



City of Pensacola

Architectural Review Board

Agenda - Final

Thursday, October 19, 2023, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

1. [23-00788](#) SWEARING IN REAPPOINTMENT(S) AND NEW APPOINTMENT(S).
2. [23-00789](#) BOARD ELECTION OF OFFICERS (CHAIRPERSON AND VICE CHAIRPERSON)

APPROVAL OF MINUTES

3. [23-00760](#) ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Attachments: [9-21-23 ARB minutes](#)

OPEN FORUM

NEW BUSINESS

4. [23-00761](#) 375 W. LLOYD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
REPLACEMENT WINDOWS AND DOORS AT A NON-CONTRIBUTING
STRUCTURE

Attachments: [Images](#)
[Application Packet 10-10-23](#)

5. [23-00762](#) 419 W. DE SOTO STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
REAR YARD IMPROVEMENTS AT A NON-CONTRIBUTING
STRUCTURE

Attachments: [Images](#)
[Application Packet 10-2-23](#)

6. [23-00763](#) 1413 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
FRONT YARD IMPROVEMENTS AT A NON-CONTRIBUTING
STRUCTURE
- Attachments: [Images](#)
 [Application Packet 10-2-23](#)
7. [23-00764](#) 816 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-2 / CITY
COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE
- Attachments: [Images](#)
 [Application Packet 10-9-23](#)
8. [23-00765](#) 97 S. SPRING STREET
PALAFOX HISTORIC BUSINESS DISTRICT & GOVERNMENTAL
CENTER DISTRICT / ZONE C-2 & C-2A / CITY COUNCIL DISTRICT 6
HEIGHT CHANGE FOR PREVIOUSLY APPROVED CONDO
DEVELOPMENT
- Attachments: [Images](#)
 [Application Packet 10-3-23](#)
9. [23-00766](#) 202 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY
COUNCIL DISTRICT 6
FINAL APPROVAL FOR CHANGES TO A PREVIOUSLY APPROVED
OUTDOOR SPACE
- Attachments: [Images](#)
 [Application Packet 10-5-23](#)

ADJOURNMENT

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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.

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00788

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

Swearing in reappointment(s) and new appointment(s).

BACKGROUND:

Click or tap here to enter text.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00789

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

Board election of officers (Chairperson and Vice Chairperson)

BACKGROUND:

Per Sec. 12-13-3(C), "The board shall elect from among its members a chairman and such other officers as it may determine. The terms of officers shall be one (1) year, with eligibility for reelection and officers shall serve until their successors are selected and qualified."



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00760

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

Architectural Review Board meeting minutes

BACKGROUND:

Architectural Review Board meeting minutes from September 21, 2023.



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

September 21, 2023

MEMBERS PRESENT: Chairperson Salter, Board Member Mead, Board Member Ramos, Board Member Yee, Board Member Fogarty, Board Member Courtney, Advisor Pristera

MEMBERS ABSENT: Board Member McCorvey

STAFF PRESENT: Assistant Planning & Zoning Division Manager Harding, Digital Media Specialist Russo, Cultural Resources Coordinator Walker

STAFF VIRTUAL: Development Services Director Morris, Assistant City Attorney Lindsay, Development Services Coordinator Statler, Division Manager Cannon

OTHERS PRESENT: Paul Jansen, Winford Lindsay, Michael Courtney, Alan Gray, Teri Levin, Harry Levin, Mark Chastain, Matt Posner

CALL TO ORDER / QUORUM PRESENT

Chairperson Salter called the meeting to order at 2:00 p.m. with a quorum present.

APPROVAL OF MINUTES

Board Member Yee made a motion to approve the August 17, 2023, minutes, seconded by Board Member Fogarty, and it carried 6-0.

OPEN FORUM

Michael Courtney, 523 N. 8th Avenue, addressed the board on behalf of Susan Ford, Vice President of the Old East Hill Neighborhood Association, 813 E. La Rua. Mr. Courtney read aloud. I'm speaking in regards to several hotels proposed for downtown Pensacola. While the need for hotels in downtown is apparent, I feel there is an obligation to our history and the overall feel of the downtown area that needs to be at the forefront of these plans. The proposed design for 600 South Palafox does not blend with the current architecture or height of the surrounding buildings, with Seville and Jackson Square, Christ Church and the historic Pensacola village within walking distance. This plan seems to be out of place visually, architecturally, and in height. The Holiday Inn, south of Main, is only four to five stories. And also the proposed design for 101 Palafox shares the same issues, as above,

in height and architecture with the added issue of having an entryway off of Palafox. This impedes the walkability of the area and becomes a safety issue for bikes and pedestrians. It is also inconvenient considering Palafox is shut down for parades, Gallery Night, and other pedestrian friendly events, a highlight of downtown no one wants to lose. I along with countless others choose to live in Pensacola because of the history, art, food festivals, and events and the small town vibe it offers, it is unique. These structures are not and seem to fight against the general feel of downtown, historic area. Thank you.

NEW BUSINESS

Item 2 215 W. De Soto Street NHPD / Zone PR-1AA, City Council District 6 Exterior Alterations at a Contributing Structure

Action Taken: Approved.

Paul Jansen is seeking approval to remove two existing vinyl windows to be framed in and finished with 5 1/8" novelty wood siding to match the existing in addition to adding an exterior plumbing chase that will be finished to match the existing siding and wood trim. All exterior work will be painted to match the existing, Sherwin Williams Nantucket Dune for the siding and Benjamin Moore Nantucket Grey for the trim.

Paul Jansen presented to the board. Chairperson Salter noted that the North Hill Preservation Association has no objections to the request.

Board Member Mead made a motion to approve. Board Member Ramos seconded the motion and it carried 6-0.

Item 3 11 E. Garden Street PHBD / Zone C-2A, City Council District 6 Abbreviated Review for Minor Changes Referred to the Full Board

Action Taken: Approved with abbreviated review required.

SMP Architecture is seeking approval for minor deviations from what was approved by the ARB at the October 2022 meeting. The changes include using Sherwin Williams Elder White paint for the bar structure, utilizing Hardie cement board for the restroom component and back bar walls, and utilizing a green glazed ceramic tile for the below-bar-counter bar face. An abbreviated review for the changes was submitted in August 2023 and was referred to the full board for review.

Mark Chastain, Teri Levin, and Harry Levin presented to the board. Board Member Ramos noted that he recommended the abbreviated review to the full board, there are not a lot of exterior finishes on this project, but the ones that are present have been changed from the original application, so it was prudent to refer to the full board for review. Board Member Ramos noted the roll down shutters do not have the historic image graphics that were discussed during the full board review and one image depicts a wood trellis near the restroom entrance that was not approved. Mr. Chastain answered that the black and white historic photographs that were approved are currently being manufactured and they are expected to be installed over the next few weeks. The wood trellis is no longer there. Chairperson Salter noted that of the three items that were listed on the abbreviated review, the color change does not drastically change the way the structure sits or reads or how it interacts with the historic district. Chairperson Salter's opinion is that the change in color palette is fine. The change from stucco to lap siding is not an issue, it is clean and lap siding is allowed and common in the area. The change of the bar from the previously proposed to the tile contributes quite a bit to linking the

more contemporary structure with the historic and is a nice touch.

One thing not listed as a change but is visible in the photographs, is the plastic, fake green wall system that looks to be applied across the wall in the back. Mr. Chastain answered that the area of green wall is not a part of the B-Side property, that stops at a concrete curb, so it is not a part of the application package. Chairperson Salter asked the applicant to explain the use of fake greenery on the food truck. Mr. Chastain noted the end of the food truck has industrial looking items like an air conditioner condensing unit, grease trap, and water backflow and the fake greenery was meant to be screening for those items. Chairperson Salter asked how the screening was supported. Mr. Chastain answered on lattice. Chairperson Salter asked if the lattice sits on the ground, and is it anchored to the ground or anchored to the truck. Mr. Chastain answered it sits on the ground and is not permanently anchored or attached to the trailer. Chairperson Salter asked staff if that entity is under the purview of the board. Assistant Planning & Zoning Division Manager Harding asked the applicant for clarification. Mr. Chastain noted that the green wall system on the bottom of the truck is glued to the truck wall panel and where it reaches six feet tall, it is attached to wood lattice that was put up to be screening and it was covered with green ivy to be consistent with the bottom of the truck. Assistant Planning & Zoning Division Manager Harding noted his opinion that if it is directly related to the truck and does not require a building permit and is not related to the building permit for the overall changes, it would probably not be under the purview of the ARB and would be related to the temporary nature of the food truck. Mr. Chastain noted if the food truck gets moved, the screening would be taken down. Assistant Planning & Zoning Division Manager Harding stated that typically the ARB does not weigh in on the aesthetics of food trucks because they are a temporary element; however, if they are anchored down and require a permit then the ARB is required to weigh in. Mr. Chastain clarified that the truck is not anchored. Assistant Planning & Zoning Division Manager Harding noted that the Fire Marshal did inspect the truck and confirmed it is not tied down. Board Member Mead asked if a food truck is not tied down, how well will it stand up to winds. Assistant Planning & Zoning Division Manager Harding answered that if temporary, the idea is the truck would be moved ahead of a storm. Mr. Chastain noted there is a group that leases the space for the truck who went through a permitting process and has a responsibility to move the truck, if needed. Assistant Planning & Zoning Division Manager Harding noted the truck was inspected by the Fire Marshal who has a separate set of criteria for food trucks, which is why the truck location was moved a few weeks ago. Captain Cobbs is ok with the current location and condition of the truck.

Board Member Ramos noted artificial greenery material on the Garden Street side of the building to screen panels behind the bar. Chairperson Salter asked the applicant if that is the same material. Mr. Chastain answered yes, it is hanging over electrical meters and panels. It was selected for consistency and to cover unattractive elements. Chairperson Salter asked staff to access the original application for the project to see the extent of the southernmost wall. Chairperson Salter noted that the applicant's stance is that the southernmost wall is on a separate piece of property and asked the applicant to clarify if the greenery on the south wall was placed as a part of this project. Mr. Chastain answered that the southern piece of property is owned by the Masonic LLC and work was being done there at the same time. Technically the work was done through the Masonic LLC and not through the B-Side, they are two different entities. Chairperson Salter asked if the Masonic LLC received board approval to install the material. Mr. Chastain answered no, they did not.

Assistant Planning & Zoning Division Manager Harding depicted the property lines on the screen. Cultural Resources Coordinator Walker depicted the original application on the screen.

Board Member Fogarty commented that she has no issues with the revised paint color, she looks forward to the graphics, and she likes the tile but for the record, strongly feels that the vertical artificial greenery is an eyesore and hopes that it gets addressed. Chairperson Salter noted that while the artificial greenery on the food truck is not under the purview of the ARB, it needs to be determined if the use of the material on the back wall was a part of the original project and application. The use to screen electrical panels is an element that falls under the ARB purview, and it is a change that can be addressed. Assistant Planning & Zoning Division Manager Harding noted that anything related to this project and permits that the project needs would be subject to ARB's review. Cultural Resources Coordinator depicted a rendering of what was approved in October 2022 and the site plan states, low media planting and planters for the south wall area. Chairperson Salter asked the applicant to clarify the location of the south wall in question. Mr. Chastain concurred it is the wall that was depicted and called out with low media planting and planters. Board Member Ramos asked if the electrical screening was depicted on the original plans and Cultural Resources Coordinator Walker answered no. Board Member Ramos questioned the coiling doors with the housing facing outwards instead of being hidden inside the bar area. Mr. Chastain answered that the installation required the housing to be on the outside. Board Member Mead recalled discussion about the installation framework and Assistant Planning & Zoning Division Manager Harding noted that the board required the paint selection of the housing to come back because it was going to be visible. Cultural Resources Coordinator Walker confirmed the Elder White paint selection for the housing was approved through an abbreviated review. Board Member Mead asked for clarification about the back wall property line and boardwalk area. Mr. Chastain answered that the boardwalk area is owned by the Masonic and is part of their exit corridor. Chairperson Salter commented that the three items on the abbreviated review are in keeping within the general aesthetic of the previously approved project. With regard to the green wall specifically, the fake and plastic green wall that is visible from the street, with regard to Sec. 12-3-27(f).4. that all new construction shall be reviewed in terms of massing, rhythm, materials and details, building elements and site, Chairperson Salter thinks the fake plants are in vast contrast to the standards for the historic district and are completely inappropriate for that area.

Board Member Mead asked the applicant if there was discussion with the Masonic group about using the green wall on the B-Side in regard to consistency. Mr. Chastain answered that the use of greenery behind the bar was to cover a door they had considered painting. After the ivy was put up on the back wall, there was some left over and from a consistency standpoint it is close to the green tile color and provides texture as opposed to just a painted door. Board Member Mead asked if the same crew assisted with putting the ivy on the back wall. Mr. Chastain answered yes. Board Member Mead asked staff how the Masonic ivy would be reviewed. Assistant Planning & Zoning Division Manager Harding answered, as a different property it is up to the board's discretion as to whether that installation was intended to be a part of this application. Mr. Chastain clarified that he did not make a separate application for the greenery on the Masonic property.

Board Member Mead asked the applicant if alternative options were explored such as panels or tile. Mr. Chastain noted they did not look at tile since there is a weight issue and the ivy is lightweight. Around town the ivy product has been used other places and the client had just arrived back from a trip to New York where it was used. In tying in with the original green color and the burger truck color, it seemed to fit well for the needs. Board Member Fogarty commented that she understands the rationale behind the choice and if the ivy was a live plant growing up a lattice, her opinion would be different. A lot of discussion occurred debating the artificial turf in that area, with very conflicting opinions on it, and having such a visible presence of artificial material detracts from the overall, historic nature of the space. Specifically, the space hiding the electrical panel stands out even more

because it is in such contrast from the wall color. Aside from issues using artificial plants, if there is another way to disguise that with something that blends in more with the wall color, so it doesn't stand out so much as you pass by. Mr. Chastain noted that the photograph showing the back wall from outside of the property shows the artificial vegetation fades into the background. Board Member Fogarty noted that if used in a different place, her feelings about it would be different.

Ms. Levin addressed the board as one of the owners of the property. The artificial grass and ivy are everywhere now as a current trend in big cities and expensive places. It is not cheap, is dimensional, and looks real until you go up and touch it. To have real ivy, which was considered, would require planters that would impede the exit. Rather than just paint the boards green, where extra tables are stored behind, or looking at garbage cans or junk, the green wall has been complimented on by visitors to the space. Ms. Levin walked downtown and took pictures of other properties that have used the fake ivy such as the food court at Main and Palafox Street. When looking at examples, the applicants felt as though they weren't doing anything that has not already been done in the historic district. The applicants didn't want to look at ugly meters and to keep it all congruent and together, the ivy was used so it all aesthetically blends together. Chairperson Salter asked if the food court at Main and Palafox was in an ARB review district. Assistant Planning & Zoning Division Manager Harding answered no and you would not know it by walking since they complement so nicely but it is a redevelopment district, the South Palafox Business District, though it is across the street from the historic district. The South Palafox Business District is a planning board review district. Chairperson Salter noted that he appreciates Ms. Levin walking the board through the reasoning behind it, which makes sense. It is not a cheap product, it is used in a lot of places and high-end places, but what this board is tasked with is within our review districts trying to maintain the historic integrity of the district and the ordinance states the materials are one of those things that the board must consider. That is why Chairperson Salter feels the material is presenting itself as something it is not in an artificial way. While there are instances where that is traditionally historic, such as stucco facades that are carved to resemble block, Chairperson Salter is not aware of an instance where plastic plants have been used to represent plants in historic districts. From a materials standpoint, Chairperson Salter has an issue with it being used in such a prominent spot in the actual historic district. Ms. Levin noted that the applicants didn't feel it was a prominent spot. There is a wall with fake plants behind the Wine Bar and Cigar Bar, but you wouldn't know they are not real until you touch them. Chairperson Salter asked staff if the board has ever approved a fake system of this sort in what would be considered a permanent application. Assistant Planning & Zoning Division Manager Harding answered not to his knowledge and there has always been great discussion on the use of artificial turf and this board has determined it is on a case-by-case basis, based on the architecture on site and the intended occupancy of that area and the specific use. Assistant Planning & Zoning Division Manager Harding was unfamiliar with the board ever approving a green wall screen.

Board Member Mead posed an alternative of a green wall made of pothos, a very durable plant. It has a lovely trailing affect and is very easy to tend to, watering it from time to time, and is very draught tolerant. It is a good choice in long, linear hanging baskets and it doesn't weigh much. It can be supported without impeding the walkway. Board Member Ramos recalled during the demo application, there was discussion on the egress stair that was removed and replaced. Board Member Ramos noted a new egress stair was installed per the plans, though we have seen that this is a different property which is fine, but it does sound like the applicants are storing equipment under the egress stair on this adjacent property, and in Board Member Ramos' opinion it is very likely to be the applicant's fence that is being used to hide equipment. Board Member Ramos has concern over storing items under the egress stair, though it is not under the purview of the board, but it is in

addition to the misuse of material. Mr. Chastain clarified that the tables and chairs stored behind the fence are for Vinyl. Board Member Courtney noted another alternative would be to have an artist paint a panel or create hand crafted art. Ms. Levin answered they considered an artist or having a mural and asked if that would be acceptable to the board. Board Member Courtney noted that painted murals should not detract from the historic images on the shutters, but a real material should be used, perhaps in the green color family. Ms. Levin noted that nothing there is historical, such as the burger truck, and it is a new property that replaced the barber shop that was demolished. The goal was to make it aesthetically beautiful.

Board Member Yee noted that the board appreciates the work that has gone into the property and the other changes are improvements or not a big deal. Board Member Yee does not take exception to the material, frustration may be stemming from procedurally how it was installed, but from the street the artificial vegetation is not noticeable. There are other systems or materials that can be used, live plants are always best, but they are hard to keep alive and maintain. Property owners are not always considerate of how they are using materials. The challenge the board faces is once it appears, though it does not technically set a precedent for others to use that material, once you can see it somewhere it implies it is allowed to be used. The area of the electrical panel might be easier to remedy with some other system. Board Member Yee noted the ordinance is written in such a way that it makes it difficult for the board to approve newer, artificial materials. Ms. Levin asked why the board is allowing the artificial vegetation on the burger truck but not on Vinyl property. Chairperson Salter answered that the vegetation is being allowed on the food truck because the ARB cannot deny it since the board has no control over the food truck because it is a temporary structure. Ms. Levin asked if the board could deny the artificial vegetation on the fence at Vinyl since it is not B-Side property. Chairperson Salter answered that is a question for staff. Assistant Planning & Zoning Division Manager Harding answered if the board determines that the intent of the green wall being put on was in coordination with this project, the board could deny it.

Advisor Pristera noted that he agrees with Board Member Yee that from the street it is not that noticeable. This property is not trying to be historic; it is new infill. The vegetation is being used as a background material and once everything is set up, it is not a main focal point. The part around the electrical meters could probably be changed since that is closest to the street, but in this case, it isn't fooling anyone. It is one, cohesive newer project. This material is an issue if used in the historic village, obviously that is not a correct use for it. It should be on a case by case basis for how and when it is used. In a modern infill project where it is in the background, it does not detract from the historic district. People will point to this like they point to other projects, but in this case and some others, it has a very clear purpose if approved. The process of how the board is finding out is why there is a longer discussion. Board Member Mead echoed Board Member Yee and Advisor Pristera's sentiments about being careful of inviting people to do whatever they want and come back for forgiveness after the fact. From a policy standpoint, the ARB can't afford that which will lead to post-construction approvals that lead to burden. Ms. Levin again pointed out the fact that the greenery is on Vinyl property. Board Member Mead stated that from ARB perspective there is an implicit license to use, granted by Vinyl to use and to install the amenity for the project, which then brings it into the sweep of the project. Board Member Fogarty noted that the biggest problem with the material is on the food truck and that is the biggest eyesore along with the electrical panel and she understands the rationale for placing the artificial vegetation on the back wall. Eyesore was a strong word to use, but so much discussion has centered around the use of this material. Board Member Courtney reiterated what Board Member Fogarty stated about the back wall being least offensive.

Board Member Ramos complimented the applicants on their hard work but stated that the artificial ivy takes away from what has been created and plans to vote against using the material in the historic district. Ms. Levin asked for a suggestion to replace the ivy. Board Member Ramos answered the siding material by the restrooms would work for a small electrical room and the rear fence should be built with materials that are approved for that district. Harry Levin addressed the board, providing additional support for the applicant's justification for using artificial vegetation.

Board Member Ramos made a motion to approve the application as submitted with the exception that the applicant come back for abbreviated review for presenting an appropriate material to be used at the meters along Garden Street and at the rear fencing area at the side alley.

Chairperson Salter clarified that the motion was to approve the three listed items but require modification to the other item discussed heavily being the faux green wall and that it come back for abbreviated review for a replacement with an appropriate material, as discussed. Board Member Mead made a suggested amendment to have staff determine if the rear wall is included within the application by virtue of its being built by the applicant with the permission of the adjoining landowner to coordinate with this space. Assistant Planning & Zoning Division Manager Harding directed the board's attention to the January 2023 abbreviated review provided in the application package, sheet A2-1, that clearly shows that the wood fence at the back of the property is included as a part of this project. Assistant Planning & Zoning Division Manager Harding advised for it to be treated as such.

Board Member Mead seconded the motion as presented with the amendments. The motion carried 5-1.

Assistant Planning & Zoning Division Manager Harding clarified that the denial of the screening was based on the noted section about materials and in this district if something is denied, even if it is just an element, that replacement plans are to be submitted.

Item 4 600 S. Palafox Street PHBD / Zone C-2A, City Council District 6
Demolition of a Non-Contributing Structure
Action Taken: Approved.

Buck Lindsay is seeking approval to demolish a non-contributing structure to allow for the development of a nine-story Hilton Brand hotel. The 28,875 sf. structure is non-contributing and does not require replacement plans to be provided, but the next agenda item is for conceptual review of the proposed hotel development.

Buck Lindsay presented to the board. Chairperson Salter clarified that the criteria to consider demolition of a non-contributing structure is to determine if there is architectural significance. Board Member Mead clarified that the original factory was torn down in the 1970s so the existing structures are warehouses that long post-date the original factory. Advisor Pristera concurred and described the 1907 Sanborn map depicting the space and an aerial from 1920s-1930s showing the area. Board Member Mead asked staff about height and setback conditions for this property and asked about considering the demolition and conceptual review in conjunction. Assistant Division Manager Harding stated that per Sec. 12-3-10(1)j.2. Other Demolition permits, if the structure is determined to have no cultural, historical, architectural, or archaeological significance, a demolition permit may be issued immediately, provided such application otherwise complies with the provisions of all city code

requirements. Board Member Mead asked for clarification about the requirement for replacement plans and Assistant Division Manager Harding clarified that non-contributing structures can be approved for demolition without replacement plans. Assistant Planning & Zoning Division Manager Harding clarified that if the board determines the property does not have cultural, historical, architectural, or archaeological significance, the ordinance is clear that a demolition permit can be issued.

Board Member Mead asked Chairperson Salter if the two requests, demolition and conceptual review, could be considered together. Board Member Mead felt strongly that the ARB ought not be knocking buildings down unless the board has something they know is likely to go back or at least has been approved to replace it. Chairperson Salter answered it is his understanding of the criteria for the non-contributing structure that it has no basis upon which it is going to be used. It is based purely on the structure itself as to its demolition so they should be heard separately. Assistant Planning & Zoning Division Manager Harding clarified that there is a section of code that can require plans for the demolition if significance is determined by the board.

Board Member Fogarty commented that the condition of the building is moldy and is preventing the owner or people from using the space as intended. Chairperson Salter noted that walking down Palafox Street, the façade for the boutique hotel portion gives the street a great presence and maintains a historic feel when walking downtown. That alone is not reason enough to prevent demolition of the building, but great consideration needs to be given to what goes back to try and maintain that presence because that is one thing that the current building did achieve. Board Member Mead asked Advisor Pristera about the age and history of the infill with the bow window room with a flat roof and parapet. Advisor Pristera noted he was unsure, but it was added at some point. Cultural Resources Coordinator Walker noted there is no Florida Master File form for the structure, and it was deemed non-contributing during the original survey and not included in the National Register nomination re-survey. Board Member Mead agreed that whatever goes back needs character and cohesion.

Board Member Mead made a motion to approve the application. Board Member Fogarty seconded the motion and it carried 6-0.

Item 5 600 S. Palafox Street PHBD / Zone C-2A, City Council District 6
Conceptual Review for New Hotel Development

Action Taken: Denied.

Buck Lindsay is seeking conceptual approval for a new nine-story Hilton Brand hotel with 231 guest rooms, lobby area, dining, a meeting space, fitness area, swimming pool, and surface parking. Since this is for conceptual review, a final review will be required at a later date. Cultural Resources Coordinator Walker noted that the board's task today is to aesthetically review this new construction in terms of massing, rhythm, materials and details, building elements and site. New construction shall maintain scale and quality of design and should be compatible to surrounding structures, per Sec. 12-3-27(f)4, Board Review Standards for the Palafox Historic Business District. There are several items that require coordination with the City's Planning and Zoning Division that must be addressed prior to returning for subsequent aesthetic review.

Assistant Planning & Zoning Division Manager Harding noted there has been a lot of discussion on the city's parking downtown and the use of properties, the board is aware of what is about to be said but for those listening, the ARB is tasked with reviewing what is going on within the property boundaries. Alterations or modifications to streets or public rights of way, especially in this application

that depicts some modifications to Jefferson Street, are not in the board's purview as well as the use. While reviewing this application, the board should be aware that the ARB does not have jurisdiction over or weighing in on the use of properties. Board Member Mead asked for clarification on what issues would go before planning and zoning. Cultural Resources Coordinator answered that, speaking to what Assistant Planning & Zoning Division Manager Harding stated, about any city right of way or parking, this review is about the aesthetic in terms of materials, massing, scale, how it fits within the Palafox Historic Business District and the character of the overall district. Board Member Mead asked if this property has any similar height or setback concerns along Palafox. Assistant Planning & Zoning Division Manager Harding answered this property is zoned C-2A, which is primarily the entire downtown area, for height a property can be built up to 100 feet at the property line. For every one foot that building is pushed back or stair-stepped back, the property can be granted an additional three feet in height. When this packet returns for final review, staff will make sure that height is appropriately demonstrated and the packet meeting Sec. 12-3-121 General Commercial Development Standards and 12-4 which is parking, and that is done for all applications that come before the ARB for final review.

Board Member Mead asked for the planning height of the structure. Assistant Planning & Zoning Division Manager Harding answered 113 feet. Board Member Mead noted that height affects massing, which was demonstrated in recent applications reviewed by the board, both of which contributed to the architectural interest in the structure and its difference from perhaps more conventional architecture. Assistant Planning & Zoning Division Manager Harding reminded the board that building height begins at the lowest habitable floor and goes up to the floor of the roof, parapet walls aren't included in that. For parking, the board has authority over materials, screening, applications, and things like that.

Buck Lindsay presented to the board and introduced Alex Grace, representing the developer; Jim Homyack, current property owner; and Ross Dorough, a development consultant to the developer. Mr. Lindsay noted the building is planned to be set back from the property line to be roughly 107.5 total feet from the first floor to the roof surface. The parapets will be beyond that, but the plans will comply strictly with the provisions of the building height and increases allowed on a 1:3 basis. There are no yard or setback requirements or lot coverage requirements, and no changes to the street right of way proposed but there are easements that will be an internal development challenge.

Advisor Pristera asked how much of the design is driven by brand standards of the hotel in terms of layout, aesthetic, and materials. Mr. Lindsay answered that the exterior of the building has zero impact from the franchisors, on the inside the guest rooms will be brand driven. The plans say Hampton Inn & Suites and Home2Suites, which is not a committed brand identification, but the Hilton name is a committed brand identification. Mr. Grace stated that the plans under review are being driven by being part of the downtown fabric and part of the historic district, so the materials being used were chosen to activate Palafox and accentuate the corner of Cedar Street. The best way to activate is to have glazing. The hotel for the developers, is a hotel for the community and part of the business is to drive locals to the property with two bars and a third-party restaurant. None of the Hilton criteria played a part in the exterior, this is a custom experience from ground floor to rooftop. Mr. Lindsay noted that the mid-height range is characterized by a base, middle, and top and this has been accomplished through the use of different colorations of materials. The base is two-stories high, with a nine-story building, a one-story base would not look correctly proportioned. The middle is characterized by a variety of materials, colors, façade undulations, and some balcony experiences. The glass corner on the front is the most important corner and the most seen by visitors. There will be guest rooms behind the glass facades. The ninth-floor level has a terrace that opens from the dining

and bar area to experience views of the bay and city.

Board Member Ramos asked about the three-foot setback on the Palafox and Cedar sides and if that is already reflected in the plan. Mr. Lindsay answered no, it is not properly illustrated. The plans were developed as the applicants were understanding the conditions limiting building height, but the proposal is a 2.5-foot setback from Palafox and Cedar Streets. Board Member Ramos asked for clarification on the proposed materials since the renderings do not demonstrate finer details. Mr. Lindsay answered the first floor is proposed to have cast stone material, Arriscraft manufactured stone to be exact. The second floor is a light-colored brick, the intermediate levels from third to eighth will be a combination of light and dark brick, and the top will be synthetic, smooth stucco. Board Member Ramos asked if the base material that connects to the sidewalk, the plenum of the building, will be cast stone as well. Mr. Lindsay answered yes and clarified that the Arriscraft will go up to the second floor and will transition to light and dark brick.

Board Member Ramos asked if the conceptual approval includes signage. Cultural Resources Coordinator Walker answered signage would be submitted through a separate abbreviated review application.

Chairperson Salter complimented the applicant on the siting of the building to activate Palafox and the use of materials is a positive approach and appreciates the use of masonry and cast stone. Chairperson Salter has concerns about the glass corner on the northwest side with regard to relating to the fabric of the area. Taking a step back, the masonry, the cast stone, the location of the building, and the materials all together sounds right but something is not right about the building, perhaps the color palette. Audibly everything sounds good, but visually the building does not work. Taking into consideration the look of the materials and the color coupled with the theme of the area and the mass of the building, it seems like the tie is missing. The mass of the building reads a monumental hotel. Chairperson Salter would like to see more of the color palette, not exactly red brick, and historic detailing for the area. The mass and presence are similar to how the San Carlos read. Some detailing is evident on the base and at the cornice level, but a nod to the historic detailing might help to bring a historic feel to the development. With all that, the glass corner may not be necessary since that is a modern feature like you see at an office building. Somewhere else that might be a nice feature, but that may be the element that is causing a gap between the historic fabric of the area to what is being proposed. The way it is situated and the approach that is started is nice and will be a good presence, once finding the link to the historic fabric of Pensacola.

Mr. Lindsay note the building is conceptually traditional but executed with detail that speaks to modern forms and shapes. The base, middle, cap is traditional. Water table and bandings to accentuate the building have been used. The next review will hopefully include a 3D model to demonstrate the depth of the windows. A monolithic color building does not work in an important, urban corner. All red brick would be a waste of a good opportunity to play with the architecture. The glass corner has been used successfully in other urban contexts. It provides a sense of activation and invitation and something visually interesting.

Board Member Mead noted that in his opinion this is an extremely conventual example of hotel architecture. The standards state, the new building will not, in itself or by reason of its location on the site, impair the architectural or historical value or character of buildings on adjacent sites or in the immediate vicinity. The building will not be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape,

and scale. The larger point has to do with the standard of, its overall massing and conception is going to be in some manner of speaking consistent with the nature of the district as a whole. All new construction shall be reviewed in terms of massing, rhythm, materials and details, building elements and site. Generally, all structures should be compatible in these categories to surrounding structures. The problem Board Member Mead sees is the height, and the area is mainly composed of converted warehouses, office buildings, and other facilities and some townhomes to continue down the Palafox corridor. The high-rise buildings begin almost exclusively north of Ferdinand Plaza, which is where you begin to have the central business district height between the National Bank Building, the Thiesen, and the Blount building. This is going to compete with them in height but is not consistent with the types of buildings or structures we have here in that regard. Board Member Mead noted most recently the ARB saw the hotel development at the post office where the ground floor façade is being maintained, but the high portion is stepped back far enough that it distinguishes itself from the historic facades along the street. That project accomplishes fitting this type of massing, but fit better within the context it finds itself. The proposed plans under review are out of context. It is an any place building; it is not a someplace building and this is a particular place. The ARB is charged with fitting what is being approved to the place. This would be lovely in Atlanta or Tampa, but it does not fit here. That said, something similar to scale can probably be accomplished without too much change but it has got to be better speaking to the district it is in, south of Main Street. It really is not speaking to its context and that is the charge of the ARB. It does not necessarily require a massive redesign in terms of its overall structure, though some of the stepping back may be something to consider because there is enough property for that. If the surface parking were pulled into the building it may allow the applicants to do more interesting things with the overall site.

Advisor Pristera echoed Board Member Mead's statements, the ARB has seen other taller buildings, though driven by tighter lot size so they have to go a little higher. This is a fairly large lot and could the size of the hotel be driven by making the project feasible. In this area, six stories is the tallest along with penthouses. Generally, five story buildings fit in. Advisor Pristera asked what is driving the height. Mr. Grace answered from an economic standpoint and to fulfill needs, density drives height and the applicants want to maximize the density, what is permitted by right. The view from that height has benefits and activating the rooftop. Pensacola seems to have a lot spot heights and not a lot rhythm. Mr. Grace noted that most cities want developments to be on the property line and while he has heard the board's comments about stepping the building back, he is not sure what they would do with that space. The applicants want to be on the property line and have on-site parking in the rear and the building is a natural screen. If the building is stretched in two directions and the height comes down, the parking access and services will be limited.

Board Member Mead complimented the roof activation, but the amenity is for the hotel users not the public and does not activate the street. If you pull back the structure or even pushing to the property line on the ground one or two floors, you gain the ability to activate an intermediate area or buffer that can provide an outdoor space that is closer to the street activity without necessarily being in the middle of it. It is also more consistent with some of the patterns of development the board has seen in terms of integrating the street level activity in the area with the activity in the structure, particularly with a corner presentation. The Harborview site is very simplistic and is oriented completely to the water and is shielded from view by the parking garage. This location is very different than the area of Harborview, right on Palafox Street, at a very significant intersection.

Mr. Lindsay noted there is no immediate context to relate to like an urban area, this area is an island. The two-story base is an accent onto itself because of the light coloration that relates well to the one-

and two-story retail spaces across Palafox.

Board Member Courtney noted that this will read as a giant building, looming over whereas the charm, walkability, and casual connectivity should be maintained. The existing boutique hotel has a New Orleans feel with a low structure and metalwork and if the proposed hotel were not so massive maybe it would be easier to incorporate those details. Board Member Yee noted he does not have a major issue with the scale and appreciates the base, mid-section, and upper element design. Board Member Yee acknowledged this stage of design is hard to imbue the renderings with enough detail at a conceptual level, and that is hurting the presentation today. Modern and historic buildings can coexist with each other, the disadvantage in Pensacola is there is not as much of that already in place as context to play off of. The size of the building and height will be held to a very high standard. Board Member Yee echoed Board Member Mead's statements about pulling the building back to create an intermediate area. The glass is critical at ground level to activate the street. The detailing feels completely out of place for downtown Pensacola and Board Member Yee agrees this would fit in elsewhere but not in Pensacola.

Surface parking lots are never a good thing for downtowns. The proposal flips the parking to be in the rear rather than the most prominent corner. If surface parking is required and driven by numbers, landscape buffers need to be looked at. Assistant Planning & Zoning Division Manager noted that Chapter 12-6 for parking would be applicable to this development. The high cost of parking on a project and challenges with site planning, fortunately most of the parking is impervious from a stormwater standpoint, but it seems like more can be done. Has wrapping been considered for the parking lot, assuming a structured parking garage is out of the question, but it does seem like an unfair weight is being put on the off-street parking. Board Member Yee asked if the intent that the on-street parking would be dedicated to the hotel or would it continue to be public. Assistant Planning & Zoning Division Manager answered there have been discussions of the on-street parking being covered under a parking agreement that is historically been done through a license to use, a Planning Board and City Council process, but the city is currently reorganizing how parking and public rights of way are leased and contracted so that would be handled through Parking Services Department.

Board Member Ramos noted that the applicant stated they have the right to build to a certain height, the code allows a building to built to this height, and that is important. Board Member Mead's statement about an any place building that needs to be site specific is also a valid point. Board Member Ramos likes the balconies, something that hasn't been done in the downtown area, as there are great views. The activation of the roof deck is a great concept as a destination and amenity for the City of Pensacola. Board Member Ramos agrees with the need to screen the parking and minimizing what is being provided. This building doesn't really have a back, even though the parking area is in the back and the fenestration of the rear of the building is very hotel-like, additional care needs to be taken for the rear as the bay and port-facing facades. A key element to make it fit within the site is the materials and colors chosen. Board Member Ramos likes the corner glass as it breaks the hotel typology. The A/C units are generally below the window, the Holiday Inn on Main Street has the same window system, but they have done something to the proportions and the mullions to make it less hotel-like for the punched openings. Maybe increasing some glazing or working with mullions to subdivide the glass might give it less of a punched, hotel opening look. This is a huge investment and there is excitement that developments want to come to Pensacola and Board Member Ramos echoes Board Member Mead's statements about this being an any place project that needs to become place-specific.

Board Member Fogarty asked about the glazed corner and individual guest suites will read at

nighttime. Mr. Lindsay answered that all the rooms on the glass corner will have black-out curtains. Hotels generally display a variety of lit and unlit rooms which provides texture. Board Member Fogarty noted at first glance the space was a full height atrium or lobby but would appreciate the glass corner to be on the rear for the views of the bay. The façade facing the bay has no fenestration facing the water. Board Member Fogarty would prefer to see the glass corner on the less prominent corner and something grander taking its place.

Board Member Ramos noted he likes the activation on Cedar Street, which makes sense with the balcony and main entrance. Board Member Ramos likes the addition of the third-party restaurant on the south corner of Palafox Street and would argue that the storefront is not really activated just by glass, but it would be interesting to have people inhabiting outdoor spaces on the Palafox side of things. Board Member Mead echoed Board Member Ramos' and Fogarty's comments about activating the views to the south and east. The south face could have projected balconies that could be a tremendous amenity for those who do not have private balconies. The upper floors could have cantilevered or bracketed balconies. There is a lot of potential to be less conventional and more suited to its place and responding to where it is.

Mr. Grace appreciated the comments of the board and noted the comment that this hotel could be anywhere. There is a need for hotel developments in Pensacola and the applicants will take the comments and work on this. At the end of the day, a hotel is a linear shape, and its overall width is based on the rooms and corridor and the number of glazing and windows is for a hotel. The applicants will weave in the comments, but some elements of a hotel will not go away. The applicants prefer the lighter and softer colors and the current renderings do not show details like grout joints and water table. High definition will show the character of the building. Parking is a must through the ordinance, structured parking is not an option, and all four sides cannot be developed. The applicants wanted to activate Palafox and Cedar and the building is a beacon at the corner. Mr. Grace noted that as the developer, he is trying to understand what to do with the commentary on height. Board Member Mead noted he is not opposed to the height, the integration with the streetscape and surrounding structures is the concern. The wall affect that close to the property line has such a predominating effect on pedestrians and vehicle appreciation of the district. If it is stepped in, you get an amenity space outside and you will not have the wall affect. The ground floor can have a different feel than the body of the main, tall structure. Board Member Mead noted an advantage to covered walkways that can increase the setback without having to pull back as far into the property. There is a lot to be done that will not impact parking.

Mr. Lindsay noted that the C-2 zoning allows for future, taller development and this is the first one to the entitlements of the zoning. In 50 years, this building will be surrounded and sets the context for what will be. Advisor Pristera noted Pensacola has a slower development in terms of height and the development history is new to taller buildings. Board Member Yee echoed the code allows the height, but the board has the ability to help with the streetscape and context. Board Member Yee noted that balconies can dramatically change the pedestrian experience and echoed Board Member Ramos' comments about more amenities on the Palafox Street side. More can be done to buffer and dress up the parking areas. Board Member Yee asked utility and back of house on the plans. Mr. Lindsay noted a large electrical space inside the building and items like grease traps will come as the project develops. Mr. Lindsay noted that moving the stair one or two bays inward could create rooms with broad views of the south. Chairperson Salter noted there were no speakers to this item.

Board Member Mead made a motion to disapprove the concept as submitted, mindful of the

board's obligation under the code to give recommendations as to changes necessary for reconsideration, which Board Member Mead encourages based upon the comments that have been heard here today. This denial is based on Sec. 12-3-10f., 1. that the relation of the building to immediate surroundings to the district in which it is located or to be located is not an appropriate fit and f.2. that the building and its location on the site risks impairing architectural value or character of buildings on adjacent sites or immediate vicinity, to see that it risks injury to the general visual character of the district in which it is to be located, considering visual compatibility standards such as height, proportion, shape, and scale; 2.e. that the base of the proposed building will risk adversely affecting some of the downtown redevelopment plans, as Board Member Mead mentioned the Hashtag that is one of the things that the city is looking at as that makes Cedar Street much more significant and Board Member Mead encourages looking at that. We just don't know how that will be fitted into this question, but it is something the city is looking very carefully at. 4) that the new construction shall be reviewed in terms of massing, rhythm, material, details, building elements and that they shall be compatible in these categories to surrounding structures. Board Member Mead heard no objections to the materials proposed and nobody had any difficulty with the materials or those types of issues, it is really about the massing and the interaction with the street level.

Cultural Resources Coordinator Walker clarified that Board Member Mead's motion was for Sec. 12-3-27(f)(2)a.- e. and (4).

Board Member Fogarty seconded the motion and the motion carried 6-0.

Mr. Grace asked for clarification about the massing and not fitting within the context of the downtown. Board Member Mead answered what the code permits in terms of gross massing is one thing, what fits within the district is a different thing. It certainly qualifies, in Board Member Mead's view, and that is why the board has these powers in the code to review those questions and give applicants the board's thoughts on whether that would be approved or not, which is what the board has done. Mr. Grace stated that he is trying to figure out where to go from here. Board Member Mead encouraged talking to the city about the gallery idea, that fixes a lot of problems without necessarily having to relocate the building. Mr. Lindsay asked for clarification on the notion of gallery and would it be the same as arcade. Board Member Mead answered that in terms of having covered walkways, that would involve rights to use within the city's right of way, which has been done in other settings and there is a process for that. Assistant Planning & Zoning Division Manager noted that the board will approve aesthetics and the license to use request goes to the city's planning board. Board Member Mead noted that the use of arcades or some combination would provide effective, visual setback while also providing a street amenity for the public which is part of our charter and how it integrates, as it helps to mass the overall height of the structure from the other surrounding properties, which diminishes its impact. Mr. Grace asked Board Member Mead if that answers the overall height. Board Member Mead answered that he is not offended by the overall height but the question is how to relate that height to the site and overall placement of where it is. Mr. Grace asked if the next step is to go back to the drawing board and return with another conceptual review for the same board. Cultural Resources Coordinator Walker noted that yes, the plans must return for a second conceptual review taking into consideration the motion and the board's feedback. Mr. Grace asked if the applicants could speak to the board offline. Assistant Planning & Zoning Division Manager answered that the applicants can reach out to individual board members, but they cannot contact more than one at once and cannot take the information one board member gives and provide it to another board member per

state statutes. Board Member Ramos noted that city staff does a good job of coordinating with applicants and city staff can pass along questions to the appropriate board member.

Chairperson Salter noted the next item is quasi-judicial, staff will introduce the item, the applicant will be given time to make their case to address all the criteria and present their case for the variance, afterwards the floor will be opened to public comment if any, each speaker will be limited to no more than five minutes. After all public speakers, the applicant will have an opportunity to address the comments, the board will have an opportunity to ask the applicant questions, then close for discussion and deliberate and make a decision.

Item 6 800 E. Belmont Street OEHPD/ Zone OEHR-2/ City Council District 6
Variance

Action Taken: Approved.

Jordan Yee is seeking approval for a variance to reduce the west side yard setback from 7.5 feet to 2 feet 5 ½ inches to allow the new porch roof of the addition to extend north in plane with the existing west elevation of the house. The next agenda item is review of the proposed exterior alterations for this structure.

Jordan Yee presented to the board and noted as an ARB member he recused himself. The property owner, Matt Posner, also presented to the board. The existing Queen Anne cottage in Old East Hill has been in disrepair for some time. The current property owner is interested in restoring the home rather than demolition. The lot is particular and based on the Old East Hill comments, the siting of the house on the parcel is odd and skewed. It is difficult to site a structure like this, on a parcel like this, particularly when there are two frontages. In this case, the rear of the house in the northwest corner is impacted. Christian Wagley, Old East Hill Preservation Association, noted in his comments that the sidewalks and the right of ways could have been different when this house was built. The width of public right of way and location of sidewalks are in very close proximity to the house. None of the house is compliant with current zoning code, in terms of the secondary frontage setback of 7.5 feet. The front porch has a Dutch gable, but the primary hip portion of the roof extends all the way to the front of the porch. The new design with the addition is meant to carry that language to the rear of the house at the northwest corner. The existing addition is in disrepair. Mr. Posner spoke to the board about purchasing and restoring the home. Chairperson Salter noted that Old East Hill Preservation Association's comments were provided to the board and applicants and will be included in the minutes as part of the official record.

Board Member Mead asked staff about the survey, showing Belmont and 8th, and how the city's street grid takes a jog at 8th Avenue and the fact the house is square to the Belmont right of way but the 8th Avenue frontage skews to where the lot has made a compromise in orientation. Board Member Mead noted this is unlikely to be the fault of the builder or the original site plan but rather a limitation that was imposed by the street grid. Staff noted that they can neither confirm nor deny that fact, but that is what the survey appears to reflect. Mr. Yee noted from the front to the back of the house, the front corner of the porch is about four feet off the property line and tapers to 2.9 feet, losing one foot four inches moving further north which impacts the siting and future use of the house.

Chairperson Salter noted that no points or arguments against the variance within the Old East Hill comments were overlooked or went unaddressed. Cultural Resources Coordinator Walker noted if

the variance is approved for the open-air porch area, any future alterations such as enclosing the space would require a second variance. Board Member Ramos noted Diane Dixie's comment in the Old East Hill Preservation Association comments that mentioned an encroachment on neighboring property lines, staff and the board clarified there is no encroachment associated with the request. Board Member Fogarty asked for more information about the privacy fence. Mr. Yee answered the privacy fence will land at the existing northwest corner of the house to conceal the porch. The grade changes fairly considerably from the front to the rear, so the fence will be a six-foot fence that will provide some privacy to the porch as it is currently designed. The fence will not continue further south from the porch. Board Member Fogarty asked if the fence would return or attach to the house. Mr. Yee answered a small return will go east toward the house.

Board Member Mead made a motion to approve the variance on the basis of the provisions of 12-11-(2)(a)(2) and 12-12-3(5)(b). Particularly with regard to the impact of the apparent discrepancy in the street grid caused by the 8th Avenue at Belmont intersection jog and the attempt of the house as originally built to conform to the street line at Belmont, which put it out of skew with regard to 8th Avenue; that would be peculiar to the land, structure, or building and not applicable to other lands or buildings in the same zoning district; these conditions did not result from actions of the applicant; the applicant is getting no special privilege in this regard; literal interpretation would deprive them the common right to build to the back which everyone else would enjoy; it is a minimum that will make possible that use of the land; and this is in general harmony with the provisions of this district; and will not be injurious or constitute any change in the zoning or impair anything else governed by that or the additional criteria in the ordinance.

Board Member Courtney seconded the motion and it carried 6-0.

Item 7 800 E. Belmont Street OEHPD / Zone OEHR-2, City Council District 6
Exterior Alterations at a Contributing Structure

Action Taken: Approved with abbreviated review required.

Jordan Yee is seeking approval for exterior alterations at a contributing structure. The proposed work includes removing a non-original addition on the rear and replacing with a new addition and covered porch with a fiberglass exit door; removing existing asbestos siding and replacing with wood lap siding; a new corrugated metal roof; replacing all existing windows with PGT single hung vinyl windows with simulated divided lites; repairing and replacing fascia, trim, and brackets with in-kind material; a reconfigured front porch with new railing and columns; a new CMU retaining wall with parged cement finish to match existing; a new 6 ft. wood privacy fence; and new HVAC unit screened by a 4 ft. painted wood fence.

Mr. Yee clarified that for the street frontages a clad-wood Sierra Pacific window is being proposed and there might be one clad-wood window that wraps onto the east elevation in the front living space for continuity on the inside. The bathroom and bedroom areas on the rear and west side are vinyl single hung replacement style windows. Mr. Yee addressed whether any of the existing windows can be salvaged, but all windows are in bad shape including the front porch windows. Advisor Pristera agreed that a full rebuild of the sashes would be necessary, so they are not in a reparable state at this time. Mr. Yee also addressed the proposal to change from a turned column to a square column, providing precedent imagery of surrounding, period homes that do have square columns with some of the bracketing and spandrel details that are typical of the Queen Anne style. The existing turned columns, whether original or not, are severely rotted and poorly attached, resting on non-period CMU

piers that will be demolished and removed. What configuration is approved, the new columns will go from the top of the porch walking surface up to the underside of the porch roof, in full height. Advisor Pristera noted that he worked with the applicants and encouraged the applicants to keep the turned millwork at the top of the porch. There are a number of other examples in Old East Hill that have squared posts, there is still a possibility to go back with turned, but square felt appropriate so long as the other detailing is preserved.

Board Member Courtney noted that the brackets underneath the turned work, with the fleur-de-lis pattern, should be maintained. Mr. Posner answered his intent is to maintain that detailing. Board Member Ramos asked if the shutters are original. Mr. Yee did not know and noted there is a mix in shutter style, and many are just fastened to the building. Chairperson Salter asked staff if the particular vinyl window line had been reviewed before, that being the PGT Series SH500, in particular the profile and how the frame will fit in. Chairperson Salter asked for clarification on the location of the Sierra Pacific clad window within the plans. Mr. Yee answered the street frontages and the southernmost window on the east side is also proposed to be Sierra Pacific. Mr. Yee noted the 500 series is the incorrect series and it should be the PGT Winguard 5500 series, the drawings will be updated accordingly.

Board Member Courtney asked about the east elevation having a four over four window and the north elevation has four over four and it looks odd. Mr. Yee answered it is difficult to maintain the proportion on the individual lites on some of the short windows. Mr. Yee asked Advisor Pristera about a preference for four over one versus six over six divided lites. Advisor Pristera asked where the four over one windows are currently located in the back. Mr. Yee answered the short windows are located in the back and the taller windows are six over six, on the west elevation. Advisor Pristera noted the differences in divided lites are later additions and changes, and Advisor Pristera is fine with what is proposed. Board Member Ramos asked for clarification on the variety of divided lites. Mr. Yee noted it was an attempt to try to maintain the proportion of the individual lites as much as possible. If six over six is used consistently as the windows get smaller, the proportions are strange. The four over four pattern, if appropriate, may address that concern. Board Member Ramos noted the types of windows documented on the Florida Master Site file, indicating there are options. Board Member Courtney noted the east elevation with four over four, perhaps four over one or one over one windows would work. Board Member Ramos asked if the goal is uniformity with either all six over six or four over four. Mr. Yee answered yes, uniformity is the goal and for the shorter windows, the four over one looks nicer. Advisor Pristera noted four over one would be appropriate for some but not all. Chairperson Salter commented the six over six for the majority fits with the style. The shorter window on the west elevation is fine as six over six. A square pane proportion will not be distracting. Mr. Yee agreed. Board Member Mead commented that he prefers the smaller panes or more divided lites, and appreciates the proposed corrugated roof.

Board Member Fogarty made a motion to approve the application with the request that the new windows be six over six in pattern.

Board Member Ramos proposed an amendment to have the 5500 series single hung vinyl windows submitted for abbreviated review, and asked staff for clarification if the correct series of window could be approved without an abbreviated review. Assistant Planning & Zoning Division Manager Harding answered yes, and the board should make note of Chair Salter's recollection that the series has been approved before. Chairperson Salter noted the window in the packet is not the PGT Winguard 5500, but the applicant has stated that his intent is to use the PGT Winguard 5500 which has been

approved before. An abbreviated review is appropriate to submit the product data for the record to demonstrate that is the window being used. Mr. Yee concurred and agreed to submit updated elevations depicting consistent lite patterns for all the windows.

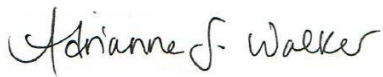
Board Member Fogarty accepted the amendment. Board Member Ramos seconded the motion and it carried 6-0.

Assistant Planning & Zoning Division Manager Harding notified the board that the city has begun the process of the land development code assessment with Inspire, a planning and architecture firm, that will occur over the next few months. The intent is just an assessment of the code, no revisions at this time, but those may come later. If the board has any revisions or suggestions for the historic district code, let staff know or a discussion item can be placed on a future board agenda. Any suggestions will be provided to the auditors.

ADJOURNMENT

With no further business, the meeting adjourned at 5:29 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Adrienne F. Walker".

Cultural Resources Coordinator Walker
Secretary to the Board

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

LAST NAME—FIRST NAME—MIDDLE NAME Yee, Jordan		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Board	
MAILING ADDRESS 1904 E. Leonard Street		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Pensacola	COUNTY Escambia	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 9/21/2023		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * *

ELECTED OFFICERS:

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

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

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

* * * * *

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jordan Yee, hereby disclose that on Thursday, September 21, 20 23 :

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

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

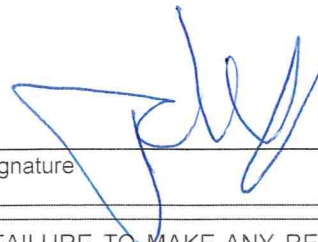
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

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

Date Filed

9/21/23

Signature



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

IN THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PENSACOLA

ORDER ON APPLICATION FOR VARIANCE

September 21, 2023

800 E. Belmont Street

This matter came before this Board upon the application of **Jordan Yee** for a variance to the requirements of **Sec. 12-3-10(3)** of the City of Pensacola Land Development Code, to wit: a variance to reduce the required west side yard setback from 7.5 feet to 2 feet 5 ½ inches to allow the new porch roof of the addition to extend north in plane with the existing west elevation of the house.

Based upon the consideration of the application and other evidence presented at a hearing before the Board, the Board:

- ☐ Finds that the application is for an impermissible variance as to the use of the subject property, and, therefore, the Board denies the variance.
- ☐ Finds that the evidence does not support the findings and determinations which the Board is required by law to make in order to authorize the variance, and therefore the Board denies the variance.

☒ Makes the following findings and determinations:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. That the special conditions and circumstances do not result from the actions of the applicant;
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other lands, buildings, or structures in the same zoning district;
4. That literal interpretation of the provisions of the applicable zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
6. That the grant of the variance will be in harmony with the general intent and purpose of the applicable zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
7. That the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not

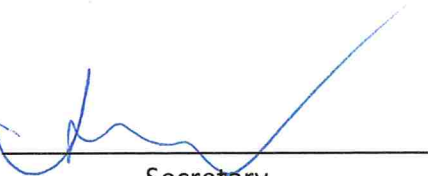
materially increase the congestion in public streets, or increase the public danger of fire and safety, will not materially diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, morals and general welfare of the City of Pensacola.

Additional Criteria per Sec. 12-12-3(5)b:

- (a) That the Variance granted will not detract from the architectural integrity and/or historical accuracy of the development and its surroundings; and
- (b) That the grant of the Variance will be in harmony with the general intent and purpose of this title and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

DONE AND ORDERED this the **21st** day of **September 2023**, by the Architectural Review Board of the City of Pensacola.

Attest:

By: 
Secretary

By: 
Chairman

JUDICIAL REVIEW OF DECISION OF BOARD: If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year. In accordance with 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 within thirty (30) days from the date of rendition of the decision by the Board. 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 or Appeal has not been received within thirty-five (35) days of the date of rendition of the decision of the Board and 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.

ARB Comments

North Hill Preservation Association

September 21, 2023

The North Hill Architectural Review and Assistance Committee (ARAAC) reviewed the one item pertaining to North Hill which is on the ARB agenda for September. The committee had the following comments:

Item 2 Contributing Structure

215 W. DeSoto Street

North Hill Preservation District

Paul Jansen is requesting approval for exterior renovations at the rear of a contributing structure. Two vinyl windows will be removed and infilled with wood siding to match existing siding. A small exterior plumbing chase will be added and finished with wood siding to match existing. New siding and trim will be painted to match existing; siding will be SW Nantucket Dune and trim will be BM Nantucket Gray.

1. We have no objections to this request.

.

Respectfully submitted,

North Hill Architectural Review and Assistance Committee (ARAAC):

Deborah Hart, member North Hill Preservation Assoc.; ARAAC Chairperson

Bobbi Godwin, member North Hill Preservation Association

Lisa Bradley, member NHPA Board of Directors

Kathy McKean, member North Hill Preservation Association

Hannah Domoslay-Paul, member NHPA Board of Directors

Carrie Webster, member North Hill Preservation Association

Diane Walker, member North Hill Preservation Association

Lee Hansen, member North Hill Preservation Association

Adrianne Walker

From: Christian Wagley <christianwagley@gmail.com>
Sent: Thursday, September 21, 2023 11:51 AM
To: Adrianne Walker
Cc: Gregg Harding
Subject: [EXTERNAL] comments to ARB on item in Old East Hill

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hello Adrianne:

Please share the comments below with the ARB. Thank you!

Dear ARB members:

Our Old East Hill Property Owners Association Architectural Committee has reviewed the one proposed project on the September ARB agenda, and we offer the following comments:

Item 6 800 E. BELMONT STREET- VARIANCE

There were varying opinions on the variance request and no consensus was reached. Committee members comments are below:

Sep 18, 2023, 6:34 PM

gatorwaller@hotmail.com

to me, Susan, Dianne, Michael, Pat

I think Jordan does great work and I like the finishes. The fact the house sits crooked in respect to the lot definitely makes playing within property setbacks hard. The lot has a lot of room to the backside, why can't the home be somehow extended more to the back versus encroach on someone's property line. His comment on the application that it may be the smallest lot in the neighborhood I believe is inaccurate and I don't think that in itself creates a hardship.

Casandra Manis
410 E. La Rua

diane dixey

Mon, Sep 18, 9:23 PM

to gatorwaller@hotmail.com, me, Susan, Michael, Pat

It seems to me that the ARB has never denied a variance.. and this one seems way weak.

The location of the existing historic home on the parcel is such that the footprint is not parallel to any of the property lines, which exacerbates the existing non-conformity and unduly burdens the property for context sensitive and appropriate restoration and renovation goals for the home and the neighborhood

I have nothing really to add... and no real objections except that I don't see how the home sitting 'crooked' on the lot "unduly burdens the property for context sensitive and appropriate restoration and renovation goals" for the neighborhood.

That's a real stretch.

D

Michael Courtney

Sep 19, 2023, 10:48 AM

to Cassandra, me, Dianne, Pat, Susan

The front of the house seems to be parallel with the property line. If the house was built parallel with the side property line the house would look more awkward than the front being parallel, if that makes sense. When the house was originally built, sidewalks were probably not there and street was either dirt or maybe brick at that time. Where sidewalk is now may have been part of property, til city decided to add sidewalks and was deeded part of property. In this case putting house outside of setback. I'm sure this happened with our house because of our distance to Jackson on north side. So I don't have a problem with the variance in this situation. Also being an open porch doesn't make it seem as intrusive to sidewalk as if it was closed in part of house.

Christian Wagley

7:43 AM (0

to Michael, gatorwaller@hotmail.com, Susan, Pat, Dianne

As for the variance, the city staff wrote to say that the small variance on the east side of the property has already been granted administratively by staff. So now it's just the variance along the west side (along the sidewalk). I do think the fact that the house sits crooked on the lot could present the necessary hardship. And the variance requested is pretty minimal--to accommodate the roof extension only. So I don't have any issue with it.

Christian

Item 7 800 E. BELMONT STREET- EXTERIOR ALTERATIONS

We support the proposed project and are excited to see this lovely home brought back to life. We are excited to see the front porch restored to its original condition with full length support columns and wood porch rails, though we do ask the Board to consider the use of turned columns as is original to the home.

We also support the proposed removal of asbestos siding and the restoration of wood siding. The submittal refers to lap siding, while the existing siding on the home (beneath the asbestos) is shiplap (also called novelty) siding. We would prefer to see the original siding style used and ask the Board to clarify this. We do note that the proposed 4" siding reveal is an important historical detail that is often lost on new construction, and is preferred over wider reveals.

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



Christian Wagley
Chair

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

Diane Dixie
Michael Courtney
Casandra Manis
Susan Ford Buck
Christian Wagley

--

Christian Wagley
(850) 687-9968



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00761

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

375 W. Lloyd Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Replacement Windows and Doors at a Non-Contributing Structure

BACKGROUND:

New South Window Solutions is seeking approval to replace fifteen picture and single hung windows that are all aluminum except for one wood and one vinyl window and to replace two exterior wood doors. The applicant is proposing Model 9550 vinyl replacement windows and two smooth six-panel fiberglass white doors. All but one single hung window will be replaced with horizontal rollers.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)g. North Hill Preservation District; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill Preservation District

375 W. Lloyd Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 9/13/2003

Project Address: 375 W. Lloyd Street Pensacola FL. 32501

Applicant: NewSouth Window Solutions/ Tammy Jeppesen

Applicant's Address: 6235 N. Davis Hwy # 108 Pensacola Fl. 32504

Email: ctcje1@gmail.com **Phone:** 850-776-8508

Property Owner: Meredith Jones

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

(If different from Applicant)

Application is hereby made for the project as described herein:

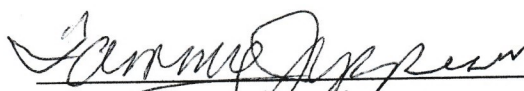
- ☒ Residential Homestead – \$50.00 hearing fee
- ☐ Commercial/Other Residential – \$250.00 hearing fee

** 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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Replace 15 windows and 2 door all impact. FPA#s 15213.1doors FPAs 39124.5 x 6,39123.4 x 9 for windows

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


Applicant Signature

9/13/2003

Date

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



10741 Crossroads Commerce Blvd
Tampa, FL 33610
USA
PH: (813)-626-6000
<http://newsouthwindow.com/>

ORDER: O-54174
ORDER DATE: 7/17/2023
EST. DELIVERY DATE: 10/2/2023
ORDER CONTACT: 209982

ORDER ACKNOWLEDGEMENT

INVOICE INFORMATION

Pensacola Retail
6235 N Davis Hwy
Unit 108
Pensacola, FL 32504

SHIPPING INFORMATION

Pensacola Retail[Pensacola]
6235 N Davis Hwy
Unit 108
Pensacola, FL 32504

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
O-54174	7/17/2023	Jones, Meredith	PNS Jones, Meredith		NET 30
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	9550 OX/XO IMPACT HORIZONTAL ROLLER HVHZ WHITE FLANGE ONLY SLIDER XO EQUAL SPLIT SASH STANDARD DESIGN PRESSURE UNIT GLASS DOUBLE STRENGTH 366 STANDARD LOW-E CLEAR GLASS .090-INCH PVB CLEAR HALF SCREEN FLORIDA DP INFORMATIONAL=[+55 / -60] FLORIDA PRODUCT APPROVAL #=[39124] SOLAR HEAT GAIN=[0.22] U VALUE=[0.28] VISIBLE LIGHT=[0.50] #1 kitchen	1	51 1/2 W X 37 H		

Lead Positive

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
O-54174	7/17/2023	Jones, Meredith	PNS Jones, Meredith		NET 30
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
2	9550-3-LITE IMPACT HORIZONTAL ROLLER HVHZ WHITE FLANGE ONLY 1/4-1/2-1/4 STANDARD DESIGN PRESSURE=[+50 / -55] GLASS BY SASH DOUBLE STRENGTH 366 STANDARD LOW-E CLEAR GLASS SASH .105-INCH PVB CLEAR CLEAR GLASS SASH .090-INCH PVB CLEAR HALF SCREEN FLORIDA DP INFORMATIONAL=[+50 / -55] FLORIDA PRODUCT APPROVAL #=[39124] SOLAR HEAT GAIN=[0.22] U VALUE=[0.28] VISIBLE LIGHT=[0.50] #2 dining	1	109 3/4 W X 48 3/4 H		
3	9550-3-LITE IMPACT HORIZONTAL ROLLER HVHZ WHITE FLANGE ONLY 1/4-1/2-1/4 STANDARD DESIGN PRESSURE=[+50 / -55] GLASS BY SASH DOUBLE STRENGTH 366 STANDARD LOW-E CLEAR GLASS SASH .105-INCH PVB CLEAR CLEAR GLASS SASH .090-INCH PVB CLEAR HALF SCREEN FLORIDA DP INFORMATIONAL=[+50 / -55] FLORIDA PRODUCT APPROVAL #=[39124] SOLAR HEAT GAIN=[0.22] U VALUE=[0.28] VISIBLE LIGHT=[0.50] #3 LR	1	109 3/4 W X 36 3/4 H		

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
O-54174	7/17/2023	Jones, Meredith	PNS Jones, Meredith		NET 30	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
4	9650 IMPACT PICTURE WINDOW HVHZ WHITE FLANGE ONLY STANDARD DESIGN PRESSURE=[+70 / -70] UNIT GLASS DOUBLE STRENGTH 366 STANDARD LOW-E OBSCURE GLASS STANDARD .090-INCH PVB CLEAR FLORIDA DP INFORMATIONAL=[+70 / -70] FLORIDA PRODUCT APPROVAL #=[39123] SOLAR HEAT GAIN=[0.23] U VALUE=[0.25] VISIBLE LIGHT=[0.53] #4 master bath	1	17 3/4 W X 37 H			
5	9550 OX/XO IMPACT HORIZONTAL ROLLER HVHZ WHITE FLANGE ONLY SLIDER XO EQUAL SPLIT SASH STANDARD DESIGN PRESSURE UNIT GLASS DOUBLE STRENGTH 366 STANDARD LOW-E CLEAR GLASS .090-INCH PVB CLEAR HALF SCREEN FLORIDA DP INFORMATIONAL=[+55 / -60] FLORIDA PRODUCT APPROVAL #=[39124] SOLAR HEAT GAIN=[0.22] U VALUE=[0.28] VISIBLE LIGHT=[0.50] #5 master	1	72 1/2 W X 48 3/4 H			

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
O-54174	7/17/2023	Jones, Meredith	PNS Jones, Meredith		NET 30
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
6	9550 OX/XO IMPACT HORIZONTAL ROLLER HVHZ WHITE FLANGE ONLY SLIDER XO EQUAL SPLIT SASH STANDARD DESIGN PRESSURE UNIT GLASS DOUBLE STRENGTH 366 STANDARD LOW-E CLEAR GLASS .090-INCH PVB CLEAR HALF SCREEN FLORIDA DP INFORMATIONAL=[+55 / -60] FLORIDA PRODUCT APPROVAL #=[39124] SOLAR HEAT GAIN=[0.22] U VALUE=[0.28] VISIBLE LIGHT=[0.50] #6 bed 1	1	72 1/2 W X 48 3/4 H		
7	9550 OX/XO IMPACT HORIZONTAL ROLLER HVHZ WHITE FLANGE ONLY SLIDER XO EQUAL SPLIT SASH STANDARD DESIGN PRESSURE UNIT GLASS DOUBLE STRENGTH 366 STANDARD LOW-E CLEAR GLASS .090-INCH PVB CLEAR HALF SCREEN FLORIDA DP INFORMATIONAL=[+55 / -60] FLORIDA PRODUCT APPROVAL #=[39124] SOLAR HEAT GAIN=[0.22] U VALUE=[0.28] VISIBLE LIGHT=[0.50] #7 bed 2	1	51 1/2 W X 49 1/4 H		
8	9650 IMPACT PICTURE WINDOW HVHZ WHITE FLANGE ONLY STANDARD DESIGN PRESSURE=[+60 / -60] UNIT GLASS DOUBLE STRENGTH 366 STANDARD LOW-E CLEAR GLASS .090-INCH PVB CLEAR FLORIDA DP INFORMATIONAL=[+60 / -60] FLORIDA PRODUCT APPROVAL #=[39123] SOLAR HEAT GAIN=[0.23] U VALUE=[0.25] VISIBLE LIGHT=[0.53] #8, 9, 10, 11 Lr	4	25 W X 82 1/2 H		

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS	
O-54174	7/17/2023	Jones, Meredith	PNS Jones, Meredith	NET 30	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
9	9650 IMPACT PICTURE WINDOW HVHZ WHITE FLANGE ONLY STANDARD DESIGN PRESSURE=[+60 / -60] UNIT GLASS DOUBLE STRENGTH 366 STANDARD LOW-E TEMPERED GLASS CLEAR GLASS .090-INCH PVB CLEAR FLORIDA DP INFORMATIONAL=[+60 / -60] FLORIDA PRODUCT APPROVAL #=[39123] SOLAR HEAT GAIN=[0.23] U VALUE=[0.25] VISIBLE LIGHT=[0.53] #12, 13, 14, 15 Lr	4	25 W X 82 1/2 H		
TOTALS:		15	SUBTOTAL: FLORIDA 6%: ESCAMBIA 1.5%: TOTAL:		

COMMENT:



MODEL 9650 FIXED WINDOW,
IMPACT RESISTANT,
FLANGE, EQUAL-LEG & FIN FRAMES

FLORIDA PRODUCT APPROVAL #39123

DP RATING SEE TABLES A-I	LARGE & SMALL MISSILE IMPACT RESISTANT
-----------------------------	--

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, EXCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).

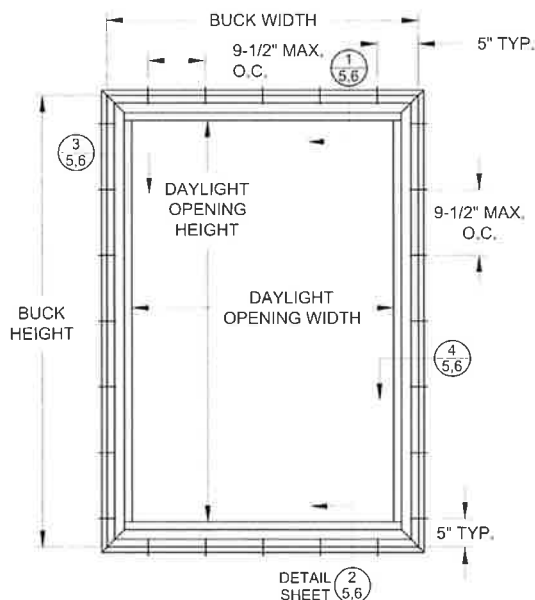
2) SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.

3) MASONRY ANCHORS MAY BE USED INTO WOOD. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER.

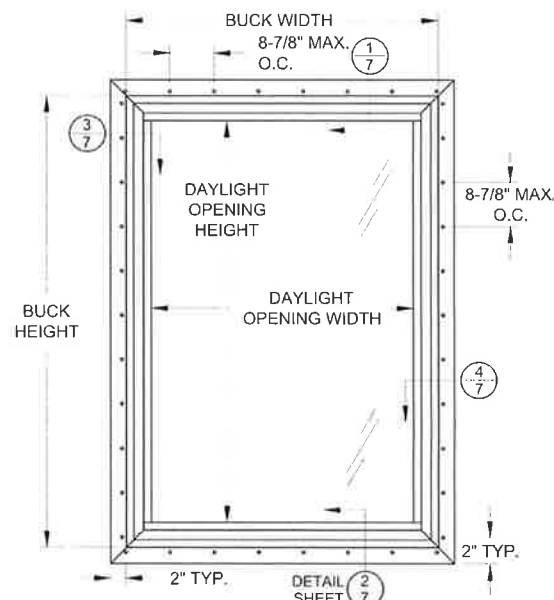
4) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH.

5) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS.

6) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WIND LOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

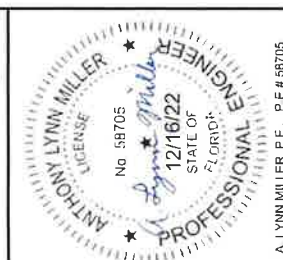


TYP. ANCHOR LOCATIONS
(FLANGED FRAME, EQUAL-LEG SIM.)
SEE TABLES A-I FOR SIZES



TYP. ANCHOR LOCATIONS
(INTEGRAL FIN FRAME)
SEE TABLES A-I FOR SIZES

SEE PAGE 11 OF 11
FRAME DEPTH



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		SB
		REVISION: REVISE SILICONE & ANCHOR OPTIONS, AND DP TABLES
		DATE: 11/28/22
		# B
		DATE: 11/28/22
		SCALE: NTS
		BY: S. BERKOWITZ
		DRAWING #: PW9650-FPA-01
		SHEET: 1 OF 11

DAYLIGHT OPENING WIDTH = BUCK WIDTH - 4.25
DAYLIGHT OPENING HEIGHT = BUCK HEIGHT - 4.25

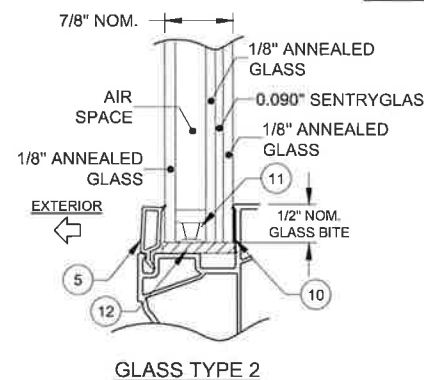
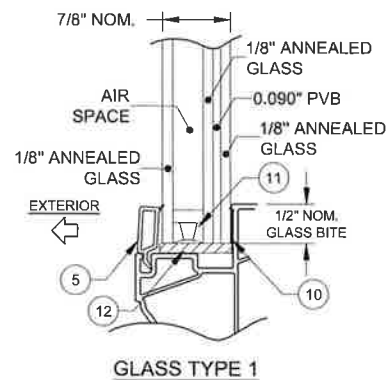
TABLE A:

Window Design Pressure (+/- psf)																			
Glass Type 1: 7/8" LIG: (1/8" A - AIRSPACE - 5/16" A/A .090" PVB)																			
WINDOW DIMENSIONS	Long Side (in.)																		
	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84
Short Side (in.)	18	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	20	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	22	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	24	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	26	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	69.6	68.2
	28	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	69.0	66.9	65.2	64.1	63.0	62.1	61.3
	30	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	68.2	65.0	63.3	62.0	60.8	59.6	58.4	57.4	56.3
	32	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	67.8	64.6	62.4	60.6	58.7	57.0	55.7	54.5		
	34	70.0	70.0	70.0	70.0	70.0	70.0	70.0	67.9	64.8	62.6	60.8	58.8	56.9	54.9				
	36	70.0	70.0	70.0	70.0	70.0	70.0	67.3	64.5	62.7	61.1	59.3	57.4						
	38	70.0	70.0	70.0	70.0	70.0	67.2	64.4	62.5	60.9	59.2								
	40	70.0	70.0	70.0	70.0	67.6	64.6	62.7	60.9										
	42	70.0	70.0	70.0	68.2	65.0	62.9												
	44	70.0	70.0	69.2	65.8	63.3													
	46	70.0	70.0	67.2	64.0														
	48	70.0	70.0	68.8	65.2														

TABLE B:

Window Design Pressure (+/- psf)																			
Glass Type 2: 7/8" LIG: (1/8" A - AIRSPACE - 5/16" A/A .090" SG)																			
WINDOW DIMENSIONS	Long Side (in.)																		
	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96	98
Short Side (in.)	32	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
	34	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
	36	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.2	58.4	57.6	56.9
	38	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	58.7	57.4	56.3	55.5	54.7	53.9
	40	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.6	58.1	56.7	55.2	53.8	52.8	51.9	51.1
	42	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.4	57.9	56.3	54.8	53.4	52.3	51.2	50.2	49.1	47.6
	44	60.0	60.0	60.0	60.0	60.0	60.0	59.8	58.6	57.4	56.1	54.7	53.2	52.0	50.9	49.8	48.7	47.6	46.2
	46	60.0	60.0	60.0	60.0	60.0	60.0	59.1	57.8	56.5	55.2	53.9	52.9	51.8	50.8	49.6	48.4	47.3	46.2
	48	60.0	60.0	60.0	60.0	60.0	58.7	57.3	55.9	54.6	53.3	52.2	51.2	50.2	49.2	48.2	47.2	46.0	44.8
	50	60.0	60.0	60.0	59.4	58.3	57.0	55.6	54.1	52.9	51.7	50.6	49.6	48.6	47.5	46.5	45.6	44.6	43.5
	52	60.0	60.0	60.0	58.7	57.4	56.1	55.0	53.8	52.7	51.4	50.3	49.1	48.0	46.9	45.9	44.9	43.8	43.0
	54	60.0	59.6	58.1	56.7	55.3	54.1	53.0	52.0	51.1	50.1	48.9	47.7	46.5	45.4	44.3	43.2		
	56	59.4	57.7	56.2	54.7	53.4	52.3	51.2	50.3	49.3	48.4	47.4	46.3	45.1	43.9	42.8			
	58	57.6	55.9	54.3	53.0	51.8	50.7	49.6	48.6	47.6	46.6	45.6	44.7	43.7					
	60	55.9	54.1	52.7	51.5	50.3	49.2	48.0	47.0	45.9	44.9	43.9	43.0						
	62	54.1	52.6	51.3	50.1	48.9	47.7	46.5	45.4	44.3	43.2								

NOTES: 1) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION.



A. LYNN MILLER, P.E., P.E.# 58705

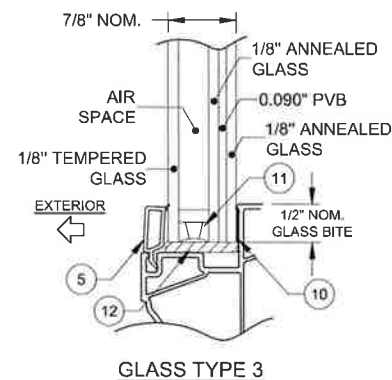
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1070 TECHNOLOGY DR
N. VENICE, FL 34275
(941)-480-1600

BY: FIXED WINDOW FPA, LM		REVISION: REVISE SILICONE & ANCHOR OPTIONS, AND DP TABLES	
SB		DATE: 11/28/22	
DP TABLES & GLASS TYPES		#:	
NEWSOUTH WINDOW SOLUTIONS 10741 CROSSROADS COMMERCE BLVD. TAMPA, FL 33610		DATE: 11/28/22	
		SCALE: NTS	
		BY: S.BERKOWITZ	
		DRAWING #: PW9650-FPA-01	
		SHEET: 2 OF 11	

TABLE C:

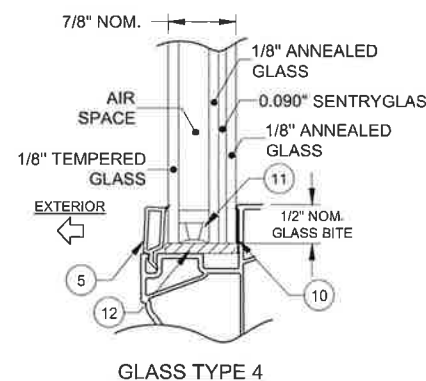
Window Design Pressure (+/- psf)																			
Glass Type 3: 7/8" LIG: (1/8" T - AIRSPACE - 5/16" A/A .090" PVB)																			
WINDOW DIMENSIONS	Long Side (in.)																		
	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84
Short Side (in.)	18	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	20	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	22	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	24	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	26	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	28	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	69.0	68.1
	30	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	68.9	67.5	66.2	64.9	63.8	62.6
	32	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	69.4	67.3	65.2	63.3	61.9	60.6		
	34	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	69.6	67.5	65.4	63.2	61.0				
	36	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	69.7	67.6	65.9	63.7						
	38	70.0	70.0	70.0	70.0	70.0	70.0	70.0	69.5	67.6	65.8								
	40	70.0	70.0	70.0	70.0	70.0	70.0	69.6	67.6										
	42	70.0	70.0	70.0	70.0	70.0	69.2												
	44	70.0	70.0	70.0	70.0	69.2													
	46	70.0	70.0	70.0	69.7														
	48	70.0	70.0	70.0															



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		BY: FIXED WINDOW FPA, LM SB: DP TABLES & GLASS TYPES REVISION: NEWSOUTH WINDOW SOLUTIONS 10741 CROSSROADS COMMERCE BLVD. TAMPA, FL 33610		DATE: 11/28/22 SCALE: NTS BY: S.BERKOWITZ DRAWING #: PW9650-FPA-01 SHEET: 3 OF 11	

TABLE D:

Window Design Pressure (+/- psf)																		
Glass Type 4: 7/8" LIG: (1/8" T - AIRSPACE - 5/16" A/A .090" SG)																		
WINDOW DIMENSIONS	Long Side (in.)																	
	62	64	66	68	70	72	74	76	78	80	82	84	86	88	90	92	94	96
Short Side (in.)	32	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
	34	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
	36	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
	38	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.9
	40	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.8	58.6	57.6	56.8
	42	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.3	58.1	56.9	54.5
	44	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.2	57.8	56.6	55.3	52.9
	46	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.9	58.7	57.6	56.4	55.1	53.8	52.6	51.3
	48	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.2	58.0	56.9	55.8	54.7	53.6	52.4	51.1	49.8
	50	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	58.7	57.5	56.3	55.1	54.0	52.8	51.7	50.6	49.6
	52	60.0	60.0	60.0	60.0	60.0	60.0	59.8	58.5	57.1	55.9	54.6	53.4	52.1	51.0	49.8	48.7	47.7
	54	60.0	60.0	60.0	60.0	60.0	58.9	57.8	56.8	55.6	54.3	52.9	51.7	50.4	49.2	48.0		
	56	60.0	60.0	60.0	60.0	59.3	58.1	56.9	55.9	54.8	53.7	52.7	51.4	50.1	48.8	47.6		
	58	60.0	60.0	60.0	58.8	57.6	56.3	55.1	54.0	52.8	51.8	50.7	49.6	48.5				
	60	60.0	60.0	58.5	57.2	55.9	54.6	53.4	52.2	51.0	49.8	48.7	47.8					
	62	60.0	58.5	57.0	55.7	54.3	52.9	51.7	50.4	49.3	48.0							



NOTES: 1) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION.

TABLE E:

Window Design Pressure (+/- psf)																			
Glass Type 5: 7/8" LIG: (1/8" A - AIRSPACE - 5/16" A/A .105" PVB) Flange & Equal LEG Frames ONLY																			
WINDOW DIMENSIONS	Long Side (in.)																		
	41.5	42	44	46	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76
Short Side (in.)	18	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	20	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	22	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	24	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	26	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	28	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	30	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	32	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	34	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	36	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	38	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	40	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	41.5	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0

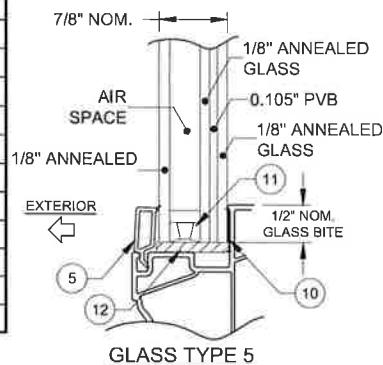
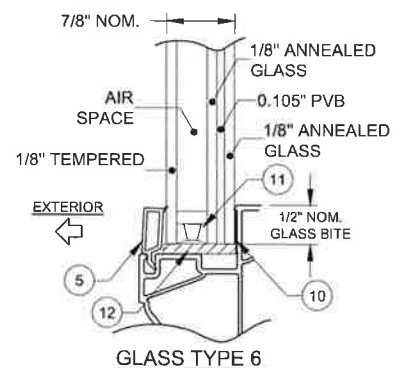


TABLE F:

Window Design Pressure (+/- psf)																			
Glass Type 6: 7/8" LIG: (1/8" T - AIRSPACE - 5/16" A/A .105" PVB) Flange & Equal Leg Frames ONLY																			
WINDOW DIMENSIONS	Long Side (in.)																		
	41.5	42	44	46	48	50	52	54	56	58	60	62	64	66	68	70	72	74	76
Short Side (in.)	18	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	20	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	22	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	24	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	26	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	28	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	30	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	32	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	34	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	36	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	38	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	40	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
	41.5	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0



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FIXED WINDOW FPA, LM

DP TABLES & GLASS TYPES

NEWSOUTH WINDOW SOLUTIONS
10741 CROSSROADS COMMERCE BLVD.
TAMPA, FL 33610

BY: SB

REVISION: SB

DATE: 11/28/22

#: B

DATE: 11/28/22

SCALE: NTS

BY: S.BERKOWITZ

DRAWING #:

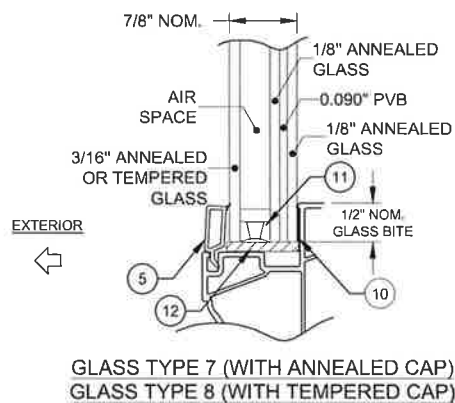
PW9650-FPA-01

SHEET: 4 OF 11

NOTES: 1) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION.

TABLE G:

Window Design Pressure (+/- psf)																
Glass Type 7: 7/8" LIG: (3/16" A - AIRSPACE - 5/16" A/A .090 PVB)																
Glass Type 8: 7/8" LIG: (3/16" T - AIRSPACE - 5/16" A/A .090 PVB)																
WINDOW DIMENSIONS	Long Side (in.)															
	54	56	58	60	62	64	66	68	70	72	74	76	78	80	82	84
Short Side (in.)	30	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
	32	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0		
	34	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0				
	36	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0						
	38	70.0	70.0	70.0	70.0	70.0	70.0	69.8	69.0							
	40	70.0	70.0	70.0	70.0	69.8	68.7									
	42	70.0	70.0	70.0	69.2											
	44	70.0	70.0	69.2												
	46	70.0	69.7													
	48	70.0														

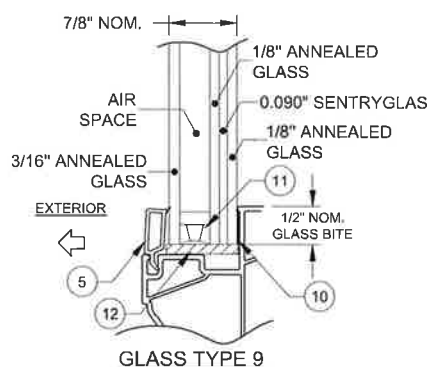


NOTES: 1) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION.

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		BY: FIXED WINDOW FPA, LM DP TABLES & GLASS TYPES NEWSOUTH WINDOW SOLUTIONS 10741 CROSSROADS COMMERCE BLVD. TAMPA, FL 33610				
REVISION:	DATE:	#:				
REVISE SILICONE & ANCHOR OPTIONS, AND DP TABLES	11/28/22	B				
DATE: 11/28/22			SCALE: NTS			
BY: S. BERKOWITZ			DRAWING # : PW9650-FPA-01			
SHEET: 5 OF 11						

TABLE H:

		Window Design Pressure (+/- psf)																									
		Glass Type 9: 7/8" LIG: (3/16" A - AIRSPACE - 5/16" A/A .090" SG)																									
WINDOW DIMENSIONS		Long Side (in.)																									
		70.875	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110	112	114	116	118	120
	40	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.0	58.0	57.0	55.8	54.8	53.8	53.0	52.4
	42	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	58.8	57.3	55.8	54.2	53.1	52.2	51.4	50.8	50.0
	44	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.9	58.0	56.3	54.7	53.2	52.1	51.1			
	46	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.9	58.2	56.4	54.6						
	48	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.8	58.4	57.5								
	50	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.5	58.3									
	52	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	58.8											
	54	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.1														
	56	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	58.6														
	58	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	59.8																
	60	60.0	60.0	60.0	60.0	60.0	60.0	60.0	58.8																		
	62	60.0	60.0	60.0	60.0	60.0	59.1																				
	64	60.0	60.0	60.0	60.0	58.6																					
	66	60.0	60.0	59.7	58.3																						
	68	60.0	59.6	58.1																							
	70	58.9	58.1																								
70.875	58.3																										



NOTES: 1) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION.



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N. VENICE, FL 34275
(941)-480-1600

BY: FIXED WINDOW FPA, LM

DP TABLES & GLASS TYPES

NEWSOUTH WINDOW SOLUTIONS
10741 CROSSROADS COMMERCE BLVD.
TAMPA, FL 33610

REVISION:	DATE:	#:	BY:
REVISE SILICONE & ANCHOR OPTIONS, AND DP TABLES	11/28/22	B	SB

DATE: 11/28/22

SCALE: NTS

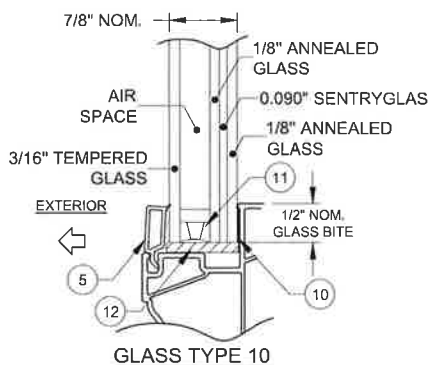
BY: S.BERKOWITZ

DRAWING # :
PW9650-FPA-01

SHEET: 6 OF 11

TABLE I

Window Design Pressure (+/- psf)																										
Glass Type 10: 7/8" LIG: (3/16" T- AIRSPACE - 5/16" A/A .090" PVB)																										
WINDOW DIMENSIONS	Long Side (in.)																									
	70.875	72	74	76	78	80	82	84	86	88	90	92	94	96	98	100	102	104	106	108	110	112	114	116	118	120
40	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
42	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
44	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
46	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
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70	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
70.875	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0



NOTES: 1) FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION.



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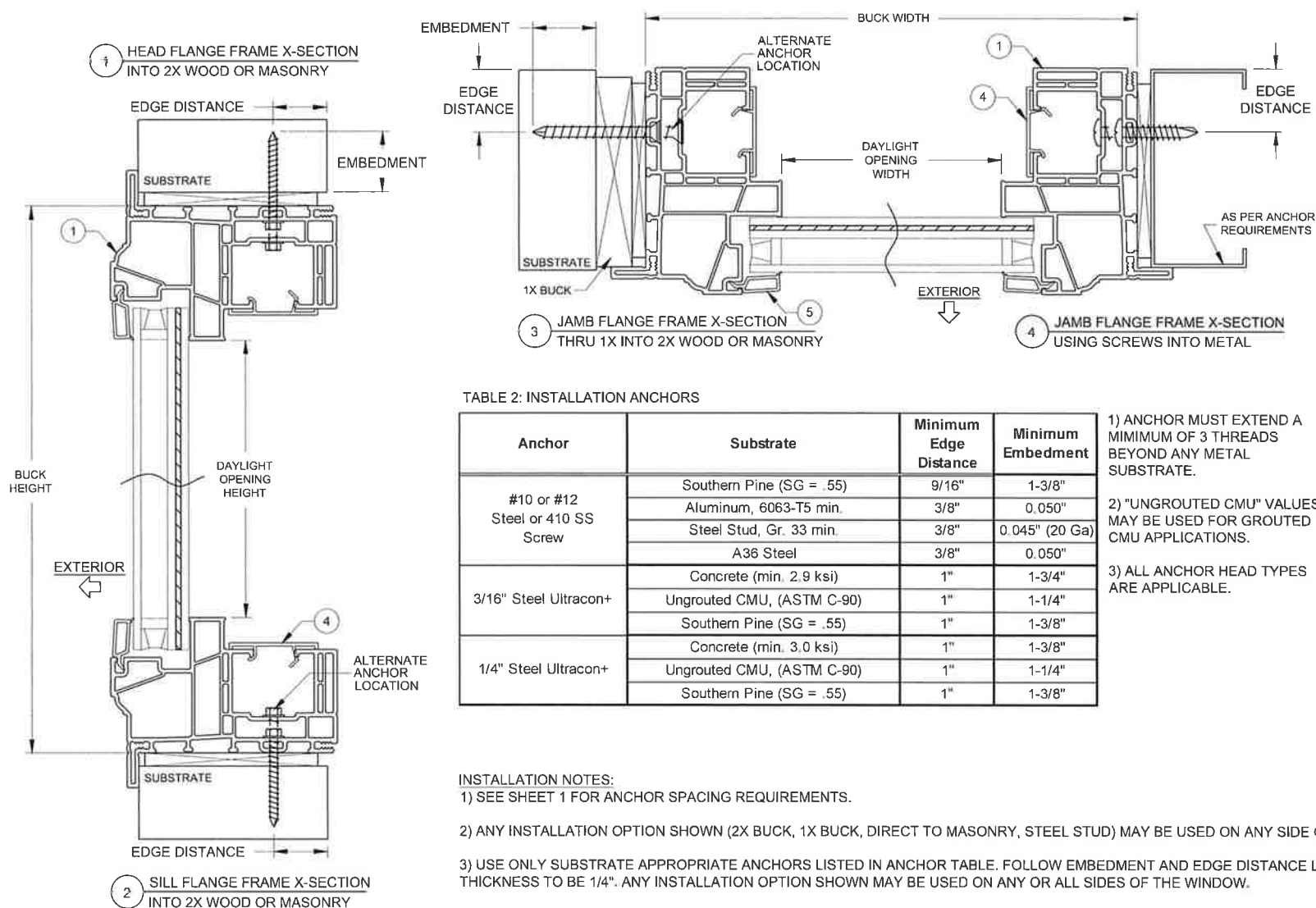
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10741 CROSSROADS COMMERCE BLVD.
TAMPA, FL 33610

REVISION: REVISE SILICONE & ANCHOR
OPTIONS, AND DP TABLES
DATE: 11/28/22
B

DATE: 11/28/22
SCALE: NTS
BY: S.BERKOWITZ
DRAWING #: PW9650-FPA-01
SHEET: 7 OF 11



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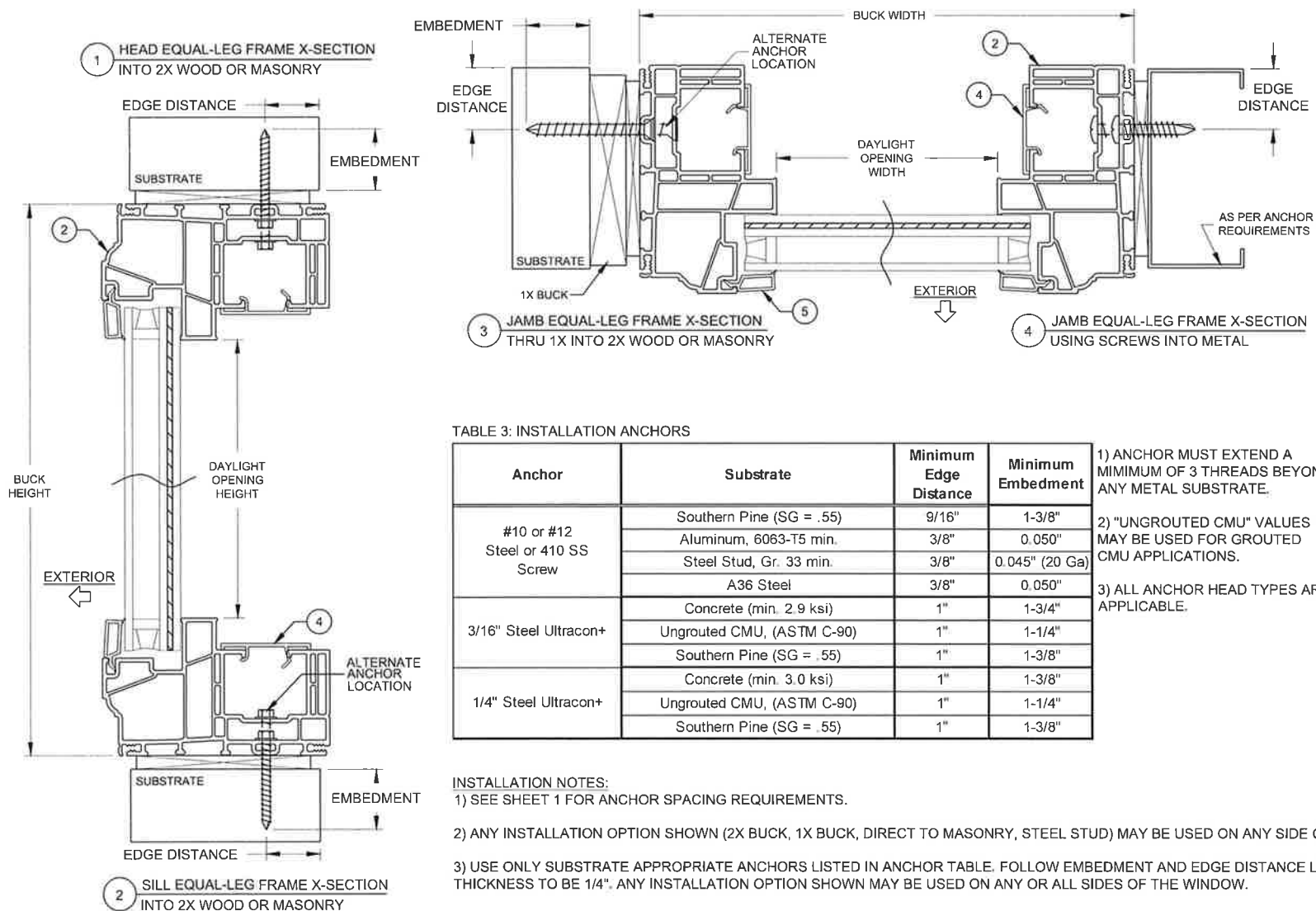
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FIXED WINDOW FPA, LM

FLANGE INSTALLATION SECTION VIEWS

NEWSOUTH WINDOW SOLUTIONS
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TAMPA, FL 33610

BY:	SB	REVISION:	REVISE SILICONE & ANCHOR OPTIONS, AND DP TABLES
DATE:	11/28/22	#:	B
DATE:	11/28/22		
SCALE:	NTS		
BY:	S.BERKOWITZ		
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SHEET:	8 OF 11		



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SB	EQUAL-LEG INSTALLATION SECTION VIEWS
REVISION:	NEWSOUTH WINDOW SOLUTIONS 10741 CROSSROADS COMMERCE BLVD. TAMPA, FL 33610
DATE:	11/28/22
#:	B
DATE:	11/28/22
SCALE:	NTS
BY:	S. BERKOWITZ
DRAWING #:	PW9650-FPA-01
SHEET:	9 OF 11

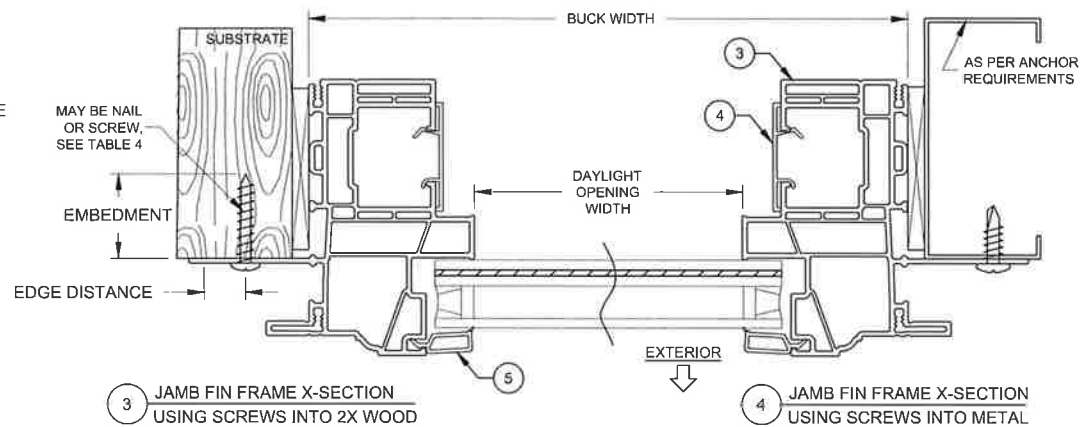
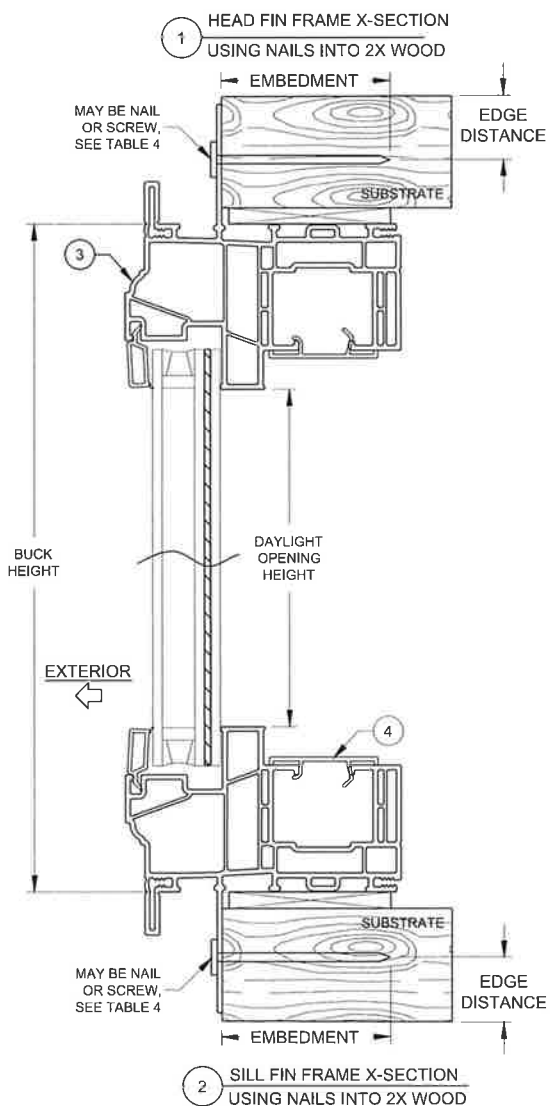


TABLE 4: INSTALLATION ANCHORS

Anchor	Substrate	Min. Edge Distance	Min. Embedment
2-1/2" x .113" Box Nail	P.T. Southern Pine (SG = .55)	5/16"	2-7/16"
2-1/2" x .131" Common Nail	P.T. Southern Pine (SG = .55)	3/8"	2-7/16"
2-1/2" x .145" Roofing Nail	P.T. Southern Pine (SG = .55)	3/8"	2-7/16"
#10 Steel SMS	P.T. Southern Pine (SG = .55)	1/2"	1-3/8"
	Aluminum, 6063-T5 min.	3/8"	1/8"
	Steel Stud, Gr. 33 min.	3/8"	0.036
	A36 Steel	3/8"	1/8"

1) ANCHOR MUST EXTEND A MINIMUM OF 3 THREADS BEYOND ANY METAL SUBSTRATE.

2) ALL ANCHOR HEAD TYPES ARE APPLICABLE.

INSTALLATION NOTES:

- 1) SEE SHEET 1 FOR SPACING REQUIREMENTS.
- 2) FLANGE AND/OR FIN MAY BE REMOVED TO CREATE OTHER APPROVED FRAME TYPE.
- 3) USE ONLY SUBSTRATE APPROPRIATE ANCHORS LISTED IN ANCHOR TABLE. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. ANY INSTALLATION OPTION SHOWN MAY BE USED ON ANY OR ALL SIDES OF THE WINDOW.
- 4) MAX. SHIM THICKNESS TO BE 1/4". MAX. SHIM SPACING TO BE 18".



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DATE: 11/28/22					
SCALE: NTS					
BY: S. BERKOWITZ					
DRAWING #: PW9650-FPA-01					
SHEET: 10 OF 11					

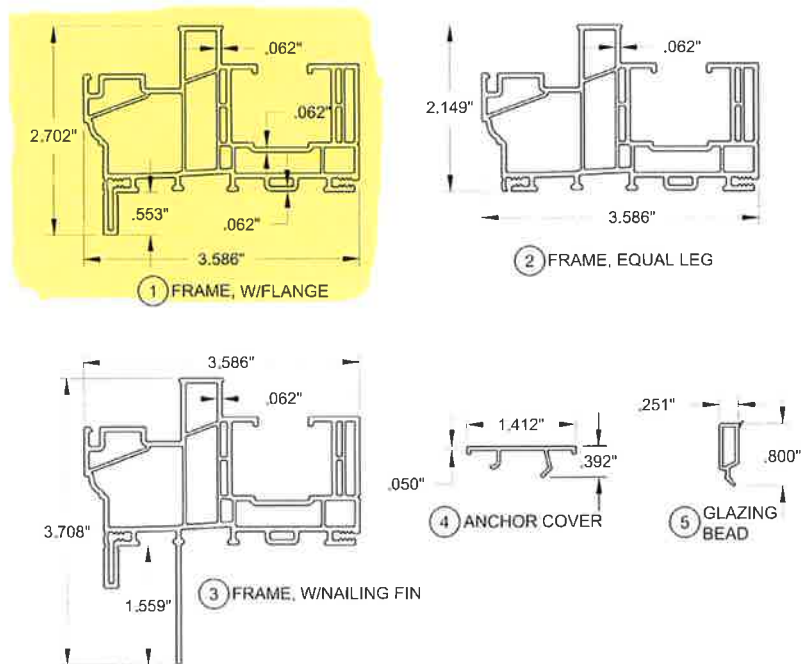
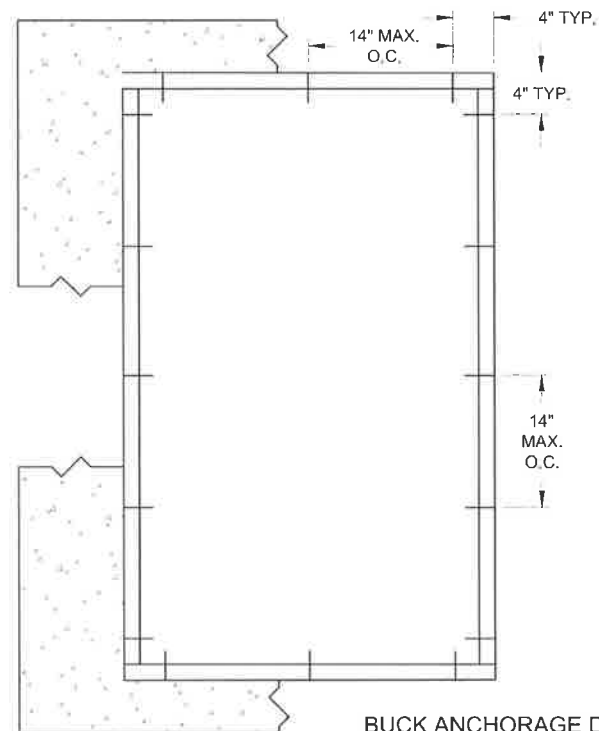


TABLE 5:

#	Part #	Description	Material
1	9465	Frame, w/Flange	PVC
2	9465	Frame, Equal Leg	PVC
3	9455	Frame, w/Nailing Fin	PVC
4	9473	Anchor Cover	PVC
5	9736	Glazing Bead	PVC
10		Glazing compound: RGS7700, Dow 791, 983	
11		Metal or TPS Spacer	VARIES
12	7061	Setting Block, 1/8" x 7/8" x 2"	EPDM

THE APPROVED WHITE, RIGID PVC EXTERIOR EXTRUSIONS ARE TO BE PRODUCED BY EXTRUDERS' LICENSEES UNDER "AAMA CERTIFICATION PROGRAMS FOR RIGID PVC EXTRUSIONS".



BUCK ANCHORAGE DETAIL

TABLE 6:

Anchor	Substrate	Minimum Edge Distance	Minimum Embedment
1/4" Steel Ultracon+	Concrete (min. 3.0 ksi)	1"	1-3/8"
	UngROUTED CMU, (ASTM C-90)	1"	1-1/4"

1) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.

2) ALL ANCHOR HEAD TYPES ARE APPLICABLE.



A. LYNN MILLER, P.E. P.E. #58705

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SB	BMATERIALS/EXTRUSIONS/BOM BUCK INSTALLATION DETAILS	DATE:	11/28/22
	NEWSOUTH WINDOW SOLUTIONS 10741 CROSSROADS COMMERCE BLVD. TAMPA, FL 33610	#:	B

SCALE: NTS

BY: S. BERKOWITZ

DRAWING # :
PW9650-FPA-01

SHEET: 11 OF 11

TABLE 2: INSTALLATION ANCHORS

Anchor	Substrate	Minimum Edge Distance	Minimum Embedment
#10 or #12 Steel or 410 SS Screw	Southern Pine (SG = .55)	9/16"	1"
	Aluminum, 6063-T5 min.	5/16"	0.045 (18 Ga)
	Steel Stud, Gr. 33 min.	5/16"	0.035" (20 Ga)
	A36 Steel	5/16"	0.035" (20 Ga)
3/16" Steel Ultracon+	Concrete (min. 2.9 ksi)	1"	1-3/8"
	UngROUTED CMU, (ASTM C-90)	1"	1-1/4"
	Southern Pine (SG = .55)	1/2"	1"
1/4" Steel Ultracon+	Concrete (min. 3.0 ksi)	1"	1"
	UngROUTED CMU, (ASTM C-90)	1"	1-1/4"
	Southern Pine (SG = .55)	1"	1"

INSTALLATION NOTES:

1) SEE SHEET 1 FOR ANCHOR SPACING REQUIREMENTS.

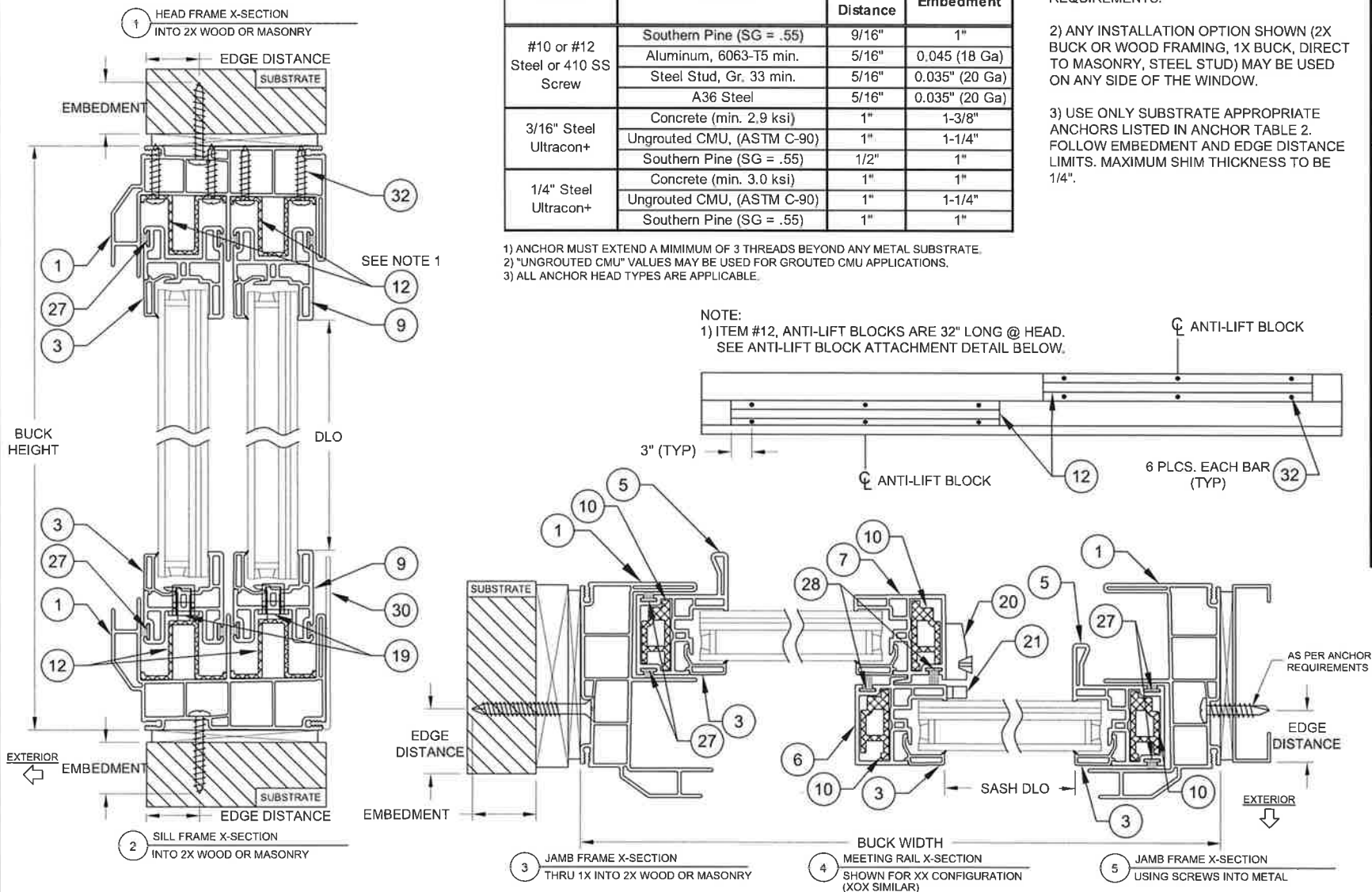
2) ANY INSTALLATION OPTION SHOWN (2X BUCK OR WOOD FRAMING, 1X BUCK, DIRECT TO MASONRY, STEEL STUD) MAY BE USED ON ANY SIDE OF THE WINDOW.

3) USE ONLY SUBSTRATE APPROPRIATE ANCHORS LISTED IN ANCHOR TABLE 2. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. MAXIMUM SHIM THICKNESS TO BE 1/4".

- 1) ANCHOR MUST EXTEND A MINIMUM OF 3 THREADS BEYOND ANY METAL SUBSTRATE.
 2) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
 3) ALL ANCHOR HEAD TYPES ARE APPLICABLE.

NOTE:

- 1) ITEM #12, ANTI-LIFT BLOCKS ARE 32" LONG @ HEAD.
 SEE ANTI-LIFT BLOCK ATTACHMENT DETAIL BELOW.



ANTHONY LYNN MILLER
LICENSE
No. 58705
12/20/22
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A LYNN MILLER P.E., P.E.# 58705

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PREPARED BY: A. LYNN MILLER, P.E. 1070 TECHNOLOGY DR N. VENICE, FL 34275 (941) 480-1600	INSTALLATION & ANCHOR TYPES	NEWSOUTH WINDOW SOLUTIONS 10741 CROSSROADS COMMERCE BLVD. TAMPA, FL 33610	DATE: 12/16/2022
			SCALE: NTS
			BY: LOGAN YODER
			DRAWING #: HR8000-FPA-LM
			SHEET: 2 OF 4

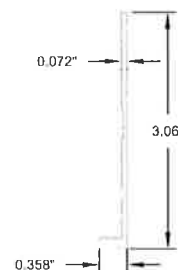
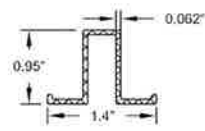
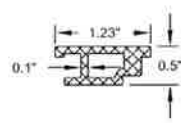
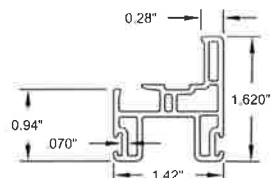
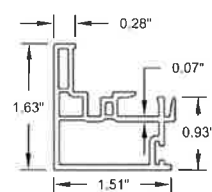
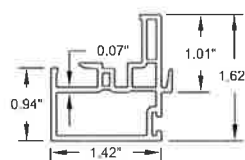
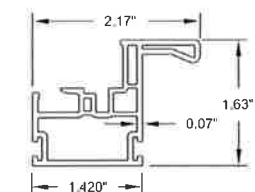
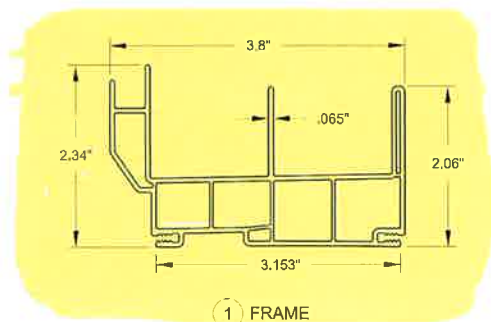
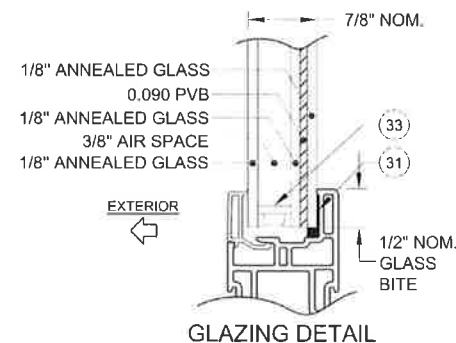


TABLE 3:

BILL OF MATERIALS			
ITEM #	PART #	DESCRIPTION	MATERIAL
1	444F QC	Frame	Rigid PVC
3	425A QC	Glazing Bead	Rigid PVC
5	F-9475	Handle Stile	Rigid PVC
6	F-9493	Keeper Stile	Rigid PVC
7	F-9494	Lock Stile	Rigid PVC
9	F-9478	Rail	Rigid PVC
10	H-2641	Reinforcement	6065-T5
12	S-6162	Anti-Lift Blocks	6065-T5
19		Sash Rollers	-
20		Lock	-
21		Keeper	-
27		Weatherstrip (0.250" Single Fin Pile)	-
28		Weatherstrip (0.350" Single Fin Pile)	-
30	6536	Sill Riser	6065-T5
31		RGS7700, Sika 552, Dow 791/983 Backbedding	Silicone
32		#8 X 1" PPH SMS	
33		Insulated Glass Spacer	

THE APPROVED, RIGID PVC EXTERIOR EXTRUSIONS ARE TO BE PRODUCED BY EXTRUDERS' LICENSEES UNDER "AAMA CERTIFICATION PROGRAMS FOR RIGID PVC EXTRUSIONS".



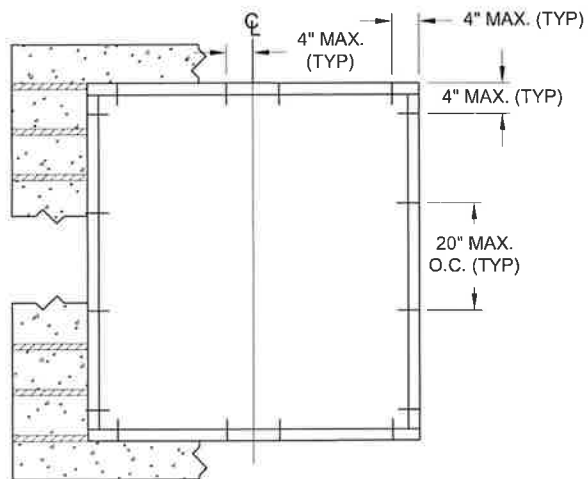
A. LYNN MILLER, P.E., P.E. # 58705

REGISTRATION #29296
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9000 SERIES HORIZ. ROLLER
MODELS 9500 & 9500-3, NI
EXTRUSIONS, BOM, & GLAZING DETAIL
NEWSOUTH WINDOW SOLUTIONS
10741 CROSSROADS COMMERCE BLVD.
TAMPA, FL 33610

PREPARED BY: A. LYNN MILLER, P.E.
1070 TECHNOLOGY DR
N. VENICE, FL 34275
(941)-480-1600

BY:	REVISION:	DATE:	#:
DATE: 12/16/2022			
SCALE: NTS			
BY: LOGAN YODER			
DRAWING #: HR8000-FPA-LM			
SHEET: 3 OF 4			



BUCK ANCHORAGE DETAIL

TABLE 4:

Anchor	Substrate	Minimum Edge Distance	Minimum Embedment
1/4" Steel Ultracon+	Concrete (min. 3.0 ksi)	1"	1-3/8"
	UngROUTED CMU, (ASTM C-90)	1"	1-1/4"

1) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.

2) ALL ANCHOR HEAD TYPES ARE APPLICABLE.



A. LYNN MILLER, P.E., P.E.# 58705

REGISTRATION #29296

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PREPARED BY: A. LYNN MILLER, P.E.
1070 TECHNOLOGY DR
N. VENICE, FL 34275
(941)-480-1600

9000 SERIES HORIZ. ROLLER
MODELS 9500 & 9500-3, NI

WOOD BUCK INSTALLATION

NEWSOUTH WINDOW SOLUTIONS
10741 CROSSROADS COMMERCE BLVD.
TAMPA, FL 33610

BY:

REVISION:

DATE:

#:

DATE: 12/16/2022

SCALE: NTS

BY: LOGAN YODER

DRAWING # :
HR8000-FPA-LM

SHEET: 4 OF 4



SOLID FIBERGLASS

*smooth skin*

These doors are scratch-resistant! Patented, pre-pigmented white skin infuses the door white through and through. Can be painted or faux finished to coordinate with your home decor.



3/4 2 Panels 6/8
DRS29

HVHZ N/A



3/4 4 Panels 6/8
DRS49

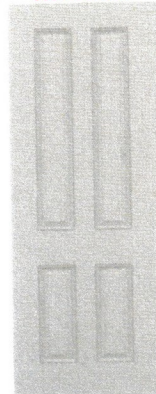


6 Panels 6/8
DRS6



3/4 2 Panels 8/0
DRS2980

HVHZ N/A



True 4 Panels 8/0
DRS4180



6 Panels 8/0
DRS6080



KITCHEN #1

REPLACING 2 EA SINGLE HUNG WINDOWS WITH 1 EA WHITE IMPACT 2LTE HORIZONTAL SLIDER (XO)



DINING ROOM #2 (LOCATED RIGHT SIDE IN PHOTO)

REPLACING 3 EA SINGLE HUNG WINDOWS WITH 1 EA WHITE IMPACT 3LTE HORIZONTAL SLIDER

LIVINGROOM #3 (LOCATED LEFT SIDE IN PHOTO)

REPLACING 3 EA SINGLE HUNG WINDOWS WITH 1 EA WHITE IMPACT 3LTE HORIZONTAL SLIDER



MASTER BATHROOM #4 (LOCATED RIGHT SIDE IN PHOTO)

REPLACING 1 EA SINGLE HUNG WINDOW WITH 1 EA WHITE IMPACT PICTURE WINDOW OBSCURE GLASS

MASTER BEDROOM #5 (LOCATED LEFT SIDE IN PHOTO)

REPLACING 2 EA SINGLE HUNG WINDOWS WITH 1 EA WHITE IMPACT 2LTE HORIZONTAL SLIDER (XO)



LIVING ROOM # 12 - # 15

EXISTING 4 EA ALUMINUM FRAME PICTURE WINDOWS

BEING REPLACED WITH 4 EA WHITE IMPACT PICTURE WINDOW



LIVING ROOM # 8 - # 11

EXISTING 4 EA ALUMINUM FRAME PICTURE WINDOWS

BEING REPLACED WITH 4 EA WHITE IMPACT PICTURE WINDOW



BED 2 #7

REPLACING 2 EA SINGLE HUNG WINDOWS WITH 1 EA WHITE IMPACT 2LTE HORIZONTAL SLIDER (XO)



BED 1 #

REPLACING 2 EA SINGLE HUNG WINDOWS WITH 1 EA WHITE IMPACT 2LTE HORIZONTAL SLIDER (XO)



KITCHEN DOOR #1

EXISTING KITCHEN DOOR FACING REUS STREET



OFFICE DOOR #2

EXISTING OFFICE DOOR FACING CARPORT



Windows Measure Sheet

Block House.

MEREDITH JONES
375 WEST LLOYD STREET
PENSACOLA FL 32501

(850)450-9559
mereddithajones@gmail.com

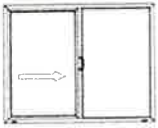
Tape Measure

Date: 07/06/2023
Rep: Tana Tedrick

Replacement Windows . Entry & Patio Doors . Impact Resistant Windows & Doors

94415

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 2 Lite Slider (XO) OSLI
Kitchen
White
Half

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓1
Impact
White
366

Opening Size

Make Size

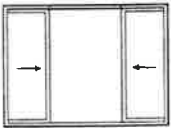
Fin/Flange

Measure Tech's Notes

51³/₄ x 37¹/₄

51¹/₂ x 37

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 3 Lite Slider
Dining
White
Half

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓2
Impact
White
366

Opening Size

Make Size

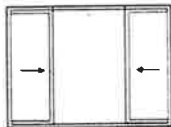
Fin/Flange

Measure Tech's Notes

110 x 49

109³/₄ x 48³/₄

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 3 Lite Slider
LR
White
Half

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓3
Impact
White
366

Opening Size

Make Size

Fin/Flange

Measure Tech's Notes

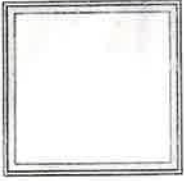
110 x 37

109³/₄ x 36³/₄

↓
114 x 38 outside
finish outside with
1/4" x 1/2" BOARDS.

in BETWEEN

Window



Window Icon
Window Style
Location
Inside Color
Screen Type
Obscure Glass

9000 Picture Window ✓
Master bath ✓
White ✓
None ✓
Yes ✓

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓4
Impact
White
366

Opening Size

Make Size

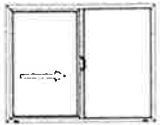
Fin/Flange

Measure Tech's Notes

$18 \times 37 \frac{1}{4}$

$17 \frac{3}{4} \times 37$

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 2 Lite Slider (XO) OSLI ✓
Master ✓
White ✓
Half

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓5
Impact
White
366

Opening Size

Make Size

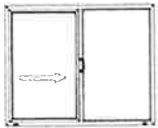
Fin/Flange

Measure Tech's Notes

$72 \frac{3}{4} \times 49$

$72 \frac{1}{2} \times 48 \frac{3}{4}$

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 2 Lite Slider (XO) OSLI ✓
Bed 1 ✓
White ✓
Half

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓6
Impact
White
366

Opening Size

Make Size

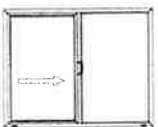
Fin/Flange

Measure Tech's Notes

$72 \frac{3}{4} \times 49$

$72 \frac{1}{2} \times 48 \frac{3}{4}$

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 2 Lite Slider (XO) OSLI ✓
Bed 2 ✓
White ✓
Half

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓7
Impact
White
366

Opening Size

Make Size

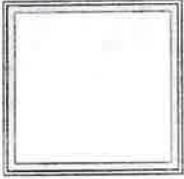
Fin/Flange

Measure Tech's Notes

$51 \frac{3}{4} + 49 \frac{1}{2}$

$51 \frac{1}{2} \times 49 \frac{1}{4}$

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 Picture Window ✓
Lr ✓
White ✓
None

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓ 8
Impact
White
366

Opening Size

Make Size

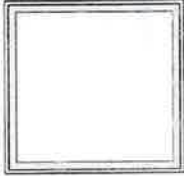
Fin/Flange

Measure Tech's Notes

25 1/4 x 82 3/4

25 x 82 1/2

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 Picture Window ✓
Lr ✓
White ✓
None

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓ 9
Impact
White
366

Opening Size

Make Size

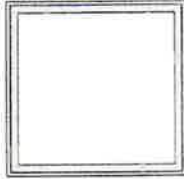
Fin/Flange

Measure Tech's Notes

25 1/4 x 82 3/4

25 x 82 1/2

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 Picture Window ✓
Lr ✓
White ✓
None

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓ 10
Impact
White
366

Opening Size

Make Size

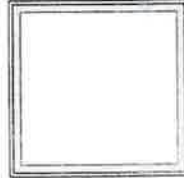
Fin/Flange

Measure Tech's Notes

25 1/4 x 82 3/4

25 x 82 1/2

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 Picture Window ✓
Lr ✓
White ✓
None

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓ 11
Impact
White
366

Opening Size

Make Size

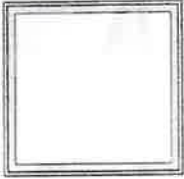
Fin/Flange

Measure Tech's Notes

25 1/4 x 82 3/4

25 x 82 1/2

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 Picture Window ✓
Lr ✓
White ✓
None

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓12
Impact
White
366

Opening Size

Make Size

Fin/Flange

Measure Tech's Notes

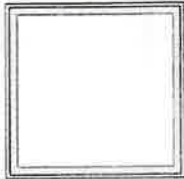
25 1/4 x 82 3/4

25 x 82 1/2

TEMPERED ✓

TEMP.

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 Picture Window ✓
Lr ✓
White ✓
None

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓13
Impact
White
366

Opening Size

Make Size

Fin/Flange

Measure Tech's Notes

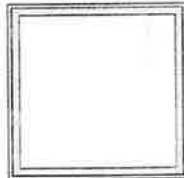
25 1/4 x 82 3/4

25 x 82 1/2

TEMPERED ✓

TEMP.

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 Picture Window ✓
Lr ✓
White ✓
None

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓14
Impact
White
366

Opening Size

Make Size

Fin/Flange

Measure Tech's Notes

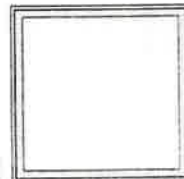
25 1/4 x 82 3/4

25 x 82 1/2

TEMPERED ✓

TEMP.

Window



Window Icon
Window Style
Location
Inside Color
Screen Type

9000 Picture Window ✓
Lr ✓
White ✓
None

Window Number
Window Brand
Sales Measure
Outside Color
Glass Type

✓15
Impact
White
366

Opening Size

Make Size

Fin/Flange

Measure Tech's Notes

25 1/4 x 82 3/4

25 x 82 1/2

TEMPERED ✓

TEMP.

Additional Notes

Any additional information is below:

8-15 REDO ALL THE OUTSIDE

WOOD FRAME POSSIBLE STEEL TUBES



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00762

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

419 W. De Soto Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Rear Yard Improvements at a Non-Contributing Structure

BACKGROUND:

Jennifer Solarski is seeking approval to install a 10 x 20 ft. gunite swimming pool surrounded by paver decking in the rear yard of a non-contributing structure.

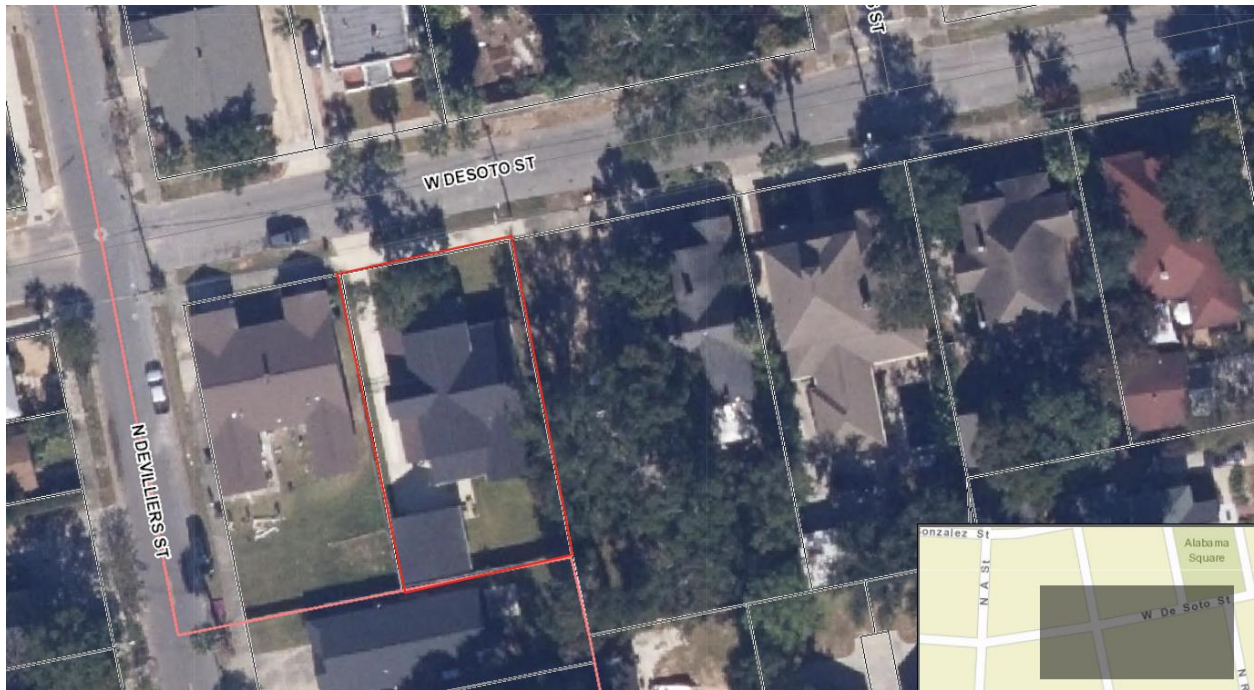
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2. North Hill Preservation District; Decisions.

Sec. 12-3-10(2)g. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

419 W. De Soto Street



**Architectural Review Board Application
Full Board Review**

Application Date: 9/14/23

Project Address: 419 W Desoto
Applicant: Jennifer Solarski
Applicant's Address: 419 W De Soto St
Email: jensolarski@att.net **Phone:** 850-292-2223
Property Owner: Jennifer Solarski

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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

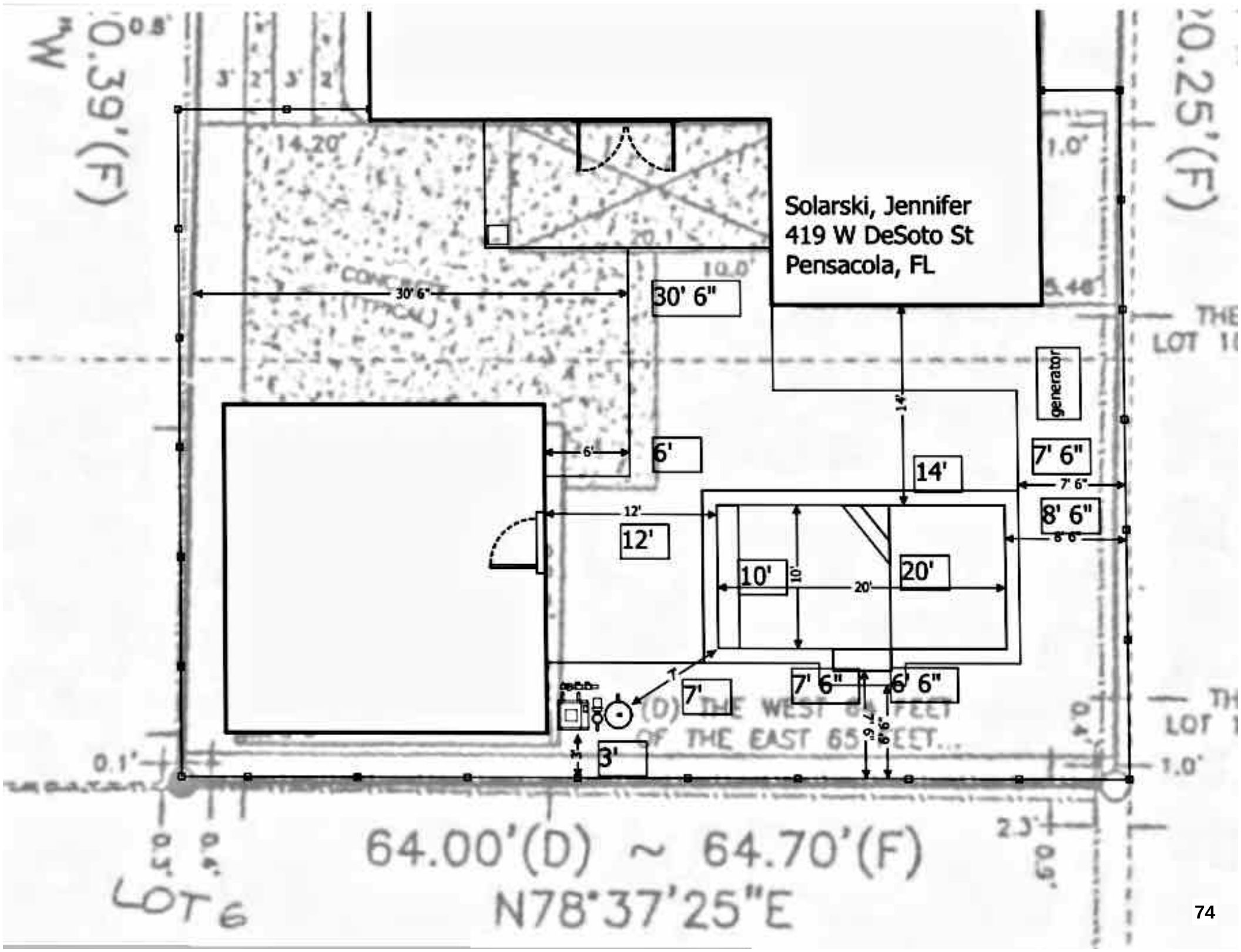
Project specifics/description:

Install gunite swimming pool with paver decking.

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.

Jennifer Solarski
Applicant Signature

9/18/23
Date





artistic conception

VIPSO







APPIAN-STONE®





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00763

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

1413 N. Spring Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Front Yard Improvements at a Non-Contributing Structure

BACKGROUND:

Zach and Kari Lindemann are seeking approval to widen their current 11 ft. driveway to approximately 24 feet wide and to add a 3.5 ft. wide walk-up to match the existing in the city right of way.

Please find attached all relevant documentation for your review.

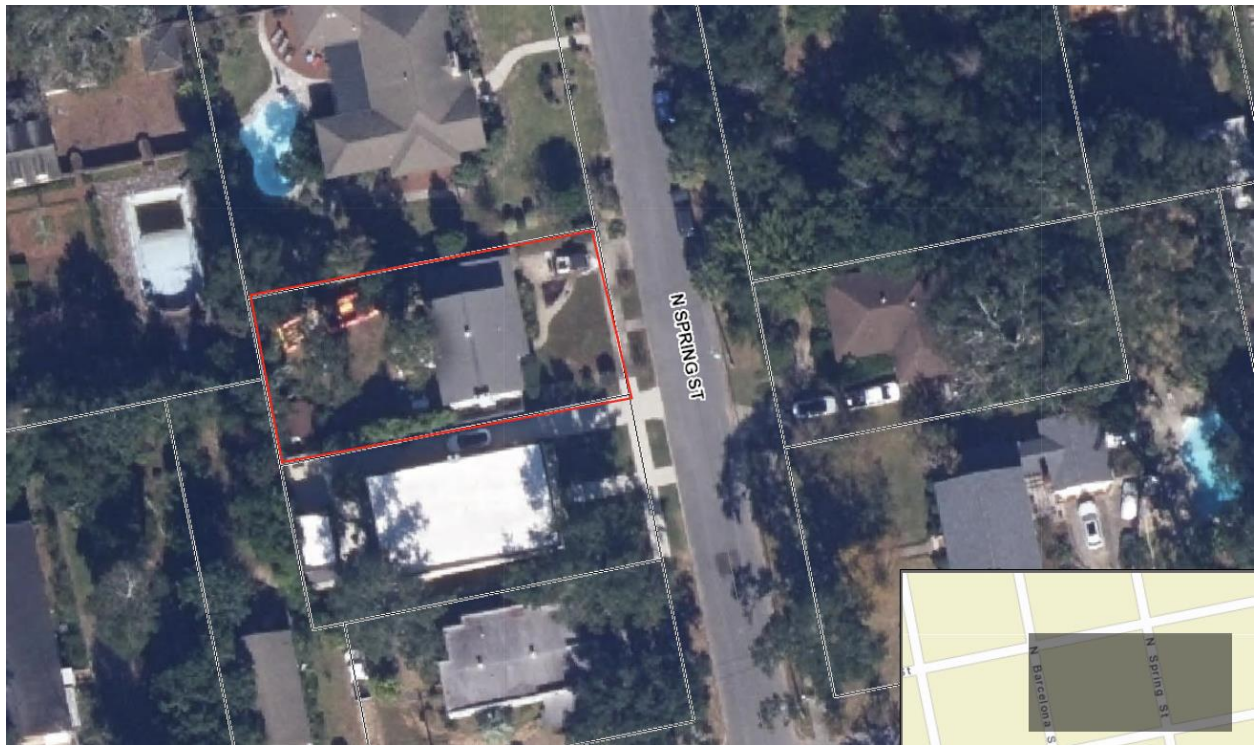
RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2. North Hill Preservation District; Decisions.

Sec. 12-3-10(2)g. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

Sec. 12-3-121(c)(1)a. Design standards and guidelines; Design standards; Streets and rights-of-way; Driveway approaches and curb cuts.

1413 N. Spring Street





**Architectural Review Board Application
Full Board Review**

Application Date: 09-16-2023

Project Address: 1413 N. Spring St.

Applicant: Zach & Kari Lindemann

Applicant's Address: 1413 N. Spring St.

Email: ZDLindemann@gmail.com **Phone:** 850-291-1230

Property Owner: Zach & Kari Lindemann

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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Widen current 11-foot-wide driveway to approximately 24 feet (maximum allowed by city building code.) Widen current curb cut as necessary. Parking is an issue with only one spot available. This forces us to park on Spring St. which obstructs traffic and is dangerous for our family. We have small children which have to cross the road to get to our vehicles. We have two vehicles already and have a 15 year old who will be driving next year. We believe the larger driveway will help with our parking and will also add a nice and simplified aesthetic quality to our property.

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.

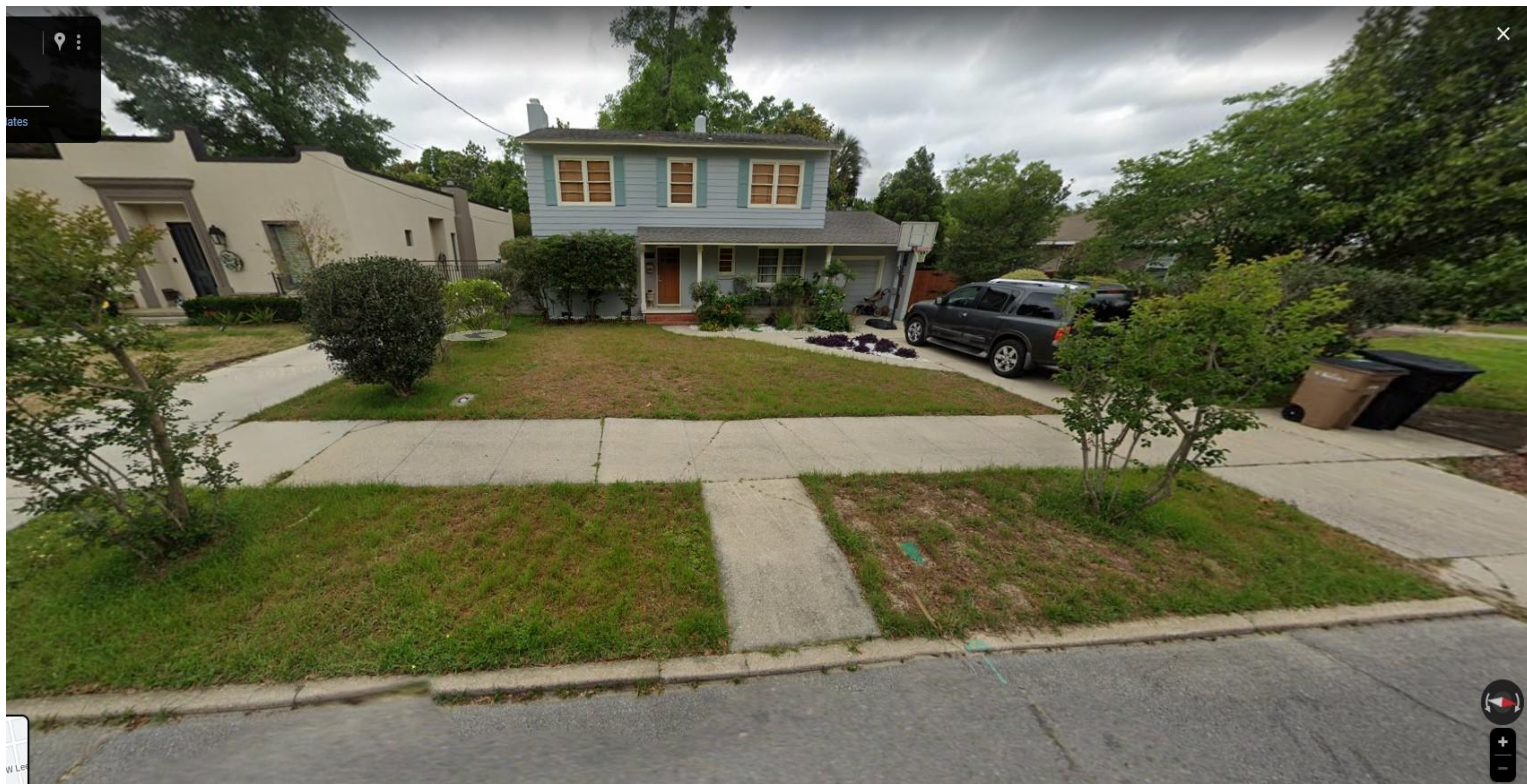
Applicant Signature

Date

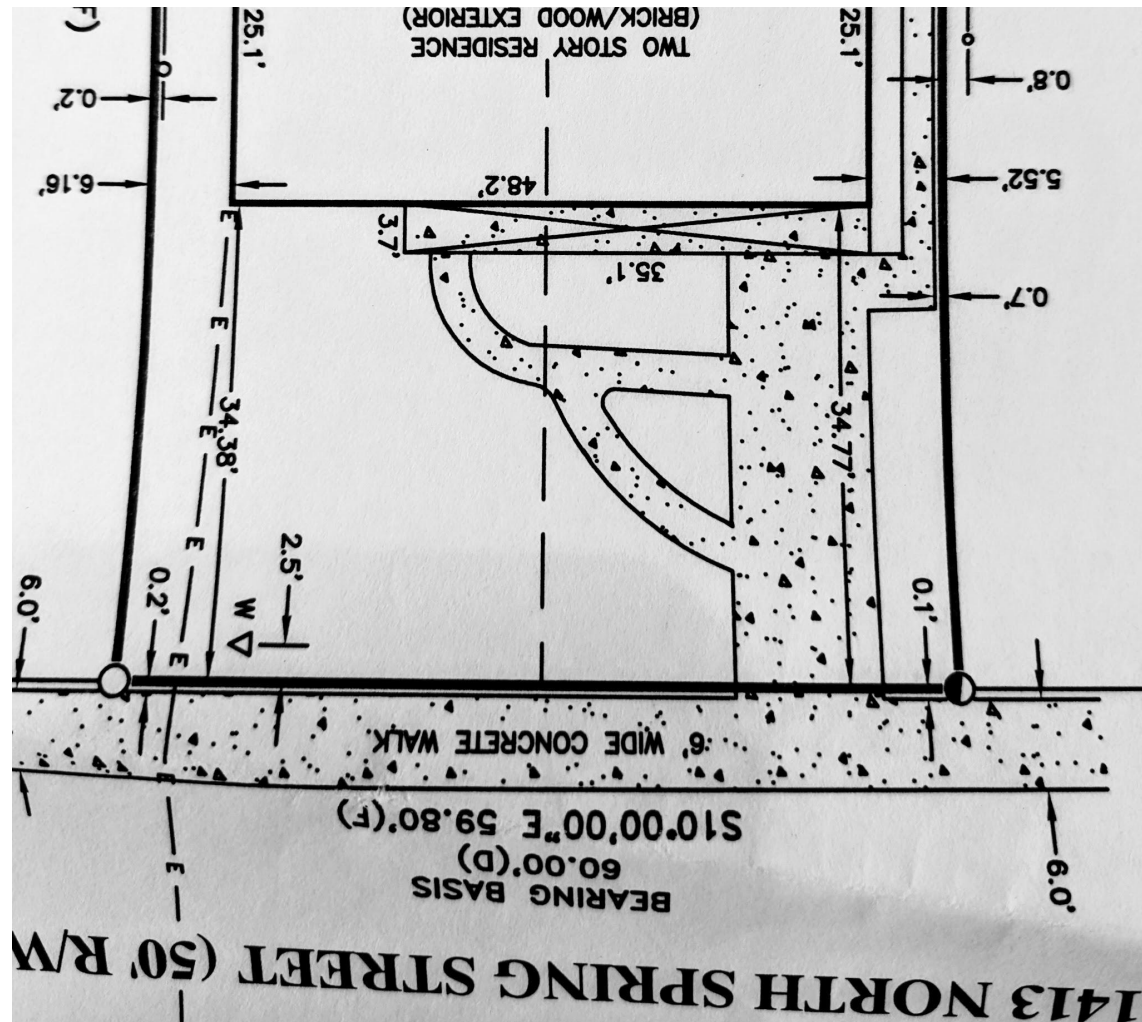
1413 N. Spring St.

Driveway Expansion - ARB Proposal
Zach & Kari Lindemann

Current Photo

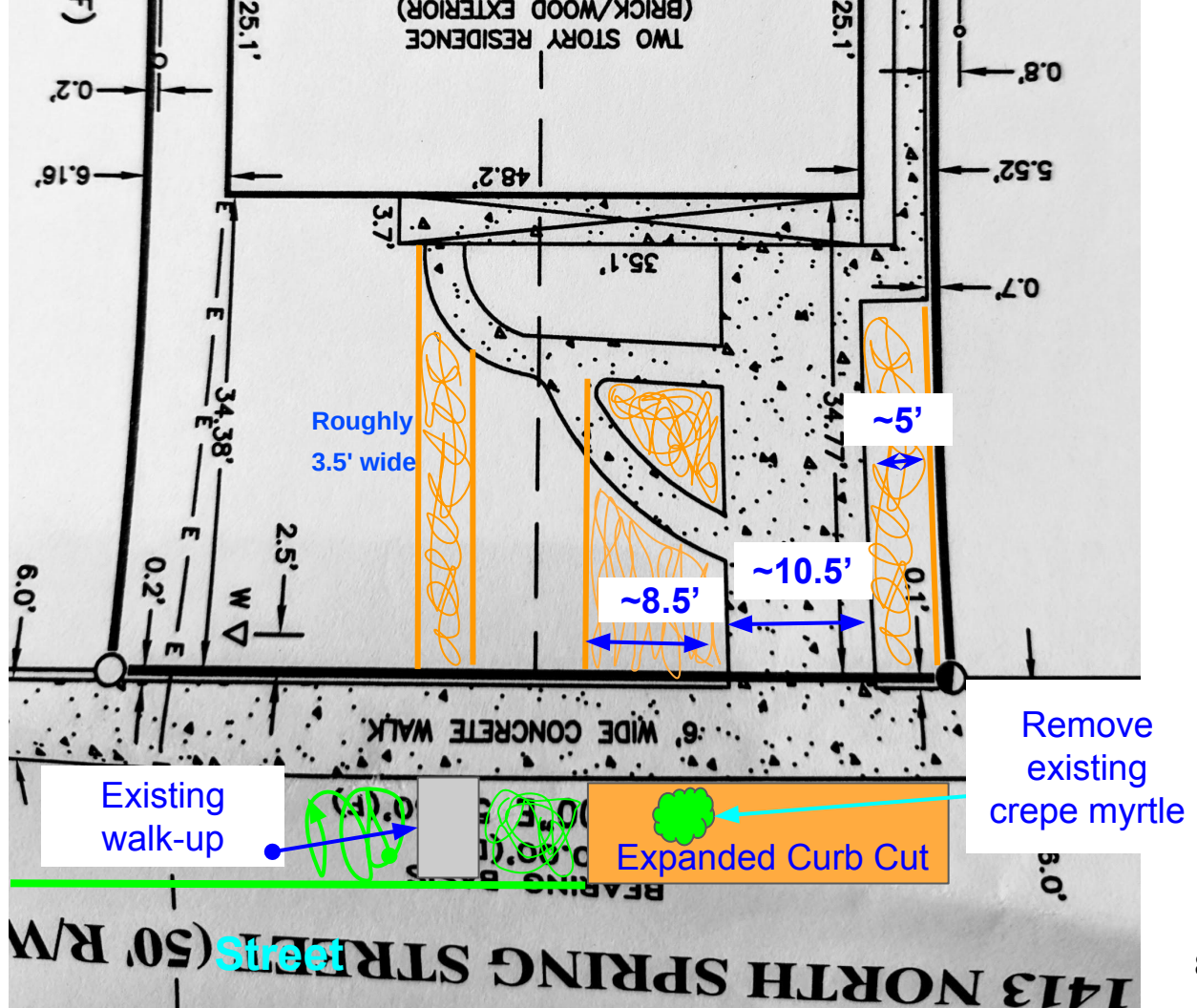


Current Survey



Proposed Driveway Expansion

Orange Shading
represents new
concrete, to include
driveway widened to
approximately 24' and
continued walk-up to
front door. New
concrete to match
existing concrete





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00764

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

816 E. Belmont Street
Old East Hill Preservation District / Zone OEHC-2 / City Council District 6
Exterior Alterations at a Non-Contributing Structure

BACKGROUND:

Dalrymple Sallis Architecture is seeking approval for the addition of an exterior stair, door, and window at a non-contributing structure. The stair will be composed of cumaru decking with a powder-coated aluminum rail with a pressure-treated 2 x 6 wood wrap enclosure and the four-panel door and vinyl clad wood window will match existing.

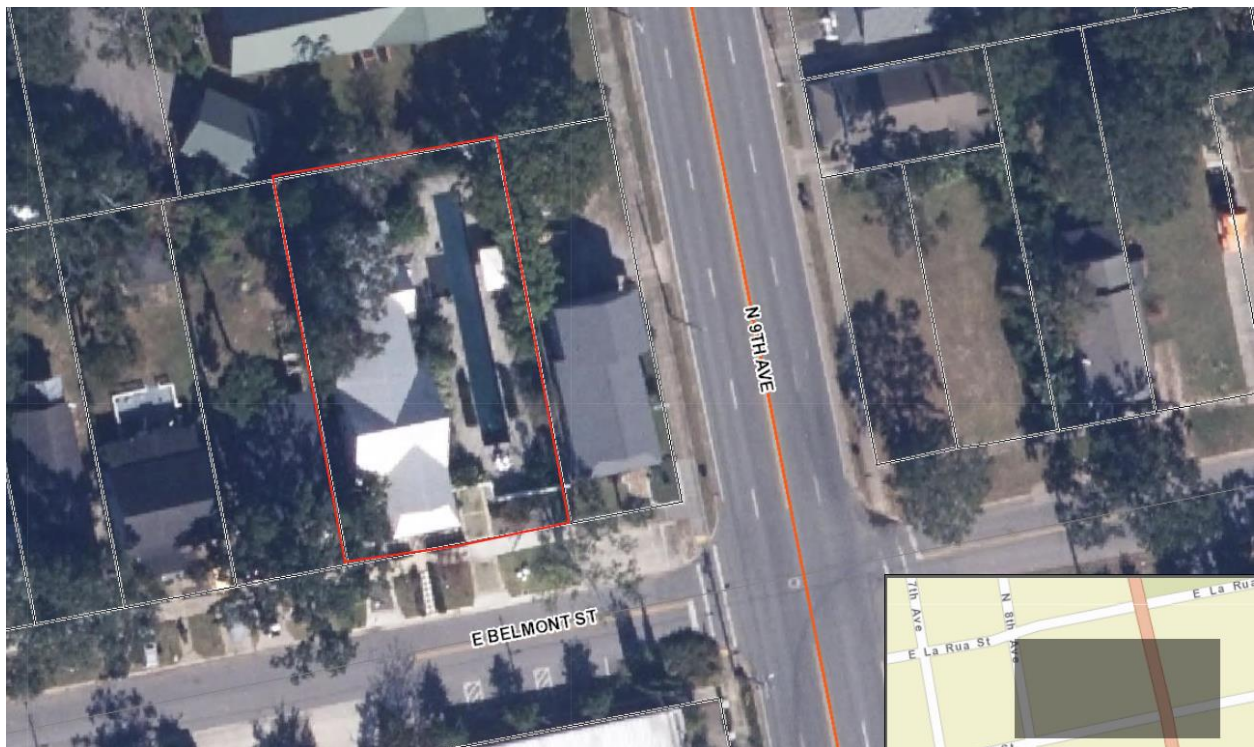
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3)e.3. Old East Hill Preservation District; Decisions.

Sec. 12-3-10(3)h. OEHPD; Renovation, alteration and additions to non-contributing and modern infill structures within the Old East Hill preservation district.

816 E. Belmont Street





**Architectural Review Board Application
Full Board Review**

Application Date: 09/27/2023

Project Address: 816 E. Belmont Street

Applicant: Dalrymple Sallis Architecture

Applicant's Address: 503 E. Government Street

Email: dean@dalsal.com Phone: 850-470-6399

Property Owner: STINSON, QUINN C

District: ☐ PHD ☐ NHDP ☒ 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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

~~A new exterior stair, door, and window to be added to provide access into an attic that is to be converted into habitable space. Attic was originally designed to be living area with access planned at a later date.~~

~~New window and door to match existing. Stairs shall be painted to match existing and handrail to match existing.~~

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 09/27/2023

Date: Thursday, September 28, 2023

Project: Attic Renovation
816 E. Belmont St.

PROJECT LOCATION



EXISTING PHOTOGRAPHS









EXTERIOR COLOR SCHEDULE

Recipient: Architectural Review Board – City of Pensacola

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Stucco	Sto-Guard	HC-168 "Chelsea Gray"
Windows	Andersen	Terratone
Exterior Door Color	Benjamin Moore	HC-168 "Chelsea Gray"
Batten on Board Siding	Benjamin Moore	OC-54 "White Wisp"
Soffit Color	Benjamin Moore	2137-50 "Sea Haze"
Composite Trim	Benjamin Moore	OC-54 "White Wisp"
Fascia and Frieze	Benjamin Moore	2137-50 "Sea Haze"
Handrails	Benjamin Moore	2137-50 "Sea Haze"
Exterior Stairs		Cumaru

RELIABLE & ENERGY EFFICIENT

As our best-selling products, the 400 Series product line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.

LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and doors offer superior weather resistance and are virtually maintenance free.



OPTIONS FOR THE HARSHTEST WEATHER

400 Series windows with Stormwatch® Protection meet building code requirements in coastal areas.** Products with Stormwatch Protection are energy efficient, resist the effects of salt water, and stand up to hurricane-force winds and wind-borne debris.** For details, visit andersenwindows.com/coastal.



QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER® LIMITED WARRANTY

BUILT FOR YEARS TO COME*

Our products are built strong to last long.* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term beauty.

KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

*Visit andersenwindows.com/warranty for details.

**See your local code official for code requirements in your area.

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



EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

EXTERIOR COLORS**



White

Canvas

Sandtone

Terratone

Dark Bronze

Forest Green

Black

INTERIOR OPTIONS**



Pine

Maple

Oak

White

Dark Bronze†

Black†



Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.

**Some products are not available in all colors or wood species. See your Andersen supplier for details.

†Products with dark bronze and black interiors have matching exteriors; excludes complementary products.

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

HINGED SERIES

- Panels and frames made of fiberglass and composite material, a part of the Weather Guard System for advanced moisture protection and maximum durability
- Durable fiberglass skins will not rust, dent, split or rot
- Energy Star certified in all 50 States
- Durable CFC-free polyurethane foam panel core
- Stainless steel hinges
- Removable glazing bead for easy glass replacement
- Door heights available in 6'-8", 6'-11", 7'-6" and 8'-0" sizes
- Frames available in 4-9/16" or 6-9/16" sizes, Net jamb dimensions are 5-3/4" or 7-3/4" (See pg. 24 for more details)
- Thresholds include drainage systems to channel water away from doors
- Paintable smooth surface or unstained woodgrain are standard with pre-finished options available
- Doors tested for structural stability, water infiltration, air infiltration, forced entry, sound transmission, and energy efficiency



SELECT AND BUILD YOUR OWN HINGED UNIT

Full Lite Option

Full Lite unit available in smooth white, and stainable woodgrain finishes.

Single Hinged/ Fixed Units



Double Hinged



Center Hinged



3/4 Lite Option

3/4 Lite design available in a smooth white finish or a mahogany grain that emulates the beauty of natural hard-wood.



Unique to our Center Hinge Design

Neuma's center hinge design has unique features that allow it to withstand the elements and allow for years of reliable use.



1 Our durable aluminum mullion, covered with composite material, can withstand strong winds and heavy rains.



2 Built-in screen channels make retractable screen installation a simple task.

3 Continuous head and sill for increased strength.

Combo Options



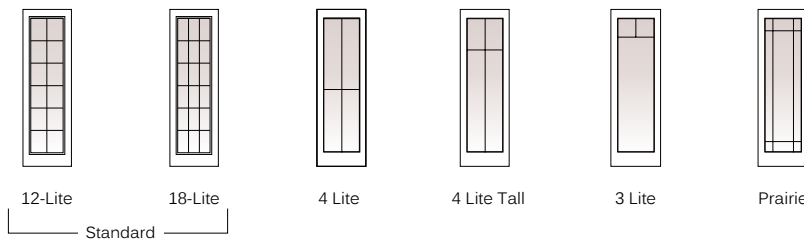
Grille Options



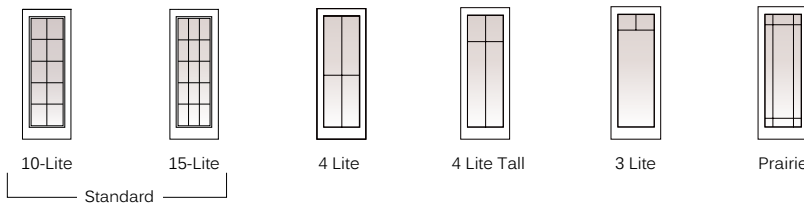
Grilles are used to visually divide the glass area of the door for added architectural detail. Grilles Between Glass (GBG) are aluminum grilles sealed between the two layers of glass and offer an attractive low maintenance option. Simulated Divided Lites (SDL) are applied directly to the glass surface and offer a more traditional appearance. Neuma offers standard 10, 12, 15, and 18 grille patterns as well as custom grille patterns available through special order.

Available Grille Patterns

8' Height



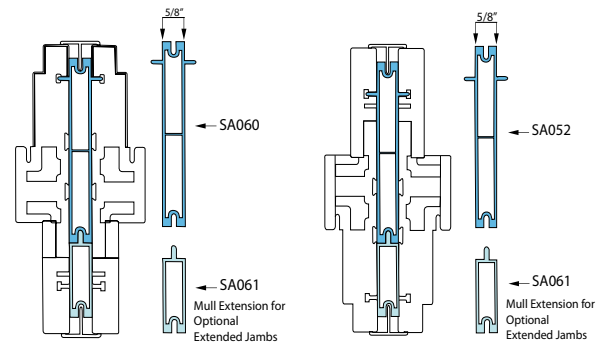
6'8 & 6'11 Height



Mull Kits

Hinged Outswing

Hinged Inswing



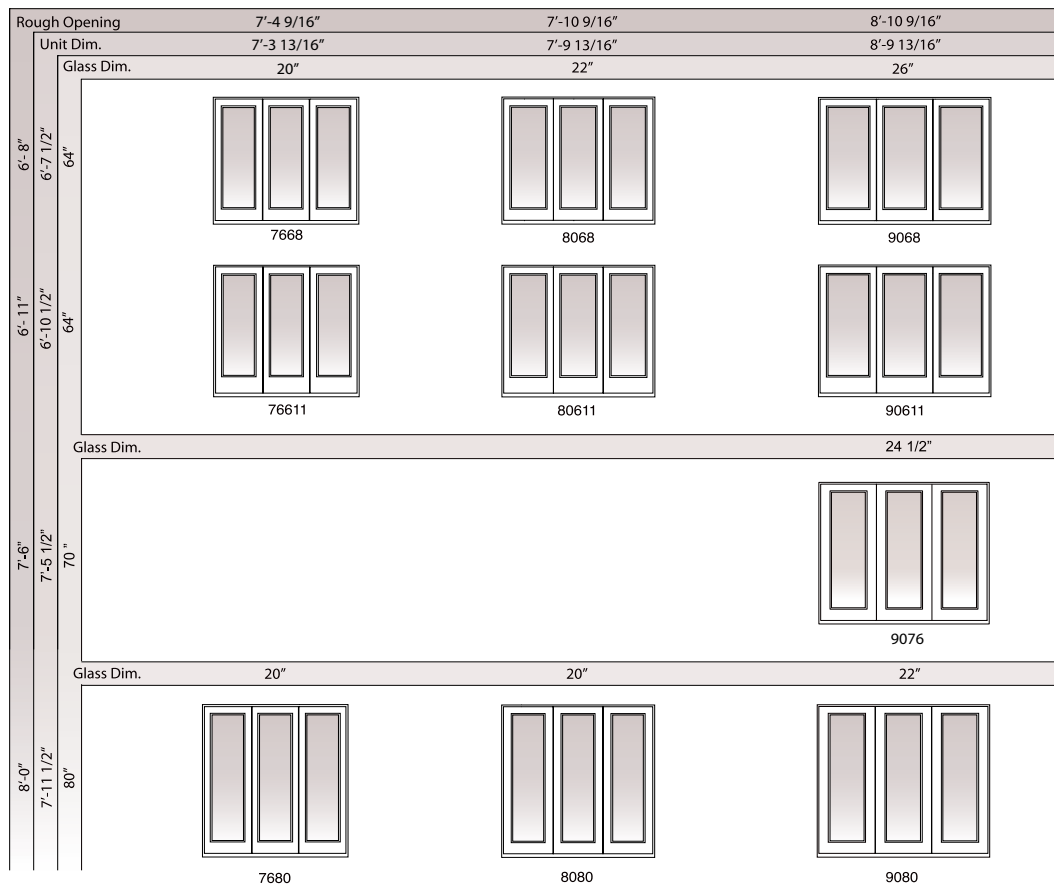
Be creative in building a custom large view hinged door design. Build a three panel hinged door unit with a single opening on a center hinged unit or broaden your double hinged into a 2+1 or 2+2 unit.

Standard Features Chart

Hinged Door - Standard Features	Hinged 6'8" & 6'11"	Hinged Impact 6'8" & 6'11"	Hinged 7'6" & 8'0"	Hinged Impact 7'6" & 8'0"
Smooth White Interior or Unstained Woodgrain	•	•	•	•
Smooth White Exterior or Unstained Woodgrain	•	•	•	•
Tiffany or Royal Handleset in White, Dark Brown, Gold Brass or Satin Nickel	•		•	
HPVD Royal Handleset in Satin Nickel or Gold Brass		•		•
Sill Color Matched with Handleset (white handleset comes with satin nickel sill)	•	•	•	•
Single Point Lock	•			
Multi Point Lock		•	•	•
4 9/16" Jamb Width (Net 5-3/4")	•	•	•	•
LoE ³ 366 Glass	•		•	
LoE ³ 366 Laminated Impact Glass		•		•

Full Lite

Three Panel Units



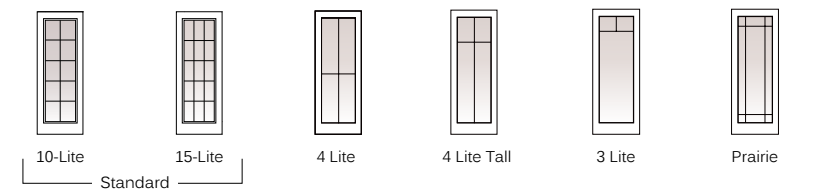
LEGEND

- Handing from exterior view
- Doors are not reversible
- Retractable screen available as an option

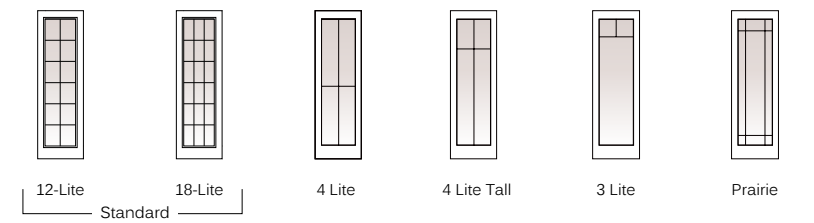
S = Stationary
R = Hinge at right side exterior view
L = Hinge at left side exterior view
DFP = Inswing
DFH = Outswing

Available Grille Patterns

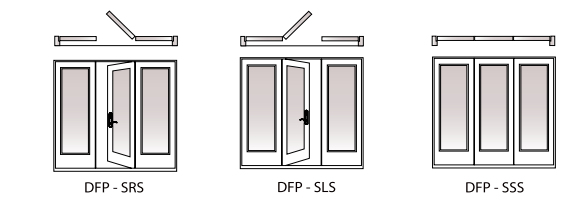
6'8 & 6'11 Height



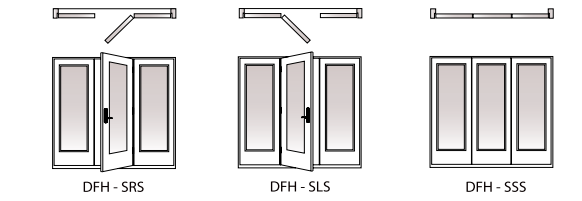
8' Height



Inswing



Outswing

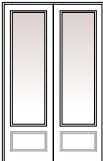
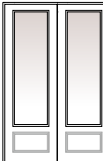


3/4 Lite

Fixed Sidelight Single Panel Units

Rough Opening		1'-2 3/4"	2'-7 3/8"	2'-9 3/8"	3'-1 3/8"
Unit Dim.		1'-2"	2'-6 5/8"	2'-8 5/8"	3'-0 5/8"
Glass Dim.		7"	20"	22"	26"
6'-8"	6'-7 1/2"	 1268	 2668	 2868	 3068
	48"				
6'-11"	6'-10 1/2" (for Inswing) 6'-9 1/4" (for Outswing)	 12611	 26611	 28611	 30611
	48"				
Glass Dim.		8"	20"	22"	26"
8'-0"	7'-11 1/2"	 1280	 2680	 2880	 3080
	64"				

Two Panel Units

Rough Opening		5'	5'-4"	6'
Unit Dim.		4'-11 1/4"	5'-3 1/4"	5'-11 1/4"
Glass Dim.		20"	22"	26"
6'-8"	6'-7 1/2"	 5068	 5468	 6068
	48"			
6'-11"	6'-10 1/2" (for Inswing) 6'-9 1/4" (for Outswing)	 50611	 54611	 60611
	48"			
Glass Dim.		20"	22"	26"
8'-0"	7'-11 1/2"	 5080	 5480	 6080
	64"			

FINISH OPTIONS

Pre-Finish Options



Unstained



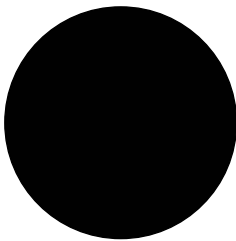
Golden Oak



Medium Oak



Dark Mahogany



Black Paint

	Standard Finish. Standard finish on all of Neuma's Patio Doors.		Available Pre-finished Options Neuma customers can have their patio doors customized with the following pre-finished combinations. There is an additional 8-10 week turnaround time on all orders.							
Color Code	002	300	3N2	3MF	3M2	3RF	3R2	3KF	3K2	2B2
Interior										
	Smooth White	Unstained	Unstained	Dark Mahogany	Dark Mahogany	Golden Oak	Golden Oak	Medium Oak	Medium Oak	Black Paint
Exterior										
	Smooth White	Unstained	Smooth White	Dark Mahogany	Smooth White	Golden Oak	Smooth White	Medium Oak	Smooth White	Black Paint

* The smooth white is not a finished face.



Double Hinged Full Lite Door
Medium Oak Finish | LoE366 Glass | 6 Lite SDL

DOOR DESIGN SPECIFICATIONS

Hinged Doors

Standard Features

- Standard hinged door units come with smooth white interior and exterior or unstained woodgrain interior and exterior, LoE³ 366 glass, stainless steel hinges and 4-9/16" (Net 5 3/4") jambs.
- Single-point locks standard on 6'8" and 6'11" height doors.
- Multi-Point locks standard on all 7'6" and 8'0" height doors.
- All units that measure over 9' in width are shipped knock-down (KD).

General Information

- Gold brass and dark brown handlesets come with matching sills and brass strike plates. Satin nickel and white handlesets come with an aluminum sill and strike plates.
- Unfinished hinged doors come with a matching paintable/stainable sill.
- Extended 6-9/16" (Net 7-3/4") jamb options available.

Gliding Doors

Standard Features

- Standard gliding door units come with smooth white interior and exterior or unstained woodgrain interior and exterior, LoE³ 366 glass and 4-9/16" (Net 5 3/4") jambs.
- Single-point locks standard on all 6'8" and 6'11" height doors.
- Multi-point locks standard on all 7'10" and 8'0" height doors.
- All units that measure over 9' in width are shipped knock-down (KD).

General Information

- Unfinished gliding doors come with a matching, paintable sill and stainable. All other gliding doors come with a white sill.
- Extended 6-9/16" (Net 7-3/4") jamb options available.

Bypass Gliding Doors

Standard Features

- Standard bypass folding door units come with smooth white interior and exterior, and LoE³ 366 glass
- Standard single point locks on all 6'8" and 6'11" height doors
- Standard multi-point locks on all 8'0" height door
- Continuous header and sill system
- All bypass gliding units are shipped knock-down (KD)
- 8-3/16" jamb
- Standard sill includes sill riser

Impact Doors

Impact Rated Doors

- Impact door options come standard with smooth white interior and exterior or unstained woodgrain interior and exterior, LoE³ 366 glass, stainless steel hinges, 4-9/16" (Net 5 3/4") jambs Multi-point locks and HPVD coated handlesets.
- HPVD coated handle and lock set are only available in the Royal Series style in choice of satin nickel or gold brass finishes.

HVHZ Impact

- HVHZ impact rated units are tested under TAS 201, 202, 203.
- HVHZ impact rated doors are assembled with reinforced fiberglass panels.

Vented Sidelight

Standard Features

- Vented Sidelight standard units come with smooth white interior and exterior or unstained woodgrain interior and exterior, LoE³ 366 glass, stainless steel hinges, and 4-9/19" (Net 5 3/4") jambs.
- Standard dead bolt and latch on the main door and multi-point locks on the sidelights are standard.
- Fixed screens on the sidelights are standard.

General Information

- Multi-point locks on the main door are available as an option.
- Vented sidelights are available in 6'8" height only.
- Vented sidelight units available as inswing door only.

Transoms

- Transoms are available to compliment many door configurations.
- Available for both hinged and gliding doors
- Net jamb dimensions are 5-3/4"
- Transoms are tested independently from the door unit.
- Transoms are not factory milled to the door unit. It is the sole responsibility of the installer to follow proper installation instructions.
- Transoms with grid patterns are available. It is the sole responsibility of the distributor to provide correct order information for proper grid alignment between the transom and the door.

Blinds

- Mini blinds available in Clear and LoE options.
- Mini blinds option is not available with impact glass, or 3/4 lite panel options.

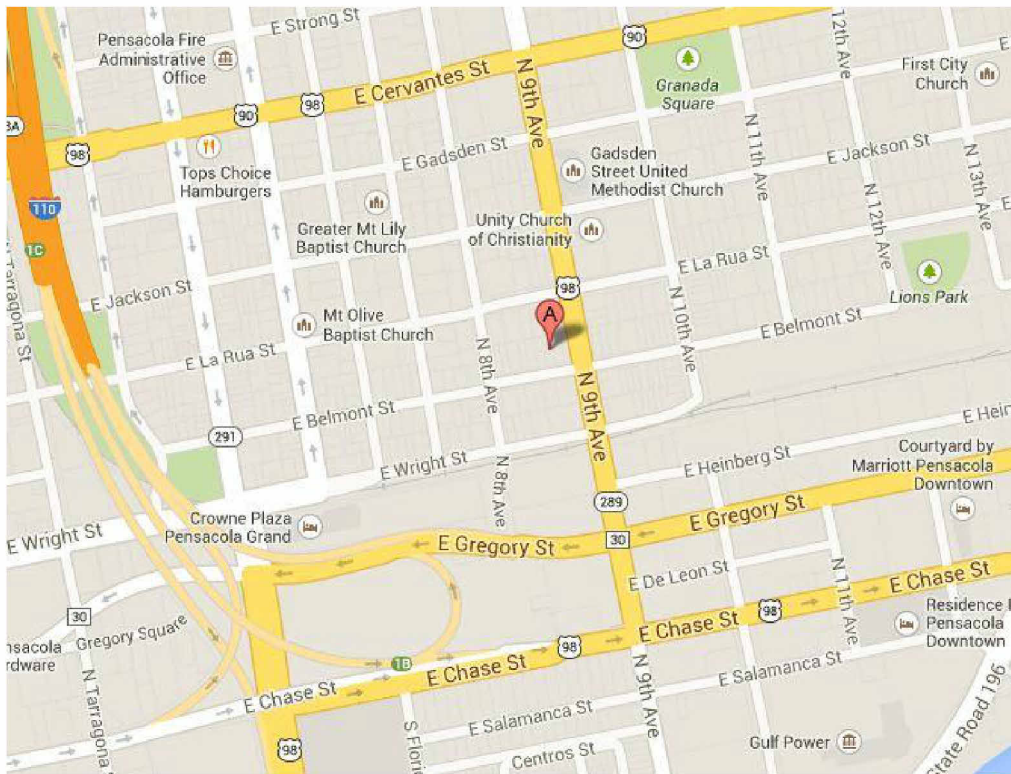
Screens

- Screen options not available for any door unit with ADA Sill.

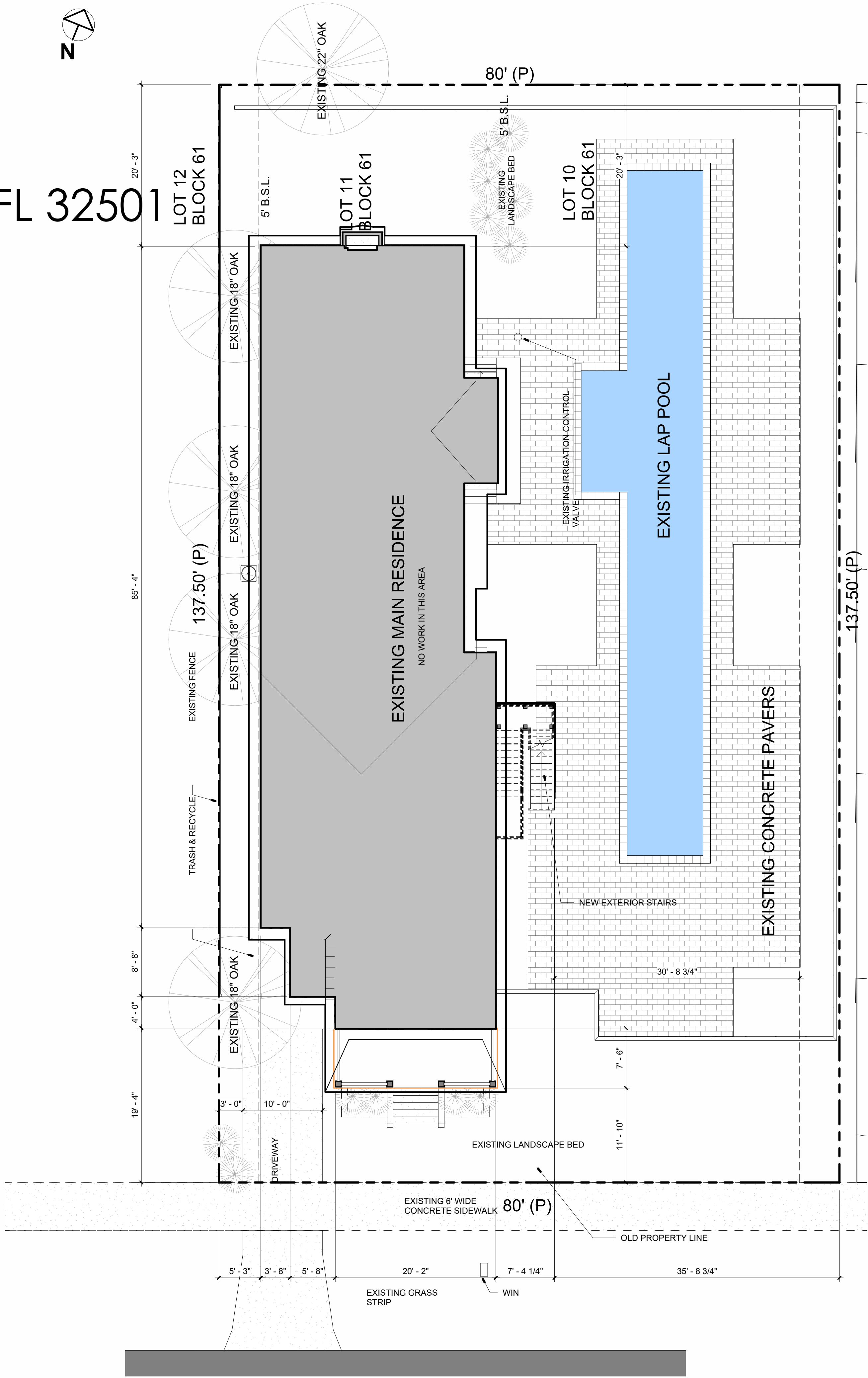
Attic Loft

A RESIDENCE FOR QUINN STINSON

816 E Belmont St Pensacola, FL 32501



SITE MAP



BUILDING DATA

APPLICABLE CODES:
2010 FLORIDA BUILDING CODE, RESIDENTIAL

CONSTRUCTION TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

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

ZONED:
OLD EAST HILL PRESERVATION RETAIL COMMERCIAL (OEHC-2)

PHYSICAL PROPERTIES:

FIRST FLOOR CONDITIONED:	2541 SF
BUILDING HEIGHT: NO. OF STORIES:	26'-6" 2
KIT COVERAGE: BLDG/FOOTPRINT	5,500SF 2541/5500 SF = 46%

GENERAL NOTES

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

INDEX OF DRAWINGS

Sheet Number	Sheet Title
General	
G001	TITLE SHEET
Architectural	
A101	LOFT PLANS
A201	EXTERIOR ELEVATION & DETAILS



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architecture

213 S. Baylen St
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com

AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

Attic Loft

816 E Belmont St Pensacola, FL 32501

DRAWN BY: KD
CHECKED BY: JSS

ISSUE DATE:
09-28-23

REVISIONS:
No. Desc. Date

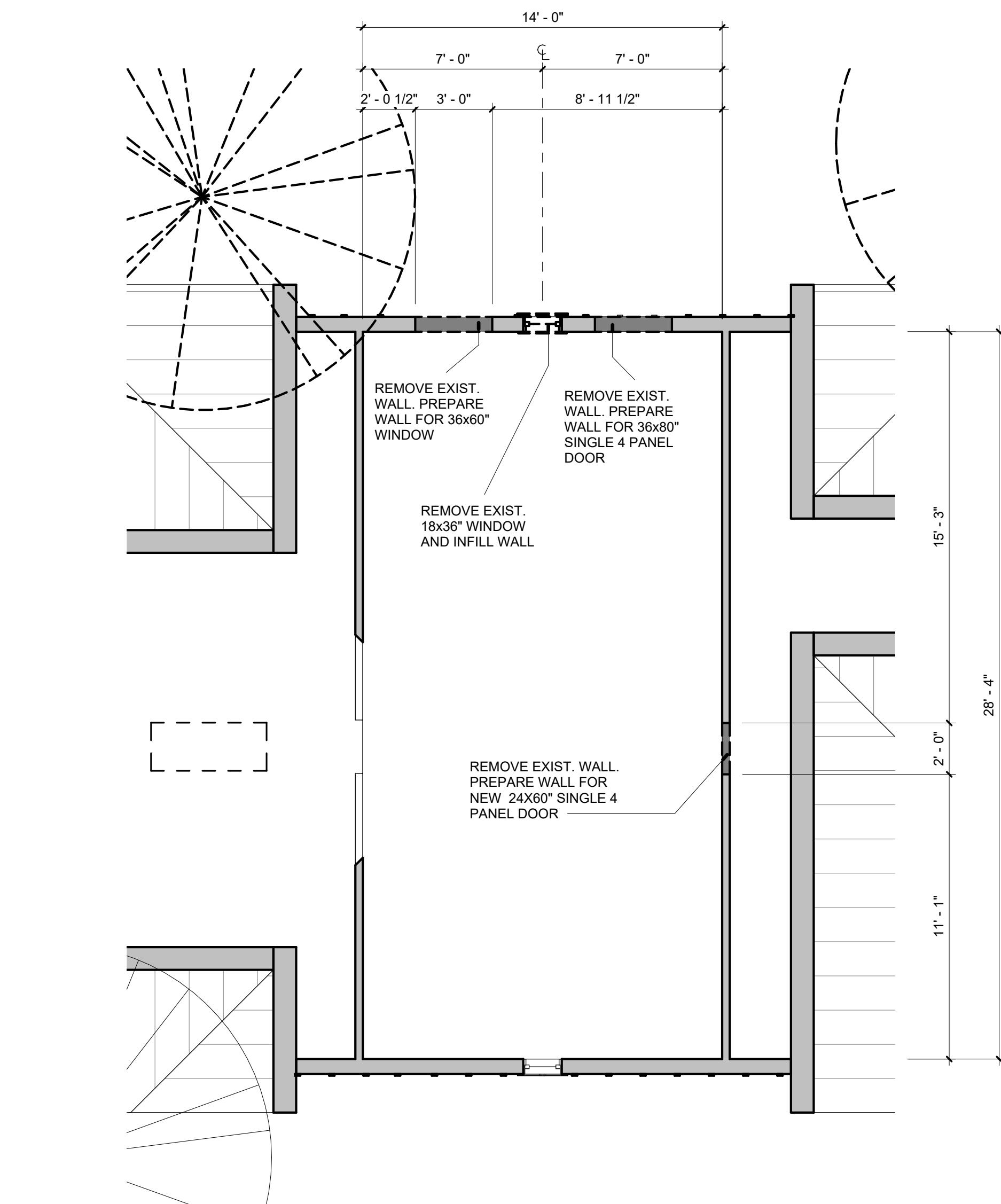
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TITLE SHEET

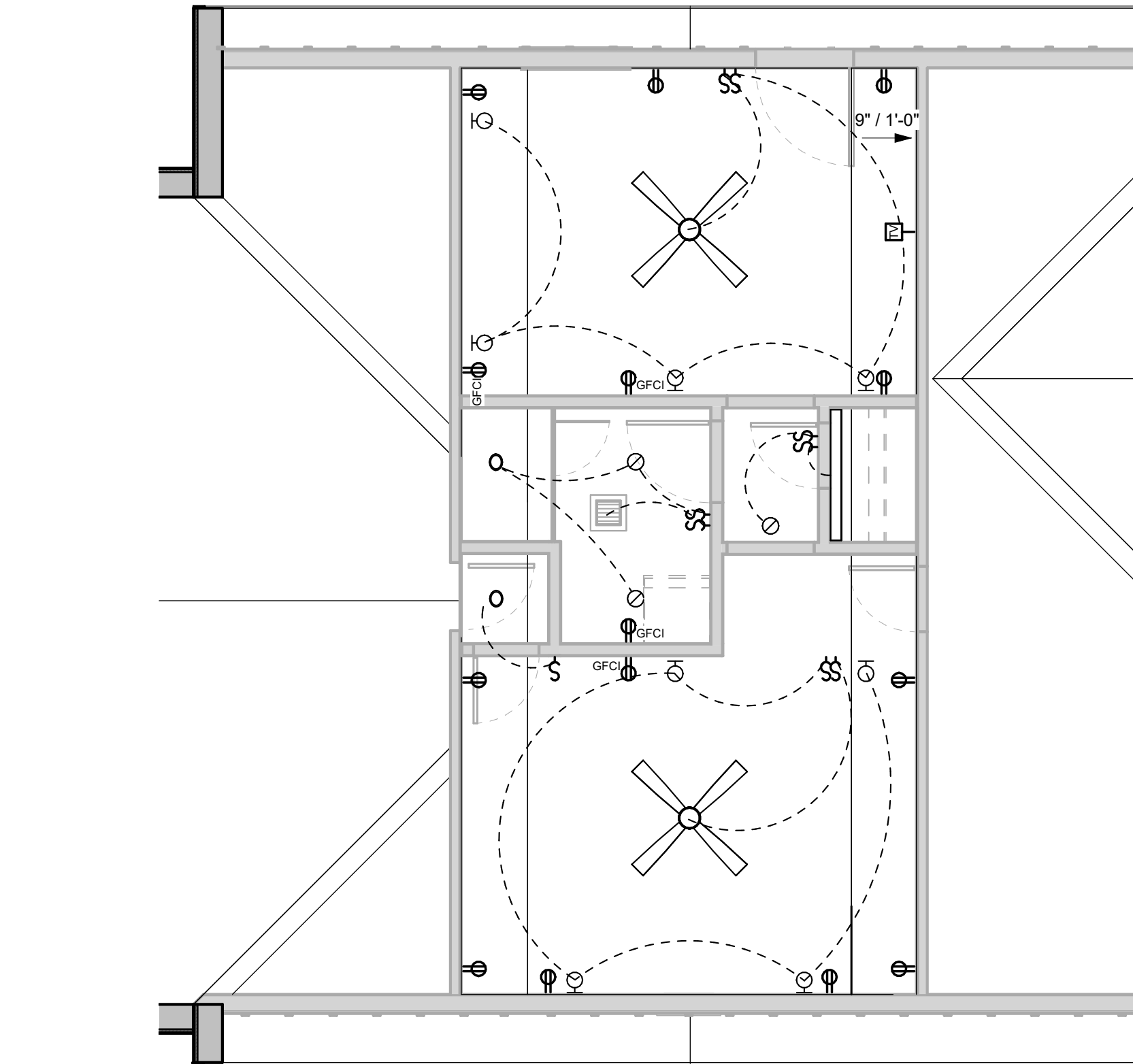
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G001

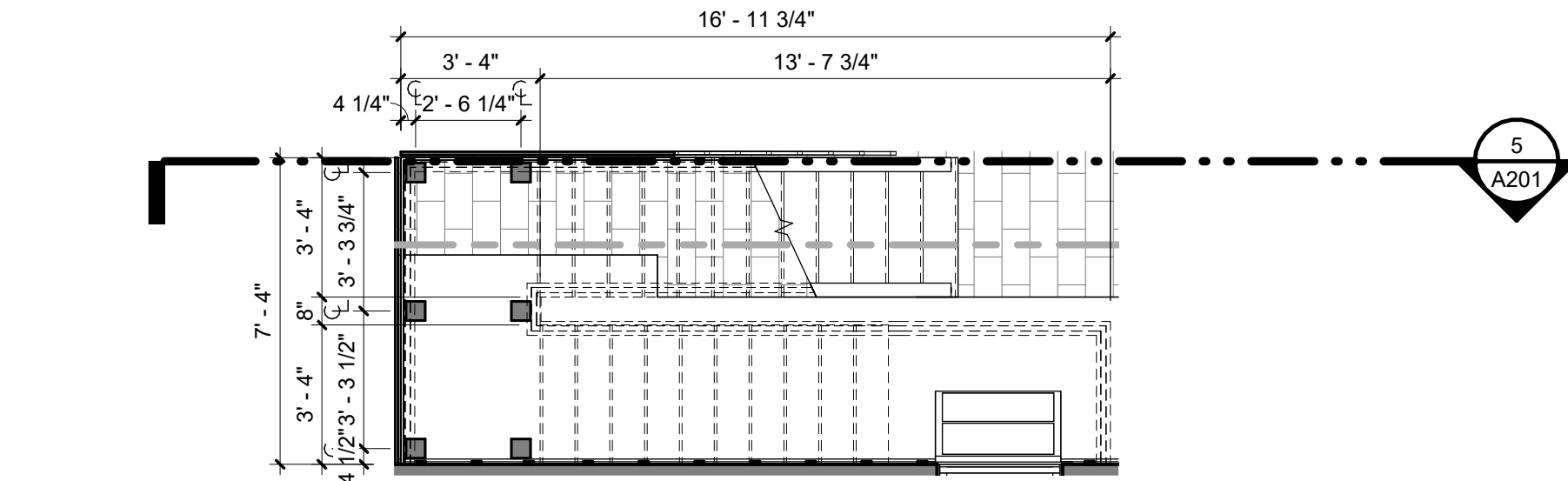
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23024



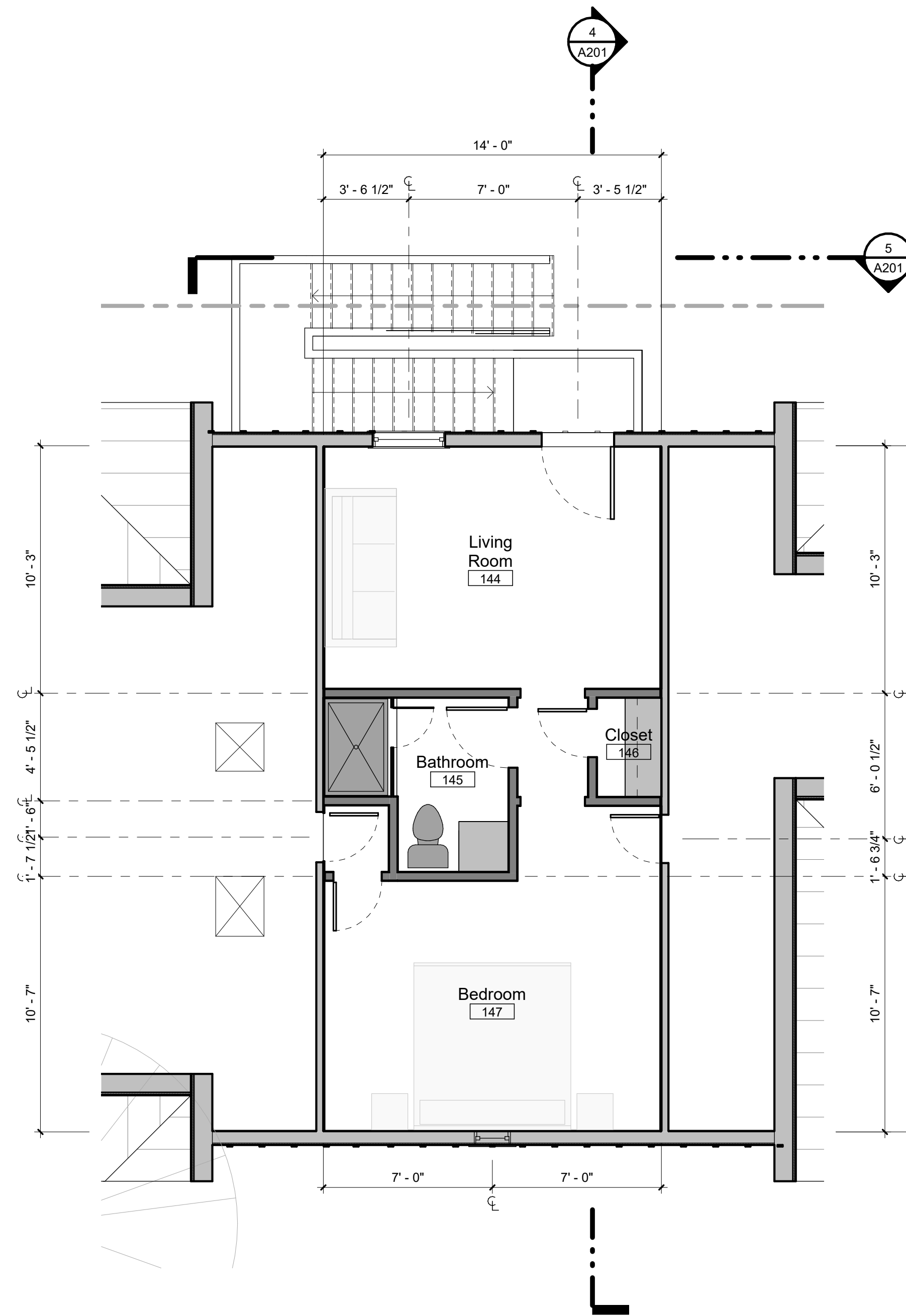
2 DEMO PLAN ATTIC
1/4" = 1'-0"



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



3 GROUND LEVEL STAIR
1/4" = 1'-0"



1 LOFT PLAN
1/4" = 1'-0"



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Attic Loft
816 E Belmont St Pensacola, FL 32501

DRAWN BY: KD
CHECKED BY: JSS

ISSUE DATE:
09-28-23

REVISIONS
No. Des. Date

SHEET TITLE:

LOFT PLANS

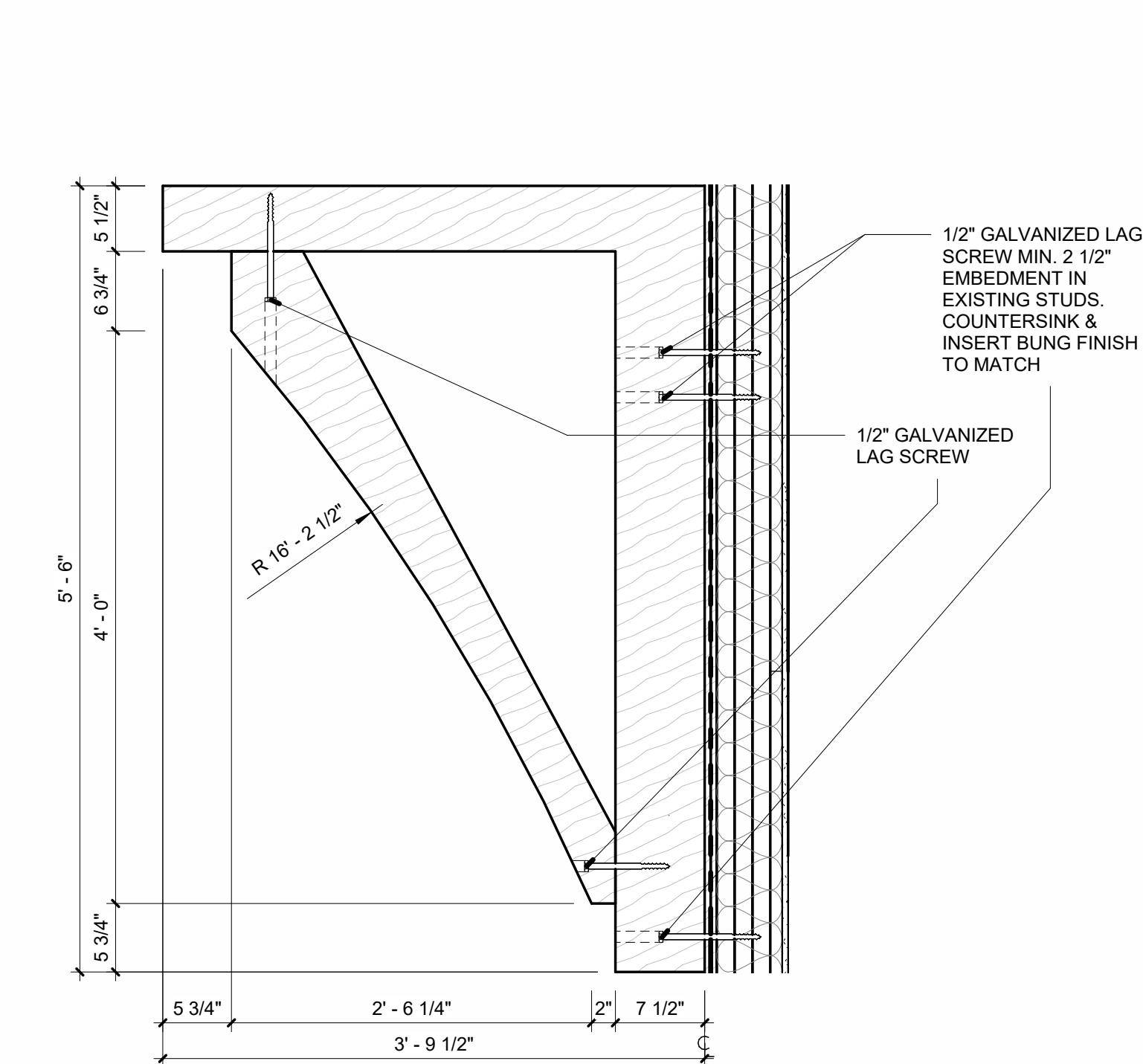
SHEET NO:

A101

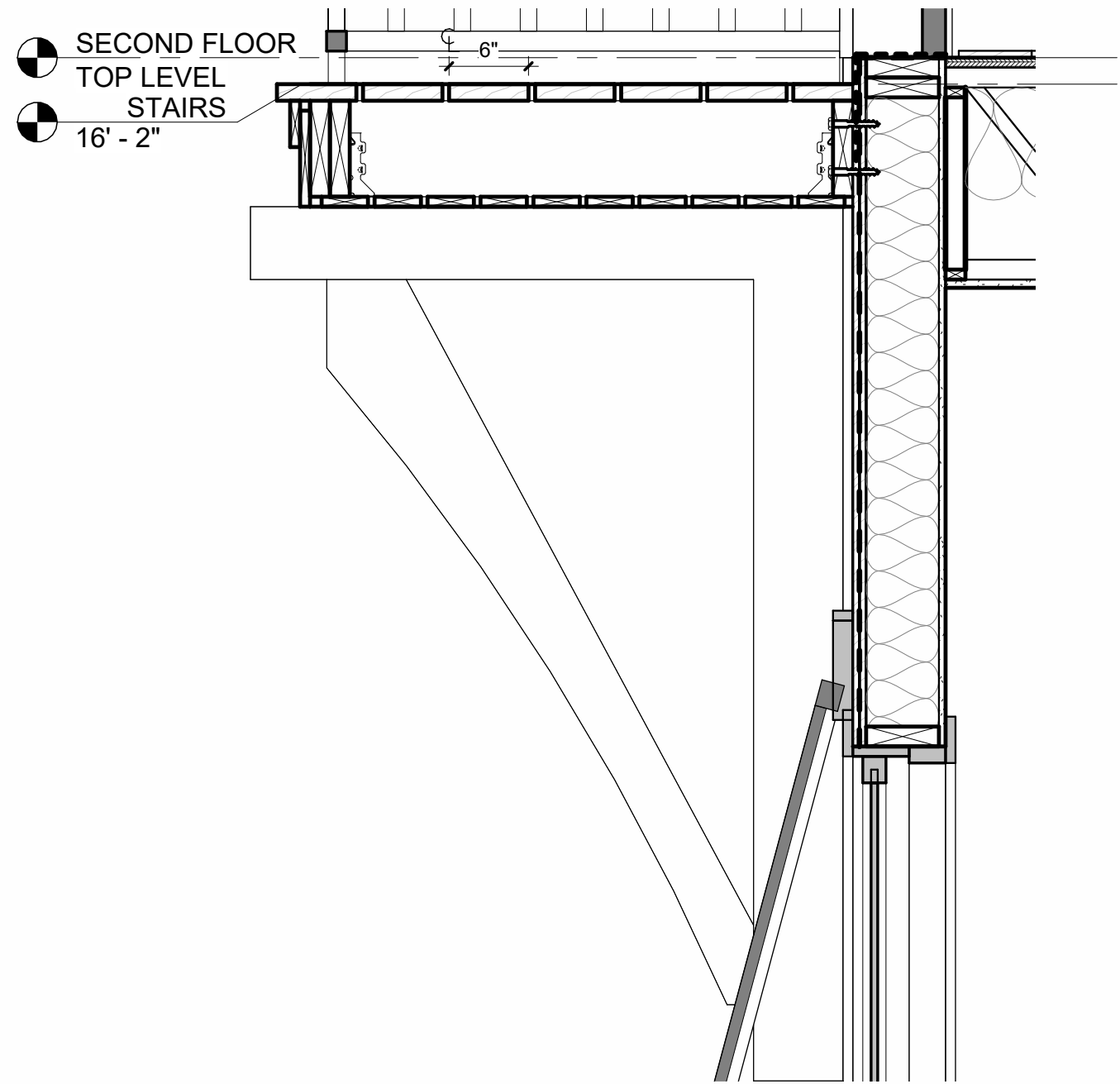
PROJECT NO:
23024



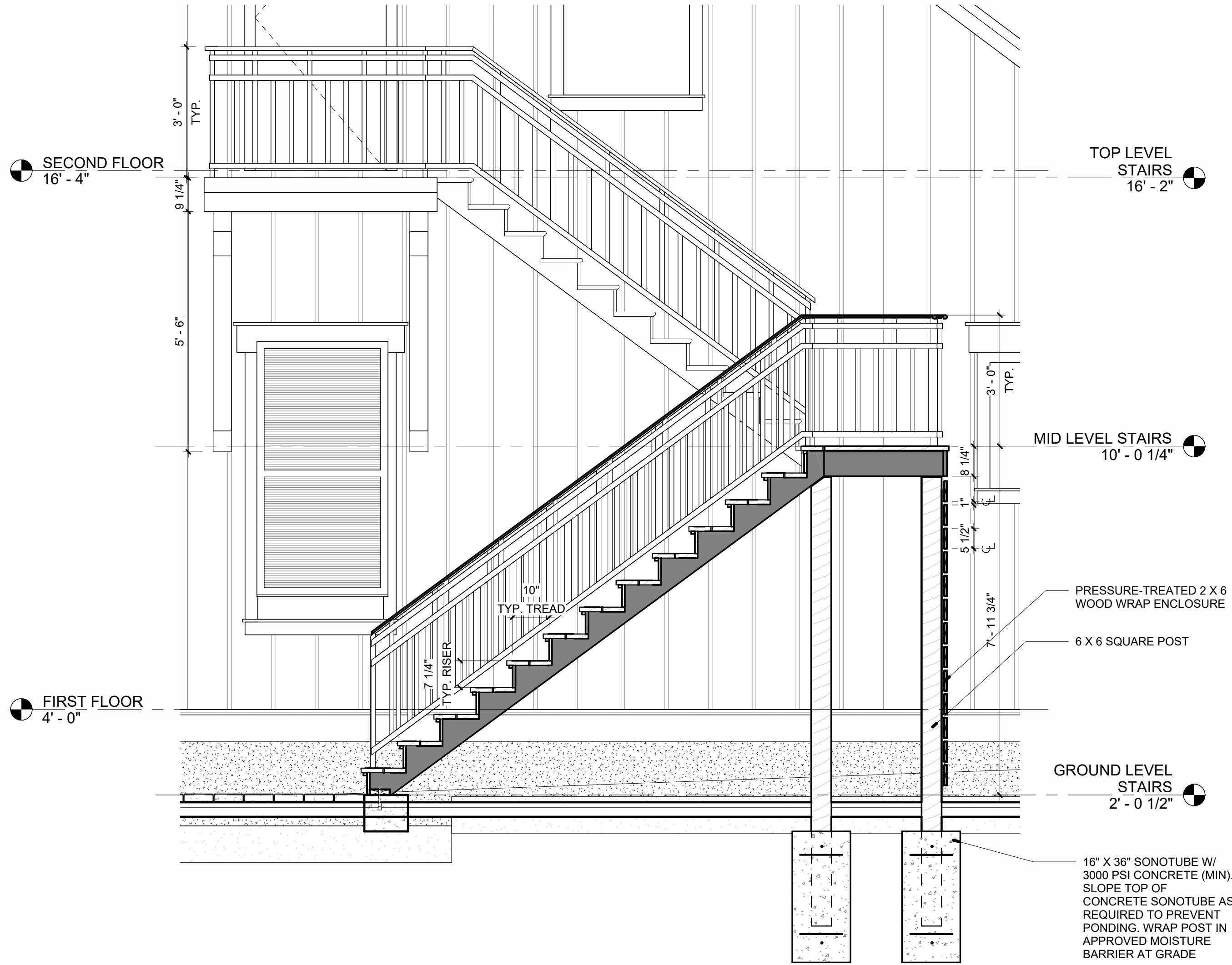
2 EAST ELEVATION
1/4" = 1'-0"



3 Bracket Detail
1" = 1'-0"



4 Decking Detail
1" = 1'-0"



5 Stair Section Detail
1/2" = 1'-0"



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CERTIFICATION

Attic Loft
816 E Belmont St Pensacola, FL 32501

DRAWN BY: KD
CHECKED BY: JSS

ISSUE DATE:
09-28-23

REVISIONS
No. Des. Date

SHEET TITLE:
**EXTERIOR
ELEVATION &
DETAILS**

SHEET NO:
A201
PROJECT NO:
23024



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00765

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

97 S. Spring Street
Palafox Historic Business District & Governmental Center District / Zone C-2 & C-2A / City Council District 6
Height Change for Previously Approved Condo Development

BACKGROUND:

Bearing Point Properties, LLC is seeking approval to increase the previously approved Waverly Condo development from seven to nine floors with the previously approved rooftop terrace. The new proposed height is 103 feet, measured from the lowest habitable floor to the main roof. The structure is set back from the Romana Street frontage ranging between 9 feet 8 inches to 8 feet, allowing the three-foot height increase per Sec. 12-3-8(3).

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-27(f)(2)b.-c. Palafox Historic Business District, Decisions, New Building
Sec. 12-3-27(f)(3) PHBD, Recommendation for changes
Sec. 12-3-27(f)(4) PHBD, Board review standards
Sec. 12-3-28(c) Governmental Center District, Decisions
Sec. 12-3-8(3) Commercial Land Use District, Regulations

97 S. Spring Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 9/22/2023

Project Address: 97 S. Spring St.

Applicant: Bearing Point Properties, LLC

Applicant's Address: 6859 Jefferson Hwy Suite A, Baton Rouge, LA 70806

Email: john@bearingpointproperties.com **Phone:** 225-325-3471

Property Owner: 97 Spring Condos, 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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Previously approved project. Updated design to increase from 7 floors to 9 floors.

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

9/22/2023

Date

inside a climate-controlled building, but the next best option would be to place a solid covering over it. After researching solutions, he saw the majority of structures had an industrial structural feel to them; this is not a passenger train but a logging train and should have an industrial feel to it. The museum was a cold storage warehouse with a dry grocery warehouse across the street. He explained it is hard to see the location of the entrance to the building since it is a warehouse with solid doors, and the ramp is not ADA accessible. Bringing everything to the same level would make it easier to access. Also, this is an archaeological site which requires minimal ground disturbance, and they did not want to rely on the historic brick building for support.

Mr. Spencer advised this was his firm's first opportunity to be professionally engaged with the Historic Trust, and they were honored to have the opportunity. He explained the building was a historic warehouse and somewhat unscathed. As noted, the entrance was clumsy with no architectural signaling for direction, and the one ADA ramp is the same exit ramp for exiting the museum after visiting the trains. With the donation, there was an opportunity to not only address the sheltering of the railcars but to also make an ADA entrance in a plaza where many of the visitors have the opportunity to be in an area where they could prepare for a tour inside the museum. They would then come out the south-facing doors where they see a reader board and the railcars. He explained the strategy was to create a reliable protection for the railcars. He indicated that as they studied it, the kalwall was the light transmitting material which prevented the features to be lost in the shadows. They felt it was appropriate by allowing a structure that minimizes impact on an archaeological site, and they liked the cadence of the grid.

Board Member Mead was impressed with making a train platform out of this display, and it was well thought out. He pointed out the columns inboard of the platform and asked if there was a way they could be moved outboard or integrated with the wall for a more effective area. Mr. Spencer stated he would like to explore the distance between the north edge of the cars and that brick face. Board Member Ramos addressed the curbed ADA ramp and hoped it was accessible. Mr. Spencer explained it was determined on how tight the radius would be. **Board Member Yee advised the design was great and made a motion to approve the conceptual application as submitted, seconded by Board Member Courtney. The motion carried 6 to 0.** Mr. Pristera explained that the project was made possible by a donation from Barbara Goggins who had been a longtime supporter of the Trust but had unexpectedly passed away.

Item 12

200 BLK W. Garden St

PHBD / GCD

New Construction

C-2 / C-2A

Action taken: Approved with Abbreviated Review.

Bearing Point Properties is seeking *FINAL* review of a new mixed-use, multi-family property located at the corner of Garden Street and Spring Street. The proposed mixed-use project includes approximately 329 residential units offered for rent, 53 condominium units offered for sale, and approximately 37,000 square feet of grocery retail space. The conceptual package for this project was approved in August 2021, and the final plans have incorporated the Board's previous comments.

Mr. Buzzell presented to the Board and stated he appreciated the Board's review of the project. Danny Baldassaro advised the project was still 329 residential units with seven levels of parking and ground retail space. The condominium building had not changed.

Mr. Wyatt indicated in August, comments were made that they were too whimsical on the number of materials and material transitions on the north elevation on West Garden. They tried to create more of a central downtown building with masonry structure on the corner. They played down the cornice and cleaned up the lines and brought the masonry up above the grocery and parking element. They adjusted the canopies and awnings on the ground floor to a pedestrian scale. Along

Spring Street, they adjusted the plinth, addressed the exterior windows on the corners, and removed the balconies on those units, treating the windows as more industrial; all the window trims are dark. The openings to the parking about the retail are treated in a similar manner with dark metal and screening. With the existing arch elements on Spring and Garden, they carried the arch theme on the upper floor windows. They also reduced the number of material transitions and increased the masonry for a much cleaner look.

Concerning the line-of-sight study, the garage would not be visible. Even though the garage is seven levels, it does not have a cover on the 7th level and does not project above the sight lines. The prefabricated steel system screening of the condensers above the multi-family structure was added.

Historic Preservation Planner Harding stated in comparing what was conceptually approved to this presentation, the Board's concerns had been addressed. Board Member Mead indicated he liked the changes; he had suggested pulling from the School Board arches as opportunities but explained they did not have to use those arches if they didn't want to. He did point out the historic paver patterns taking elements from the historic school wall as an excellent design choice and a great opportunity and hoped they would be used in some prominent locations to tie things together. Chairperson Salter thought the comments from the Board had been incorporated very well and thought they had balanced some of Pensacola into this building. He really appreciated what had been done at the corner in creating that corner anchor.

Brent Guilbeau addressed the Board concerning the 54 condo units at Romana and Spring. They developed the lobby and amenity space on the first floor; he presented condo elevation development with the materials palate; the typical floor has three 3-bedroom condos and six 2-bedroom condos; they addressed roof top and material changes. Chairperson Salter asked for the stucco colors, and it was clarified that the white stucco would be used in the horizontal balcony areas, and the tan was the large vertical pieces. The brick color was determined to be cherry wood which was the same brick on the apartment complex. The vertical LED lighting on the southeast corner was pointed out. Staff indicated there were no strict lighting requirements in the Palafox Historic Business District. Chairperson Salter was concerned that the vertical lighting to some extent would be going beyond their boundaries. Mr. Guilbeau advised in this case it was more of an accent and not lighting the streetscape. Board Member Yee thought it could be a nice accent. They indicated they would be mindful to any intrusion on the residents. Board Member Mead suggested if it had something that made it wash the building rather than project the light, it would meet the architectural intent. Board Member Ramos asked about the color of the glazing, and Mr. Guilbeau advised that had not been determined. Board Member Mead advised he was not a fan of modern architecture, but he thought they had done a lot to bring the appropriate balance and liked the changes to incorporate the curb on Spring to the north and on the corner of Romana; they read well for those in the building as well as for those on the street. He urged them to keep in the same color palate as the stucco.

Mr. Dana stated they were trying to improve the streetscape and the streetscape experience, with the building being a nice anchor to downtown; connectivity would be improved with wider sidewalks. The paver patterns taken from the historic wall would provide more interest. They had also further developed the amenity courtyards and the rooftop elements on the condo building and a pool deck on top of the garage. Mr. Alexander stated the historic elements they took from the art deco wall on Garden Street was incorporated along Garden, Spring and Romana, repeating the paver patterns. The paver colors were provided. Chairperson Salter stated the introduction to the paver pattern relates to the remnant of the wall, and these elements tie this building to Pensacola. He pointed out regarding the landscape plan, it was generally appropriate except for the palm tree. Because this project was in the historic district, maintaining the fabric in the building

as well as the landscaping was important, and the palm tree represented a tropical environment; for this project, that one element was not appropriate. Board Member Mead agreed with that comment. Mr. Dana was happy to change that on the streetscape. He did feel that they worked in the courtyards since there was underground stormwater storage, and they were limited in tree canopies. Chairperson Salter stated with the courtyards, they were creating an environment for the residents, and he did not have an issue with them in that location but not on the public streets. Board Member Courtney asked that they use native plants to make everyone's life easier. Advisor Pristera asked if Public Works would review the right-of-way, and staff advised they would. Mr. Dana advised they bumped Garden Street out to the DOT right-of-way to allow enough room for the sidewalk and to get up to the new building finished floor; they did the same on the northern half of Spring Street. Board Member Ramos pointed out the need for more work on the condo entrance side and landscaping, but he felt the project was going in the right direction. Board Member Mead clarified the Board had approved demolition contingent on this final approval, and staff stated the demolition had been approved, but what had not been approved was the allowance to pull the demolition permit.

Board Member Mead made a motion for final approval and gave appreciative thanks for the effort put into the rework. Chairperson Salter made an amendment that the palm trees were not approved and would need to be substituted with a more appropriate tree, and it was accepted. Board Member Fogarty amended the motion to require that the final finish selections for the condo unit be submitted for an abbreviated review, and it was accepted. Staff confirmed any changes would be submitted for an abbreviated review. Advisor Pristera noted on other large projects, the Board required physical samples of the brick, and this was agreed to by the applicants. Staff explained the abbreviated review process would take 7 to 10 days and would be presented to an architect on the Board to review internally and then presented to Mr. Pristera as the ARB Advisor. Board Member Mead amended the motion to include samples. Chairperson Salter wanted an amendment to clarify that the building signage was not included in the approval, and it was accepted. Board Member Yee seconded the motion, and it carried 6 to 0.

ADJOURNMENT – With no further business, the meeting adjourned at 5:48 p.m.

Respectfully Submitted,

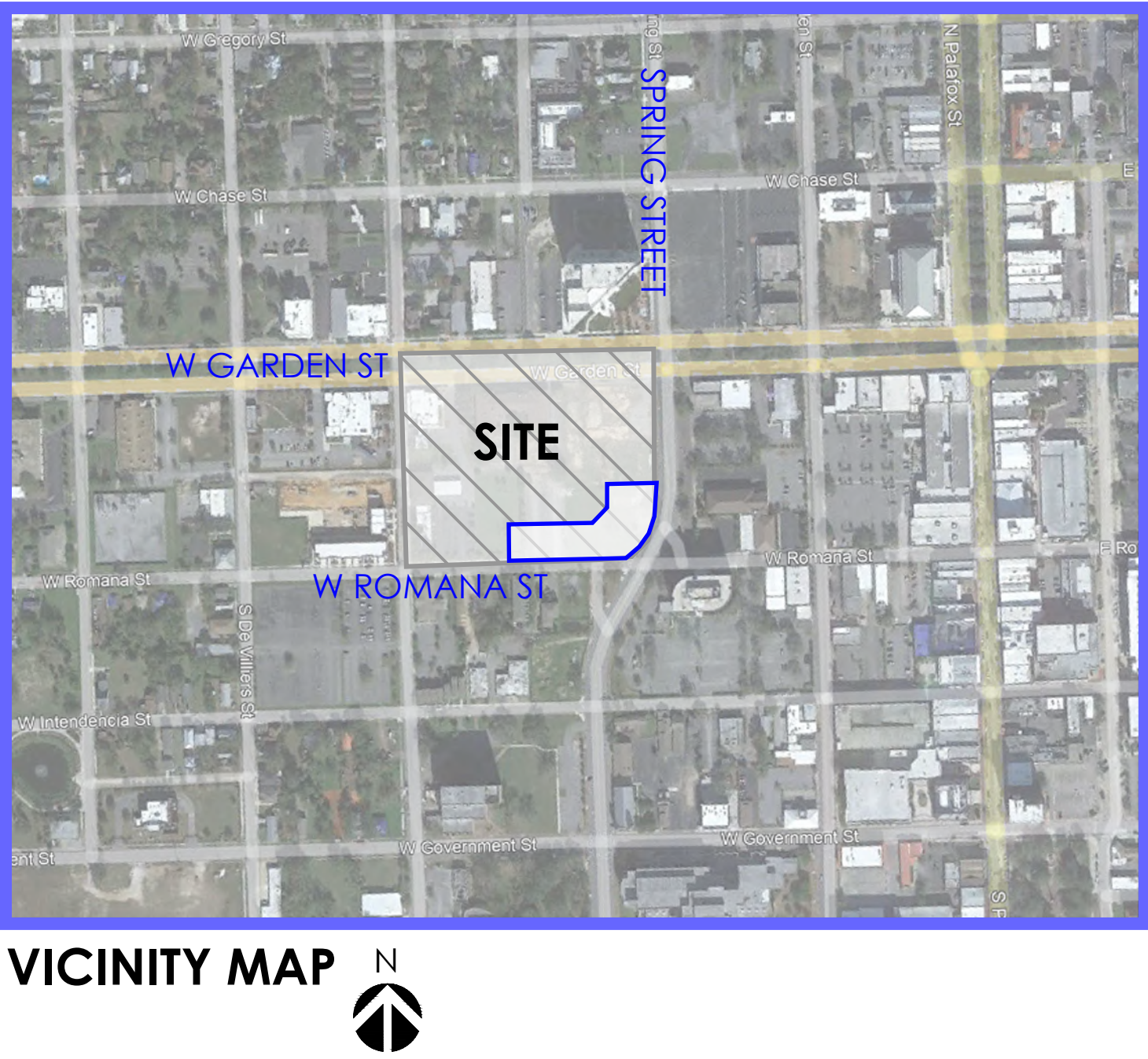
Historic Preservation Planner Harding
Secretary to the Board

200 Block West Garden St.

City of Pensacola ARB Submission

Condominium Details

By: Bearing Point Properties



7 FLOORS + ROOF TERRACE + POOL DECK

BUILDING GROSS SQUARE FEET + UNIT COUNT

-1ST FLOOR		11,505 SF
-2ND FLOOR	9 UNITS	22,085 SF
-3RD FLOOR	9 UNITS	22,085 SF
-4TH FLOOR	9 UNITS	22,085 SF
-5TH FLOOR	9 UNITS	22,085 SF
-6TH FLOOR	9 UNITS	22,085 SF
-7TH FLOOR	9 UNITS	22,085 SF
-ROOF		1,534 SF
TOTAL	54 UNITS	145,549 SF

3D RENDER-VIEW FROM INTERSECTION OF SPRING ST AND ROMANA ST

SIGNAGE PROVIDED ELSEWHERE
LANDSCAPED AREA/WALKS PER LANDSCAPE DRAWINGS

LEGEND:

-12"x18", 14"x18", 14"x30", 14"x34", 14"x20", 14"x60", 18"x44", 18"x36", 16"x34", 20"x20", 24"x24, 18"x CONC. COL. RE: GSD-9 FOR COL. REINF.

- 8" CONC. BEARING & SHEAR WALL

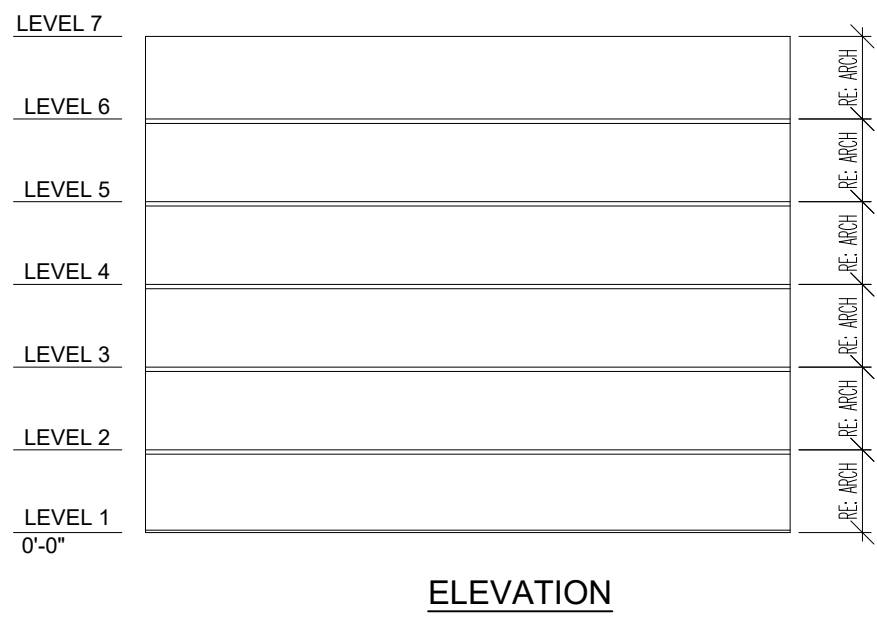
AUGER CAST-IN-PLACE (ACIP) PILE:
PILE REINF AND PILE CAP REINF. SCHED. RE: SD1-2.

18" PILE NUMBERS PER CAP

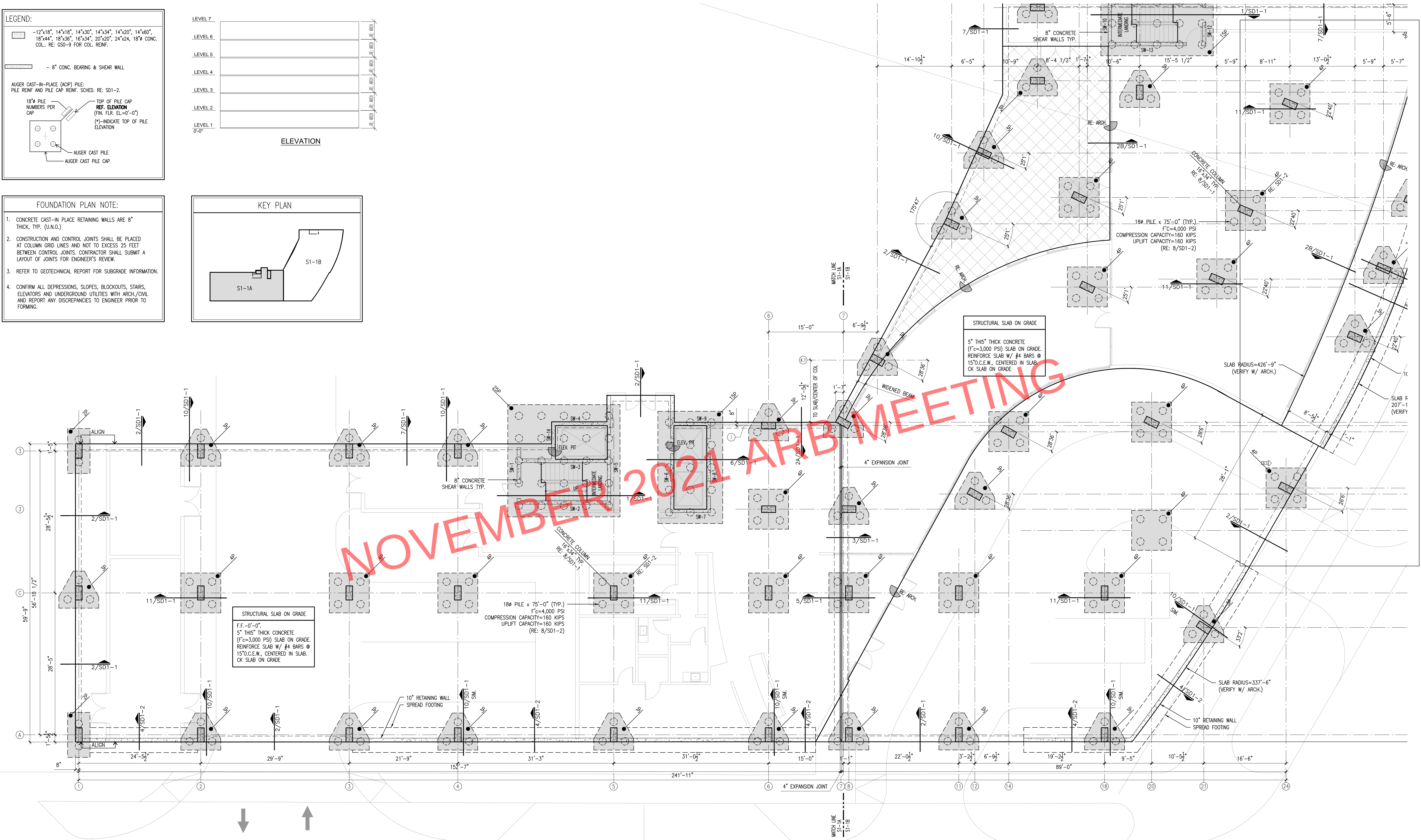
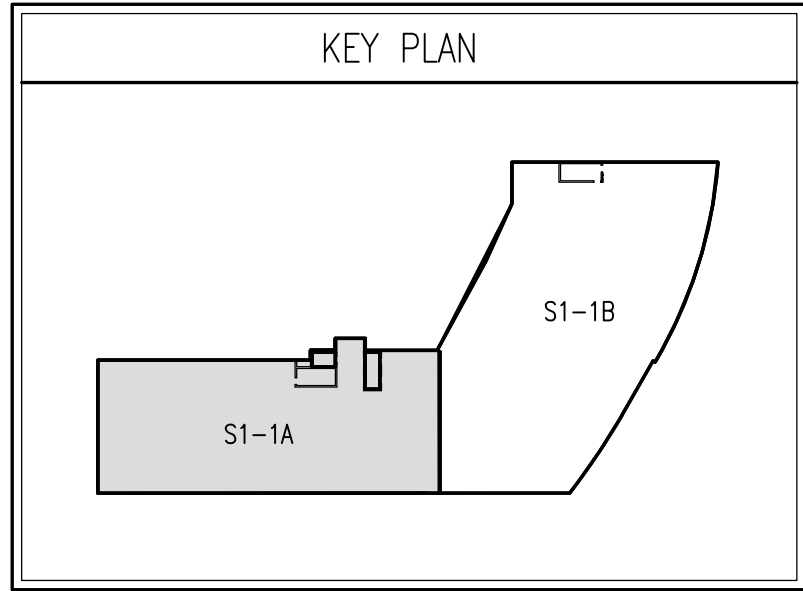
TOP OF PILE CAP REF. ELEVATION (FIN. FLR. EL.=0'-0")
(*) INDICATE TOP OF PILE ELEVATION

AUGER CAST PILE

AUGER CAST PILE CAP



- FOUNDATION PLAN NOTE:**
1. CONCRETE CAST-IN PLACE RETAINING WALLS ARE 8" THICK, TYP. (U.N.O.)
 2. CONSTRUCTION AND CONTROL JOINTS SHALL BE PLACED AT COLUMN GRID LINES AND NOT TO EXCESS 25 FEET BETWEEN CONTROL JOINTS. CONTRACTOR SHALL SUBMIT A LAYOUT OF JOINTS FOR ENGINEER'S REVIEW.
 3. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE INFORMATION.
 4. CONFIRM ALL DEPRESSIONS, SLOPES, BLOCKOUTS, STAIRS, ELEVATORS AND UNDERGROUND UTILITIES WITH ARCH./CIVIL AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO FORMING.



LEGEND:

12"x18", 14"x18", 14"x30", 14"x34", 14"x20", 14"x60", 18"x44", 18"x36", 16"x34", 20"x20", 24"x24, 18"x CONG. COL. RE: GSO-9 FOR COL. REINF.

8" CONC. BEARING & SHEAR WALL

AUGER CAST-IN-PLACE (ACIP) PILE:
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18" PILE NUMBERS PER CAP

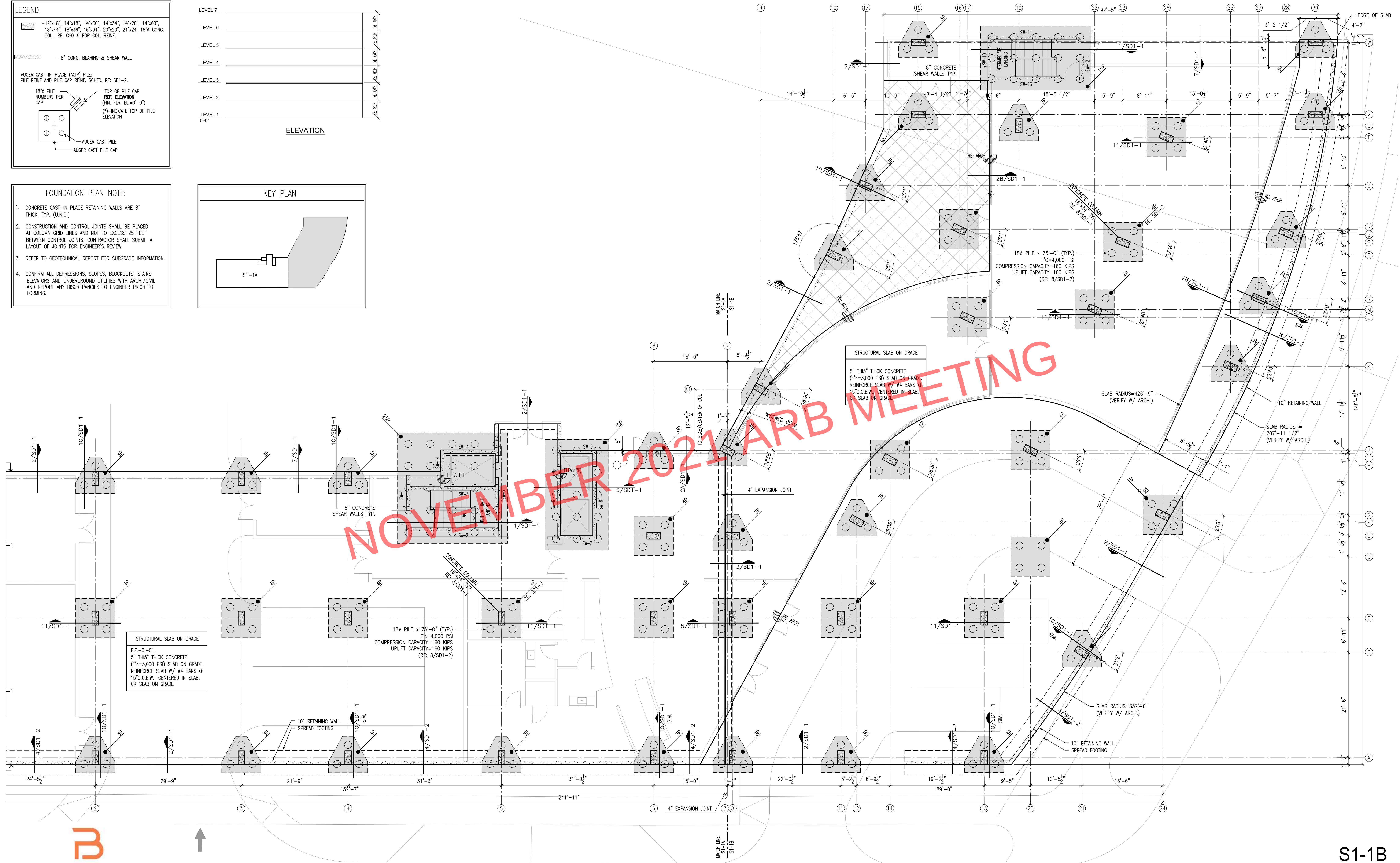
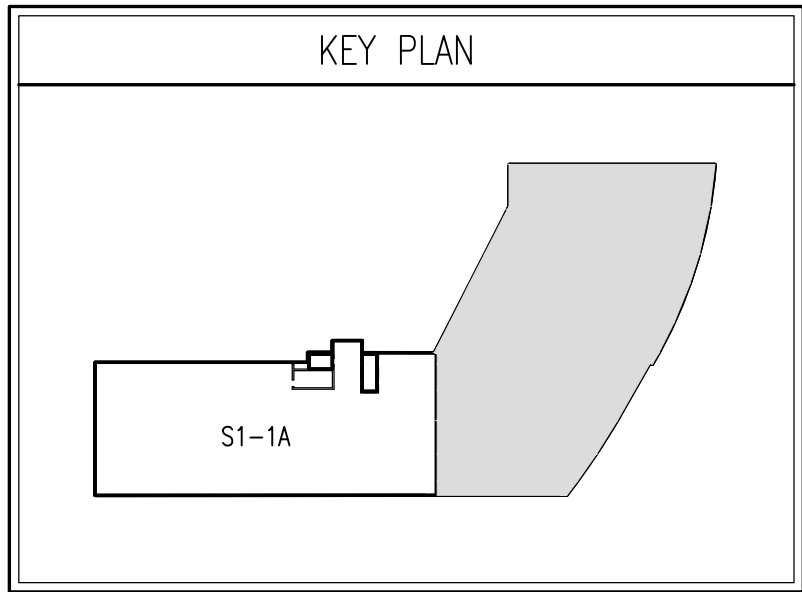
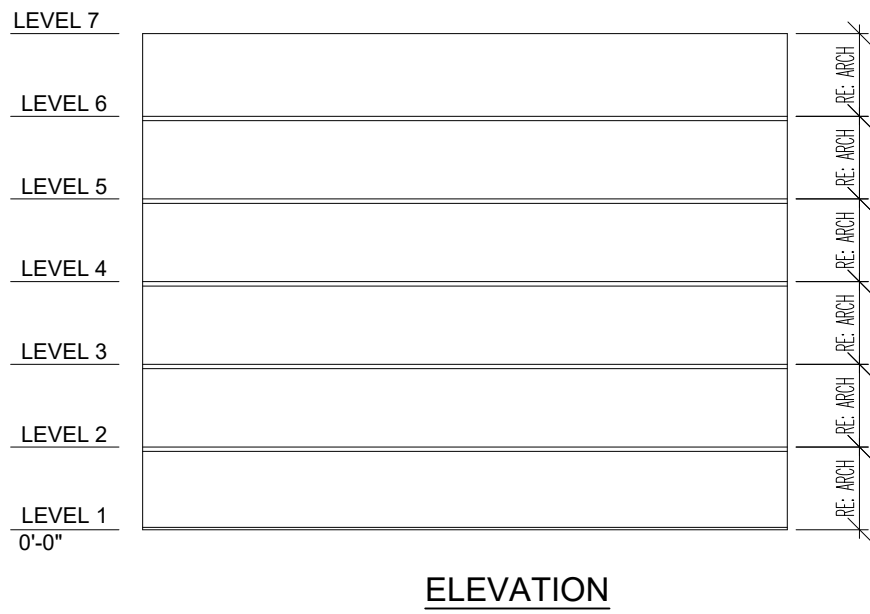
TOP OF PILE CAP REF. ELEVATION (FIN. FLR. EL.=0'-0")
(*)-INDICATE TOP OF PILE ELEVATION

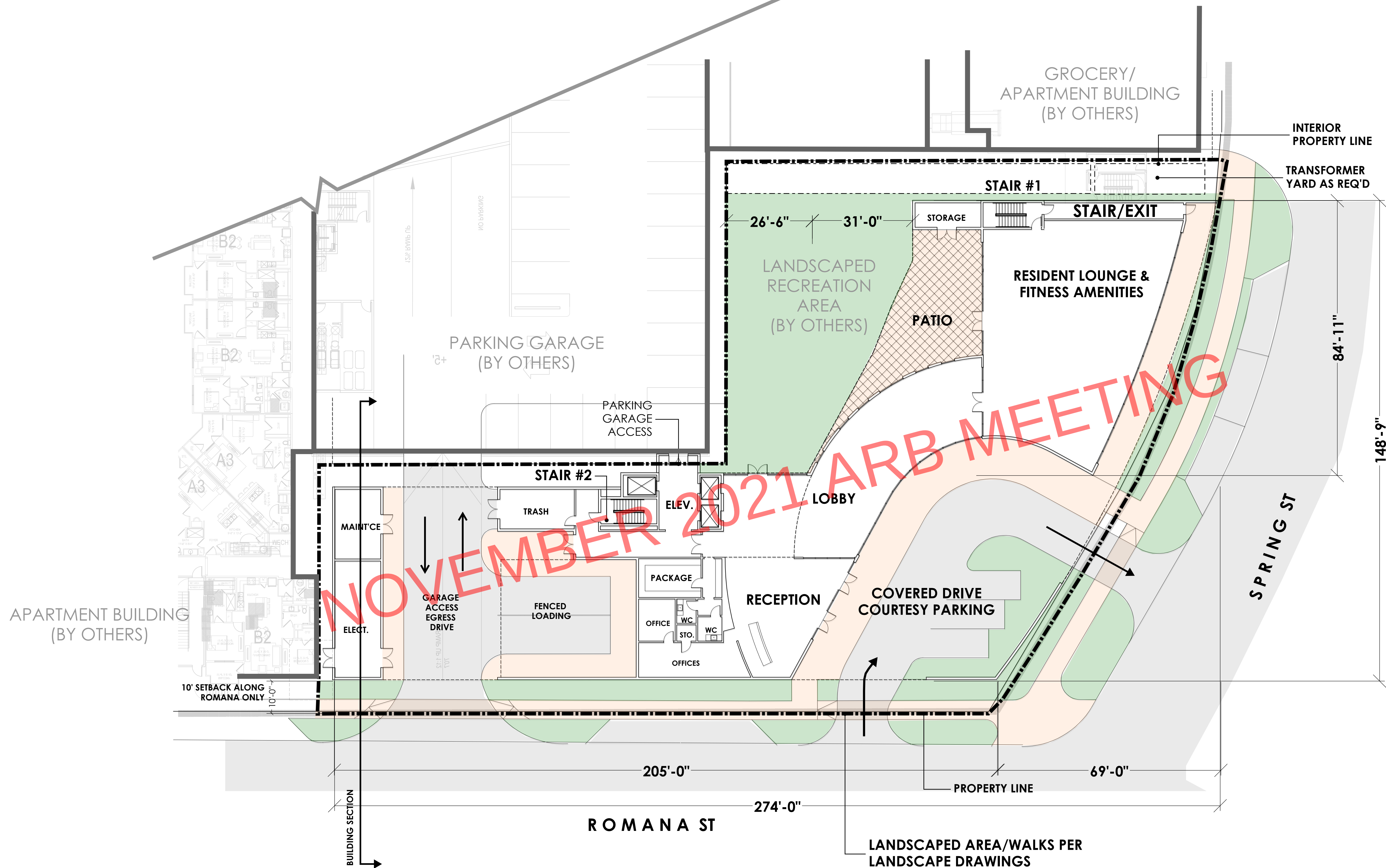
AUGER CAST PILE

AUGER CAST PILE CAP

FOUNDATION PLAN NOTE:

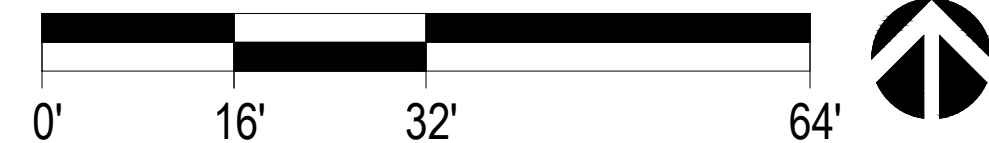
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LEVEL 1 FLOOR PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

CP
Coleman
Partners
ARCHITECTS LLC

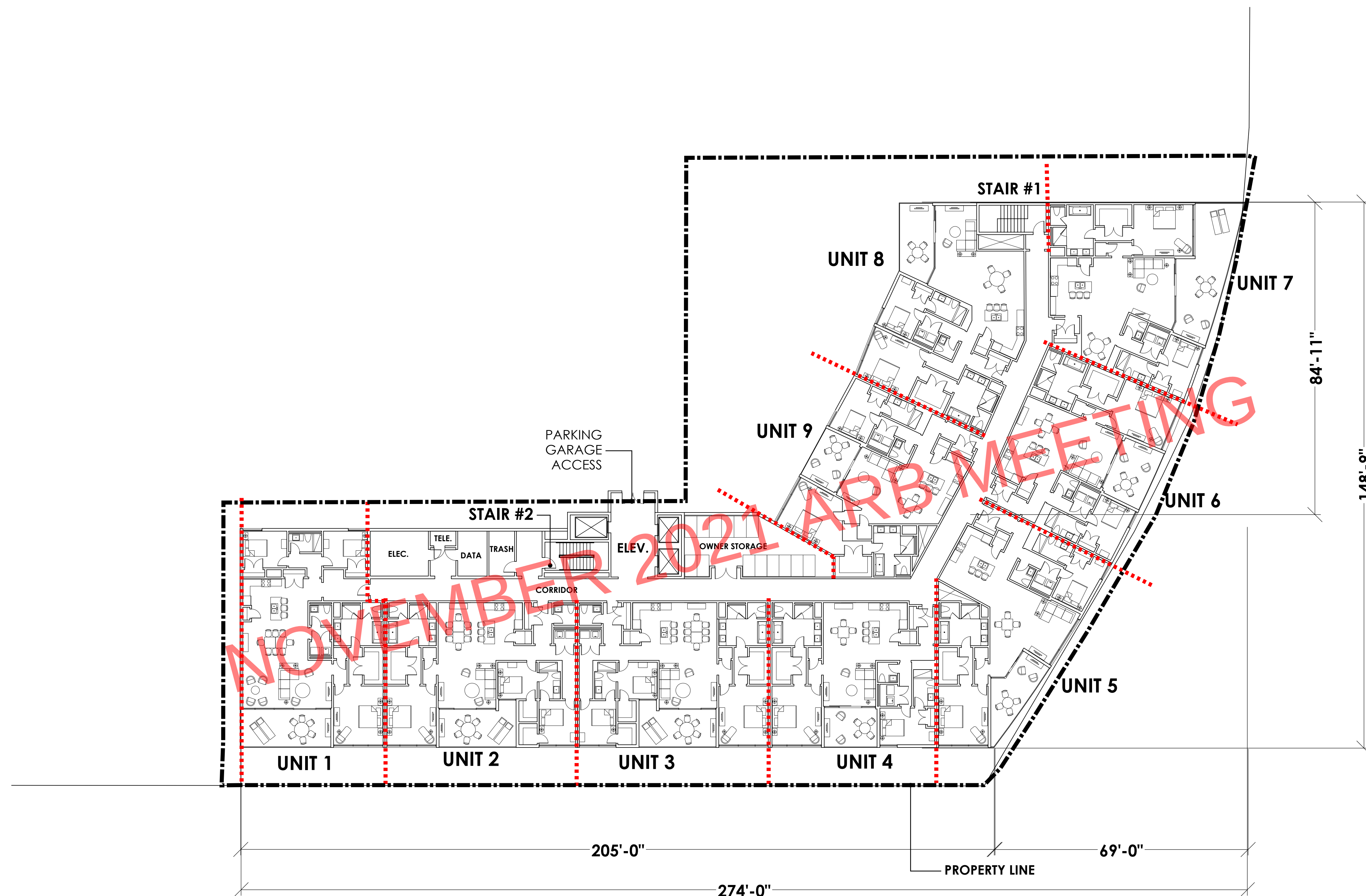
Jerry Pate
Design

LEVEL 1 FLOOR PLAN

OCTOBER 26, 2021

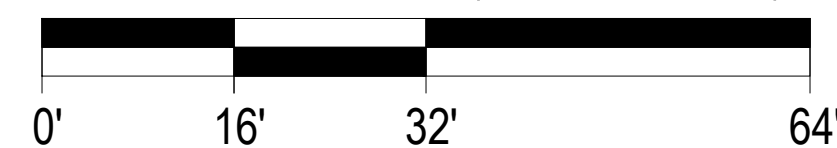
200 BLOCK OF WEST GARDEN ST.

PENSACOLA, FL
HPA# 21006



LEVEL 2-7 FLOOR PLANS

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



BEARING POINT
PROPERTIES

**HUMPHREYS
& PARTNERS**
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

C Coleman
Partners
ARCHITECTS LLC

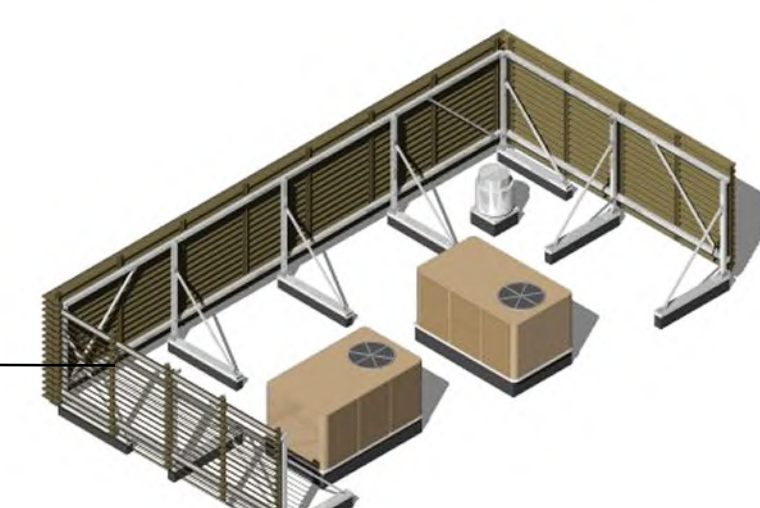
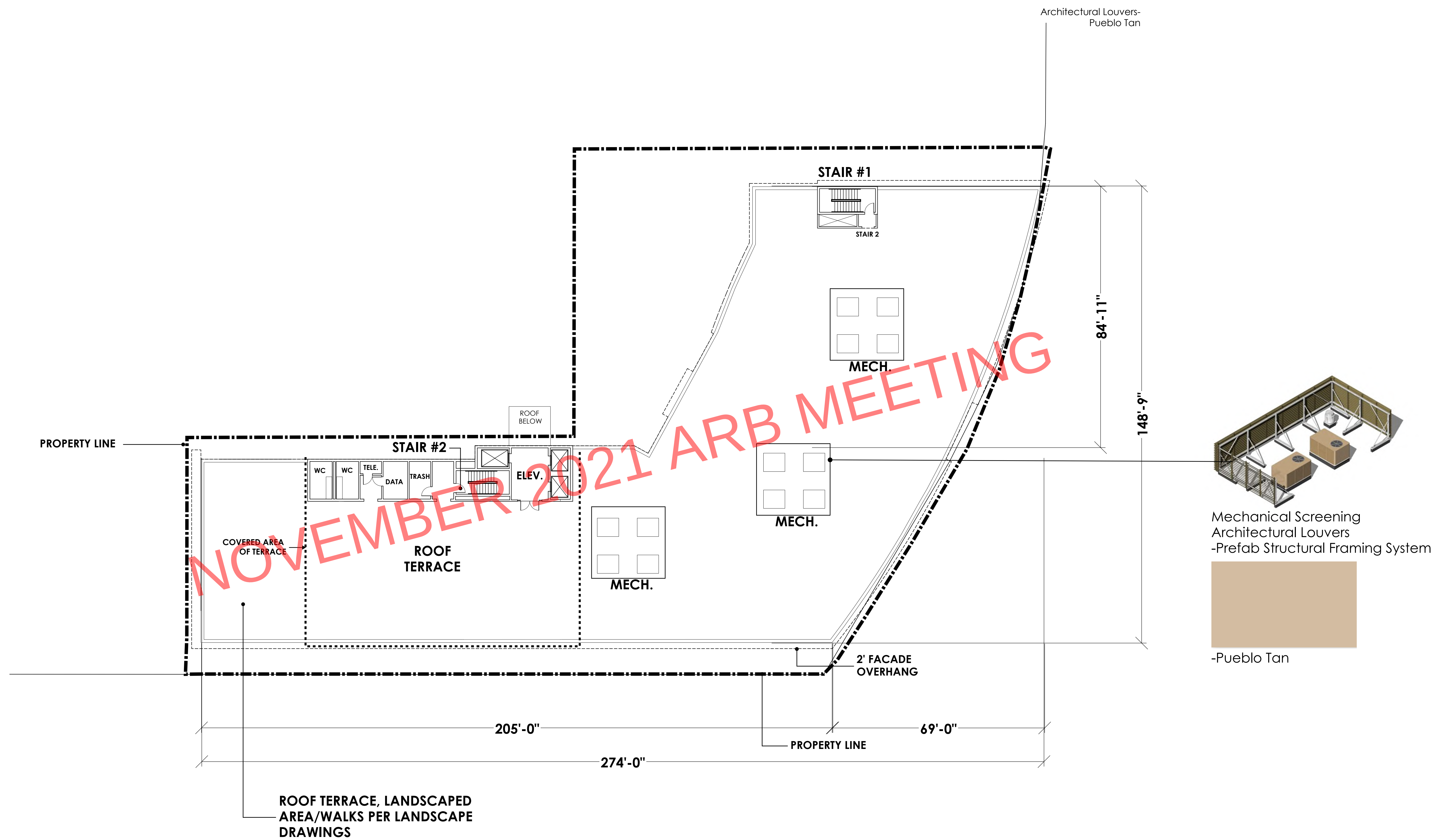
Jerry Pate
Design

LEVEL 2-7 FLOOR PLANS

OCTOBER 26, 2021

200 BLOCK OF WEST GARDEN ST.

PENSACOLA, FL
HPA# 21006



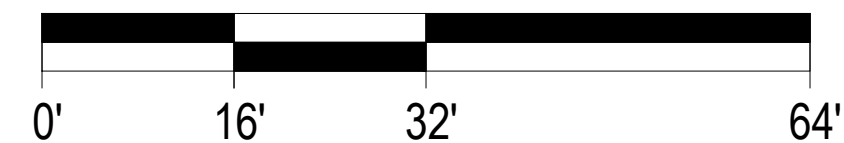
Mechanical Screening
Architectural Louvers
-Prefab Structural Framing System



-Pueblo Tan

ROOF PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

CP
Coleman
Partners
ARCHITECTS LLC

JP
Jerry Pate
Design

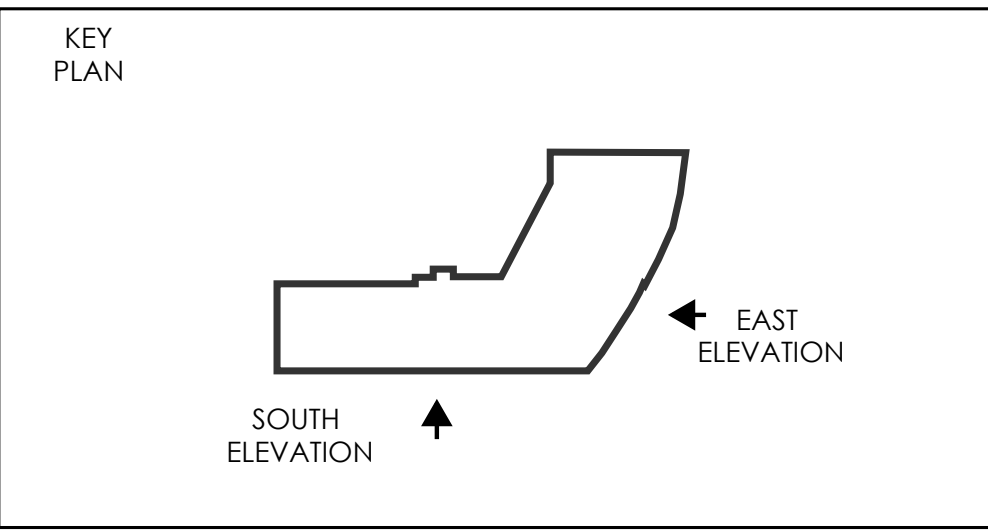
ROOF PLAN

OCTOBER 26, 2021

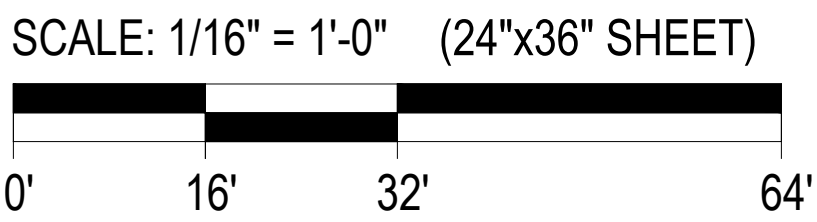
200 BLOCK OF WEST GARDEN ST.

PENSACOLA, FL

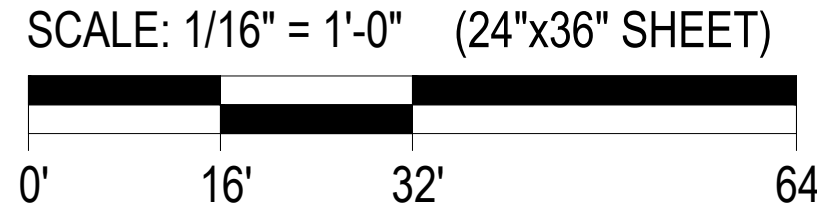
HPA# 21006



SOUTH ELEVATION - ROMANA ST



EAST ELEVATION - SPRING ST



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

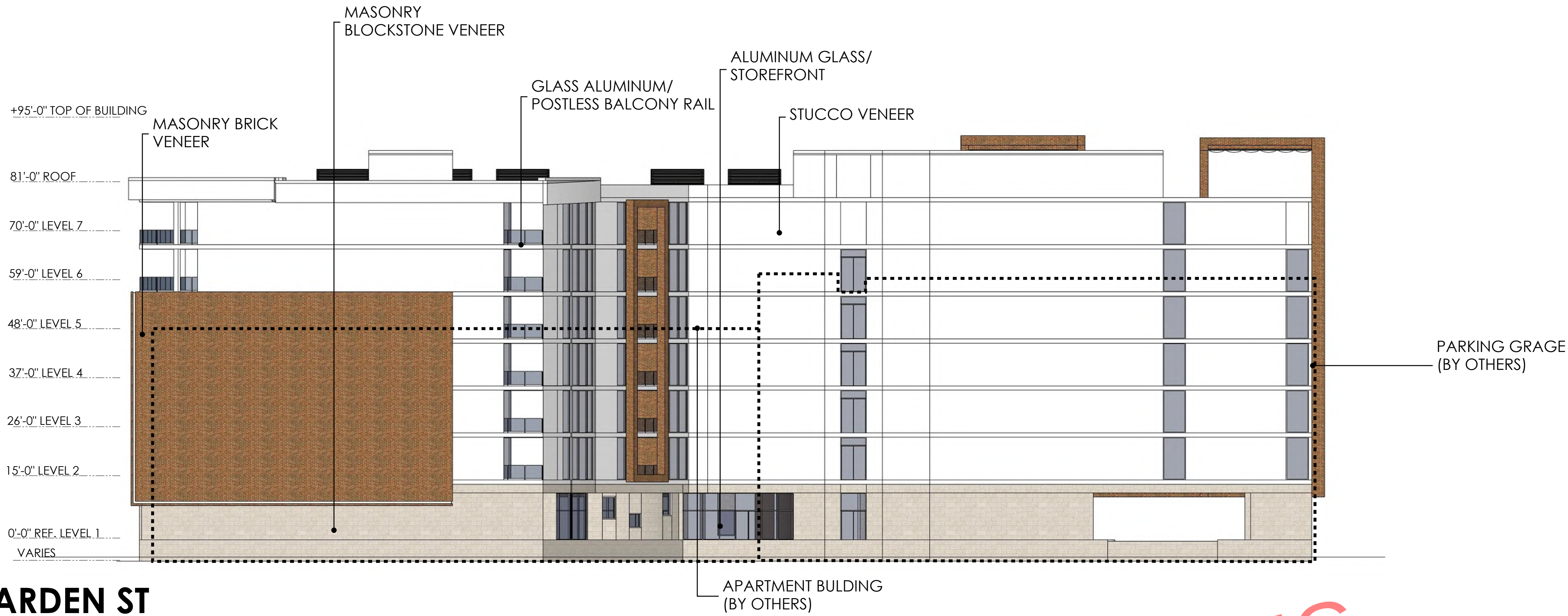
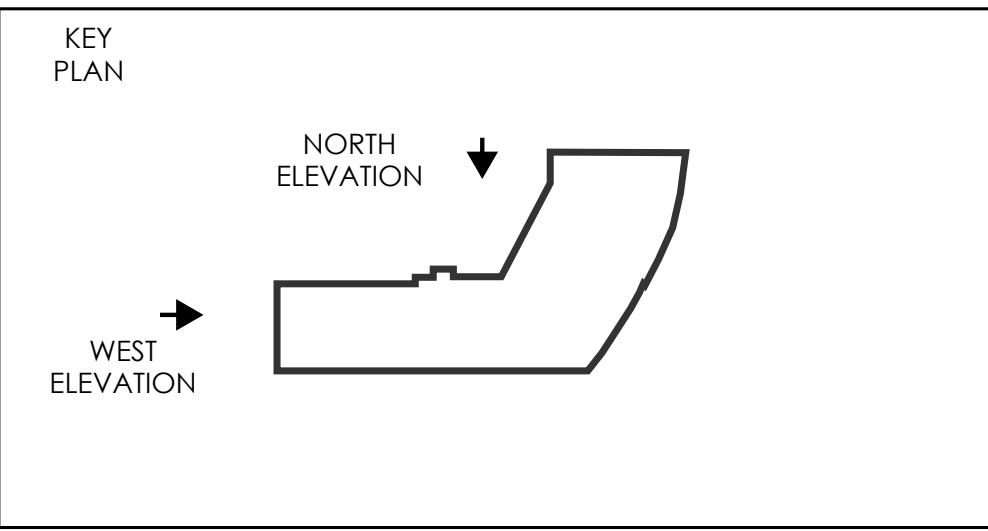


SOUTH AND EAST ELEVATIONS

OCTOBER 26, 2021

200 BLOCK OF WEST GARDEN ST.

PENSACOLA, FL
HPA# 21006



NORTH ELEVATION - GARDEN ST

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'



WEST ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

Coleman
Partners
ARCHITECTS LLC

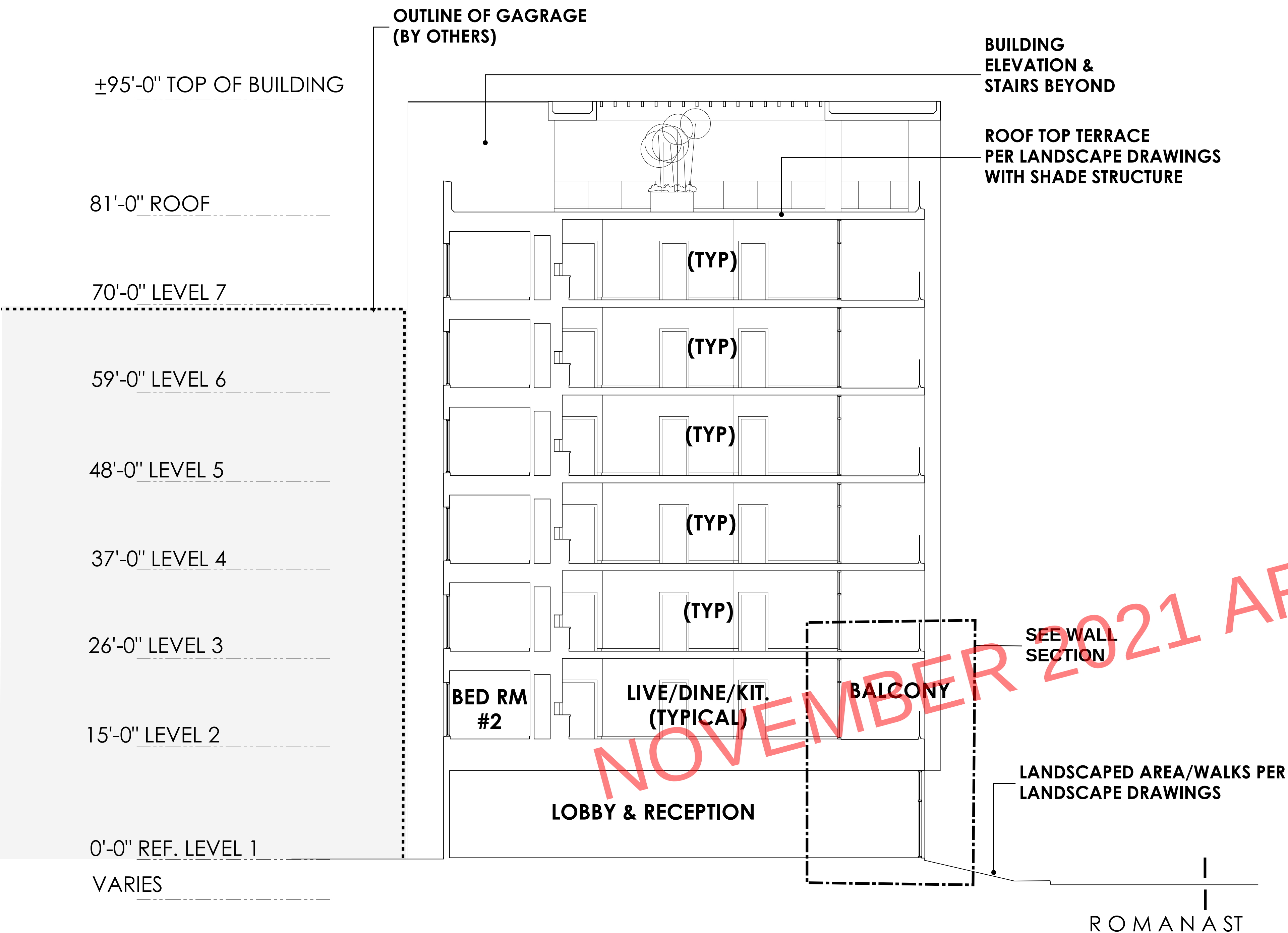
Jerry Pate
Design

NORTH AND WEST ELEVATIONS

OCTOBER 26, 2021

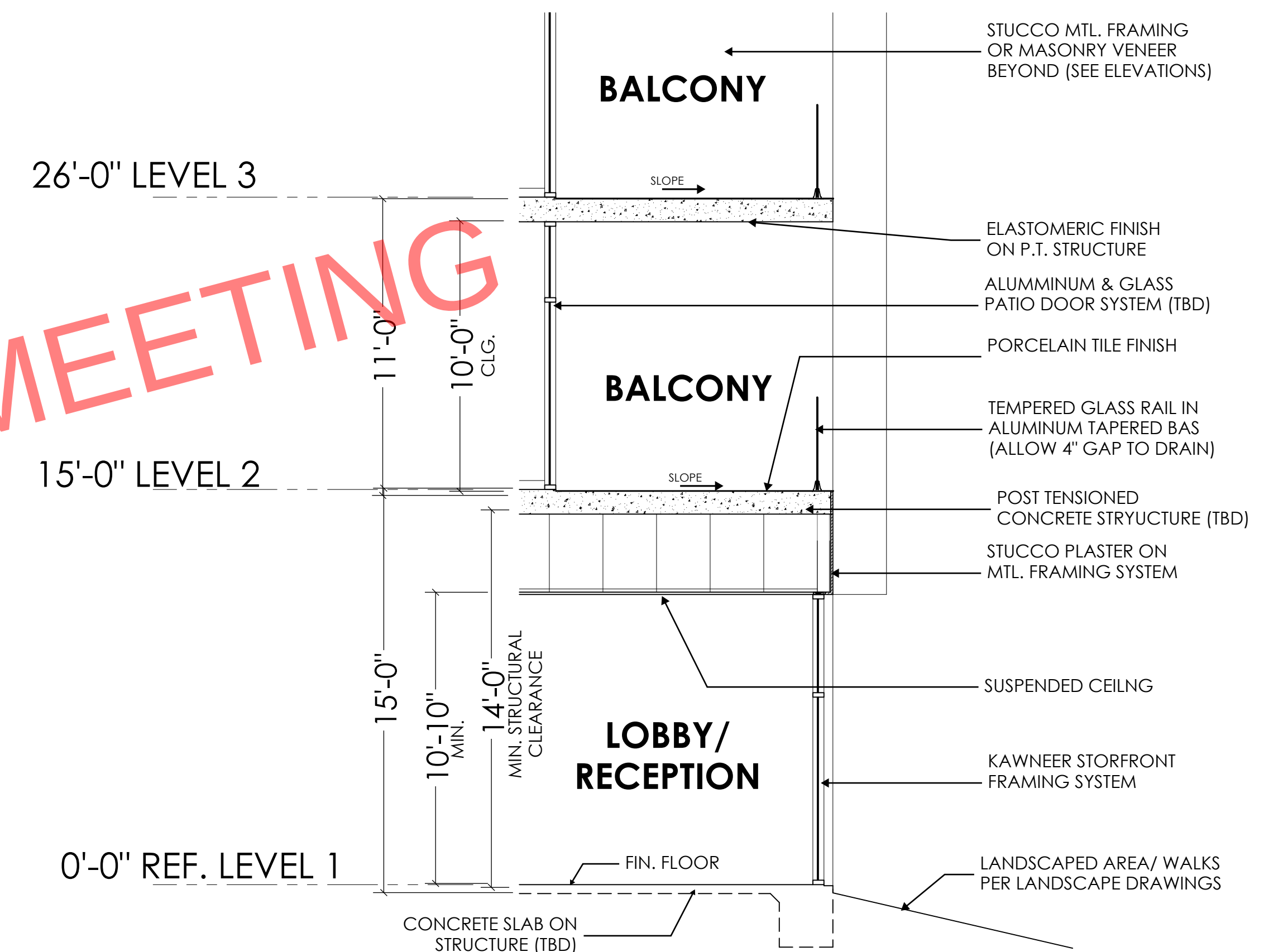
200 BLOCK OF WEST GARDEN ST.

PENSACOLA, FL
HPA# 21006



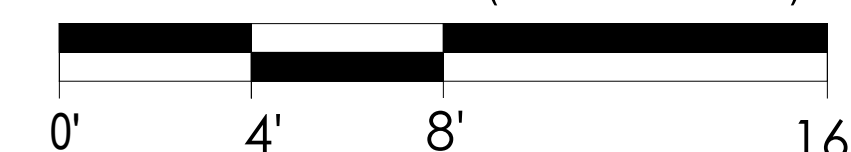
BUILDING SECTION

SCALE: 1/8" = 1'0" (24"x36" SHEET)



WALL SECTION

SCALE: 1/4" = 1'0" (24"x36" SHEET)



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

Coleman
Partners
ARCHITECTS LLC

Jerry Pate
Design

SECTIONS

OCTOBER 26, 2021

200 BLOCK OF WEST GARDEN ST.

PENSACOLA, FL

HPA# 21006

121



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

**Architectural Review Board Application
Abbreviated Review**

Application Date: 08/25/2022

Project Address: 200 Block West Garden St

Applicant: Bearing Point Properties, LLC

Applicant's Address: 6859 Jefferson Hwy Suite A, Baton Rouge, LA 70806

Email: john@bearingpointproperties.com **Phone:** (225) 325-3471

Property Owner: 200 West Garden LLC

(If different from Applicant)

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

There is a \$25 Application Fee for the following project types:

- ☐ Change of Paint Color(s) Body: _____
Trim: _____
Accent: _____
- ☐ New/Replacement Sign(s) Sign Type: _____
Dimensions: _____
Colors: _____
- ☒ Minor Deviation to an Approved Project / Change of Roofing Material / Fence Solar Panels Description: Final material samples received.

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.


ARB Secretary Signature

8.31.2022

Date

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

 11.02.2022
Architect Signature / Date

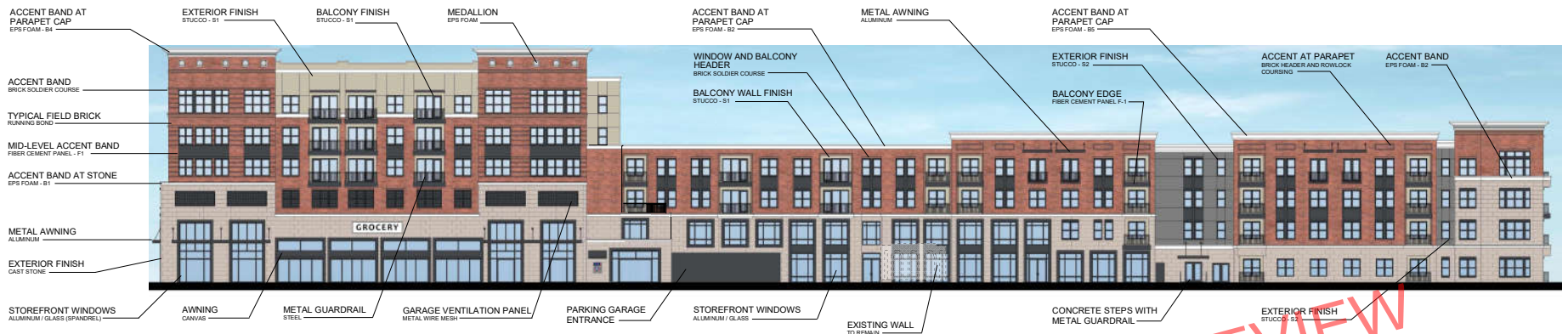
Comments: _____
Approval is based on most recent information provided and response to reviewer comments.
Approval is dependent on existing protected historic walls remaining.

 11/3/22
UWFHT Representative Signature / Date

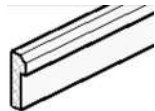
Comments: _____

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





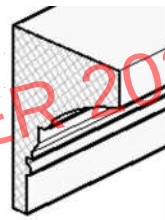
North Elevation - Garden Street



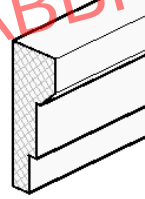
B1
COLOR: SW6276
EPS FOAM SHAPE AT
CAST STONE VENEER



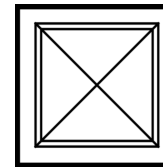
B2
COLOR: SW6276
EPS FOAM SHAPE AT
MINOR PARAPETS



B4
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARAPETS



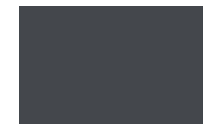
B5
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARAPETS



MEDALLION
COLOR: SW7073
EPS FOAM SHAPE



**GARAGE
VENTILATION
PANELS**
COLOR: BLACK
WIRE MESH
McNICHOLS ECO-MESH



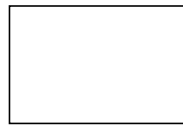
F2
COLOR: SW6276
FIBER CEMENT PANEL AT
MID LEVEL ACCENT BANDS
BALCONY EDGES



S1
COLOR: STO #93240 - SMOKED PUTTY
TEXTURE: FLOAT / SAND
STUCCO AT TOP FLOOR AND
BALCONY WALLS



S2
COLOR: STO #11403 - BURNT ASH
TEXTURE: FLOAT / SAND
STUCCO AT 4 STORY APARTMENTS



S3
STUCCO AT PARAPET



BRICK
COLOR: RED WIRECUT
MERIDIAN BRICK
COLUMBIA ARCHITECTURAL



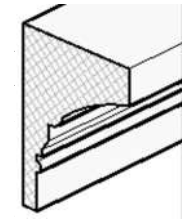
CAST STONE VENEER
COLOR: LINEN
SIZE: W16" X H8"
EL DORADO STONE
MARQUEE 24 DOVE TAIL



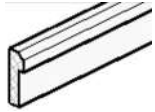
CANVAS AWNINGS
COLOR: BLACK



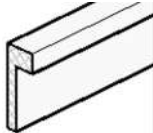
**GUARDRAILS
METAL AWNINGS**
COLOR: SW6276



B4
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARAPETS



B1
COLOR: SW6276
EPS FOAM SHAPE AT
CAST STONE VENEER



B2
COLOR: SW6276
EPS FOAM SHAPE AT
MINOR PARAPETS



F2
COLOR: SW6276
FIBER CEMENT PANEL AT
MID LEVEL ACCENT BANDS
BALCONY EDGES



CANVAS AWNINGS
COLOR: BLACK



BRICK
COLOR: RED WIRECUT
MERIDIAN BRICK
COLUMBIA ARCHITECTURAL



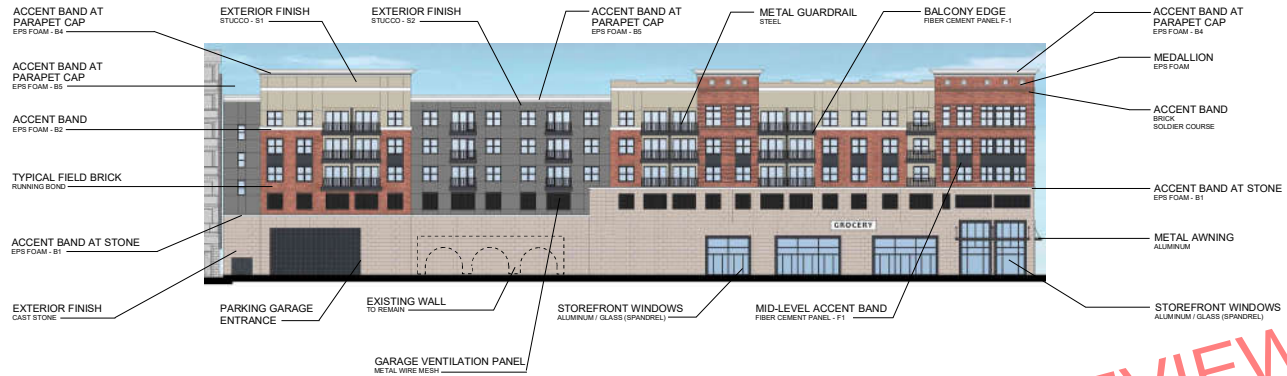
CAST STONE VENEER
COLOR: LINEN
SIZE: W16" X H8"
EL DORADO STONE
MARQUEE 24 DOVE TAIL



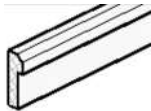
Lobby Elevation - Side



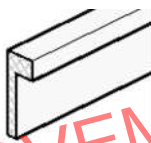
Lobby Elevation - Front



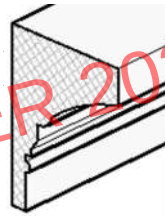
East Elevation - Spring Street



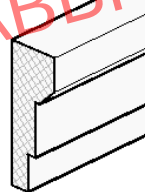
B1
COLOR: SW6276
EPS FOAM SHAPE AT
CAST STONE VENEER



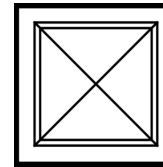
B2
COLOR: SW6276
EPS FOAM SHAPE AT
MINOR PARAPETS



B4
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARAPETS



B5
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARAPETS



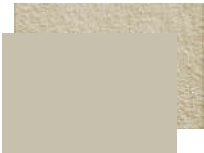
MEDALLION
COLOR: SW7073
EPS FOAM SHAPE



**GARAGE
VENTILATION
PANELS**
COLOR: BLACK
WIRE MESH
McNICHOLS ECO-MESH



F2
COLOR: SW6276
FIBER CEMENT PANEL AT
MID LEVEL ACCENT BANDS
BALCONY EDGES



S1
COLOR: STO #93240 - SMOKED PUTTY
TEXTURE: FLOAT / SAND
STUCCO AT TOP FLOOR AND
BALCONY WALLS



S2
COLOR: STO #11403 - BURN'T ASH
TEXTURE: FLOAT / SAND
STUCCO AT 4 STORY APARTMENTS



S3
STUCCO AT PARAPET



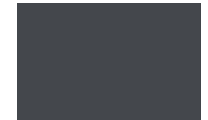
BRICK
COLOR: RED WIRECUT
MERIDIAN BRICK
COLUMBIA ARCHITECTURAL



CAST STONE VENEER
COLOR: LINEN
SIZE: W16" X H8"
EL DORADO STONE
MARQUEE 24 DOVE TAIL



CANVAS AWNINGS
COLOR: BLACK

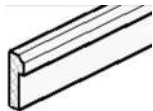


**GUARDRAILS
METAL AWNINGS**
COLOR: SW6276

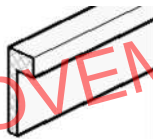
NOVEMBER 2022 ABBREVIATED REVIEW



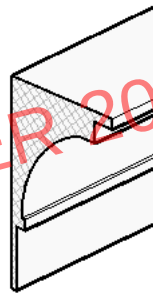
West Elevation



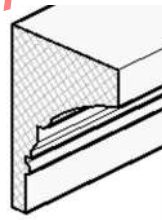
B1
COLOR: SW6276
EPS FOAM SHAPE AT
CAST STONE VENEER



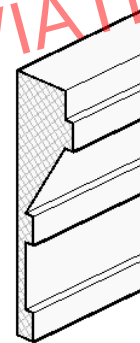
B2
COLOR: SW6276
EPS FOAM SHAPE AT
MINOR PARAPETS



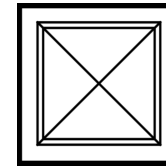
B3
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARAPETS



B4
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARAPETS



B6
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARAPETS



MEDALLION
COLOR: SW7073
EPS FOAM SHAPE



F2
COLOR: SW6276
FIBER CEMENT PANEL AT
MID LEVEL ACCENT BANDS
BALCONY EDGES



S1
COLOR: STO #93240 - SMOKED PUTTY
TEXTURE: FLOAT / SAND
STUCCO AT TOP FLOOR AND
BALCONY WALLS



S2
COLOR: STO #11403 - BURNT ASH
TEXTURE: FLOAT / SAND
STUCCO AT 4 STORY APARTMENTS



S3
STUCCO AT PARAPET



BRICK
COLOR: RED WIRECUT
MERIDIAN BRICK
COLUMBIA ARCHITECTURAL

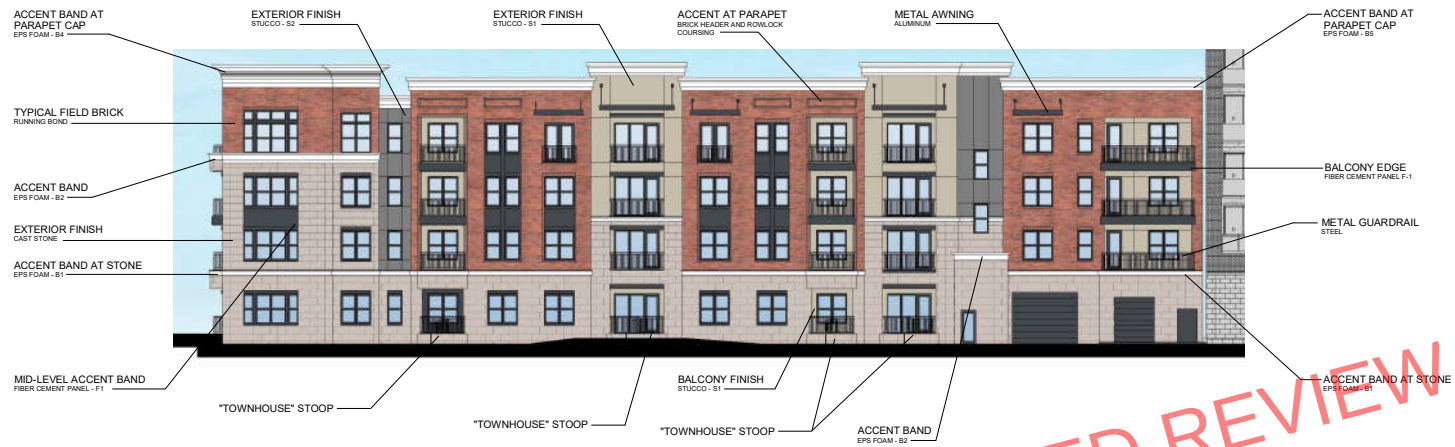


CAST STONE VENEER
COLOR: LINEN
SIZE: W16" X H8"
EL DORADO STONE
MARQUEE 24 DOVE TAIL

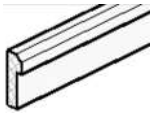


GUARDRAILS
METAL AWNINGS
COLOR: SW6276

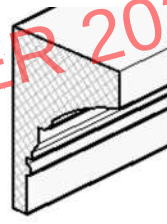
NOVEMBER 2022 ABBREVIATED REVIEW



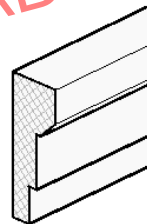
South Elevation - Romana Street



B1
COLOR: SW6276
EPS FOAM SHAPE AT
CAST STONE VENEER



B4
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARPETS



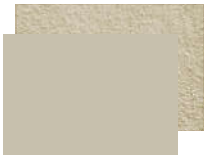
B5
COLOR: SW6276
EPS FOAM SHAPE AT
MAJOR PARPETS



**GARAGE
VENTILATION
PANELS**
COLOR: BLACK
WIRE MESH
McNICHOLS ECO-MESH



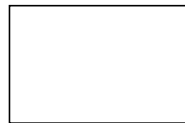
F2
COLOR: SW6276
FIBER CEMENT PANEL AT
MID LEVEL ACCENT BANDS
BALCONY EDGES



S1
COLOR: STO #93240 - SMOKED PUTTY
TEXTURE: FLOAT / SAND
STUCCO AT TOP FLOOR AND
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S2
COLOR: STO #11403 - BURNED ASH
TEXTURE: FLOAT / SAND
STUCCO AT 4 STORY APARTMENTS



S3
STUCCO AT PARAPET



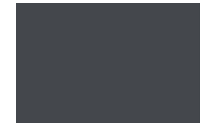
BRICK
COLOR: RED WIRECUT
MERIDIAN BRICK
COLUMBIA ARCHITECTURAL



CAST STONE VENEER
COLOR: LINEN
SIZE: W16" X H8"
EL DORADO STONE
MARQUEE 24 DOVE TAIL



CANVAS AWNINGS
COLOR: BLACK



**GUARDRAILS
METAL AWNINGS**
COLOR: SW6276

Gregg,

I've looked through the packets and would like to request a couple of clarifications and offer one small modification for consideration. My notes are below. Please review and let me know if I overlooked something in the packet or if not, please pass along to the applications.

Thanks,

Derek

Hardscape and Landscape:

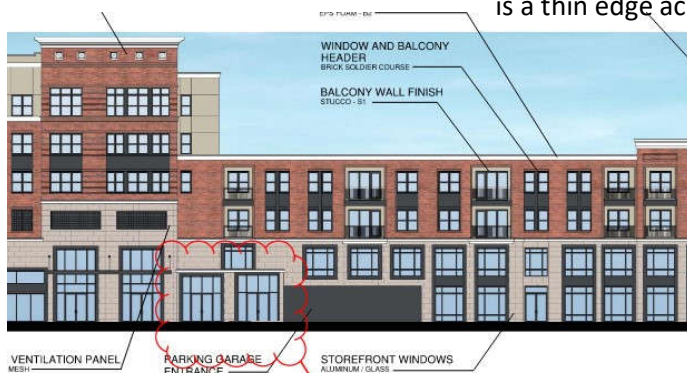
1. Reference sheet L1.24. The corner of the building adjacent to the North side of the garage entrance appears to conflict with the existing historic wall which is to remain.
 - a. Provide clarification on how the existing historic wall will not be compromised.
2. Some of the paver materials are different from the final (Wausau Tile P-102 & P-103 were not in the last submittal, Paver type 7 is different, and P-112 appears to be new also). The Wausau tiles have prominent locations.
 - a. Please provide additional information on this material and pattern.
3. Many of the plantings appear to have changed.
 - a. Please provide graphic information on the new plantings (similar format to the information provided during the final review). Specifically for Camellia, Oakland Red Holly, Cast Iron Plant, Carissa Chinese Holly, Big Blue Liriope, Giant Boarder Grass, Mondo Grass, Shrubby Yew

Mixed use development:

Generally, it appears that all of the townhouse style stoop conditions have been eliminated. These were a nice feature that engaged the street. It is unfortunate they are no longer included.

1. North Elevation – Garden Street:

- a. The Historic wall to remain is no longer represented. This wall must remain. Ensure this wall is not impacted by the design modifications.
- b. There is a new section of ground floor building between the corner grocery and the parking garage entrance. This is a primary elevation
 - i. Please provide additional information on this building modification
 1. Additional elevations
 2. Is this fully enclosed; is there a roof
 3. The proportions of this element do not match those of the adjacent areas
 - a. The windows are the majority of the elevation, and the roof line is a thin edge across the top.

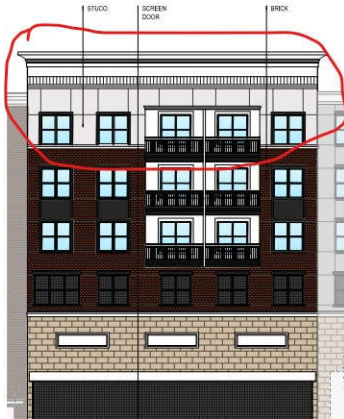


North Elevation - Garden Street

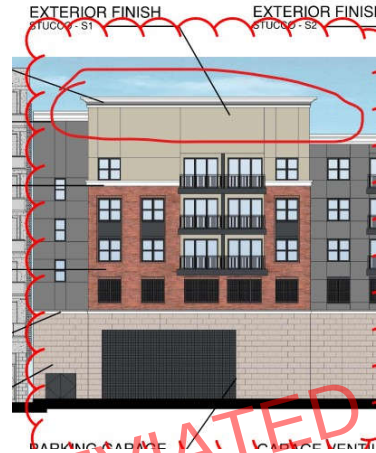


2. East Elevation – Spring Street:

- a. The Historic wall to remain is no longer represented. This wall must remain. Ensure this wall is not impacted by the design modifications.
- b. Refer to the elevation at the garage entrance: The top floor condition has changed in both the number of openings and the cornice condition resulting is a less ornamental cap to this emphasized elevation.
 - i. Suggest enhancing the cornice by enlarging the element somehow: a heavier cornice element similar to the South and West elevations or a band element below it similar to the Spring and Garden corner element



Previous upper floor



current element is too diminished

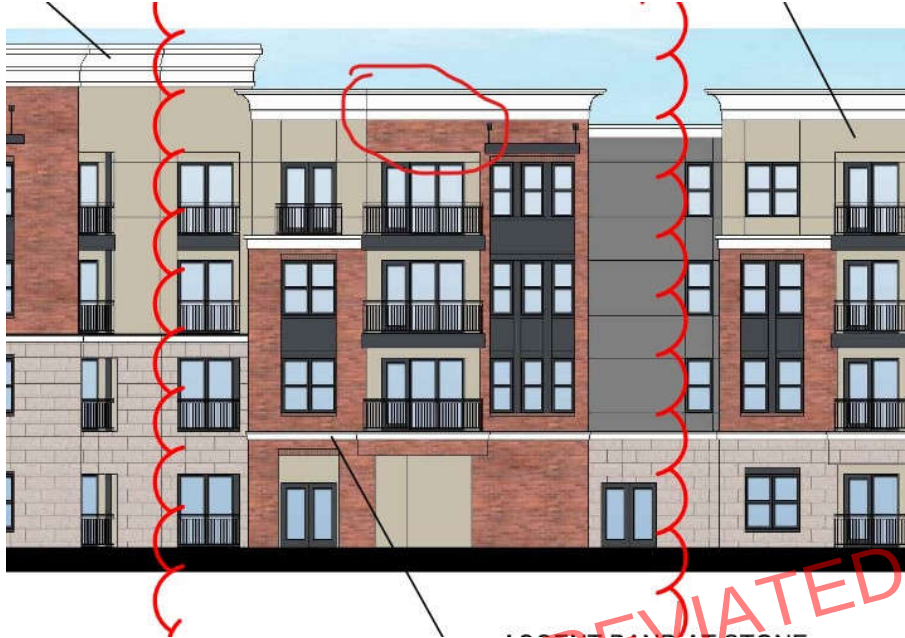
- c. There is another area where it appears the lower level has expanded
 - i. Please provide additional information on the new condition.

1. Is the new area recessed from the wall to the North?
2. Does it have a roof? Eave trim?



3. West Elevation:

- a. There is an area of brick that just below the cornice that appears inconsistent with the rest of the building.
 - i. Please advise if this area should be Stucco



Condominiums:

- 1. The board asked for clarification on the glass color during the review. This is not addressed
 - a. Provide information on the glass to be used including color.
- 2. Concerns expressed during the review regarding the vertical wall lighting are not addressed. Has this element changed? If not, how will the concern of light visibility off property be addressed. If it has been changed, this information is not addressed.
 - a. Provide information on lighting or how the visibility of the vertical lighting is to be addressed

Hardscape and Landscape:

1. The wall is still fully intact, and we have no plans to remove! The wall is in the “pocket park” shown with the renderings. The architect just did not drop the wall into this rendering, he has added some hashed lines showing where the wall will be in the updated elevations attached.
 - a. In addition to keeping the wall, we will be cleaning, preserving, and adding lighting. This is a “feature” for us.
2. The exact paver details and patterns have adjusted as the buildings adjusted from our earlier submittal due to specific requirements of end users during the design development. The intended feel of the streetscape remains the same. Samples of the P-102 (Wausau Tile HBNF-15 and HFT-17 12x12” checkerboard) and P-103 (Wausau Tile HBNF-15 and HFT-17 24x24” checkerboard) were provided. The HFT-17 is a very representative of our historic ballast stone and is meant to pay homage to that historic material. Should the ARB feel it appropriate, we can certainly only use the HFT-17 paver in these areas without the HBNF-15 alternating in the checkerboard pattern. We can also use 12x12” size pavers only as well. The Paver Type 7 P-110 is a standard 4x8” gray concrete paver used in the crosswalk area to create contrast between the 4x8” red concrete paver blend of the drive area entering the garage. A sample was not provided due to the standard nature of this paver. Paver P-112 is the truncated dome paver that signifies the cross walk area for ADA purposes. This paver is the same paver that was used for this purpose on the East Garden District Jefferson Street diet and beautification.
3. All plant material was selected to be appropriate for its specific micro-environment as well as to create the historic southern streetscape desired by the ARB. Photos of the noted plants species are attached.

Mixed use development:

General - Stoops remain along Romana Street. There were originally 2 stoops along Garden St, which have been removed due to the busier nature of this street and the resident’s privacy/safety. Please see added notation on the south elevation.

1. North elevation – Garden St
 - a. The wall is still represented, it is not impacted. Graphic representation of remaining wall has been added. Please see updated elevations.
 - b. Yes, this area has been added since the previous submittal. Once the grocery design was incorporated, they needed additional space for the lobby of the store. Lobby extension is fully enclosed with a roof. Storefront was added to continue design of the adjacent fenestrations. Added storefront is designed to match adjacent grocery storefront in size and layout. There will be a typical stone cap at the top of the lobby walls consistent with the rest of the project.
2. East elevation – Spring St:
 - a. Same as above, the wall is remaining. Graphic representation of remaining wall has been added. Please see updated elevations.
 - b. The openings have not changed in this location. The cornice at the top of the wall is the same as in the original submission. (it just doesn’t render as detailed in the rendering software) The stucco detailing above the windows was unintentionally omitted from this elevation. Please see below old and new elevations. Note, we had a stone condition on floors 1-2 at the grocery and brick at the 3rd floor at the garage continuing up to the 4th and 5th floors. We changed the 3rd floor material to stone as we believe it looks much cleaner

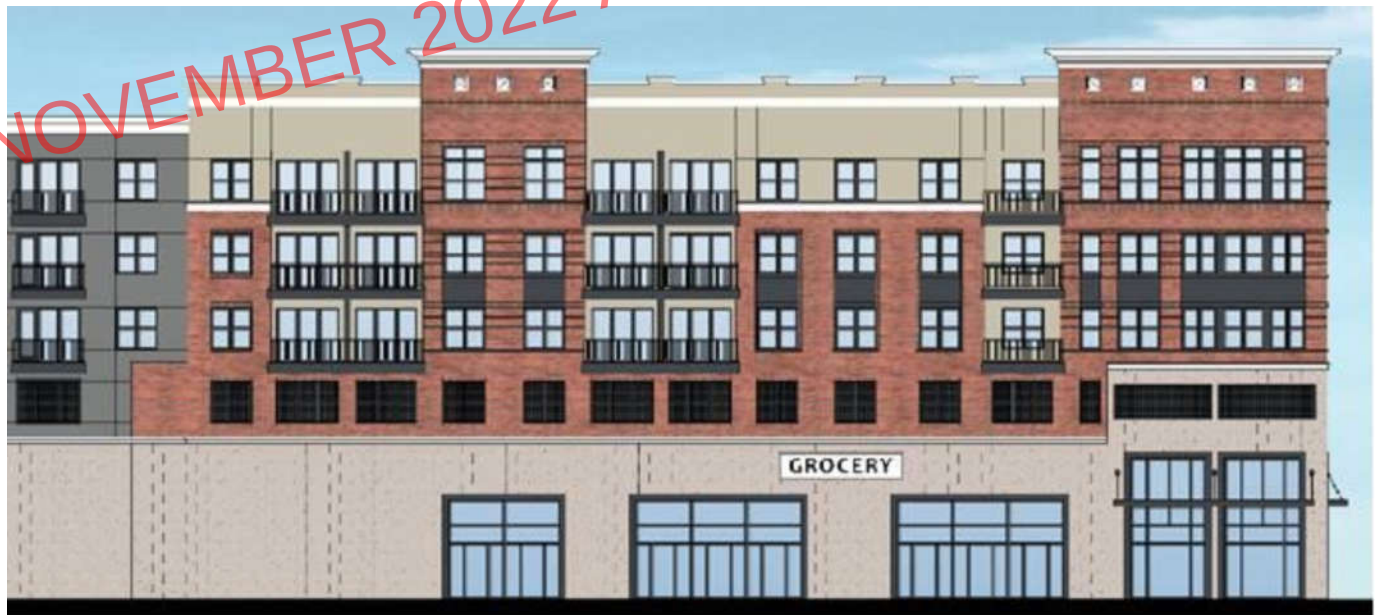
with how the apartments interact with the concrete podium below. See both old and new elevations.

- c. Podium expanded to fit grocery needs below. There will be typical decorative banding at the edge of the podium. Please see attached coordinated elevation.

New:



Old:



3. West elevation:

- a. This elevation has been coordinated to show stucco at the entire 4th floor of this unit. Decorative banding will continue across. Please see updated elevation.

Condominiums:

1. Specified glass: (Basis of Design) – Vitro SolarBan 70 Clear + Clear. See clip of performance requirements from specifications below. I'll follow up with samples ASAP

B. Glass Type "IG-1": Low-e-coated, clear insulating glass.

1. Overall Unit Thickness: 1 inch (25 mm).
2. Thickness of Each Glass Lite: 6.0 mm.
3. Outdoor Lite: clear fully tempered float glass.
4. Interspace Content: Air.
5. Indoor Lite: clear Fully tempered float glass.
6. Low-E Coating: Pyrolytic or sputtered on second surface.
7. Visible Light Transmittance: 64 percent minimum.
8. Winter Nighttime U-Factor: 0.28 Btu/(hr x sqft x °F) maximum.
9. Solar Heat Gain Coefficient (SHGC): 0.27 maximum.
10. Provide safety glazing labeling.
11. **Basis of Design: Vitro SolarBan 70**

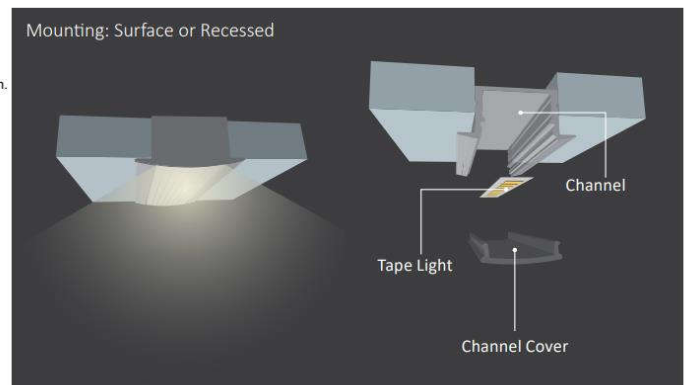
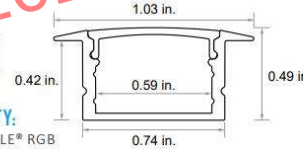
2. Narrow LED fixture that will be installed into routed groove in masonry wall. Light will use photocell and dimmer to adjust brightness to levels acceptable to ARB and condo residents.
 - a. Specified product cut sheet attached. Intent is for fixture to be installed in recessed channel like accessory in clip below
 - b. It has been a challenge to find an install photo in masonry, but the clip below shows a similar product installed into plaster/gypsum

**CHANNEL BUNDLE
RECESSED**

TAPE LIGHT COMPATIBILITY:
BLAZE™ *DAZZLE® RGB
BLAZE™ X *DAZZLE® RGBW
*VALENT® X *DAZZLE® RGBW 4D

**Soldered lead only*

SKU	PRODUCT INCLUDES
DI-CPCHB-REC-48	• 48 in. channel & frosted cover • End-caps: 1x open, 1x closed
DI-CPCHB-REC-96	• 96 in. channel & frosted cover • End-caps: 2x open, 2x closed
DI-CPCHB-REC-ACC	• End caps: 2x open, 2x closed • 4x surface mounting clips



c.
d.



Big Blue Liriope



Carissa Holly



Cast Iron



NOVEMBER 2022 ABBREVIATED REVIEW

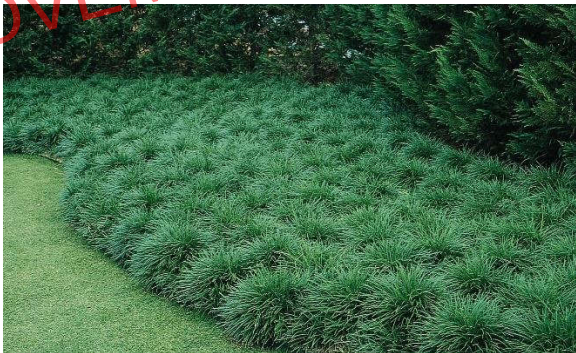
Giant Border Grass



Mine No Yuki Camellia



Mondo Grass



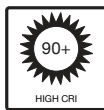
NOVEMBER 2022 ABBREVIATED REVIEW

Oakland Holly



Shrubby Yew





Item #

Project



INFINILINE [®]	
Voltage/Wattage	120VAC / 3.7W/ft.
Lumens¹	2700K 289 Lm/ft.
	3000K 300 Lm/ft.
	3500K 308 Lm/ft.
	4200K 351 Lm/ft.
Max. Run²	164 feet
Custom Produced	See Page 2
LED Chips	21/foot
CRI	90+
Field Cuttable	No
Dimensions	0.63 x 0.31 in. (W x H)
Environment	Outdoor / Wet Location / IP65
Certification	UL Listed (US) , ETL Listed (Canada)
Dimmable	Yes (Hardwire only), down to 10% using Lutron DVELV-300P, NTELV-300, or NTF-10 Dimmers
Warranty	5-Year Standard, 2-Year Deep Cold ³

SPECIFICATIONS

- LED Chip Type: 2835
- LED Chip Beam Angle: 120°
- Luminous Efficacy⁴ (lm/w): ~80-90
- Mounting: Mounting Clips / Mounting Channel
- Connections⁵: 60 in. Plug-In, 15 ft. Hardwired
- Ambient Temp⁶: -43 ~ 122°F (-42 ~ 50°C) (Control system must be used to turn on lights when temperature drops below -5°F³)
- Environment⁸: Outdoor / Wet location / Indoor / Deep Cold³
- UV Resistance: Yes but may still degrade over time
- Jacket Material: PVC, UL94 5VA Rated

COMPLIANCE & REGULATORY APPROVALS

Safety

- UL Listed 2388 Flexible Lighting Products. File # E470197
- UL Listed 1598 Surface Mount Luminaires. File # E503268
- ETL Certified, Canada - UL std. 1598 Surface Mount Luminaires (Hardwired only)

SKU Builder

DI	-	120V	-	INFBSC3	-		-		-	
		Voltage		Model		Color Temp		Connection		SKU Length
						27 (2700K)		- (Plug-In)		SEE PAGE 2
						30 (3000K)		H (Hardwire)		MTCL (Mounting Clips)
						35 (3500K)				RTCL* (Rotating Mounting Clips)
						42 (4200K)				MTCH (Channel)

Example: DI-120V-INFBSC335-H-240= Diode, 120 Volt, INFINILINE[®], 4200K CCT, Hardwire lead, 20 feet custom cut.

*Rotating Mounting Clips must be used with Hardwire installations to retain UL Listing.

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Specifications are subject to change without notice.

Toll Free: 877.817.6028 | Fax: 415.592.1596 | www.DiodeLED.com | info@DiodeLED.com

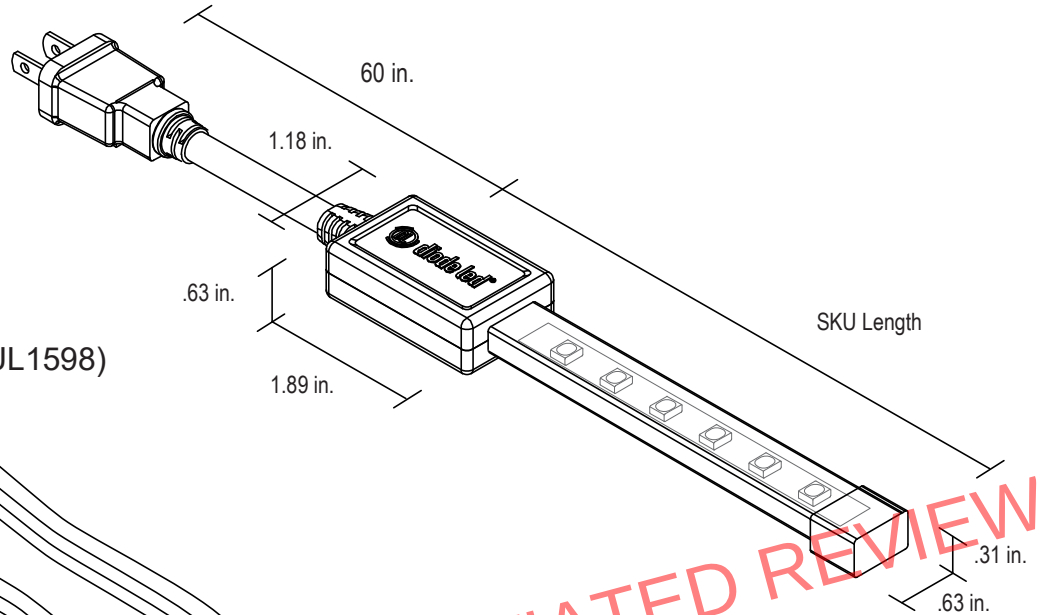
SPEC SHEET | INFINILINE[®] 120V LED Strip Light | SS060121-6.0 | 1 OF 5

INFINILINE® 120V LED Strip Light

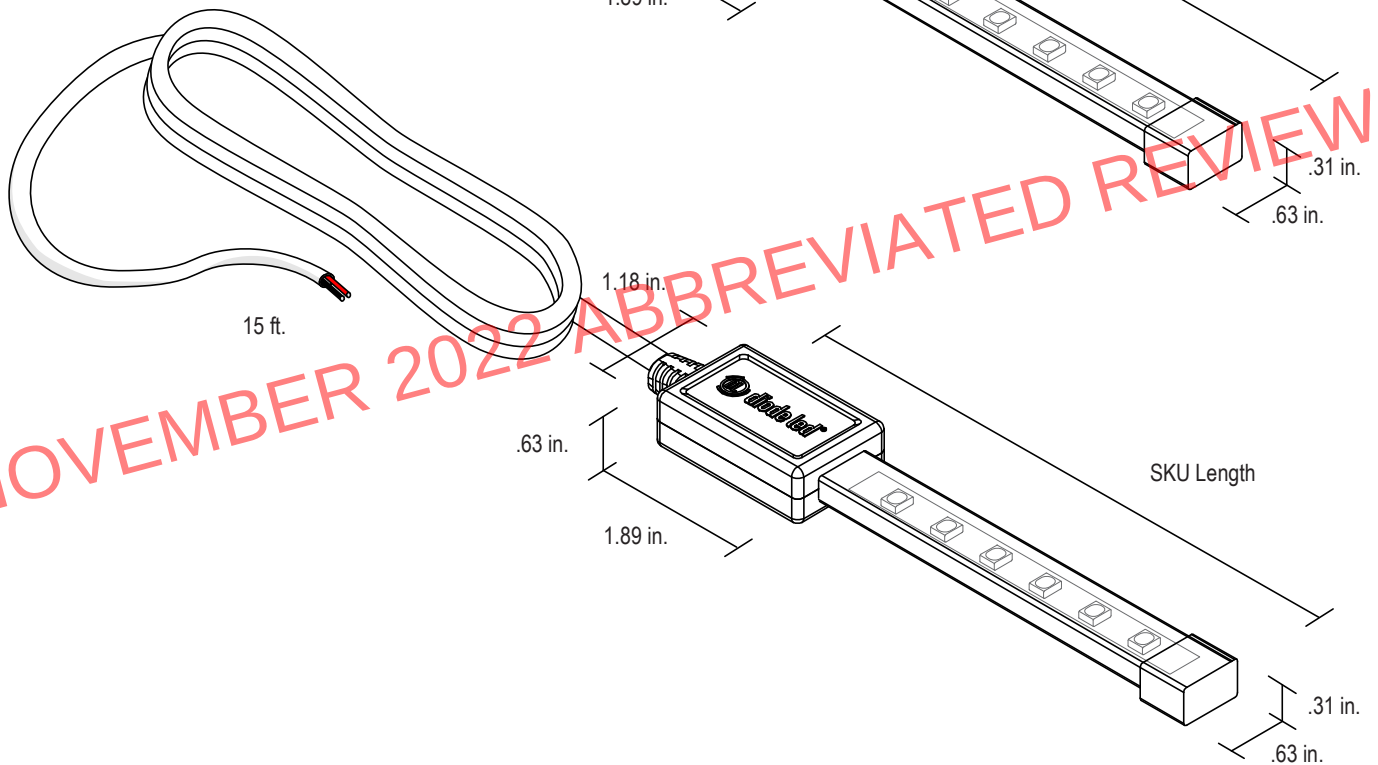
SPECIFICATION SHEET

MECHANICAL DIAGRAMS (CONT.)

INFINILINE® - Plug-In (UL2388)



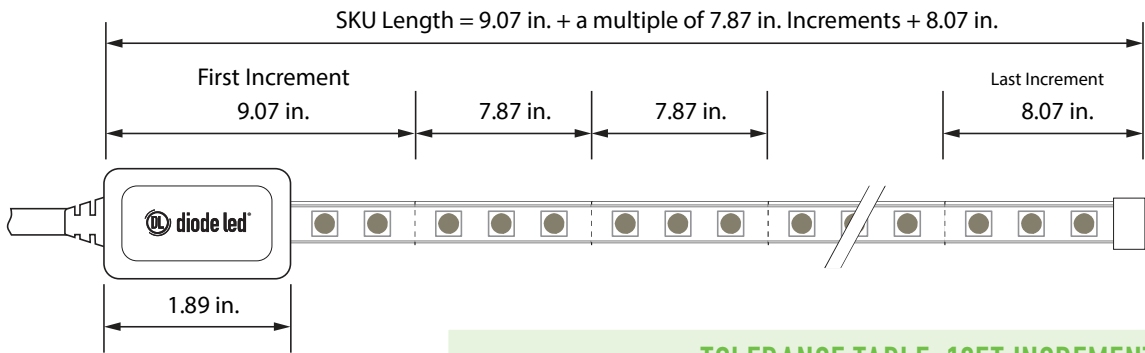
INFINILINE® - Hardwired (UL1598)



INFINILINE® 120V LED Strip Light

SPECIFICATION SHEET

SYSTEM DIAGRAM

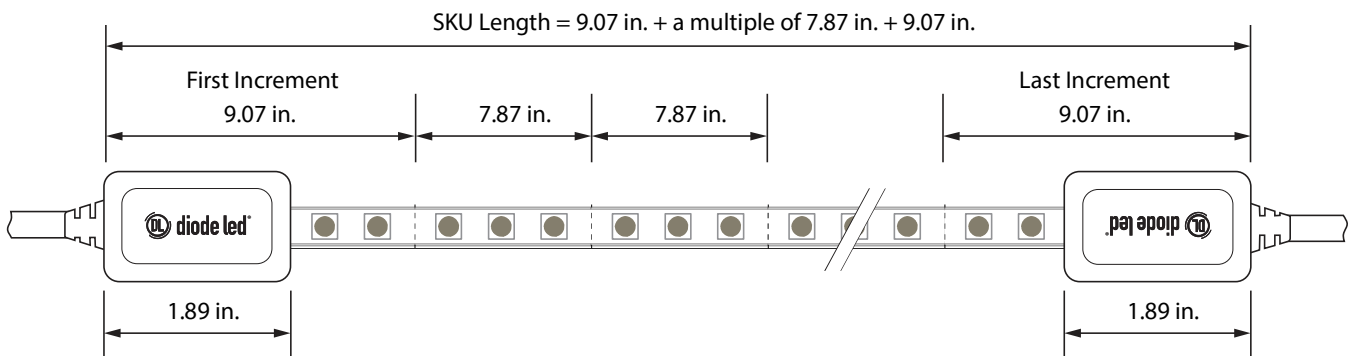
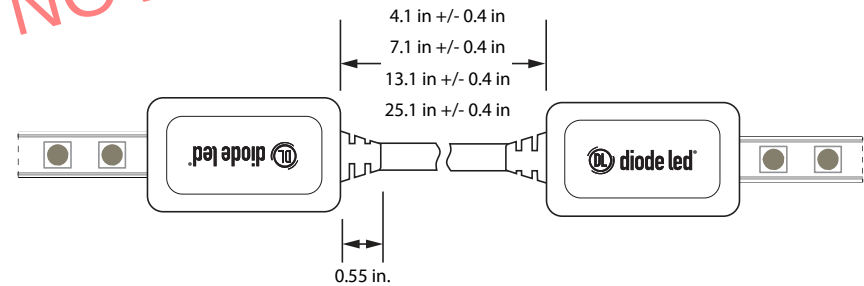


TOLERANCE TABLE, 10FT INCREMENTS

Length Range	Tolerance	Length Range	Tolerance
0-10ft	± 0.3 in.	70-80ft	± 2.5 in.
10-20ft	± 0.7 in.	80-90ft	± 2.8 in.
20-30ft	± 1.0 in.	90-100ft	± 3.1 in.
30-40ft	± 1.3 in.	100-110ft	± 3.4 in.
40-50ft	± 1.6 in.	110-120ft	± 3.7 in.
50-60ft	± 2.0 in.	120-130ft	± 4.0 in.
60-70ft	± 2.2 in.	>130ft	± 4.0 in.

CUSTOMIZATION OPTIONS

Up to three jumpers may be built into the length of each Infiniline® 120V LED Tape Light. (Call for more information)



ADDITIONAL ACCESSORIES

Accessories listed below fully support our Tape Light product line. Further information on these products and more accessories can be found in our latest catalog or online at www.DiodeLED.com.

Visit the product page at www.DiodeLED.com for installation guides, .IES files, voltage drop charts, and LM-79 reports.

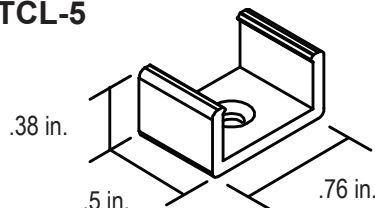
SKU	DESCRIPTION
DI-INF-MTCL-5	MOUNTING CLIP (5 PACK) Small clip used to secure INFINILINE® LED Strip Light. Includes 5 clips and 5 screws. <i>(Sold Separately)</i>
DI-INF-RTCL-2	MOUNTING CLIP (2 PACK) Small clip used to secure INFINILINE® LED Strip Light for post-installation adjustability. Includes 2 clips and 2 screws. <i>(Must be utilized with mounting channel)</i> . <i>(Sold Separately)</i>
DI-INF-MTCH	MOUNTING CHANNEL Cutttable channel used to secure INFINILINE® LED Strip Light. <i>(Sold Separately)</i>

MECHANICAL DIAGRAMS

INFINILINE®

Mounting Clip

DI-INF-MTCL-5



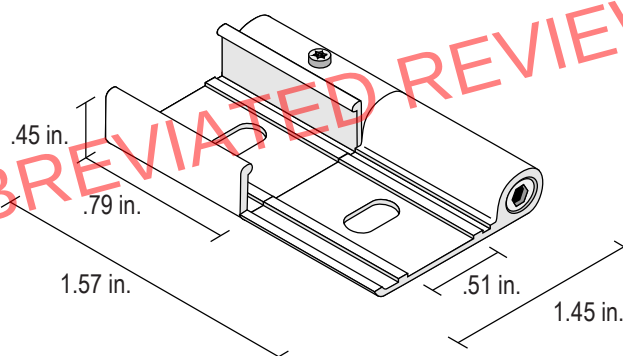
INFINILINE®

Rotating Mounting Clip

(Included with Hardwired Infiniline orders)

(Must be utilized with mounting channel)

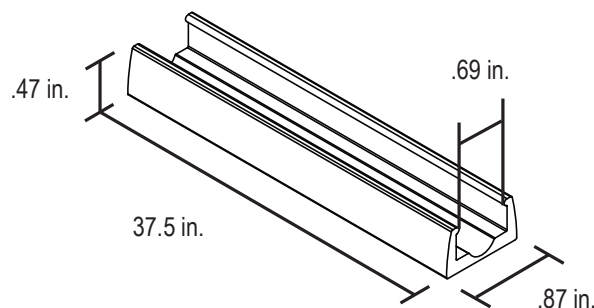
DI-INF-RTCL-2



INFINILINE®

Mounting Channel

DI-INF-MTCH



1. LED chips have a luminous flux range with a tolerance of +/- 5%.
2. Each maximum run requires a dedicated power feed. Do not extend beyond the recommended maximum run length.
3. Deep Cold applications are warrantied for 2 years. Out of warranty condition is a greater than 25% loss of light output from initial installation.
4. Actual efficacy value is dependent on specified LED driver (power supply). An estimated efficacy value can be calculated as follows: Lumen value divided by average power consumption per foot.
5. Wire leads and accessories are not rated for in-wall installation unless otherwise noted.
6. Do not install product in an environment outside the listed ambient temperature. Exceeding the maximum ambient temperature may damage LED chips, reduce the total lamp life, lumen output, and/or adversely impact color consistency.
7. Operating temperature is measured according to the minimum and maximum ambient temperature environment.
8. Do not install in environment where LED chips are exposed to direct sunlight as damage to the phosphor will occur.

ADDITIONAL INFORMATION

- INFINILINE® 120V LED STRIP LIGHT Installation Guide

SAFETY / WARNINGS / DISCLOSURES

1. Install in accordance with national and local electrical code regulations.
2. This product is intended to be installed and serviced by a qualified, licensed electrician.
3. Only use copper wiring. Use wires rated for at least 176°F (80°C) and certified for use with external connection of electrical equipment.
4. Each maximum run requires a dedicated power feed. Do not extend beyond the recommended maximum run length.
5. Tape light, and attached wire leads, are not rated for in-wall installation unless otherwise noted.
6. Ensure applicable wire is installed between driver, fixture, and any controls in-between. When choosing wire, factor in voltage drop, amperage rating, and type (in-wall rated, wet location rated, etc.). Inadequate wire installation could overheat wires, and cause fire.
7. Do not install in environment where LED chips are exposed to direct sunlight as damage to the phosphor will occur.
8. Do not install in environment where excessive heat may exist (ex. close proximity to fireplace, etc.) See Ambient Temperature ratings
9. Do not install indoor LED tape light products in outdoor / wet location environments. Only wet location tape light models are rated for outdoor / wet locations
10. Do not modify product beyond instructions or warranty will be void.
11. Tape light must be handled with care. Excessive handling, bending, and pressure may damage the product, voiding the warranty.
12. Actual color may vary from what is pictured on this sheet and other print materials due to the limitations of photographic processes.
13. We reserve the right to modify and improve the design of our fixtures without prior notice. We cannot guarantee to match existing installed fixtures for subsequent orders or replacements in regards to product appearance, CCT, or lumen output.

WARRANTY

Limited Warranty

This product has a five (5) year limited warranty from the date of shipment.

Applications below -5°F (Deep Cold): This product has a two (2) year limited warranty from the date of shipment.

This warranty does not include the additional accessories referenced in this specification sheet. Complete warranty details for fixtures and additional accessories are available at www.diodeled.com/limited-warranty/ within the Policies section. For warranty related questions please contact product support.

Consumer's Acknowledgment

Elemental LED, Inc. stands behind its products when they are used properly and according to our specifications. By purchasing our products, the purchaser agrees and acknowledges that lighting design, configuration and installation is a complex process, wherein seemingly minor factors or changes in layout and infield adjustments can have a significant impact on an entire system. Choosing the correct components is essential. Elemental LED is able to work with the original purchaser to make an appropriate product selection to the extent of the limited information that the customer can provide, but it is virtually impossible for Elemental LED to design a system that foresees every unknown factor. For this reason, this Warranty does not cover problems caused by improper design, configuration or installation issues. Any statement from a Elemental LED employee or agent regarding a customer's bill of goods and/or purchase order is NOT an acknowledgment that the products purchased are designed and configured correctly. The purchase agrees and acknowledges that it is the customer's responsibility to adhere strictly to all information contained in the Product Specification Sheets.

There is often more than one way to design, configure and layout an LED lighting application properly to achieve the same lighting effect. Elemental LED strongly recommends that licensed professionals be used in the design and installation of lighting systems that include Elemental LED products. The specifications include important information that a designer and installer should carefully review and strictly follow. Qualified designers and certified and/or licensed installers, with access to the final installation environment, customer goals, and Elemental LED product specifications can make the requisite decisions appropriate for a successful finished lighting application.



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Specifications are subject to change without notice.

Toll Free: 877.817.6028 | Fax: 415.592.1596 | www.DiodeLED.com | info@DiodeLED.com

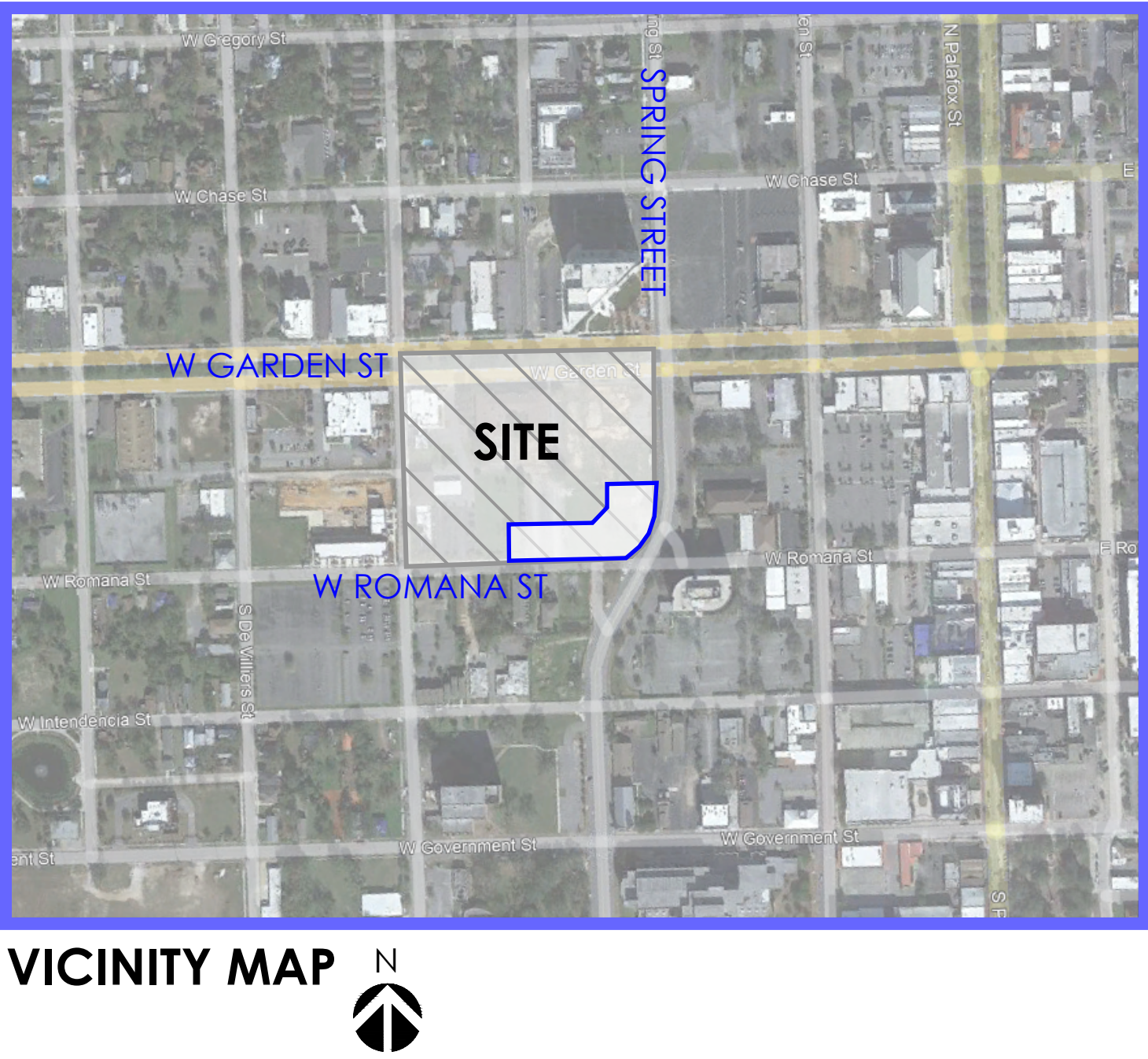
SPEC SHEET | INFINILINE® 120V LED Strip Light | SS060121-6.0 | 5 OF 5

WAVERLY CONDOMINIUMS

200 Block West Garden St.

City of Pensacola ARB Submission

REVISED CONDOMINIUM DETAILS FOR PROPOSED ADDED FLOOR LEVELS - SEPTEMBER 28,2023
By: Bearing Point Properties



3D RENDER-VIEW FROM INTERSECTION OF SPRING ST AND ROMANA ST

SIGNAGE PROVIDED ELSEWHERE
LANDSCAPED AREA/WALKS PER LANDSCAPE DRAWINGS

9 FLOORS + ROOF TERRACE + POOL DECK

BUILDING GROSS SQUARE FEET + UNIT COUNT

-1ST FLOOR		12,540 SF
-2ND FLOOR	7 UNITS	17,170 SF
-3RD FLOOR	7 UNITS	17,170 SF
-4TH FLOOR	7 UNITS	17,170 SF
-5TH FLOOR	7 UNITS	17,170 SF
-6TH FLOOR	7 UNITS	17,170 SF
-7TH FLOOR	7 UNITS	17,170 SF
-8TH FLOOR	6 UNITS	17,170 SF
-9TH FLOOR	6 UNITS	17,170 SF
-ROOF		2,340 SF
TOTAL	54 UNITS	152,240 SF

LEGEND:

-12"x18", 14"x18", 14"x30", 14"x34", 14"x20", 14"x60", 18"x44", 18"x36", 16"x34", 20"x20", 24"x24, 18" CONC. COL. RE: GSD-9 FOR COL. REINF.

- 8" CONC. BEARING & SHEAR WALL

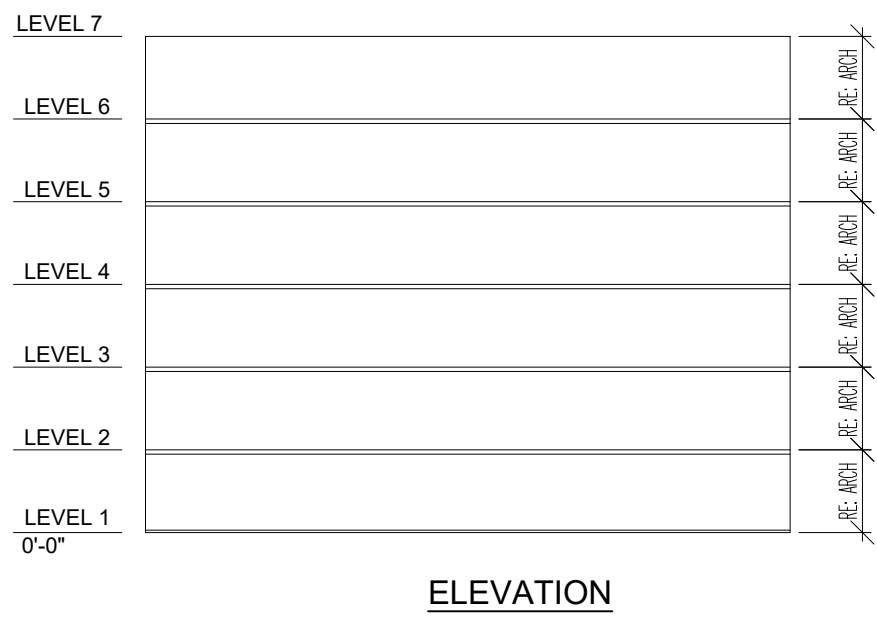
AUGER CAST-IN-PLACE (ACIP) PILE:
PILE REINF AND PILE CAP REINF. SCHED. RE: SD1-2.

18" PILE NUMBERS PER CAP

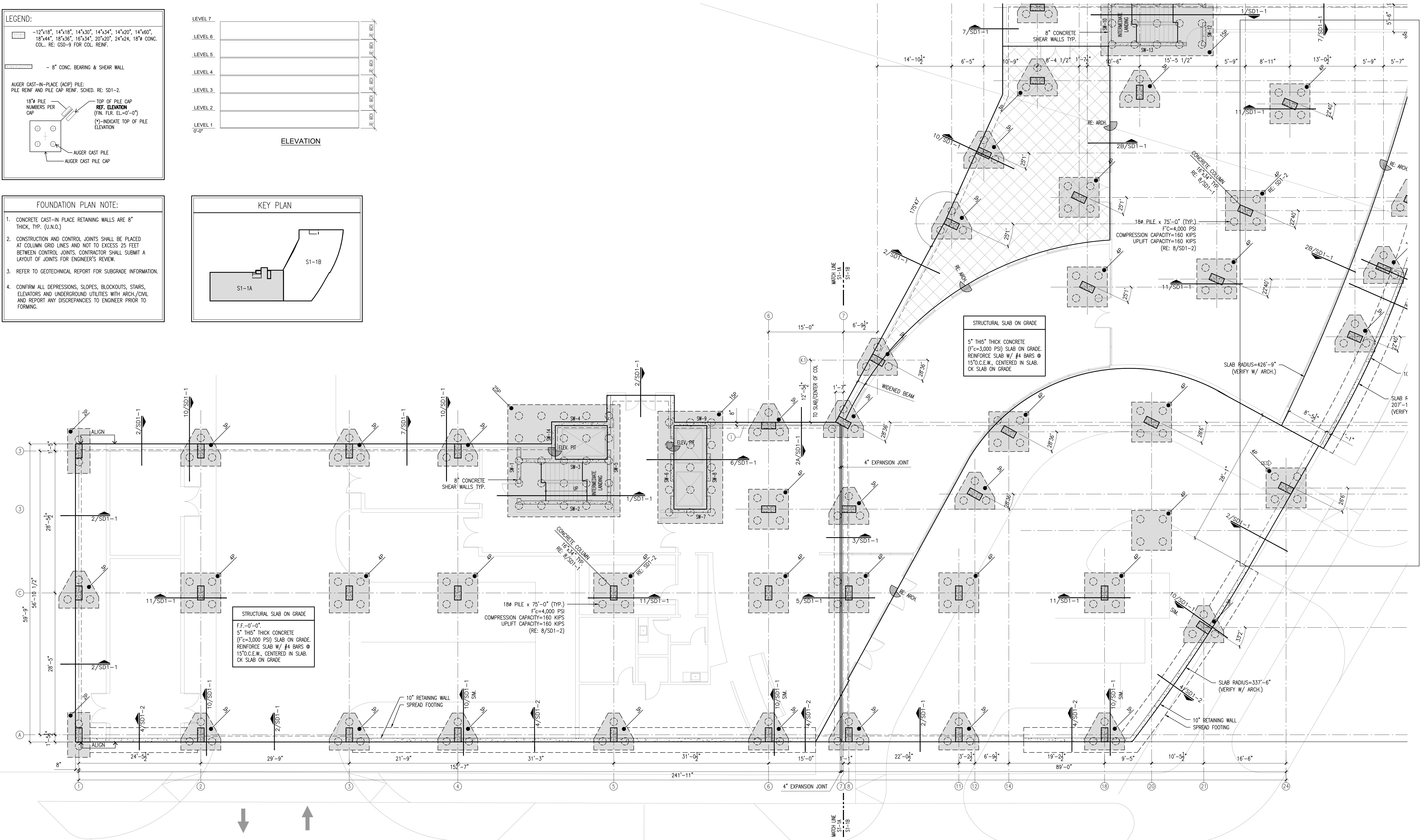
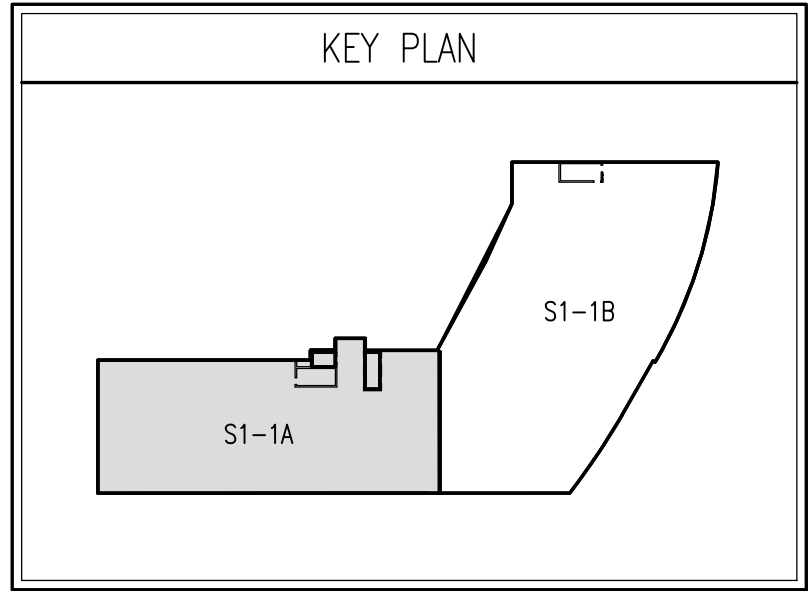
TOP OF PILE CAP
REF. ELEVATION
(FIN. F.L. EL.=0'-0")
(*) INDICATE TOP OF PILE ELEVATION

AUGER CAST PILE

AUGER CAST PILE CAP



- FOUNDATION PLAN NOTE:**
1. CONCRETE CAST-IN PLACE RETAINING WALLS ARE 8" THICK, TYP. (U.N.O.)
 2. CONSTRUCTION AND CONTROL JOINTS SHALL BE PLACED AT COLUMN GRID LINES AND NOT TO EXCESS 25 FEET BETWEEN CONTROL JOINTS. CONTRACTOR SHALL SUBMIT A LAYOUT OF JOINTS FOR ENGINEER'S REVIEW.
 3. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE INFORMATION.
 4. CONFIRM ALL DEPRESSIONS, SLOPES, BLOCKOUTS, STAIRS, ELEVATORS AND UNDERGROUND UTILITIES WITH ARCH./CIVIL AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO FORMING.



LEGEND:

12"x18", 14"x18", 14"x30", 14"x34", 14"x20", 14"x60",
18"x44", 18"x36", 16"x34", 20"x20", 24"x24, 18"x CONG.
COL. RE: GSO-9 FOR COL. REINF.

8" CONC. BEARING & SHEAR WALL

AUGER CAST-IN-PLACE (ACIP) PILE:
PILE REINF AND PILE CAP REINF. SCHED. RE: SD1-2.

18" PILE
NUMBERS PER
CAP

TOP OF PILE CAP
REF. ELEVATION
(FIN. FLR. EL.=0'-0")
(*)-INDICATE TOP OF PILE
ELEVATION

AUGER CAST PILE
AUGER CAST PILE CAP

FOUNDATION PLAN NOTE:

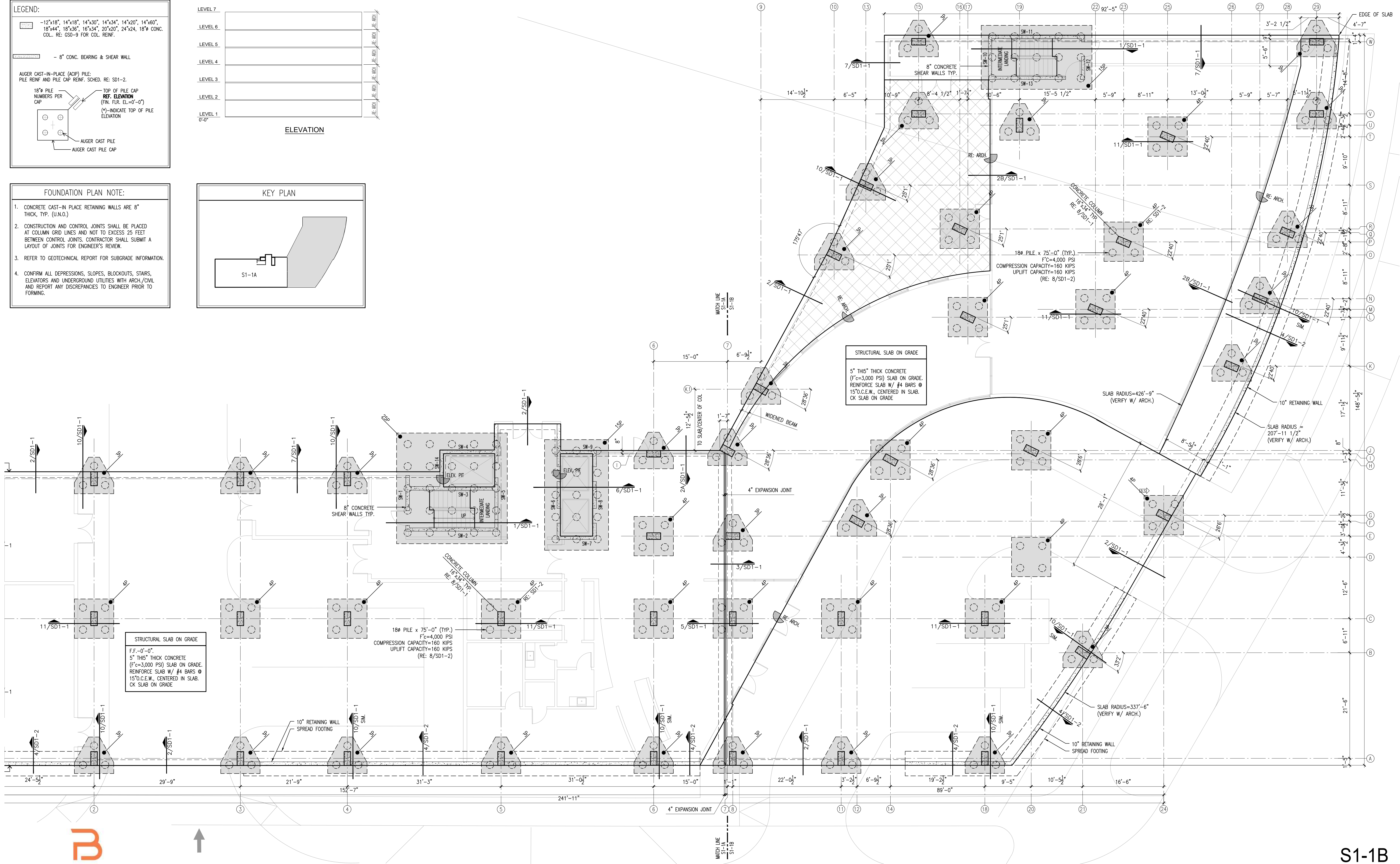
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4. CONFIRM ALL DEPRESSIONS, SLOPES, BLOCKOUTS, STAIRS, ELEVATORS AND UNDERGROUND UTILITIES WITH ARCH/CIVIL AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO FORMING.

ELEVATION

LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
0'-0"

KEY PLAN

S1-1A



BEARING POINT
PROPERTIES

HUMPHREYS & PARTNERS
ARCHITECTS

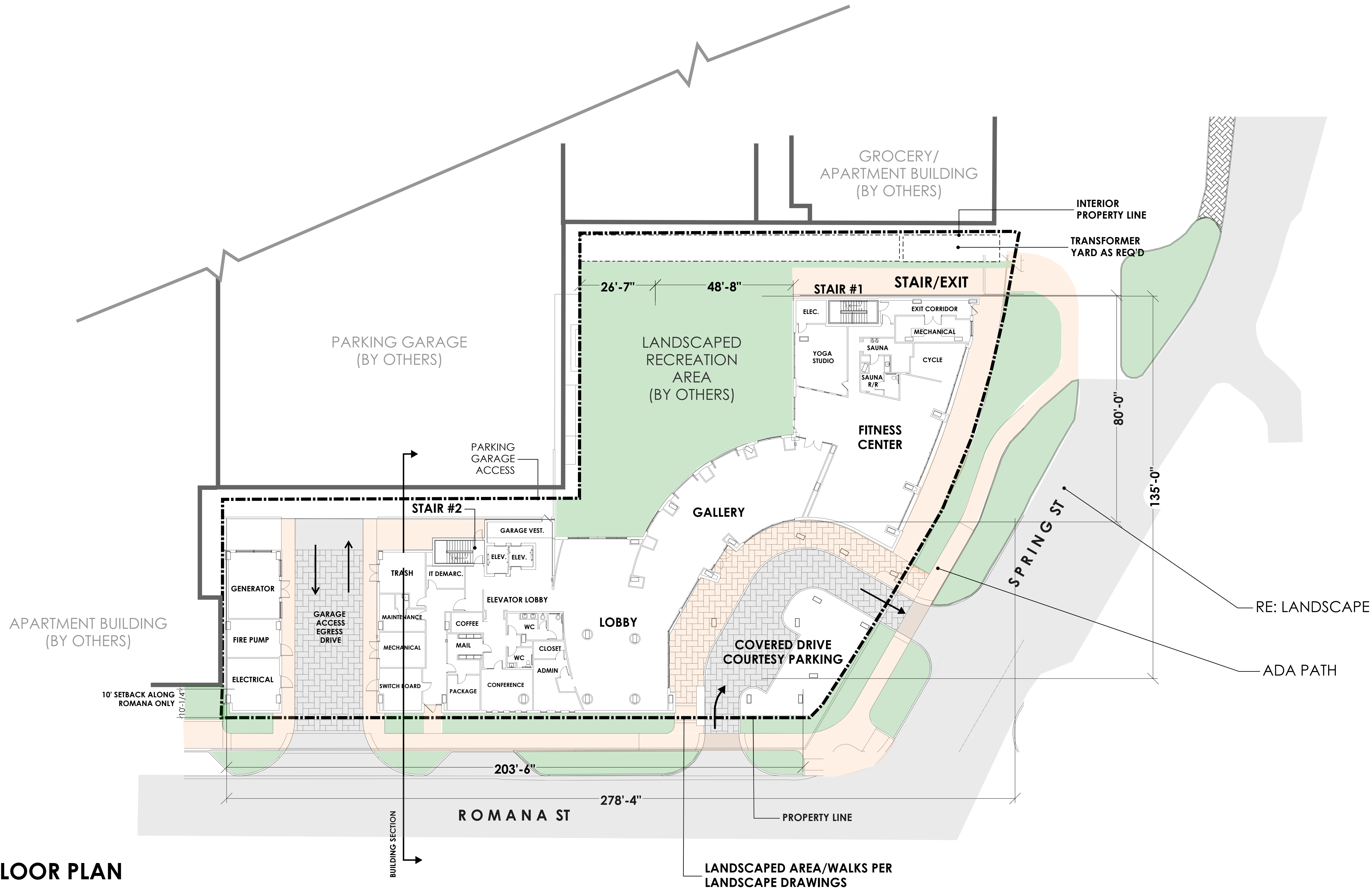
RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

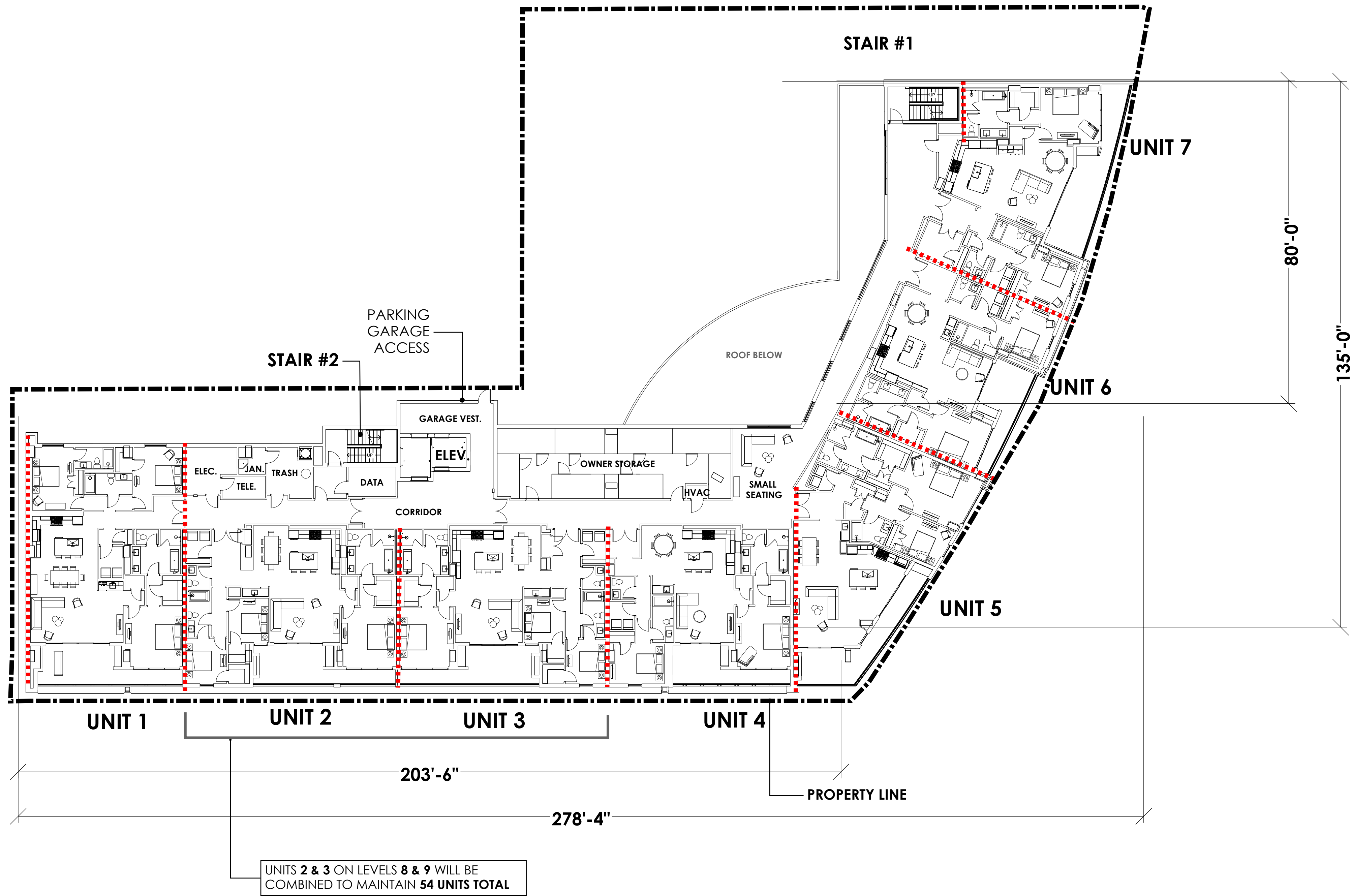
Coleman Partners
ARCHITECTS LLC

Jerry Pate
Design

FOUNDATION PLAN
SEPTEMBER 28, 2023

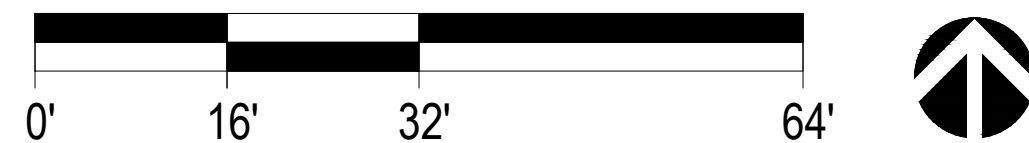
200 BLOCK OF WEST GARDEN ST.
HPA# 21006





TYPICAL FLOOR PLANS

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

Coleman
Partners
ARCHITECTS LLC

Jerry Pate
Design

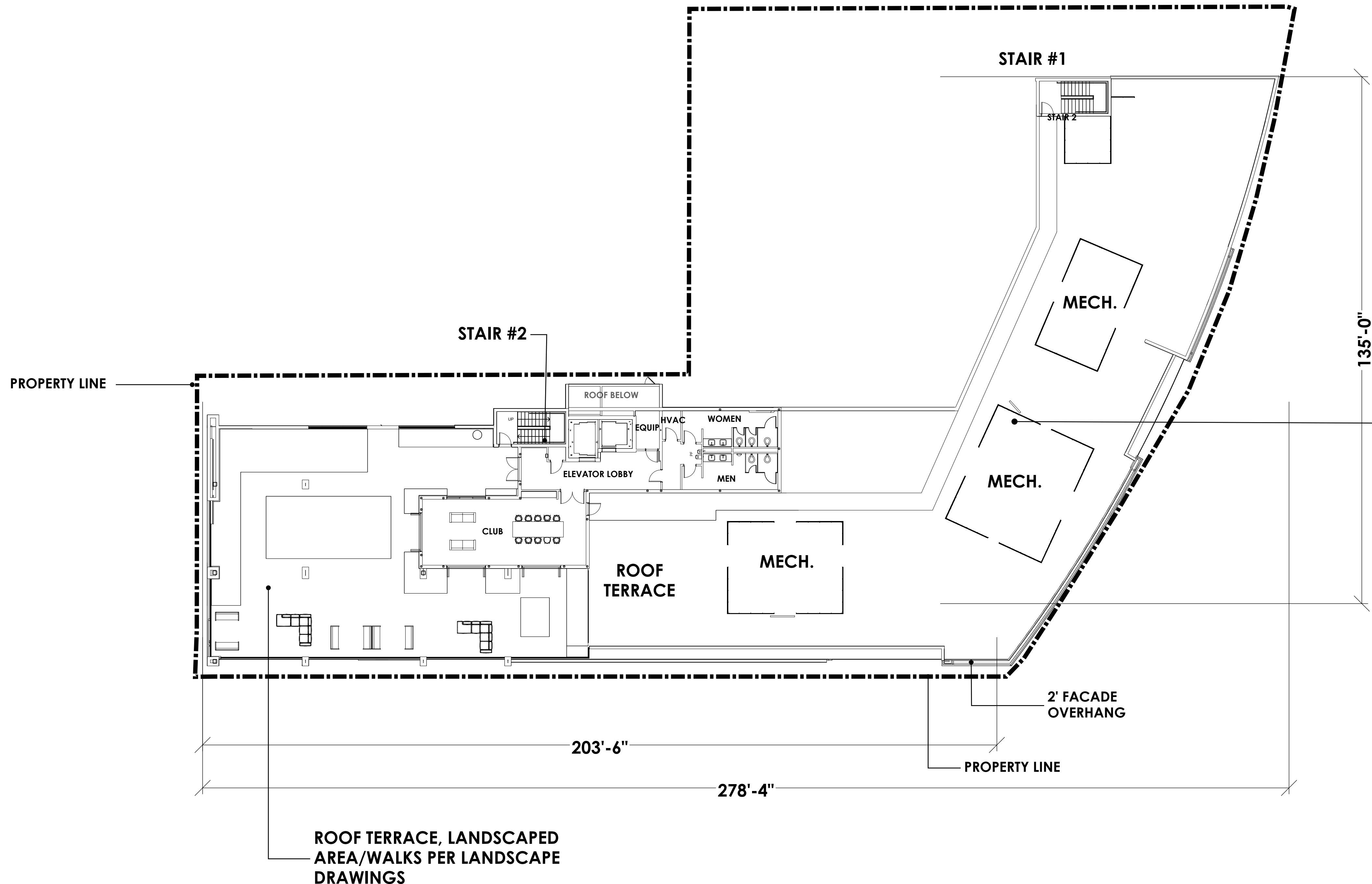
TYPICAL FLOOR PLANS

SEPTEMBER 28, 2023

200 BLOCK OF WEST GARDEN ST.

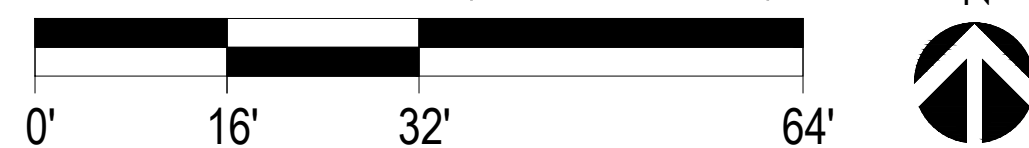
PENSACOLA, FL

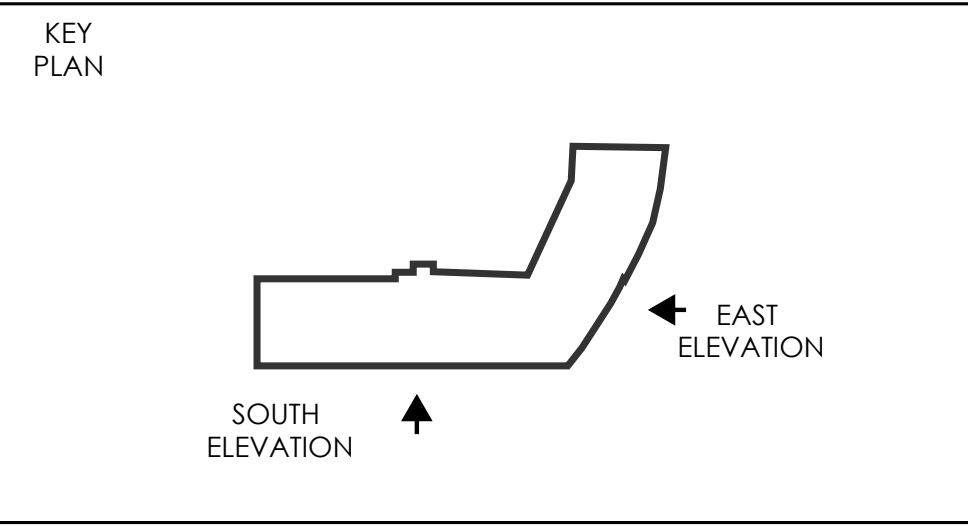
HPA# 21006



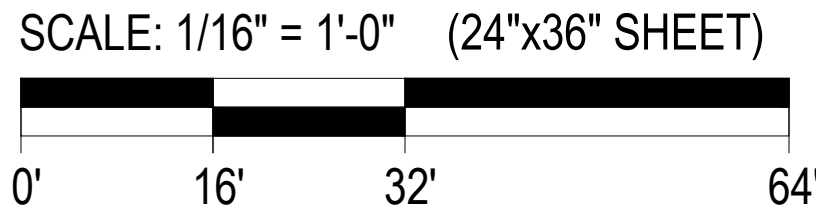
ROOF PLAN

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

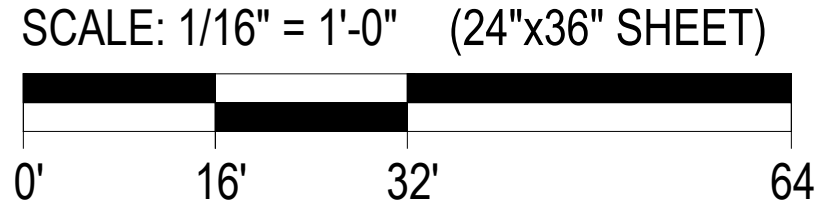


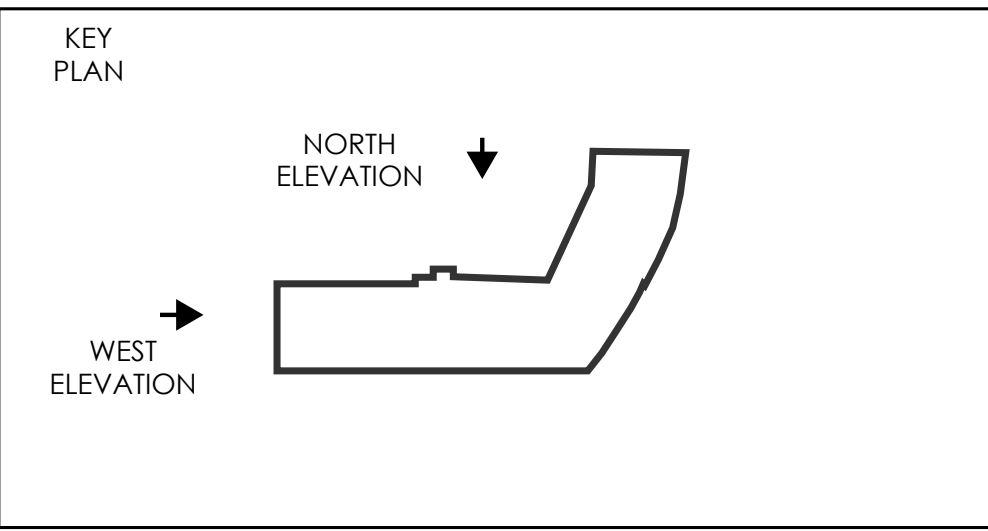


SOUTH ELEVATION - ROMANA ST



EAST ELEVATION - SPRING ST





GLASS ALUMINUM/
POSTLESS BALCONY RAIL

MASONRY BRICK
VENEER

ALUMINUM GLASS/
STOREFRONT

STUCCO VENEER

122' PENTHOUSE ROOF

105'-0" MAIN ROOF

94'-0" LEVEL 9

83'-0" LEVEL 8

72'-0" LEVEL 7

61'-0" LEVEL 6

50'-0" LEVEL 5

39'-0" LEVEL 4

28'-0" LEVEL 3

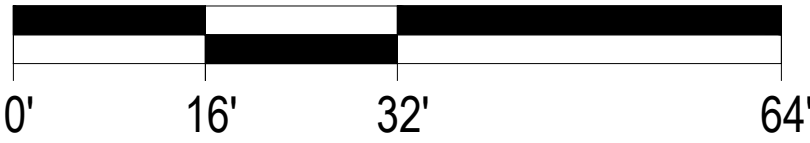
17'-0" LEVEL 2

0'-0" REF. LEVEL 1

VARIES

NORTH ELEVATION - GARDEN ST

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



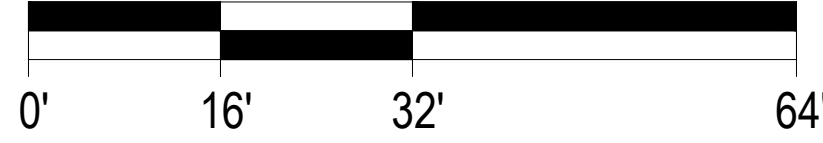
MASONRY
BLOCKSTONE VENEER

APARTMENT BUILDING
(BY OTHERS)

PARKING GRAVE
(BY OTHERS)

WEST ELEVATION

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



STUCCO VENEER

ALUMINUM GLASS/
STOREFRONT

STUCCO VENEER

MASONRY BRICK
VENEER

ALUMINUM GLASS/
STOREFRONT

GLASS ALUMINUM/
POSTLESS BALCONY RAIL

122' PENTHOUSE ROOF

105'-0" MAIN ROOF

94'-0" LEVEL 9

83'-0" LEVEL 8

72'-0" LEVEL 7

61'-0" LEVEL 6

50'-0" LEVEL 5

39'-0" LEVEL 4

28'-0" LEVEL 3

17'-0" LEVEL 2

0'-0" REF. LEVEL 1

VARIES

APARTMENT BUILDING
(BY OTHERS)

MASONRY
BLOCKSTONE VENEER



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

Coleman
Partners
ARCHITECTS LLC

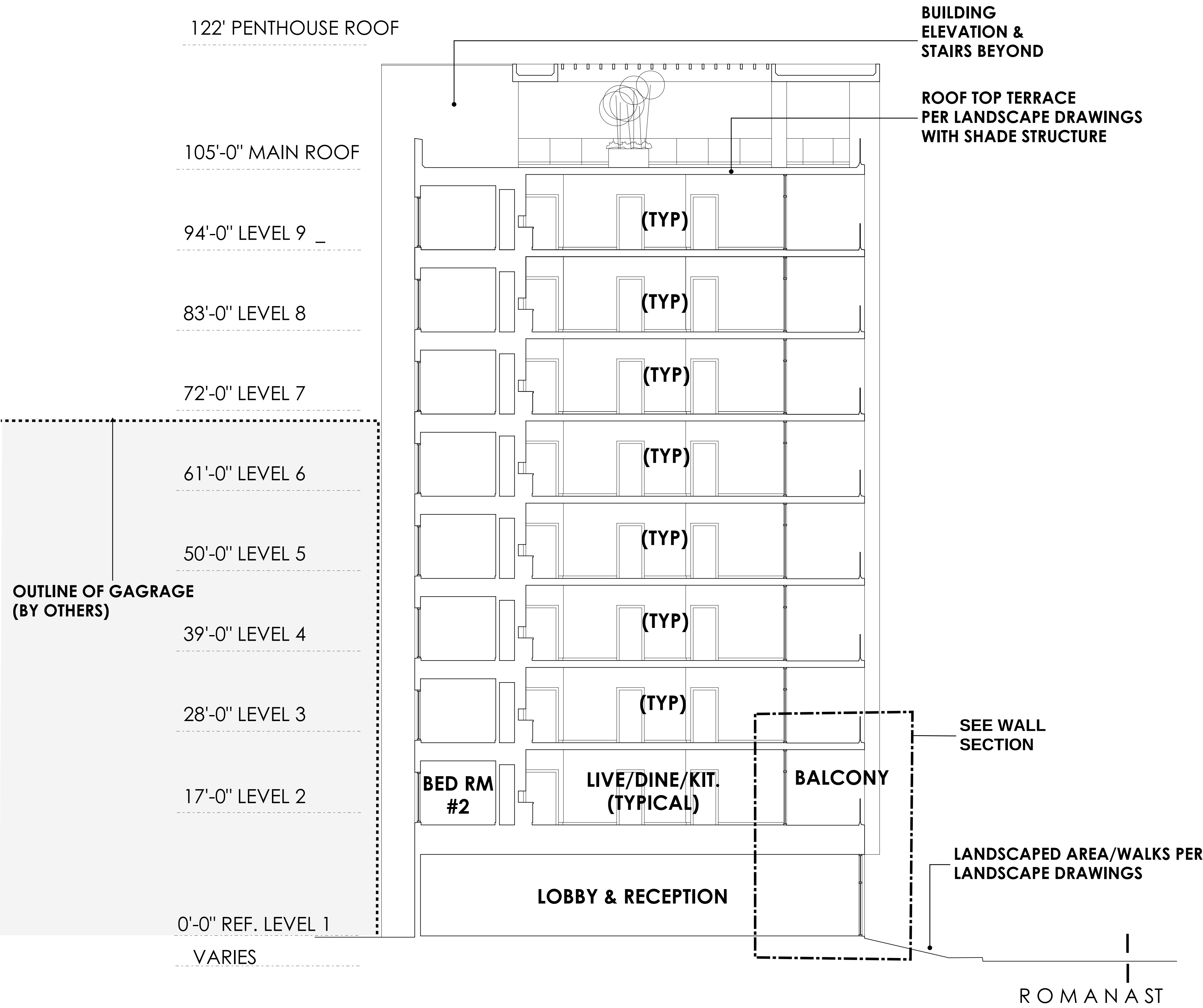
Jerry Pate
Design

NORTH AND WEST ELEVATIONS

SEPTEMBER 28, 2023

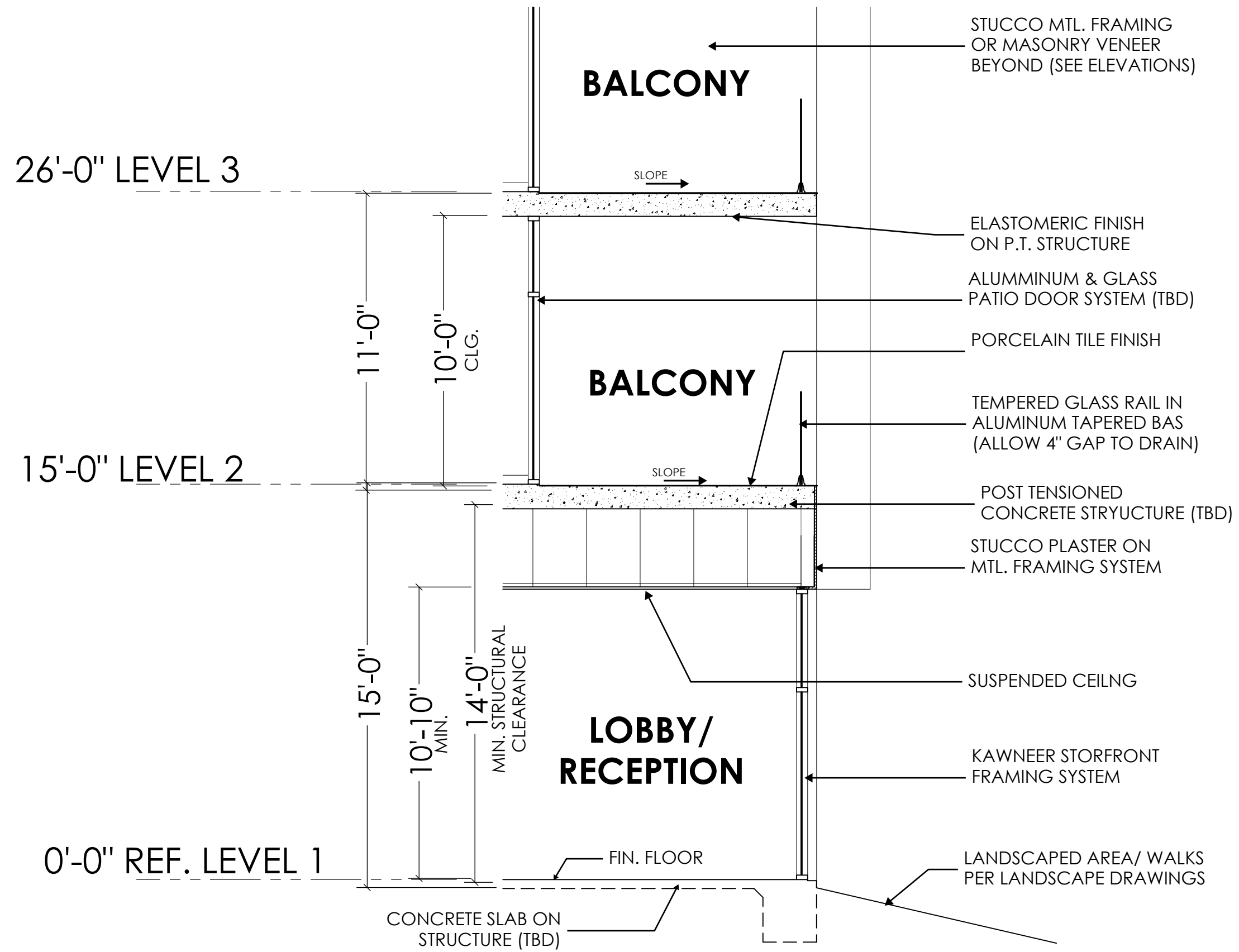
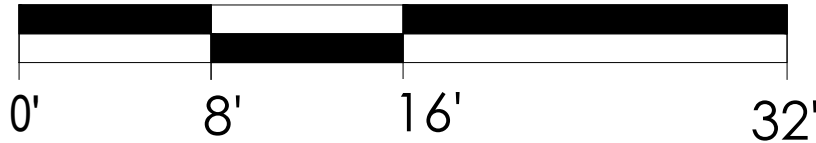
200 BLOCK OF WEST GARDEN ST.

PENSACOLA, FL
HPA# 21006



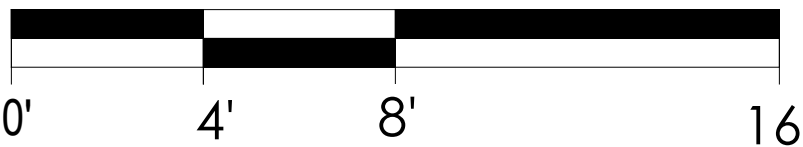
BUILDING SECTION

SCALE: 1/8" = 1'0" (24"x36" SHEET)



WALL SECTION

SCALE: 1/4" = 1'0" (24"x36" SHEET)



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

Coleman
Partners
ARCHITECTS LLC

Jerry Pate
Design

SECTIONS
SEPTEMBER 28, 2023

200 BLOCK OF WEST GARDEN ST.
PENSACOLA, FL
HPA# 21006



3D RENDER-VIEW FROM INTERSECTION OF SPRING ST. AND ROMANA ST.



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

CP
Coleman
Partners
ARCHITECTS LLC

JP
Jerry Pate
Design

RENDERING
SEPTEMBER 28, 2023

200 BLOCK OF WEST GARDEN ST.
PENSACOLA, FL
HPA# 21006



3D RENDER-VIEW FROM ROMANA ST.



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

CP
Coleman
Partners
ARCHITECTS LLC

JP
Jerry Pate
Design

RENDERING
SEPTEMBER 28, 2023

200 BLOCK OF WEST GARDEN ST.
PENSACOLA, FL
HPA# 21006



3D RENDER-VIEW FROM SPRING ST.



BEARING POINT
PROPERTIES

HUMPHREYS
& PARTNERS
ARCHITECTS

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

CP
Coleman
Partners
ARCHITECTS LLC

JP
Jerry Pate
Design

RENDERING
SEPTEMBER 28, 2023

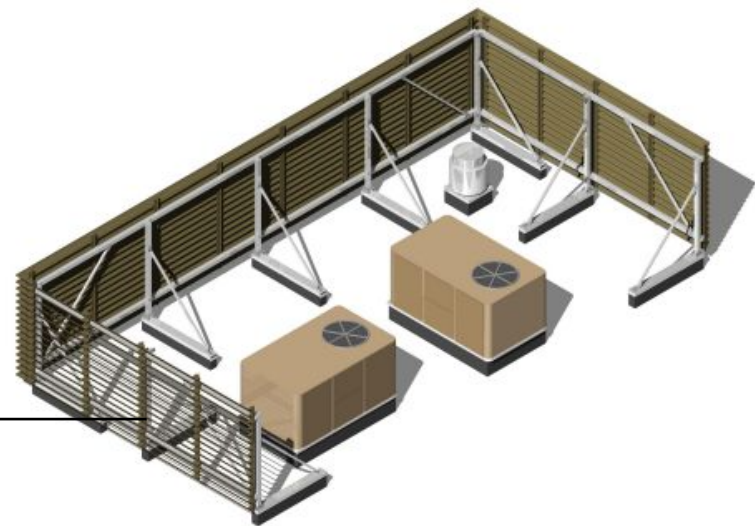
200 BLOCK OF WEST GARDEN ST.
PENSACOLA, FL
HPA# 21006



Railing System // CRL - CRL Mill Aluminum Tapered Base



Modular Shade Structure // Phifertex Premium Mesh - Stucco



Mechanical Screening Architectural Louvers -Prefab Structural Framing System -Pueblo Tan



Glazing System // Kawneer - EnCORE Framing System



Balcony Ceilings // StoDesign - Color 16042



Brick // Acme Brick - Cherrywood



Stucco // StoDesign Color 16002



SIGNAGE PROVIDED ELSEWHERE
ROMANA STREET ELEVATION



Kawneer - EnCORE Framing System



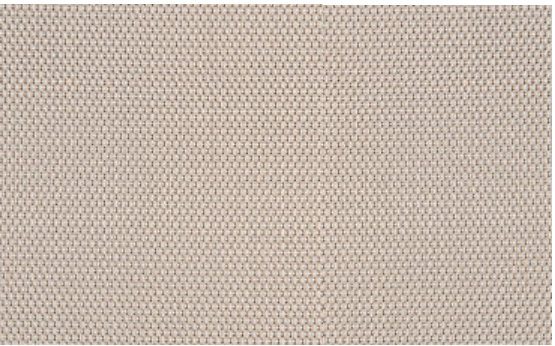
C.R.LAURENCE CO. CRL Mill Aluminum Tapered Base



Architectural Louvers - Pueblo Tan



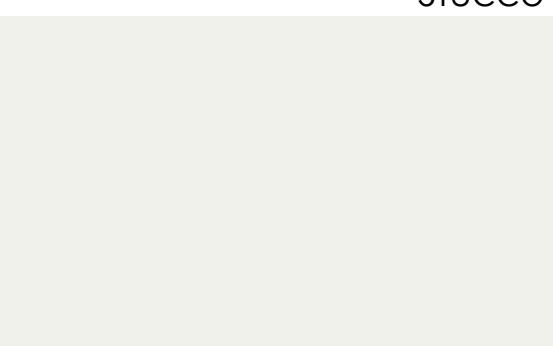
StoDesign - Color 16042



Phifertex Premium Mesh - Stucco



MERIDIEN BRICK (RED RIVER BRICK)- RED WIRECUT



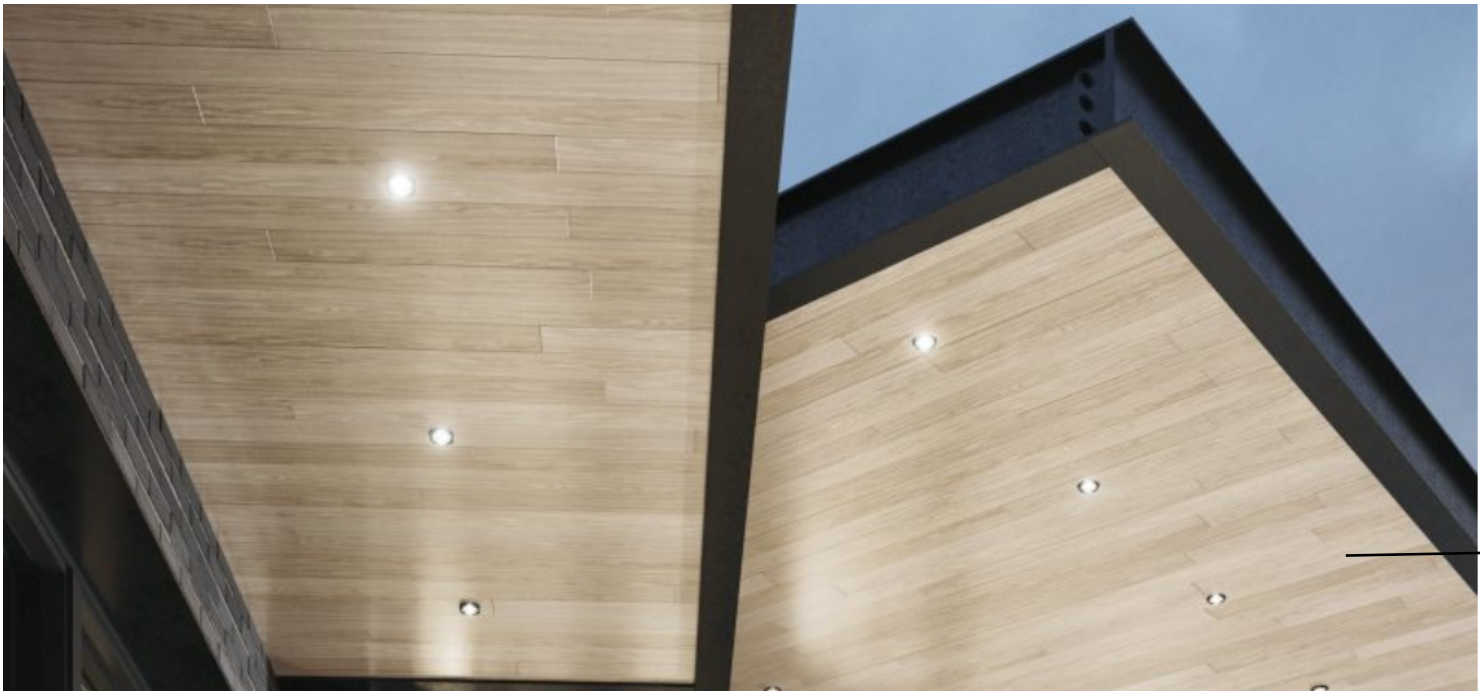
StoDesign - Color 16002



Armstrong Ceilings - Macadamia



Eldorado Stone - Marquee24, Dove Tail



Exterior Ceiling - Metalworks Linear - Macadamia Finish



Exterior Stone - Eldorado Stone - Marquee24, Dove Tail

NOTE: additional info on all of these materials can be found in the provided "spec book"



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00766

Architectural Review Board

10/19/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Historic Preservation Planner

DATE: 10/12/2023

SUBJECT:

202 S. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Approval for Changes to a Previously Approved Outdoor Space

BACKGROUND:

Dalrymple Sallis Architecture is seeking approval for changes to a previously approved outdoor space at 202 S. Palafox Street, located between 200 South Tap House and Graffiti Pizza. This phased project includes new paving to infill the existing site, installation of artificial turf in the rear, a new bar under the existing 200 South Tap House awning with roll down shutters, plantings, and string lighting throughout. The applicants are working with the Downtown Improvement Board and adjacent property owners to bring a trash compactor to the block at a later date, which will remove the existing dumpster.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-27(f)(2)a. and b. Palafox Historic Business District, Decisions

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

Sec. 12-5-4b.(1)-(2) Permanent accessory signs; Major transportation thoroughfares zoned commercial or industrial

202 S. Palafox Street



variance criteria listed in Sec. 12-11-2(a)(2) and the 2 additional criteria listed in Sec. 12-12-3(5)b.1. Board Member Ramos seconded the motion and it carried 6-0.

Item 10

40 S. Palafox Street

PHBD / C-2A

New Construction.

Action taken: Approved with abbreviated review required.

Scott Sallis, Dalrymple | Sallis Architecture, is requesting *final* review to modify the first-floor front elevation of the Thiesen Building. This request was partly denied in May 2022. Since then, the plans have been revised to keep the street front side alcoves, though the existing planters will be removed. Work to the central entrance area is still proposed which will convert the area into an open lobby. Details on a decorative gate which reflect ARB's previous comments have been included and the new lobby will be redesigned with marble tile and a granite border. All glazing at the wood-framed bay windows will be replaced and the side lobby doors will be replaced with new frameless glazing systems. A new overhead coiling system will also be installed, but only to be used during extreme weather conditions.

Mr. Sallis presented to the board. Chairperson Salter asked if the storm shutter would be recessed in the soffit and Mr. Sallis stated that was correct. Board Member Mead asked if there was precedent for roll-down doors on Palafox Street and Historic Preservation Planner Harding responded that there were roll-down doors in the district, but that he was not aware of any along Palafox Street. Board Member Mead respected the initial thought but had concerns about creating a precedent for allowing roll-down doors. Mr. Sallis stated that the main reason for the roll-down shutter was to accommodate the frameless storefront doors and that he would be more than happy to be party to an agreement that stated the shutter would not be used regularly. Mr. Sallis mentioned the roll-down doors at the outdoor bar at Graffiti Pizza and that they are only rolled down late at night. Board Member Ramos thought that the shutter was appropriate and would help to protect the historic architecture. It's not a security type door, but instead a storm protection mechanism. Advisor Pristera advised that the decorative gates were the security measures and that there would be egress issues if the doors were closed. The shutters would only be activated if the building were to be evacuated. Overall, Board Member Mead commended the applicant and the revised design. Board Member Yuri asked for clarification on the existing wood window frames and Mr. Sallis stated that the wood frames would be kept, but that the storefronts would be reglazed. **Board Member Mead moved to approve so long as a statement from the Building Official be provided confirming that the roll-up door can only be used during a state of emergency (a storm event), and that letter be provided to the Chair as notification. Board Member Yee seconded the motion and it carried 6-0.**

Item 11

200 S. Palafox Street

PHBD / C-2A

New Construction.

Action taken: Approved with abbreviated review required.

Scott Sallis is requesting final approval for a new steel framed canopy covering the space between 200 S. Palafox and 210 S. Palafox. The proposed structure will become the new entry to an outdoor event plaza. New back-lit signage will be mounted to the front, powder coated aluminum entry archway; however, specific details for the signage will follow in an abbreviated review. The canopy will have a decorative powder-coated aluminum entry gate, a wood tongue and groove ceiling, a flat standing seam metal roof, recessed and mounted down lighting, and will be flanked by metal planters.

Ms. Garret presented to the board. Chairperson Salter asked if the four circles in the archway were

representing future signs or if they were built-in elements in the decorative metal. Ms. Garret answered that they represented future signage. Chairperson Salter asked what the intent of the ceiling sconce lighting were – if they were to illuminate the right of way or if they were to light the future signage. Ms. Garret answered that the intent was to light the signage. Chairperson Salter was concerned that the fixtures in that location would shine directly on the right of way. His understanding of the code was that lighting was intended to not be visible beyond the property line of the lot on which the signs are located. He wondered if a directional sconce would be more useful. Board Member Ramos stated that the listed level of lumen output seemed high (around 4,000). Chairperson Salter agreed and added that the canopy was a nice addition to the streetscape. Board Member Mead also thought it was a good improvement to the space. Board Member Courtney suggested that the lumens be more in the warm range.

Board Member Mead moved to approve with lighting details showing the projection of the canopy/signage fixtures to address the Chair's comments on not impacting the right of way be submitted for abbreviated review. Board Member Mead also suggested that the decorative metal work be worked to incorporate the framed circles. Chairperson Salter added the amendment that the application did not include any signage and it was accepted. Board Member Ramos seconded the motion and it carried 6-0.

Item 12

410 and 412 S. Palafox Street

PHBD / C-2A

New Construction.

Action taken: Approved with abbreviated review required.

Philip Partington is seeking approval to renovate the exterior of a contributing structure. The scope of work includes the following: replace the existing metal canopy with a new retractable fabric awning, remove the existing right door and replace it with a new window to match the existing windows, painting the existing brick façade to match the color of the neighboring street front façade to the south.

Mr. Partington presented to the board. Chairperson Salter stated that the proposed awning was similar to what was placed on Jackson's restaurant but needed clarification on where the track / box would be mounted. Mr. Partington answered that it would be mounted about 30" from the parapet which is probably right at the deck. Chairperson Salter stated that this building has been through a couple of changes and at one point had a stucco façade. Someone went through a lot of work to refurbish the brick, through the parapet was repaired. Mr. Partington stated that the front façade of the building was original when it was renovated in 2015. Some brick was reused to rebuild the parapet. Chairperson Salter stated that where the brick changes are at a horizontal element on the Jackson's building. Everything in the scope of work was appropriate except for the painting of unpainted brick. The reason is that the brick was restored or at least there was an effort to restore the street front elevation to how it was before it was stucco'd over. The unpainted brick is an important feature that is associated with the history of this building. Also, paint cannot be easily removed, and sandblasting will destroy it. The point being is that there was considerable effort to restore the building back to its historic character and that painting it would be taking a step backwards and that it would be a serious detriment to the building. Although there are two different types of brick, the canopy will bridge that joint so that the transition will not be so obvious. Overall, painting the brick will detract from the historic presence of the contributing structure. Board Member Ramos agreed with Chairperson Salter's comments on the brick. It has good historical character and questioned the color of the awning frame requesting that it match the color of the existing cream elements.

Mr. Simpson then presented to the board. Board Member Ramos asked what kind of paint was used on the Artisan, but staff did not recall. The board discussed the painting of brick buildings and Chairperson Salter read from ordinance sec. 12-3-27(f)(4)b., "*Building fronts, rears, and sides abutting streets and public areas*. All structural and decorative elements of building fronts, rears, and sides abutting streets or public improvement areas shall be repaired or replaced to match as closely as possible the original materials and construction of that building." By painting

Renderings



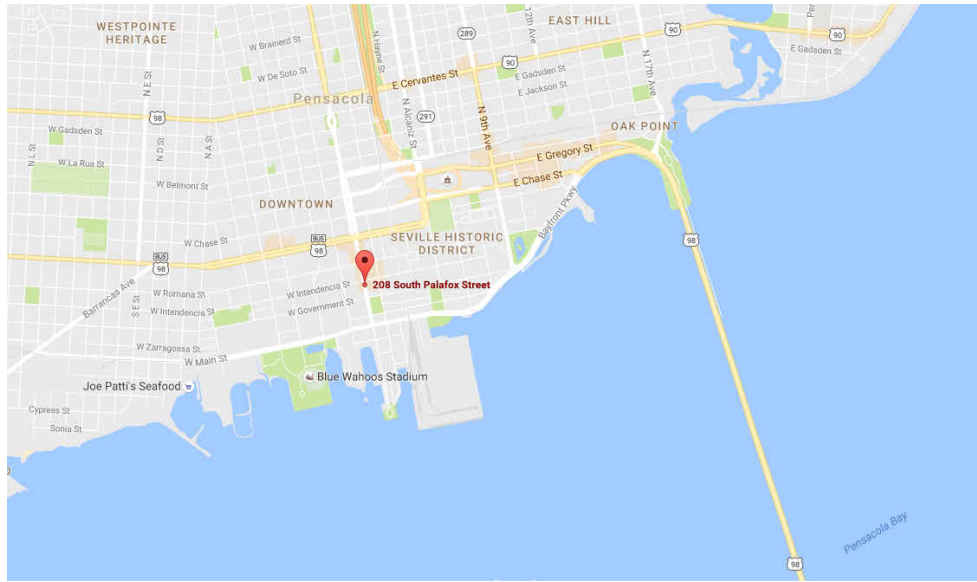




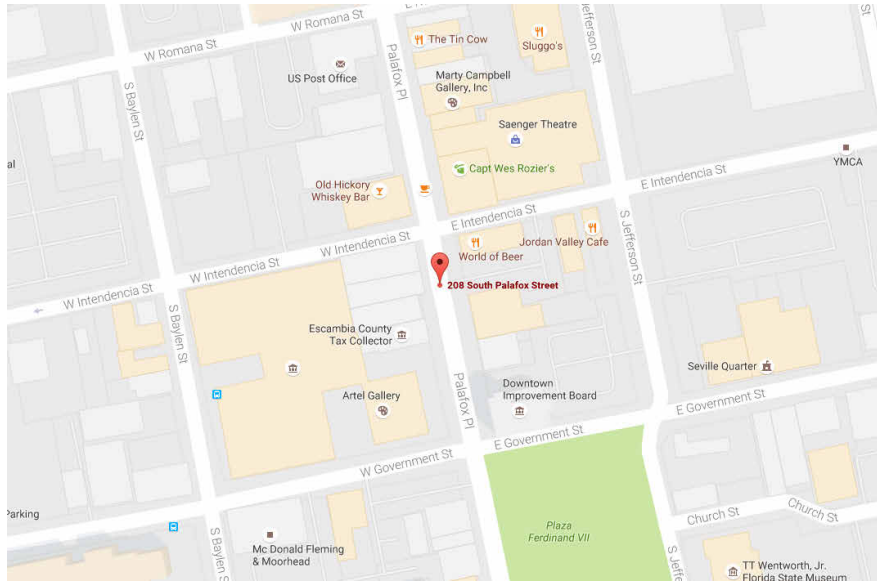
200 South Plaza

A PLAZA DESIGN FOR 200 SOUTH, LLC

202 S. PALAFOX ST., PENSACOLA, FL.



VICINITY MAP



SITE MAP

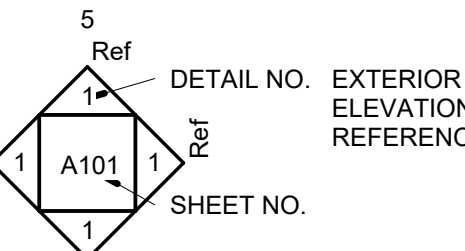
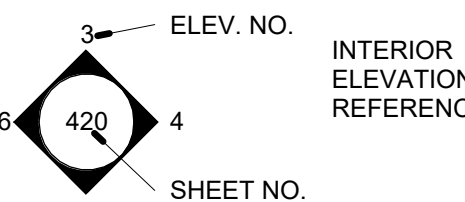


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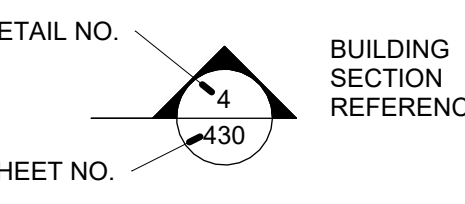
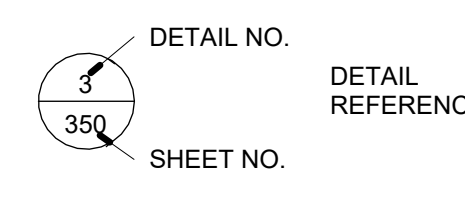
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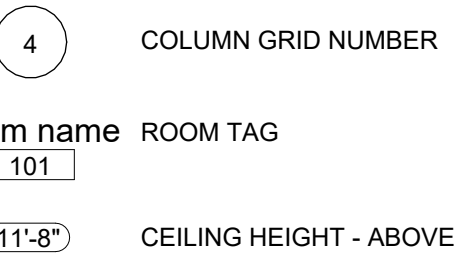
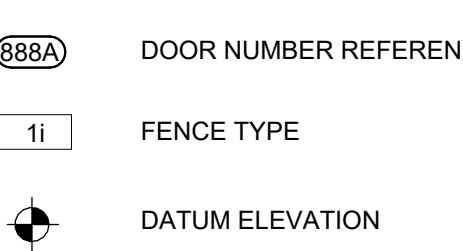
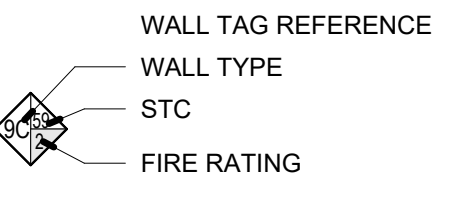
ELEVATION REFERENCES



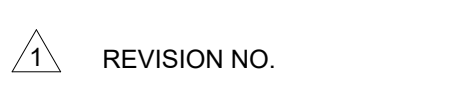
DETAIL REFERENCES



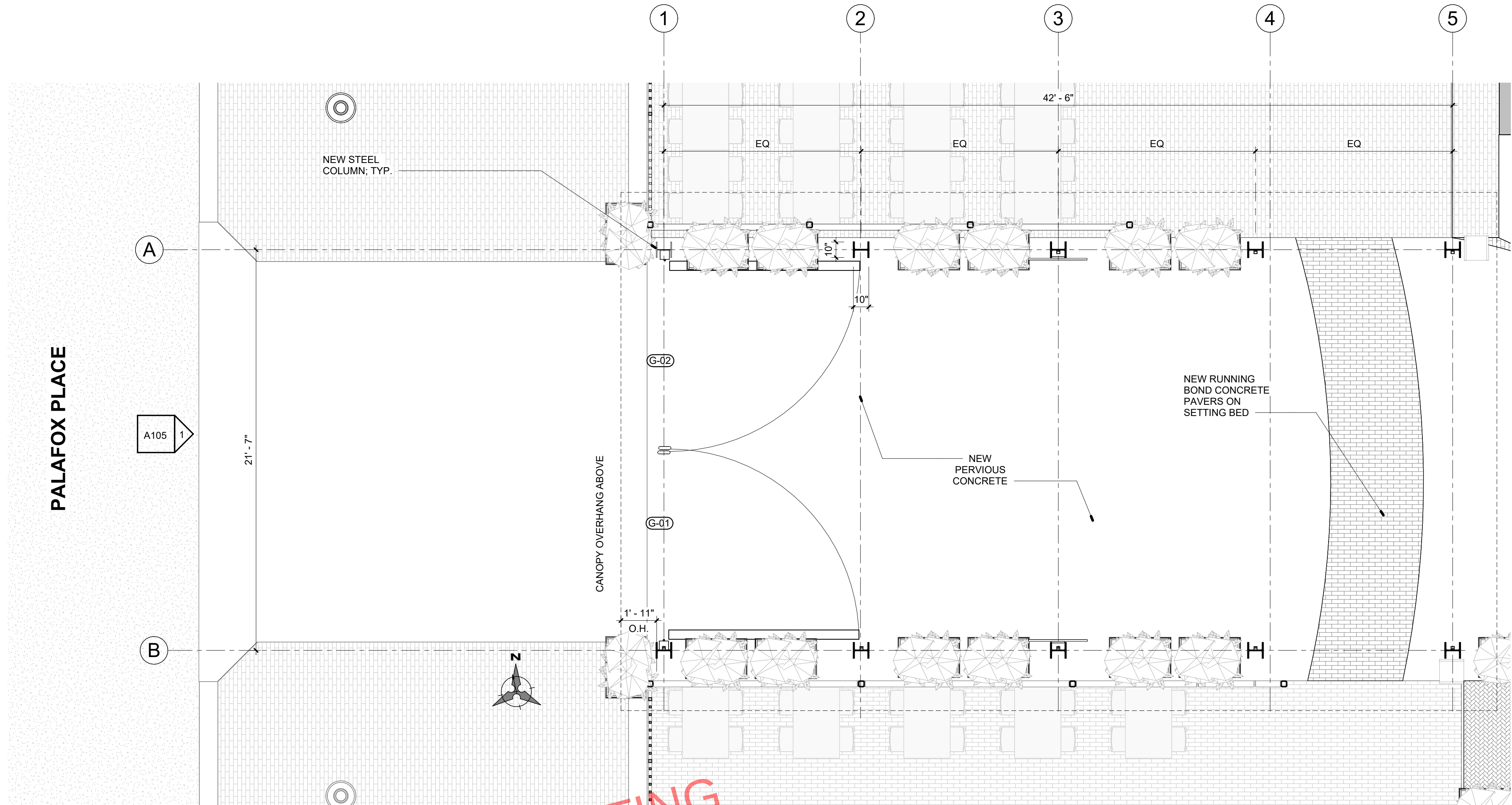
ANNOTATION REFERENCES



REVISION NUMBER REFERENCE

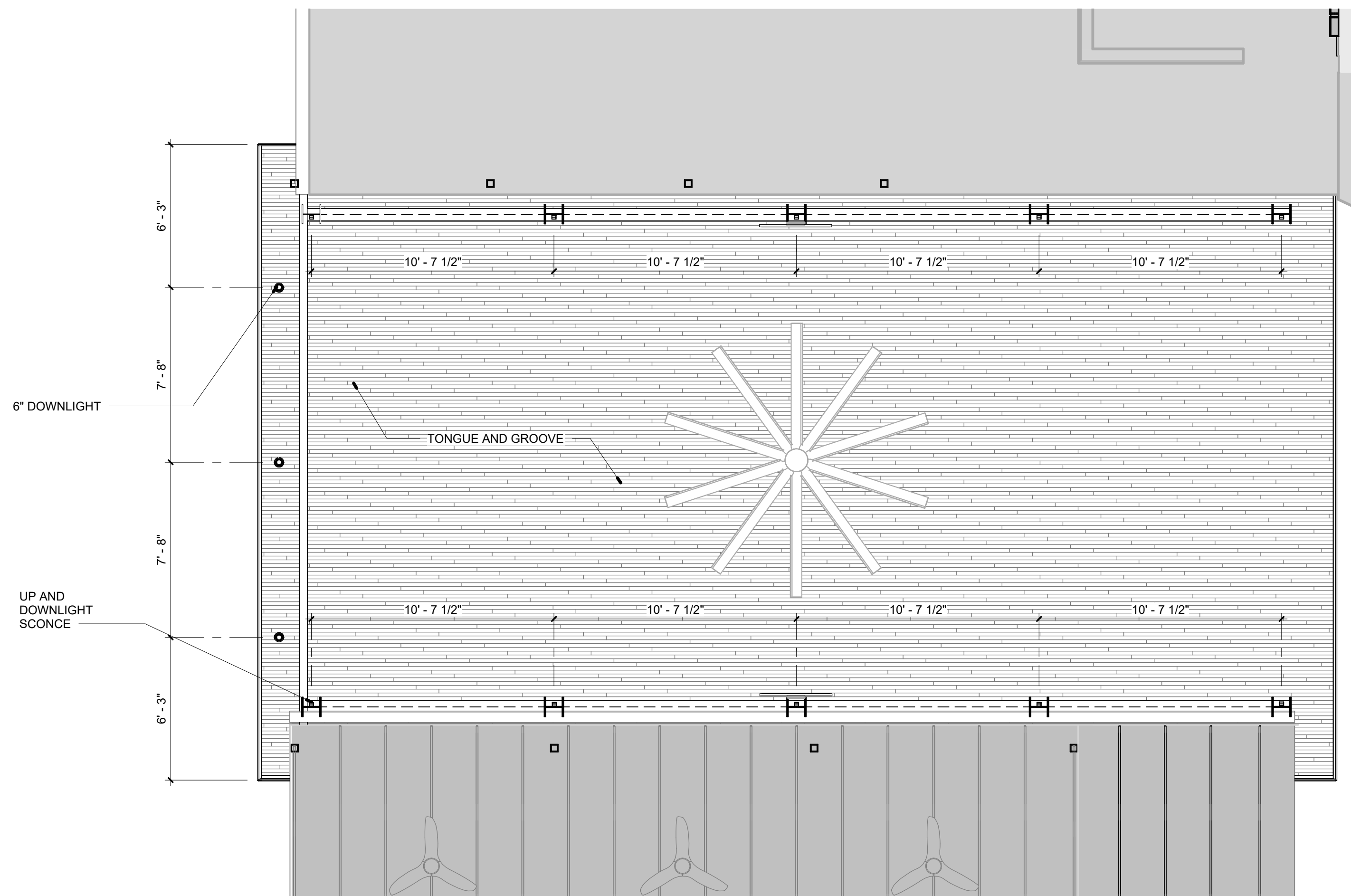


INDEX OF DRAWINGS		
Sheet #	Sheet Title	Rev. #
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G001	TITLE SHEET	
Architectural		
A001	DEMOLITION PLAN	
A101	NEW WORK FLOOR PLAN	
A104	BUILDING SECTIONS	
A105	EXTERIOR ELEVATIONS	
A107	DETAILS AND SCHEDULES	
A700	3D PERSPECTIVE VIEWS	



1 NEW WORK FLOOR PLAN
1/4" = 1'-0"

JULY 2022 ARB MEETING



3 REFLECTED CEILING PLAN
1/4" = 1'-0"



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.daisal.com

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CERTIFICATION

NOT FOR
CONSTRUCTION

200 South Plaza

202 S. PALAFOX ST., PENSACOLA, FL.

DRAWN BY: SKG
CHECKED BY: JSS

ISSUE DATE:
7/05/2022

REVISIONS
No. Des. Date

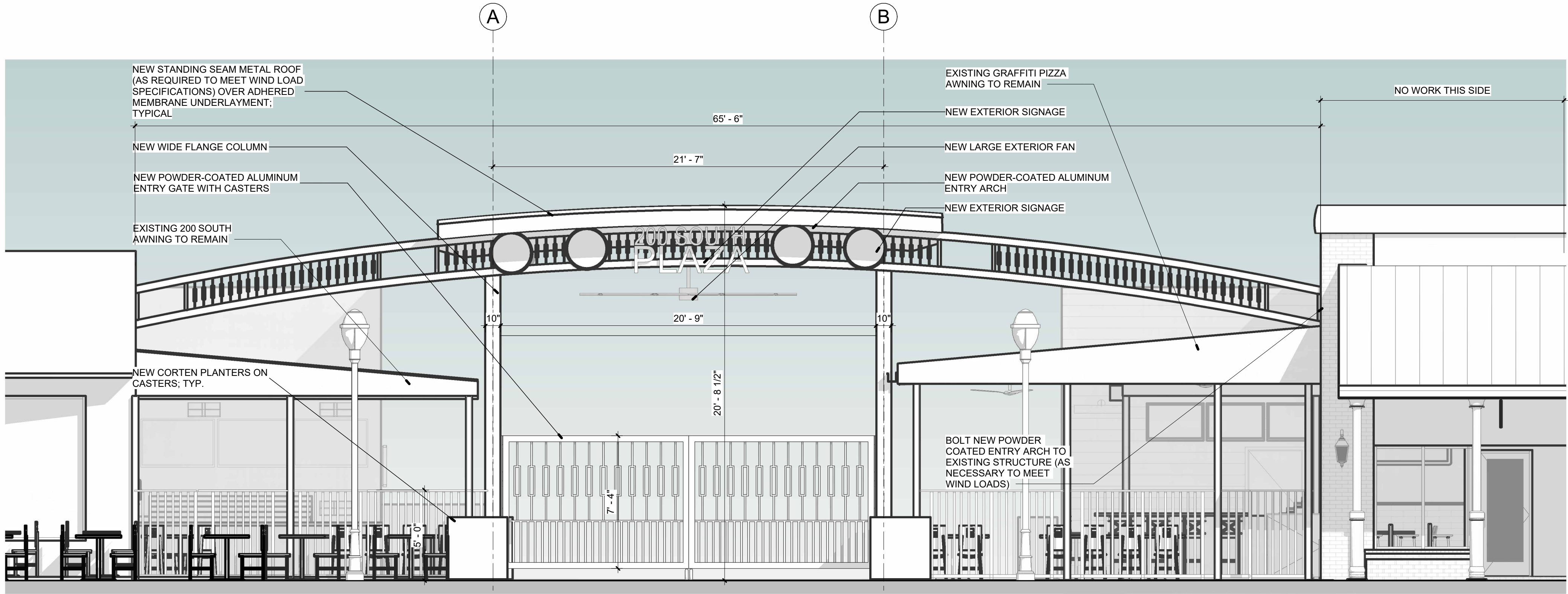
SHEET TITLE:

NEW WORK
FLOOR PLAN

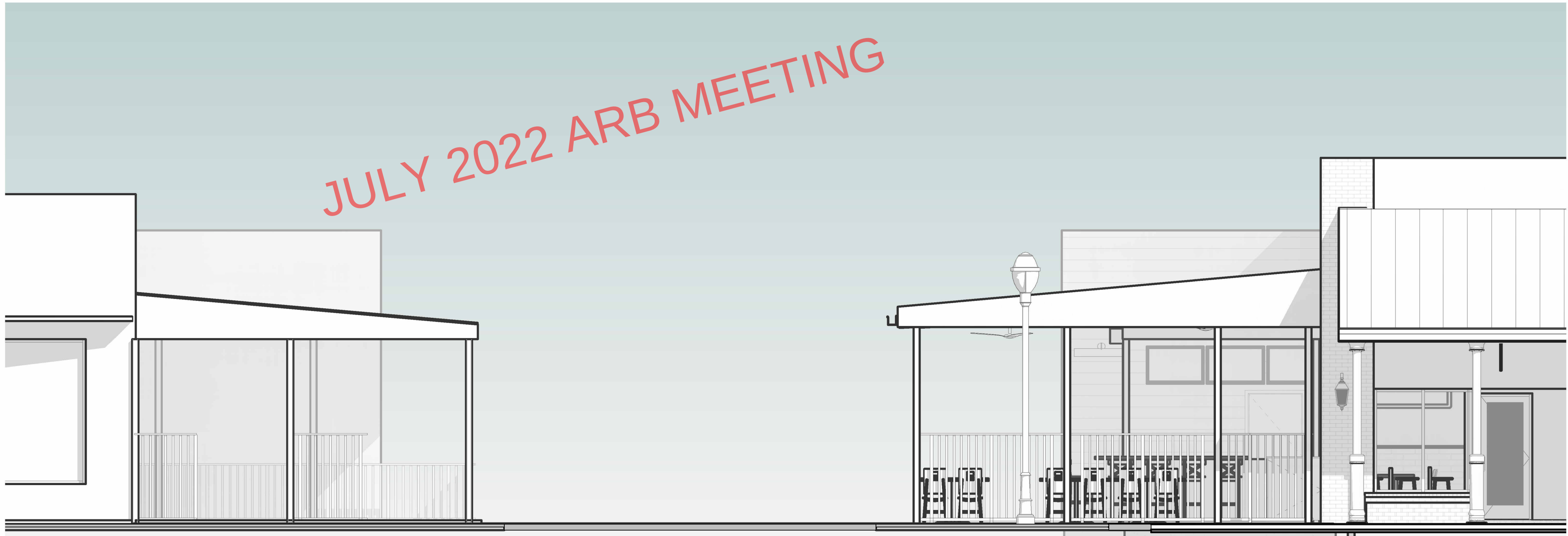
SHEET NO:

A101

PROJECT NO:
21048

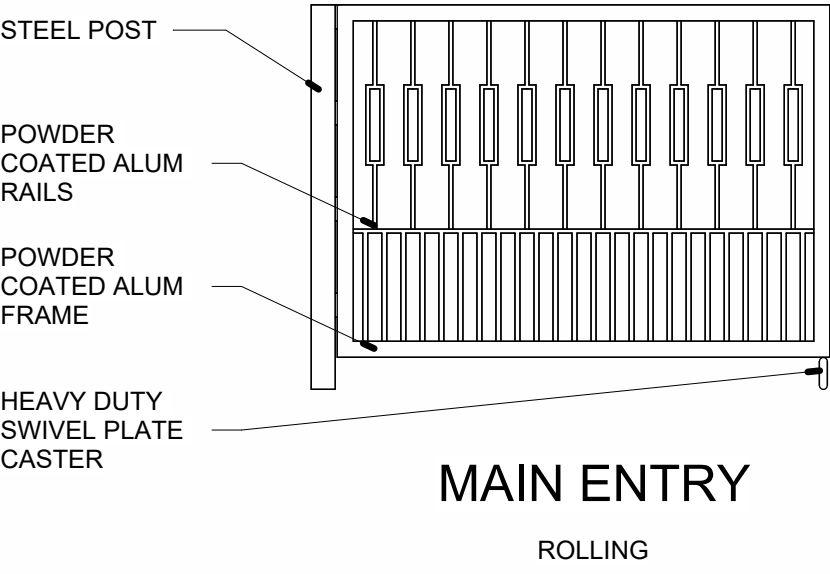


1 WEST ELEVATION (S. PALAFOX ST.)
1/4" = 1'-0"



3 EXISTING WEST ELEVATION (S. PALAFOX ST.)
1/4" = 1'-0"

GATE TYPES





**Architectural Review Board Application
Full Board Review**

Application Date: 06-30-22

Project Address: 202 S Palafox Pl.

Applicant: Dalrymple Sallis Architecture | Samantha Garrett

Applicant's Address: 503 E. Government St.

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

Property Owner: 200 South, LLC

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

Application is hereby made for the project as described herein:

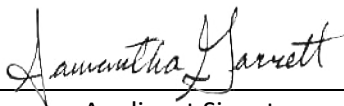
- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

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

Project specifics/description:

We are seeking final approval for new paving to infill the existing site between 200 South and Graffiti Pizza. A new bar will be tucked into the corner under the 200 South Exterior Awning.

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

09-28-23

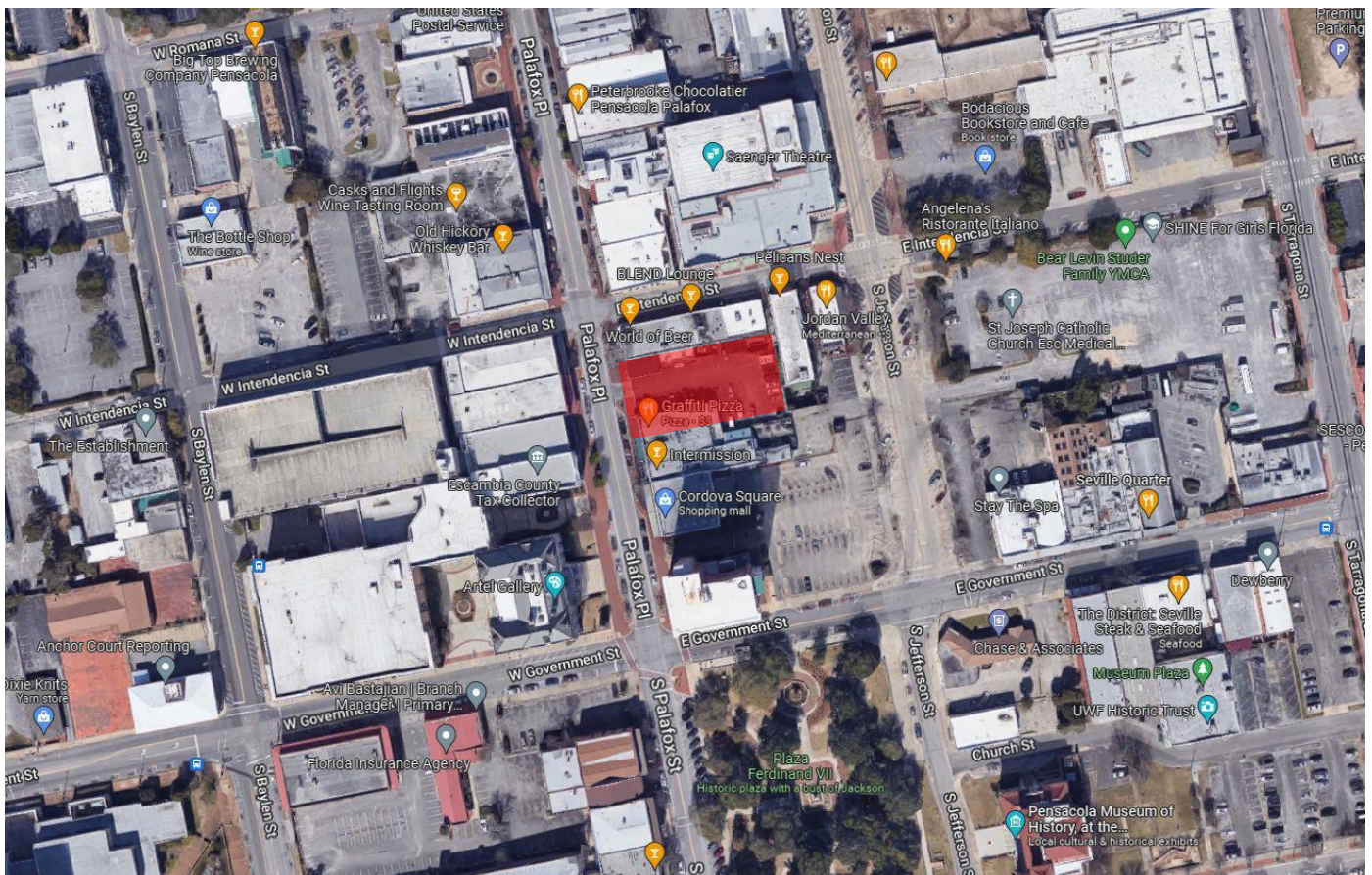
Date

Date: Monday, October 02, 2023

Project: 200 South Plaza
202 S Palafox Pl.
Pensacola, FL 32502

Recipient: Architectural Review Board – City of Pensacola

Project Location



Existing Photographs



Views of Existing Front



Views of Existing Rear



Views of Existing Graffiti Garage Door

Historic Photograph



210 S Palafox

Exterior Color Schedule

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Corten Steel Planters	TBD	Corten
Pervious Concrete	TBD	
Precast Concrete Pavers	Belgard and Belden	
Brick Drive	TBD	To Match Palafox Brick Sidewalks
Turf	Goat Turf	
Pressure Treated Fence	-	To Match Existing
Concrete Planter	-	Grey
Wood Bench	-	Cypress
Overhead Security Door	-	To Match Graffiti Pizza Door

METAL WORK



Planters

PAVING



Pervious Concrete

Paver 1: Brick to match Palafox



Paver 2: Belden

Paver 3: Belgard

Paver 4: Belgard

Paver 5: Belgard



Artificial Turf

PLANTING



Reed Grass



Rosemary



Mondo Grass



Crape Myrtle

STRING LIGHTS



Commercial grade, Suspended Socket String Light and LED – 100ft



SYNLAWN®

Plant-Based Artificial Grass

PRODUCT SPECIFICATIONS



SYNLawn Pet Platinum

The ultimate artificial grass designed for pets of all shapes and sizes. With maximum drainage built-in, cleanup is a breeze. Ultra-durable Super Yarn™ construction eliminates digging, brown spots, and other common problems found in backyards and pet facilities.

Grass Zone Yarn/Color	PE / Field Green / Apple
Grass Zone Denier	10,000 / 6
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,040 / 12
Grass Zone Yarn Shape	Omega
Finished Pile Height	1 1/2"
Finished Pile Weight	80 oz.
Backing	15 / 18 PP 2-Part / 20oz. EnviroLoc™
Tuft Gauge	3/8"
Total Weight	106 oz.
Tuft Bind	> 8 lbs.
Permeability	> 1,200 inches per / SY
Features	Sanitized®, EnviroLoc™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	ASTM E108 Class A Fire Rating, F1292, F1551, F1951



Unmatched Lifetime Warranty



EnviroLoc™ Plant-Based Backing



Deluster and UV Protection



Class A Fire Rating



Foot Traffic



Softness



SUPER YARN™ TECHNOLOGY

Sanitized®
Antimicrobial

DualChill™
IR Reflective

StatBlock™
Anti-Static



Learn more at CADdetails.com

Not to scale. For illustration only.

RECOMMENDED USES



PETS



LANDSCAPE



PLAY



ROOFTOP



For ordering and questions, contact Goat Turf at 615.906.6932 or visit GoatTurf.com



Primary Yarn Polymer	Polyethylene	Primary Backing	15/18 PP 2-Part
Yarn Cross Section	Omega	Coating Type	20 oz. EnviroLoc™
Standard Color	Field Green / Apple	PE Yarn Denier / Ends	10,000 / 6
Fabric Construction	Tufted	Texturized Thatch Denier / Ends	5,040 / 12
Second Yarn Polymer Thatch	Polyethylene	Warranty Period	Limited Lifetime
Secondary Yarn Color	Field Green / Beige		

Finish Fabric	English System		ASTM Test
<i>Nominal Specification</i>	<i>Value</i>	<i>Units</i>	<i>Method</i>
Pile Height (Nominal)	1 1/2	inches	D-5823
Face Weight	80	oz/yd ²	D-5848
Total Fabric Weight	106	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	20	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	15,040	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/8	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	607.6	in/hr	D-1551
Fabric Width	15	ft	-

Renderings





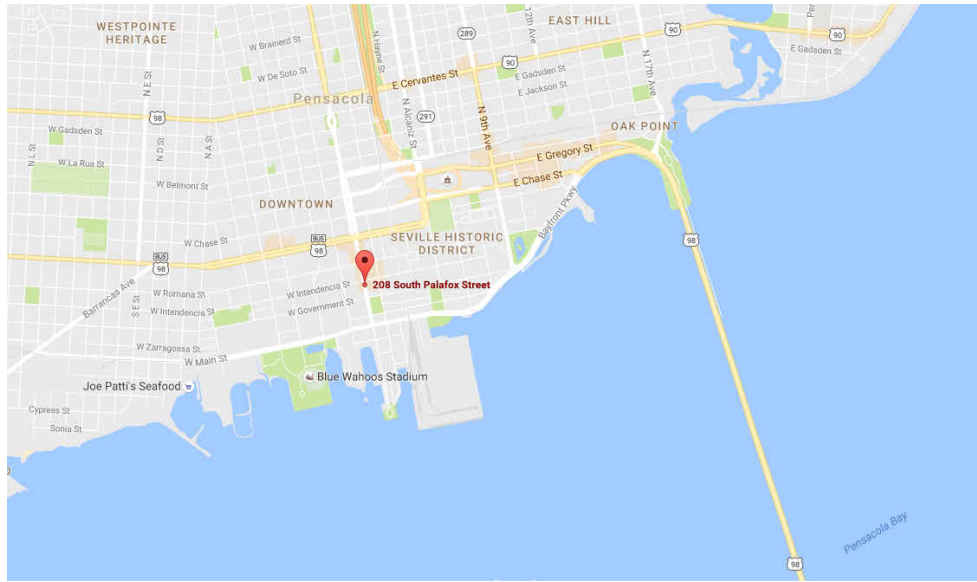


New Overhead Door at 200 South

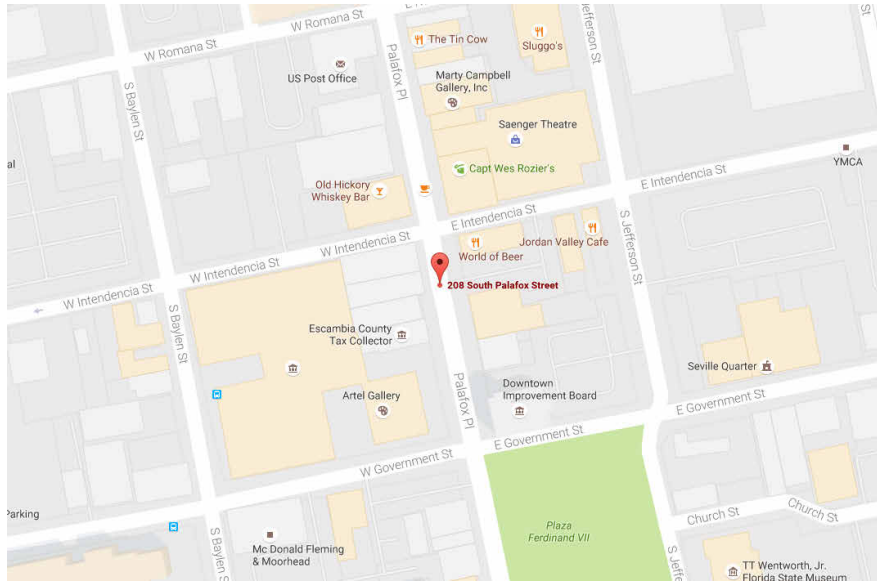
200 South Plaza

A PLAZA DESIGN FOR 200 SOUTH, LLC

202 South Palafox Place



VICINITY MAP



SITE MAP



NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND NOT CONSIDERED CONTRACT DOCUMENTS.

BUILDING DATA

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

CONSTRUCTION TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION:
(A-2) - ASSEMBLY
(B) - BUSINESS

ZONED: (C2-A)- DOWNTOWN RETAIL COMMERCIAL

FLOOD_ZONE: X

PROJECT TEAM:

ARCHITECT OF RECORD :
J. SCOTT SALLIS, AIA scott@dalsal.com
DALRYMPLE | SALLIS ARCHITECTURE
503 E. GOVERNMENT ST.
PENSACOLA, FL 32502
(850) 470-6399

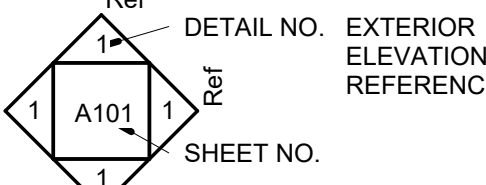
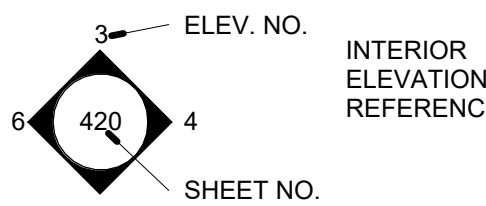
MECHANICAL ENGINEERING:
JAY WELLS, PE
JAY@WSENGINEERINGINC.COM
W3 ENGINEERING, INC.
213 S. BAYLEN ST.
PENSACOLA, FL 32502
(850) 629-8270

ELECTRICAL ENGINEERING:
JAMES TATONE
james@rubylelec.com
RUBY ENGINEERING, INC.
9040 GULF BEACH HIGHWAY
PENSACOLA, FL 32507
(850) 455-5540

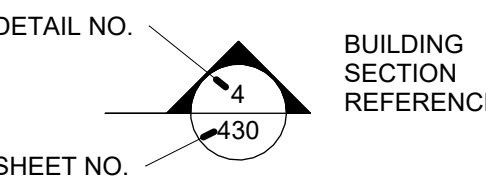
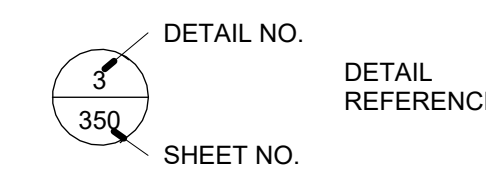
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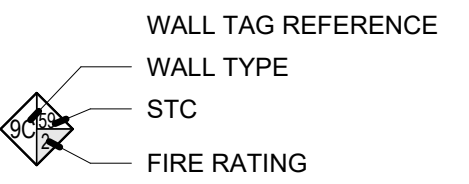
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



REVISION NUMBER REFERENCE



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Architectural		
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A102	PHASE 2 SITE PLAN	
A106	EXTERIOR ELEVATIONS	
A700	3D PERSPECTIVE VIEWS	



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

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CERTIFICATION

NOT FOR CONSTRUCTION

200 South Plaza

202 South Palafox Place

DRAWN BY: SKG
CHECKED BY: JSS

ISSUE DATE:
09-27-23

REVISIONS:
No. Desc. Date

SHEET TITLE:

TITLE SHEET

SHEET NO:

G001

PROJECT NO:
Project Number

GROUND MATERIAL TAKEOFF PHASE 1

Material: Mark	Material: Area	Material: Name
1	67 SF	Belden Dark Range Smooth Paver
2	90 SF	Belden 8533 Paver
3	878 SF	Belgard Dimensions Pewter Paver 6x12
4	4017 SF	Belgard Dimensions White Paver 12x24
5	1038 SF	Belgard Dimensions Slate Paver 3x12
6	872 SF	Belgard Dimensions Pewter Paver 3x12
8	428 SF	Planter
9	2816 SF	Pervious Concrete

2 MATERIAL KEY PLAN
1/32" = 1'-0"

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
2. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
3. OWNER TO CONFIRM FINAL CASEWORK DESIGN w/ CONTRACTOR.
4. SEE DOOR SCHEDULE A106 FOR DIMENSIONS.

ds

dalrymple | sallis
architecture

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Pensacola, FL 32502
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CONSTRUCTION

200 South Plaza

202 South Palafox Place

181

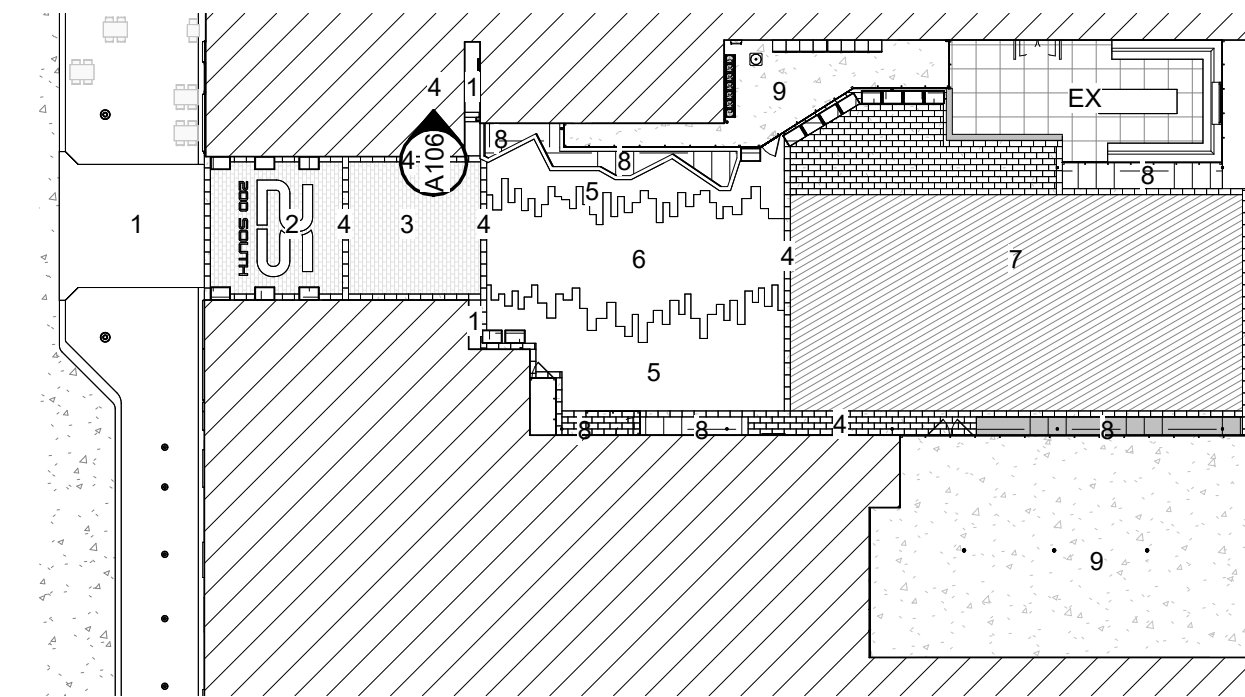
DRAWN BY:	CHECKED BY:
SKG	JSS
ISSUE DATE:	
09-27-23	
REVISIONS	
No. Des. Date	

SHEET TITLE:
PHASE 1 SITE
PLAN

SHEET NO:
A101
PROJECT NO:
Project Number

1 PHASE 1 SITE PLAN
1/8" = 1'-0"

Material: Mark	Material: Area	Material: Name
7	2710 SF	Goat Turf SYNLaw
8	134 SF	Planter



1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
4. OWNER TO CONFIRM FINAL CASEWORK DESIGN w/ CONTRACTOR.
5. SEE DOOR SCHEDULE A106 FOR DIMENSIONS.



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AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT WRITTEN CONSENT OF
THE FIRM'S PRINCIPALS

NOT FOR INSTRUCTION

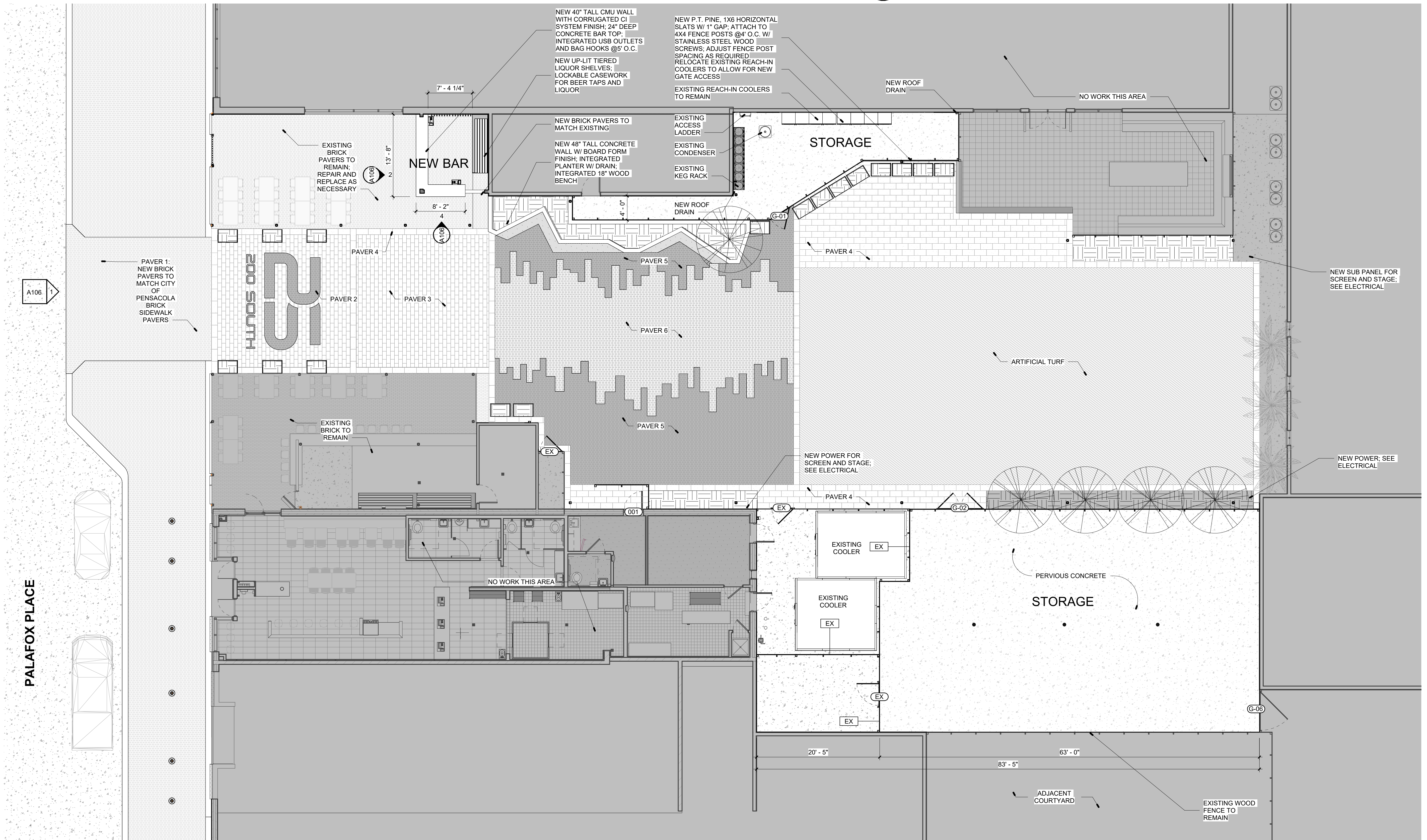
202 SOUTH PALMBOX PLACE

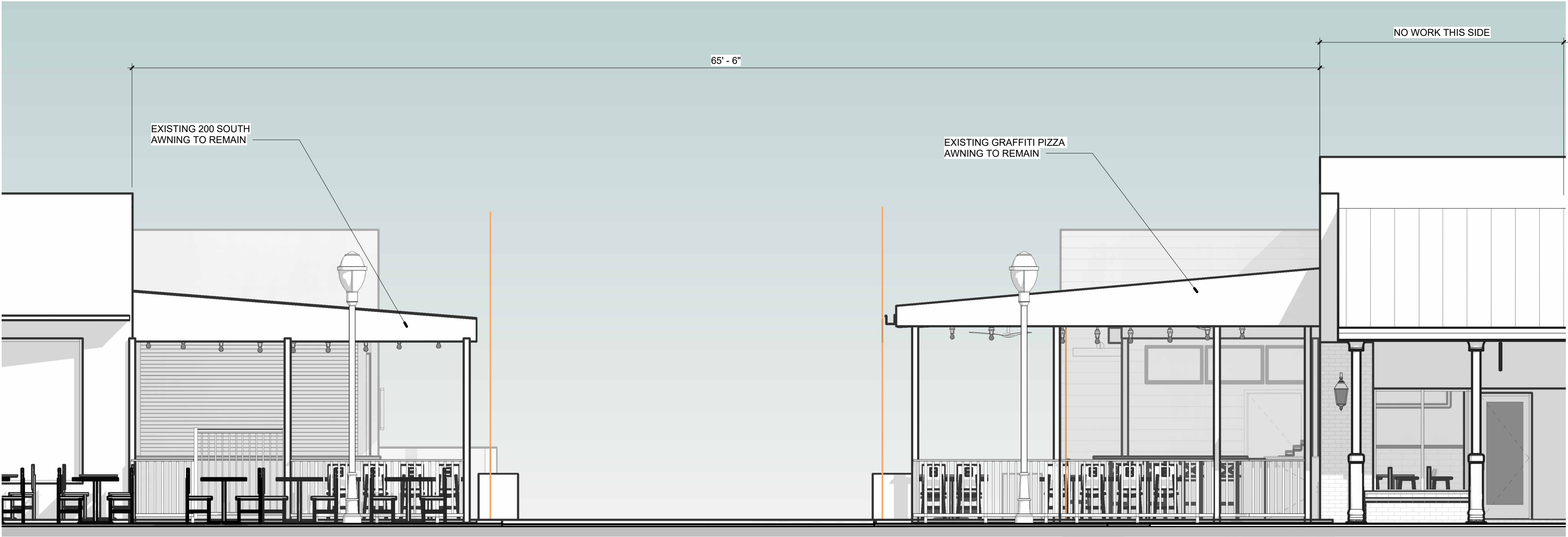
DESIGNATIONS	
Des.	Date

PHASE 2 SITE PLAN

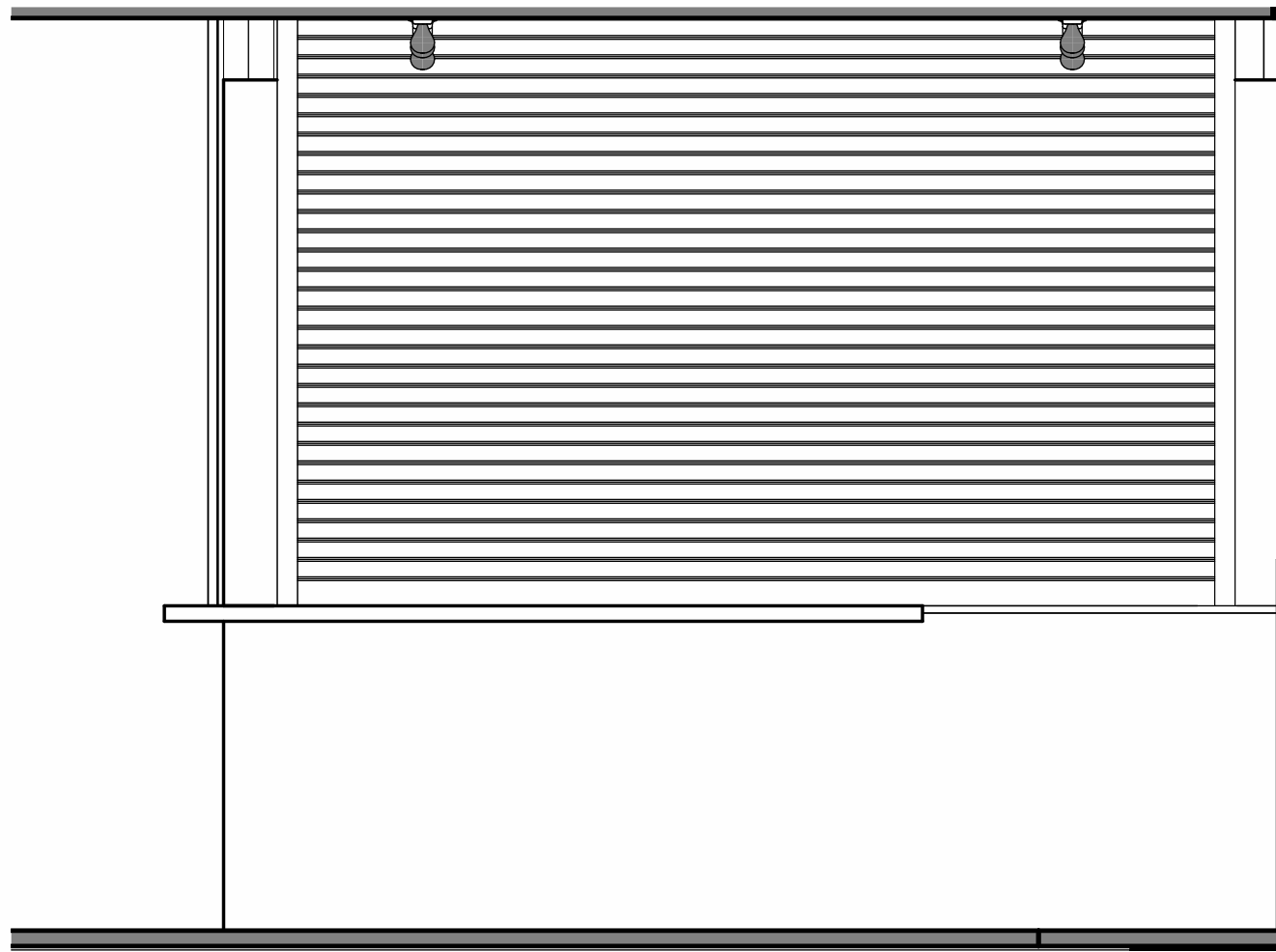
A102

PROJECT NO:
Project Number

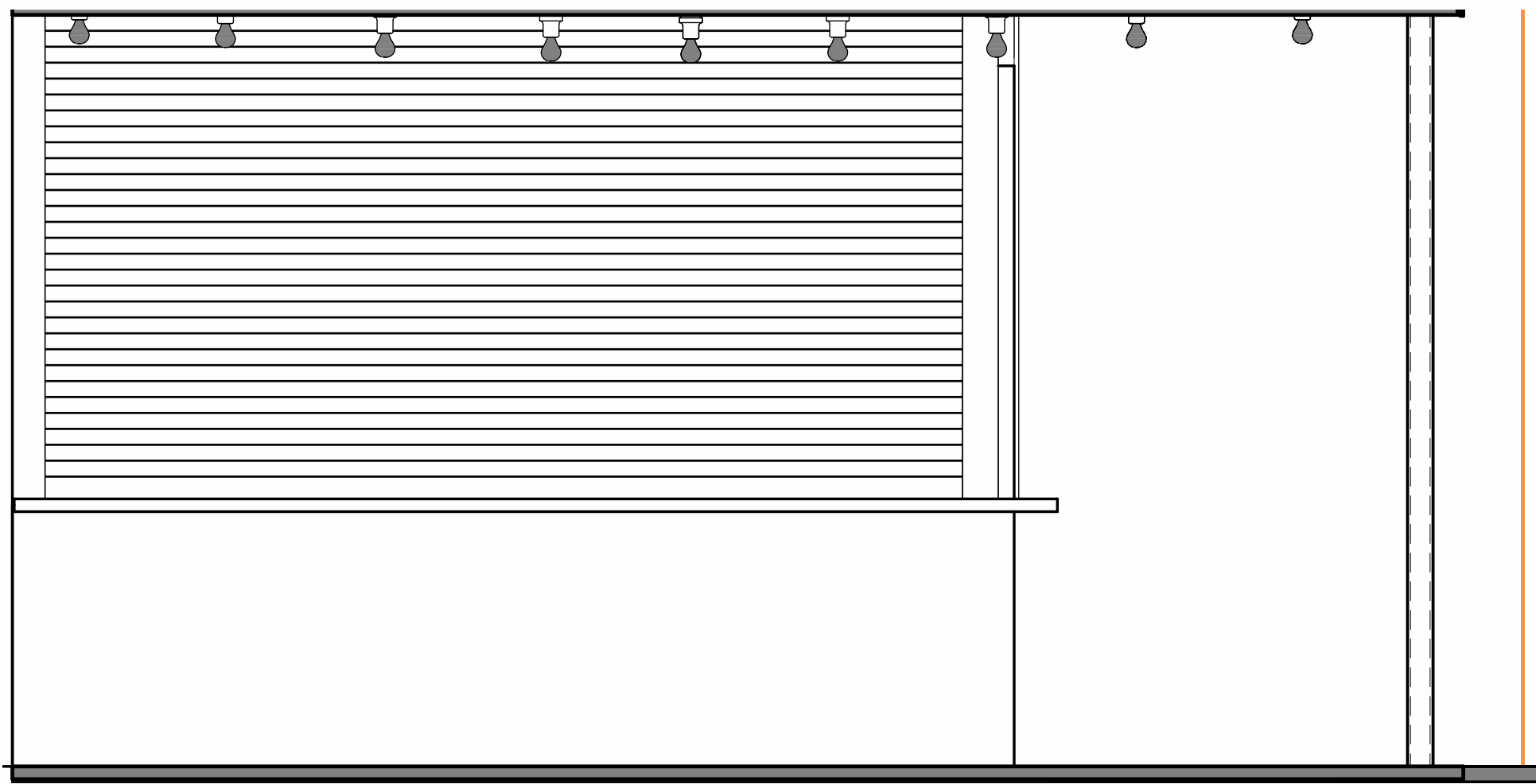

$$\frac{1}{8}'' = 1'-0''$$



1 WEST ELEVATION (S. PALAFOX ST.)
1/4" = 1'-0"



4 NEW 200 SOUTH BAR - SOUTH
1/2" = 1'-0"



2 NEW 200 SOUTH BAR - WEST
1/2" = 1'-0"



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CERTIFICATION

**NOT FOR
CONSTRUCTION**

200 South Plaza
202 South Palafox Place

DRAWN BY: JSK/MB
CHECKED BY: JSS

ISSUE DATE:
09-27-23

REVISIONS
No. Des. Date

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SHEET NO:

A106

PROJECT NO:
Project Number