Natural
Shadow Shingles
(FL139780.1-R2 Approval Number)



BENJAMIN MOORE
Color:
Cottage Red or Equivalent
Applications:
- Tongue & Groove Porch Ceilings
- Decorative 2x4 Gable Corbels
- Exterior Doors

COVER SHEET

FINAL REVIEW

PROJECT INFORMATION

DESCRIPTIONS:
NAME: aDoor Properties New Construction

PROJECT SCOPE

TIM DANIEL

Home Design Services

Email: timdanieljr83@gmail.com

Phone: (850)-417-5332

DATE: 07/14/2025

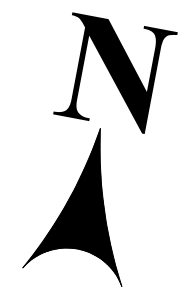
SCALE: -

SHEET: 1 OF 7

Page 52 of 255

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.

Scale: 1" = 10'-0"



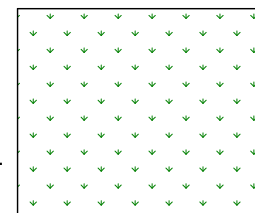
Final Ribbon Driveway Per Landscaper / Contractor



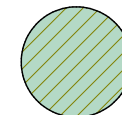
Ribbons & Parking Pad Shall Have A Broom Finish Interior w/ 4-inch Smooth Trowel Finish Border Along Perimeter & Saw-Cuts. Concrete Shall Be Natural In Color - Gray

PROPOSED SIDEWALK
Final Design Per Landscaper / Contractor

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

NAME: aDoor Properties New Construction

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Home Design Services

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

DATE:	07/14/2025
-------	------------

SCALE:	-
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SHEET:	2 OF 7
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PROPOSED FRONT ELEVATION
Scale: 3/16" = 1'-0"

JELD-WEN

Exterior Doors
Architectural™ Collection Fiberglass
3/4 View 1-Panel 4-Light Glass
Panel

Nostalgic Warehouse
Studio Entry Set
with Craftsman Knob

Clear

Colors & Finishes

BENJAMIN
MOORE
Color:
Cottage Red

or
Oak Amaretto Stain
Finish

Knotty Alder Woodgrain

TradeMark™

RAYNOR
GARAGE DOORS

Panel Options

Door Heights: 6'6" through 10'0"
Door Widths: 6' through 20'2" in 1" increments

Raised Colonial

Raised Ranch

Recessed Colonial Grooved

Colors

Standard Solid Colors

White

Sandstone

Almond

Bronze

Brown

Glass Options

Clear

Obscure

Window Options

Snap-In Inserts

Clear Colonial

Clear Ranch

Stockton Colonial

Stockton Ranch

Product Approval: FL. 14092.5

Ridge Height - 33' - 8"±

Mean Roof Height - 28' - 6-1/2"±

Second Floor Ceiling Height - 10' - 0"

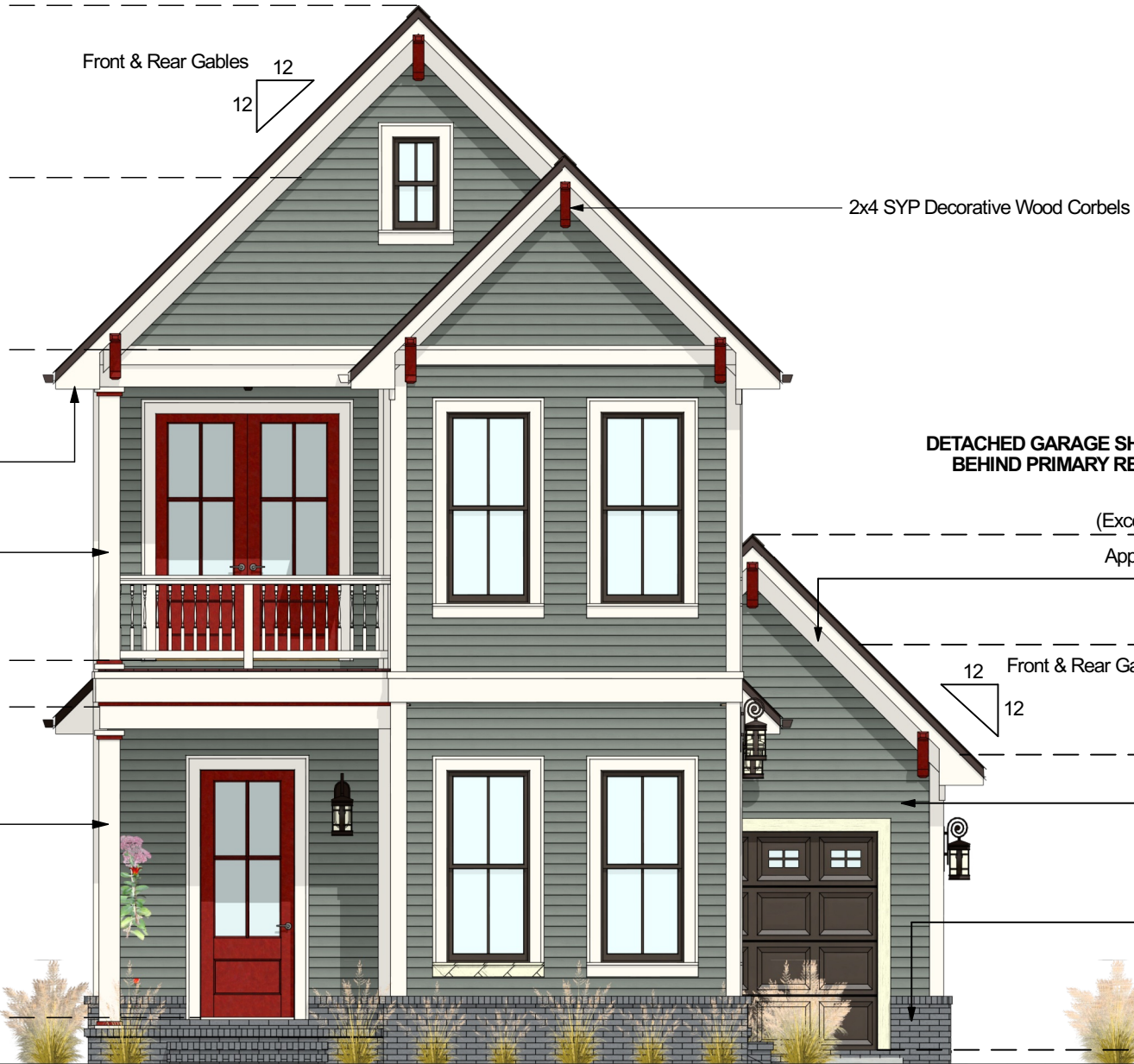
Approved Hardi-Board Soffit
(FL13265.1-R7 Approval Number)
Approved Hardi-Board Vented Soffit
(FL13265.2-R7 Approval Number)

Porch Column w/ 6x6 SYP #1 Post w/
9.25" Hardi-Board Wrapped Column w/
5.25 Hardi-Board Trim

Engineered Floor Trusses
(Assumed 1' - 6" Depth)
First Floor Ceiling Height - 10' - 0"
Porch Ceiling Height - 10' - 4"

Porch Column w/ 6x6 SYP #1 Post w/
9.25" Hardi-Board Wrapped Column w/
5.25 Hardi-Board Trim

Finished Slab Elevation
to be 1' - 6" Abv. Finished Grade
Finished Porch Slab
Elevation to be 0' - 4"
Below Main
Finished Slab Elevation



DETACHED GARAGE SHALL BE SET
BEHIND PRIMARY RESIDENCE

16 - 10"± Ridge Height Above Grade
(Exceeds 15' Due to Roof Pitch Matching Primary Structure)

Approved Hardi-Board Trim 7.25 Frieze Board
(FL3192.1-R8 Approval Number)

13' - 0"± Mean Roof Height Above Grade

Detached Garage Ceiling Height - 9' - 6"
Above Garage
Finished Slab Elevation

Approved Hardi-Board Siding
(FL3192.3 Approval Number)

Approved Brick Foundation
Veneer w/ Brick Roll Lock

Garage Finished Floor Elevation To Be
6-inches Above Finished Grade
Garage Slab To Be Sloped 1/8" on 12"
Towards Garage Door For Drainage Within Garage

ELEVATIONS

FINAL REVIEW

PROJECT INFORMATION

DESCRIPTIONS:
NAME: aDoor Properties New Construction

PROJECT SCOPE

TIM DANIEL

Home Design Services

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

DATE: 07/14/2025

SCALE: -

SHEET: 3 OF 7

Page 54 of 255

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

PROPOSED REAR ELEVATION w/ GARAGE

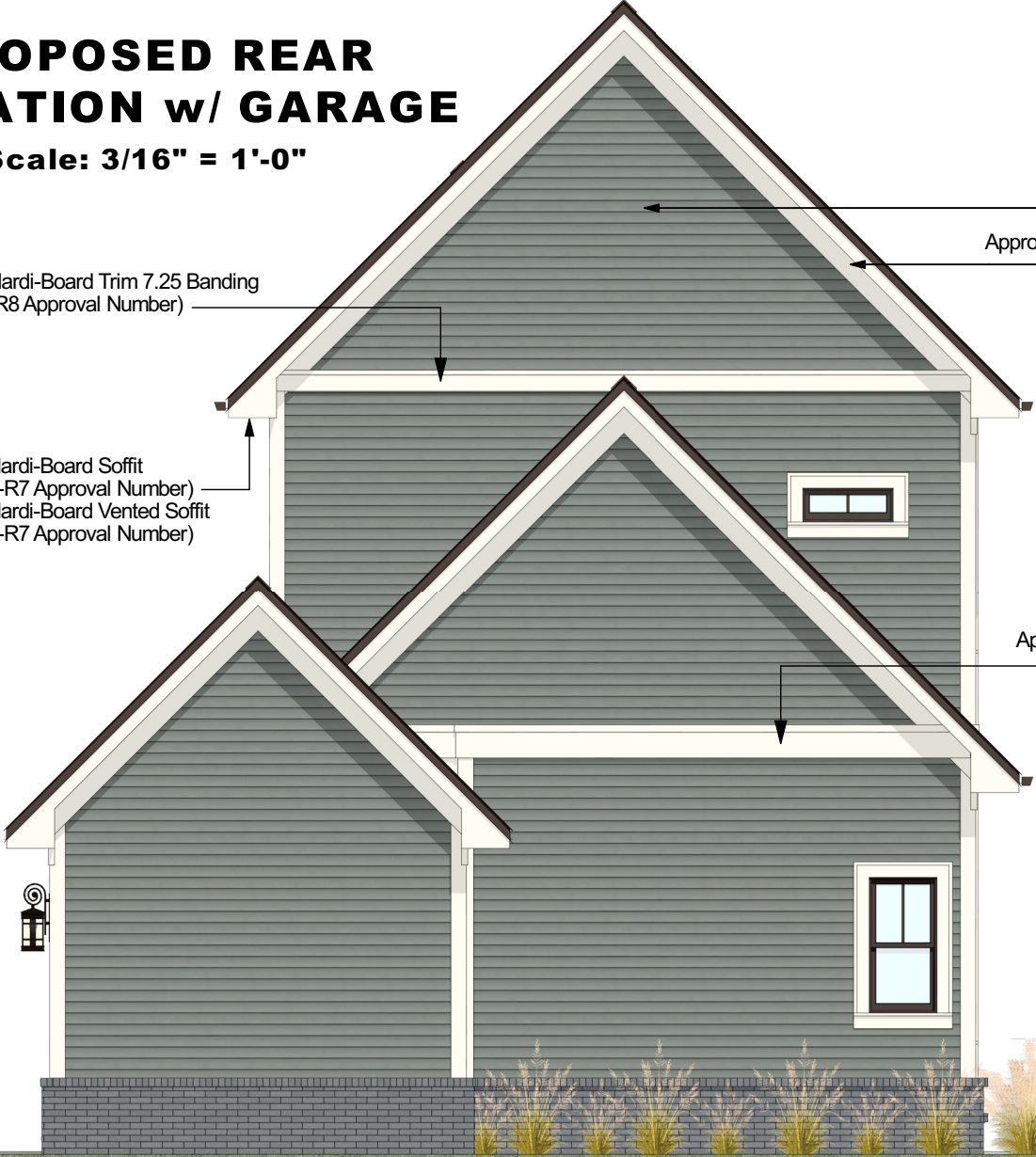
Scale: 3/16" = 1'-0"

Approved Hardi-Board Trim 7.25 Banding (FL3192.1-R8 Approval Number)

Approved Hardi-Board Soffit (FL13265.1-R7 Approval Number)
Approved Hardi-Board Vented Soffit (FL13265.2-R7 Approval Number)

Approved Hardi-Board Trim 7.25 Frieze Board (FL3192.1-R8 Approval Number)

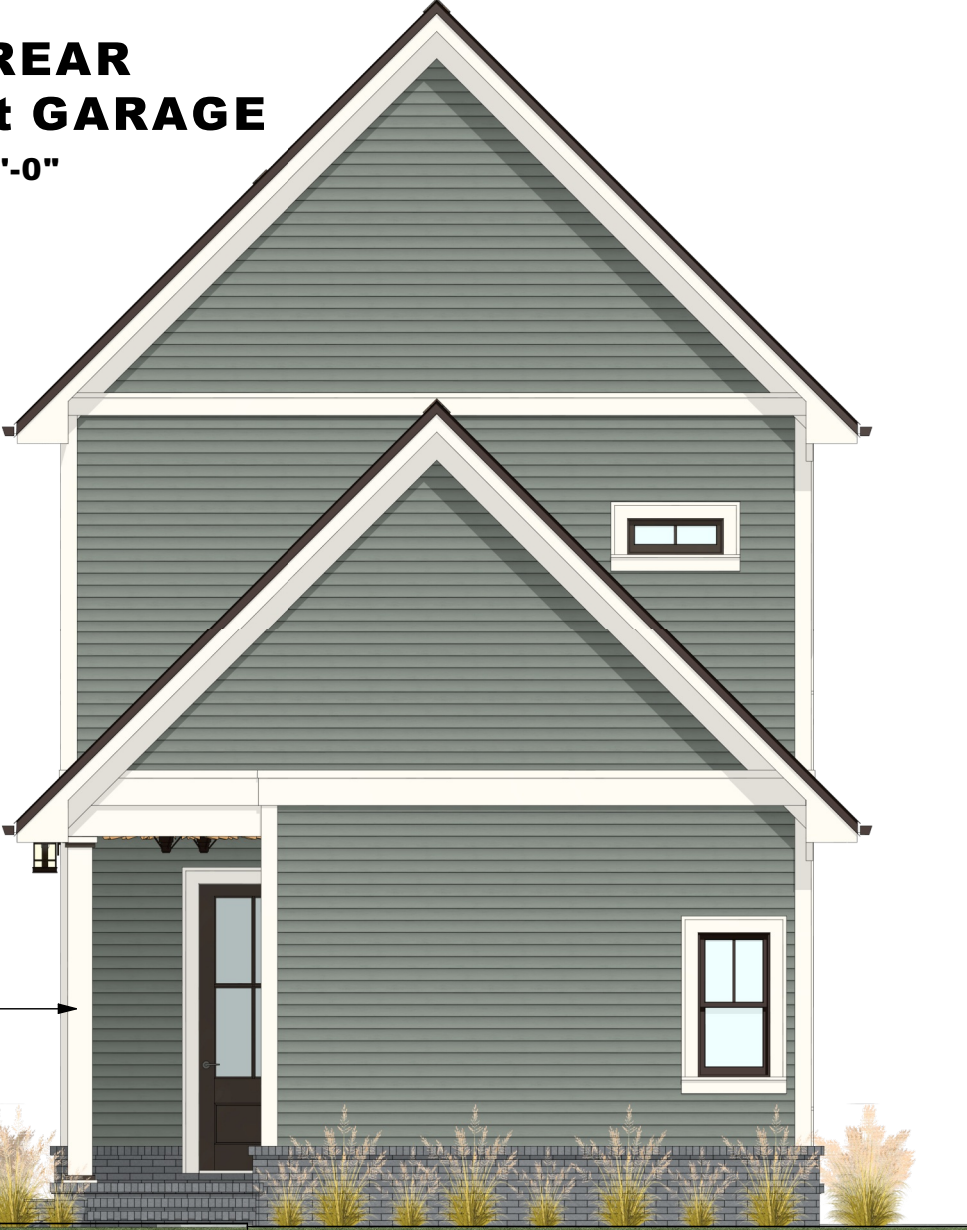
Approved Hardi-Board Trim 11.25 Banding (FL3192.1-R8 Approval Number)



PROPOSED REAR ELEVATION w/out GARAGE

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

Porch Column w/ 6x6 SYP #1 Post w/ 9.25" Hardi-Board Wrapped Column w/ 5.25 Hardi-Board Trim



ELEVATIONS

FINAL REVIEW

PROJECT INFORMATION

DESCRIPTIONS:
NAME: aDoor Properties New Construction

PROJECT SCOPE

TIM DANIEL

Home Design Services

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

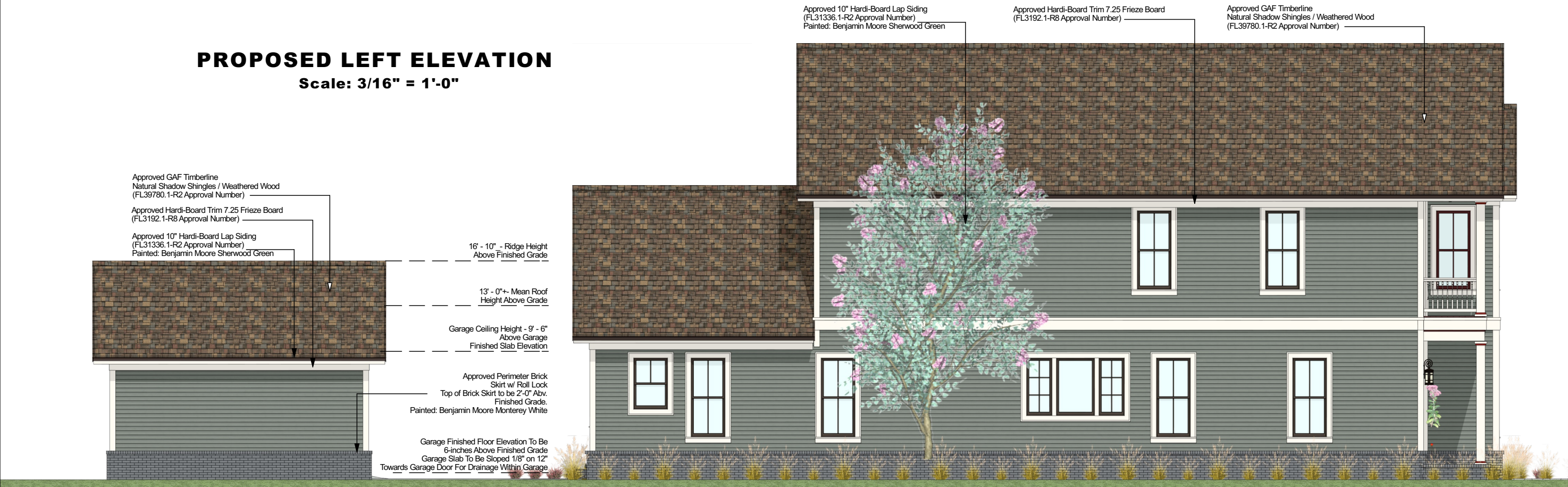
DATE: 07/14/2025

SCALE: -

SHEET: 4 OF 7

Page 55 of 255

PROPOSED LEFT ELEVATION
Scale: 3/16" = 1'-0"



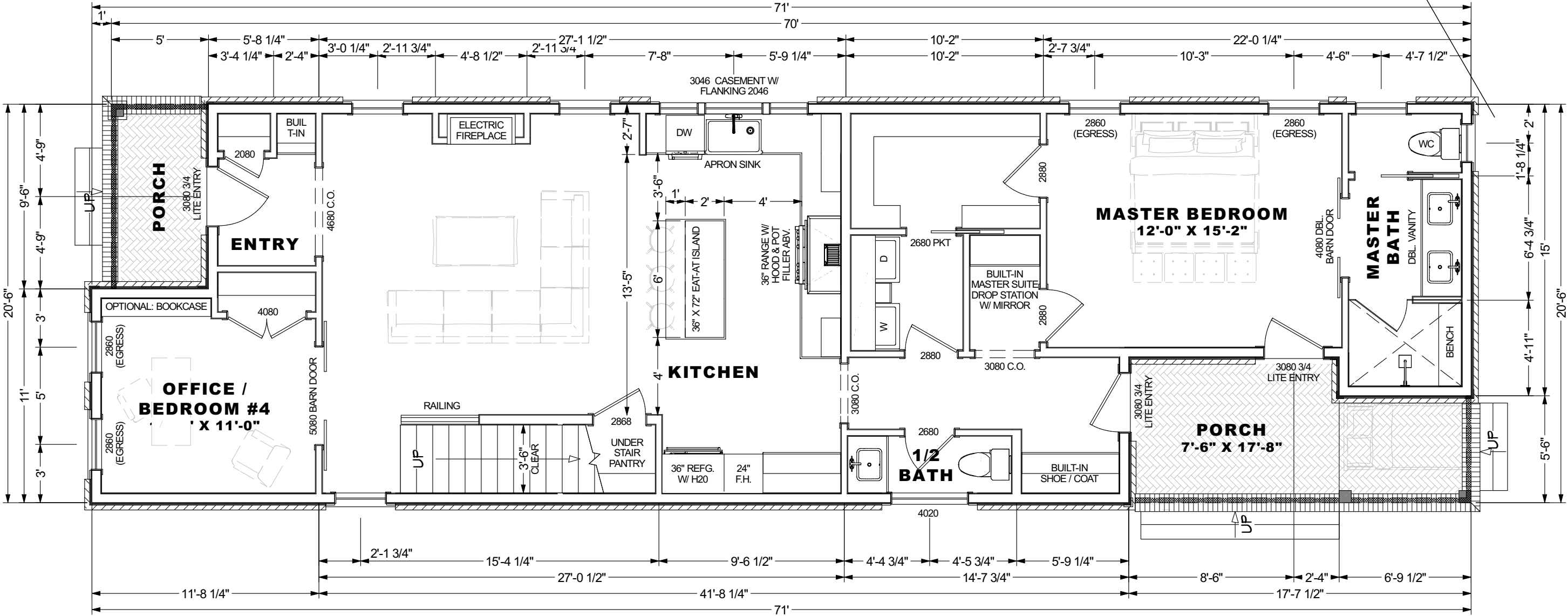
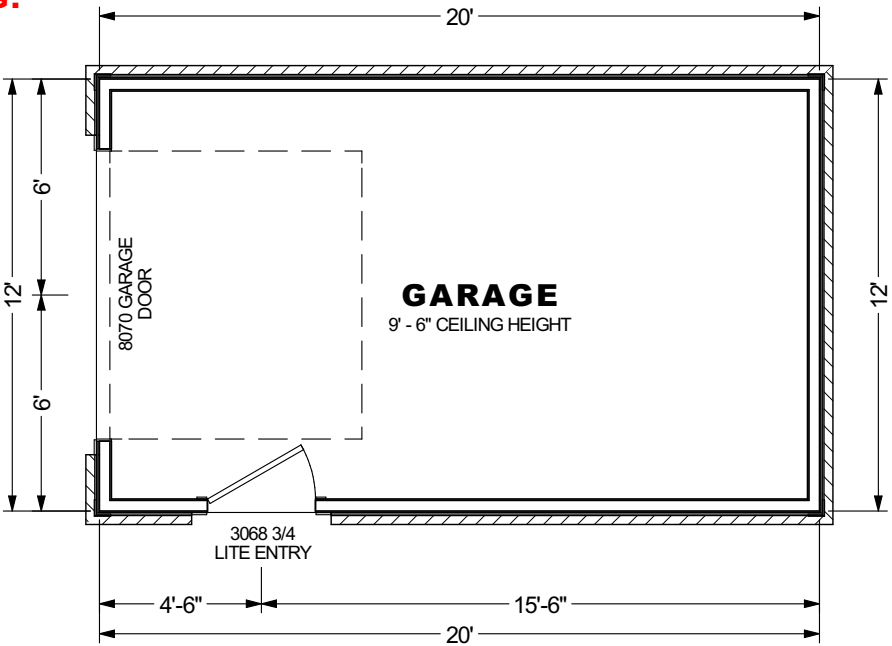
PROPOSED RIGHT ELEVATION
Scale: 3/16" = 1'-0"



ELEVATIONS		FINAL REVIEW	
PROJECT INFORMATION		PROJECT SCOPE	
DESCRIPTIONS:			
NAME: aDoor Properties New Construction			
TIM DANIEL		Home Design Services	
Email: timdanieljr83@gmail.com		Phone: (850)-417-5332	
DATE:	07/14/2025	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"



FLOOR PLAN

FINAL REVIEW

PROJECT INFORMATION

DESCRIPTIONS:
NAME: aDoor Properties New Construction

PROJECT SCOPE

TIM DANIEL

Home Design Services

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

DATE: 07/14/2025

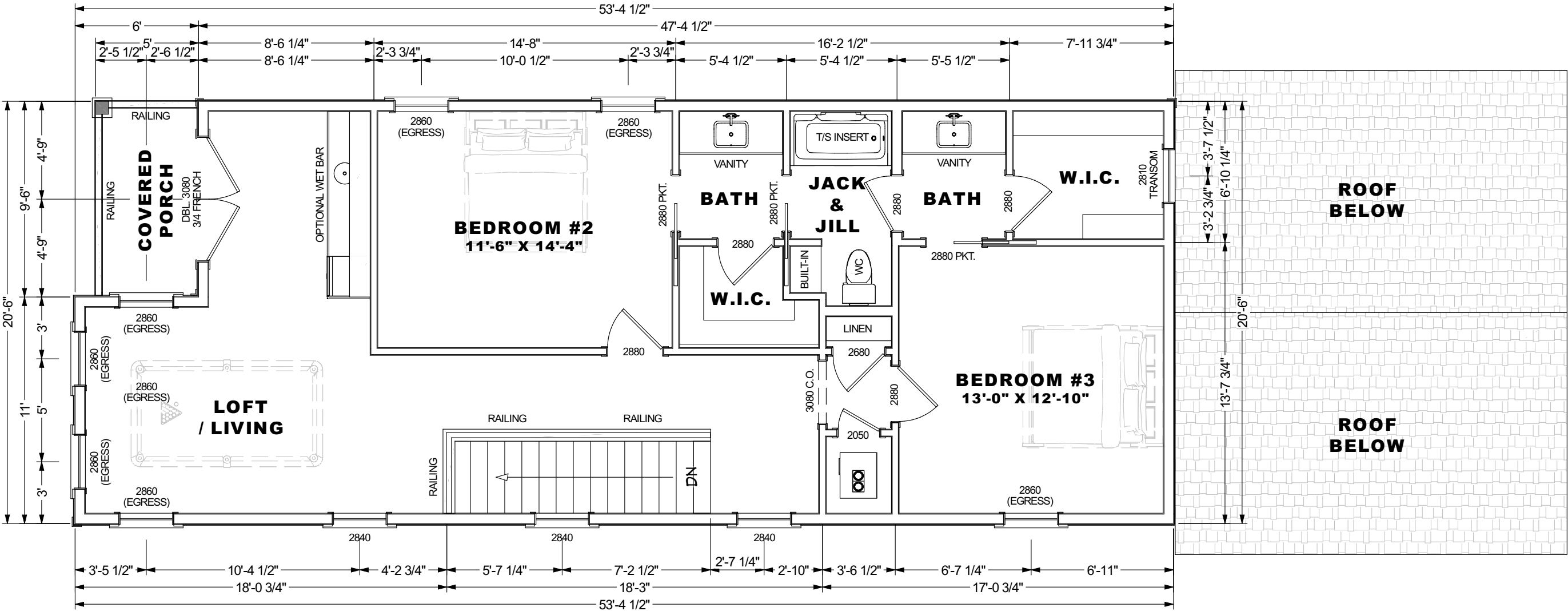
SCALE: -

SHEET: 6 OF 7

Page 57 of 255

THIS SHEET DOES NOT REFLECT
DETACHED GARAGE PLACEMENT
IN RELATION TO MAIN DWELLING.

PROPOSED FLOOR PLAN - 2nd FLOOR
Scale: 3/16" = 1'-0"



PROJECT INFORMATION	
DESCRIPTIONS:	
NAME:	aDoor Properties New Construction
PROJECT SCOPE	

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

DATE:	07/14/2025
SCALE:	-
SHEET:	7 OF 7



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1042

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

710 N. 7th Avenue
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
New Residential Construction

SUMMARY:

Richard Bankich Jr. is seeking final approval of the replacement plans for a contributing structure that was approved for demolition at the June 2025. The replacement plans received conceptual approval at the same meeting. The proposed structure is composed of brick skirting, smooth Hardie lap siding, Pella Reserve aluminum-clad wood windows with six-over-six simulated divided lites, Jeld-Wen wood doors, 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;

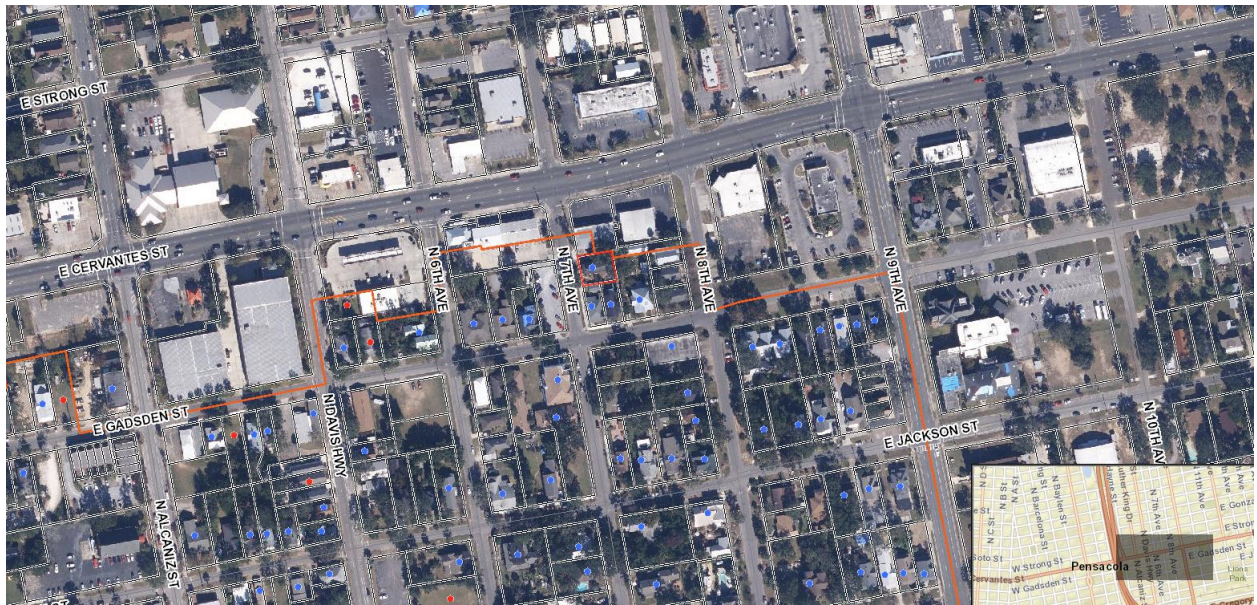
Decisions; Rules governing decisions.

12-3-10(3)i. OEHPD; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

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

710 N. 7th Avenue





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

☒ original
☐ updateHISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 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 Appraiser's Atlas Sheet # 67
 TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
 IRREGULAR SEC? ☒ 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/1/2 Brick 1/2 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 ☒ N (IF Y, ATTACH)
 ARTIFACTS OR OTHER REMAINS _____

AREAS OF SIGNIFICANCE local Community development
Social History

ELIGIBLE FOR NAT. REGISTER?	<u>y</u>	<u>n</u>	<u>likely</u>	need info	<u>insf</u>	<u>inf</u>
SIGNIF. AS PART OF DISTRICT?	<u>xy</u>	<u>n</u>	<u>likely</u>	need info	<u>insf</u>	<u>inf</u>
SIGNIFICANT AT LOCAL LEVEL?	<u>xy</u>	<u>n</u>	<u>likely</u>	need info	<u>insf</u>	<u>inf</u>

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 Brosnahan
DATE: MO 6 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES

LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS

NEGATIVE NUMBERS 91N101 WEH (Frames 29-30)

P H O T O G R A P H

I
I M A P
I Street/plat map, not
I USGS

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.

CERVANTES

7447E

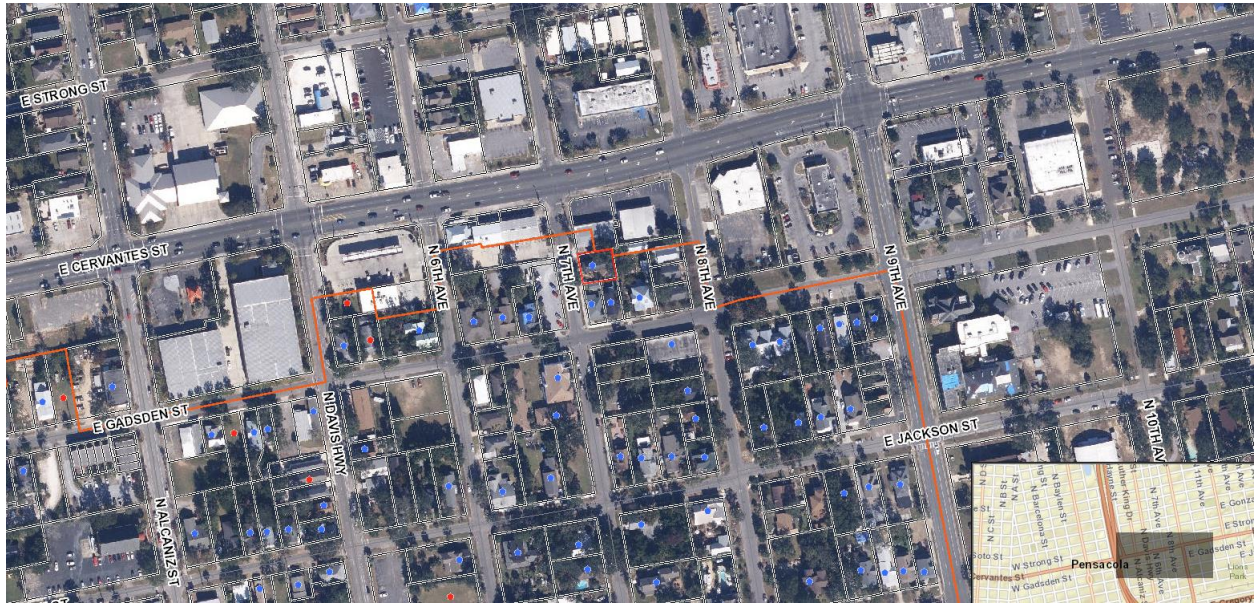
[illegible]

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



JUNE 2025 ARB MEETING

710 N. 7th Avenue





**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.

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

(If different from Applicant)

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

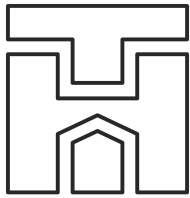
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.



Applicant Signature

06-04-2025

Date



TOM HUNT RESIDENTIAL DESIGNS, INC.
845 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

PROPOSED ELEVATIONS

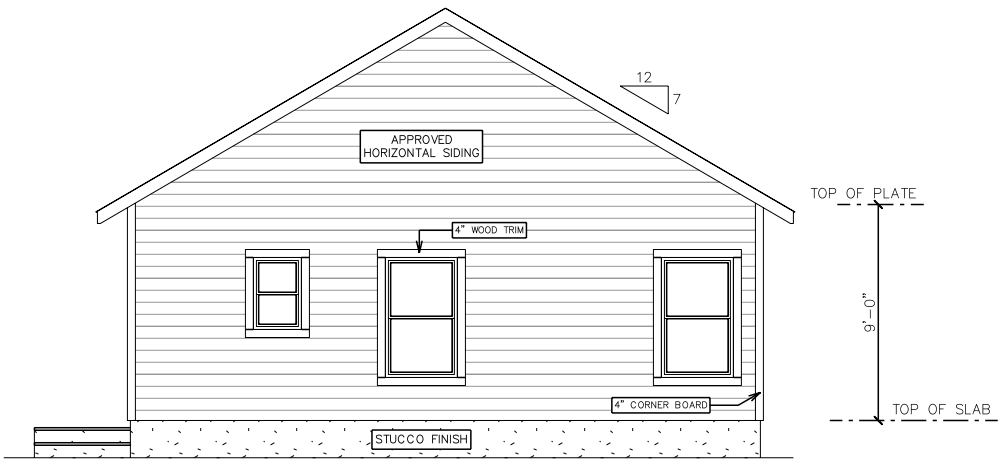
BUILDER/
CUSTOMER NAME: **Richard Bankich, Jr.**
LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE: As Noted

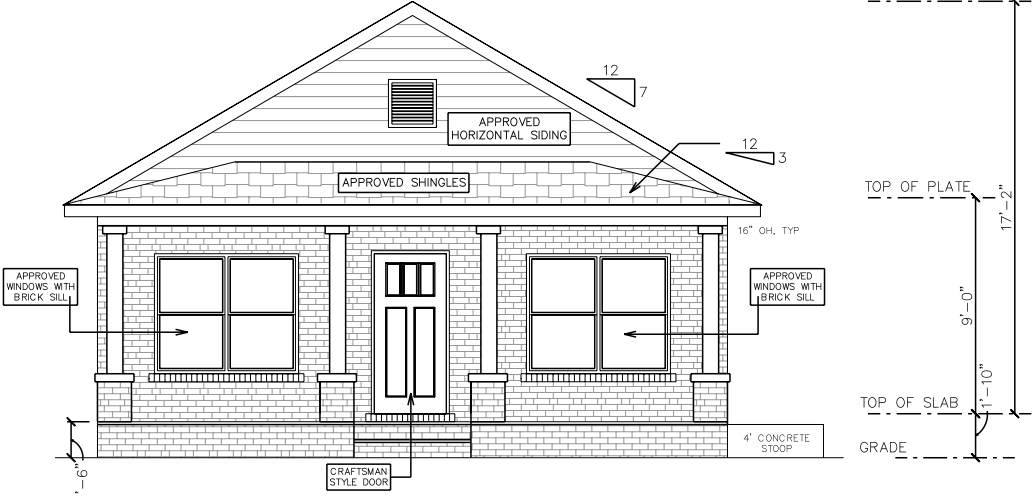
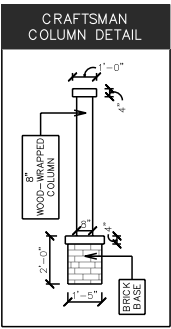
SHEET NUMBER

A1

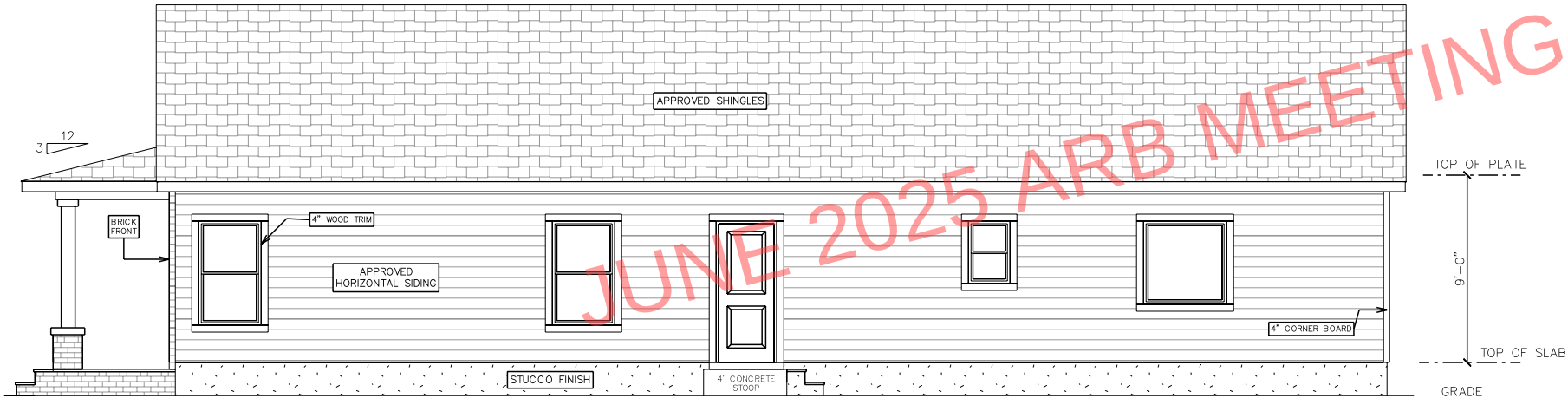
SHEET NO. 1 OF 5



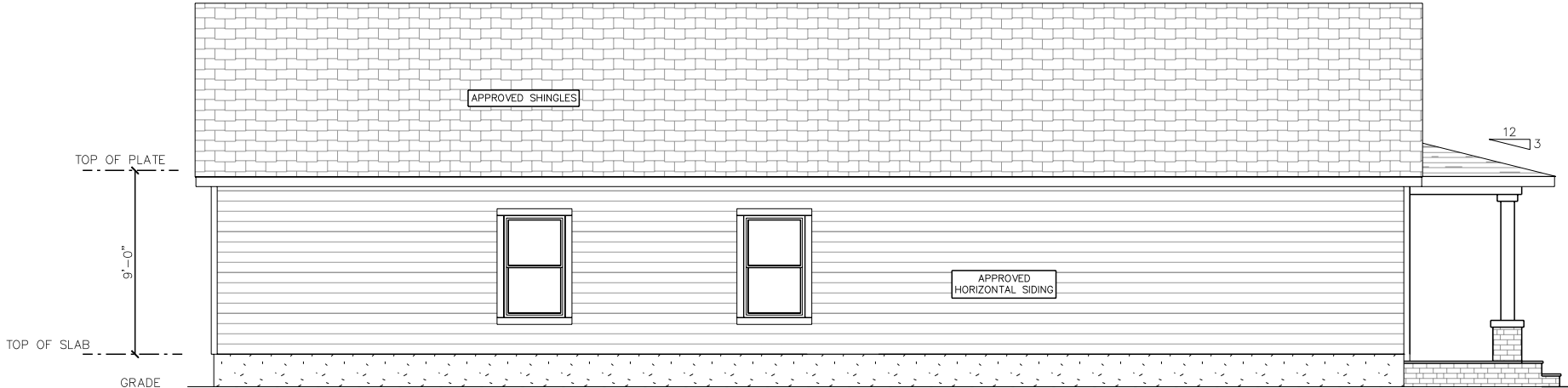
REAR ELEVATION
SCALE: 1/8" = 1'-0"



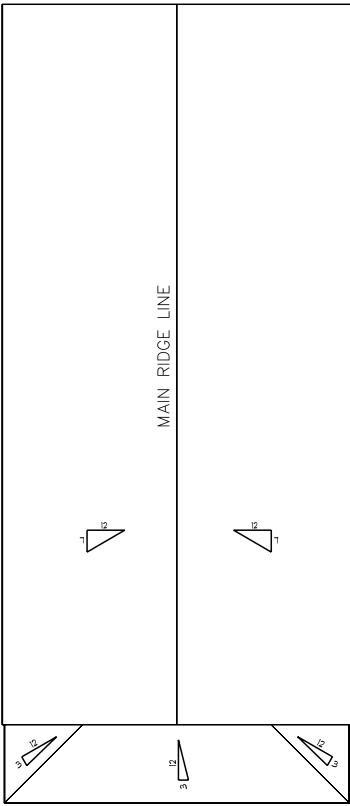
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



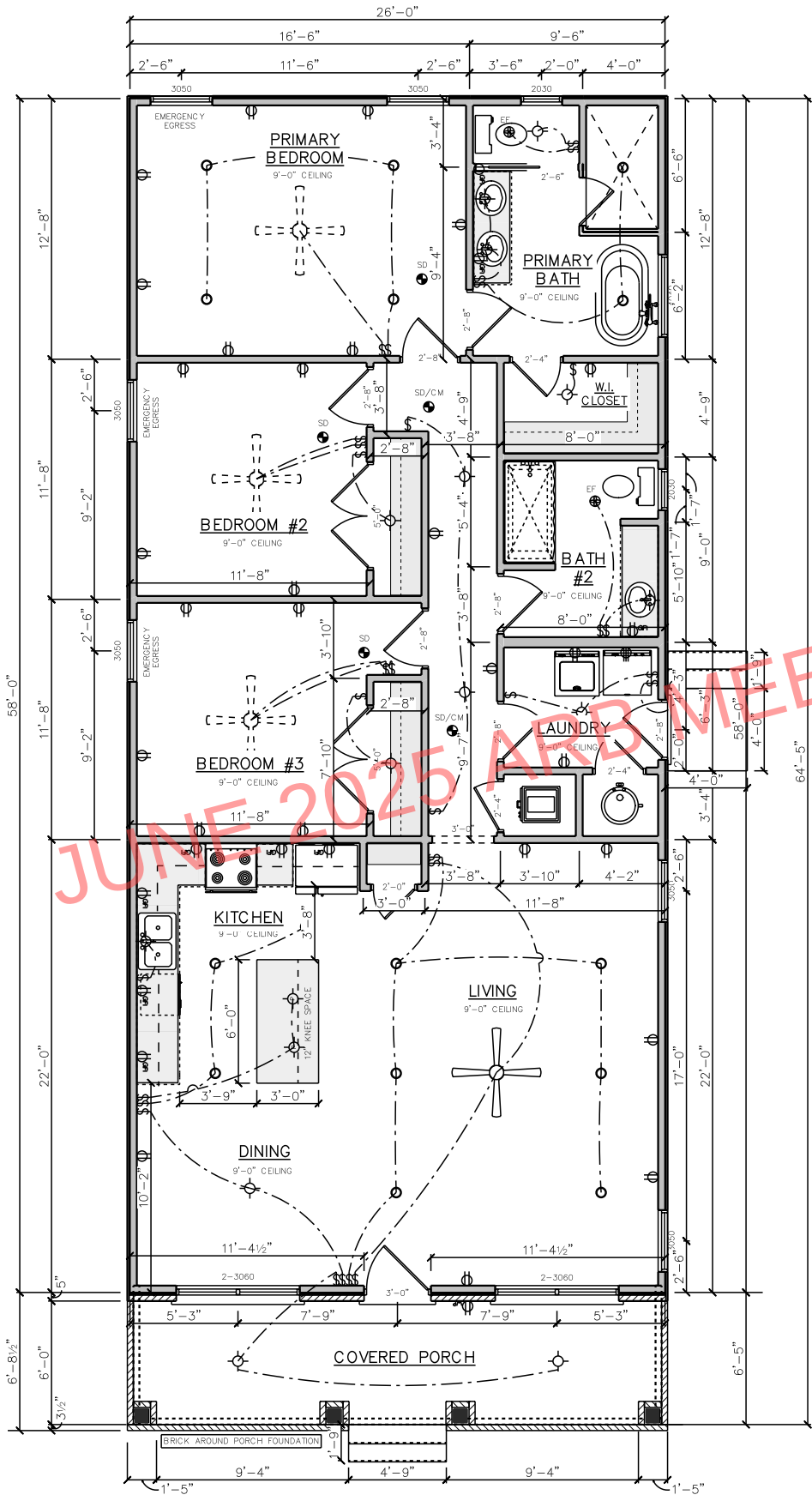
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



ROOF LAYOUT
SCALE: 1/16" = 1'-0"



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.

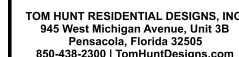
PROPOSED FLOOR PLAN

BUILDER/
CUSTOMER NAME:

Richard Bankich, Jr.

LOCATION:

710 N 7th Avenue
Pensacola, Florida 32501



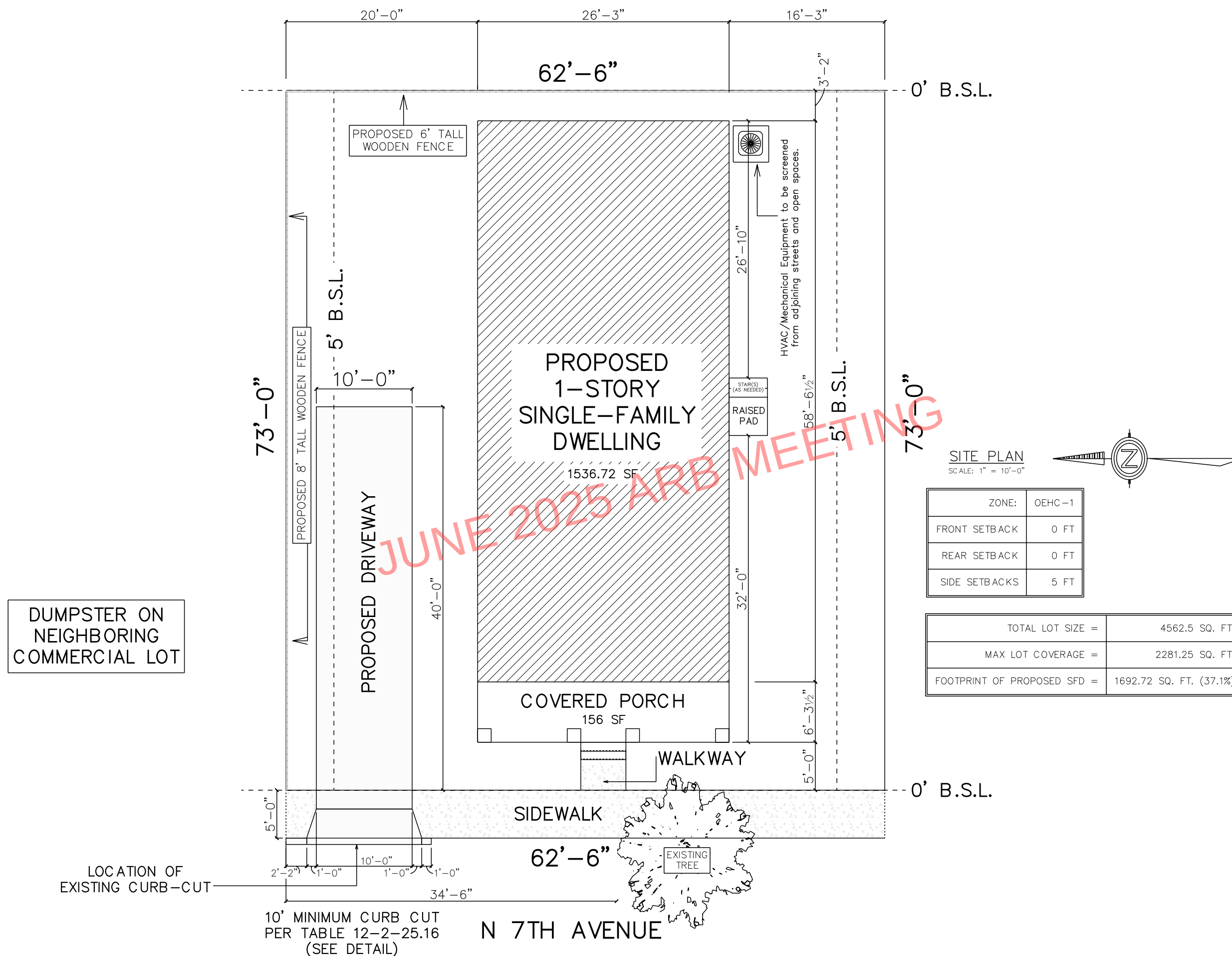
PROPOSED SITE LAYOUT

**BUILDER/
CUSTOMER NAME:** Richard Bankich, Jr.
LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE 1" = 10'-0"

A3

SHEET NO. 3 OF 5



Existing Front Elevation



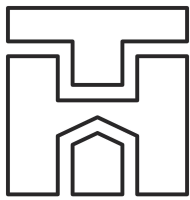
Existing Rear Elevation



Existing Left Elevation



Existing Right Elevation



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PHOTOS OF EXISTING

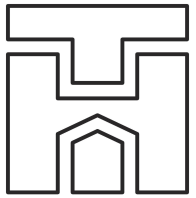
BUILDER/
CUSTOMER NAME: **Richard Bankich, Jr.**
LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE: As Noted

SHEET NUMBER

A4

SHEET NO. 4 OF 8



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Pensacola, Florida 32505
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PREVIOUS FRONT (2019)

BUILDER/
CUSTOMER NAME: **Richard Bankich, Jr.**
LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

SCALE: As Noted

SHEET NUMBER

A5

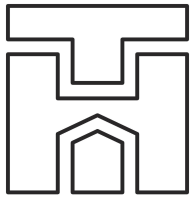
SHEET NO. 5 OF 8



FRONT ELEVATION BEFORE RENOVATION BY PREVIOUS OWNER (2019)



MATCH BRICK OF ORIGINAL
STRUCTURE (BEFORE PAINTED)



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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

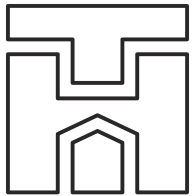
Rear Elevation of Property to the Left



Rear Elevation of Property to the Right



Parking Lot
Directly Across Street



TOM HUNT RESIDENTIAL DESIGNS, INC.
845 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

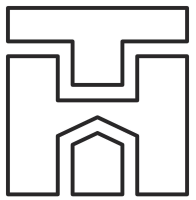
SHEET NUMBER

A7

SHEET NO. 7 OF 8



DESIGN STYLES OF PROPERTIES IN THE SURROUNDING AREA



TOM HUNT RESIDENTIAL DESIGNS, INC.
845 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

BUILDER/
CUSTOMER NAME:

LOCATION:

SCALE: As Noted

SHEET NUMBER

A8

SHEET NO. 8 OF 8



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

**Architectural Review Board Application
Full Board Review**

Application Date: 07-30-2025

Project Address: 710 NORTH 7TH AVENUE, PENSACOLA, FL 32501

Applicant: RICHARD BANKICH, JR.

Applicant's Address: 3000 W NINE MILE ROAD, PENSACOLA, FLORIDA 32534

Email: RICHARDBANKICH@GMAIL.COM **Phone:** 850-698-2781

Property Owner: B & E HOLDINGS LLC, C/O RICHARD BANKICH, JR.

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

(If different from Applicant)

Application is hereby made for the project as described herein:

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

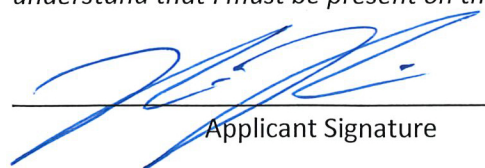
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

FINAL REVIEW OF REPLACEMENT 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

7-29-25
Date

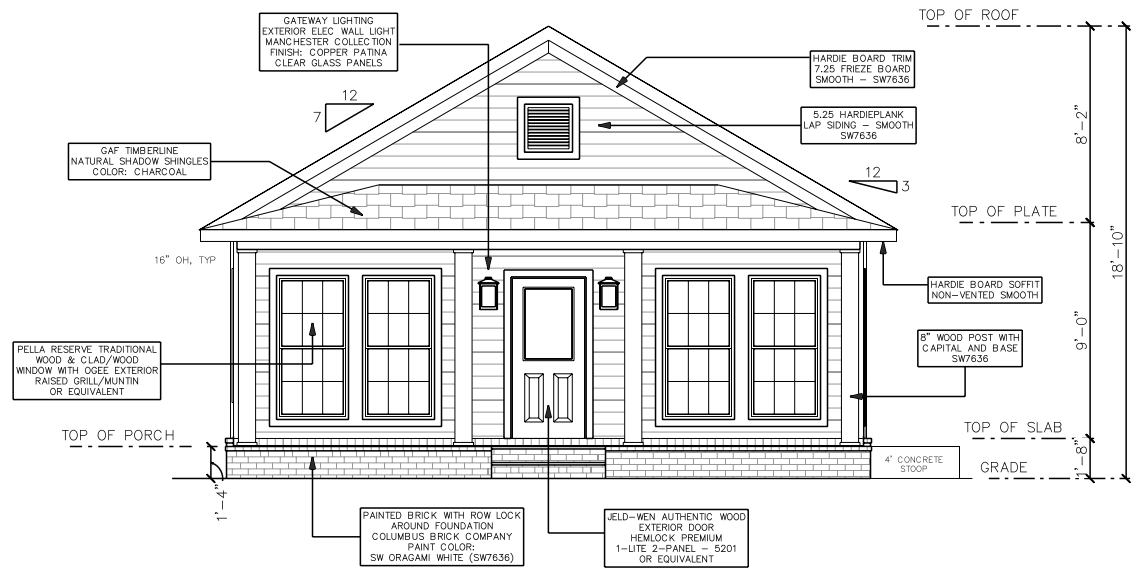


**710 NORTH 7TH AVENUE
PENSACOLA, FLORIDA 32501**

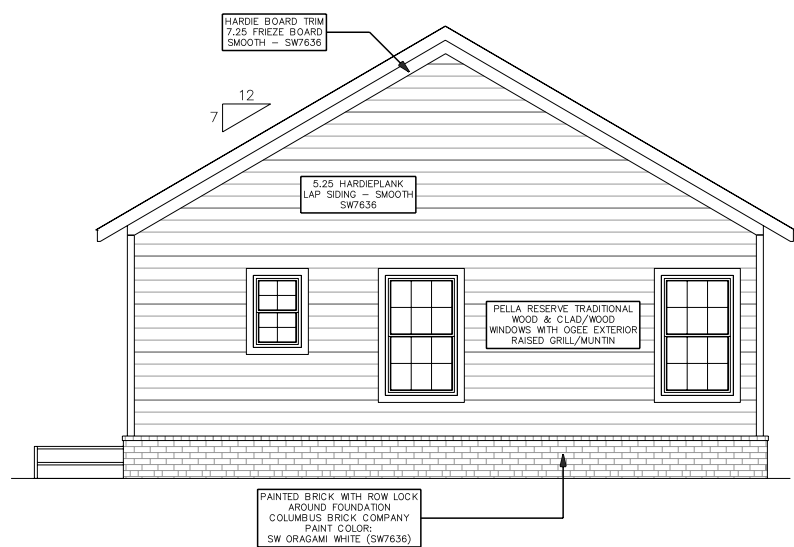
**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
FULL BOARD - FINAL REVIEW**

TABLE OF CONTENTS

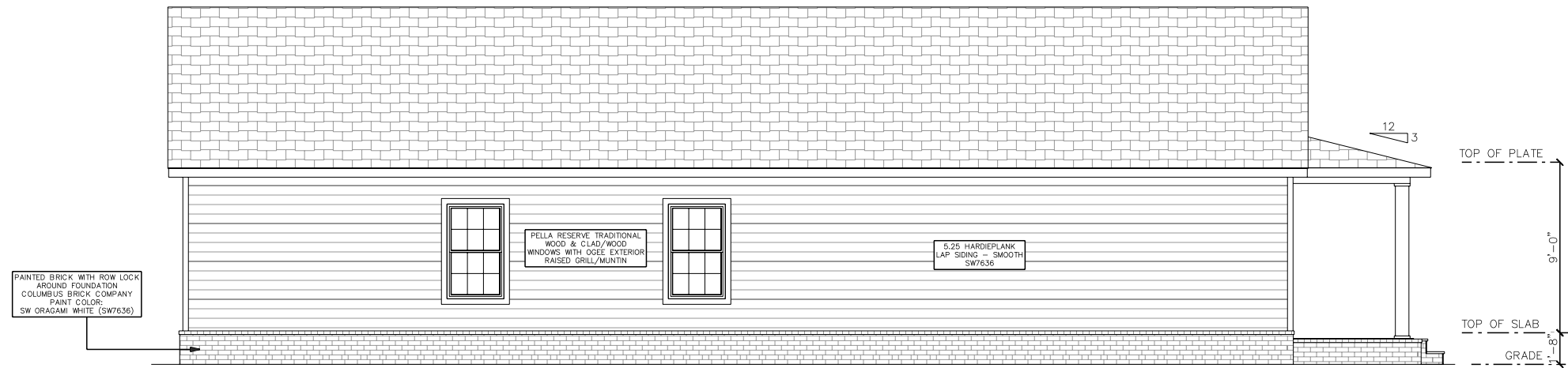
	SHEET
ELEVATIONS	A1
FLOOR PLAN	A2
RENDERINGS	A3
SITE LAYOUT	A4
AERIAL VIEW OF SITE AND ADJOINING STREET SCAPE	A5
PHOTOS OF NEIGHBORING PROPERTIES AND ADJOINING STREET SCAPE	A6
PRODUCT BROCHURES Windows, Doors, Siding, Trim, Soffits, Shingles, Brick, & Exterior Lighting	A7



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



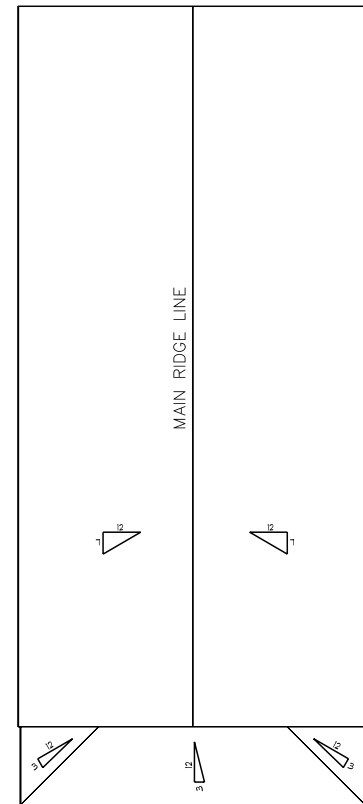
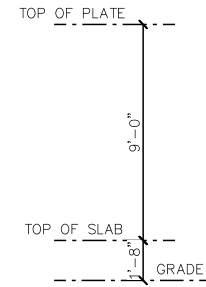
REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



ROOF LAYOUT
SCALE: 1/16" = 1'-0"



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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 8



TOM HUNT RESIDENTIAL DESIGNS, INC.
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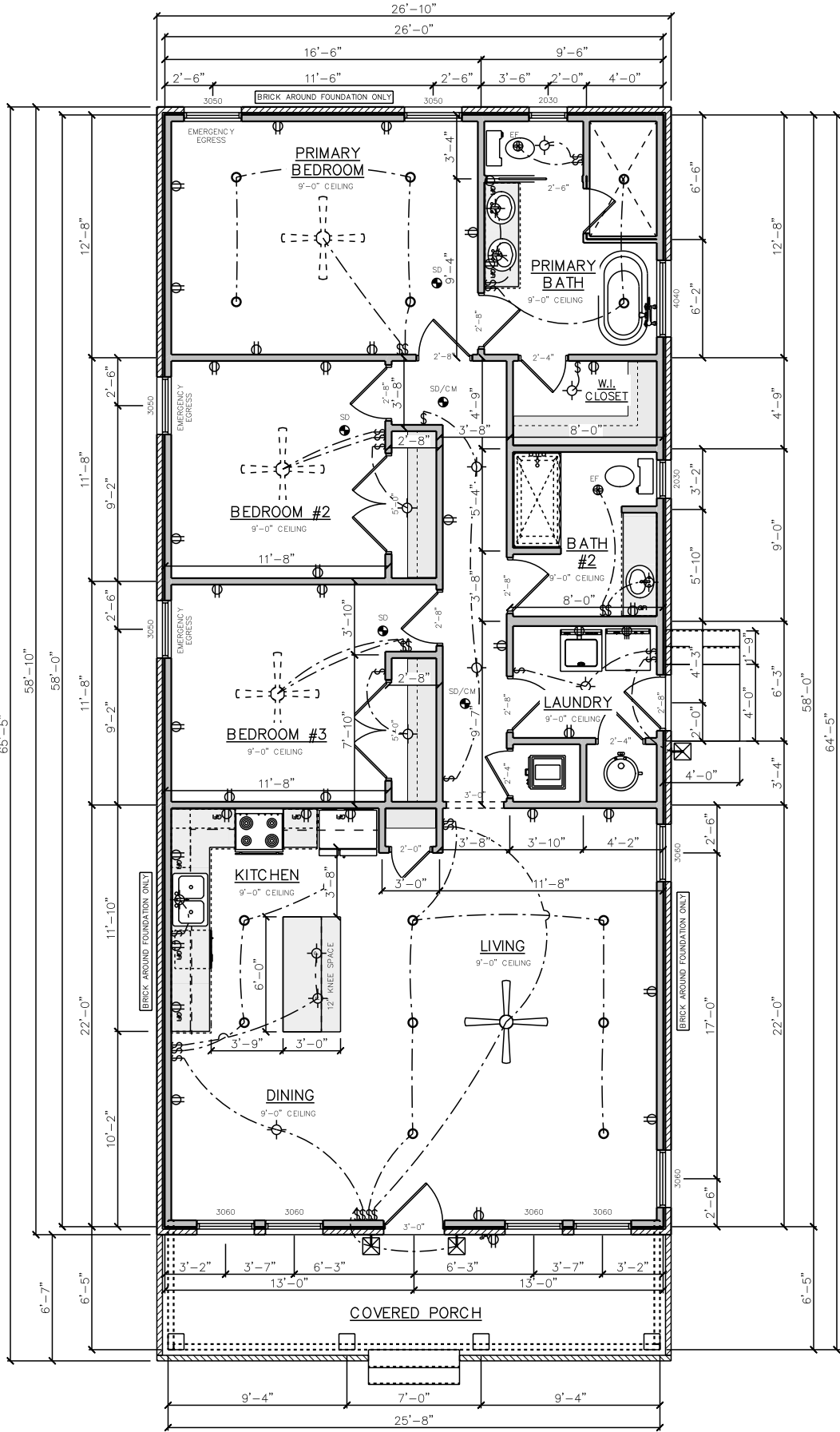
PROPOSED FLOOR PLAN

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 8



FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROVISIONS FOR BALANCED AIR:

- + Pressure differentials across closed doors where returns are centrally located shall be limited to 0.01 inch WC (2.5 Pa) or less. Pressure differentials across fire walls in ceiling space plenums shall be limited to 0.01 inch (2.5 Pa) by providing air duct pathways of air transfer pathways from the high pressure zone to the low zone.
- + Habitable room only shall be required to meet these requirements for proper balanced return air.

ELECTRICAL NOTES:

- + Electrical diagram is suggestive only. Consult owner for further information on type, number and location of all fixtures.
- + All electrical in these plans are in compliance with the 2020 National Electrical Code (NFPA)
- + Smoke detectors to be hardwired interconnected & have monitored battery backup in all bedrooms and hall to bedrooms.
- + Carbon monoxide detectors in halls 10" max. from bedrooms.

SCOPE OF PLANS:

These Plans are drafted to enable an individual with general construction knowledge, "The Builder" to order materials, acquire required permits, and build this structure. During construction, building conditions may cause variations in the actual plan dimensions requiring the builder to make the proper adjustments. It is the responsibility of the builder to make these adjustments and to meet current field conditions & building codes. Any structural questions or questions arising from building inspections will be the responsibility of the builder or "The Professional Engineer On Record."

After the building permit has been stamped by the plan review office, Tom E. Hunt Residential Designs Inc has no more responsibility tied to building this house.

FOOTAGES	
Living Area	1508 sq. ft.
Front Covered Porch	156 sq. ft.
TOTAL SQ FT (UNDER ROOF)	1664 sq. ft.



RENDERING OF FRONT ELEVATION



RENDERING OF LEFT ELEVATION



RENDERING OF RIGHT ELEVATION



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 Pensacola, Florida 32505
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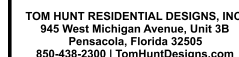
CONCEPTUAL RENDERING

BUILDER/
 CUSTOMER NAME: Richard Bankich, Jr.
 LOCATION: 710 N 7th Avenue
 Pensacola, Florida 32501

SCALE 0.07813" = 1'-0"

SHEET NUMBER
 A3

SHEET NO. 3 OF 8



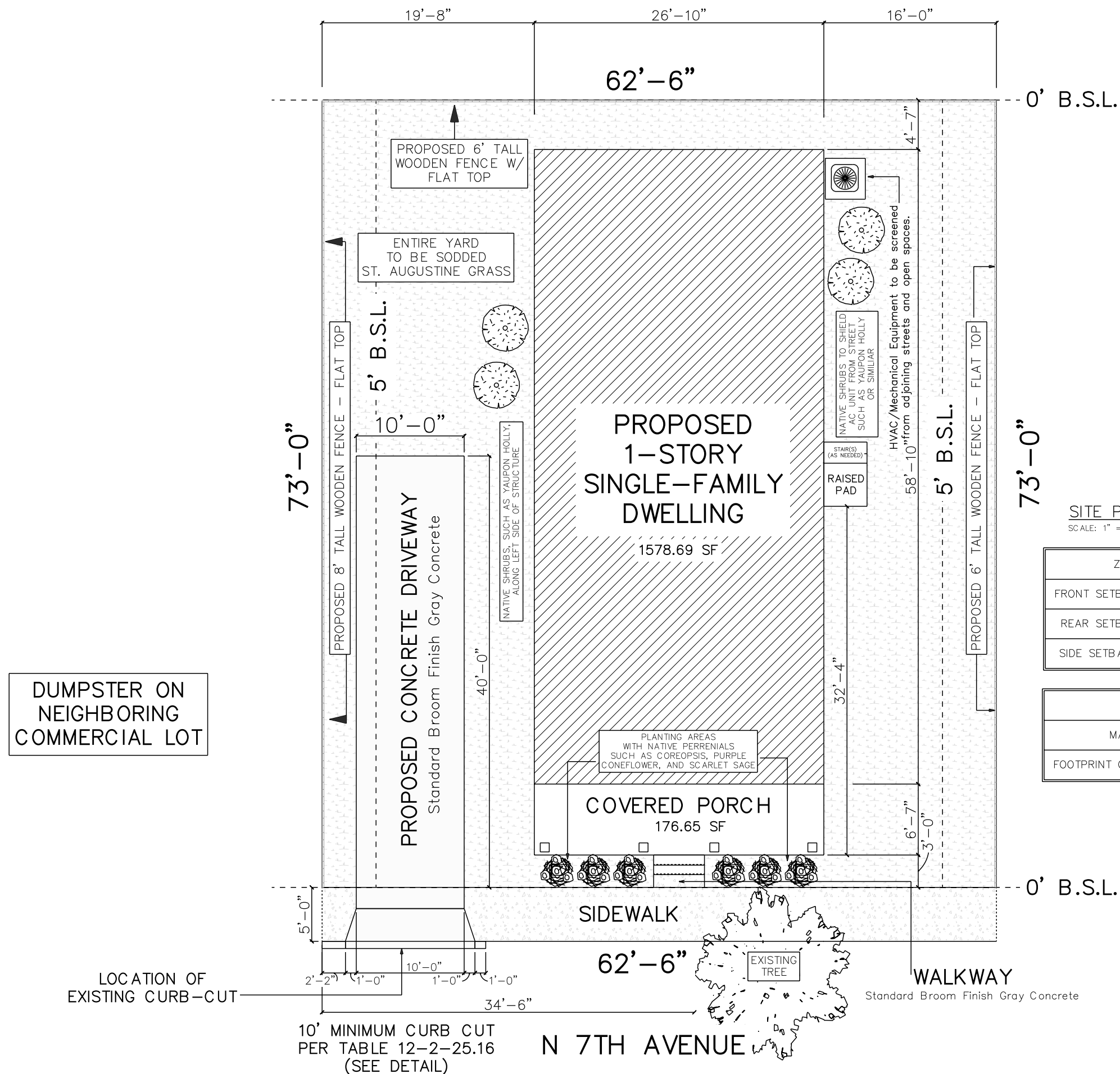
PROPOSED SITE LAYOUT

BUILDER/
CUSTOMER NAME: Richard Bankich, Jr.
LOCATION: 710 N 7th Avenue
Pensacola, Florida 32501

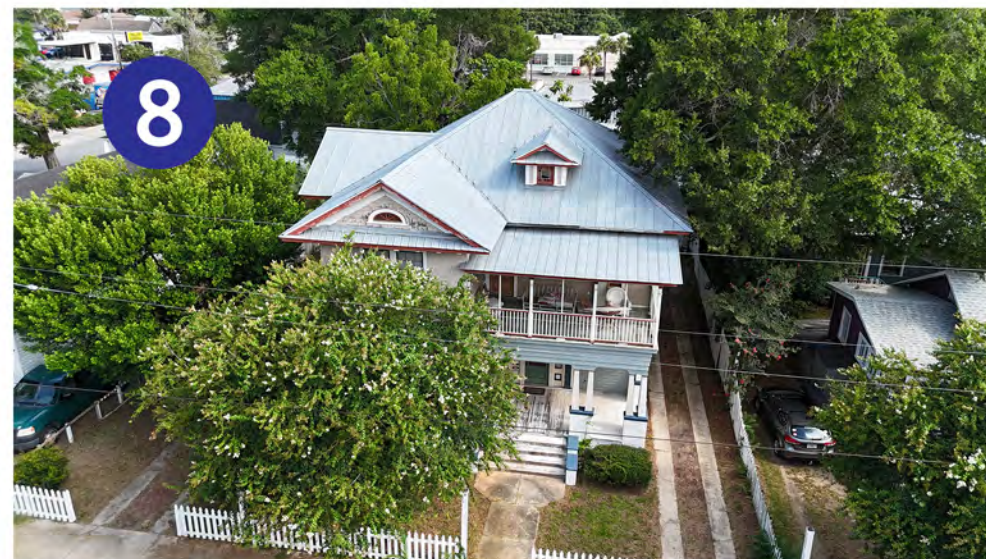
SCALE 1" = 10'-0"

A4

SHEET NO. 4 OF







Colors

Wood Types

Choose the wood species that best complements your project's interior.

Pine

Custom solutions:
Douglas Fir
Mahogany
White Oak
Red Oak
Cherry
Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Dark Mahogany Stain

Charcoal Stain

Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷

Black

White

Brown

Fossil

Iron Ore

Portobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Pearl Gray

Soft Linen

Satin Steel

Matte Gray

Wolf Gray

Spice Red

Sage

Frost Blue

Blue Ash



Custom colors are also available.

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window – appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

Pella® Reserve™
Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.



- **Easy-to-learn Pella Steady Set™ interior installation system**
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- **Historical Details**
Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified³**
Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty⁴**
Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4} See back cover for disclosures.

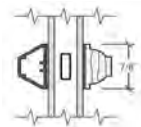
Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set-; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	For more info visit PellaADM.com
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

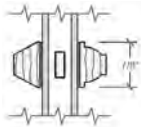
Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

Grilles

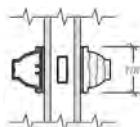
Integral Light Technology®
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



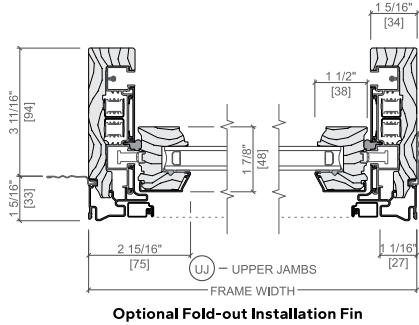
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3, 4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek

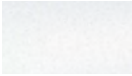


Spoon-Style Lock

Finishes:



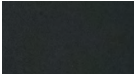
Champagne



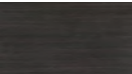
White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.

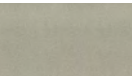


Fold-away Crank

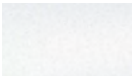


Cam-Action Lock

Finishes:



Champagne



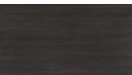
White



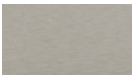
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN®



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose

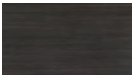


Multi-Slide Patio Door Handle^{5, 6}

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard

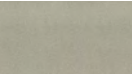


Sliding Patio Door Handle
Standard

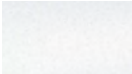


Multi-Slide Patio Door Handle^{5, 6}

Finishes:



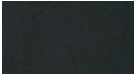
Champagne



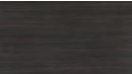
White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

^{5, 6} See back cover for disclosures.



AUTHENTIC WOOD HEMLOCK
PREMIUM CRAFTSMAN 6-LITE 2-PANEL (6206)

For more information, contact your JELD-WEN sales representative today.

JELD-WEN



*For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.
© 2024 JELD-WEN, Inc. All rights reserved. | JELD-WEN, the JELD-WEN Logo, and the JW Logo are registered trademarks of JELD-WEN, Inc. JELD-WEN is proud to be part of the JELD-WEN global family of product brands and companies.

10-99444 12/24

LIMITED
5-YEAR *
WARRANTY



JELD-WEN

AUTHENTIC WOOD
EXTERIOR DOORS



Crafted to bring the warmth and beauty of real wood to any residential architectural style, JELD-WEN® Authentic Wood exterior doors are available in an array of designs and wood species, and feature a dense engineered core shielded with premium veneers for lasting performance.

AUTHENTIC WOOD HEMLOCK PREMIUM SASH 12-LITE (5112)

AUTHENTIC WOOD EXTERIOR DOOR FEATURES

PANEL PROFILE OPTIONS

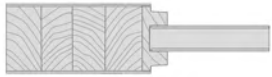
Whether you prefer traditional or contemporary, JELD-WEN has panel profile options that will distinguish your home's exterior door with beautiful quality and attention-to-detail design.



1-1/8" SINGLE-HIP
RAISED PANEL PROFILE



3/4" SINGLE-HIP
RAISED PANEL PROFILE



5/8" FLAT PANEL PROFILE

WOOD SPECIES OPTIONS



HEMLOCK



MERANTI
MAHOGANY

GLASS OPTIONS



CLEAR

Clear insulating glass maximizes natural light to create a clean, open, and inviting feel at the home's entryway.



BEVELED

Clear insulating beveled glass allows light to flow into or out of the home and adds visual interest to your door.

CRAFTSMAN SHELF



Available with Craftsman designs only



AUTHENTIC WOOD MERANTI MAHOGANY
PREMIUM SASH 6-LITE 1-PANEL (5106)



AUTHENTIC WOOD MERANTI MAHOGANY
PREMIUM SASH 4-LITE 1-PANEL (5104)

AUTHENTIC WOOD EXTERIOR DOOR DESIGNS

MERANTI MAHOGANY PREMIUM

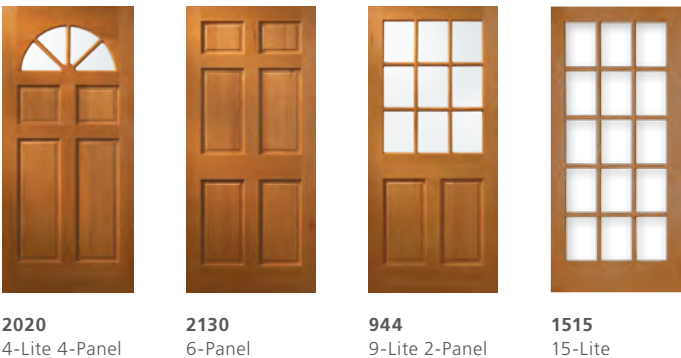
Meranti Mahogany is a highly durable hardwood that's naturally more resistant to insects, rot, and weather conditions compared to other wood options. Its rich color and deep graining looks beautiful with both clear stain and pigmented stain, offering a variety of aesthetic options. Meranti Mahogany Premium Doors feature 1-1/8" thick internal panels for a stronger and more energy-efficient build.



Craftsman doors feature 5/8" thick internal panels

HEMLOCK TRADITIONAL

Hemlock features a finely textured, straight grained appearance. The light, even color takes stain beautifully and will not darken over time. Hemlock Traditional Doors feature 3/4" thick internal panels for a lightweight and affordable design.



HEMLOCK PREMIUM

Hemlock features a finely textured, straight grained appearance. The light, even color takes stain beautifully and will not darken over time. Hemlock Premium Doors feature 1-1/8" thick internal panels for a stronger and more energy-efficient build.



5001
Full Lite



5010
10-Lite



5015
15-Lite



5018
18-Lite



5001SL
(Clear or Low-E
insulating glass)



5005SL



5101
1-Lite 1-Panel



5404
4-Lite 4-Panel



5201
1-Lite 2-Panel



5209
9-Lite 2-Panel



5112
12-Lite



5101SL



5201SL



5203SL



5104SL



6201
Craftsman
2-Panel



6203
Craftsman
3-Lite 2-Panel



6206
Craftsman
6-Lite 2-Panel



5066
6-Panel



6101SL

Craftsman doors feature 5/8" thick internal panels

Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.

HardiePlank®

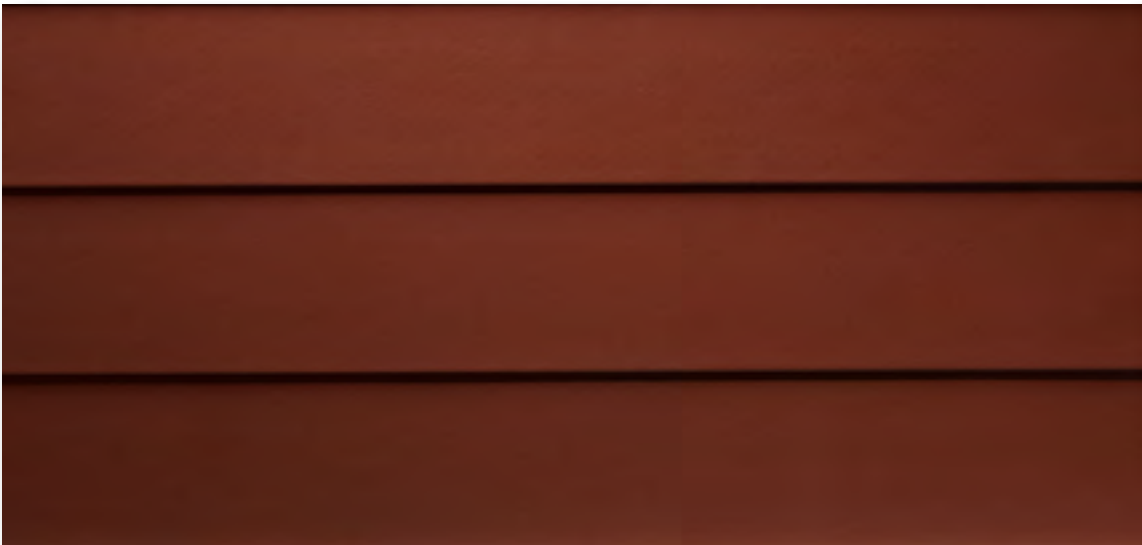
Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
5/4 x 3.5 in.
Arctic White

HardiePlank®
6.25 in. Smooth
Arctic White

A classic look for
THE HOME OF THEIR DREAMS.



SMOOTH

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



View all HardiePlank Lap Siding Products

*9.25 in. only available primed.
**12 in. only available primed and in select areas.

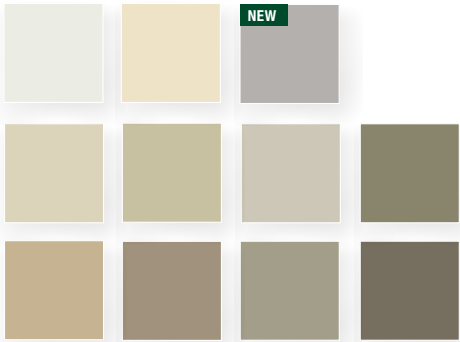


5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80	80

Available Colors



View all HardieTrim Boards

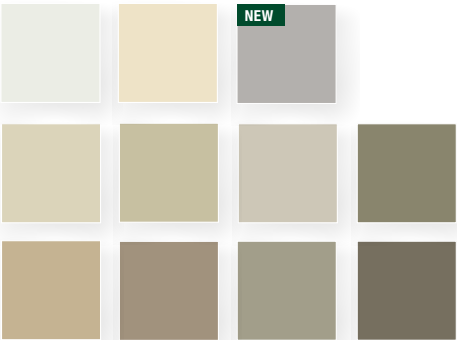


NON-VENTED SMOOTH

Cobble Stone

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.**
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50

Available Colors



[View all HardieSoffit Products](#)

**These 48 in. x 8 ft. panels only available primed.



Timberline[®] NS
Natural Shadow[®] Lifetime[®] Shingles



Excellent performance and a natural shadow effect

Timberline[®] NS shingles deliver the rugged, dependable performance only a Timberline[®] roof can offer while creating a subtle, upscale aesthetic.



Timberline® NS Shingles

Benefits:

- **Great value** — Architecturally stylish and affordable
- **Attractive appearance** — Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood in an asphalt shingle.
- **Highest fire rating** — Class A fire rating from Underwriters Laboratories
- **10-year StainGuard® Algae Protection Limited Warranty** against blue-green algae discoloration¹
- **DuraGrip™ Adhesive Seals shingles** tightly to help reduce the risk of shingle blow-offs. Eligible for up to a 130 mph limited wind warranty.³
- **Peace of mind** — Lifetime[†] Limited Warranty against manufacturing defects with Smart Choice® Protection period (non-prorated material and installation labor coverage) for the first ten years
- **A roof system** — Use TimberTex® premium ridge cap shingles, Master Flow™ vents and pipe boots, StormGuard® or WeatherWatch® leak barriers, and other premium GAF accessories found at gaf.com

Regionally Available Colors:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard® Algae Protection¹** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- Florida Building Code Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets the requirements of the Texas Department of Insurance.
- Classified by UL in accordance with ICC-ES AC438
- ASTM D3161, Class F
- ASTM D7158, Class H
- ASTM D3462²
- Miami-Dade County Product Control Approved

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

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

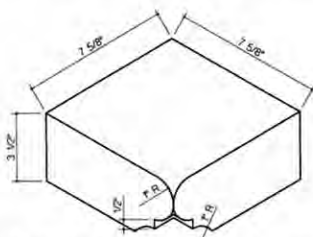
³ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

³ 15-year 130 mph wind warranty requires special installation with 6 nails per shingle and GAF Starter Strip Products installed at the eaves and rakes. With standard installation wind warranty is 110 mph.

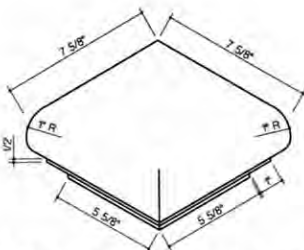
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



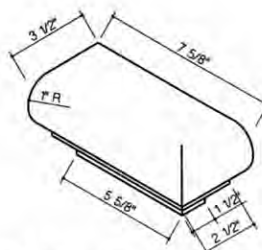
ROWLOCK TREADS



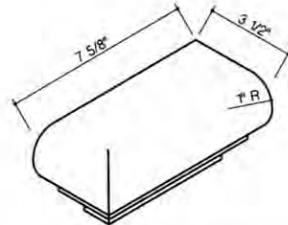
711-Rowlock Tread Inside Corner



712-Rowlock Tread Outside Corner

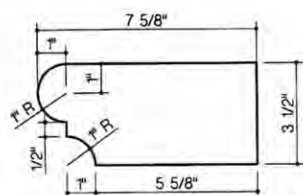


713-Rowlock Tread Corner Left

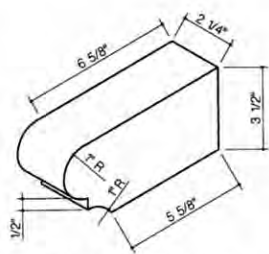


714-Rowlock Tread Corner Right

ROWLOCK TREAD

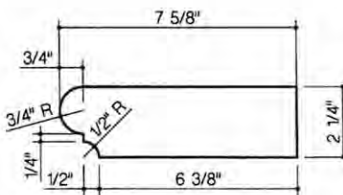


710-Cross Section

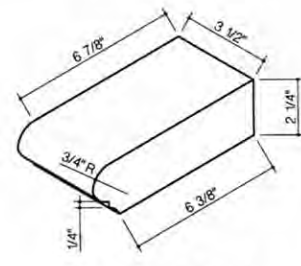


710-Rowlock Tread

HEADER TREAD

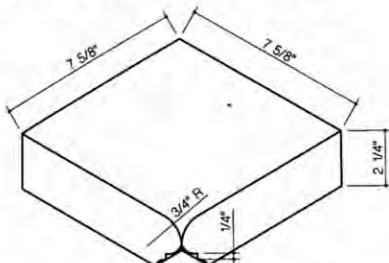


810-Cross Section

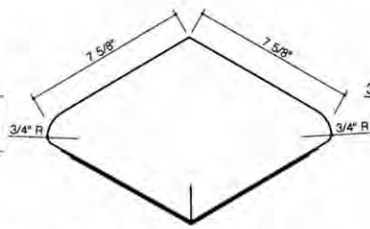


810-Header Tread

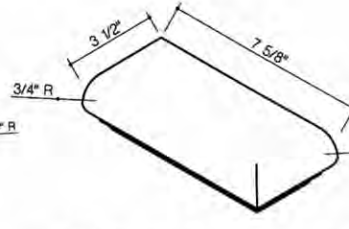
HEADER TREADS



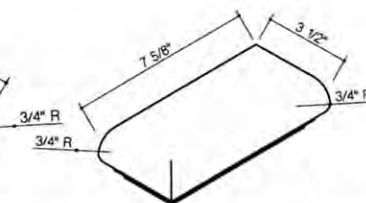
811-Header Tread Inside Corner



812-Header Tread Outside Corner

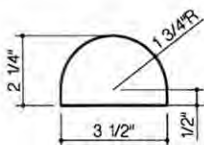


813-Header Tread Corner Left

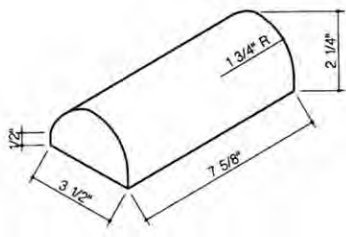


814-Header Tread Corner Right

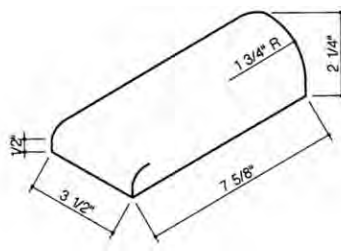
COPING



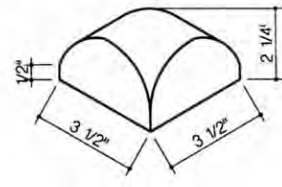
Cross Section



901-Coping Stretcher



902-Coping Wall End



903-Coping Corner



Two Light Wall Sconce



Item ID: **369293**

Finish: **Copper Patina**

Collection: **Manchester**

Width: **9.25"**

Height: **13.50"**

Beautiful copper lanterns in a patina finish. Sturdy rivets and a faux handle adorn the well-made and well-worn traveler's lantern. Clear glass panes complete the antique look of these welcoming wall-lanterns.

Bulbs

Voltage: **120 V**

Qty.	Type	Base	Watt	Incl.	Source	LM.	CCT	CRI	Avg.Life	Dim	Beam
2	-	Candelabra	60.00 W	-	-	-	-	-	-	Yes	-

Details

Safety Rating: **cETL**
Top to outlet: **12.13"**
Extension: **9.25"**
Weight: **7.00 lb**
Manufacturer Warranty: **1 year warranty**

Please be advised that all prices and information shown here are subject to verification by showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1044

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

819 E. Jackson Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Rear Addition at a Contributing Structure

SUMMARY:

SMP Architecture is seeking final approval for a two-story rear addition to a contributing structure consisting of a first floor carport and office above. The addition will have horizontal lap siding to match the existing siding, wood columns and brackets, aluminum-clad wood windows to match what was approved at the March 2025 meeting, and a shingle roof to match the existing.

Recommended Code Sections:

12-3-10(3)e.3.ii.(a) Old East Hill Preservation District; Procedure for review of plans; Decisions; Rules governing decisions.

Sec12-3-10(3)g. OEHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the Old East Hill preservation district.

ATTACHMENTS:

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

— original
— ☒ update

HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 ES 02106

Recorder # _____

SITE NAME D. J. Hayes, 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 819 East Jackson St. CITY Pensacola
 VICINITY OF / ROUTE TO West-East Hill neighborhood, S. side of E. Jackson St. between N. 8th Ave. and N. 9th Ave.
 SUBDIVISION New City Tract BLOCK NO 83 LOT NO 60
 PLAT OR OTHER MAP County Appraiser's Atlas Sheet # 68
 TOWNSHIP 2S RANGE 30W SECTION 221/4 1/4-1/4
 IRREGULAR SEC? ☒ 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 1 DORMERS 1
 STRUCTURAL SYSTEM(S) balloon wood framing
 EXTERIOR FABRIC(S) aluminum siding, drop siding, covering drop siding
 FOUNDATION: TYPE pier MATLS brick
 INFILL concrete block
 PORCHES N&E porch/turned wood columns/4/s
 ROOF: TYPE cross-gable SURFACING composition shingles
 SECONDARY STRUCS. shed, porch
 CHIMNEY: NO MTLS n/a LOCNS n/a
 WINDOWS shs, 4 wood; dhs 6/6 wood; dhs, 2/2 wood; dhs, 4/4 wood; dhs, 4/6 porch length wood; transom; porch columns, turned pickets on porch
 EXTERIOR ORNAMENT wood-decorative cornice; jigsaw cut corner pieces on porch
 CONDITION good SURROUNDINGS residential columns _____
 NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings; oaks, palms

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? Y ☒ n (IF Y, ATTACH)
 ARTIFACTS OR OTHER REMAINS _____

AREAS OF SIGNIFICANCE local community development
social history

ELIGIBLE FOR NAT. REGISTER? y n likely, need info insf inf
SIGNIF. AS PART OF DISTRICT? y n likely, need info insf inf
SIGNIFICANT AT LOCAL LEVEL? x y 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 L. L Brosnahan
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Bd.

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Historic Pensacola Preservation Bd.

NEGATIVE NUMBERS 91N1110WEH (frames 31-32)

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.

I
I M A P
I Street/plat map, not
I USGS

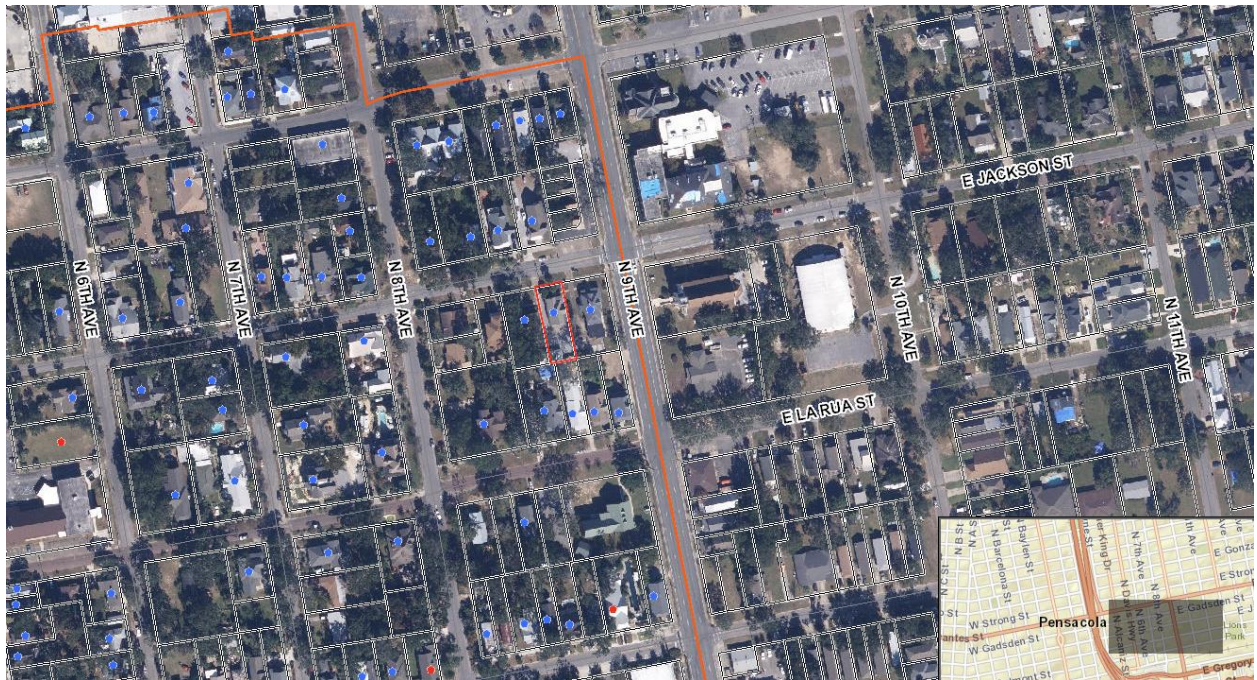
JACKSON

9th AVE

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



819 E. Jackson Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 7/31/25

Project Address: 819 E. Jackson Street Pensacola, FL 32501

Applicant: SMP Architecture

Applicant's Address: 205 E. Intendencia Street Pensacola, FL 32502

Email: randy@smp-arch.com **Phone:** 850-206-5036

Property Owner: EMCIII Land Co, LLC

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

(If different from Applicant)

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:

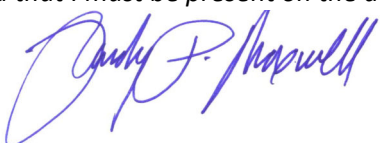
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

FINAL
~~Final Review Approval is requested for a two story addition to the South (rear side) of the~~
existing building to include:

~~Entry~~
~~Carport~~
~~Stair~~
~~Office~~
Toilet Room

All exterior finishes to match those approved by the ARB for a separate submittal application made on 2/19/25. The proposed addition will include horizontal siding, roofing, windows and paint colors to match those approved in the 2/19/25 application.

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.

 7/31/25
Date

Listen. Interpret. Translate.

CERTIFICATION :

CHADBOURNE
COMPANY

819 East Jackson Street
PENSACOLA, FLORIDA

ALL DRAWINGS AND WRITTEN MATERIAL
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OF THE ARCHITECT.

ISSUE DATE :

DRAWN BY : X

CHECKED BY : X

PROJECT NO. 2510

DATE : 7/30/25

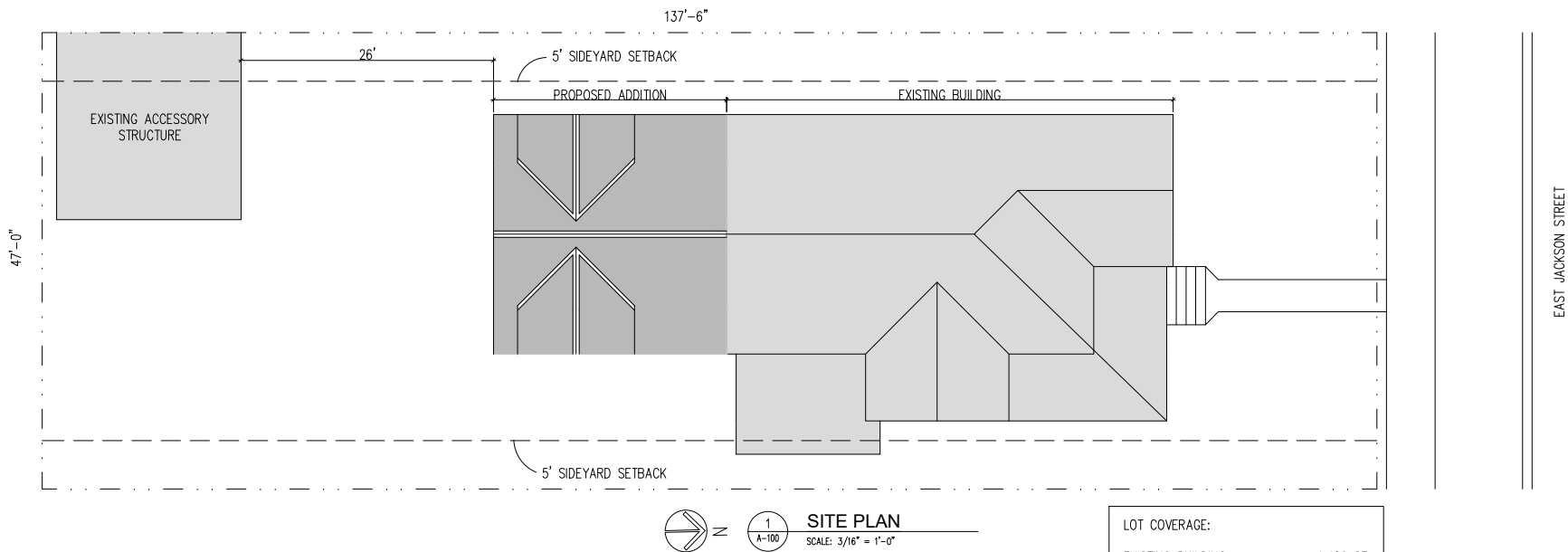
SHEET TITLE :

SITE PLAN

SHEET NO. :

A-100

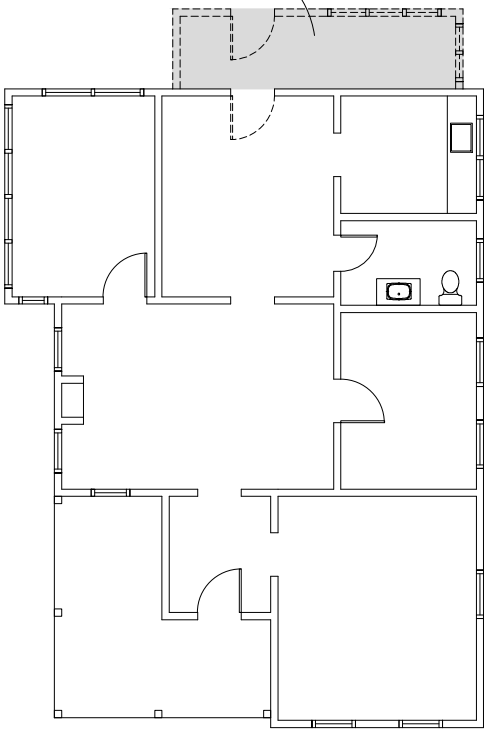
©2025 SMP ARCHITECTURE



LOT COVERAGE:	
EXISTING BUILDING	1,486 SF
EXISTING ACCESSORY BLDG	366 SF
PROPOSED ADDITION	592 SF
TOTAL STRUCTURES	2,414 SF
LOT	6,462 SF
COVERAGE	37%

EAST JACKSON STREET

REMOVE EXISTING NON-CONTRIBUTING
FORMER ADDITION



1
D-101

DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

smp.

SMP Architecture P.A.
201 S. WINTHROP ST.
PENSACOLA, FL 32501
P 850.432.1772
www.smparch.com • AIA 2071528

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ISSUE DATE :

DRAWN BY : X

CHECKED BY : X

PROJECT NO. 2510

DATE : 7/30/25

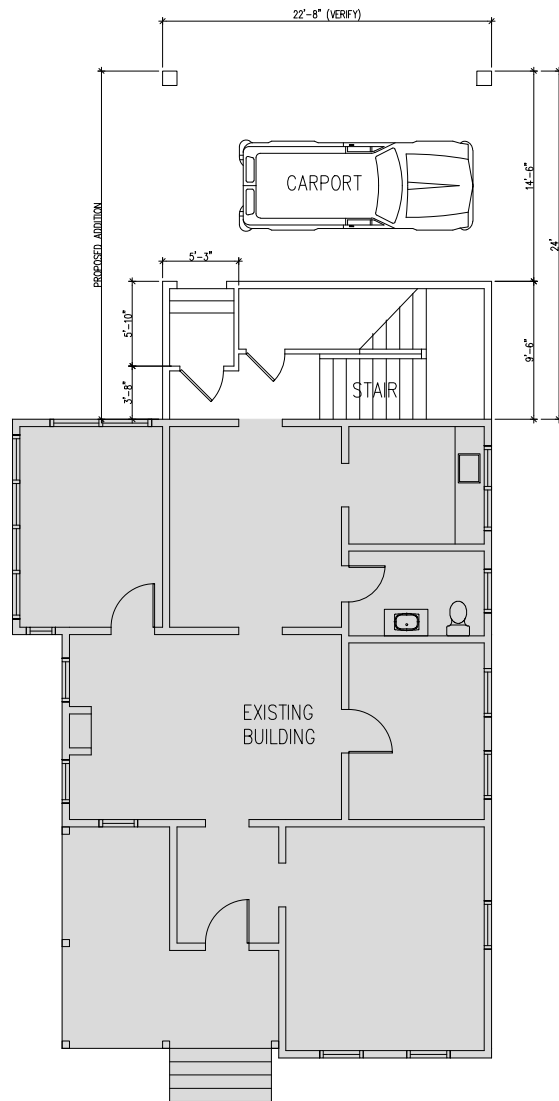
SHEET TITLE :

DEMOLITION
FLOOR PLAN

SHEET NO. :

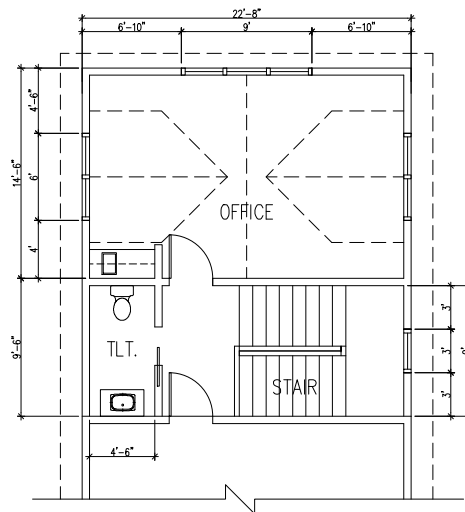
D-101

©2025 SMP ARCHITECTURE



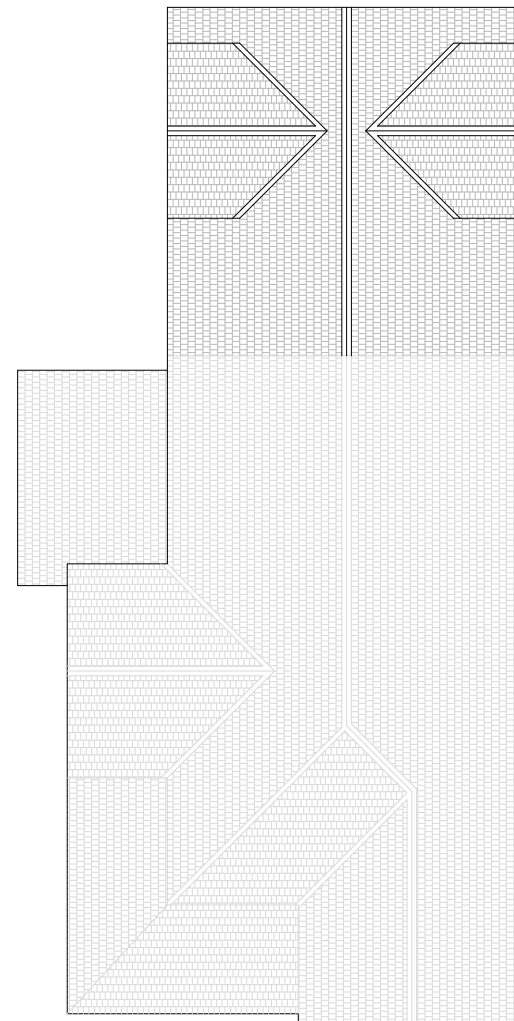
1
A-101

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A-101

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3
A-101

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

smp.

SMP Architecture P.A.
201 E. PENSACOLA ST.
PENSACOLA, FLORIDA 32502
P 850.432.7773
www.smparch.com • AIA/CES 0028

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ISSUE DATE :

DRAWN BY : X

CHECKED BY : X

PROJECT NO. 2510

DATE : 7/30/25

SHEET TITLE :

1ST & 2ND
FLOOR PLANS
ROOF PLAN

SHEET NO. :

A-101

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ISSUE DATE :

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CHECKED BY : X

PROJECT NO. 2510

DATE : 7/30/25

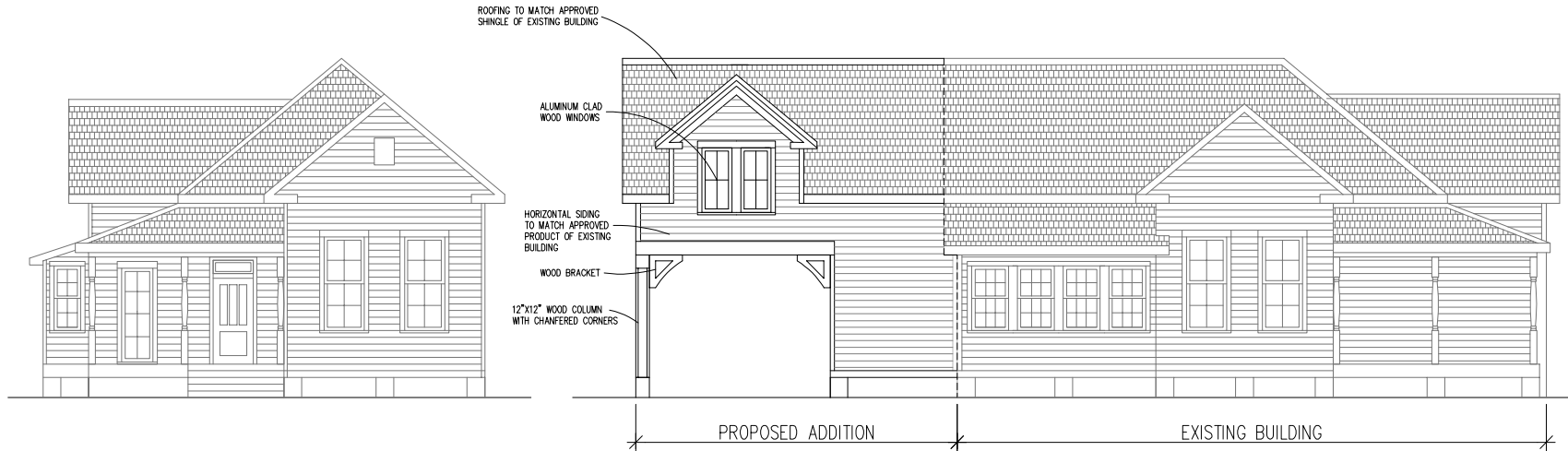
SHEET TITLE :

EXTERIOR
ELEVATIONS

SHEET NO. :

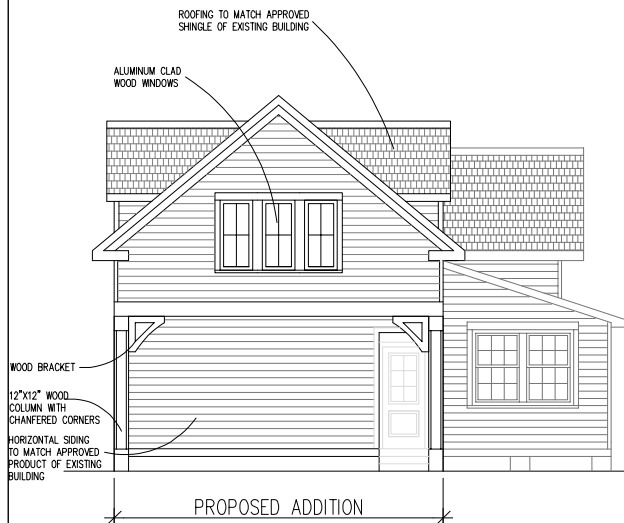
A-201

©2025 SMP ARCHITECTURE

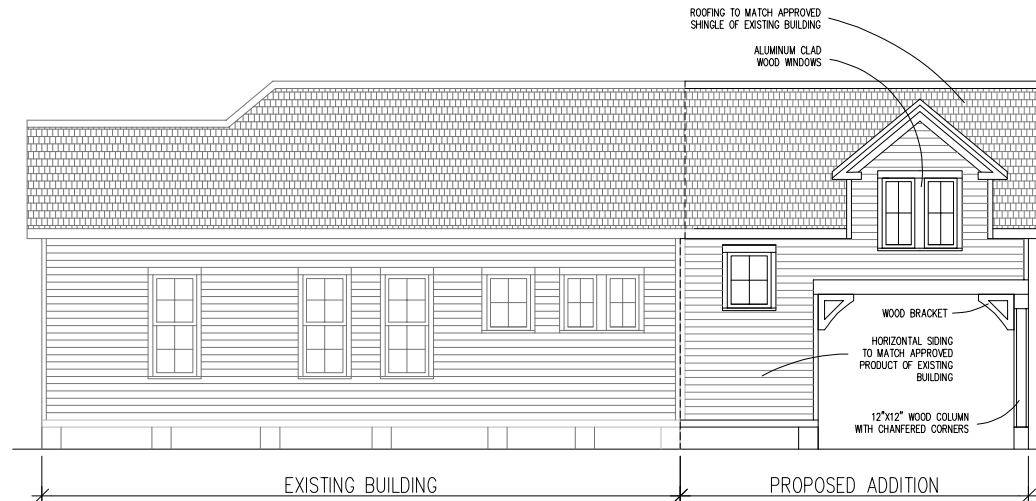


1 NORTH ELEVATION
A-201 SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
A-201 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
A-201 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
A-201 SCALE: 1/4" = 1'-0"



EXISTING BUILDING - NORTHEAST VIEW



EXISTING BUILDING - SOUTHWEST VIEW



EXISTING BUILDING - SOUTH VIEW

Exterior Colors

Matching Existing

Hawthorne Yellow

HC-4

SW 7005

Pure White

Interior / Exterior

Location Number: 255-C1

Siding

Trim

Jeld-Wen Windows

Jeld Wen Custom Clad Wood Window

AuraLast Pine and Precise SDL

Precise SDL

AuraLast Pine Interior

Bone White

5/8" Putty external Muntin

Roofing Color

GAF Timberline Pewter Grey

NOTE: EXTERIOR FINISHES AND WINDOWS FOR PROPOSED ADDITION TO MATCH THESE SELECTIONS THAT WERE APPROVED FOR EXTERIOR REPLACEMENT OF SIDING AND WINDOWS BY THE ARB IN AN APPLICATION ON 2/19/25

SMP Architecture P.A.
225 E. WINTERGARDEN ST.
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OF THE ARCHITECT.

ISSUE DATE :

DRAWN BY : X

CHECKED BY : X

PROJECT NO. 2510

DATE : 7/30/25

SHEET TITLE :

EXISTING
PHOTOS

SHEET NO. :
A-200

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Page 107 of 255



P6078 - East Haven LED - Outdoor Light - 1 Light in Transitional style - 7.5 Inches wide by 9.75 Inches high by Progress Lighting

Specs	
Family/Collection:	East Haven
Width/Diameter (in):	7.5"
Height:	9.75"
Depth/Extension:	9.13"
Back Plate Length:	6.06"
Back Plate Width:	4.31"
Height from Center:	4.75"
Weight:	4.1 lbs
Wire Length:	6"
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p6078_3130k9_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p6078_2030k9_inst.pdf
# of Bulbs:	1
Standard Wattage:	9 Watts
Bulb Type:	LED
CRI:	90
Lamp Base Type:	Integrated LED
Lumens:	326
Color Temperature:	3000 Kelvin
Finish:	Antique Bronze, Black
Glass:	Clear Seeded
Power Source:	Hardwire
Voltage Rating:	120 V
Material:	Aluminum
Warranty:	5 Years Limited
Made In:	China
Bulbs Included:	Yes
Shade Included:	Yes



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1045

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

N. Jefferson Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Review of New Commercial Development

SUMMARY:

Travis Altsman is seeking final 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. This project received conceptual approval at the June 2025 ARB meeting.

Recommended Code Sections:

12-3-27(f)(2)b.-c. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.

12-3-27(f)(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.

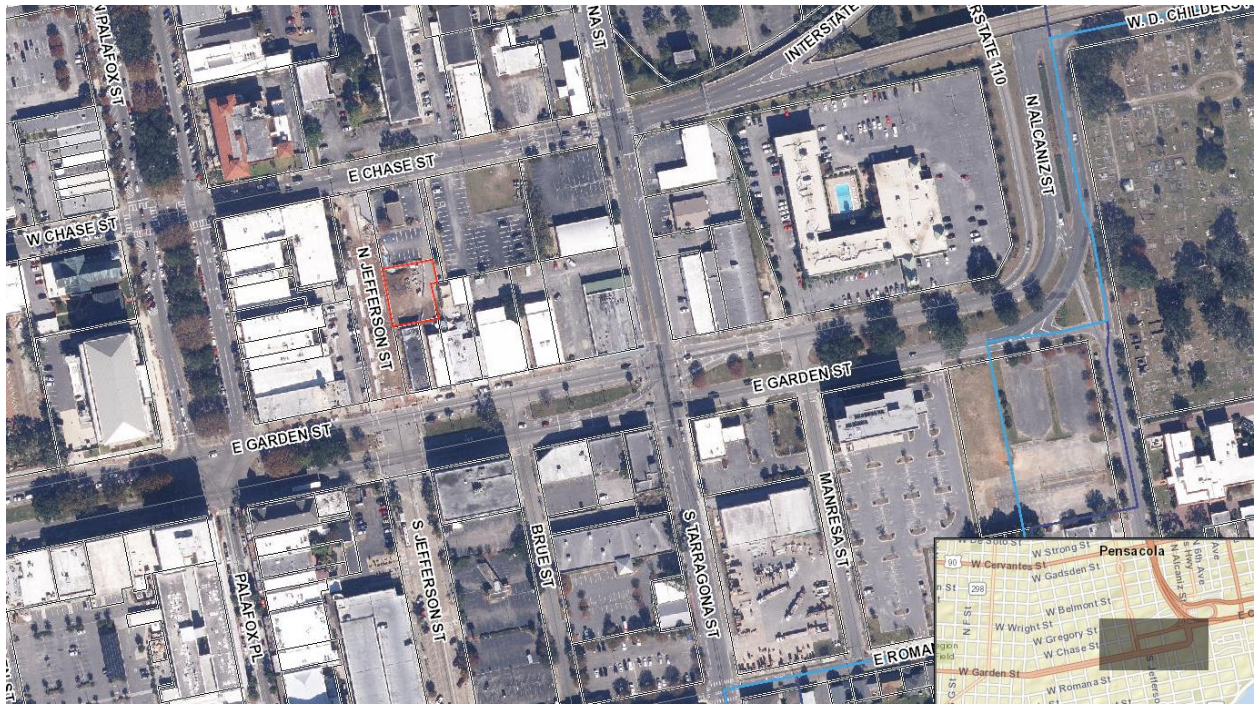
12-3-27(f)(4)f.2 PHBD; Architectural review of proposed exterior development; Board review standards; Roofs.

12-3-27(f)(4)h. PHBD; Architectural review of proposed exterior development; Board review standards; Landscaping and screening.

ATTACHMENTS:

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

N. Jefferson Street





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

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.

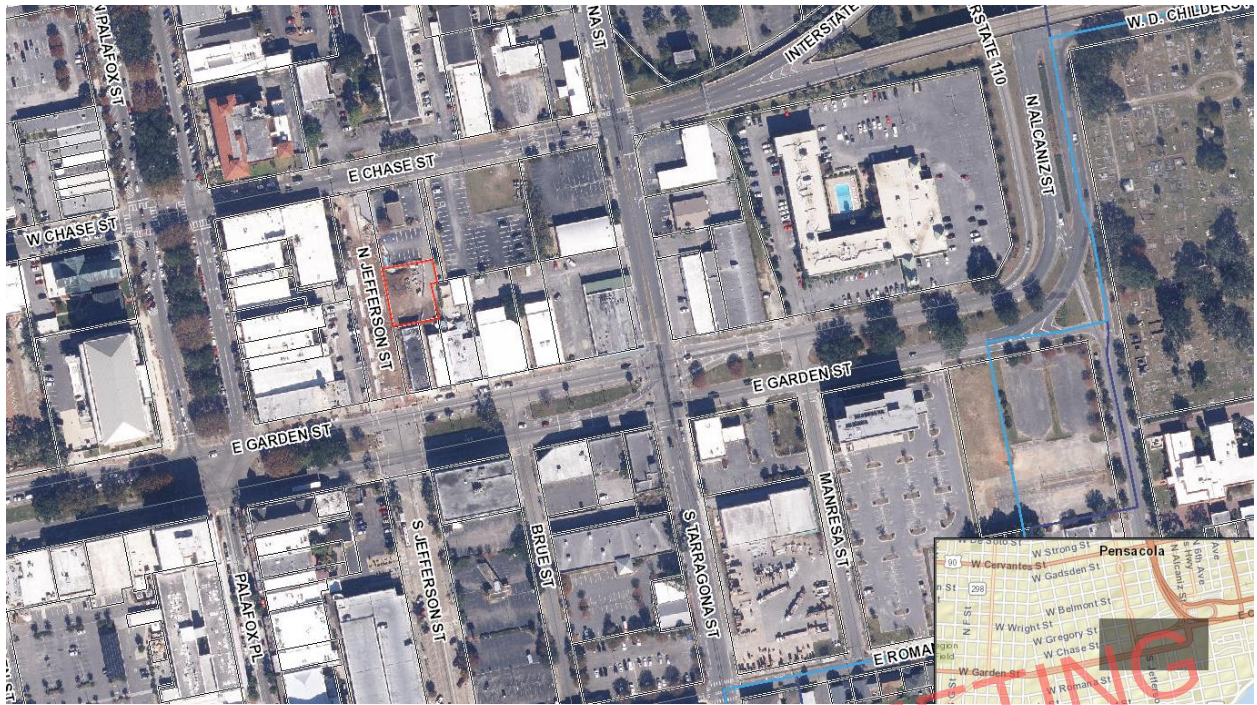
12-3-27(f)(4)f.2 PHBD; Architectural review of proposed exterior development; Board review standards; Roofs.

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**

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.

District: ☐ PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD
(If different from Applicant)

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 _____ Date 6-4-25

DALE PARTNERS



Downtown Pensacola Mixed Use

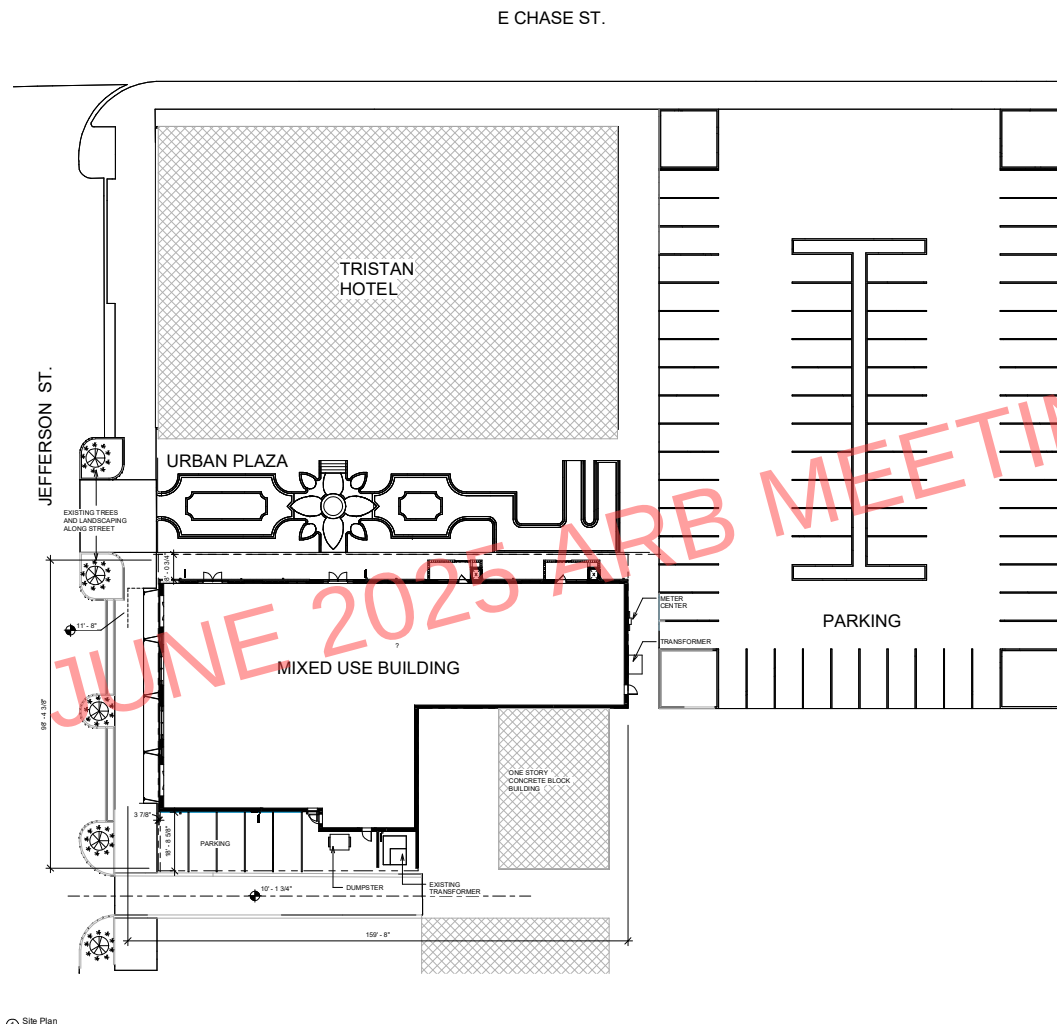
Construction Documents
Jefferson Street, Pensacola Florida
DPA 24074
PN:

6-5-25

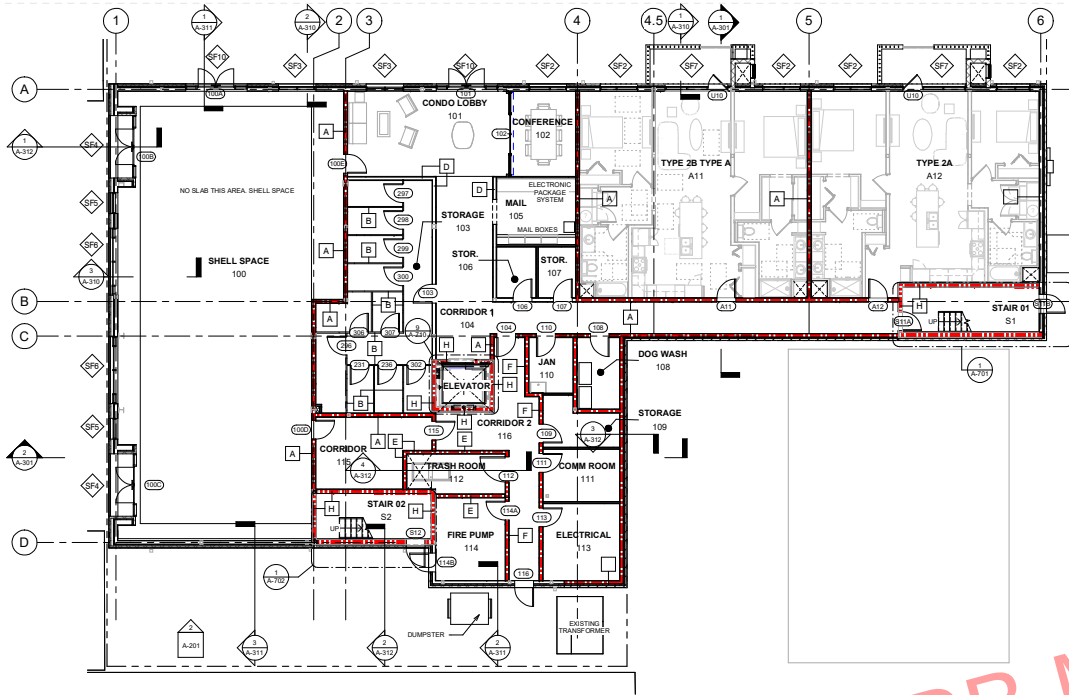


Team

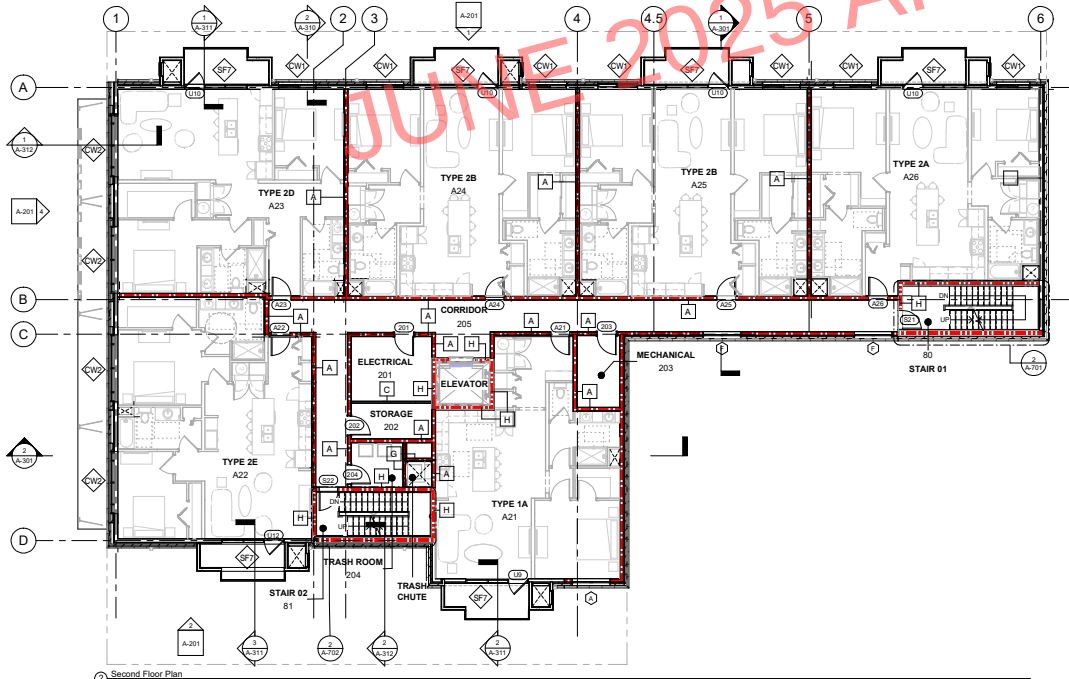
Owner	Thrash Group
Architect	Dale Partners Architects, P.A.
Civil	David Fitzpatrick PE
Structural	Pierce Engineers
Mechanical	MEP Green, LLC
Electrical	Welcon Engineers, Inc



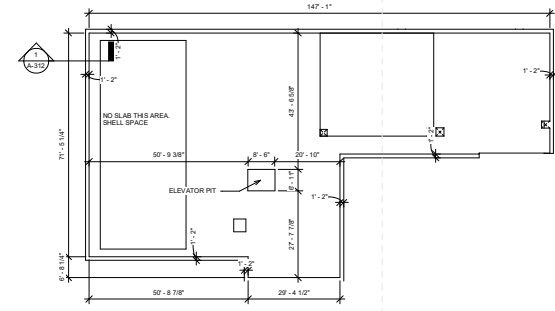
① Site Plan
1/16" = 1'-0"



1 First Floor Plan
1/8" = 1'-0"



2 Second Floor Plan
1/8" = 1'-0"



3 Stab Plan
1/16" = 1'-0"

Room Schedule		
Name	Number	Sheet No.
TYPE 1A	A21	1A-401
TYPE 2A	A12	1A-403
TYPE 2B	A25	1A-404
TYPE 2D	A23	1A-405
TYPE 2E	A22	1A-406

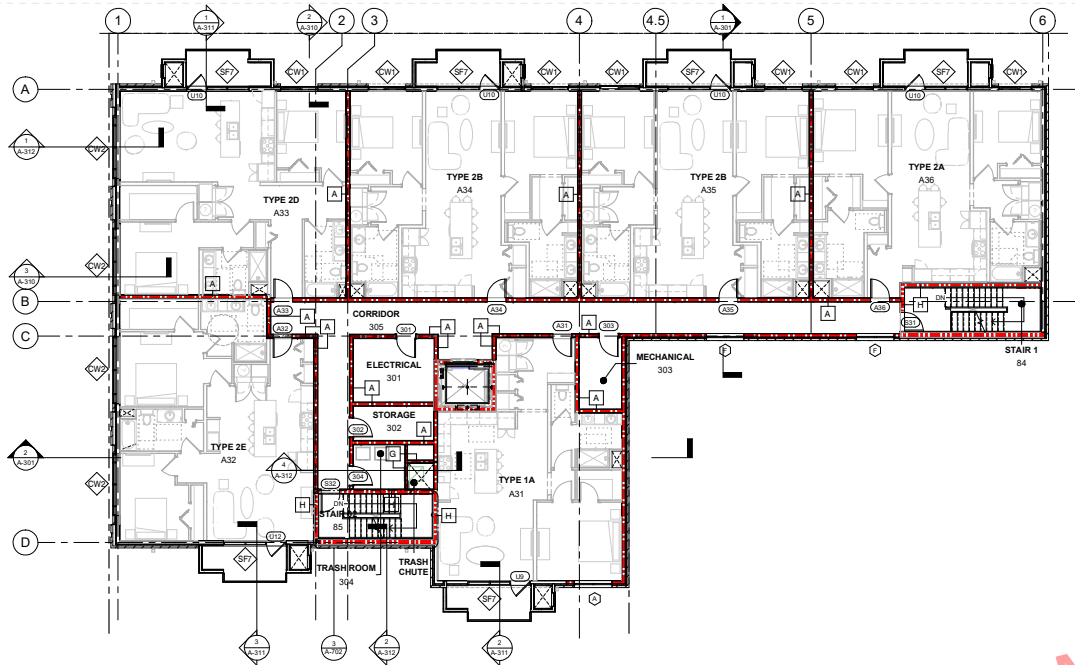


Downtown Pensacola Mixed Use
Jefferson Street, Pensacola Florida

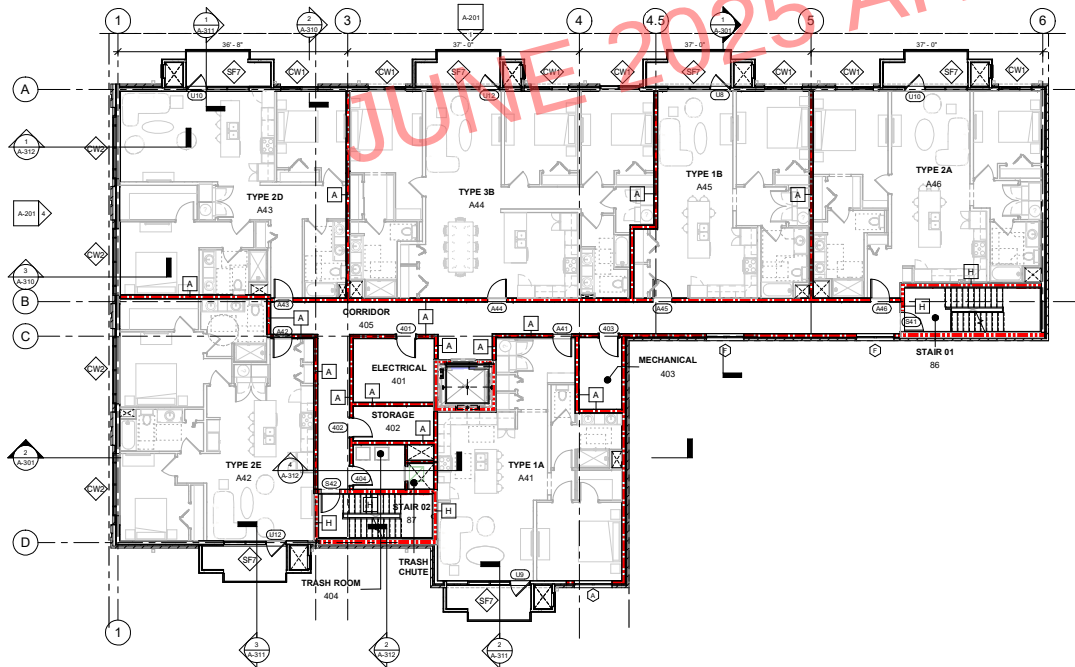
Construction Documents

Project No	24074
Date	6-5-25
Drawn	RTA
Checked	NP
Revisions	Rev Date

A-102
Level 3 and 4 - Floor
plans

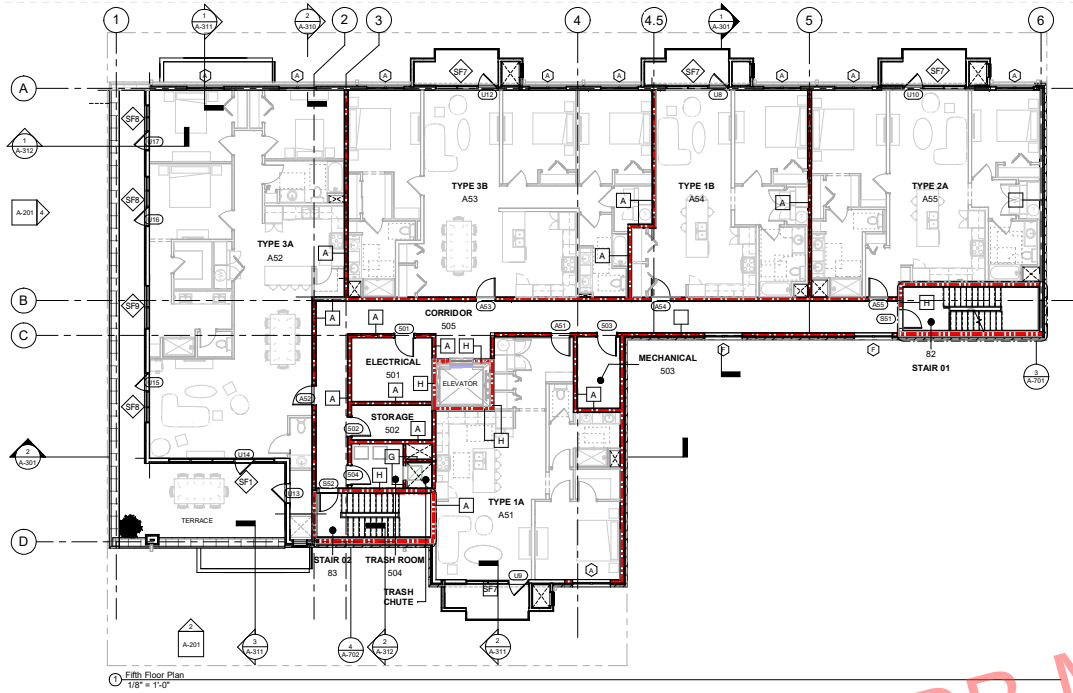


① Third Floor Plan
1/8" = 1'-0"

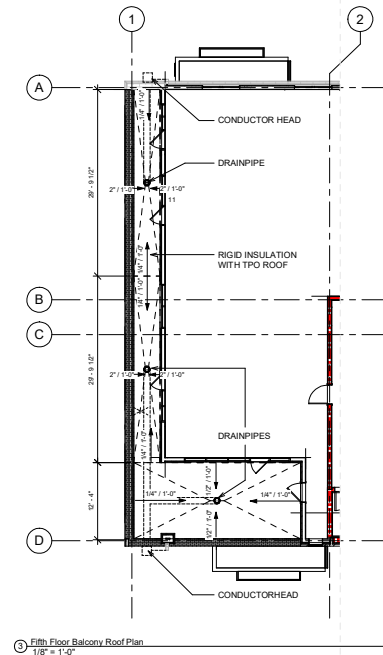
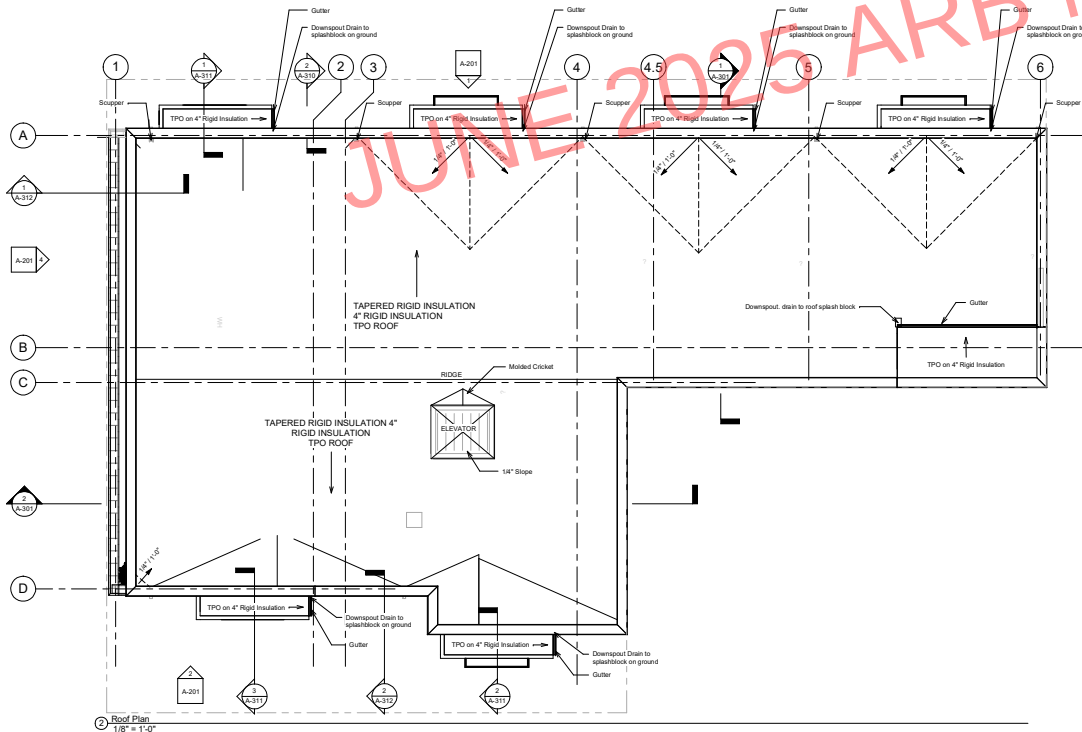


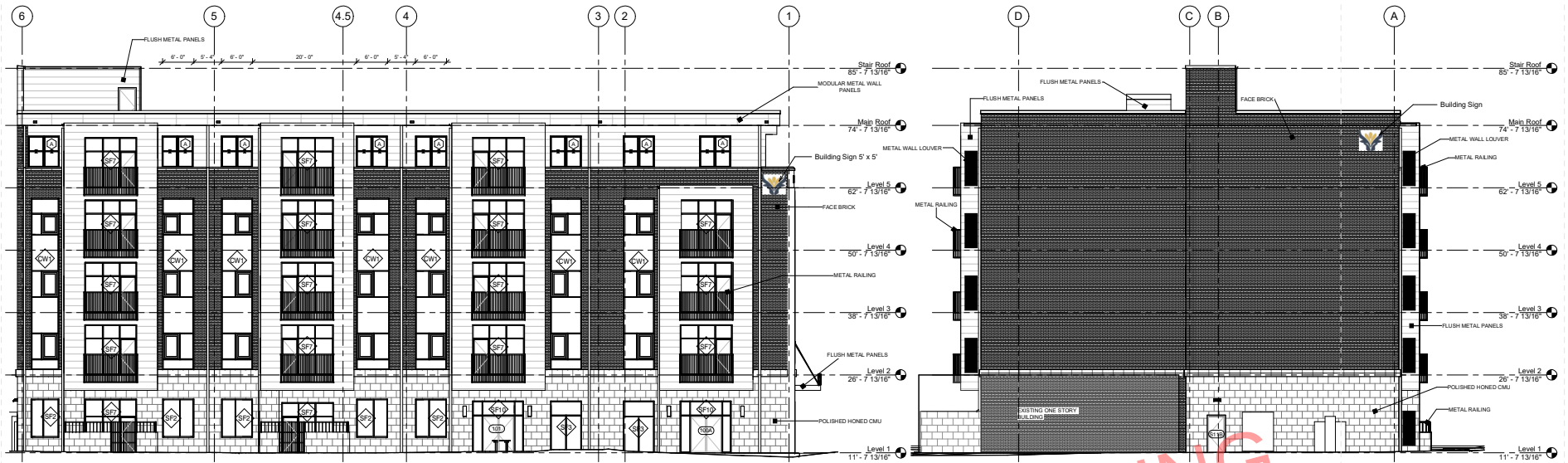
② Fourth Floor Plan
1/8" = 1'-0"

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



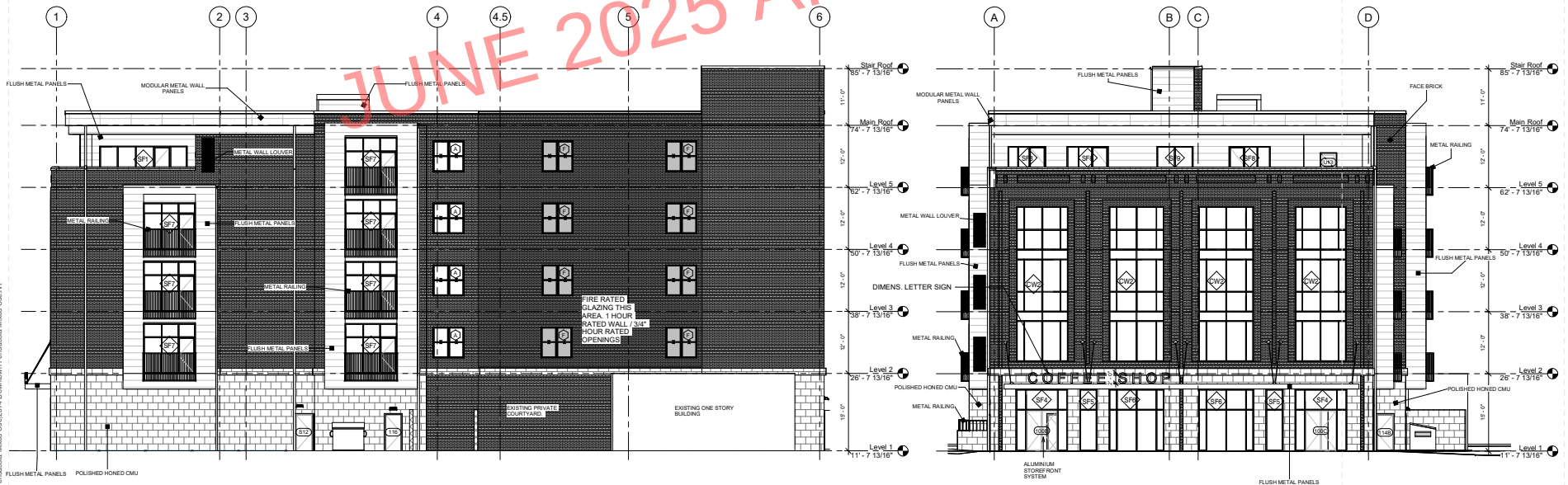
Room Schedule For Fifth Floor		
Name	Number	Sheet No.
TYPE 1A	A51	1/A-401
TYPE 1B	A54	1/A-402
TYPE 2A	A55	1/A-403
TYPE 3A	A52	1/A-407
TYPE 3B	A53	1/A-409





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"



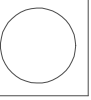
JUNE 2025 ARB MEETING

DALE
PARTNERS

Architecture
Interiors
Planning

One Jackson Place
Suite 250
188 East Capitol Street
Jackson, MS 39201
p 601.352.5411

1611 Lameuse Street
Suite 201
Biloxi, MS 39530
p 228.374.1409
dalepartners.com



Downtown Pensacola Mixed Use
Jefferson Street, Pensacola Florida

Construction
Documents

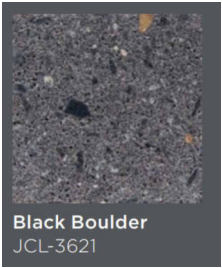
Project No.	24074
Date	6-5-25
Drawn	RTA
Checked	NP
Revisions	Rev Date

A-601

Renderings

GROUND FACED CMU / DECORATIVE CMU FINISH
JOHNSON CONCRETE PRODUCTS

GROUND FACED ARCHITECTURAL BLOCK
2X8X16 SPLIT FACE SOLID
JCL-3621 BLACK BOULDER



Black Boulder
JCL-3621

FLUSH METAL PANELS
PAC-CLAD PETERSEN

MODULAR AL METAL WALL PANEL SYSTEM
16" X UP TO 120"
WALLS - GRAPHITE
SOFFITS - STONE WHITE

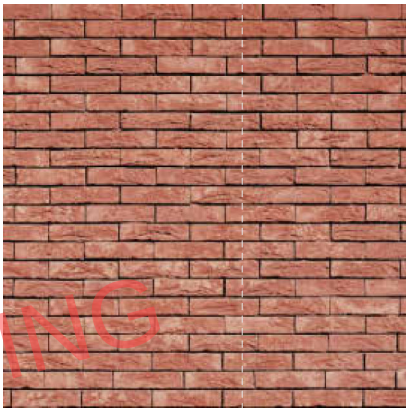


STONE WHITE

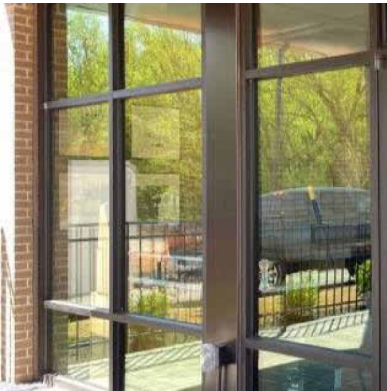


GRAPHITE

FACE BRICK
MATCH HOTEL TRISTAN



STOREFRONT ALUMINUM FRAME
DARK BRONZE



JUNE 2025 ARB MEETING

DALE
PARTNERS

Architecture
Interiors
Planning
One Jackson Place
Suite 250
188 East Capitol Street
Jackson, MS 39201
p 601.352.5411
1611 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-602
Exterior Finishes

Door Schedule													
Mark	Type	Door		Frame		Function	Hardware	Fire Rating	Comments	Location	Room Name		
		Width	Height	Finish	Material								
100A	20	6'-0"	7'-11"	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'-11"	AL	AL	Interior		Not Rated					
102	36	13'-1"	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	HM	Interior		20 Mins					
303	18	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
304	18	3'-0"	7'-0"	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	8	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	36	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			FRAME		Hardware	Fire Rating	Comments
						Finish	Width	Height	Frame Material	Frame Type			
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	Bathroom	Interior	U4	D3	HP		2'-10"	6'-8"	WD			Not Rated	
TYPE 1A	Closest	Interior	U5	D3	HP		2'-10"	6'-8"	WD			Not Rated	
TYPE 1A	Interior	U6	D3	HP			2'-10"	6'-8"	WD				
TYPE 1A	Interior	U7	D3	HP			2'-10"	6'-8"	WD				
TYPE 1A	Storage	Interior	U8	D4	WD		5'-0"	8'-0"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	Storage	Interior	U9	D3	HP		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U10	D3	HP		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	Storage	Interior	U11	D3	HP		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Closest	Interior	U15	D3	HP		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#5	Not Rated	
TYPE 1B	Laundry	Interior	U16	D3	WD		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Bathroom	Interior	U17	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	Storage	Interior	U22	D3	HP		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1C	Storage	Interior	U23	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1C	M Bedroom	Interior	U4	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1C	Closest	Interior	U5	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#8	Not Rated	
TYPE 1C	Bedroom	Interior	U6	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1C	Closest	Interior	U7	D3	HP		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1C	Laundry	Interior	U8	D7	WD		5'-0"	8'-0"	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 1A	Storage	Interior	U2	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1A	M Bedroom	Interior	U3	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Bathroom	Interior	U5	D18	HP		2'-10"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Bathroom	Interior	U6	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Closest	Interior	U7	D3	HP		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#5	Not Rated	
TYPE 1A	Laundry	Interior	U8	D7	WD		5'-0"	8'-0"	WD	WD, HONEYCOMB CORE	#5	Not Rated	
TYPE 1A	Bathroom	Interior	U9	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U2	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	M Bedroom	Interior	U4	D3	<excludes>		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Bathroom	Interior	U6	D3	<excludes>		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Bathroom	Interior	U7	D3	<excludes>		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Closest	Interior	U7	D3	<excludes>		4'-0"	6'-8"	WD	WD, HOLLOW CORE	#5	Not Rated	
TYPE 1B	Laundry	Interior	U8	D7	<excludes>		5'-0"	8'-0"	WD	WD, HONEYCOMB CORE	#5	Not Rated	
TYPE 1B	Bathroom	Interior	U9	D3	<excludes>		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U12	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	Storage	Interior	U13	D18	HP		2'-10"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U4	D18	HP		2'-10"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U5	D18	HP		2'-10"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U6	D7	WD		5'-0"	8'-0"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U7	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U8	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U9	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U10	D2	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U11	D2	HP			2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U2	D3	HP			3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U3	16	WD			2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U4	D3	HP			2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U5	14	WD			2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U6	14	WD			2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U7	D3	HP			3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U8	10	WD			3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Interior	U9	D3	HP			3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1A	Storage	Interior	U11	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1A	Storage	Interior	U12	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	Interior	U2	D3	HP			3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U3	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Bathroom	Interior	U4	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Storage	Interior	U5	D3	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#4	Not Rated	
TYPE 1B	Closest	Interior	U5	10			4'-0"	6'-8"	WD	WD, HOLLOW CORE	#5	Not Rated	
TYPE 1B	Bathroom	Interior	U6	D3	HP		3'-0"	6'-8"	WD	WD, HOLLOW CORE	#5	Not Rated	
TYPE 1B	Closest	Interior	U7	10			4'-0"	6'-8"	WD	WD, HOLLOW CORE	#5	Not Rated	
TYPE 1B	Storage	Interior	U10	D2	HP		2'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	Storage	Interior	U11	10			4'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	Storage	Interior	U12	10			3'-0"	6'-8"	WD	WD, HOLLOW CORE	#7	Not Rated	
TYPE 1B	Storage	Exterior	U8	21	<excludes>		3'-0"	6'-11"	<excludes>			Not Rated	
TYPE 1B	Storage	Exterior	U9	21	<excludes>		3'-0"	6'-11"	<excludes>			Not Rated	
TYPE 1B	Storage	Exterior	U10	21	<excludes>		3'-0"	6'-11"	<excludes>			Not Rated	
TYPE 1B	Storage	Exterior	U11	21	<excludes>		3'-0"	6'-11"	<excludes>			Not Rated	
TYPE 1B	Storage	Exterior	U12	21	<excludes>		3'-0"	6'-11"	<excludes>			Not Rated	
TYPE 1B	Storage	Exterior	U13	7	DM		3'-0"	6'-8"	DM			Not Rated	
TYPE 1B	Storage	Exterior	U14	21	DM		3'-0"	7'-0"	DM			Not Rated	
TYPE 1B	Storage	Exterior	U15	21	DM		3'-0"	7'-0"	DM			Not Rated	
TYPE 1B	Storage	Exterior	U16	21	DM		2'-11"	7'-0"	DM			Not Rated	
TYPE 1B	Storage	Exterior	U17	21	DM		2'-11"	7'-0"	DM			Not Rated	

Window Schedule									
Type	Mark	Width	Height	Head Height	Operation	Type	U value	Solar Heat Gain Coefficient	Frame Material
F	11	5'-0"	6'-0"	8'-10 19/32"		Double mulled- Double Hung 6' x 6'			
F	12	6'-0"	6'-0"	8'-10 19/32"		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"		FIRE RATED			
F	51	6'-0"	6'-0"	8'-10 19/32"		FIRE RATED			
F	52	6'-0"	6'-0"	8'-10 19/32"		Double mulled- Double Hung 6' x 6'			
F	53	6'-0"	6'-0"	8'-10 19/32"		FIRE RATED			
F	54	6'-0"	6'-0"	8'-10 19/32"		Double mulled- Double Hung 6' x 6'			
F	55	6'-0"	6'-0"	8'-10 19/32"		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	Width	Height	Head Height	Operation	Type	U value	Solar Heat Gain Coefficient	Frame Material
33	127	2'-2 1/2"	6'-6"	7'-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"	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"	7'-0"		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"



OVERHUNG WINDOW
FIRE RATED IS D-H-45 3/4" HOUR MEET UL 263





**Architectural Review Board Application
Full Board Review**

Application Date: 7-30-25

Project Address: N. Jefferson Street between Chase Street and Garden Street

Applicant: Travis Altsman on behalf of Thrash Group

Applicant's Address: 161 Lemeuse Street, Biloxi MS, 39530

Email: travisaltsman@dalepartners.com **Phone:** 6624180053

Property Owner: The Tristan Group, LLC

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

(If different from Applicant)

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 25 unit condominium building that contains a retail "Coffee shop" facing North Jefferson street. This building is part of the Tristan Development and is intended to compliment that development and provide a downtown focused lifestyle. It connects to the Tristan hotel urban plaza to the north and faces the newly improved street scape of N Jefferson. The building is primarily Brick with a Base material of Polished CMU.

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

7-30-25

Date



7/17/2025 1:22:10 PM

DALE PARTNERS

Downtown Pensacola Mixed Use

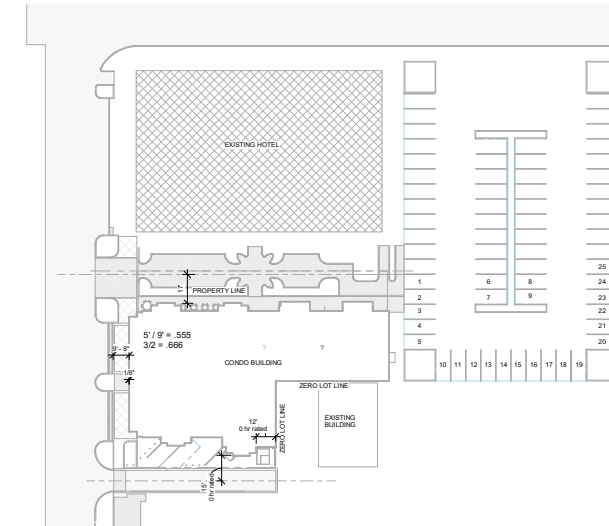
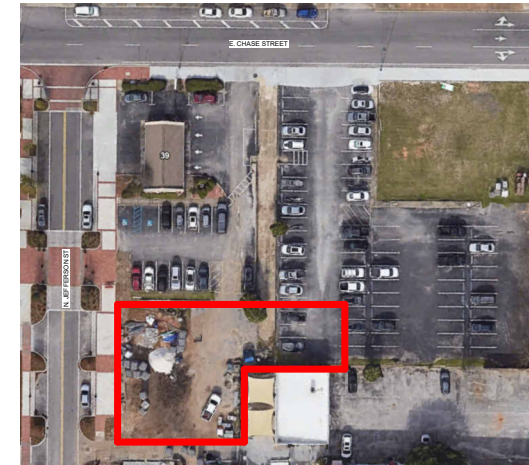
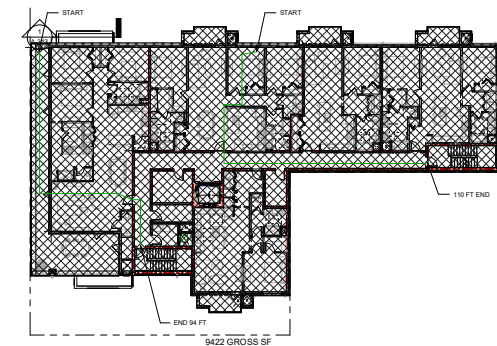
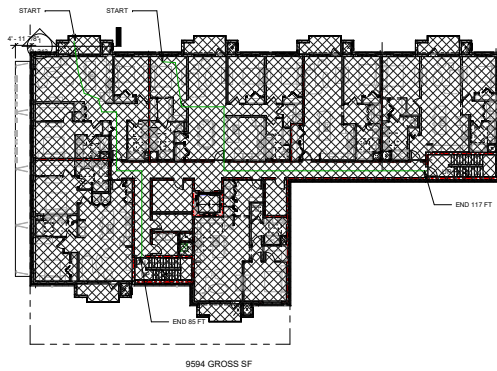
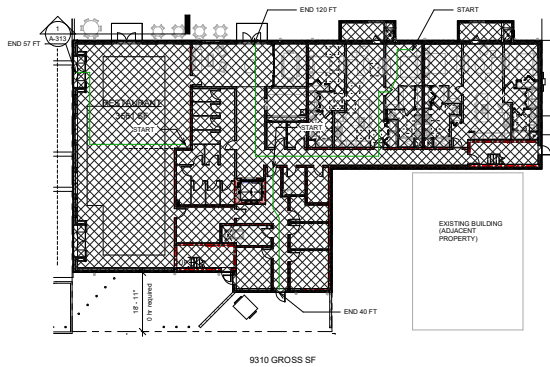
Construction Documents
Jefferson Street, Pensacola Florida
DPA 24074
PN:

7-17-25



Team

Owner	Thrash Group
Architect	Dale Partners Architects, P.A.
Civil	David Fitzpatrick PE
Structural	Pierce Engineers
Mechanical	MEP Green, LLC
Electrical	Welcon Engineers, Inc



UNIT MATRIX (ALL AREA NUMBERS ARE NET INSIDE FACE OF WALL AND OMIT SHAFTS AND CHASES)

Levels	Type 1A	Type 1B	Type 2A	Type 2B	Type 2D	Type 2E	Type 3A	Type 3B
TYPE	1 bed	1 bed	2 bed	2 bed	3 bed	2 bed	3 bed	3 bed
AREA	932 SF	837 SF	1132 SF	1181 SF	1168 SF	1137 SF	1724 SF	1548 SF
COUNT	4	4	5	1	3	3	1	4
TOTAL	25 UNITS							

Unit Matrix
 1/2" = 1'-0"

Sheet List Architectural	
Sheet Number	Sheet Name
A-001	Cover Sheet
A-002	Code Review / Index
A-003	Unit Information and Layout
A-004	Addressing Plans
A-100	Site Plan
A-101	Level 1 & 2 - Floor Plans
A-102	Level 3 and 4 - Floor Plans
A-103	Level 5 & Roof - Floor Plans
A-104	Plumbing Coordination Plans
A-121	Level 1 & 2 - RCP
A-122	Level 3 & 4 - RCP
A-123	Level 5 - RCP
A-201	Building Elevations
A-202	Building Elevations
A-301	Building Sections
A-310	Wall Sections
A-311	Wall Sections
A-312	Wall Sections
A-313	Wall Sections
A-321	Section Details
A-322	Section Details
A-323	Section Details
A-324	Section Details
A-325	Section Details
A-326	Section Details
A-327	Section Details
A-328	Section Details
A-329	Section Details
A-401	Enlarged Floor Plan - Type 1A
A-402	Enlarged Floor Plan - Type 1B
A-403	Enlarged Floor Plan - Type 2A
A-404	Enlarged Floor Plan - Type 2B
A-405	Enlarged Floor Plan - Type 2D
A-406	Enlarged Floor Plan - Type 2E
A-407	Enlarged Floor Plan - Type 3A
A-408	Enlarged Elevations - Type 3A
A-409	Enlarged Floor Plan - Type 3B
A-481	Interior Elevations
A-482	Interior Elevations
A-483	Interior Elevations
A-601	Renderings
A-602	Exterior Finishes
A-604	Partitions and Assemblies
A-610	Room Schedules & Millwork Sections
A-621	Door Schedule and Types
A-622	Door Details
A-701	Stair 01 - Plans And Sections
A-702	Stair 02 - Plans And Sections
A-703	Stair Details
A-710	Elevator - Plans And Sections
A-801	Window Details
A-901	Existing Site

CITY ORDINANCES
 See basic: Setbacks and CAD attached.

Location:
 North Jefferson Street between East Chase street and East Garden Street.
 East Garden District - Development.

Zoning: - Dense Commercial Area, Mixed use ok.
 Commercial C-2

Setbacks: Table 12-3-31.1 Multifamily, Mixed Use, and Commercial building types - C-2A, C-2, C-3
 This is a zero lot line district. MAXIMUM setback is 15 ft. Side setback is 5' if we do not connect attached to other building.
 100% max coverage.
 Maximum height is 10 stories.

Parking: 1 unit residential and restaurant 1100 sf and retail is 1300 sf
 However, Downtown location negates parking requirements.

IBC REVIEW
 Code: Florida Building Code, Florida Energy Code, 2020 Current adopted.

Building Type: Type 2B
Building Area: 92,466 SF / Floor 48,000 allowed / Floor 47,881 SF TOTAL
Building Height: 74 ft. 75 ft max allowed
Building Stories: 5 stories / 5 stories max allowed
Building Occupancy: A2 / R2 1 hour separation
 Fully Sprinklered.

Chapter 4 Special Requirements:
 402.2.4.3 Dwelling unit separations per Section 708. Redirect to 708.
 708.4. Fire Partitions shall be not less than 1 hour. Exception 2: Dwelling unit and sleeping unit separations of types 2B shall have a rating not less than 1.0 hr. when equipped with automatic sprinkler. (Paragraphs)
 708.4.1 Supporting construction. Supporting construction for a fire partition shall have a fire resistance rating equal to or greater than the supported fire partition. Exception 1: Types 2B.
 The supporting construction requirement shall not apply to partitions separating dwelling units.
 708.4.2 Hearing units, and corridor walls. (Paragraphs)
 708.4.3 Hearing R occupancies require Automatic sprinkler system per Section 903.2.8
 420.5. Fire alarm and smoke alarm required per section 907.2.6, 8, and 9.

Chapter 5 General Building heights and areas.
 Construction Type 2B Sprinklered
 Table 504.3 Allowable Height. Sprinklered 75 ft max per Assembly occ. 74 ft OK.
 Table 504.4 Allowable Stories. Sprinklered 3 max. per Assembly occ and 5 max per R2 Occ. OK.
 903.2.4 Mixed Occupancy, multistory buildings no more than 3 stories.
 Table 508.4 Separation of occupancies Assembly and Residential is 1 hours if fully sprinklered. Separation at 2nd Floor Level is 1 hour. Separation at 3rd floor is 1 hour and roof is 0 hrs.

Chapter 6 Construction Type, Type 2B
 Fire Resistance at Exterior walls based on separation distance. See code review site plan.

Chapter 7 Fire and smoke protection features. See code review plans

Chapter 8 Interior Finishes

Chapter 9 Fire Protection Systems. Fully Sprinklered per 903.3.1.2 FBC.

Chapter 10 Means of egress. (250 FT TRAVEL DISTANCE. 125 MAX. common path of egress travel distance.)
 a. Residential 200 gross - 995 / 200 = 43 occupants per floor.
 b. Assembly 15 net 3681 / 15 = 237 occupants.
 c. Stairway with less than 50 occupants req 30" wide treads and landings.
 Corridor rated 5 hr rated.

1. Ground Floor
Chapter 11 Accessibility
CHAPTER 32
CANOPY EXTENSION OVER RIGHT OF WAY. NOT MORE THAN 23/da for canopy between 6' and 15' overhead. OK. Sidewalk is 9' wide and canopy is 9' wide.

Architecture
 Interiors
 Planning

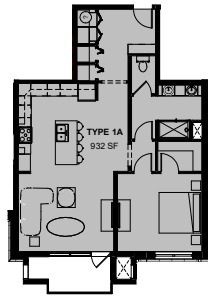
One Jackson Place
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 Jackson, MS 39201
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 Jefferson Street, Pensacola Florida

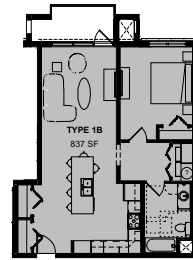
Construction Documents

Project No. 24074
 Date 7-17-25
 Drawn RTA
 Checked NP
 Revisions Rev Date

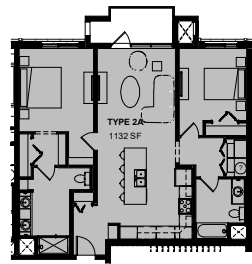
A-002
 Code Review / Index



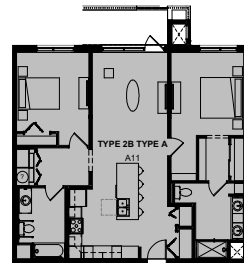
① UNIT TYPE 1A
1/8" = 1'-0"



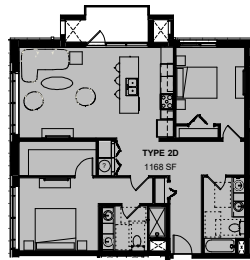
② UNIT TYPE 1B
1/8" = 1'-0"



④ UNIT TYPE 2A
1/8" = 1'-0"



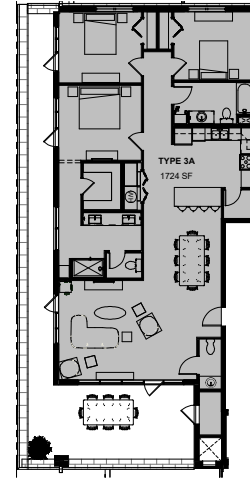
⑤ UNIT TYPE 2B A
1/8" = 1'-0"



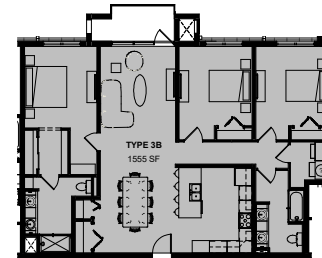
⑥ UNIT TYPE 2D
1/8" = 1'-0"



⑦ UNIT TYPE 2E
1/8" = 1'-0"



⑧ UNIT TYPE 3A
1/8" = 1'-0"



⑨ UNIT TYPE 3B
1/8" = 1'-0"

UNIT MATRIX (ALL AREA NUMBERS ARE NET INSIDE FACE OF WALL
AND OMIT SHAFTS AND CHASES)

Levels	Type 1A	Type 1B	Type 2A	Type 2B	Type 2D	Type 2E	Type 3A	Type 3B
TYPE	1 bed	1 bed	2 bed	2 bed	3 bed	2 bed	3 bed	3 bed
AREA	932 SF	837 SF	1132 SF	1181 SF	1168 SF	1137 SF	1724 SF	1548 SF
COUNT	4	4	5	1	3	3	1	4
TOTAL	25 UNITS							

⑩ Unit Matrix
1/2" = 1'-0"

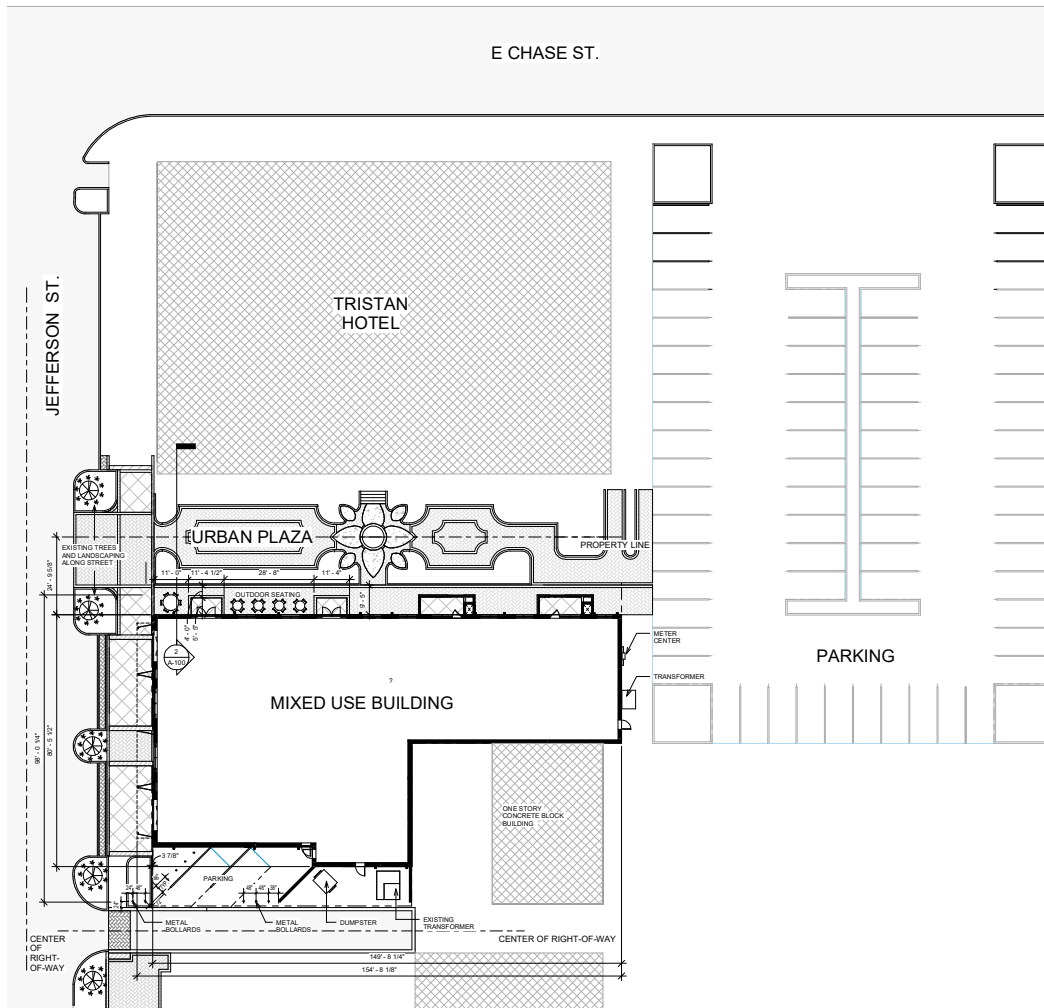
Downtown Pensacola Mixed Use
Jefferson Street, Pensacola Florida

Construction Documents

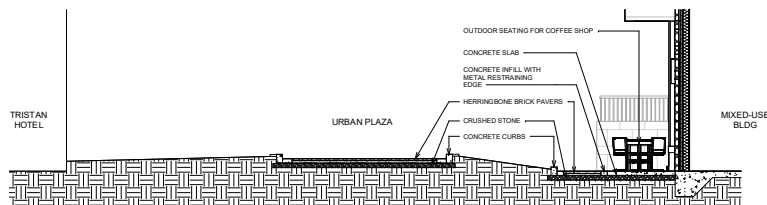
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Date	7-17-25
Drawn	RTA
Checked	NP
Revisions	Rev Date

A-100

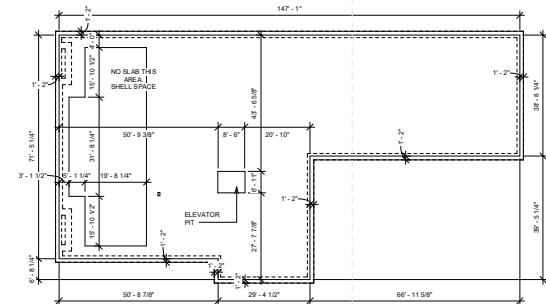
The Plan



1 Site Plan
1/16" = 1'-0"

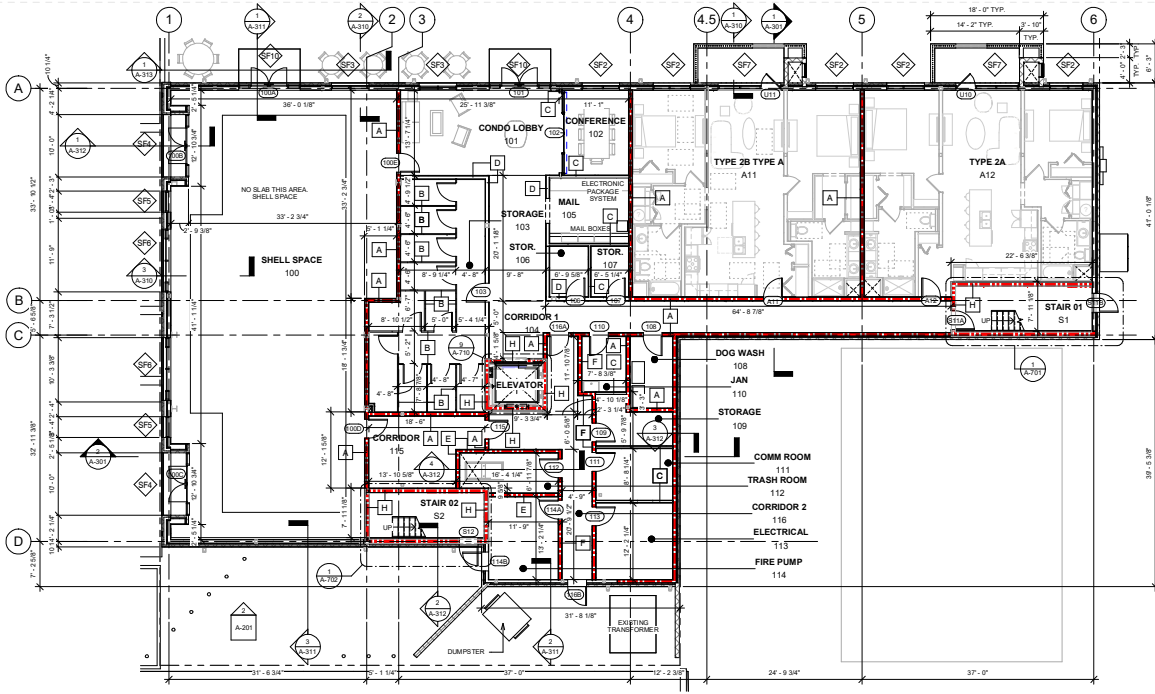


② Urban Plaza Section
1/4" = 1'-0"

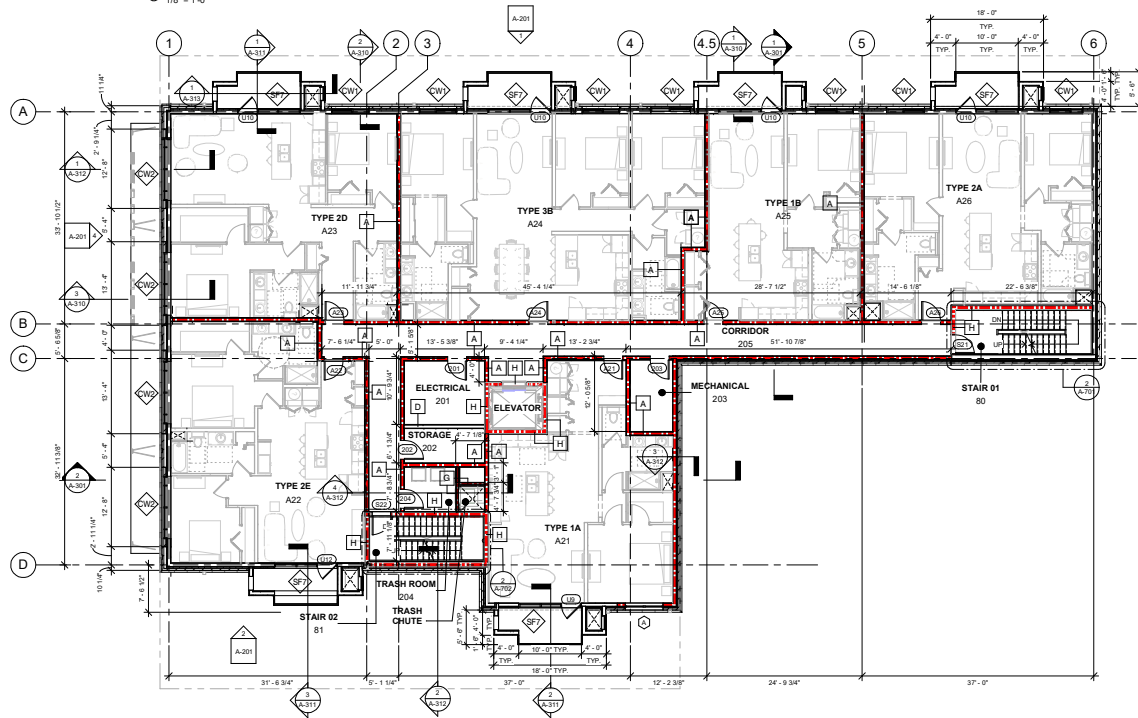


① Stab Plan
1/10' = 1'-0"

Room Schedule		
Name	Number	Sheet No.
TYPE 1A	A21	1A-401
TYPE 1B	A25	1A-404
TYPE 1B	A25	
TYPE 2A	A12	1A-403
TYPE 2D	A23	1A-405
TYPE 2E	A22	1A-406



① First Floor Plan
1/8" = 1'-0"

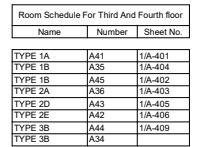


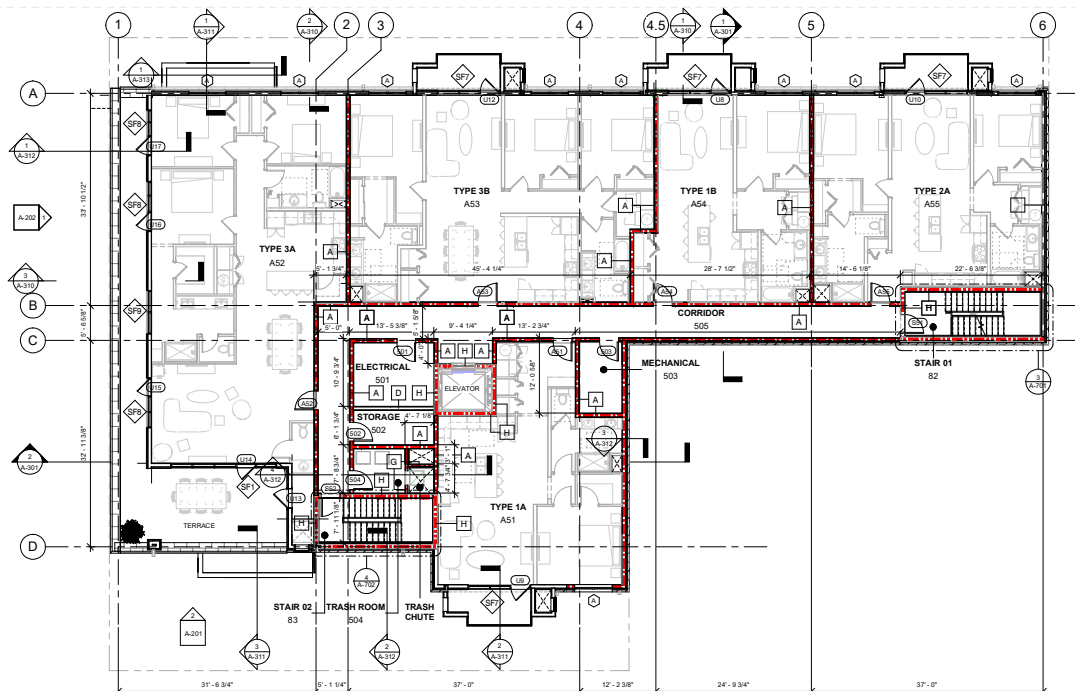
② Second Floor Plan
1/8" = 1'-0"



Project No	24074
Issue Date	7-17-25
Drawn	RTA
Checked	NP
Revisions	Rev Date

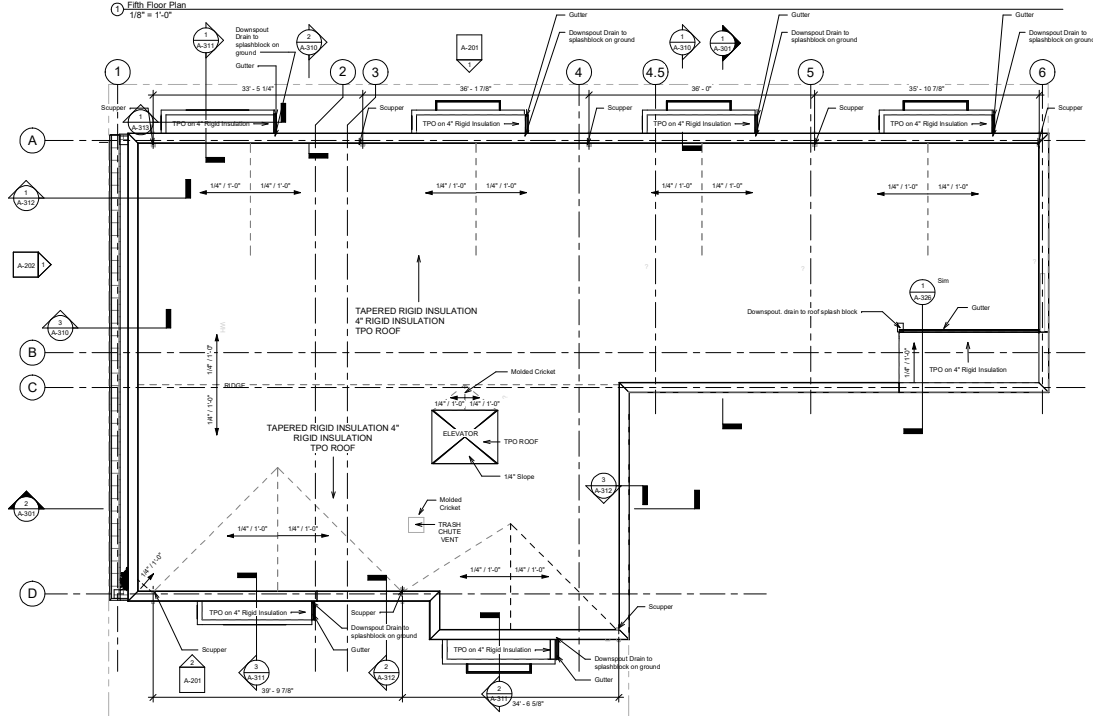
A-102
Level 3 and 4 - Floor
plans



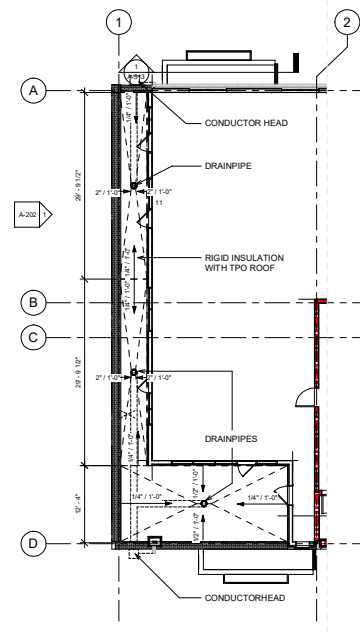


① Fifth Floor Plan
1/8" = 1' 0"

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



② Roof Plan
1/8" = 1'-0"



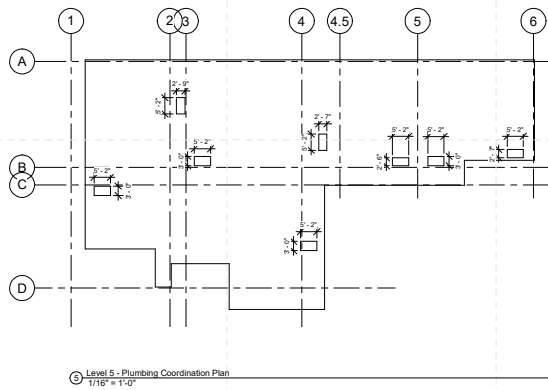
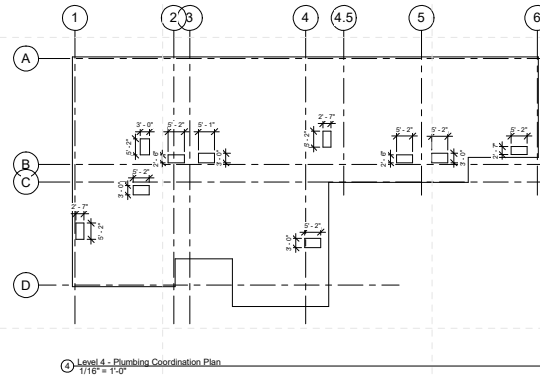
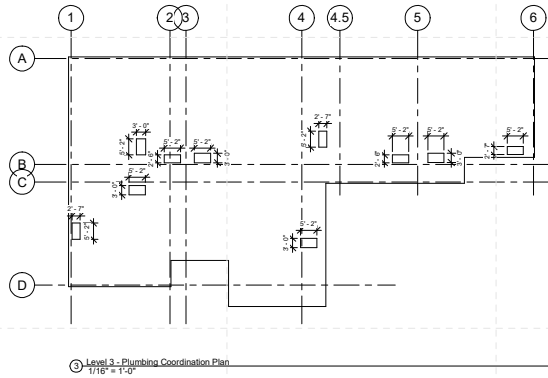
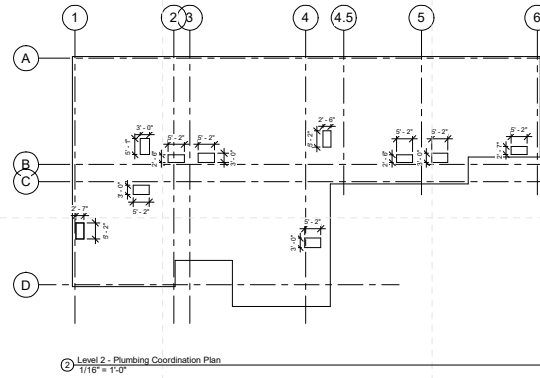
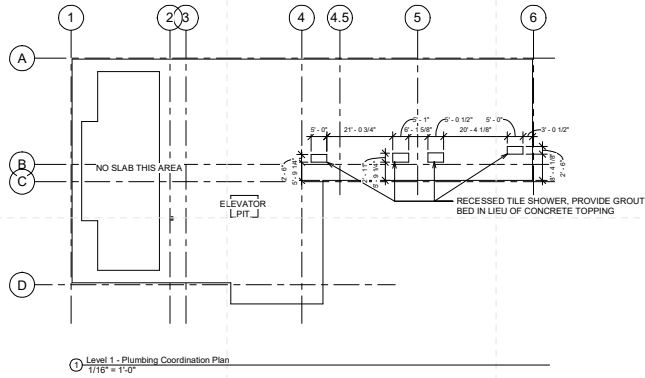
③ Fifth Floor Balcony Roof Plan
1/8" = 1'-0"

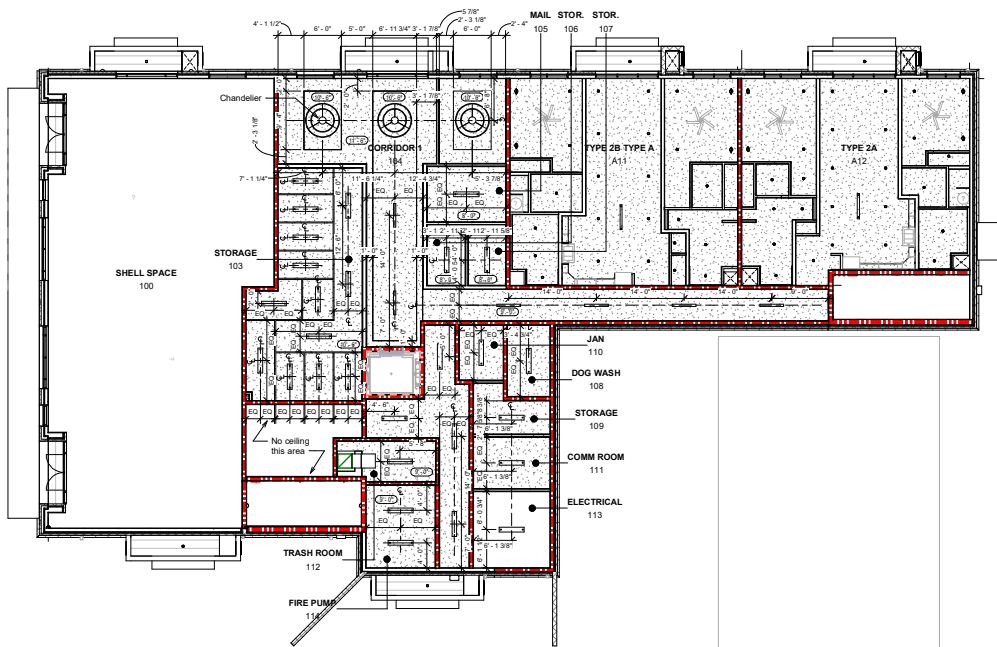
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Construction Documents

Project No	2407
Date	7-17-25
Drawn	RTA
Checked	NP
Revisions	Rev Date

A-103
Level 5 & Roof - Floor
Plans

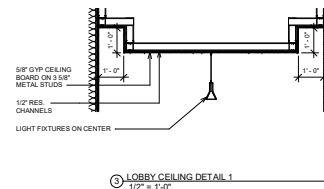




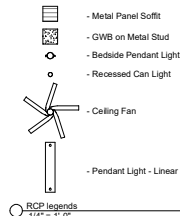
① Level 1 - RCP
1/8" = 1'-0"



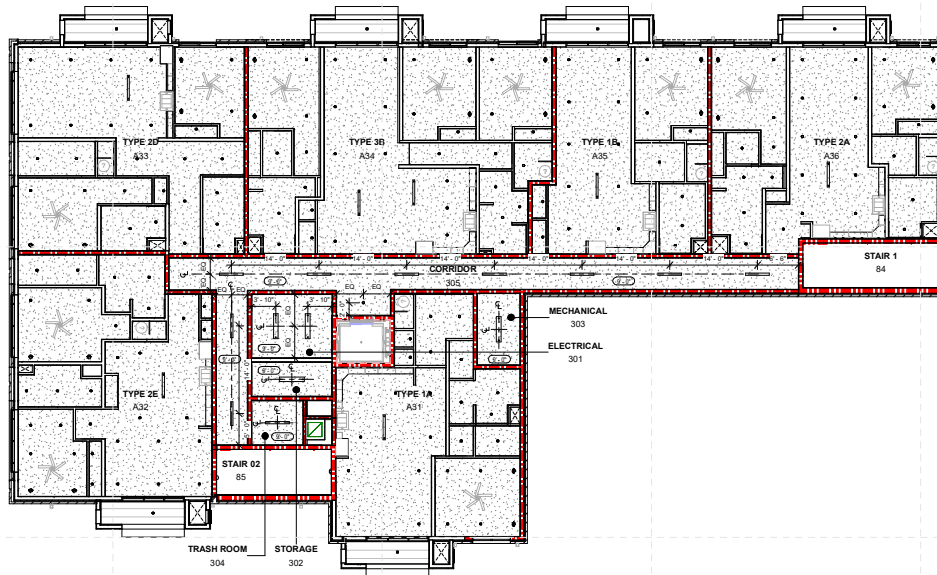
② Level 2 - RCP
1/8" = 1'-0"



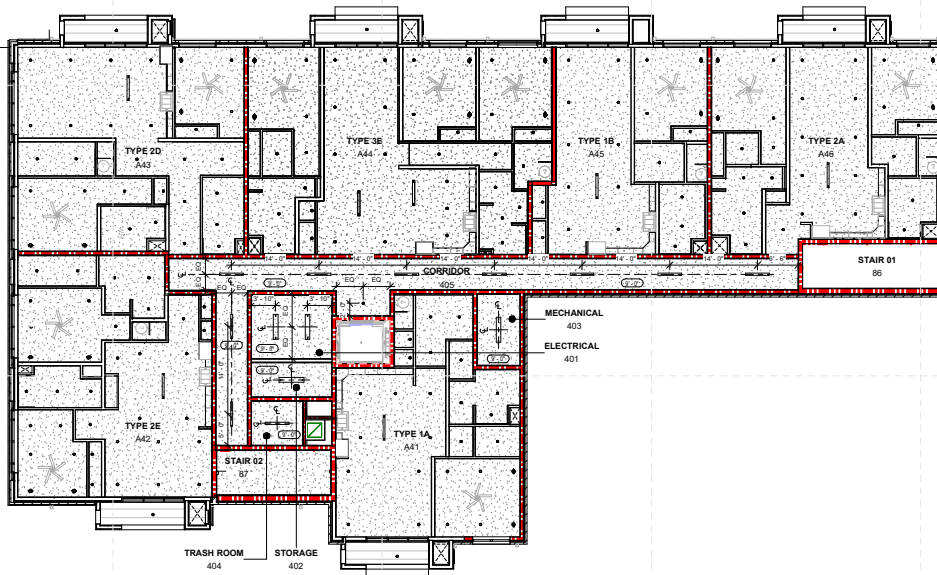
RCP Legends



RCP Room Schedule		
Name	Number	Sheet No.
TYPE 1A	A21	2/A-401
TYPE 1B	A25	2/A-404
TYPE 1B	A25	2/A-404
TYPE 2A	A12	2/A-403
TYPE 2D	A23	2/A-405
TYPE 2E	A22	2/A-406

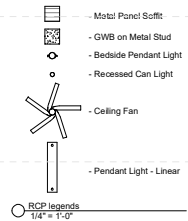


① Level 3 - RCP
1/8" = 1'-0"



② Level 4 - RCP
1/8" = 1'-0"

RCP Legends



RCP legends
1/4" = 1'-0"

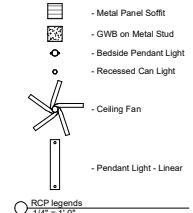
RCP Room Schedule For Third And Fourth...

Name	Number	RCP Sheet number
TYPE 1A	A41	2/A-401
TYPE 1B	<varies>	<varies>
TYPE 2A	A36	2/A403
TYPE 2D	A43	2/A405
TYPE 2E	A42	2/A-406
TYPE 3B	<varies>	<varies>



① Level 5 - RCP
1/8" = 1'-0"

RCP Legends



RCP Room Schedule For Fifth Floor

Name	Number	RCP Sheet number
TYPE 1A	AS1	2/A-401
TYPE 1B	AS4	2/A-402
TYPE 2A	AS5	2/A-403
TYPE 3A	AS2	2/A-407
TYPE 3B	AS3	2/A-409

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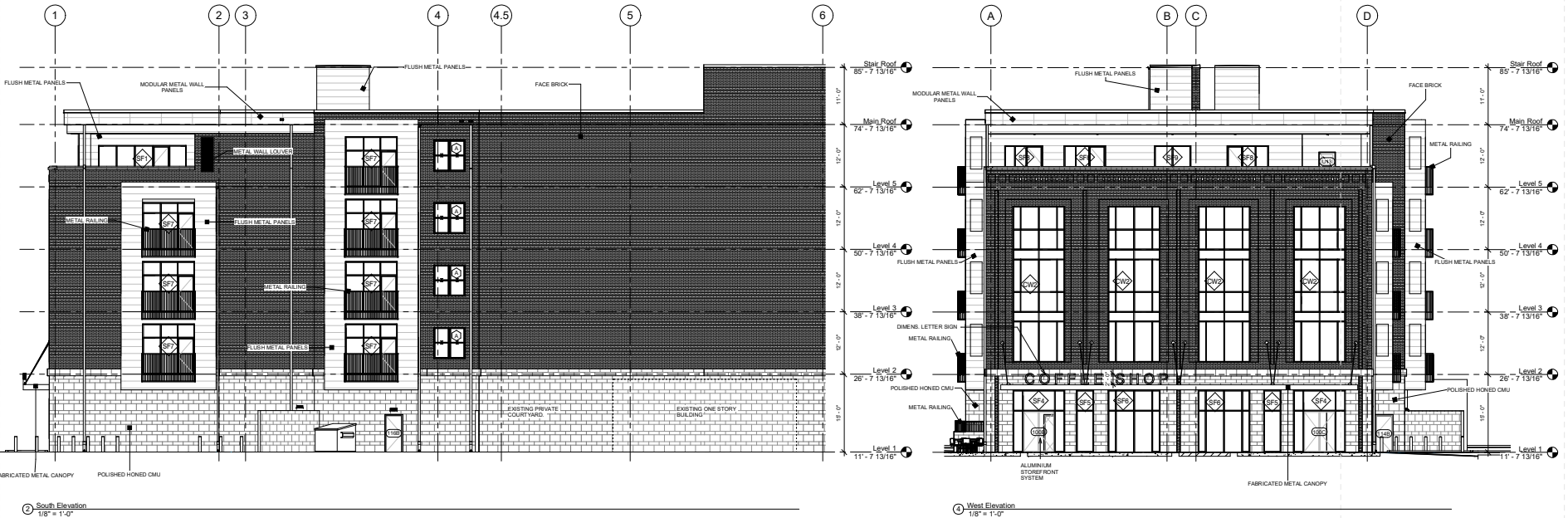
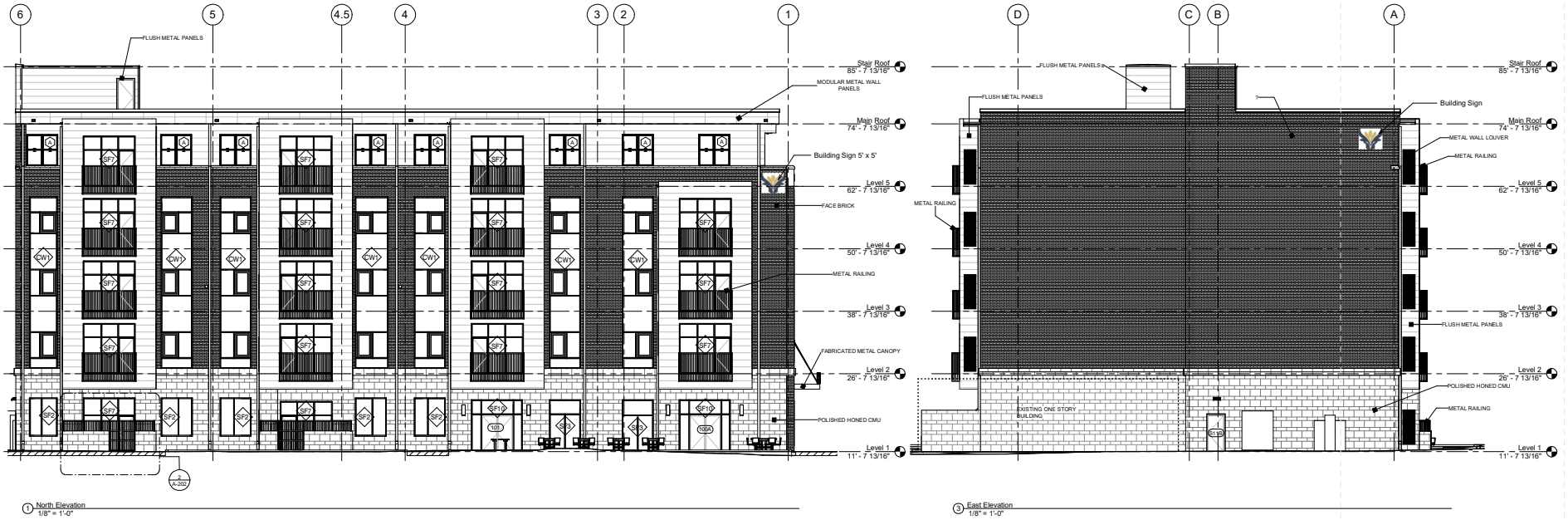
Downtown Pensacola Mixed Use
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Construction
Documents

Project No. 24074
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Checked NP
Revisions Rev Date

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Level 5 - RCP



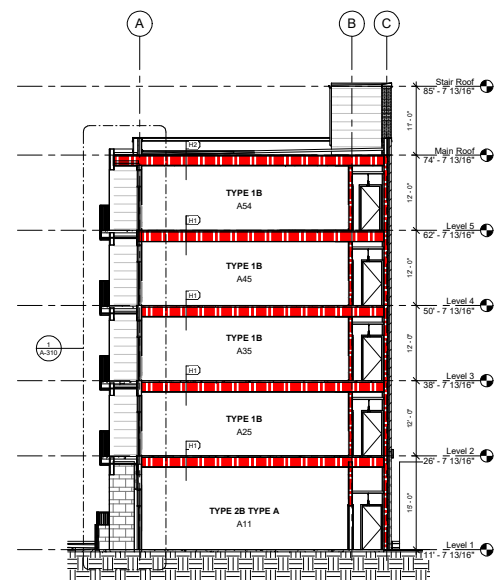
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Construction Documents

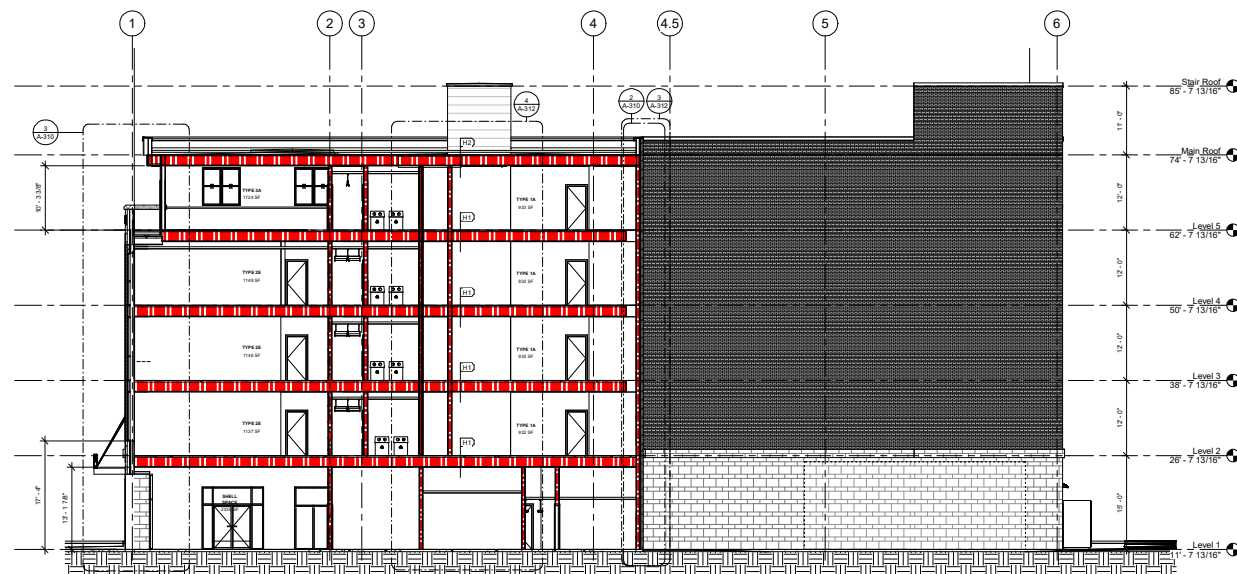
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Date	7-17-25
Drawn	RTA
Checked	NP
Revisions	Rev Date

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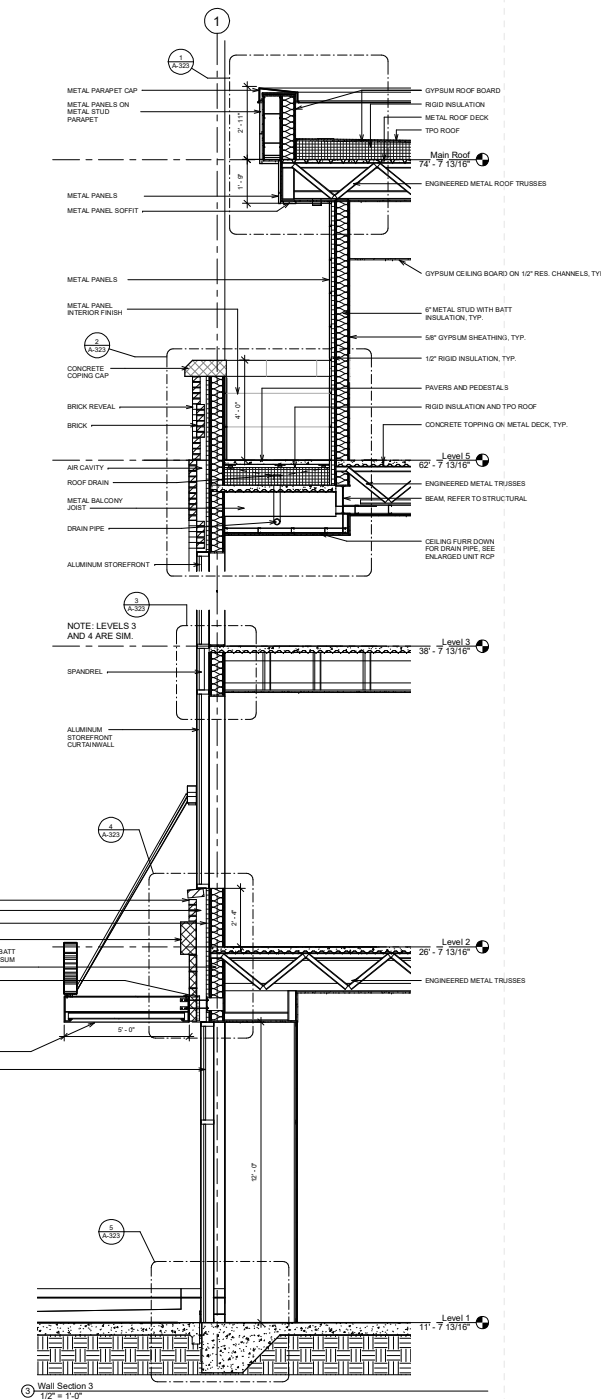
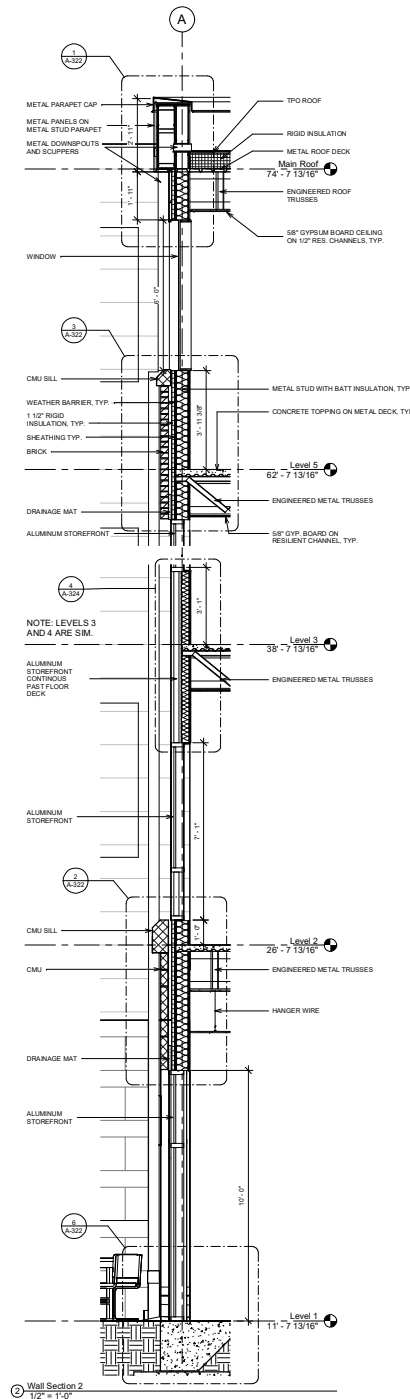
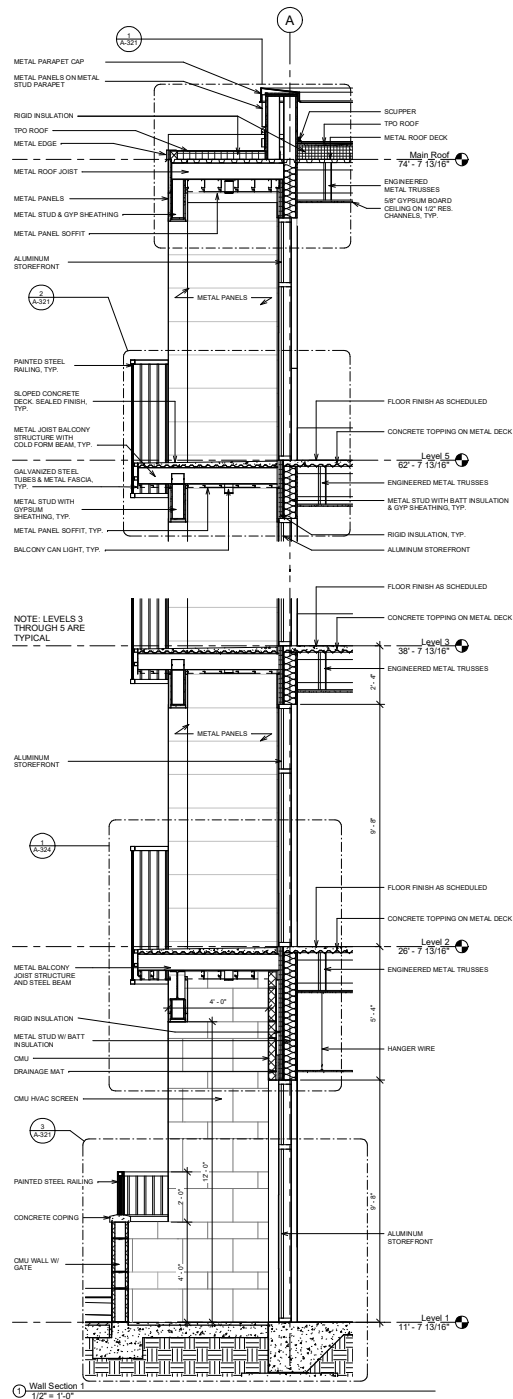
Building Sections

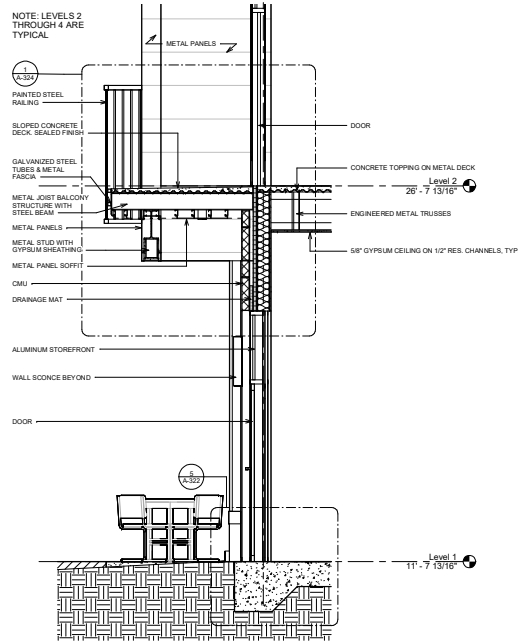
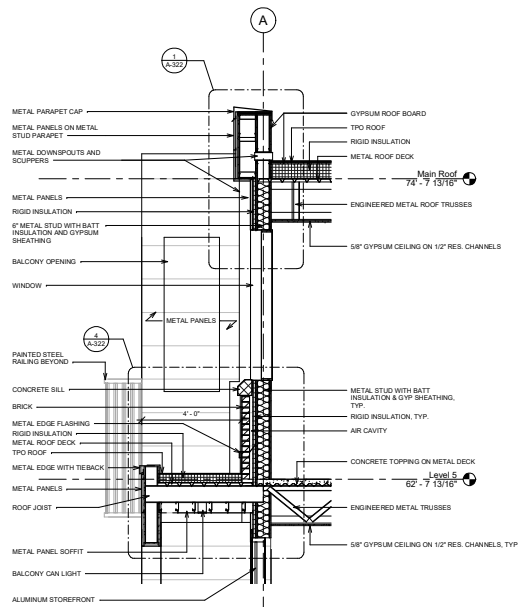
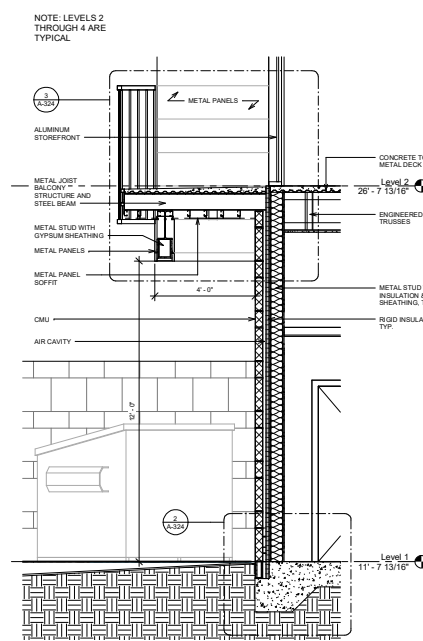
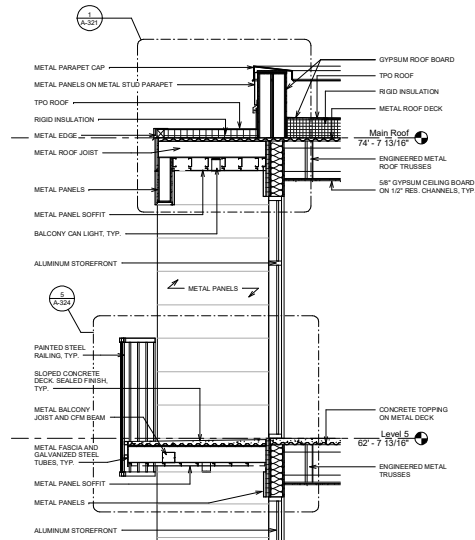
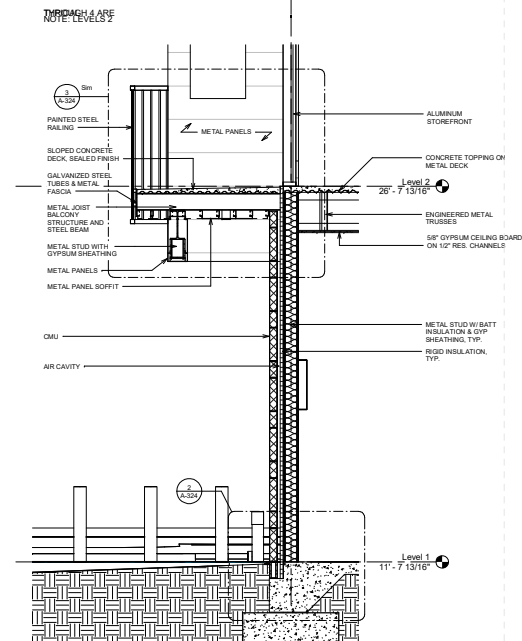
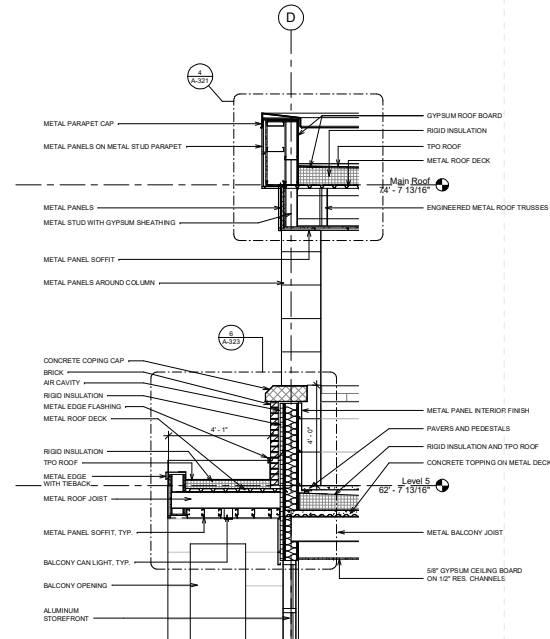


① Building Section 1
1/8" = 1'-0"

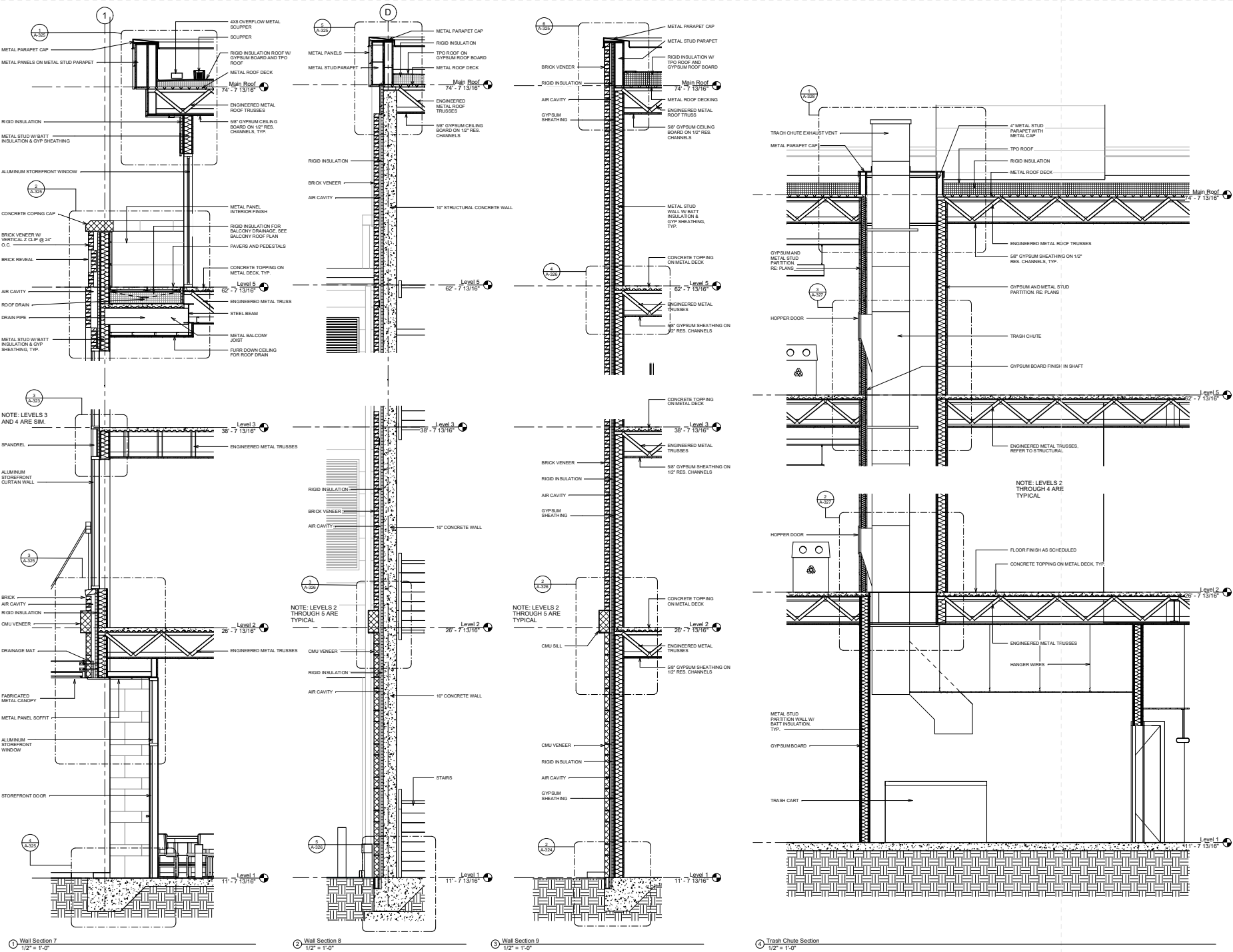


② Building Section 2
1/8" = 1'-0"



① Wall Section 4
1/2" = 1'-0"② Wall Section 5
1/2" = 1'-0"③ Wall Section 6
1/2" = 1'-0"

7/17/2025 1:25:00 PM
 A:\downtown Pensacola Mixed Use\Drawings\A-312.dwg



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Wall Sections

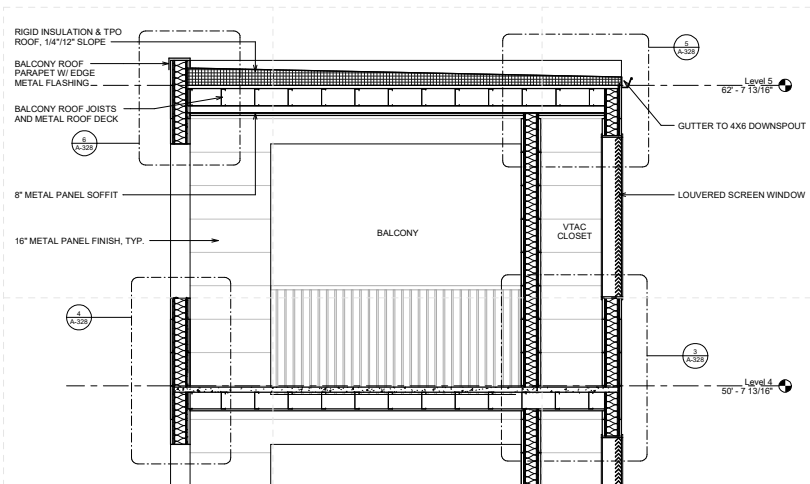
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 Date 7-17-25
 Drawn Author
 Checked Checker
 Revisions Rev Date

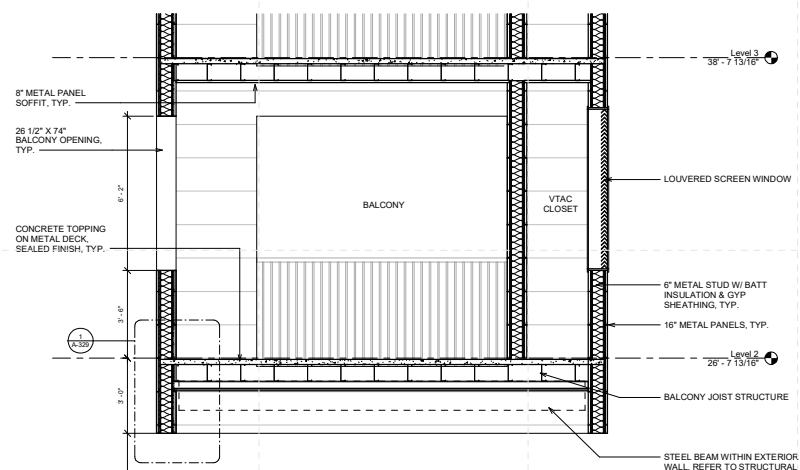
Downtown Pensacola Mixed Use

Jefferson Street, Pensacola Florida

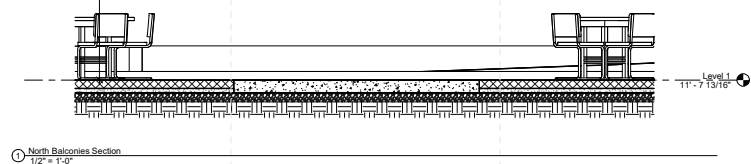
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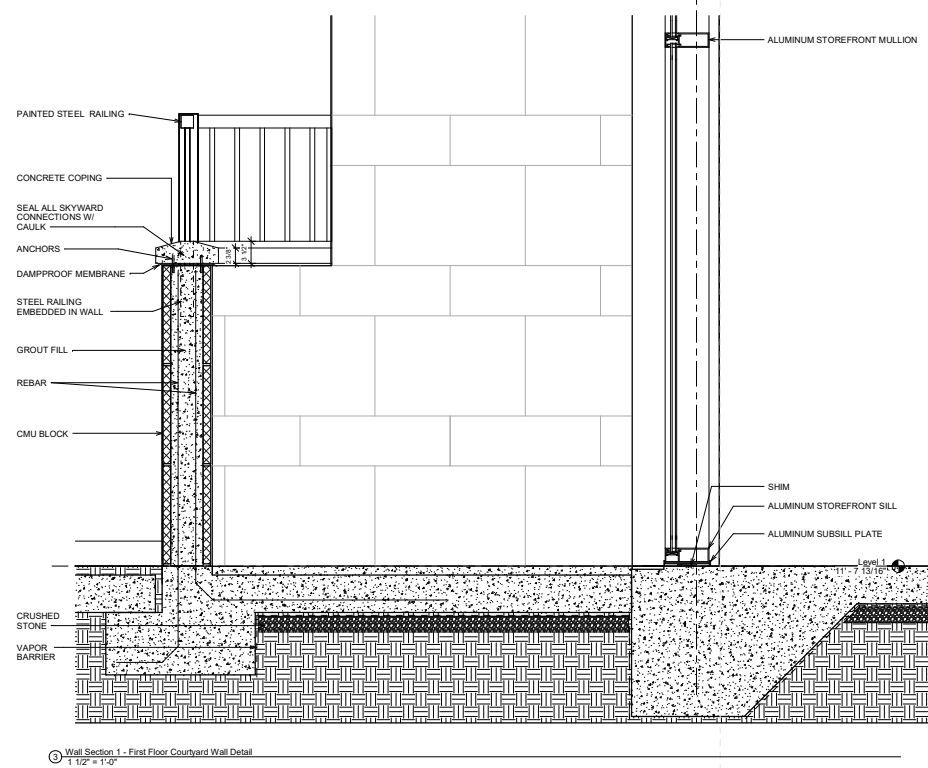
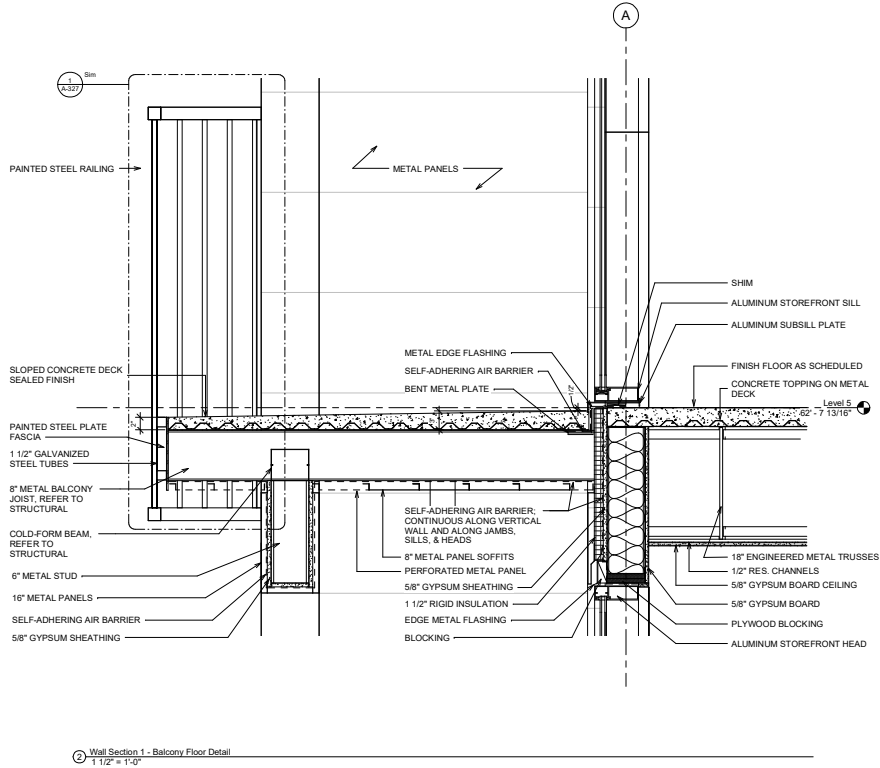
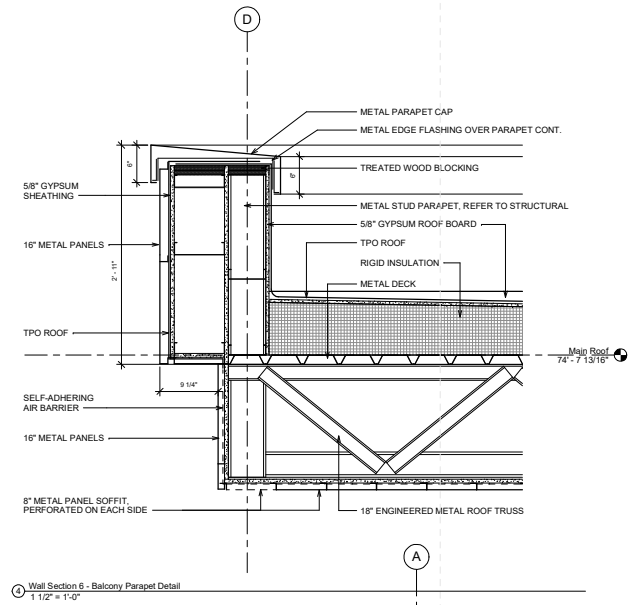
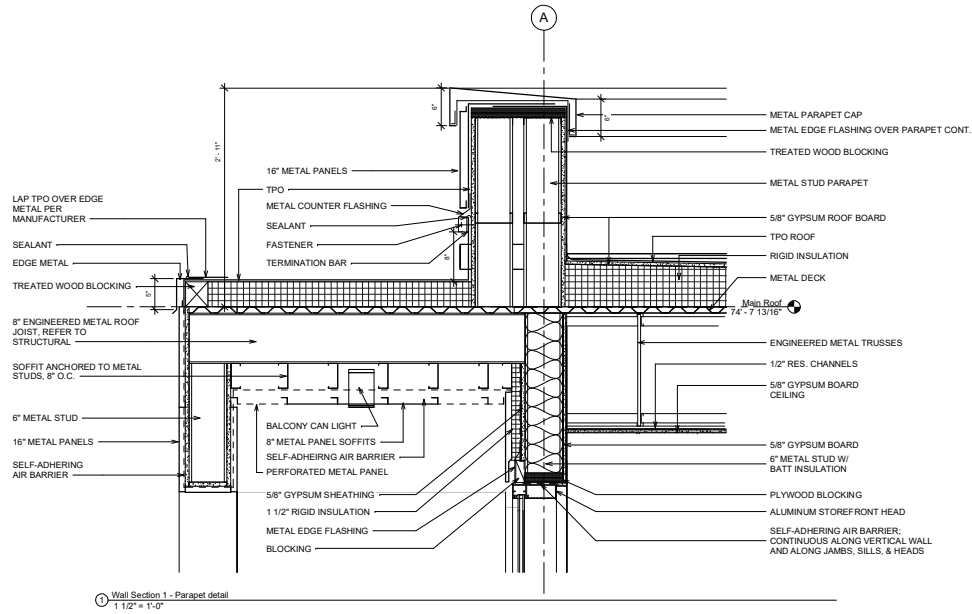
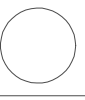


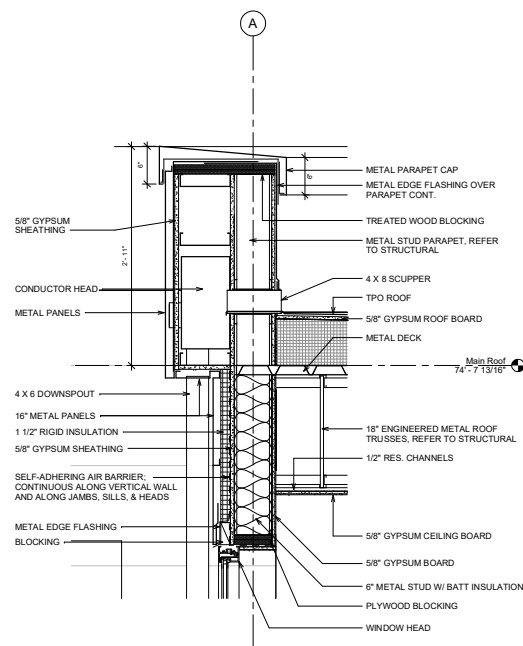
NOTE: LEVELS BETWEEN 2 AND
ROOF ARE TYPICAL



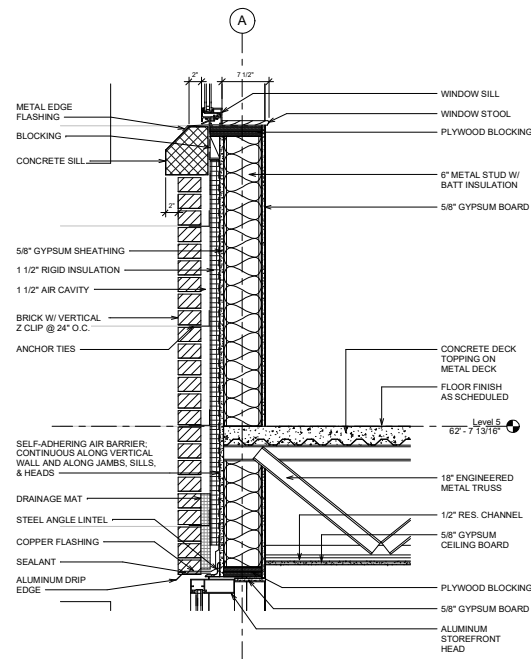
NOTE: EASTERN MOST BALCONIES
ACCESS 2ND, 3RD, AND 4TH FLOOR WITH
ROOF @ LEVEL 5. ALL OTHER BALCONIES
ACCESS 2ND, 3RD, 4TH, AND 5TH FLOORS
WITH ROOF @ MAIN ROOF LEVEL. TYP.
DETAILING



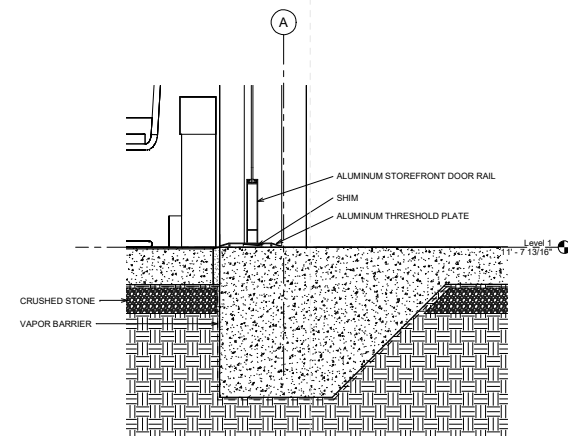




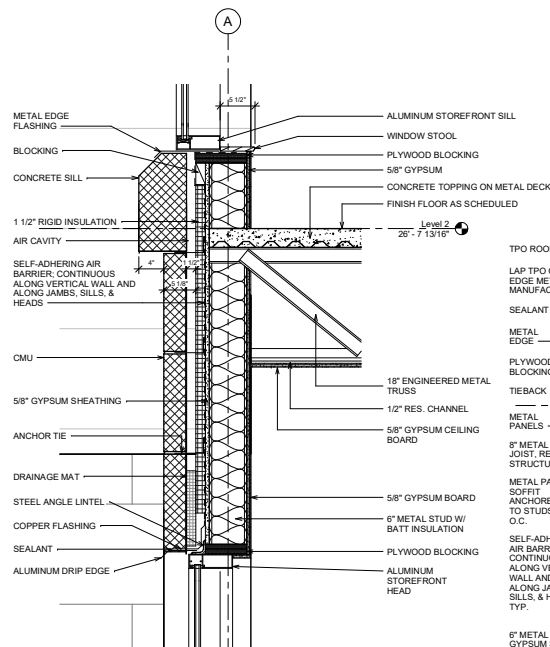
1 Wall Section 2 - Parapet Detail
1 1/2" = 1'-0"



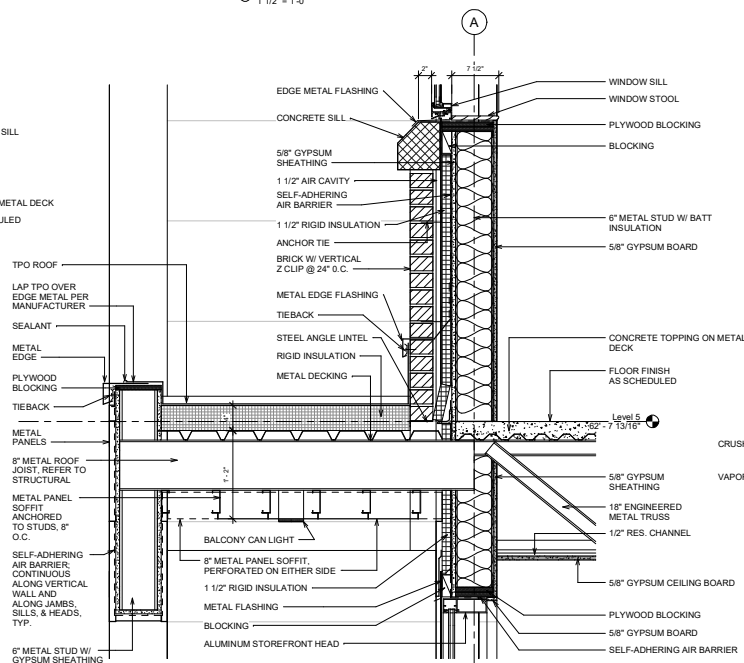
③ Wall Section 2 - Sill Detail
1 1/2" = 1'-0"



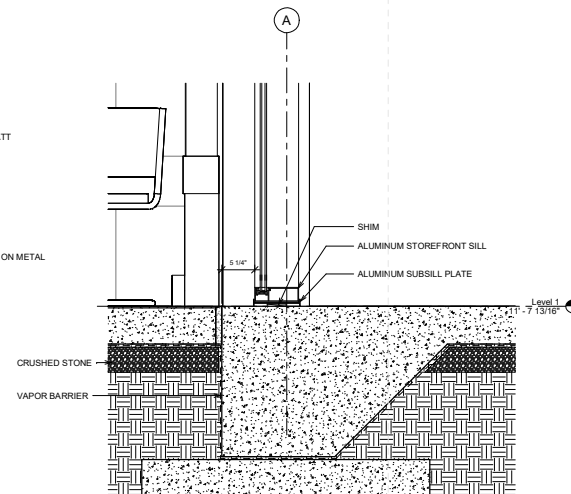
5 Wall Section 4 - Storefront Sill Detail
1 1/2" = 1'-0"



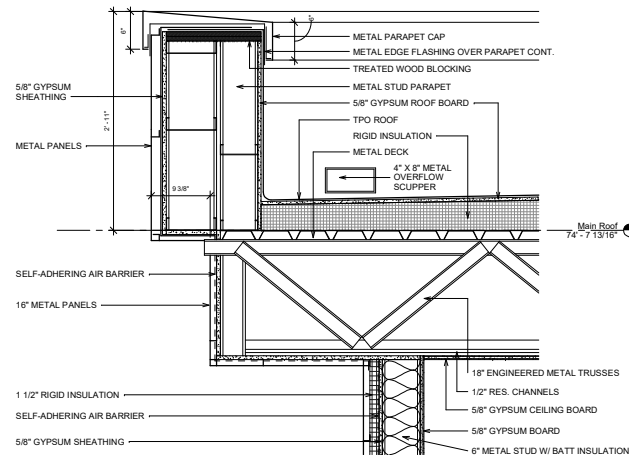
② Wall Section 2 - Metal Deck Joining Detail
1 1/2" = 1'-0"



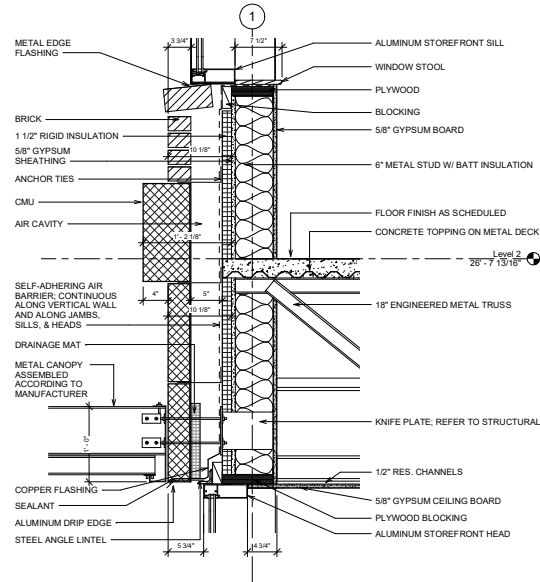
④ Wall Section 4 - Balcony Roof Detail
1 1/2" = 1'-0"



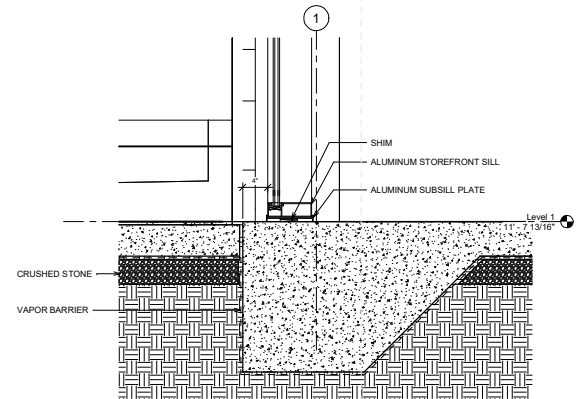
⑥ Wall Section 2 - Storefront Sill Detail
1 1/2" = 1'-0"



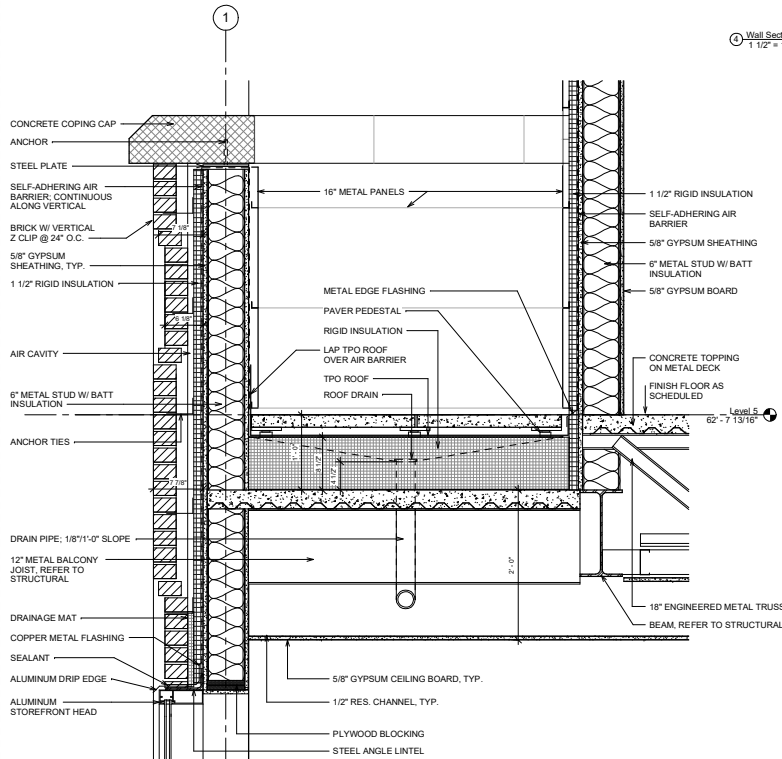
① Wall Section 3 - Parapet Detail
1 1/2" = 1'-0"



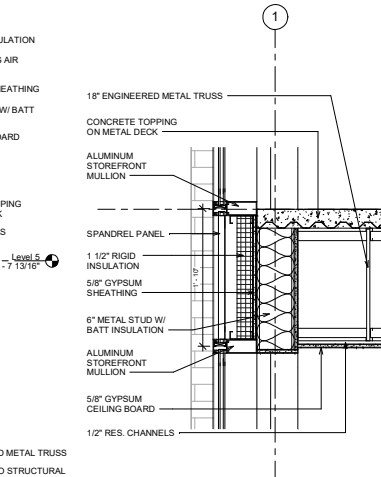
④ Wall Section 3 - Sill Detail
1 1/2" = 1'-0"



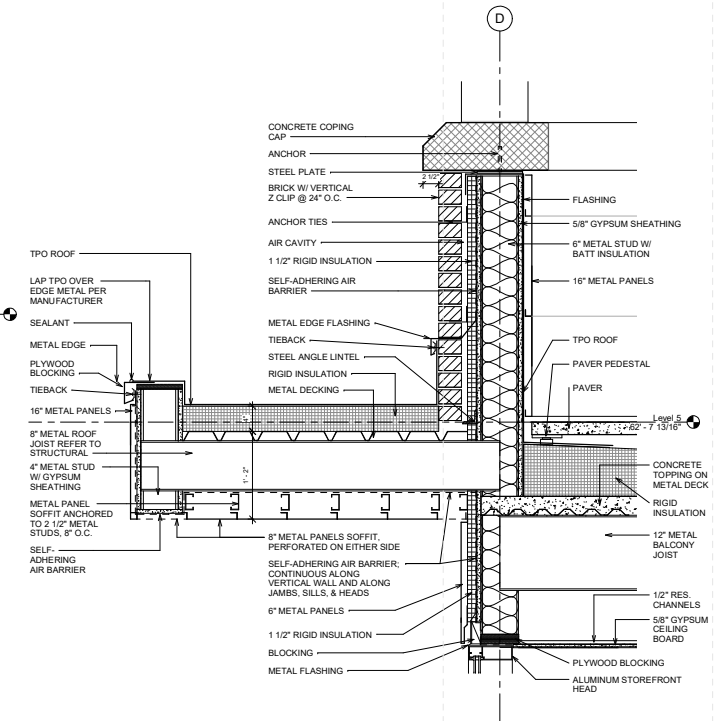
⑥ Wall Section 3 - Storefront Window Sill Detail
1 1/2" = 1'-0"



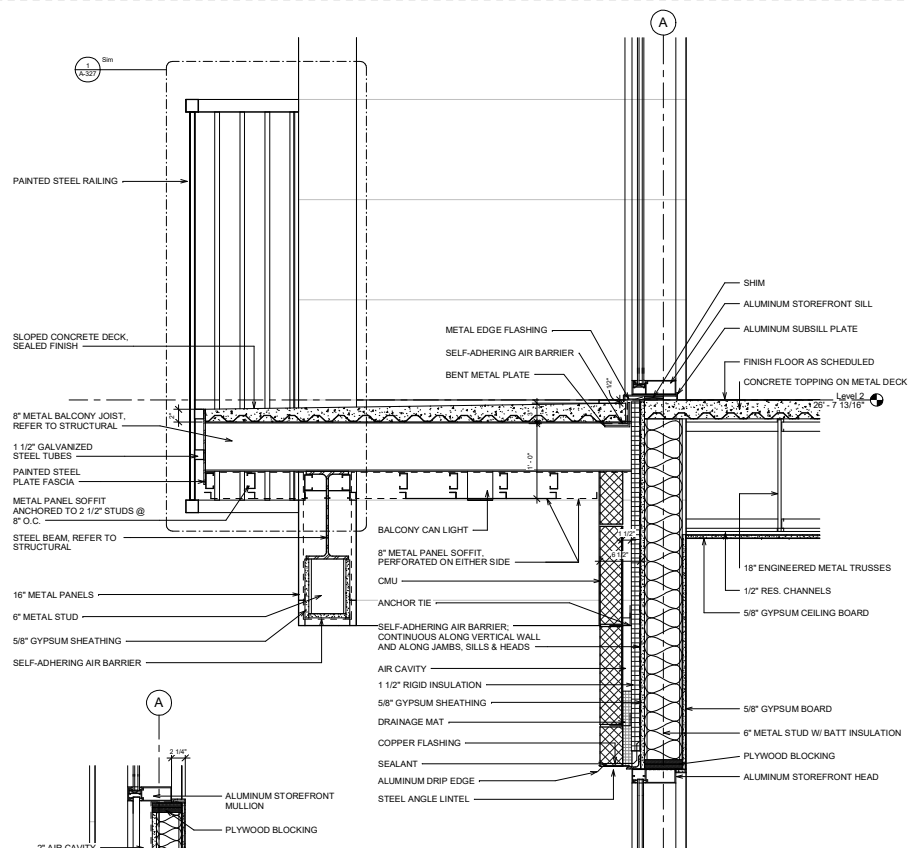
② Wall Section 3 - Balcony Detail
1 1/2" = 1'-0"



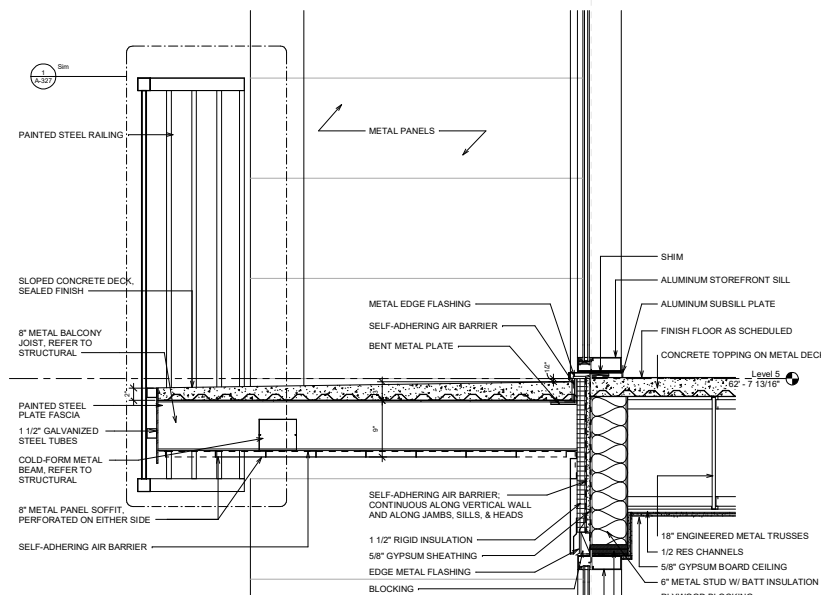
③ Wall Section 3 - Metal Deck Joining Detail
1 1/2" = 1'-0"



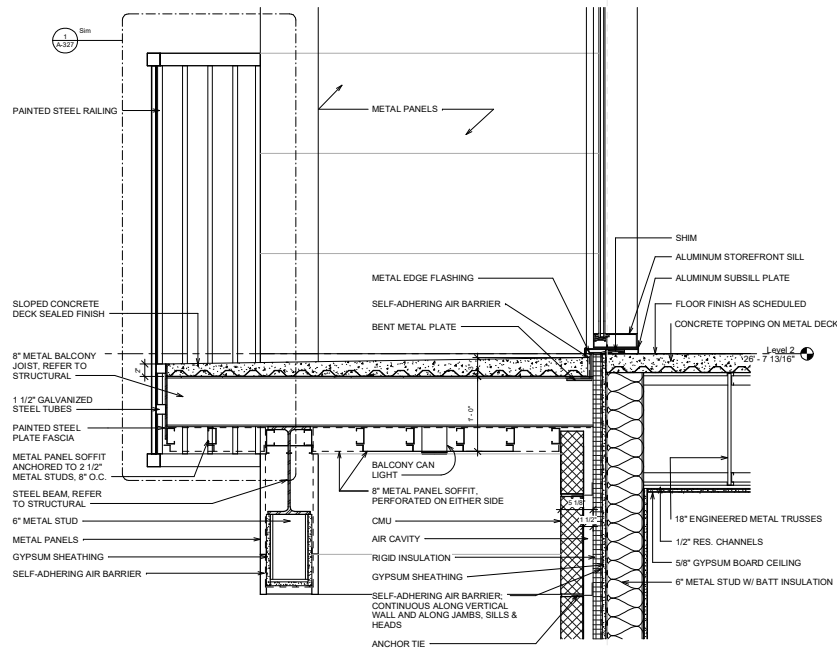
⑥ Wall Section 3 - Balcony Roof Detail
1 1/2" = 1'-0"



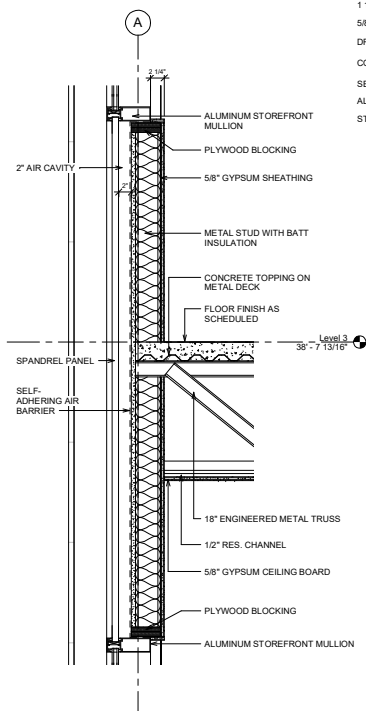
1 Wall Section 4 - 2nd Floor Balcony Detail
1 1/2" = 1'-0"



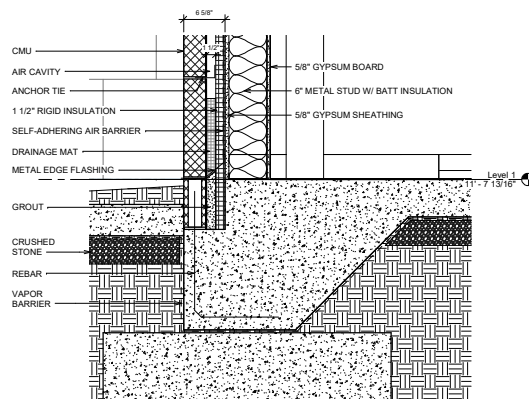
5 Wall Section 5 - Balcony Floor Detail
1 1/2" = 1'-0"



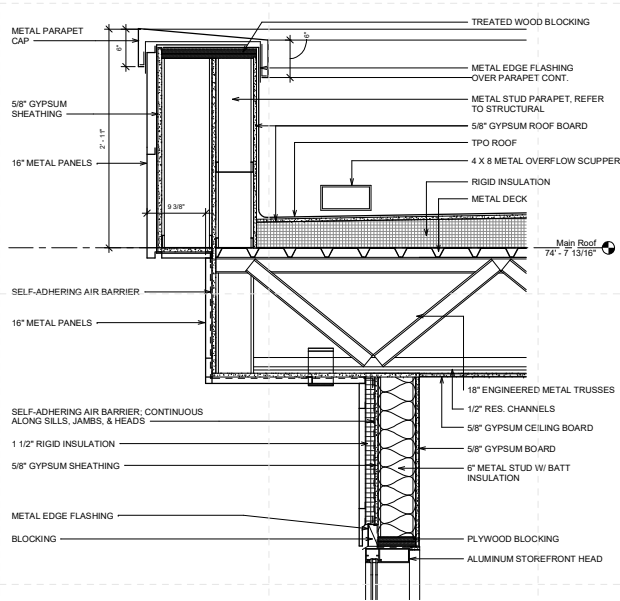
③ Wall Section 5 - 2nd Floor Balcony Detail
1 1/2" = 1'-0"



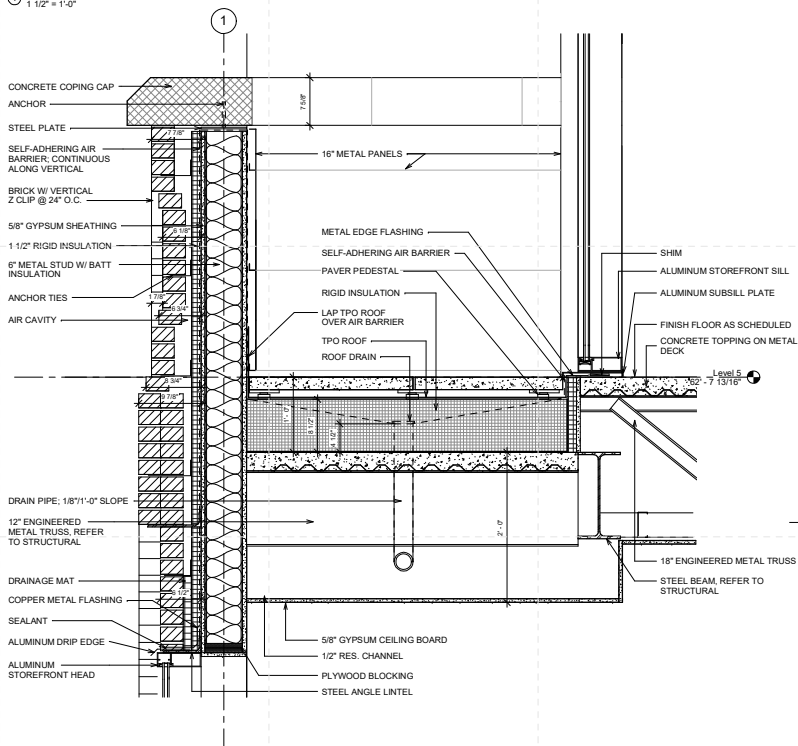
4 Wall Section 2 - Spandrel Detail
1 1/2" = 1'-0"



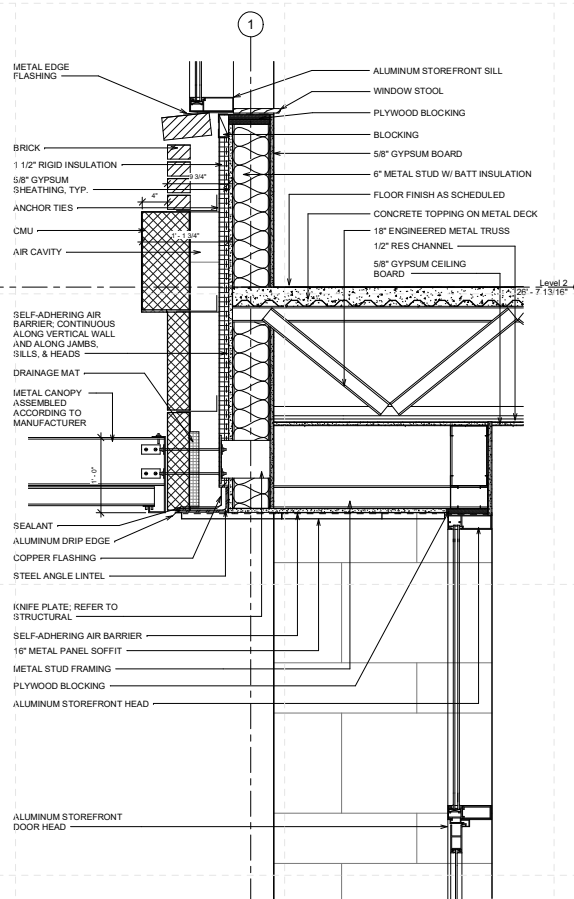
② Wall Section 5 - CMU Wall at Foundation Detail
1 1/2" = 1'-0"



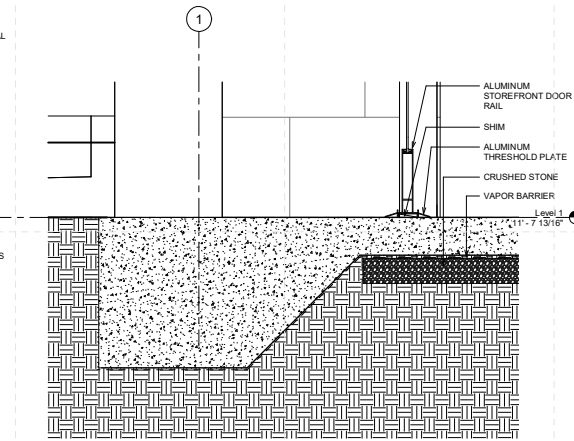
1 Wall Section 7 - Parapet Detail
1 1/2" = 1'-0"



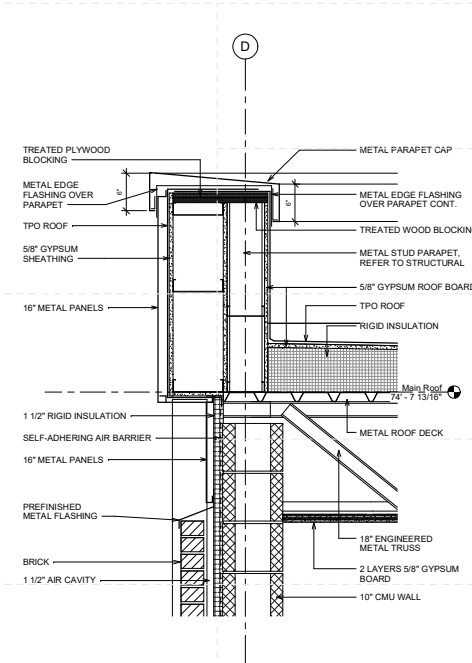
2 Wall Section 7 - 5th Floor Balcony Floor Detail
1 1/2" = 1'-0"



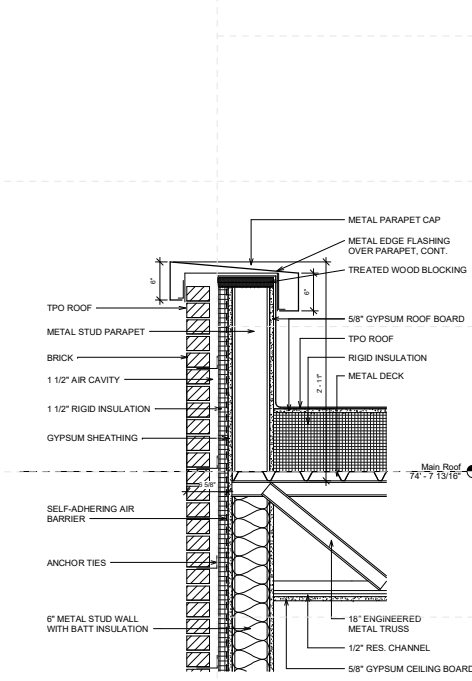
3 Wall Section 7 - Entrance Canopy and Wall Detail
1 1/2" = 1'-0"



4 Wall Section 7 - Storefront Door Sill Detail
1 1/2" = 1'-0"

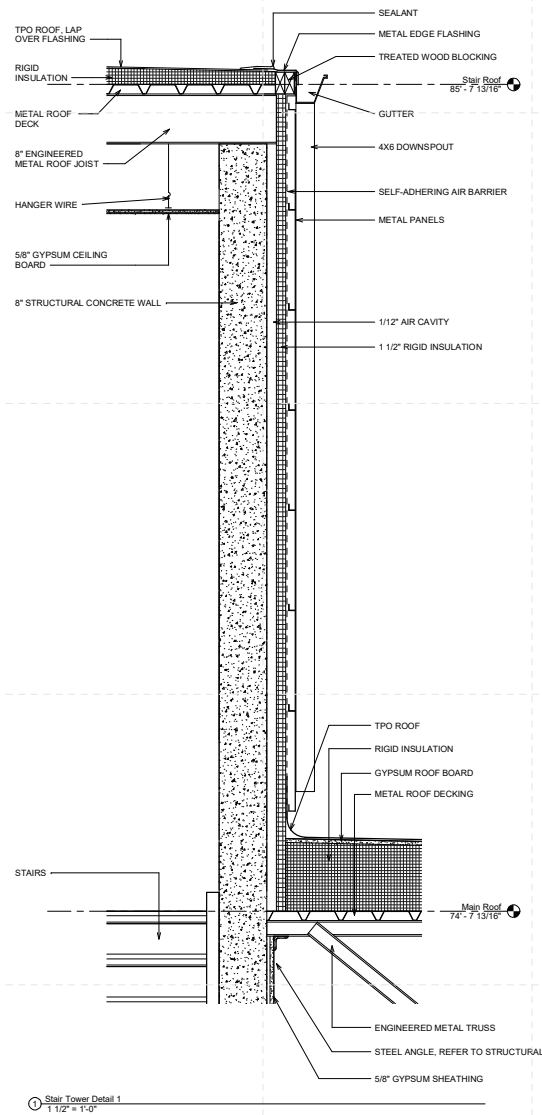


5 Wall Section 8 - Parapet Detail
1 1/2" = 1'-0"

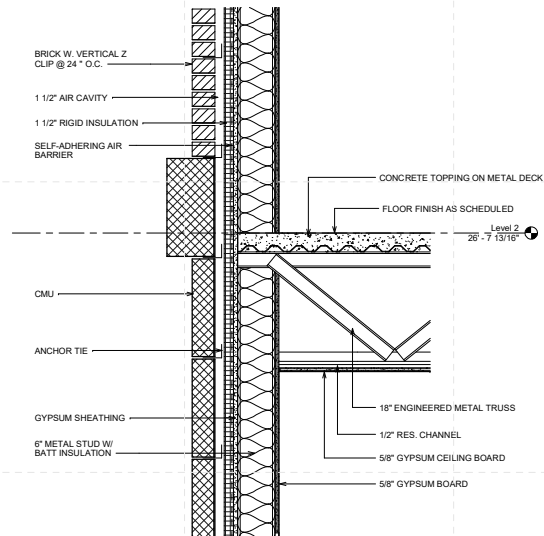


6 Wall Section 9 - Parapet Detail
1 1/2" = 1'-0"

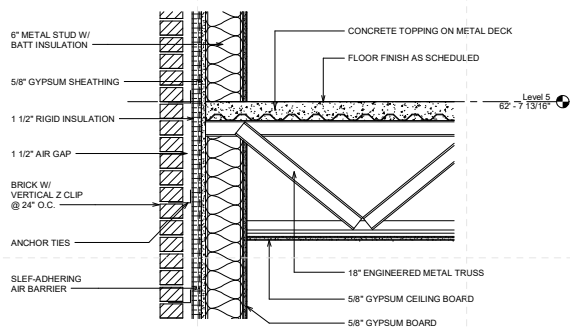




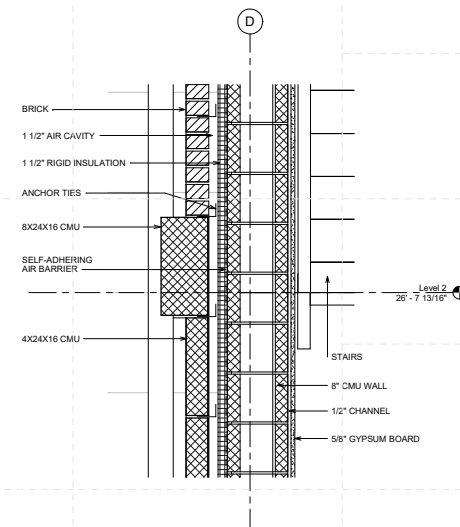
① Stair Tower Detail 1
 1 1/2" = 1'-0"



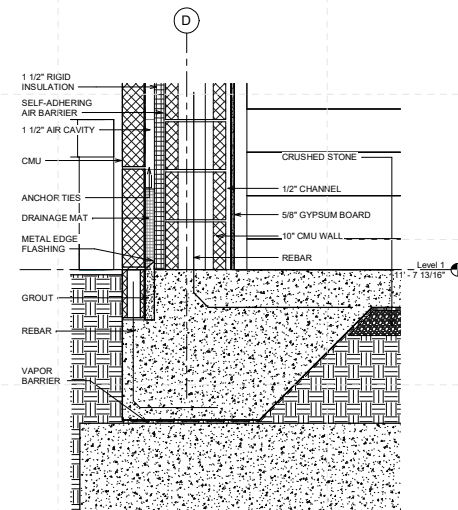
② Wall Section 9 - CMU Wall Metal Deck Joining Detail
 1 1/2" = 1'-0"



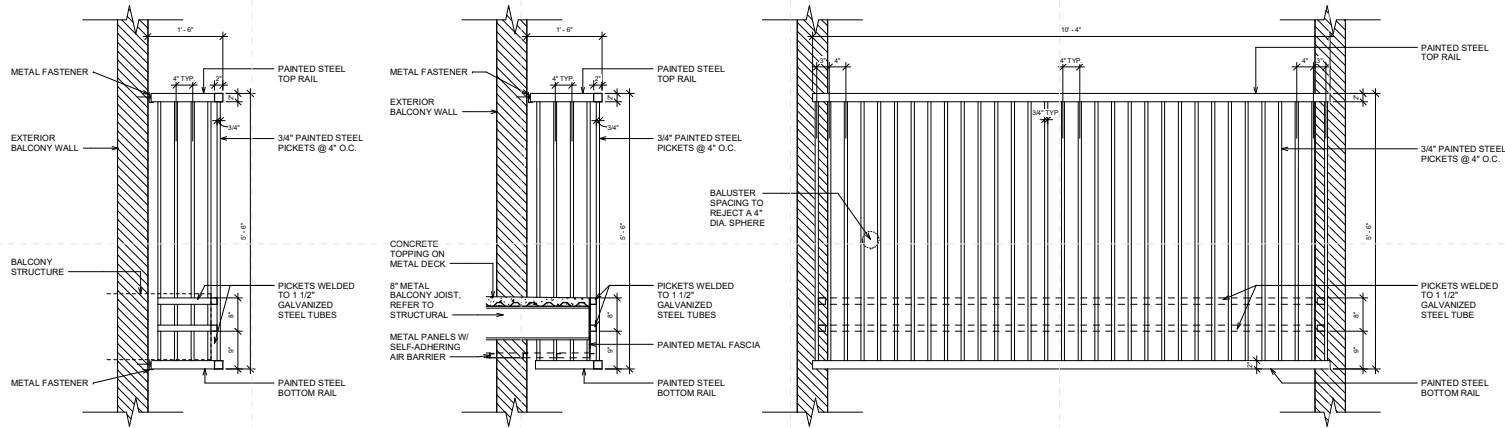
③ Wall Section 9 - Brick Wall Metal Decking Joining Detail
 1 1/2" = 1'-0"



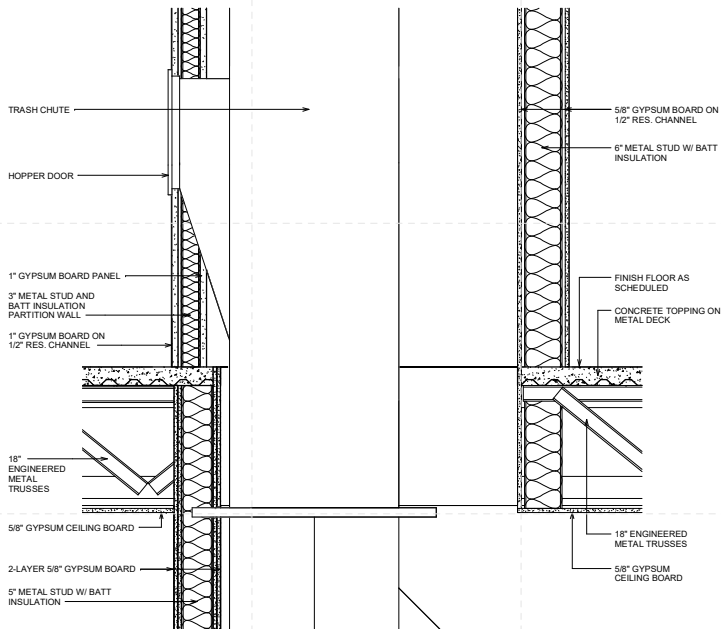
④ Wall Section 8 - CMU and Brick Wall Detail
 1 1/2" = 1'-0"



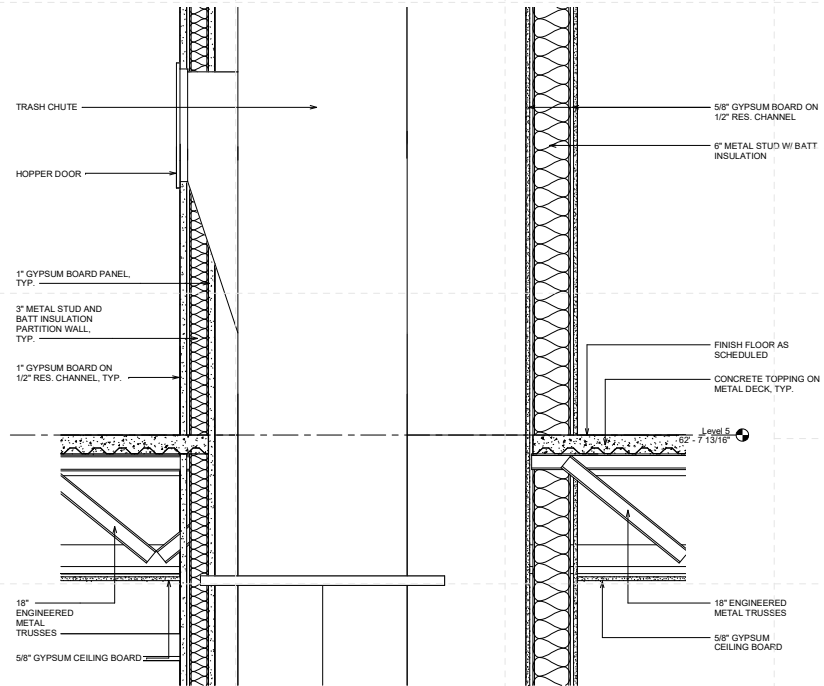
⑤ Wall Section 8 - CMU Wall at Foundation Detail
 1 1/2" = 1'-0"



① Balcony Steel Railing
1" = 1'-0"

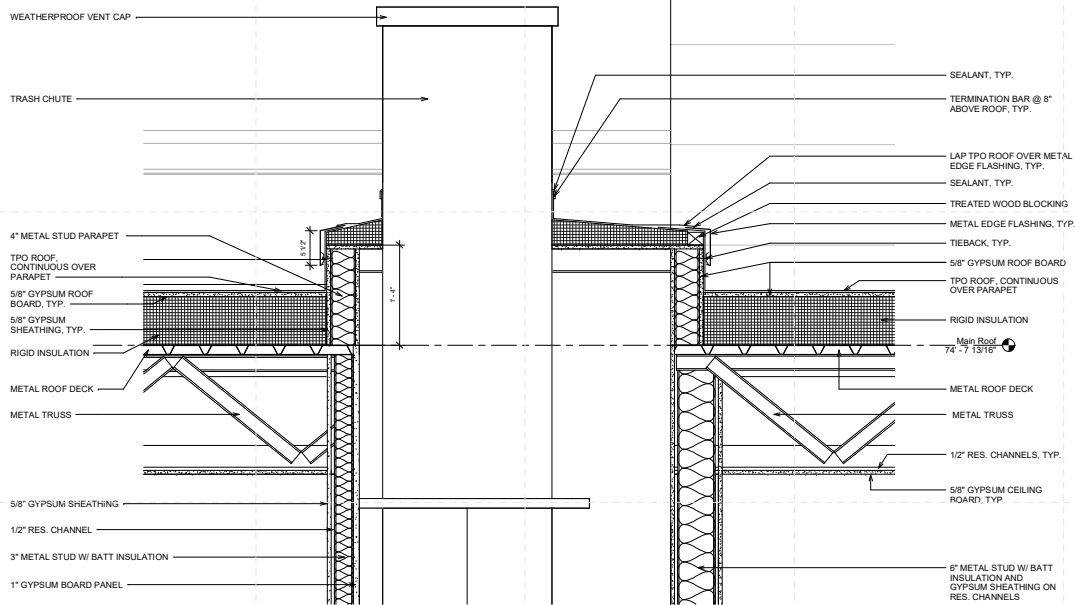


② Trash Chute Section - Shaft Opening Detail
1 1/2" = 1'-0"

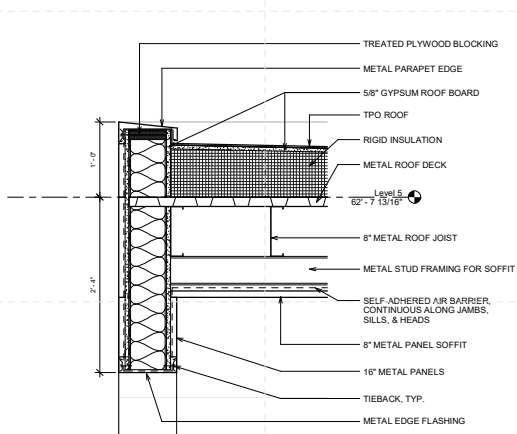


③ Trash Chute Section - Shaft and Door Detail
1 1/2" = 1'-0"

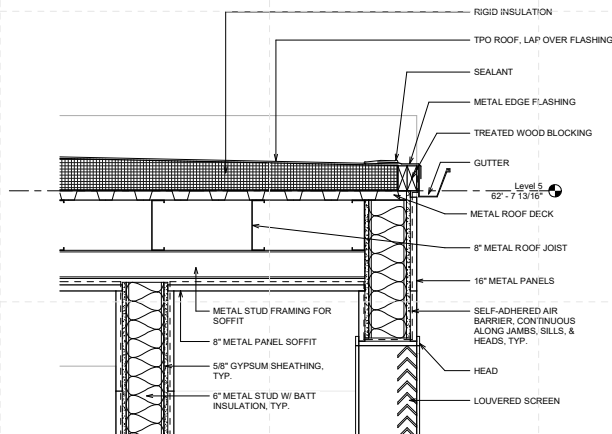
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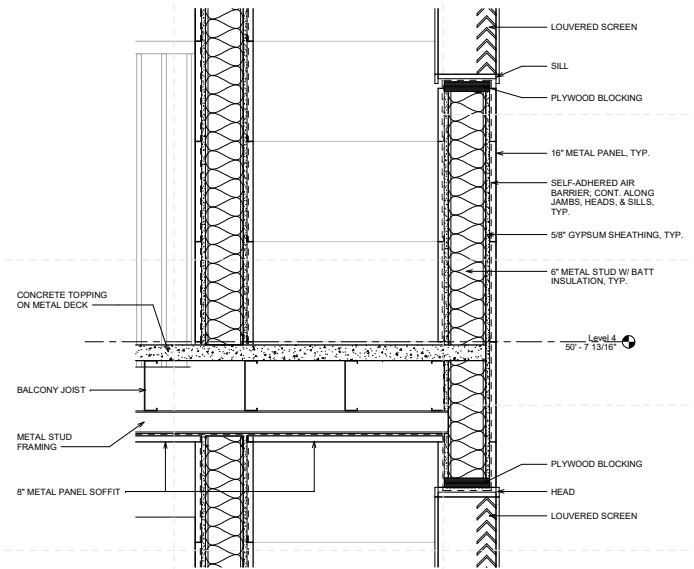
① Trash Chute Section - Exhaust Vent at Roof Detail
 1 1/2\" = 1'-0"



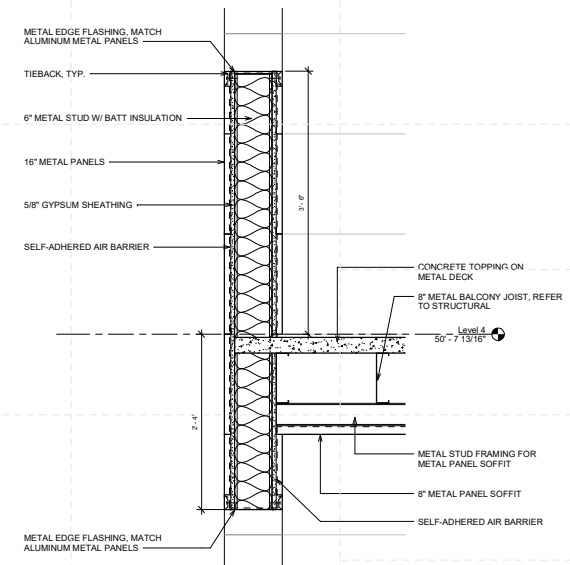
② Balcony Section - Parapet Detail
 1 1/2\" = 1'-0"



③ Balcony Section - Gutter Detail
 1 1/2\" = 1'-0"



④ Balcony Openings Section - VTAC Closet Detail
 1 1/2\" = 1'-0"



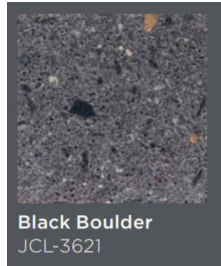
⑤ Balcony Openings Section - Sill, Head, & Floor Structure
 Detail
 1 1/2\" = 1'-0"



GROUND FACED CMU / DECORATIVE CMU FINISH

JOHNSON CONCRETE PRODUCTS

GROUND FACED ARCHITECTURAL BLOCK
2X8X16 SPLIT FACE SOLID
JCL-3621 BLACK BOULDER



FLUSH METAL PANELS

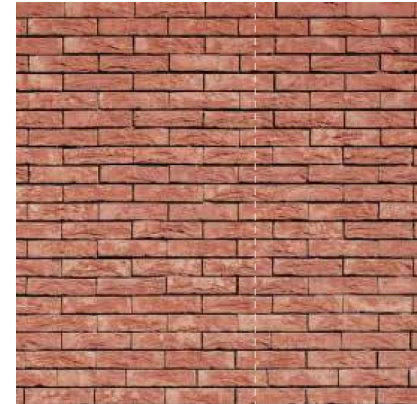
PAC-CLAD PETERSEN

MODULAR AL METAL WALL PANEL SYSTEM
16" X UP TO 120"
WALLS - GRAPHITE
SOFFITS - STONE WHITE



FACE BRICK

MATCH HOTEL TRISTAN



STOREFRONT ALUMINUM FRAME

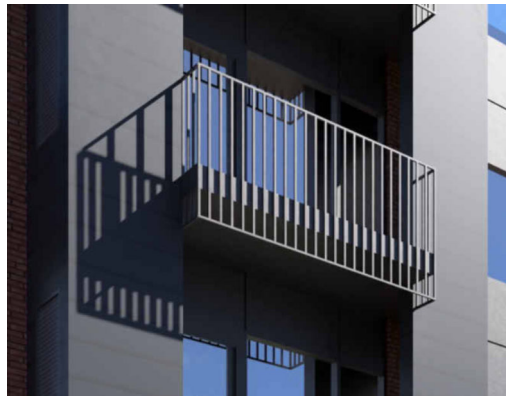
DARK BRONZE



PAINTED STEEL RAILINGS

SHERWIN WILLIAMS

SW 6258
TRICORN BLACK



SW 6258
Tricorn Black

FABRICATED METAL CANOPY

SHERWIN WILLIAMS

SW 6258
TRICORN BLACK



DALE
PARTNERS

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Suite 201
Biloxi, MS 39530
p 228.374.1409
dalepartners.com



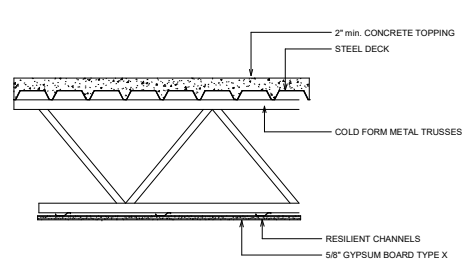
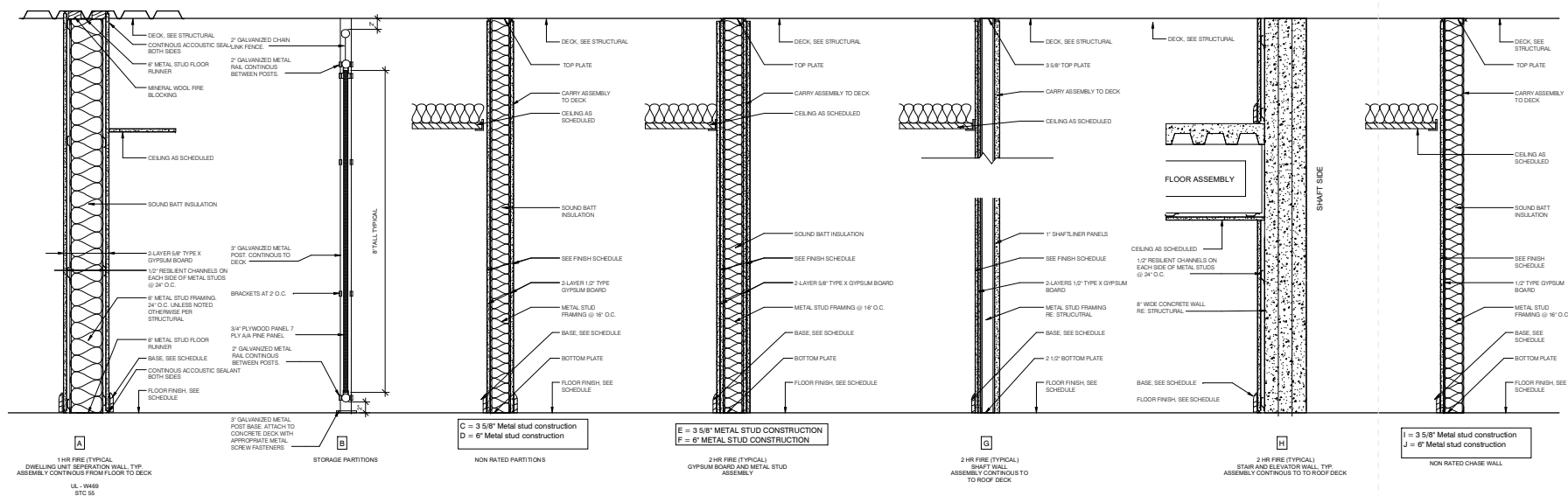
Downtown Pensacola Mixed Use
Jefferson Street, Pensacola Florida

Construction
Documents

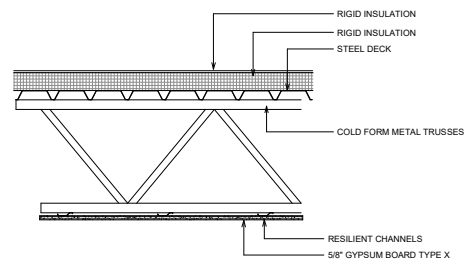
Project No. 24074
Date 7-17-25
Drawn RTA
Checked NP
Revisions Rev Date

A-602

Exterior Finishes



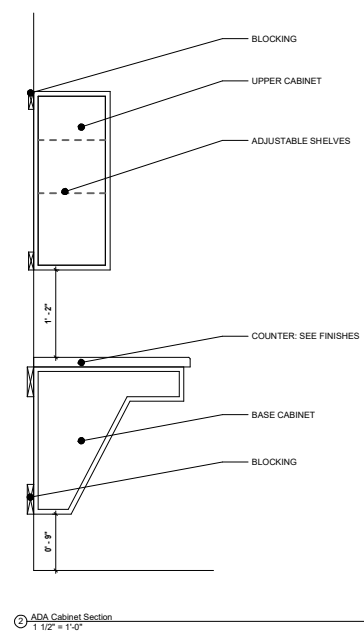
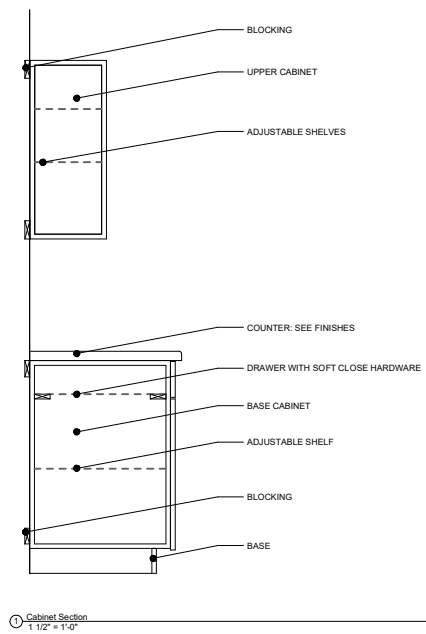
H1 FLOOR CEILING ASSEMBLY
(1 HOUR RATED)
BASED ON TEST NUMBER UL G542



H2 ROOF CEILING ASSEMBLY
(1 HOUR RATED)
BASED ON TEST NUMBER UL P525

① PARTITION TYPES - MASTER
1 1/2" = 1'-0"

Room Schedules							
Room Number	Room Type	Area	Floor Finish	Perimeter	Base Finish	Wall Finish	Ceiling Finish
100	SHELL SPACE	2330.41		229.41			
101	CONDO LOBBY	345.70		78.47			
102	CONFERENCE	143.39		48.26			
103	STORAGE	585.61		111.34			
104	CORRIDOR 1	584.49		205.89			
105	MAIL	110.97		42.78			
106	STORAGE	49.20		28.32			
107	STORAGE	47.90		28.00			
108	DOG WASH	77.20		36.32			
109	STORAGE	78.36		40.65			
110	JAN	81.64		31.62			
111	COMM ROOM	100.21		40.84			
112	TRASH ROOM	96.29		44.17			
113	ELECTRIC AL	148.91		48.81			
114	FIRE PUMP	145.80		48.49			
115	CORRIDOR	183.27		59.90			
116	CORRIDOR 2	261.68		110.35			
201	ELECTRIC AL	129.16		45.76			
202	STORAGE	69.99		36.60			
203	MECHANIC AL	77.20		36.32			
204	TRASH ROOM	57.50		30.41			
205	CORRIDOR	665.22		278.15			
301	ELECTRIC AL	129.46		45.93			
302	STORAGE	69.99		36.60			
303	MECHANIC AL	77.20		36.32			
304	TRASH ROOM	57.50		30.41			
305	CORRIDOR	667.25		268.75			
401	ELECTRIC AL	129.44		45.85			
402	STORAGE	69.99		36.60			
403	MECHANIC AL	77.20		36.32			
404	TRASH ROOM	57.50		30.41			
405	CORRIDOR	669.22		268.94			
501	ELECTRIC AL	129.16		45.76			
502	STORAGE	69.99		36.60			
503	MECHANIC AL	77.20		36.32			
504	TRASH ROOM	57.50		30.41			
505	CORRIDOR	628.47		253.53			
S1	STAIR 01	154.87		57.82			
S2	STAIR 02	132.95		51.21			



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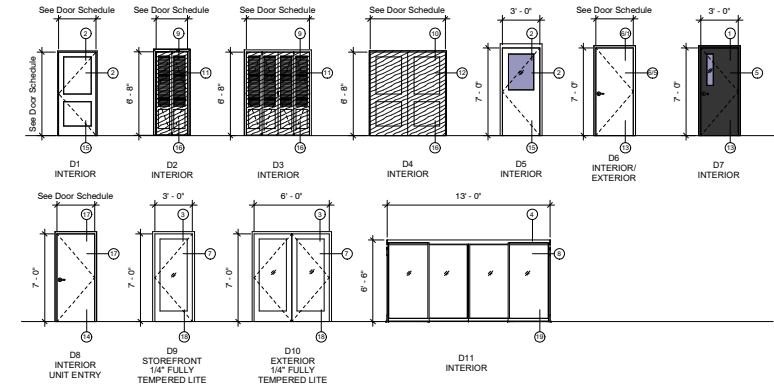
Construction Documents

Project No 24074
Date 7-17-25
Drawn Author
Checked Checker
Revisions Rev Date

A-610

Room Schedules &
Millwork Sections

Door Schedule													
Mark	Type	Door		Frame		Function	Hardware	Fire Rating	Comments	Location	Room Name		
		Width	Height	Material	Finish								
100A	D10	6'-0"	7'-11"	AL	AL	Interior		Not Rated					
100B	D10	6'-0"	7'-11"	AL	AL	Interior		Not Rated					
100C	D10	6'-0"	7'-11"	AL	AL	Interior		Not Rated					
100D	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
100E	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
101	D10	6'-0"	7'-11"	AL	AL	Interior		Not Rated					
102	D11	13'-0"	6'-6"	WD	HM	Interior							
103	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
106	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
107	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
108	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
109	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
110	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
111	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
112	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
113	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
114A	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
114B	D6	3'-0"	7'-0"	WD	HM	Interior		Not Rated					
115	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
115A	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
116B	D6	3'-0"	7'-0"	WD	HM	Interior		Not Rated					
201	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
202	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
203	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
204	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
301	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
302	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
303	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
304	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
401	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
402	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
403	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
404	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
501	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
502	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
503	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
504	D6	3'-0"	7'-0"	WD	HM	Interior		20 Mins					
A11	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A12	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A21	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A22	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A23	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A24	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A25	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
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A31	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A32	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
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A51	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A52	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A53	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A54	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
A55	D8	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S11A	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S11B	D6	3'-0"	7'-0"	WD	HM	Interior		Not Rated					
S12	D6	3'-0"	7'-0"	WD	HM	Interior		Not Rated					
S21	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S22	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S31	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S32	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S41	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S42	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S51	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					
S52	D7	3'-0"	7'-0"	WD	HM	Interior		90 mins					



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 CLOSET SWING DOOR:
 - PASSAGE LATCH
 - (1-1/2) PAIR 4"x4" STANDARD HINGES
 - DOOR STOP
- #5 CLOSET/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



General Door & Window Notes

- A. Door hardware must meet requirements of the construction assembly in which the door is installed, not deduct 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 applicable, unless otherwise directed by the owner and approved by the architect.
- C. Install work pump, rigid, properly aligned, and securely fastened in place. Comply with drawings, manufacturers' written instructions, and all applicable 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 pressure.
- F. If required, exterior doors and frames shall be impact rated and comply with applicable 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-removable 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 loaded 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 interior storefront doors, UNO.
- P. Provide 1/4" tempered glass in all interior windows, UNO.
- Q. Typical undercut for 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 underlaid 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 transition 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.

DALE PARTNERS

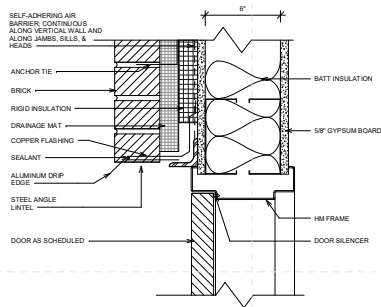
Architecture
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One Jackson Place
Suite 250
188 East Capitol Street
Jackson, MS 39201
P 601.352.5411
161 Lamesa Street
Suite 201
Bloom, MS 39530
P 601.374.1409
dalepartners.com

Downtown Pensacola Mixed Use
Jefferson Street, Pensacola Florida

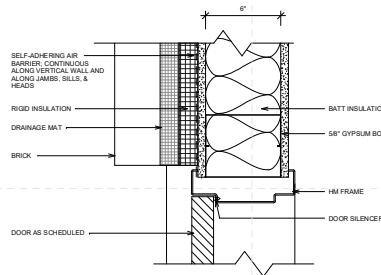
Construction Documents

Project No. 24074
Date 7-17-25
Drawn LC
Checked RTA
Revisions Rev Date

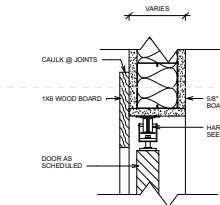
A-621
Door Schedule and Types



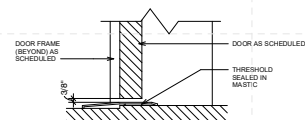
1 HM Door Head Detail
 3" x 1'-0"



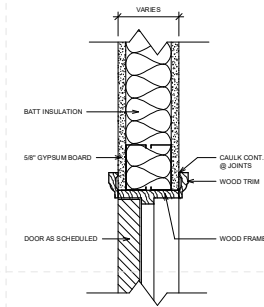
5 HM Door Jamb Detail
 3" x 1'-0"



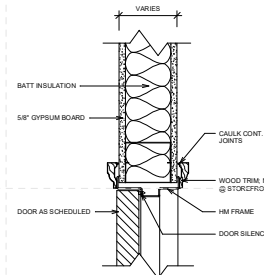
11 Bifold Door Head Detail
 3" x 1'-0"



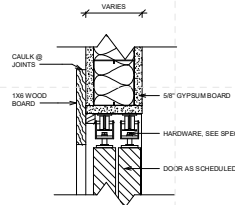
13 HM Door Sill Detail
 3" x 1'-0"



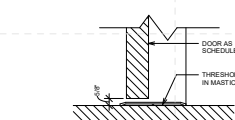
2 HC Head/Jamb Detail
 3" x 1'-0"



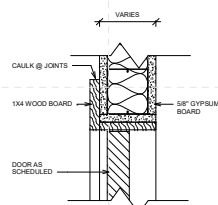
6 HM Head/Jamb Detail
 3" x 1'-0"



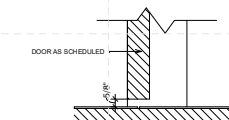
12 Sliding Door Head Detail
 3" x 1'-0"



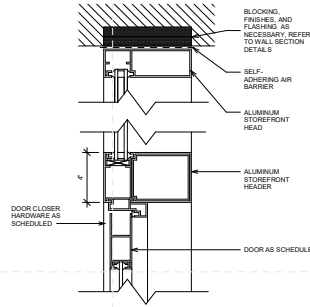
14 SC Sill Detail
 3" x 1'-0"



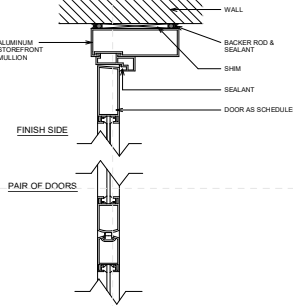
10 Bifold Door Jamb Detail
 3" x 1'-0"



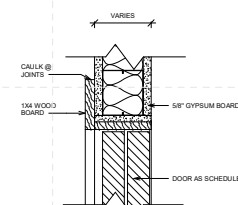
15 HC Sill Detail
 3" x 1'-0"



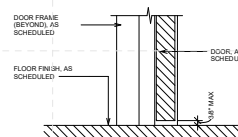
3 Exterior SF Head Detail
 3" x 1'-0"



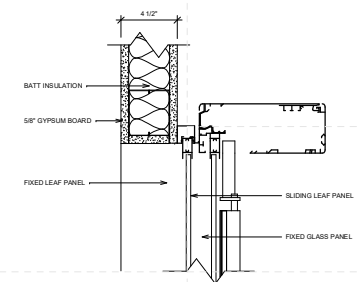
7 Exterior SF Jamb Detail
 3" x 1'-0"



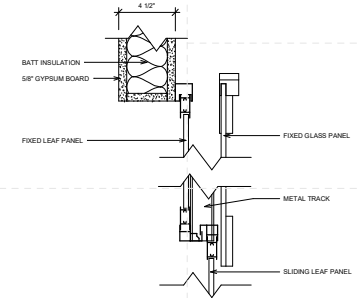
17 Sliding Door Jamb Detail
 3" x 1'-0"



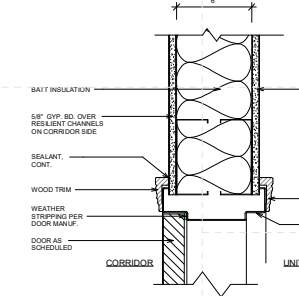
16 Interior Door Threshold Detail
 3" x 1'-0"



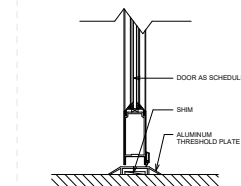
4 Sliding Glass Door Head Detail
 3" x 1'-0"



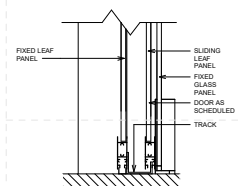
8 Sliding Glass Door Jamb Detail
 3" x 1'-0"



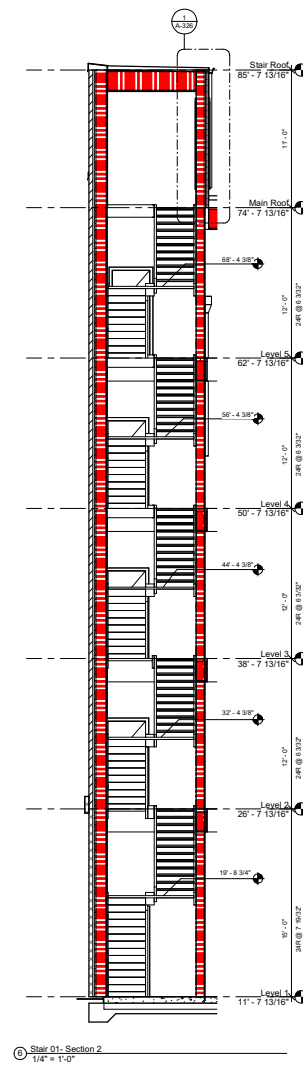
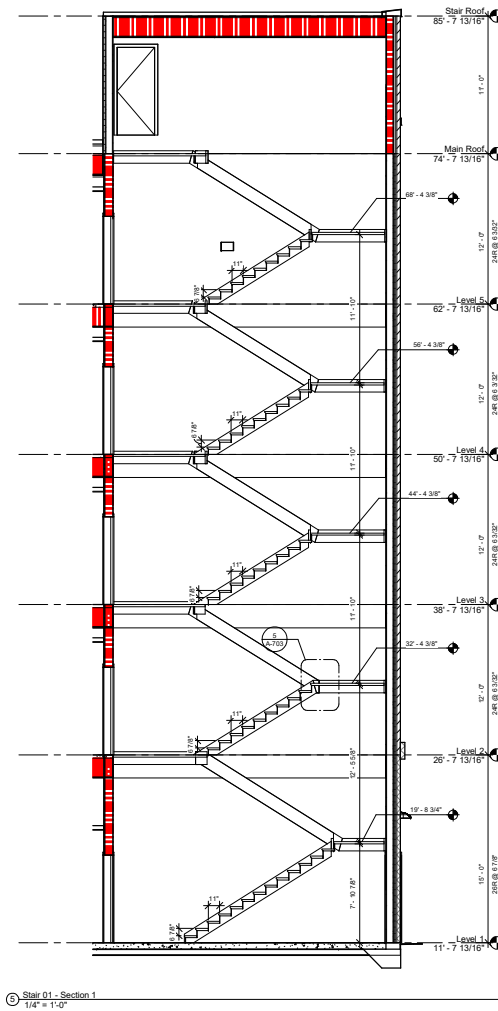
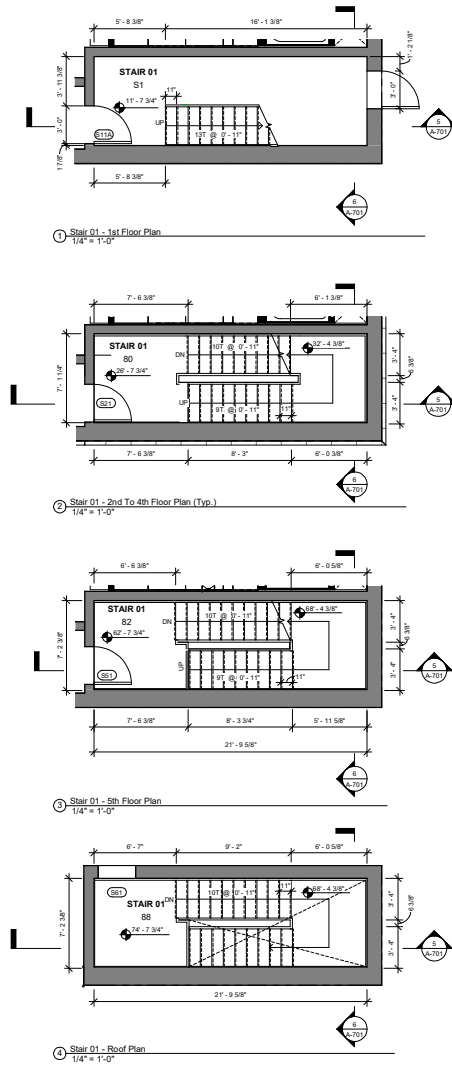
17 Interior Door Head/Jamb Detail - Corridor
 3" x 1'-0"

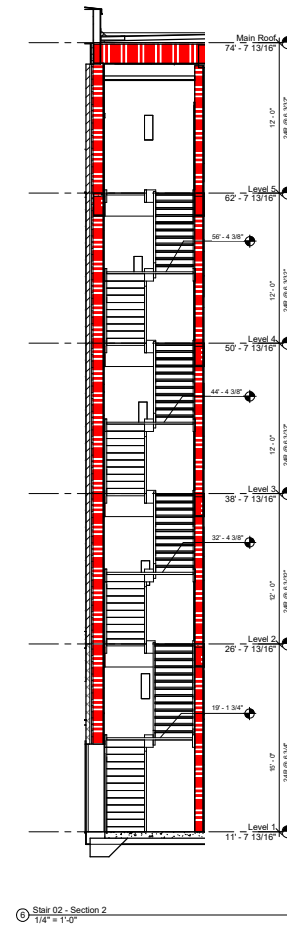
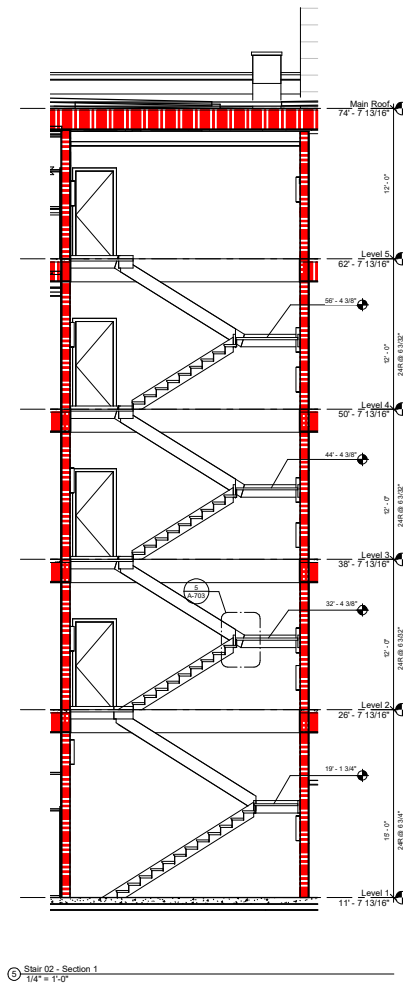
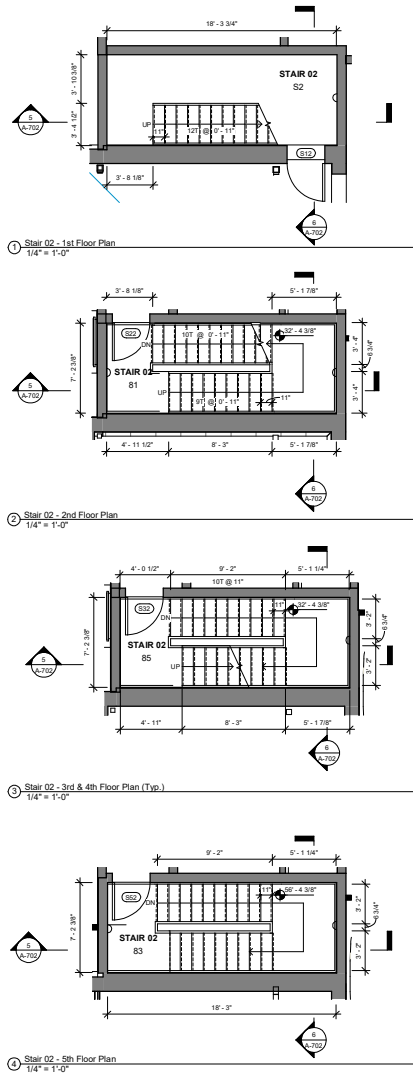


18 SF Sill Detail
 3" x 1'-0"

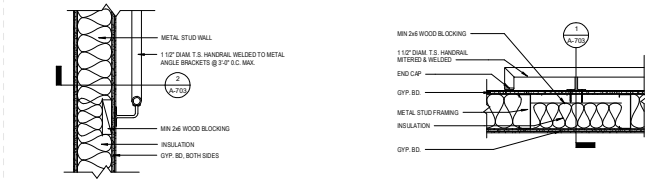


19 Sliding Glass Door Sill Detail
 3" x 1'-0"

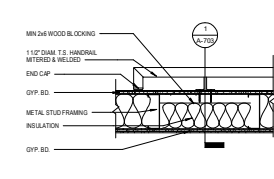




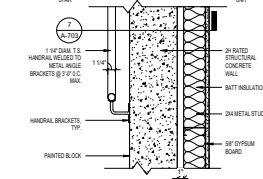
7/17/2025 1:32:24 PM
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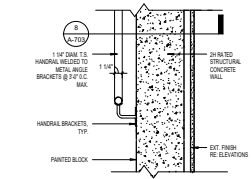
1 Stair Section Detail at Handrail
1 1/2\"/>



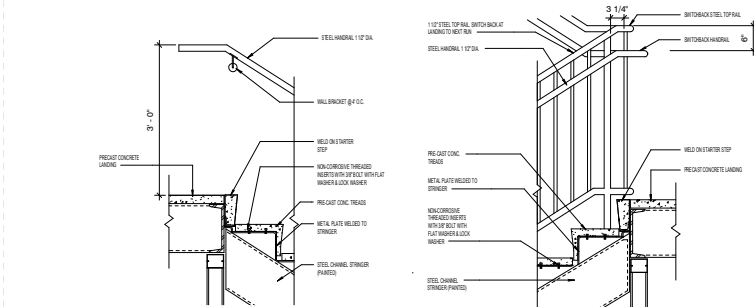
2 Stair Plan Detail at Handrail
1 1/2\"/>



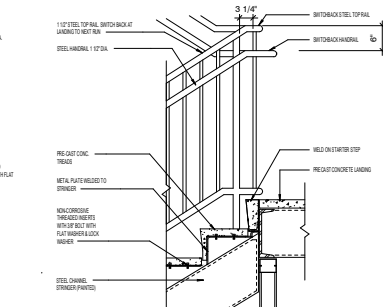
3 Stair Section Detail at Handrail - Int. Concrete
1 1/2\"/>



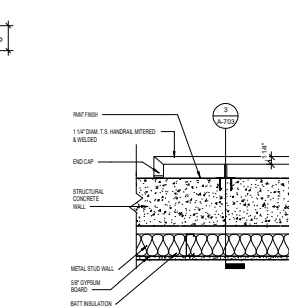
4 Stair Section Detail at Handrail - Ext. Concrete
1 1/2\"/>



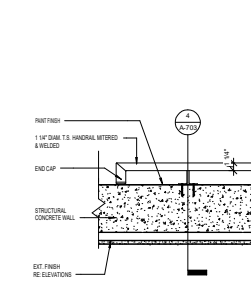
5 Stair and Handrail at the Wall Side
1\"/>



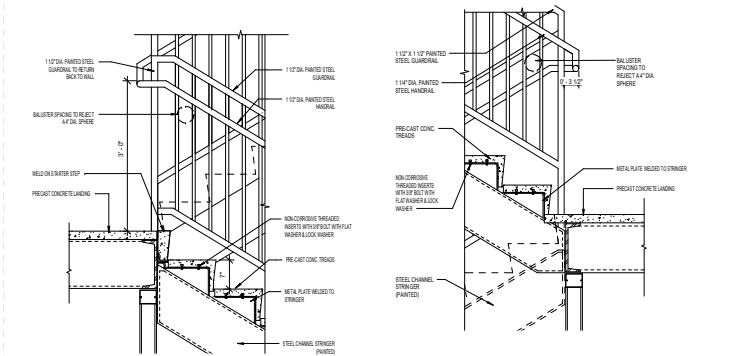
6 Stair and Handrail at the Open Side
1\"/>



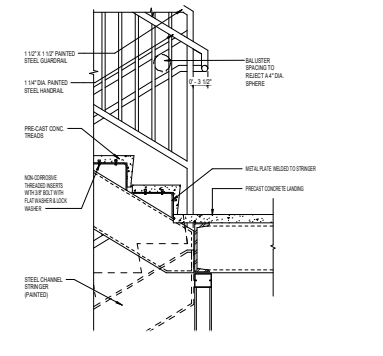
7 Stair Plan Detail at Handrail - Int. CMU
1 1/2\"/>



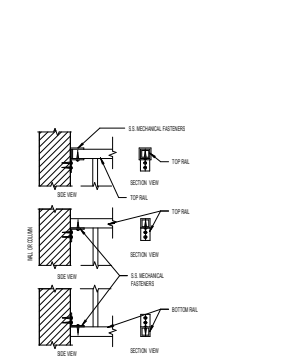
8 Stair Plan Detail at Handrail - Ext. CMU
1 1/2\"/>



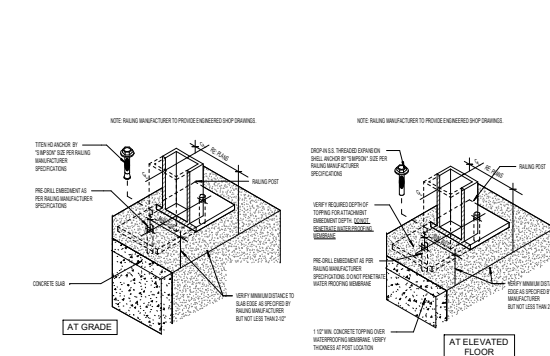
9 Stair Detail at Landing
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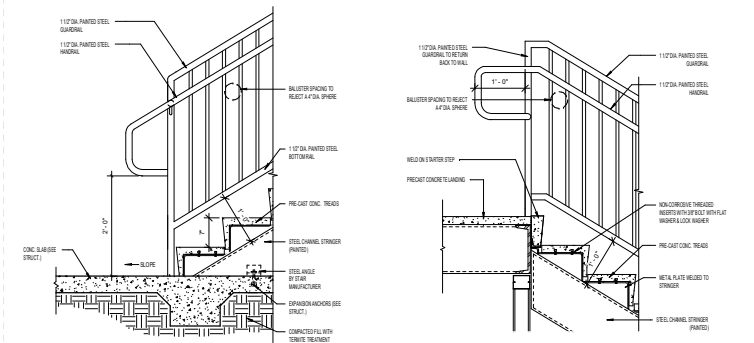
10 Stair Detail at Landing
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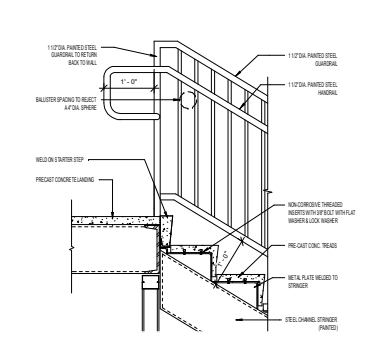
11 Railing Attachment Detail
1 1/2\"/>



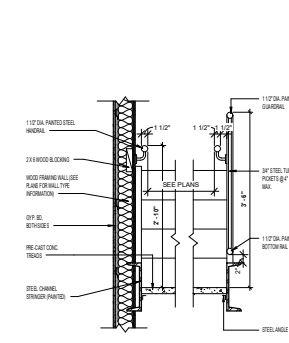
12 Railing Details
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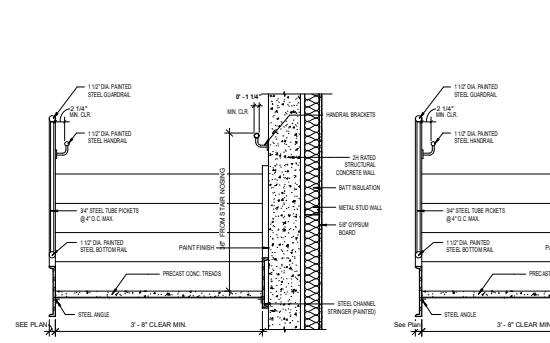
13 Stair Detail at Grade Level
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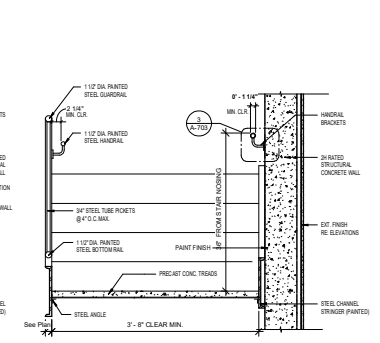
14 Stair Detail at Top Landing
1\"/>



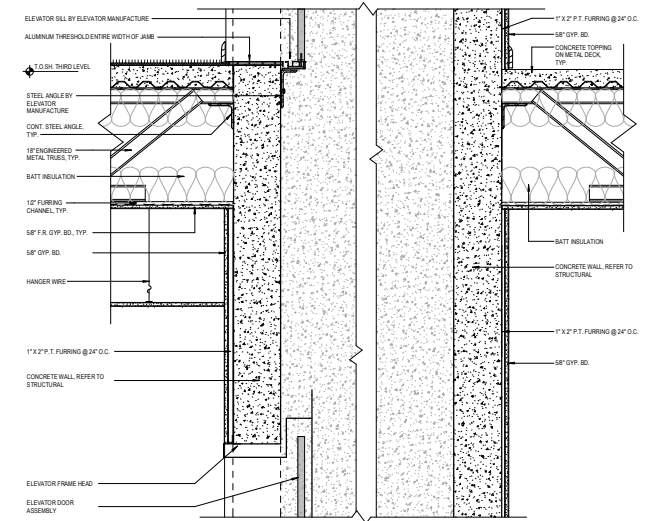
15 Stair Cross-Section Detail
1\"/>



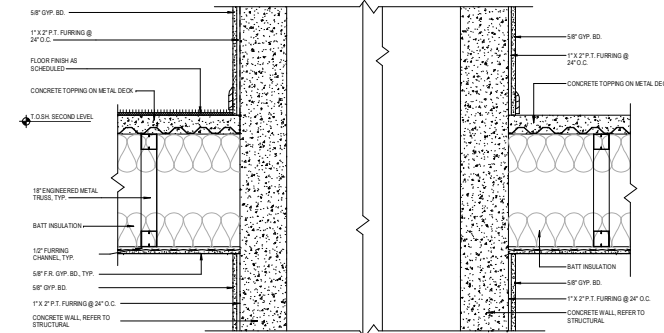
16 Stair Cross-Section Detail - Int. CMU
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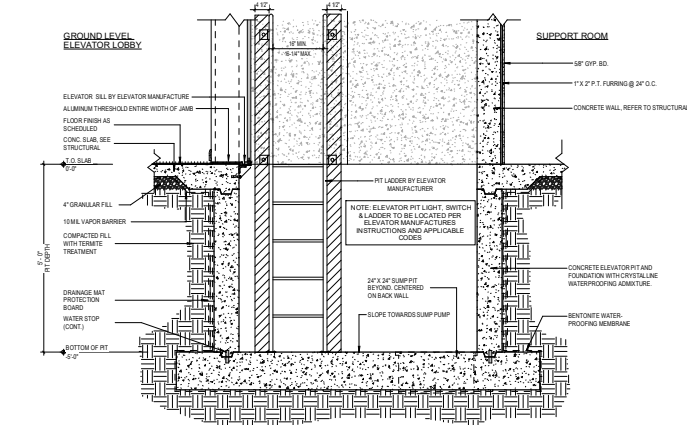
17 Stair Cross-Section Detail - Ext. CMU
1\"/>



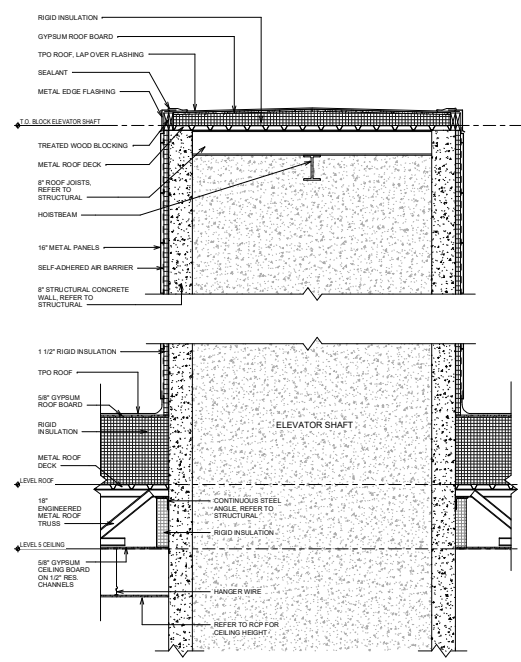
① ELEVATOR SECTION @ CEILING
1 1/2" = 1'-0"



③ ELEVATOR SECTION @ TYP. FLOOR
1 1/2" = 1'-0"



④ SECTION - ELEVATOR PIT DETAIL
3/4" = 1'-0"



② SECTION - ELEVATOR @ ROOF
3/4" = 1'-0"

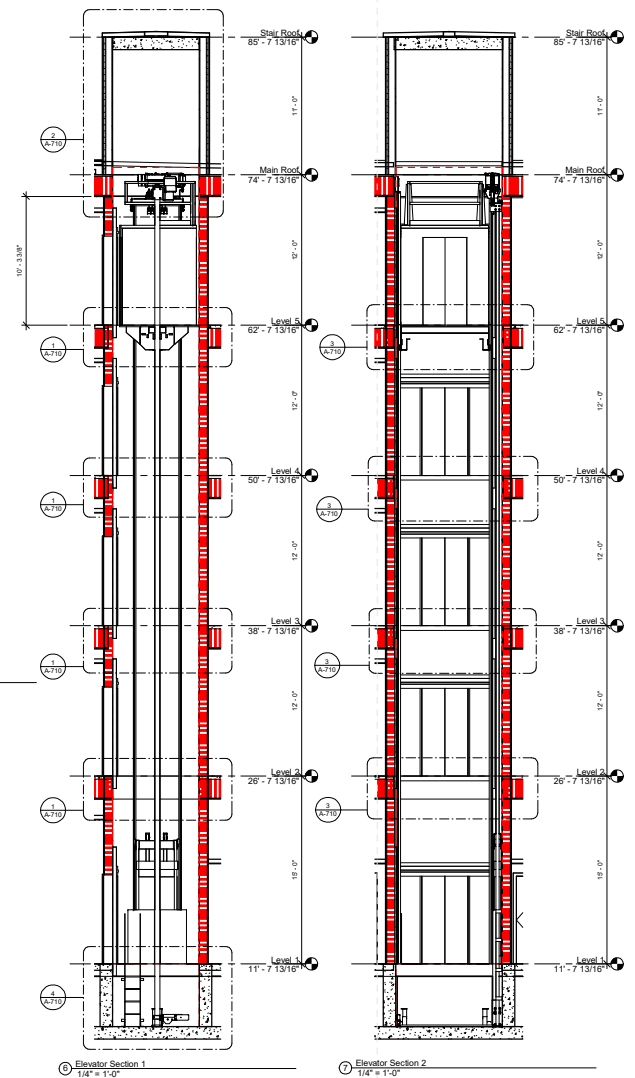
GENERAL NOTES:

1. PROVIDED SCHEDULE FOR REFERENCE ONLY. COMPONENT MATERIALS, SIZES, FABRICATION, AND ATTACHMENTS ARE TO BE CONFIRMED BY REQUIRED ENGINEERED SUBMITTAL. SUBMIT ENGINEERED FABRICATION DRAWINGS FOR REVIEW.
2. SUBMITTED LADDER DESIGN AND INSTALLATION MUST MEET OR EXCEED DESIGN LOADS REQUIRED BY APPLICABLE CODES AND REGULATIONS.
3. ALL COMPONENTS ARE TO BE PRIMED AND PAINTED, REFER TO SPECIFICATIONS.

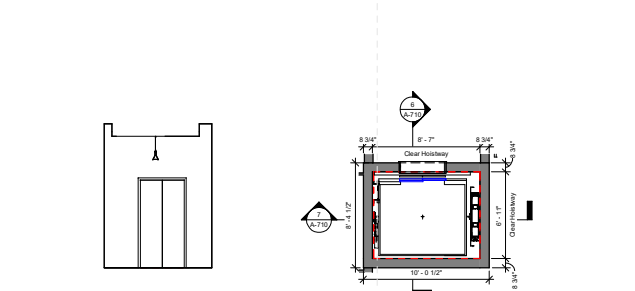
METAL PLATE ANCHOR, AS REQ'D, SECURELY ATTACH TO ELEVATOR SHAFT WALL, TYPICAL.
3/4" O.D. METAL PIPE RUNG, WELDED TO SIDE RAIL (SEE SPECIFICATIONS). PROVIDE 7" FROM THE CENTERLINE OF THE RUNG, CLATS OR EXPOSE TO THE NEAREST PERMANENT OBJECT & BACK OF THE LADDER.
NOTE: THIS MAY BE REDUCED TO A MIN. OF 4 1/2" IF UNAVOIDABLE OBSTRUCTIONS ARE ENCOUNTERED.
METAL SIDE RAIL.
METAL PLATE BRACKET, SECURELY FASTEN TO PIT FLOOR.
FLOOR AT ELEVATOR PIT, REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.



⑤ ELEVATOR PIT LADDER DETAIL
1/2" = 1'-0"



⑥ Elevator Section 1
1/4" = 1'-0"



⑦ Elevator Section 2
1/4" = 1'-0"

⑧ Elevator, Front
1/4" = 1'-0"

⑨ Elevator Enlarged Floor Plan
1/4" = 1'-0"

Window Schedule									
Type Mark	Mark	Width	Height	Head Height	Operation	Type	U value	Solar Heat Gain Coefficient	Frame Material
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'			
33	95	2'-2 1/2"	6'-6"	10'-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	
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	
33	127	2'-2 1/2"	6'-6"	7'-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"	7'-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"	7'-0"		2' 2" x 6' 6"		0.78	
33	160	2'-2 1/2"	6'-6"	10'-0"		2' 2" x 6' 6"		0.78	
33	161	2'-2 1/2"	6'-6"	10'-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
33	162	2'-2 1/2"	6'-6"	10'-0"		2' 2" x 6' 6"		0.78	
33	165	2'-2 1/2"	6'-6"	10'-0"		2' 2" x 6' 6"		0.78	
33	166	2'-2 1/2"	6'-6"	7'-0"		2' 2" x 6' 6"		0.78	
33	167	2'-2 1/2"	6'-6"	10'-0"		2' 2" x 6' 6"		0.78	
33	168	2'-2 1/2"	6'-6"	7'-0"		2' 2" x 6' 6"		0.78	
33	169	2'-2 1/2"	6'-6"	7'-0"		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"

DALE
 PARTNERS

Architecture
 Interiors
 Planning

One Jackson Place
 Suite 250
 188 East Capitol Street
 Jackson, MS 39201
 p 601.352.5411

1611 Lameuse Street
 Suite 201
 Bloom, MS 39530
 p 201.374.1409
 dalepartners.com

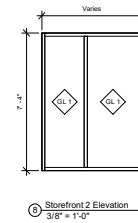
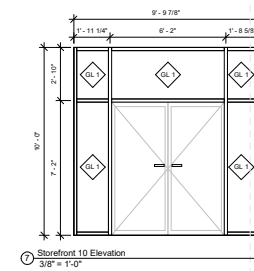
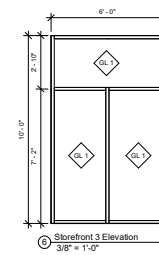
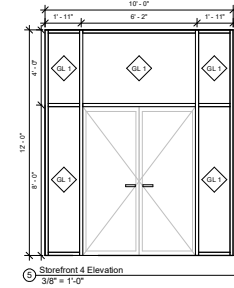
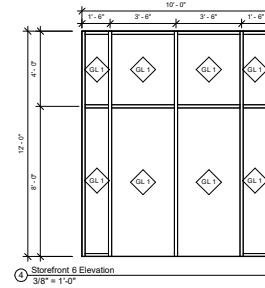
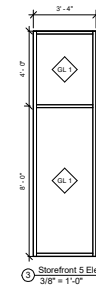
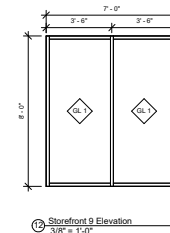
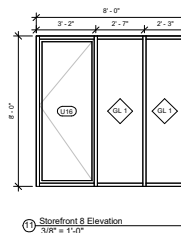
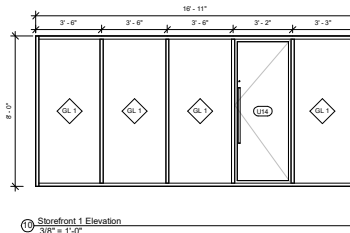
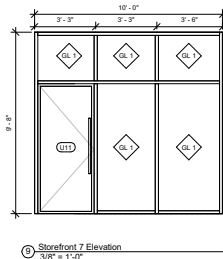
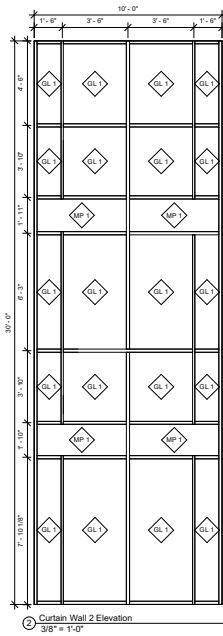
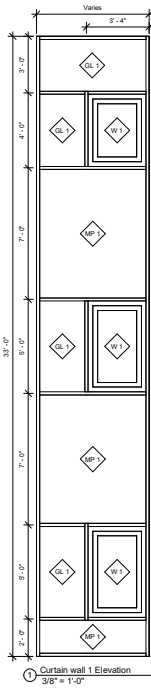


Downtown Pensacola Mixed Use
 Jefferson Street, Pensacola Florida

Construction
 Documents

Project No 24074
 Date 7-17-25
 Drawn RJA
 Checked NP
 Revisions Rev Date

A-801
 Window Details



OVERHUNG WINDOW
 FIRE RATED IS D-H-45 3/4" HOUR MEET UL 263

Prestige Masonry
ARCHITECTURAL BLOCK SERIES
POLISHED



Polished units are integrally colored, produced by removing a thin layer of material from the surface to expose the vibrancy of colorful aggregates and finished with diamond polishing pads for a permanent shine.

Great for schools, libraries, municipal buildings, museums, stadiums, theme parks, and recreational facilities.

- Meets ASTM C90 specifications
- Manufactured with integral water repellent (IWR)
- Available in veneer, structural, and oversize units
- Custom colors and mix designs available



Colors Available:



White Storm
JCL-3002



Mont Blanc
JCL-3013



Volcanic Ice
JCL-3032



Amalfi Coast
JCL-3043



Luminous Sea Salt
JCL-3053



Shoreline Sand
JCL-3063



Night Mist
JCL-3192



Lava Rock
JCL-3211



Ravine Mirage
JCL-3281



Spotted Lake
JCL-3362



Benji
JCL-3452



Cave of Crystals
JCL-3522



Canary Islands
JCL-3532



Fountain Geyser
JCL-3542



Silver Spun
JCL-3553



Oyster Bay
JCL-3562



Acadia
JCL-3572



Summit Silt
JCL-3582



Cliffs of Moher
JCL-3591



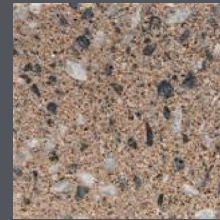
Blowing Rock
JCL-3601



Black Boulder
JCL-3621



Yosemite
JCL-3631



Speckle Stone
JCL-3641



Black Canyon
JCL-3992

NOTE: Actual colors may vary from current production runs.

Always contact a Johnson Concrete Products sales representative for samples.

The JCP color lab is available to work with clients in creating custom colors and matches.



Large enough to deliver.
Small enough to care.
Since 1947.

JohnsonProductsUSA.com

■ Corporate Headquarters
Pipe & Drainage Structures
217 Klumac Road
Salisbury, NC 28144
704.636.5231

■ Raleigh Area Showroom
Masonry & Hardscapes
1401 Hwy 42
Willow Spring, NC 27592
919.552.0233

■ Triad Area Showroom
Architectural Masonry & Hardscapes
514 Burgin Drive
Lexington, NC 27292
336.248.2918

■ Charlotte Area Showroom
Masonry & Hardscapes
106 Old Davidson Place NW
Concord, NC 28027
704.786.4204



SUPER LUMIDECK FLAT SOFFIT



ALL-WEATHER CANOPIES. AND WE MEAN ALL-WEATHER.

The Super Lumideck Flat Soffit canopy is an all-extruded, pre-engineered canopy designed for high-load architectural applications. The Flat Soffit deck style provides a ceiling aesthetic and achieves a clean, sleek design for any canopy application. The smooth deck can be combined with different fascia profiles to complement any design emphasis or building requirement. Compared to the alternatives, Mapes aluminum, non-rusting finish and high-quality extruded materials provide superior longevity, while meeting all local code requirements for snow and wind loads.

For more details, please visit [mapes.com](https://www.mapes.com)

SUPER LUMIDECK FLAT SOFFIT

TECHNICAL DATA

All-extruded Aluminum (T6 – 6063)

Fascia .125"

Decking .078"

Deflection rating L/180

Maximum Projection*

8' w/ hanger rod supports

5' w/ cantilever supports

Note: Engineered stamped calcs available in all 50 states

*Maximum projection may vary based on load conditions



CANOPY DETAILS

Finishes		Warranty		Application
Mapes Standard Finishes	Clear Anodized, White Baked Enamel, & Bronze Baked Enamel	1 year	Meets AAMA 2603 specifications	Factory applied
2-Coat Kynar*	25 stock colors w/ unlimited custom matching options	10 years	70% Fluoropolymer meets AAMA 2605 specifications	Professionally applied & cured by certified finisher

*Additional lead times and costs associated w/ premium paints & custom color matching

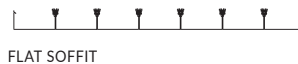
FEATURES

- Flat Soffit Decking
- High-load capacity
- Pre-engineered
- All-extruded Aluminum
- Rust & maintenance free
- Custom details & colors
- Pre-assembly options

APPLICATIONS

- Retail Branding
- Shopping Centers
- Storefronts
- Office Buildings

DECK OPTIONS

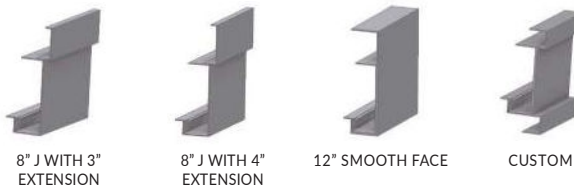


FLAT SOFFIT

FASCIA OPTIONS

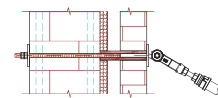


8" J 8" C-CHANNEL 10" C-CHANNEL 12" C-CHANNEL

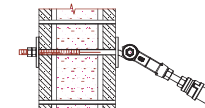


8" J WITH 3" EXTENSION 8" J WITH 4" EXTENSION 12" SMOOTH FACE CUSTOM

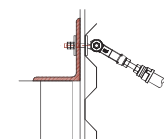
WALL MOUNT DETAILS



BRICK/BLOCK WITH THRU BOLT AND COMPRESSION SLEEVE



CMU WITH THRU BOLT



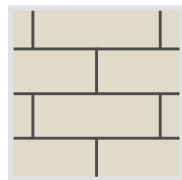
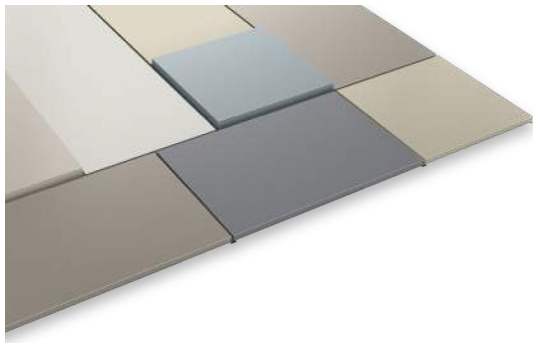
METAL BUILDING

MAPES ARCHITECTURAL CANOPIES

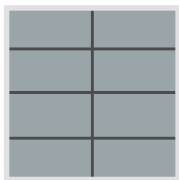
7748 North 56th Street, Lincoln, NE 68514 Phone: 888-273-1132 Fax: 877-455-6572 mapes.com

Modular AL

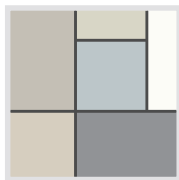
METAL WALL PANEL SYSTEM



Running Bond



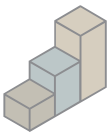
Stacked



Mosaic

Depth Range

1 3/8-in.
to 3-in.



Scan to view
AR model. Place
it in your space,
walk around it.



PRODUCT FEATURES

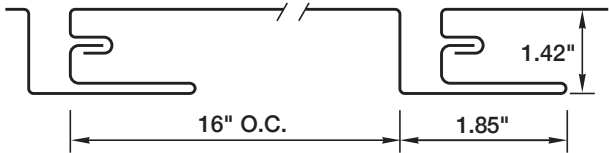
- ▶ Flat or tapered
- ▶ No sealants
- ▶ Concealed fasteners
- ▶ Easy installation
- ▶ Can be perforated
- ▶ Custom Sizes
- ▶ 35-year finish warranty
- ▶ Made of 100% recycled aluminum
- ▶ Full fabrication package on all projects
- ▶ Weep holes for pressure and moisture venting
- ▶ Mix and match panel depths and sizes
- ▶ Stacked and running bond designs available

TESTING

- ▶ E283
- ▶ E331
- ▶ E330
- ▶ AAMA 508

MATERIALS	MAXIMUM DIMENSIONS
.050 Aluminum	16-in. by 120-in.
.063 Aluminum	16-in. by 120-in.
.080 Aluminum	16-in. by 120-in.

Standard Sizes	16" x 72", 16" x 120"
Depth range	1 3/8-in. to 3-in.
Joint range	1/2-in. to 1-in
Custom sizes	Consult factory rep



FLUSH WALL PANELS

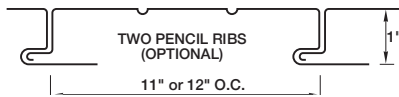
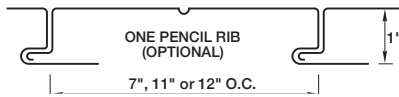
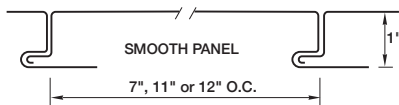
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum*	22 gauge steel*

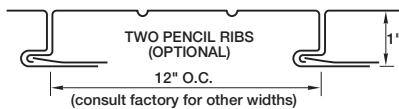
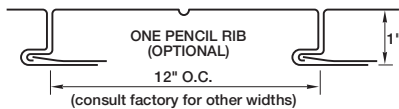
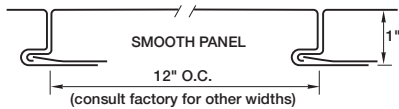
SPECS

7", 11" or 12" O.C.	1" High
---------------------	---------

FLUSH PANEL

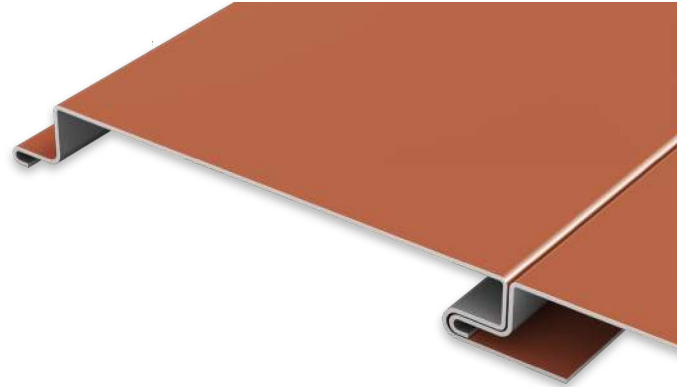


FLUSH PANEL W/ CLIP (OPTIONAL)

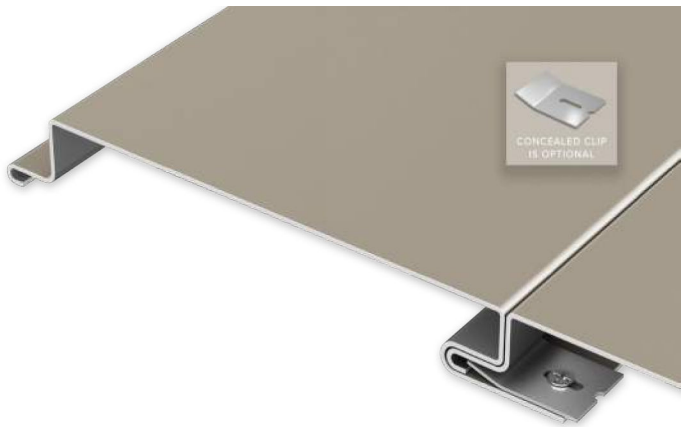


*Limited color availability. 12" O.C. has reduced fastening flange. A complete specification is available online at pac-clad.com.

**Optional concealed clips are available for added wind resistance when needed.



FLUSH PANEL



FLUSH PANEL W / CLIP (OPTIONAL)**

PRODUCT FEATURES

- ▶ Levelled for flatness
- ▶ Available with up to two pencil ribs
- ▶ Rounded interlock leg provides improved flush fit
- ▶ 35-year non-prorated finish warranty
- ▶ Panel lengths from 4' to 25'

MATERIAL

- ▶ 48 stocked colors (24 gauge steel)
- ▶ 17 Stocked colors (22 gauge steel)
- ▶ 34 stocked colors (.032 aluminum)
- ▶ 26 stocked colors (.040 aluminum)
- ▶ Galvalume Plus available

ASTM TESTS - FLUSH

- ▶ ASTM E330 tested - 12" only
- ▶ ASTM 1592
- ▶ ASTM E283
- ▶ ASTM E331
- ▶ AAMA 501.1-05

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Flush panels.



IMPOSING STATEMENTS USED TOGETHER OR INDEPENDENTLY

1600 Wall System®1 / System®2 Curtain Wall

Building on the proven success of Kawneer's 1600 Wall System® that set the standard for curtain wall engineering, 1600 Wall System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall provide reliability with versatile features.

Both are stick-fabricated, pressure-glazed curtain walls for low- to mid-rise applications and are designed to be used independently or as an integrated system to provide visual impact for almost any type of building.

- 1600 Wall System®1 is an outside-glazed, captured curtain wall.
- 1600 Wall System®2 is a structural silicone glazed (SSG) curtain wall.

AESTHETICS

Even the smallest details of 1600 System®1 and 1600 Wall System®2 Curtain Wall reflect the aesthetics and reliability that derive from Kawneer's precise engineering and experience. The joinery for both systems is accomplished with concealed fasteners to create unbroken lines and a monolithic appearance. When using optional, open-back horizontal mullions, the fillers snap at the edge, producing an uninterrupted sightline.

PERFORMANCE

Key aspects of 1600 System®1 Curtain Wall and 1600 Wall System®2 Curtain Wall are enhanced for higher performance. Pressure equalization has been designed into the system, and all components are silicone compatible to provide superior longevity. For installations where severe weather conditions are prevalent, 1600 Wall System®1 has been large-missile hurricane impact and cycle tested. Proven through years of high performance, both systems are tested according to industry standards:

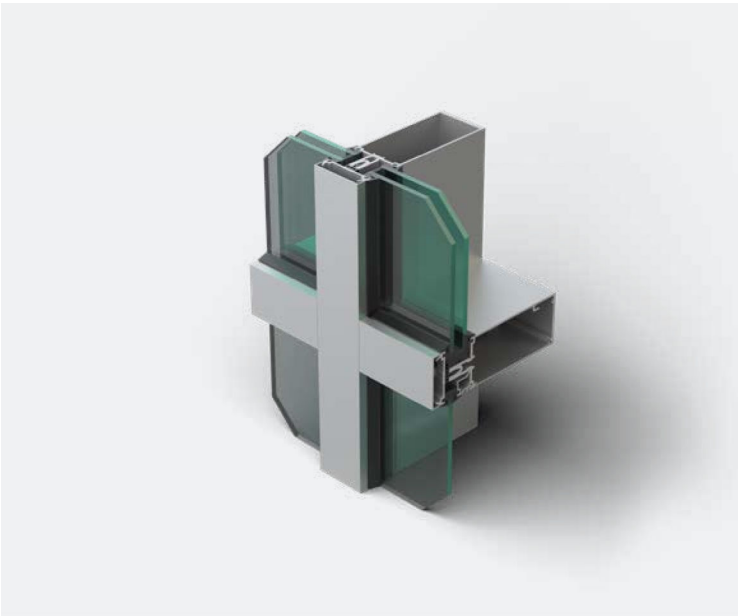
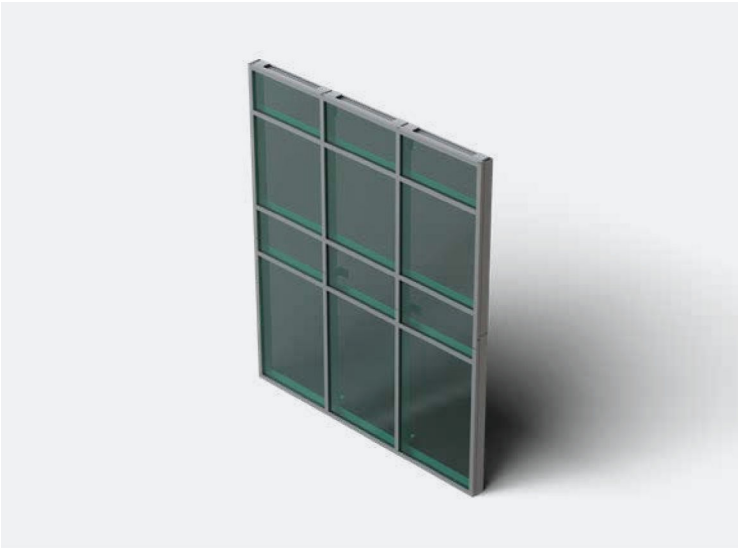
PERFORMANCE TEST STANDARDS	
Air Infiltration	ASTM E283; TAS 202, AAMA 501
Water Infiltration	ASTM E547, E331; AMA 501
Severe Wind-Driven Rain	AAMA 520
Structural - Uniform Wind Load	ASTM E330; AAMA 501
Thermal Transmittance-U-Factor	NFRC 100, AAMA 1503, 507
Condensation Resistance (CRF, I, CR)	AAMA 1503; CSA A440: NFRC 500
Solar Heat Gain (SHGC), Visual Light Transmission (VT)	AMA 507; NFRC 200
Acoustical (STC & OITC)	ASTM E90, E1425; AAMA 1801
Seismic Performance	AMA 501.4. AAMA 501.6
Blast	AST F1642, UFC 4-010-01
Impact / hurricane	ASTM E1886, ASTM E1996, TAS 201, 202, 203

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings enhance sustainability and deliver high performance, durability and scratch resistance that meet the standards of AAMA 2604.

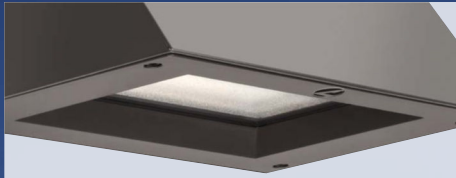




WEDGE LED

A Site-Wide Wall-Mounted Lighting Solution

Application-specific Lighting Technologies



Visually Comfortable Optics

Visually comfortable optics create an inviting visual environment at the entryways of the building. Patented reflector technology combined with a recessed diffuse lens produce low surface brightness yet provide good optical control.



Precision Optics

Precision optics provide the desired wide spacing and forward-throw at higher mounting heights. The combination of acrylic refractive lenses and high-power LEDs result in excellent uniformity and low power density.



A Site-Wide Wall-Mounted Lighting Solution

The WDGE LED family was designed to provide optimal wall-mounted lighting solutions for all mounting heights. Using two technologies, these luminaires provide visually comfortable lighting at building entryways and area distributions at higher mounting heights. With clean lines, the WDGE blends seamlessly into any architecture, meeting the everyday lighting needs of engineers and architects alike.

"I want one shape in multiple sizes - for all mounting heights... continuity throughout the site."

"Entryway lighting must be soft and inviting, not glary."

"Luminaires for higher mounting heights need to provide wide spacing and even distribution."

"My architects want simple, geometric shapes with clean lines... nothing that will compete with the architecture of the building."

"Emergency egress options to meet code must be fully integrated without bulky back-boxes."

Engineered with You in Mind

Application	Architect's Needs	Engineer's Needs
Entryway / Pathway Lighting (7'-15' mounting heights)	• Create a warm, inviting environment • Blend with building architecture • Quality light with high CRI and choice of CCT	• Low-glare solution • Architect approval of dayform • Emergency egress options • Controls options • Fully configurable with short lead-times
Area / Perimeter Lighting (15'-25' mounting heights)	• A true wall-mount solution - no area luminaires with "diving board" look • Site-wide continuity of luminaire shape	• Wide spacing with uniform lighting • Minimize pole-mounted luminaires • Budget-friendly





WDGE2 LED Wall Mount

Architectural Wall Luminaire Size 2 – up to 6,000 lumens



OVERVIEW

SPECIFICATIONS

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

[Read Less](#) ^



Precision Optics



WDGE4 LED
25,000 lumens
15' - 25' height



WDGE3 LED
12,000 lumens
10' - 20' height



WDGE2 LED
4,200 lumens
8' - 12' height



Type 1



Type 2



Type 3



Type 4



Forward Throw



WDGE2 LED
6,000 lumens
8' - 15' height



WDGE1 LED
2,000 lumens
8' - 10' height

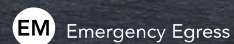


VW



VF

Visually Comfortable Optics

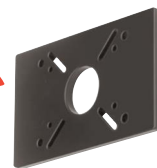


nLight® AIR

Architectural Wall Spacer



Choose between flush-mount (standard) or the optional architectural wall spacer for a floating appearance.



nLight® AIR Embedded Outdoor Luminaires



The WEDGE LED family of luminaires are available with embedded nLight® AIR wireless controls as part of a site-wide controls solution.

Visit our nLight® AIR webpage, www.acuitybrands.com/nLightAIR, for more information!

Visit www.lithonia.com for more information.



EVO® 4" Round Downlight

General Illumination LED Downlight



OVERVIEW

SPECIFICATIONS

OPTICS

EVO® batwing distribution provides a uniform, wide angled general illumination on horizontal and vertical surfaces to create smooth edges and an even layer of light without hot spots or rings.

- Cutoff: 45°
- Functions: Open downlight
- Beam angles: Medium, medium wide, wide
- Trim options: Self-flanged, flangeless, shower

PERFORMANCE

Our high-performing downlights provide the quality of light needed to create multiple layers of light within a space.

- Bounding Ray™ technology eliminates flash for superior glare control
- Lumens: 250-4,500 LM
- Listings: CSA, Wet Location
- Mainstream Dynamic Lighting: nTune, WarmDim, Architainment (RGBW)
- Driver capabilities: Up to 10 different driver options from 0-10v to DMX
- Controls: nLight® wired and wireless lighting controls
- Emergency Battery Backup

DESIGN

For wherever you specify downlights, we offer an ample array of installation options, trims, sizes, and colors allowing for a complete custom design.

- Reflector finishes: Semi-specular, matte diffuse, specular
- Optics: Easy field-interchangeable optics
- Trims: Easy field-interchangeable open trim
- Ceiling types: Metal, wood, drywall, suspended grid ceilings

EVO 4" Round Downlight is compatible with the DC2DC architecture

[Read Less](#) ^



Color - Dark Bronze

**Vert-I-Pak Architectural Louver,
Model #: VPAL2, VPSC2**

Applies to model #'s: all VPAK Models



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1046

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

110 E. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Exterior Improvements to a Contributing Structure

SUMMARY:

Henry Norris is seeking final approval for exterior alterations to a contributing structure, including a new recessed entry on Garden Street, exterior paint, shutters, slate tile treatment, refurbished metal awnings and storefronts, exterior paint, and parking lot striping and landscaping.

Recommended Code Sections:

12-3-27(f)(2)a.e. 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, Show windows and storefronts.
12-3-27(4)(4)e. PHBD, Architectural review of proposed exterior development, Exterior walls.
12-3-27(f)(4)h. PHBD, Architectural review of proposed exterior development, Landscaping and screening.
12-3-27(g) PHBD; District Rehabilitation, repair and maintenance guidelines.

ATTACHMENTS:

1. Images
2. Application and Materials



**Architectural Review Board Application
Full Board Review**

Application Date: 7/31/25

Project Address:

110 East Garden Street Pensacola, Florida

Applicant:

Henry Norris, AIA

Applicant's Address:

30 North Palafox Street

Email:

henry@hnnorris.com

Phone: (850) 432-6011

Property Owner:

HHM CPA's 1200 Market Street | Chattanooga, TN 37402

District:



PHD



NHPD



OEHPD



PHBD



GCD

(If different from Applicant)

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.*

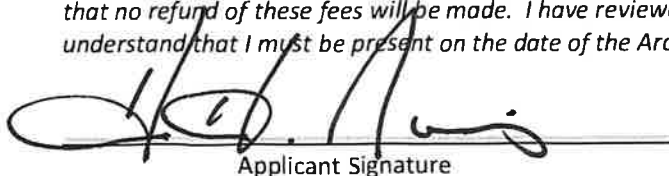
Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

This is a proposed remodel and "level 3" renovation of an existing office building into the new offices for HHM accounting firm. The parking lot will receive a new coating, striping, and (5) new birch trees. The building is to receive a new recessed entry with an associated tower and signage.

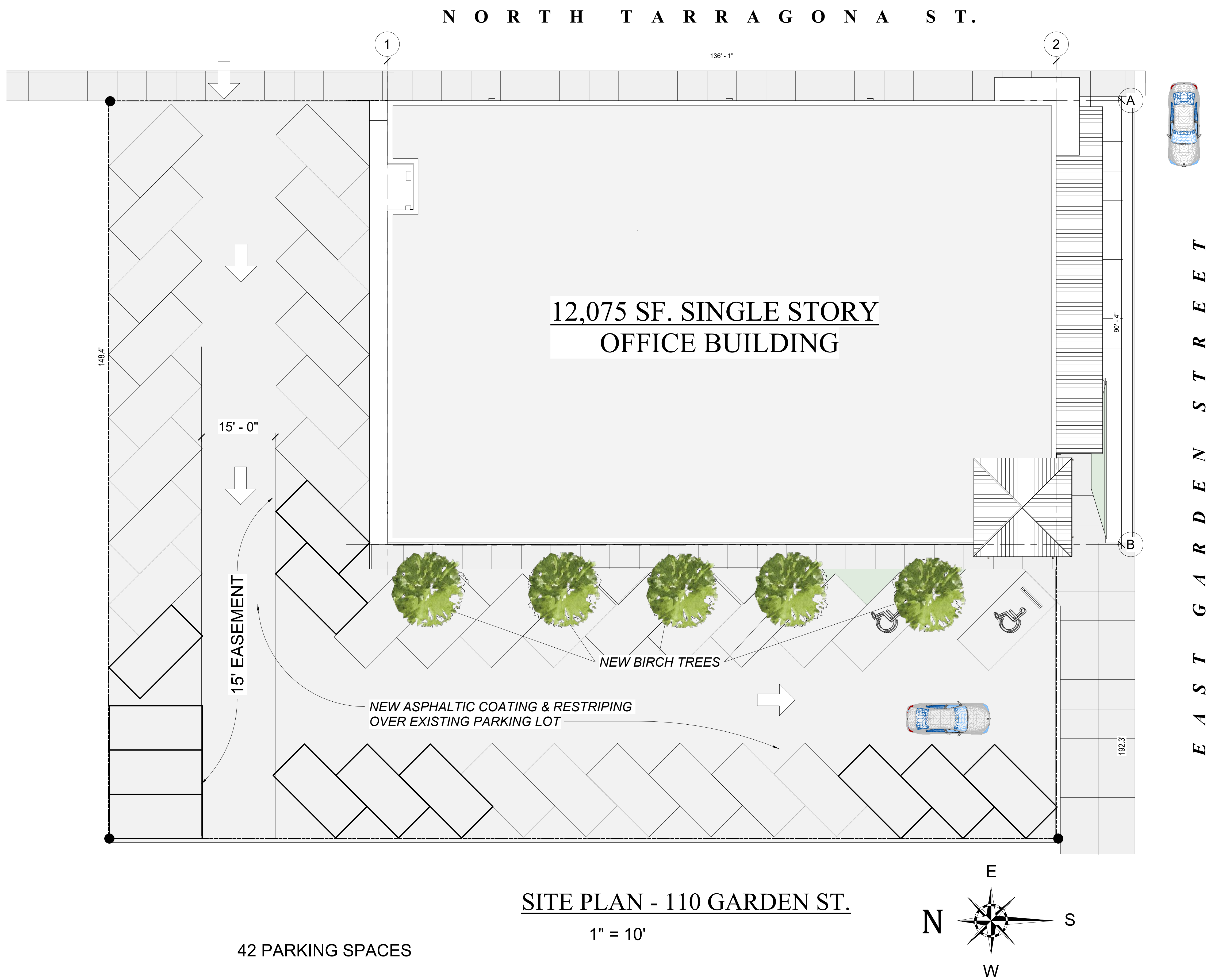
The building envelope will either receive a new application of elastomeric paint, wall shutters, and/or slate tile.

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

7/31/25
Date

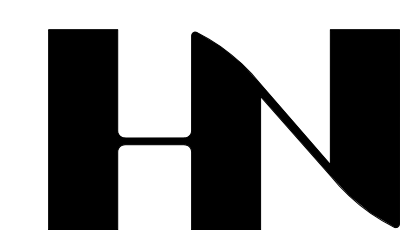
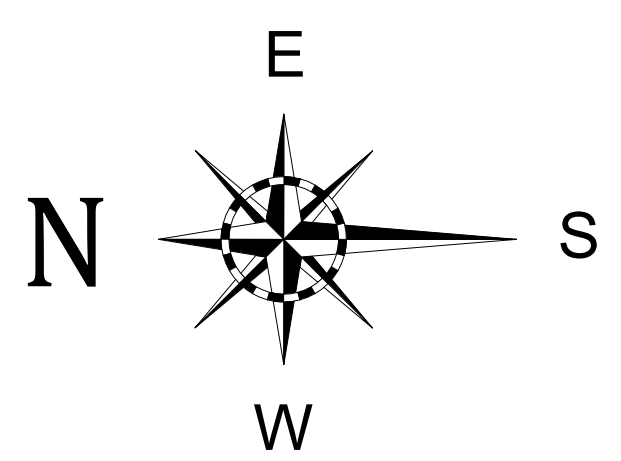
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



SITE PLAN - 110 GARDEN ST.

1" = 10'

42 PARKING SPACES



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 435-9001

NEW OFFICES - HHM CPAS
110 EAST GARDEN STREET
PENSACOLA, FL.

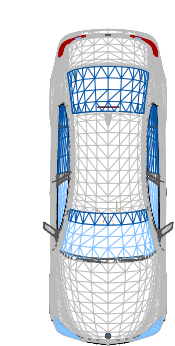
JOB #: Project Number
CAD:
CHECKED: HN
DATE: 7-15-25

REVISIONS:

SEAL:

SHEET TITLE:
SITE PLAN

A11



E A S T G A R D E N S T R E E T



EXISTING FRONT FACING GARDEN



WEST PARKING LOT



EXISTING ELEVATION FACING TARAGONA



LOCATION MAP



EXISTING ENTRANCE



REAR OF EXISTING FACADE



EXISTING REAR DOOR



EXISTING STOREFRONT



EXISTING SIDE DOOR



WEST PARKING



EXISTING REAR PARKING



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 435-9001

NEW OFFICES - HHM CPA'S
110 EAST GASRDEN STREET
PENSACOLA, FL.

JOB #: Project Number
CAD:
CHECKED: HN
DATE: 7-15-25

REVISIONS:

SEAL:

SHEET TITLE:
EXISTING IMAGES

A12

136' - 1"



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 435-9001

NEW OFFICES - HHM CPA'S
110 EAST GASDEN STREET
PENSACOLA, FL.

JOB #: Project Number
CAD:
CHECKED: HN
DATE: 7-15-25

REVISIONS:

SEAL:

SHEET TITLE:
BUILDING OVERALL
FLOOR PLAN

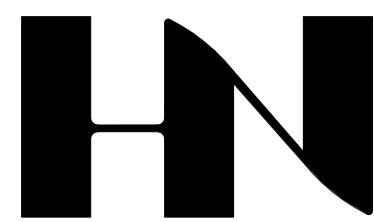
A100

1 BUILDING FLOOR PLAN
102 A100 3/16" = 1'-0"

IMPROVEMENTS



PERSPECTIVE VIEW FROM GARDEN ST.



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 435-9001

NEW OFFICES - HHM CPA'S
110 EAST GASRDEN STREET
PENSACOLA, FL.

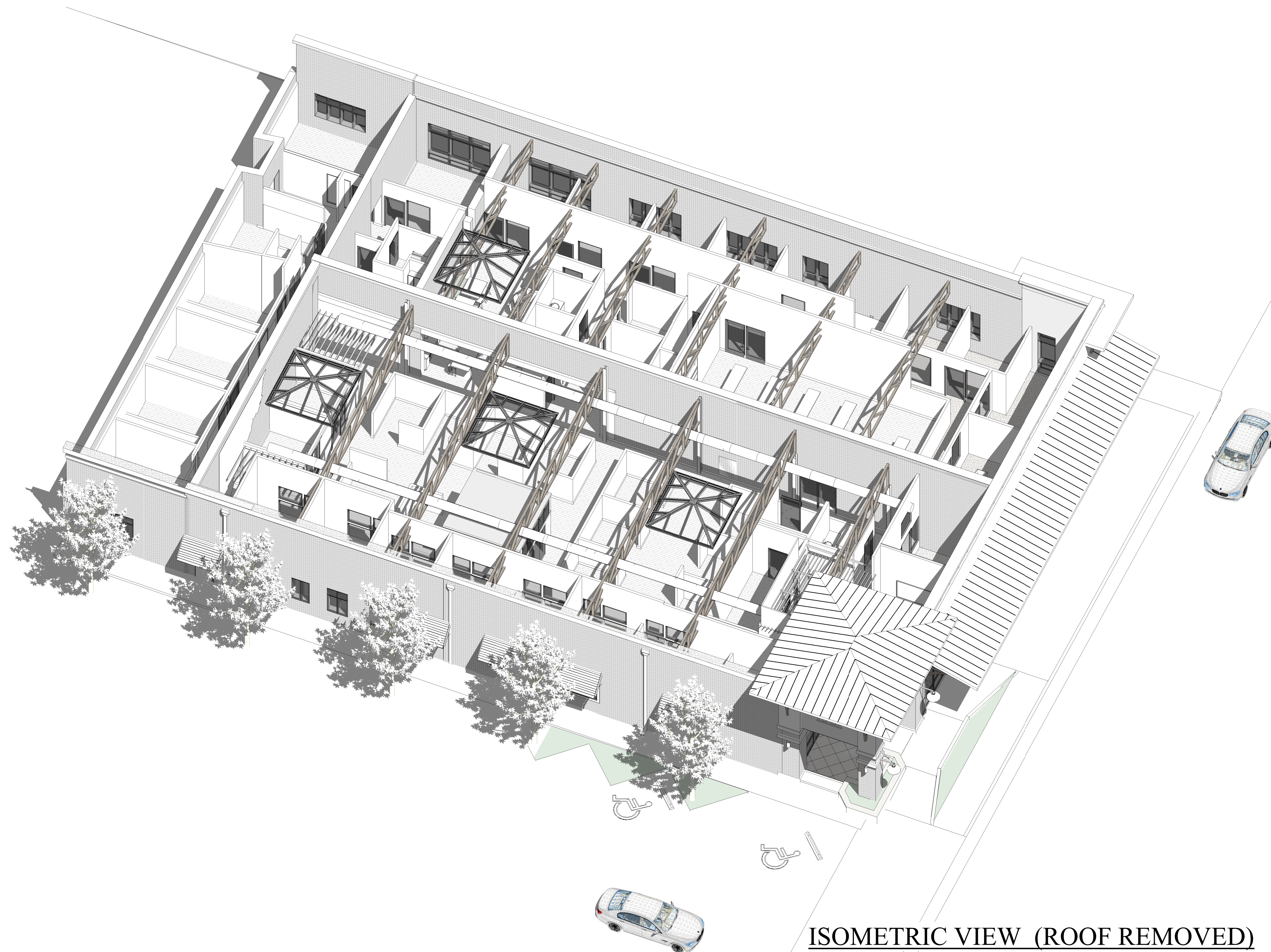
JOB #: Project Number
CAD:
CHECKED: HN
DATE: 7-15-25

REVISIONS:

SEAL:

SHEET TITLE:
PERSPECTIVE VIEW

A101



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALAFOX
PENSACOLA, FL
32502
(850)432-6011
FAX 435-9001

NEW OFFICES - HHM CPA'S
110 EAST GASRDEN STREET
PENSACOLA, FL.

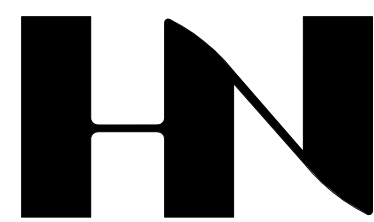
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CAD:
CHECKED: HN
DATE: 7-15-25

REVISIONS:

SEAL:

SHEET TITLE:
ISOMETRIC

A102



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

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32502
(850)432-6011
FAX 435-9001

NEW OFFICES - HHM CPA'S
110 EAST GASRDEN STREET
PENSACOLA, FL.

JOB #: Project Number
CAD:
CHECKED: HN
DATE: 7-15-25

REVISIONS:

SEAL:

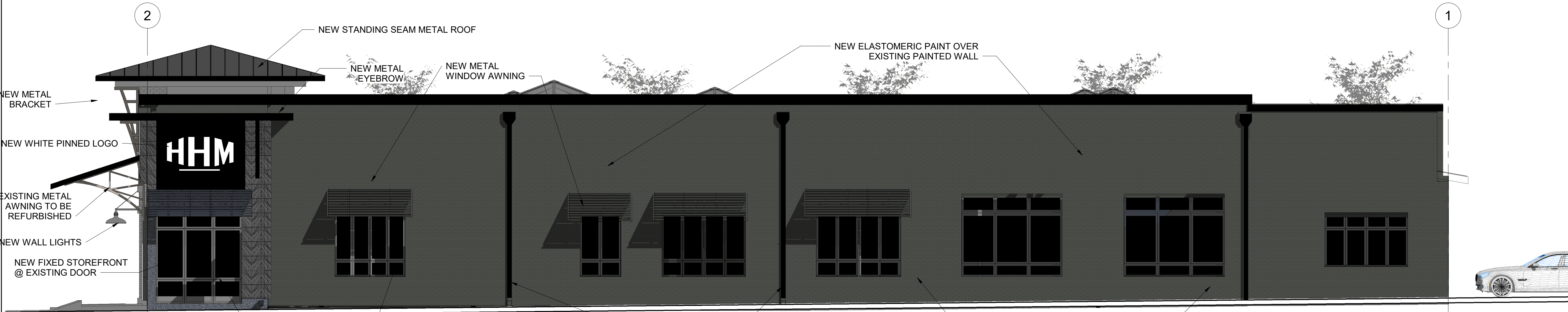
SHEET TITLE:
BLDG. ELEVATIONS

A200



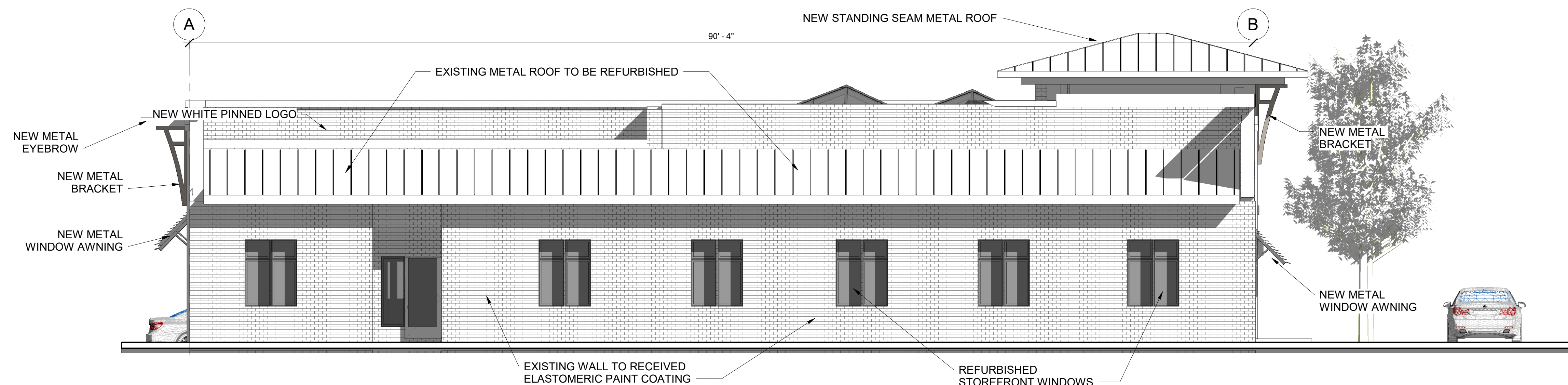
SOUTH BLDG. ELEVATION

1/4" = 1' - 0"



EAST BLDG. ELEVATION

3/16" = 1' - 0"



1 NORTH BLDG. ELEVATION
102 A201 3/16" = 1'-0"



2 WEST BLDG. ELEV.
102 A201 3/16" = 1'-0"



HENRY NORRIS
&
ASSOCIATES

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&
ENVIRONMENTAL
DESIGN

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NEW OFFICES - HHM CPA'S
110 EAST GASRDEN STREET
PENSACOLA, FL.

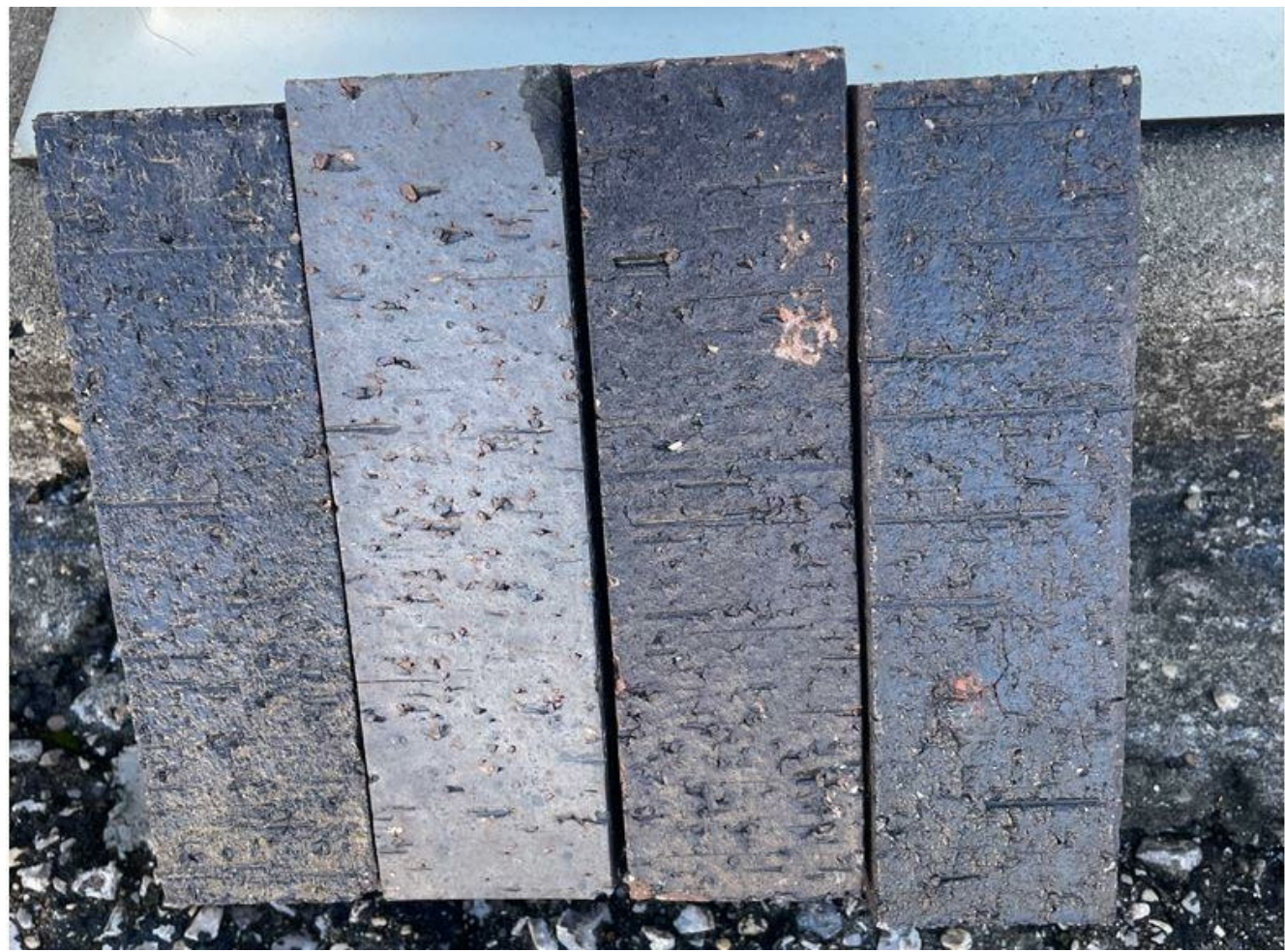
JOB #: Project Number
CAD:
CHECKED: HN
DATE: 7-15-25

REVISIONS:

SEAL:

SHEET TITLE:
BLDG. ELEVATIONS

A201



COLUMN BRICK



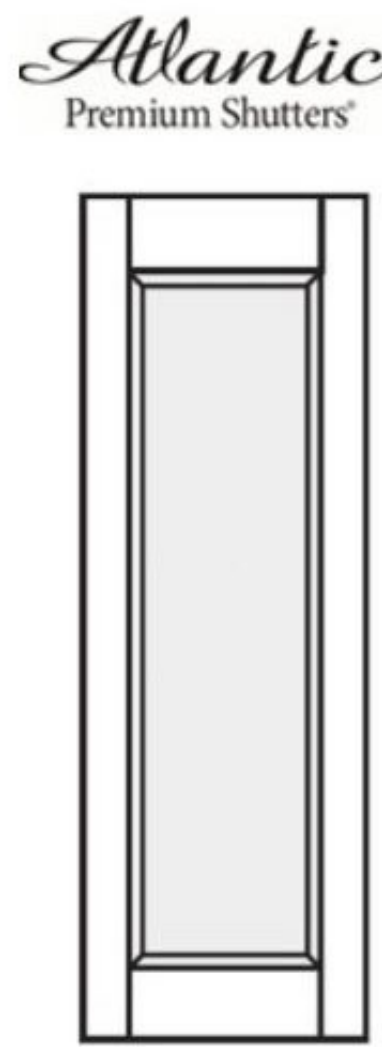
EXT. WALL SLATE



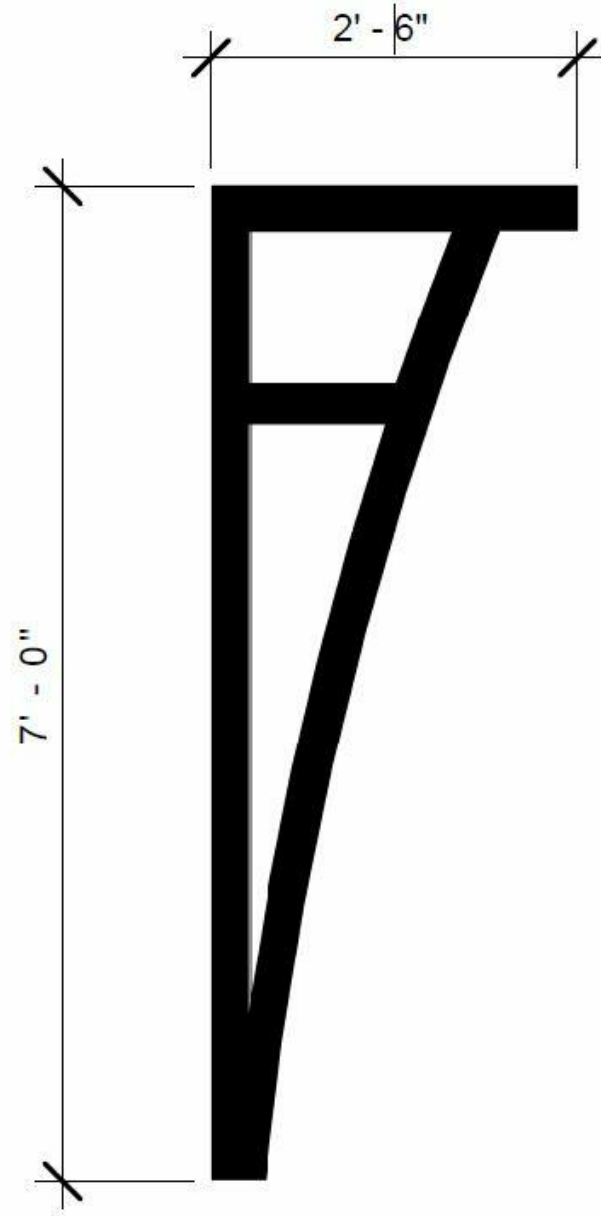
MAIN 4'-6" X 12' ENTRANCE DOOR



EXT. WALL LIGHTS



PANELED SHUTTER



METAL BRACKETS



CYLINDER LIGHTS



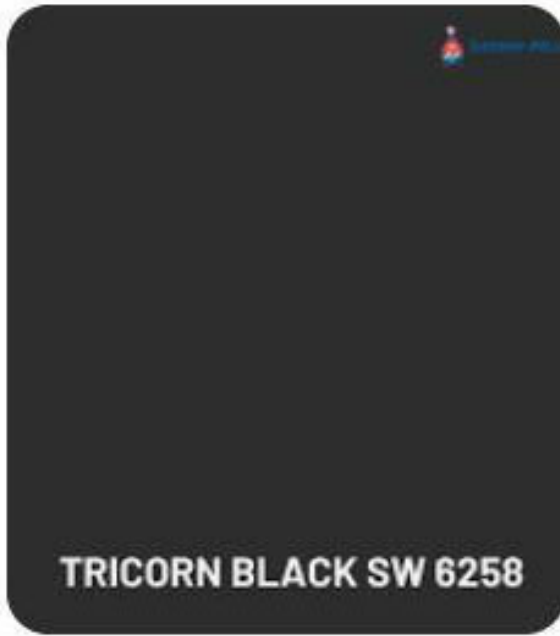
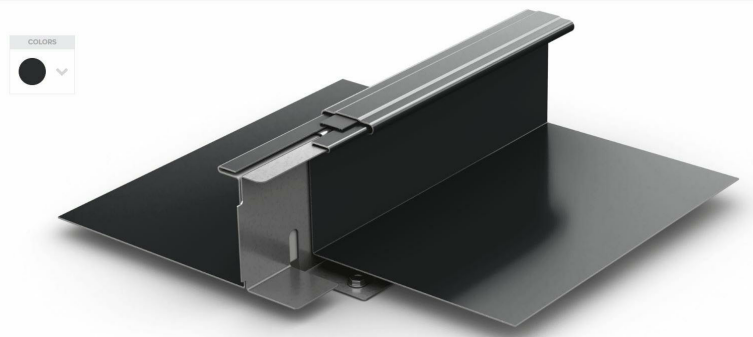
NEW BODY COLOR



STAIR RAIL



STANDING SEAM METAL ROOF



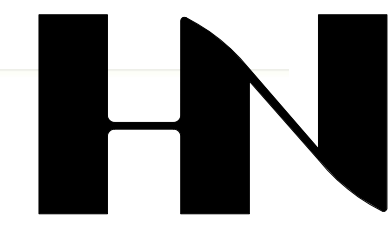
WINDOW SHADES, ROOF & BRACKETS



WINDOW SHADE



ENTRANCE AND TOWER SOFFITS



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

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PENSACOLA, FL
32502
(850)432-6011
FAX 435-9001

NEW OFFICES - HHM CPA'S
110 EAST GASRDEN STREET
PENSACOLA, FL.

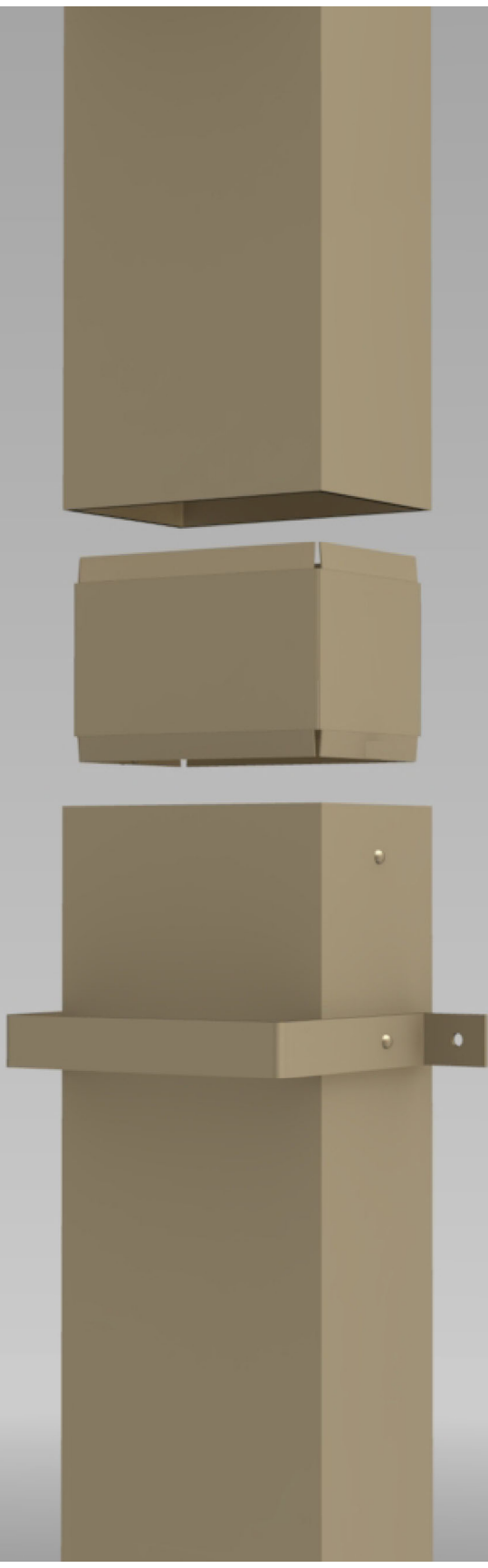
JOB #: Project Number
CAD:
CHECKED: HN
DATE: 7-15-25

REVISIONS:

SEAL:

SHEET TITLE:
EXTERIOR COLORS /
MATERIALS

A208



©2010 SAF Perimeter Systems
Commercial Gutter & Downspout Systems
Extruded Downspouts & Accessories, Square & Rectangular

Typical Downspout Joint Assembly consists of a 4" long concealed union sleeve with sealants applied to the downspout interior prior to joining. Sleeves are riveted in place, 1 rivet per downspout per side.

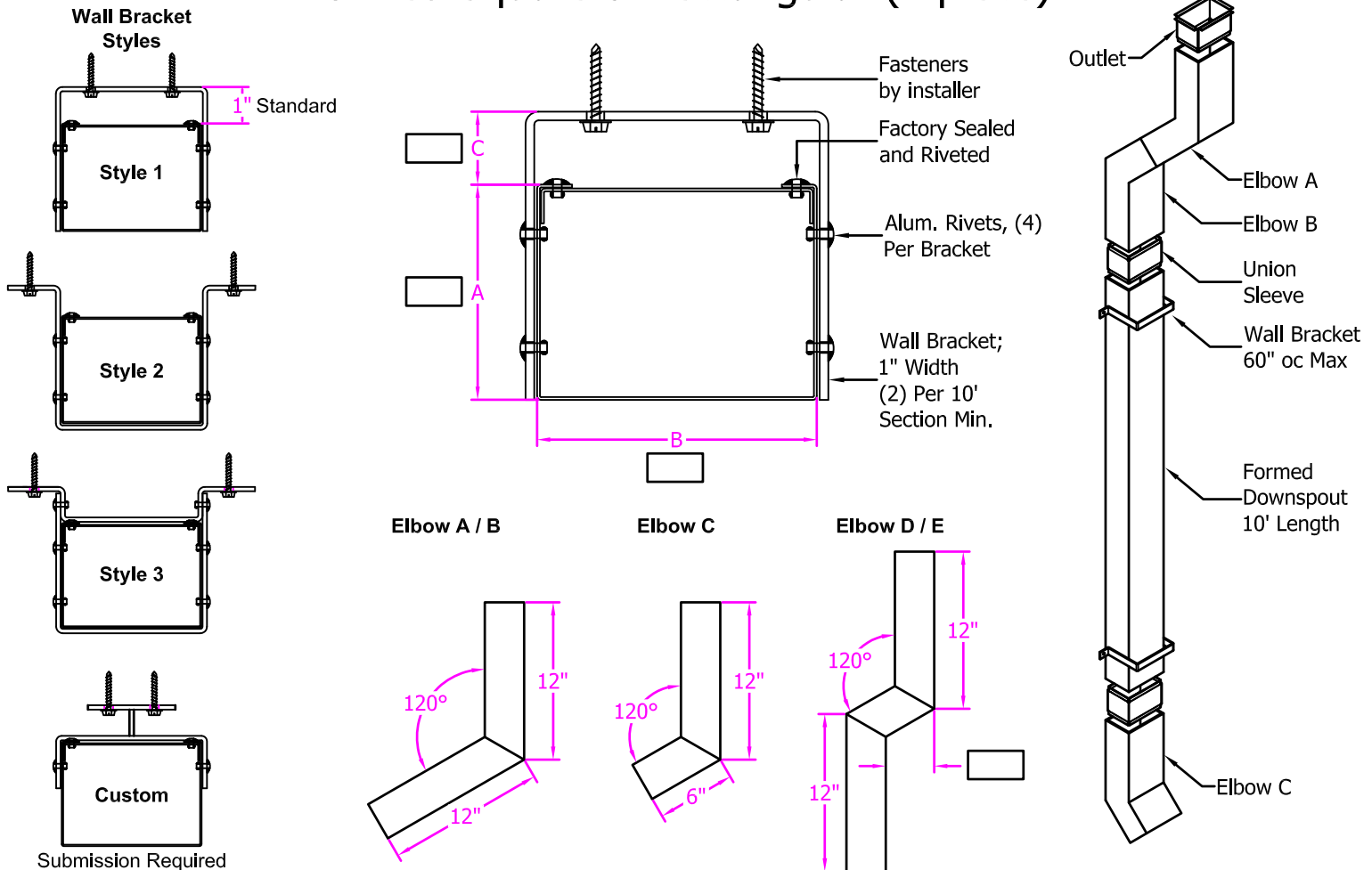
Wall brackets are available in 3 styles. Style 2 shown here. Wall brackets are fastened to the downspouts with 1 rivet per side.

Please see our wall anchor schedule, [this site](#), to select proper wall fasteners.



SUBMITTAL / DATA SHEET

Designer Series Downspouts
Formed Square & Rectangular (2 piece)



Material Options

Metal	Body	Bracket
Aluminum		
0.040	☐	
0.050	☐	
0.063	☐	
0.080	☒	
0.090	☐	
0.125		☐
0.1875		☒
0.250		☐
Copper		
16 oz	☐	
20 oz	☐	
32 oz	☐	☐

(Other Materials are Available upon Request)

Finish Options

Finish	Body	Brackets
EZ Mix Kynar	☐	☐
Custom Kynar	☒	☒
Anodized	☐	☐
Mill Finish	☐	☐

Size Options

A x B		A x B		Brackets
3" x 4"	☐	5" x 5"	☐	Style 1 ☐
4" x 4"	☐	5" x 6"	☐	Style 2 ☐
4" x 5"	☐	6" x 6"	☐	Style 3 ☐
4" x 6"	☒	Custom	☐	Custom ☒

Formed Downspouts: Our downspouts are manufactured in square, rectangular, open face, and round profiles. Downspouts (other than round and extrusions) are manufactured with an aluminum back plate factory installed to the body, unless noted otherwise. Downspouts and elbows are joined with field installed painted aluminum union sleeves.

Formed Downspout Elbows: Standard size is 12" x 12" x 120° for Elbows A & B and 12" x 6" x 120° for Elbow C. Offset Elbows are also available with a standard 12" vertical leg for the upper and lower section. Required offset must be reported. All elbow types are continuously welded unless noted otherwise.

(Default Selection are **BOLD**)

Customer:

Project: 110 East Garden Street

Address:

Location: Pensacola, Florida

Phone / Fax:

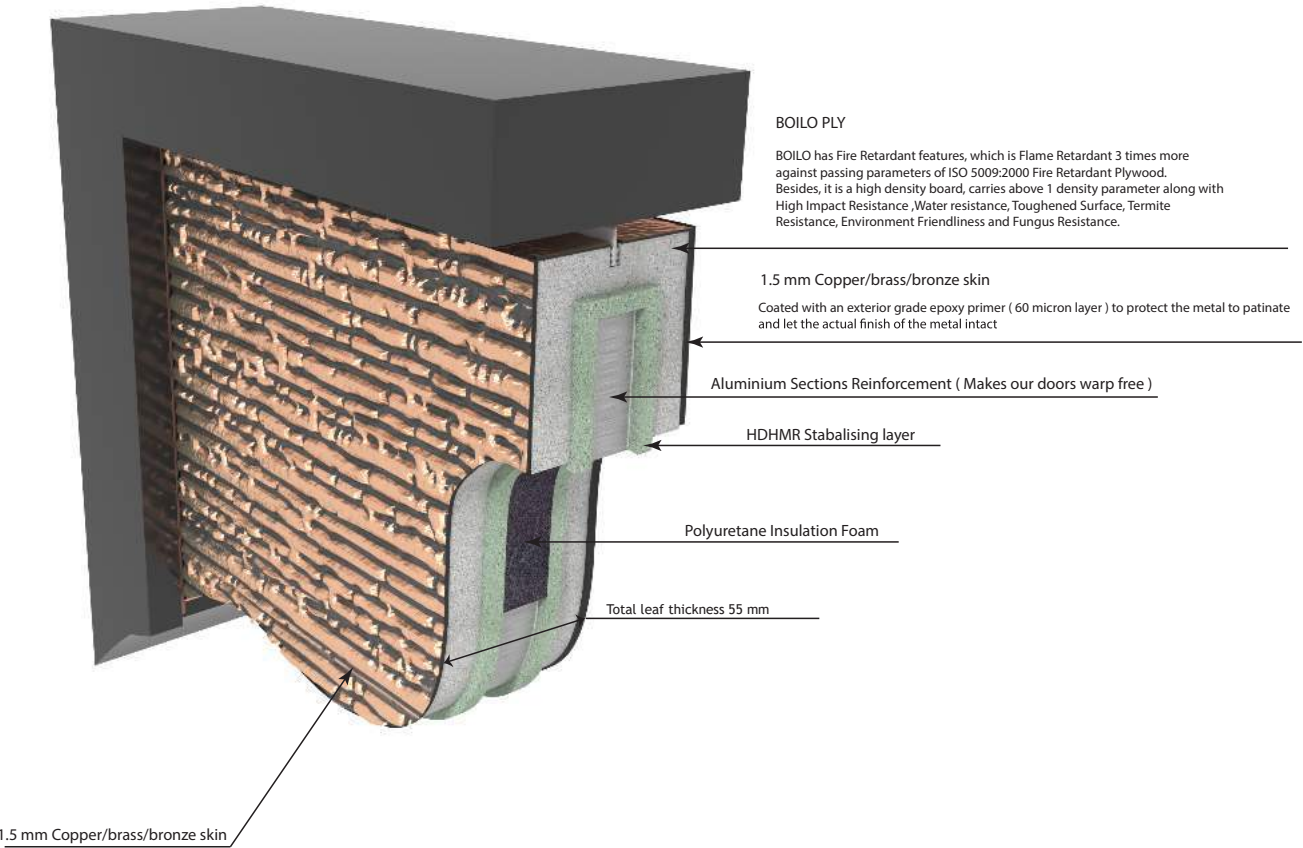
Architect: Henry Norris & Associates



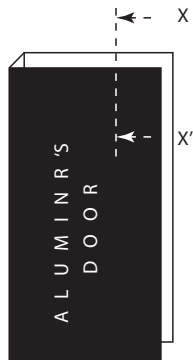
PIVOT DOOR SPECIFICATIONS

DOOR STRUCTURE

a55 door section



CROSS SECTION LAYOUT
XX'



Exterior cover layer 1.5 mm of metal skin

The outer layer is a skin with the material intent Copper , brass or bronze . The skin is further coated with an exterior grade epoxy priemer that lets the actual finish of the metal intact and prevents it from further oxidation . However the exterior grade epoxy priemer has a tarnish rate too and depends on the external environmental conditions .

12 mm of Boilo plywood stabilizing layer

The other material Boilo , which is a type of plywood , has Fire Retardant features, which is Flame Retardant 3 times more against passing parameters of ISO 5009:2000 Fire Retardant Plywood. Besides, it is a high density board, carries above 1 density parameter along with High Impact Resistance ,Water resistance, Toughened Surface, Termite Resistance, Environment Friendliness and Fungus Resistance

– Aluminium Section Reinforcement - 100 mm x 25 mm ; 5

Aluminium section , full heighted , are structured letting our doors to stable and warp free .

Calculated door leaf insulation of 1.112W/m2K

Our doors are insulated with closed cell polyurethane foam insulation making them highly thermally insulated and suitable for extreme -ve temprature conditions . Withstand temperature +70c to -30c

Door slab weighs 6.8 - 7 kgs per sq. ft.

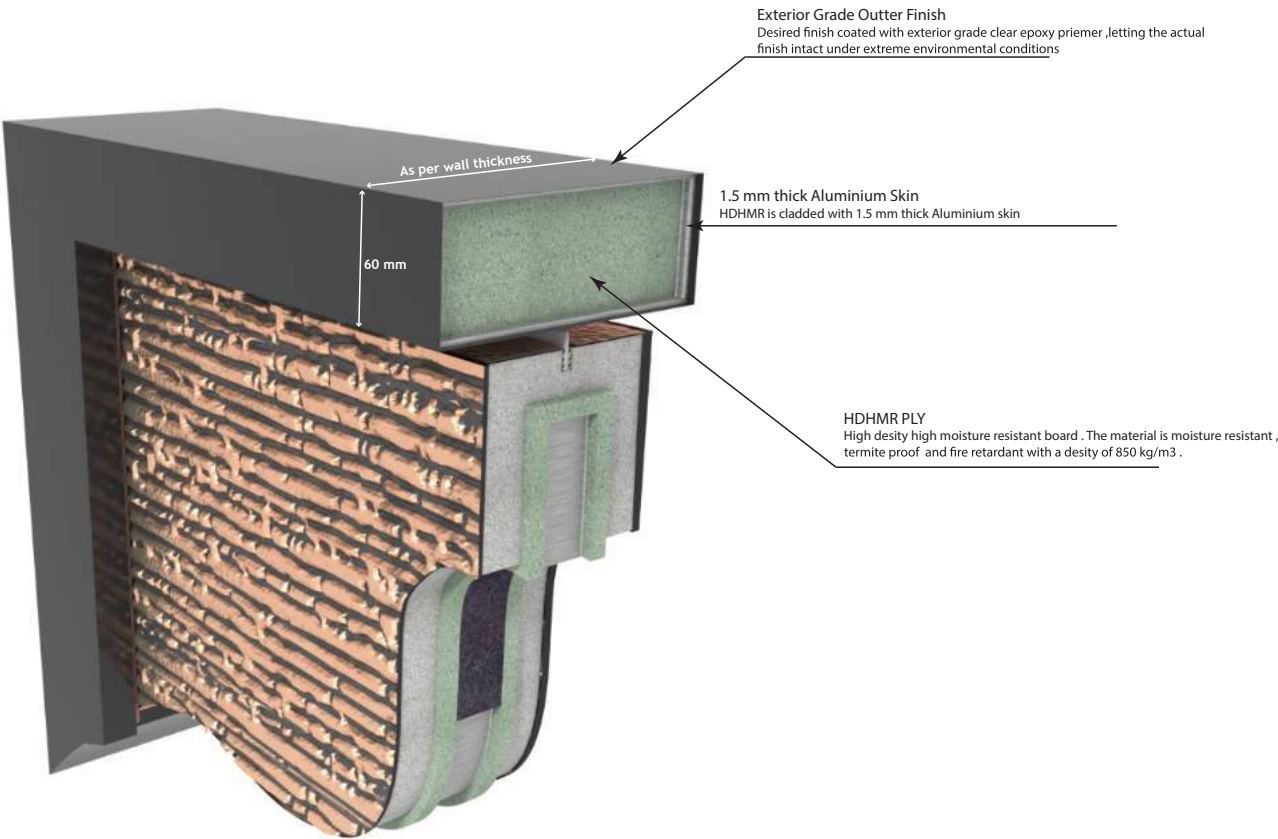
Contingent to both side metal work . Door handle weight should be considered additional .

Interior cover layer 1.5 mm of metal skin (Cop per/brass/bronze)

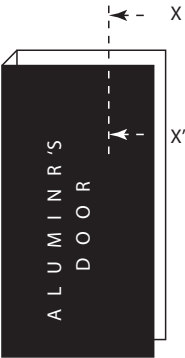
Overall door thickness 55mm

DOOR FRAME

a55 door frame section

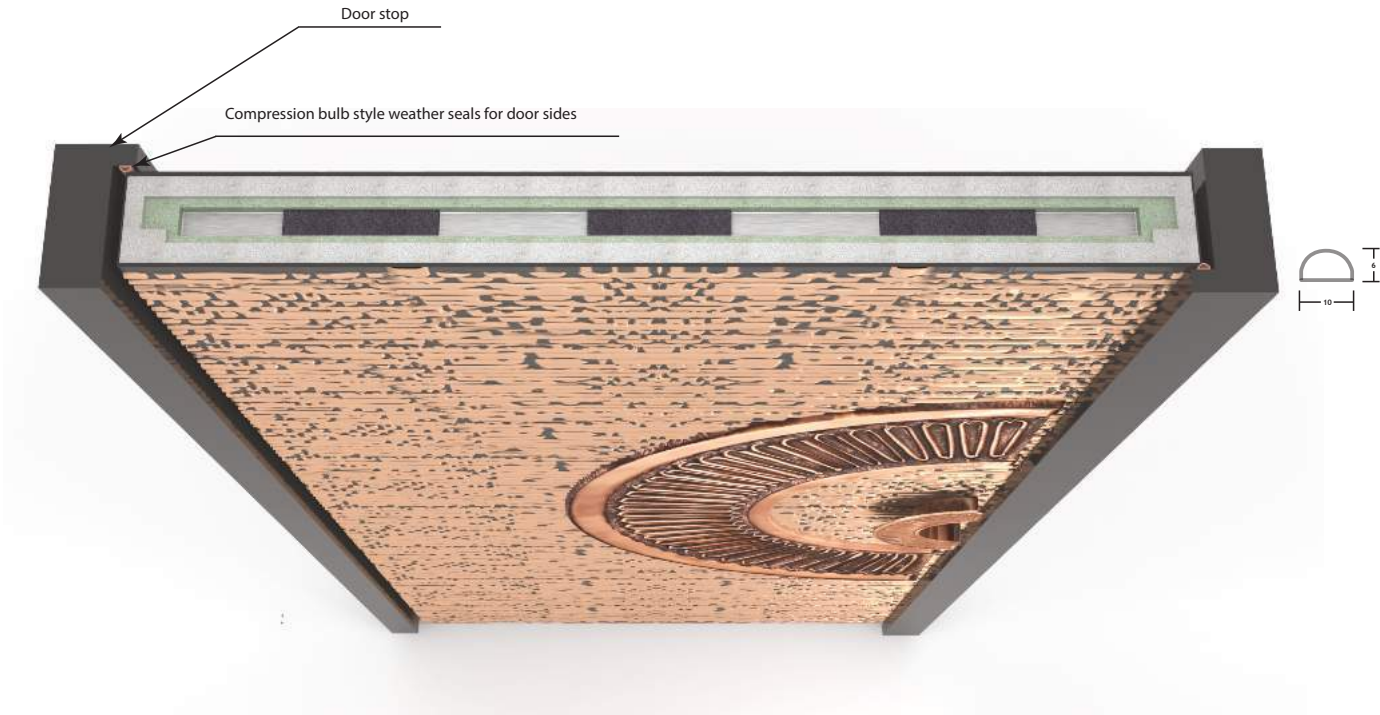


CROSS SECTION LAYOUT
XX'



WEATHER SEALS

a55 door weather sealing



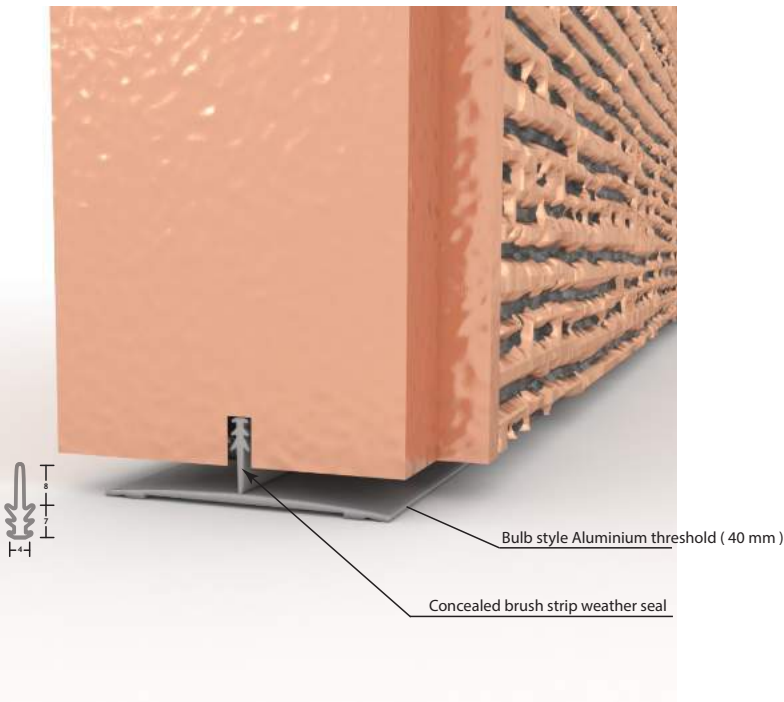
Door stop mounted bulb style compression seals for door sides

Used for acoustic , thermal and weather containment

Weatherseals withstand temperature -30 degree celcius to +70 degree celcius

Concealed brush strip seals incorporated with compression seals creates a heavy duty weather stripping

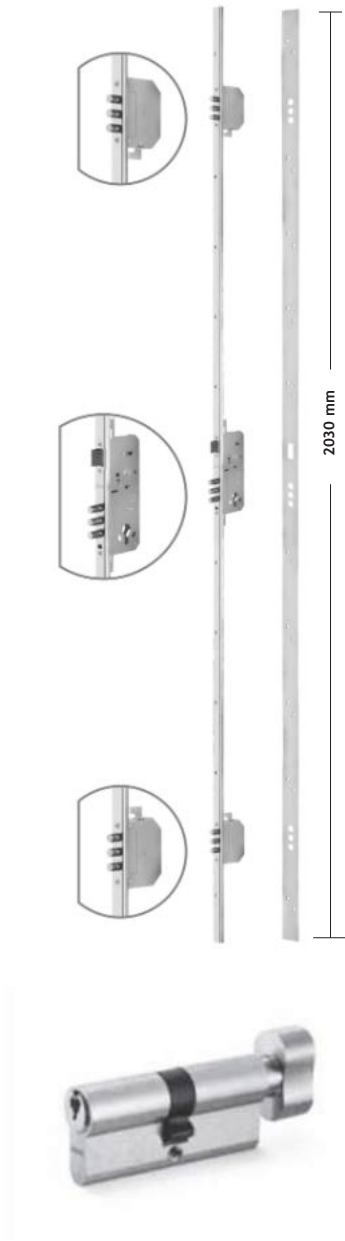
For additional protection against smoke and upgrading existing fire resistance , special weather stripping can be incorporated in our doors . (On request)



Concealed brush strip seals for door bottom and top



Multi Point Locking



Multi point High security Locking Mechanism incorporated with High security Cylinder

Case: Steel. Galvanized.
Forend and Striking Plate: Alkali. Zinc plated.
Deadbolt: Steel. Nickel plated. Nine bars.
Latch: Brass. Nickel plated.
Direction: Reversible.
Certifications: TS EN 12209.

[Technical Documentation - here](#)

Hydraulic floor machine pivot



Floor spring for single leaf single and double-action doors of up to 1400 mm leaf and 300 kg weight capacity

Closing force with variable adjustment EN3-6
Can be used for right and left hand doors without conversion
Pivot point location at 70 mm from pivot point to short side
Delayed closing adjustable to adapt the closing force of the door up to approx 80° opening angle
Mechanical hold-open unit in the door closer with hold-open area 85°-165°
Hydraulic latching action which accelerates the door shortly before the closed position
Closing speed can be individually adjusted
Integrated back check, slows down doors that are thrown open forcefully
All functions can be adjusted from above and in the installed state

[Technical Documentation - here](#)



Free Swing



Free Swing Concealed Pivot System

No Width or Height limitations
Maximum weight bearing capacity - 500 kgs
Free swing , without open hold open or damping
Pivot point location Min. 91 mm from pivot point to short side
Fully Integrated within door shutter
For double- and single-acting doors

[Technical Documentation - here](#)

Self Closing



Concealed pivot System with with adjustable closing speed, hold open, and backcheck functions.

No Width or Height limitations
Maximum weight bearing capacity - 500 kgs
Self-closing pivot hinge
Damper Control (soft close and wall protection)
Hold positions at 0°, 90°and -90°
Pivot point location Min. 91 mm from pivot point to short side
Fully Integrated within door shutter
For double- and single-acting doors

[Technical Documentation - here](#)

ULTIMATE COMMERCIAL DOOR



ULTIMATE COMMERCIAL DOOR

The Ultimate Commercial door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, they're manufactured with different construction and assembly processes from our residential doors.



INTERIOR



EXTERIOR



PANIC RIM, CLOSER, REMOVABLE MULLION, AND SILL OPTIONS

Commercial door

Clear Cedar



lumber is one of the best building materials you can get your hands on, particularly for sauna builds and soffits.

[Read More](#)



cedar Nickelgap



1x6 Clear Cedar Nickelgap



Clear Cedar T&G Boards



1" Clear Cedar - Dressed
Sides



Windows • Doors • Storefront • Entrances

Beyond Windows. Beyond Doors.™



TRACO®

The Windows And Doors That Greet The World

Headquarters and Manufacturing

71 Progress Avenue • Cranberry Township, PA 16066
(724) 776-7000 • (724) 776-7014 FAX • (800) 837-7001
market@traco.com • www.traco.com



TRACO®

The Windows And Doors That Greet The World

**Storefront
Entrances**

TRACO STOREFRONT AND ENTRANCES



Ellsworth Avenue, Pittsburgh, PA
Architect: Lorenzi Dodds & Gunnill, Inc.

TRACO offers a full line of storefront and entrance systems for virtually any application or condition including retail storefronts or commercial entrance systems. As an integral part of our core product offering, TRACO's custom window, storefront & entrance packages provide a single source solution in the marketplace.

TRACO's thermal and non-thermal storefront products can satisfy various project types in almost any area. Our flexible design offers storefront that can be configured as exterior or interior glazed framing systems. The TRACO Storefront System is available with a center and front glazed option.

These custom systems are ideal for the education, healthcare, hospitality, warehouse/loft renovations, office buildings and multi-family market segments.

ENTRANCES

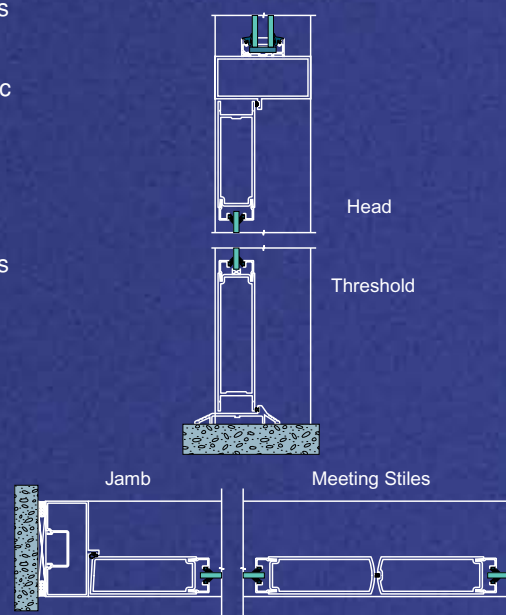
All Doors have the following features:

- Lifetime Warranty on the corner welds of the door
- Standard two year warranty for the door
- Welded Corners
- ADA Accessibility can be configured where necessary
- Standard or Custom hardware
- Adjustable astragal for pairs of doors
- Accommodate glass or panel thickness up to 1-1/16"
- All doors are compatible with all TRACO Architectural Products framing systems

TR-8801
Narrow Stile Doors:
1-3/4" Thick
2-1/8" Vertical Stiles
2-1/4" Top Rail
3-7/8" Bottom Rail
For use in light traffic applications

TR-8802
Medium Stile Doors:
1-3/4" Thick
3-1/2" Vertical Stiles
3-1/2" Top Rail
6-1/2" Bottom Rail
For use in high traffic areas such as hotels, hospitals or retail stores

TR-8803
Wide Stile Doors:
1-3/4" Thick
5" Vertical Stiles
5" Top Rail
6-1/2" Bottom Rail
For use in very high traffic areas such as banks or schools

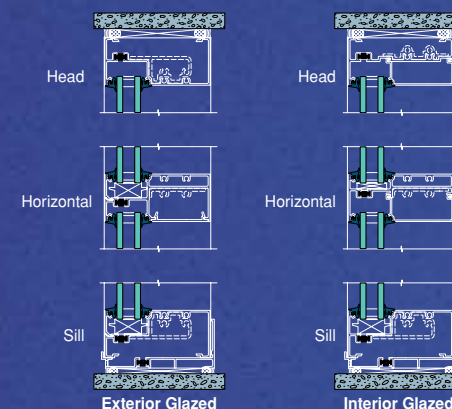


TR-8820
Rugged Medium Stile Doors:
2" Thick
3-1/2" Vertical Stiles
3-1/2" Top Rail
6-1/2" Bottom Rail
For use in very high traffic areas such as stadiums, Public buildings and museums

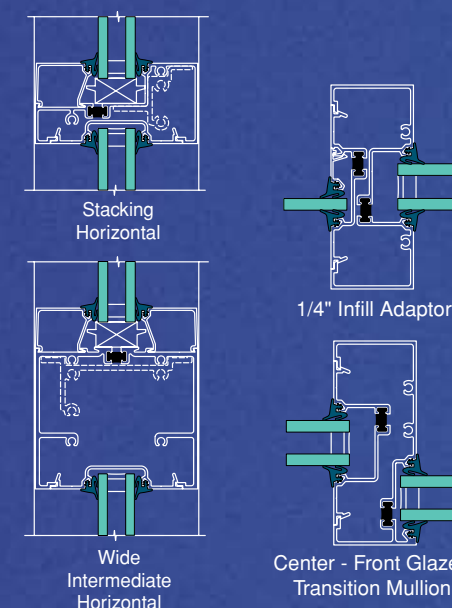
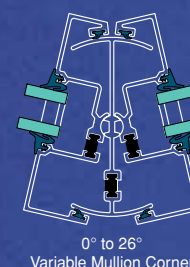
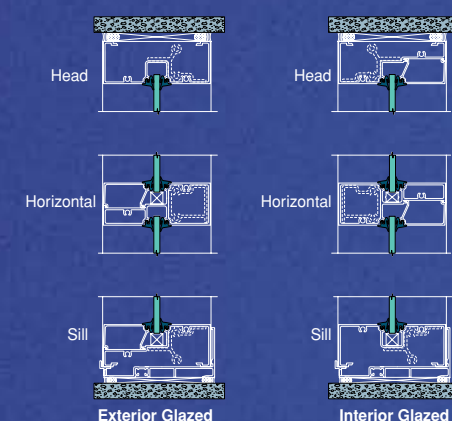
TR-8825
Rugged Wide Stile Doors:
2" Thick
5" Vertical Stiles
5" Top Rail
6-1/2" Bottom Rail
For use in very high traffic areas such as stadiums, Public buildings and museums

STOREFRONT

Thermal Front Glazed:



Non-Thermal Center Glazed:



Discovery Center, Virginia Beach, VA
Architect: Clark Nexsen Architecture & Engineering

TR-7850 Multi-Glaze

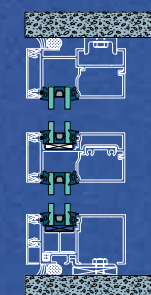
- 2" x 4-1/2"
- Thermally broken
- Center Glazed
- Front Glazed Option
- Accommodates up to 1-1/8" glass
- Expansion mullions
- Corner and Splayed mullions

TR-7875 Ribbon Window

- 2-1/4" x 4-1/2"
- High Performance System
- Meets 15 p.s.f. of water
- Accommodates up to 1" glass
- Interior gutter system available
- SSG mullions optional

TR-7855 Non-Thermal

- 1-3/4" x 4-1/2"
- Center Glazed
- Accommodates 3/8" Glass
- Corner and Splayed mullions





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1051

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

Brian Spencer is seeking approval to reduce the rear yard setback on Bayfront Parkway from 20' to 9' from the property line to allow a building height of 34' and to reduce the front yard setback on Government Street from 15' to 0' at the street edge. The next agenda item is demolition of the non-contributing structure, followed by conceptual review of the proposed new development.

Recommended Code Sections:

12-11-2(a)(2) Variances.

12-12-3(5)(b) Architectural Review Board, Duties.

12-3-10(1)e.1.i. Pensacola Historic District, Regulations and guidelines for any development within the historic zoning districts, Building height limit.

12-3-10(1)h.1. PHD, New construction in the historic district, Table 12-3.1 wood cottages district.

ATTACHMENTS:

1. Images
2. Variance_Application and Materials

627 E. Government Street



- ☐ **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: 627 E. Government St.

Current use of property: Office Building

1. Describe the requested variance(s): A variance is being requested to reduce the rear yard setback from 20' to 9' at elevated Level 2, elevated Level 3 balconies and 15' from the property line at the ground level to allow a building height of 34'. A variance is being requested to reduce the front yard setback from 15' from street edge to 7' at ground level and 0' at elevated Level 2, elevated Level 3

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 unusual trapezoid configuration of the site, combined with the Bayfront Parkway setback and Wood

Cottage setback restricts a "new" buildable footprint to 3,485 sf. Approx. 1/2 of the existing 3,350sf building footprint is ~~WITHIN the boundaries of the prescribed buildable footprint.~~

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:

Adjacent and nearby property owners are rightfully "enjoying" similar variance conditions due to pre-existing non-conforming building locations.

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 requested variances do not encroach on vehicular nor non-vehicular circulation nor request a superior position or vantage point respective to vistas and proximity to Pensacola Bay.

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

The existing building (requested to be demolished) is placed on the property with pre-existing, non-conforming conditions (setbacks) similar to what is being requested by the applicant as well as the site configuration and location at the edge of a major 'non-historic' scale highway and location at a dead end

Application Date: 7/31/25

Applicant:	<u>SMP Architecture</u>	
Applicant's Address:	<u>205 E. Intendencia</u>	
Email:	<u>Brian@smp-arch.com</u>	Phone: <u>850-712-2612</u>
Applicant's Signature:	<u></u>	
Property Owner:	<u>Quarter Portions LLC</u>	
Property Owner's Address:	<u>627 E. Government St.</u>	
Email:	<u>Brian@smp-arch.com</u>	Phone: <u>850-712-2612</u>
Property Owner's Signature:	<u>Under Contract by Brian Spencer</u>	

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 Application

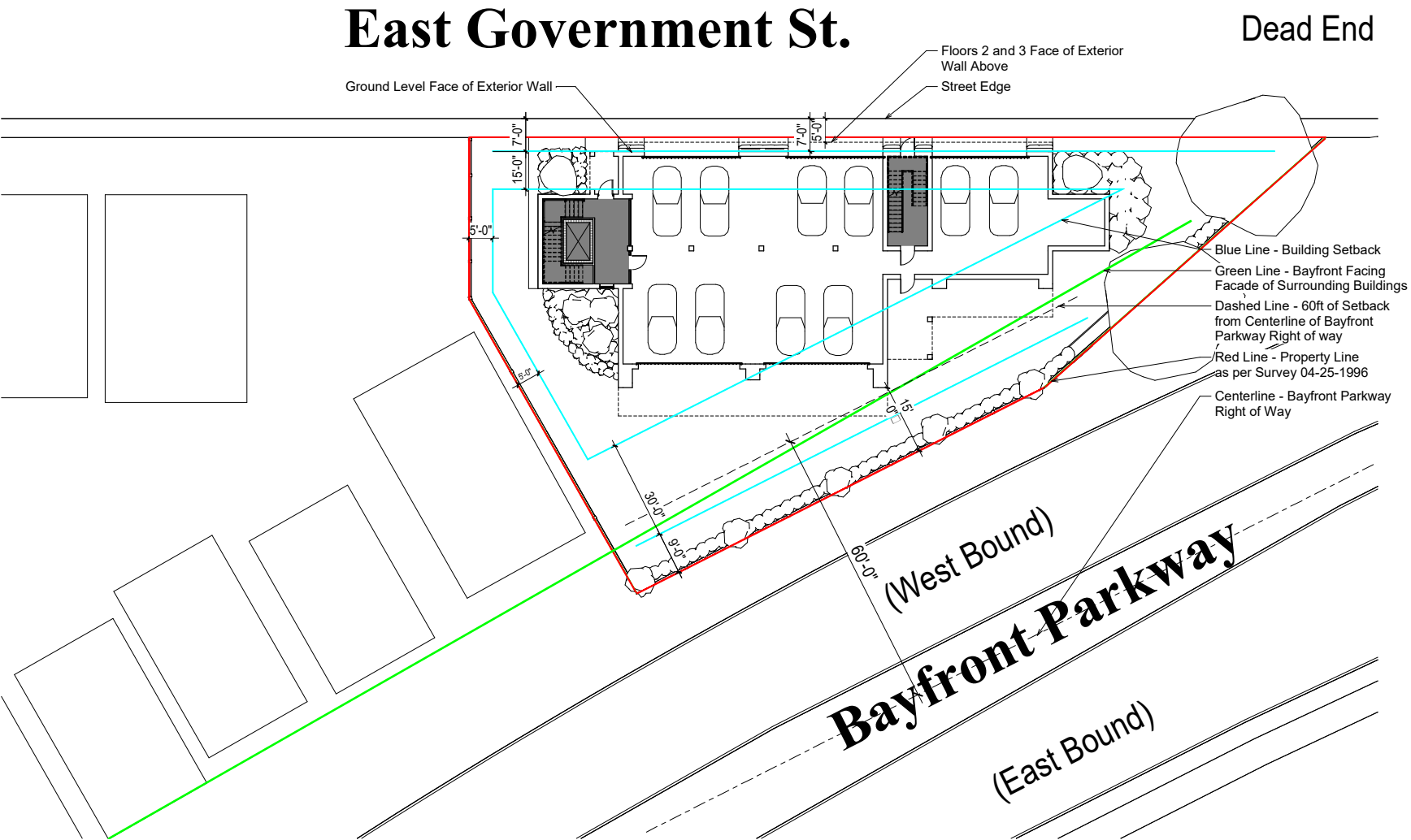
VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

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 from 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.

8/6/2025 9:28:25 AM
C:\Users\Bianca\OneDrive\Documents\SMP Architecture\2012 Tristan Pointe\05 -
BIM\Tristan Pointe - ARCH.rvt

1
A201 A104

C- Site Plan
3/32" = 1'-0"



smp.
architecture
Listen. Interpret. Translate.
SMP Architecture, P.A.
205 E. Intervenor Street, Pensacola, Florida 32502
P: 850.432.7772 smp-arch.com AAC010328

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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date

Drawing Title
SITE PLAN

Drawing No.
A104

DESIGN DEVELOPMENT - 07-17-2025

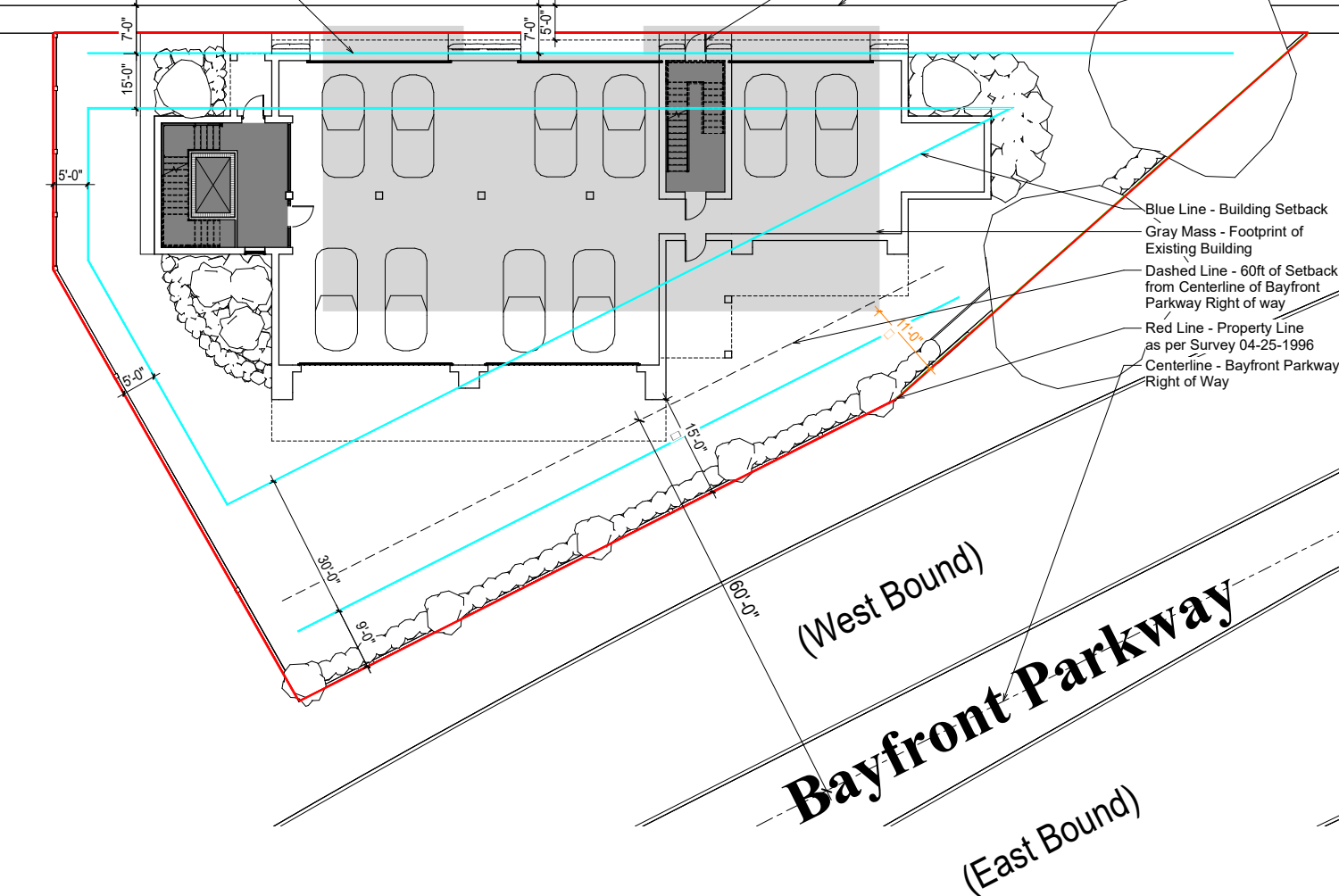
East Government St.

Dead End

Ground Level Face of Exterior Wall

Floors 2 and 3 Face of Exterior Wall Above

Street Edge



Listen. Interpret. Translate.

SMP Architecture, P.A.
205 E. International Street, Pensacola, Florida 32502
P: 850.432.7772 smp-arch.com AAC010328

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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN POINTE

627 EAST GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date

Drawing Title
SET BACK

Drawing No.

A103

DESIGN DEVELOPMENT - 07-17-2025

8/6/2025 9:28:27 AM
C:\Users\Bianca\OneDrive\Documents\SMP Architecture\Active Projects\2012 Tristan Pointe\05 - BIM\Tristan Pointe - ARCH.rvt
BIM/Tristan Pointe - ARCH.rvt

1	C- Set Back
A201	A103

1/8" = 1'-0"



East Government St.

Dead End



Listen. Interpret. Translate.

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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN POINTE

627 EAST GOVERNMENT, PENSACOLA, FLORIDA

Project No. 0000

Date

Drawing Title

GROUND FLOOR PLAN

Drawing No.

A101

DESIGN DEVELOPMENT - 07-17-2025

Ground Level Face of Exterior Wall

Floors 2 and 3 Face of Exterior Wall Above

Street Edge

Blue Line - Building Setback
Dashed Line - 60ft of Setback from Centerline of Bayfront Parkway Right of way
Red Line - Property Line as per Survey 04-25-1996
Centerline - Bayfront Parkway Right of Way

Bayfront Parkway
(West Bound)
(East Bound)

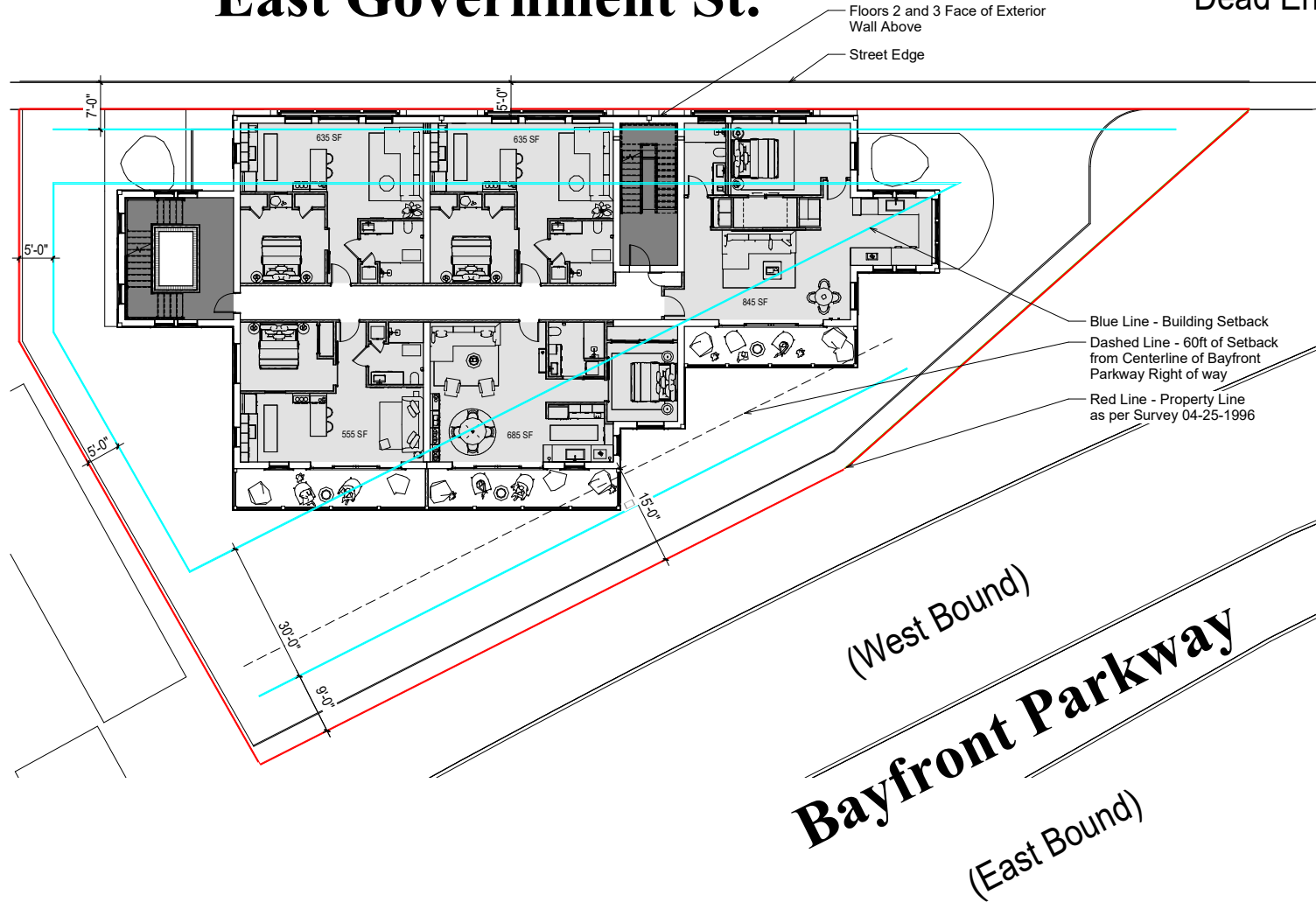


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BIM/Tristan Pointe - ARCH.rvt

1 C- Ground Floor Plan
A201 A101 1/8" = 1'-0"

East Government St.

Dead End



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architecture
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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date

Drawing Title
1ST FLOOR PLAN

Drawing No.

A102



DESIGN DEVELOPMENT - 07-17-2025

8/6/2025 9:28:30 AM
C:\Users\Bhavindar\SMP Architecture\SMP Architecture - Active Projects\2012 Tristan Pointe\00 - BIM\Tristan Pointe - ARCH.rvt

1	C-Floor Plan
A201	A102

1/8" = 1'-0"



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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date _____

Drawing Title
EXTERIOR ELEVATIONS

Drawing No.

A201



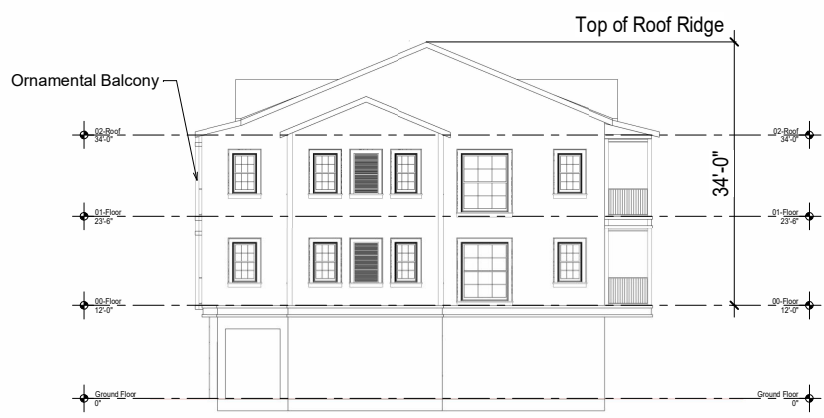
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BIM\Tristan Pointe - ARCH.rvt

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1	
A102	A202

EXTERIOR NEW WORK ELEVATION - SOUTH - BAYFRONT PARKWAY
1/8" = 1'-0"



2	
A102	A202

EXTERIOR NEW WORK ELEVATION - WEST
1/8" = 1'-0"



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Seal

Consultant

No.	REVISION	DATE
-----	----------	------

Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date

Drawing Title
EXTERIOR ELEVATIONS

Drawing No.
A202









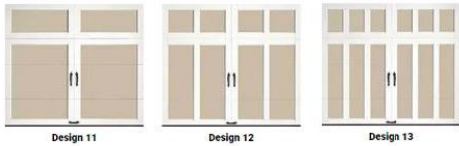






Door Designs

Series 1

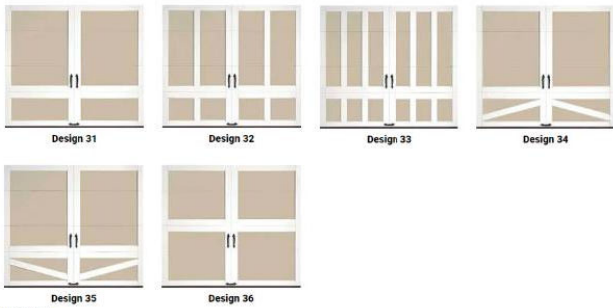


[Click here to view Clopay Gallery Collection garage door looks](#)

Series 2



Series 3



Series 4



Top Sections

Windows



Solid Top Sections



Colors





PLEASE DO NOT FEED THE WILDLIFE







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1052

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

627 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Demolition of a Non-Contributing Structure

SUMMARY:

Brian Spencer is seeking approval to demolish a non-contributing structure to allow for the development of a multifamily residential structure. The 6,966 sf. structure was built in 1981 and does not require replacement plans to be provided, but the next agenda item is conceptual review of the proposed multifamily residential development.

Recommended Code Sections:

12-3-10(1)j. Pensacola Historic District; Other demolition permits.

ATTACHMENTS:

1. Images
2. Demolition_Application and Materials

627 E. Government Street



**Architectural Review Board Application
Full Board Review**

Application Date: 7/31/25

Project Address: 627 E. Government St.
Applicant: SMP Architecture
Applicant's Address: 205 E. Intendencia St.
Email: brian@smp-arch.com **Phone:** 850-712-2612
Property Owner: Quarter Portions, LLC

District: ☒ **PHD** ☐ **NHPD** ☐ **OEHPD** ☐ **PHBD** ☐ **GCD**
(If different from Applicant)

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.
DEMOLITION REQUEST FOR NON-CONTRIBUTING BUILDING**

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

7/31/25

Date



South Elevation

East Elevation

North Elevation

West Elevation





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1053

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

627 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
New Multifamily Residential Construction

SUMMARY:

Brian Spencer is seeking conceptual approval for a new multifamily residential structure composed of first floor parking beneath second and third floor residential space, composed of 10 units.

Recommended Code Sections:

12-3-10(1)d.2.ii.(b) Pensacola Historic District, Procedure for review, Decisions, Rules governing decisions.

12-3-10(1)e.1.i. PHD, Regulations and guidelines for any development within the historic zoning districts, Building height limit.

12-3-10(1)e.5. PHD, Regulations and guidelines for any development within the historic zoning districts, Screening.

12-3-10(1)e.6. PHD, Regulations and guidelines for any development within the historic zoning districts, Landscaping.

12-3-10(1)e.7. PHD; Regulations and guidelines for any development within the historic zoning districts; Driveways, sidewalks and off-street parking.

12-3-10(1)h.1. PHD, New construction in the historic district, wood cottages district.

ATTACHMENTS:

1. Images
2. Conceptual_Application and Materials

627 E. Government Street





**Architectural Review Board Application
Full Board Review**

Application Date: 7/31/25

Project Address: 627 East Government St.

Applicant: SMP Architecture

Applicant's Address: 205 E. Intendencia St.

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

Property Owner: Quarter Portions LLC

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

(If different from Applicant)

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

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.

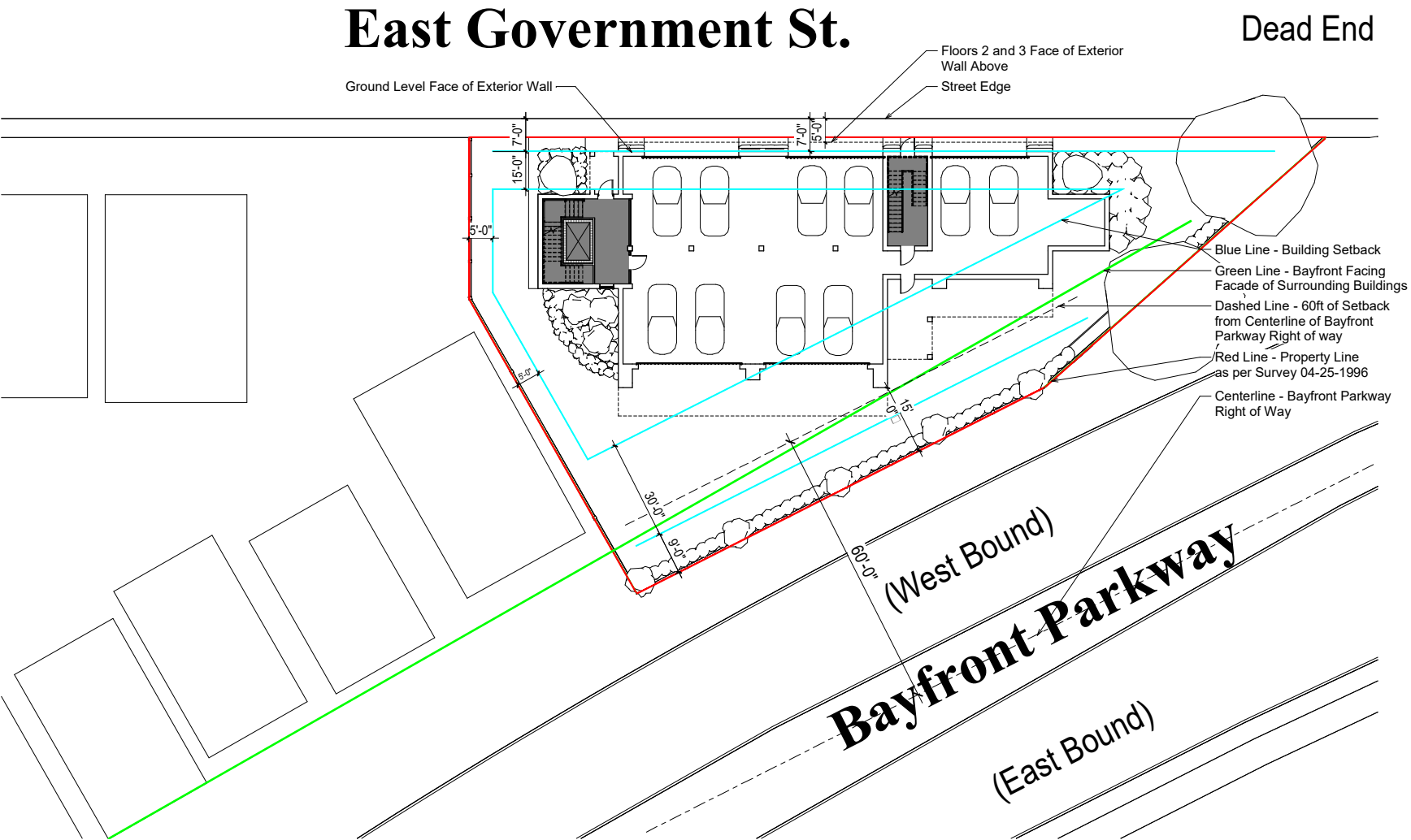

Applicant Signature

7/31/25
Date

8/6/2025 9:28:25 AM
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BIM/Tristan Pointe - ARCH.rvt

1
A201 A104

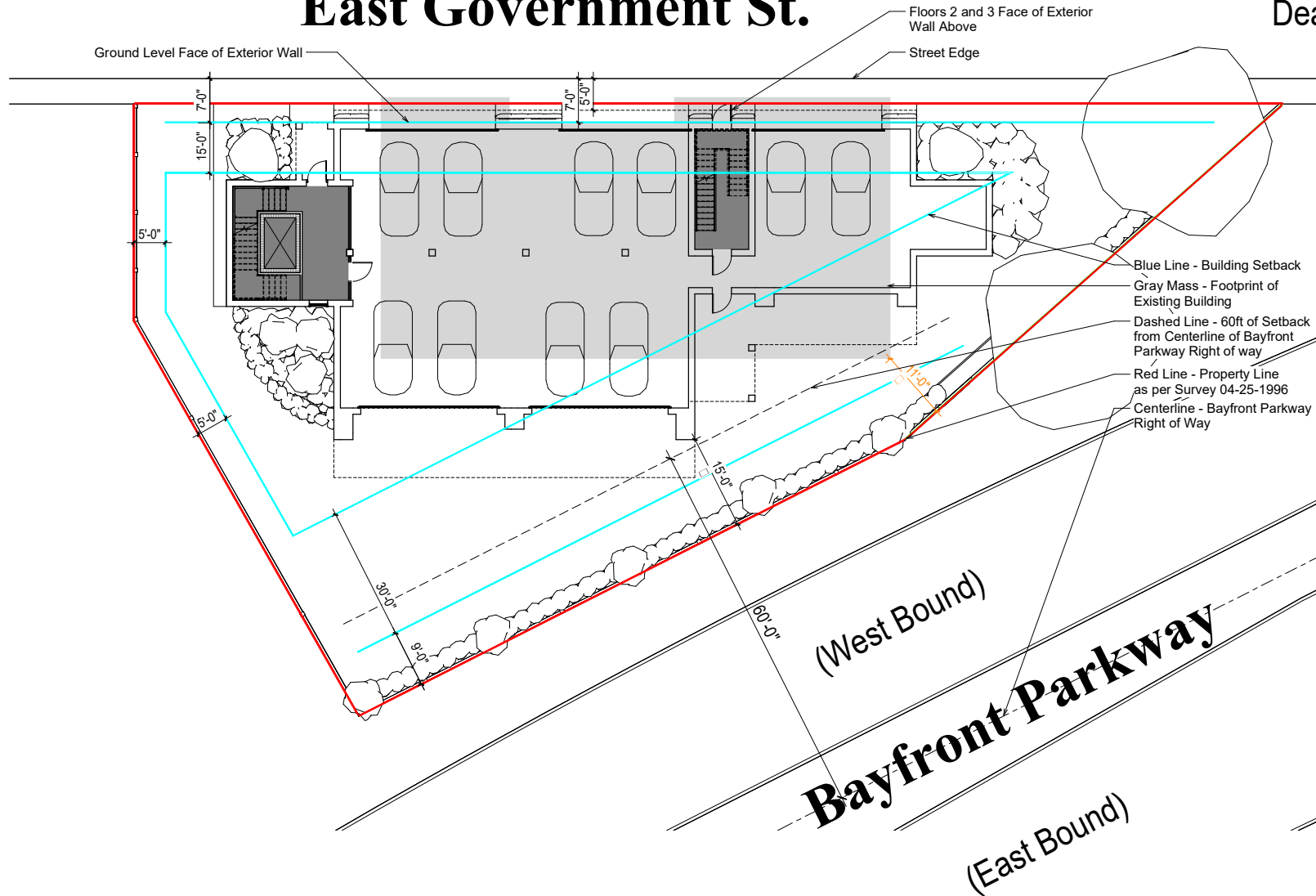
C- Site Plan
3/32" = 1'-0"



No.	REVISION	DATE

East Government St.

Dead End



smp.
architecture
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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date

Drawing Title
SET BACK

Drawing No.

A103

DESIGN DEVELOPMENT - 07-17-2025

8/6/2025 9:28:27 AM
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BIM/Tristan Pointe - ARCH.rvt

1	C- Set Back
A201	A103

1/8" = 1'-0"



East Government St.

Dead End



SMP Architecture, P.A.
205 E. Pensacola Street, Pensacola, Florida 32502
P: 850.432.7772 smp-arch.com AAC010328

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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date

Drawing Title

GROUND FLOOR PLAN

Drawing No.

A101

DESIGN DEVELOPMENT - 07-17-2025

Ground Level Face of Exterior Wall

Floors 2 and 3 Face of Exterior Wall Above

Street Edge

Blue Line - Building Setback
Dashed Line - 60ft of Setback from Centerline of Bayfront Parkway Right of way
Red Line - Property Line as per Survey 04-25-1996
Centerline - Bayfront Parkway Right of Way

Bayfront Parkway
(West Bound)
(East Bound)

1 C- Ground Floor Plan

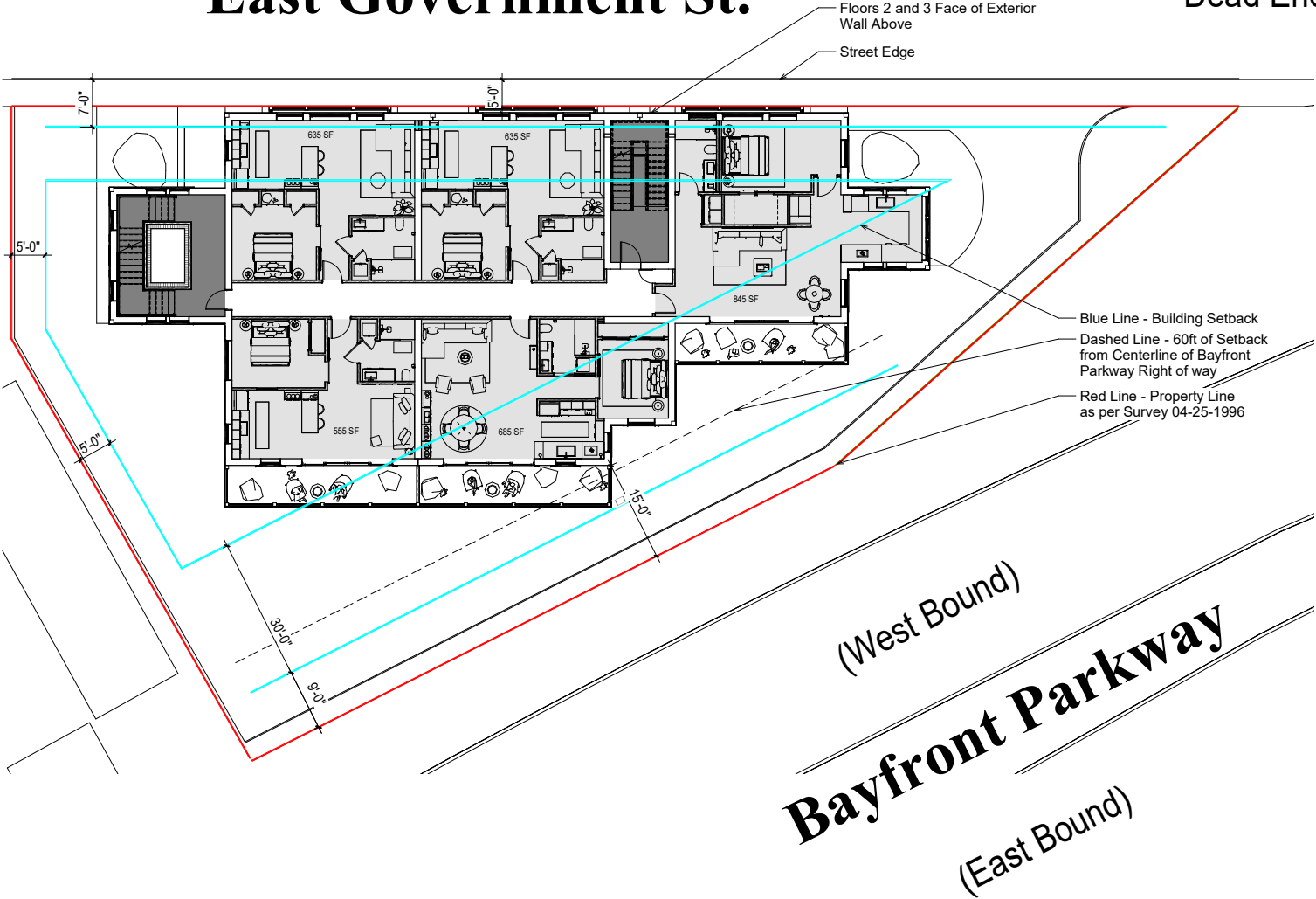
A201 A101 1/8" = 1'-0"



8/6/2025 9:28:27 AM
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BIM/Tristan Pointe - ARCH.rvt

East Government St.

Dead End



No.	REVISION	DATE

Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date

Drawing Title
1ST FLOOR PLAN

Drawing No.

A102





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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date _____

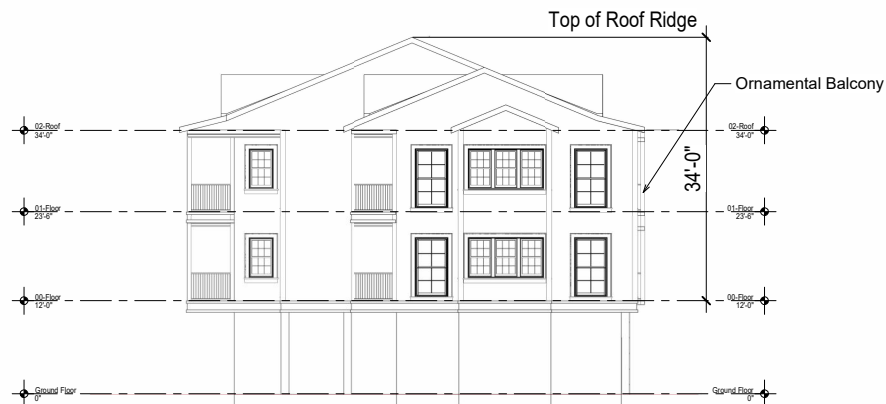
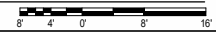
Drawing Title
EXTERIOR ELEVATIONS

Drawing No.

A201



1	EXTERIOR NEW WORK ELEVATION - NORTH -EAST GOVERNMENT ST	
A101	A201	1/8" = 1'-0"



2	EXTERIOR NEW WORK ELEVATION - EAST	
	A201	1/8" = 1'-0"





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Seal

Consultant

No.	REVISION	DATE

Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date _____

Drawing Title

EXTERIOR ELEVATIONS

Drawing No.

A202











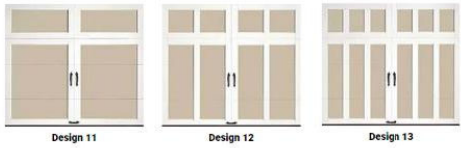






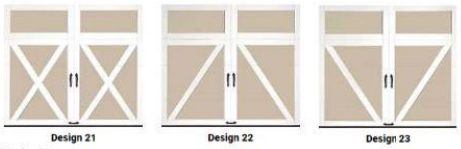
Door Designs

Series 1

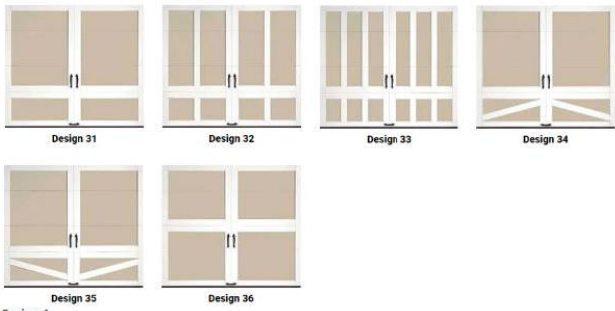


[Click here to view Clopay Gallery Collection garage door looks](#)

Series 2



Series 3



Series 4



Top Sections

Windows



Solid Top Sections



Colors





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1047

Architectural Review Board

8/21/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

500 Bayou Boulevard
East Pensacola Heights / Zone R-1AA / City Council District 4
Historic Structure Demolition Application

SUMMARY:

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

Recommended Code Sections:

12-11-5(5) Historic Building Demolition Review Ordinance.

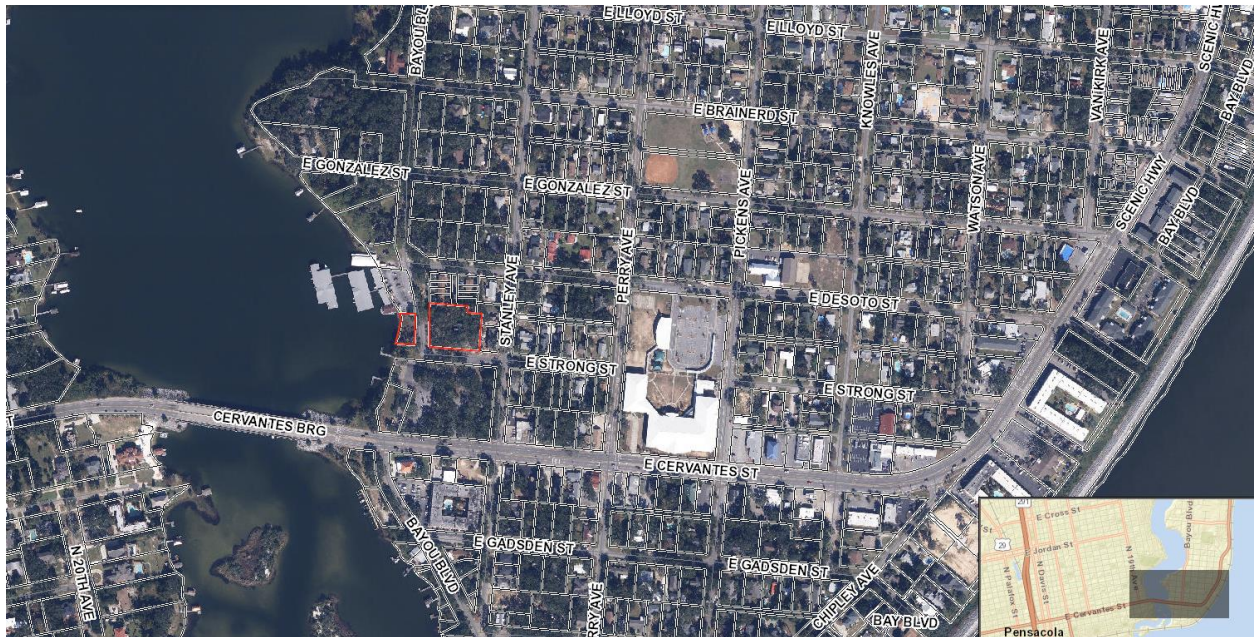
12-11-5(5)e.3. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining significance.

12-11-5(5)e.4. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining that building is subject to demolition delay.

ATTACHMENTS:

1. Images
2. 500 Bayou Boulevard_ARB_historic structure demolition application_referred to full board

500 Bayou Boulevard



Architectural Review Board Application
Abbreviated Review for Historic Structure
Demolition

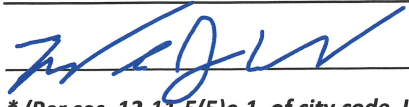
Application Date: 07/02/25

Project Address: 500 Bayou Blvd

Applicant: MAVERICK DEMOLITION of NW FLORIDA, INC. for WADE WILSON-OWNEI

Applicant's Address: 241 BEACON RD. PENSACOLA, FLORIDA 32503

Email: maverickdemolitioninc@yahoo.c **Phone:** 850-377-0992

Signature of Property Owner / Agent*: 

(Office Use) *(Per sec. 12-11-5(5)e.1. of city code, If the applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application)

Construction Year: 1913 zone C-1 & C-2 & R-1B

Current Use: Vacant residential

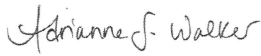
Ownership History: Medley Marine, Inc. (2020-present); Philpot, Timothy & Daisy (1988-2020);
Philpot, Isabel (?-1988); no further ESCPA records

Meets NRHP criteria: _____

Notes: materials - wood frame, asphalt shingle, wood siding, wood windows

Historical significance determination based on National Register of Historic Places criteria (see Sec. 12-11-5(E)(3). If applicable, provide photographs of all elevations and a completed FMSF Historical Structures Form.

This request was reviewed by the following member of Planning Staff.

 7/14/2025
 ARB Secretary Signature Date

This request was reviewed by the following members of the Architectural Review Board:

Comments: _____

 Architect Signature / Date

 Send to ARB for review
 UWFHT Representative Signature Potential significance in architecture
7-29-25
 Date

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



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: 052S295905001030 Account: 013194000 Owners: MEDLEY MARINE INC Mail: 3216 BAYOU LN PENSACOLA, FL 32503 Situs: 500 BAYOU BLVD 32503 Use Code: MULTI-FAMILY <=9 Units: 2 Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$571,471</td> <td>\$434,164</td> <td>\$1,005,635</td> <td>\$887,469</td> </tr> <tr> <td>2023</td> <td>\$395,745</td> <td>\$411,045</td> <td>\$806,790</td> <td>\$806,790</td> </tr> <tr> <td>2022</td> <td>\$395,745</td> <td>\$367,761</td> <td>\$763,506</td> <td>\$751,852</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$571,471	\$434,164	\$1,005,635	\$887,469	2023	\$395,745	\$411,045	\$806,790	\$806,790	2022	\$395,745	\$367,761	\$763,506	\$751,852								
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Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>05/21/2025</td> <td>9320</td> <td>1142</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> </tr> <tr> <td>11/10/2020</td> <td>8404</td> <td>309</td> <td>\$1,125,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>12/1988</td> <td>2641</td> <td>161</td> <td>\$120,000</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi Parcel	Records	05/21/2025	9320	1142	\$100	OT	N		11/10/2020	8404	309	\$1,125,000	WD	N		12/1988	2641	161	\$120,000	WD	N		2024 Certified Roll Exemptions None Legal Description LTS 1 TO 7 13 14 ALSO BEG AT SW COR OF LT 1 BLK 30 EPH W ALG PROJECTION OF S LI OF BLK 60 FT FOR POB CONTINUE W ALG... Extra Features None	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																									
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11/10/2020	8404	309	\$1,125,000	WD	N																										
12/1988	2641	161	\$120,000	WD	N																										
Parcel Information Section Map Id: CA003 Approx. Acreage: 0.9966 Zoned: C-1 C-2 CONSULT ZONING AUTHORITY R-1AA Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data		Launch Interactive Map 																													
Buildings																															

Address:500 BAYOU BLVD, Improvement Type: SINGLE FAMILY CUSTOM, Year Built: 1913, Effective Year: 1990, PA Building ID#: 42605

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-HARDWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-9

NO. STORIES-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 4467 Total SF

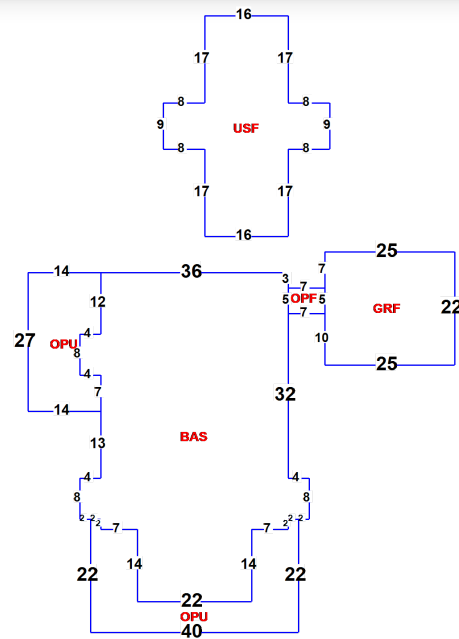
BASE AREA - 2204

GARAGE FIN - 550

OPEN PORCH FIN - 35

OPEN PORCH UNF - 846

UPPER STORY FIN - 832



Address:506 BAYOU BLVD, Improvement Type: SINGLE FAMILY, Year Built: 1928, Effective Year: 1940, PA Building ID#: 42606

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

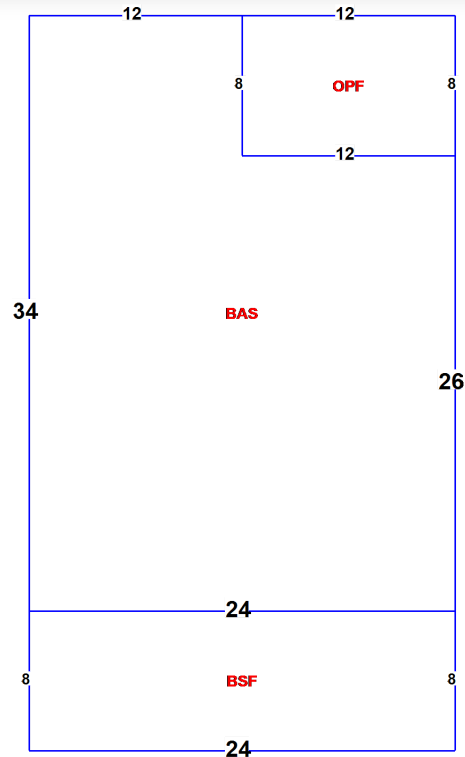
STRUCTURAL FRAME-WOOD FRAME

Areas - 1008 Total SF

BASE AREA - 720

BASE SEMI FIN - 192

OPEN PORCH FIN - 96



Images



4/7/2025 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.

500 Bayou Boulevard

