



City of Pensacola

Architectural Review Board

Agenda

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

February 15, 2024, 2:00 PM

Hagler-Mason Conference Room, 2nd Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 24-161 ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Attachments: 1-18-24 ARB Minutes

OPEN FORUM

NEW BUSINESS

2. 24-148 129 CALLE DE SANTIAGO COURT
PENSACOLA HISTORIC DISTRICT / ZONE SSD / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

*Attachments: Images
Application and Materials*

3. 24-149 115 W. BRAINERD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
REAR YARD IMPROVEMENTS AT A CONTRIBUTING STRUCTURE

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

4. 24-150 609 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
EXTERIOR PAINT AND REAR IMPROVEMENTS AT A CONTRIBUTING
STRUCTURE

Attachments: Florida Master Site File Form

Images
Application and Materials

5. 24-151 309 S. REUS STREET
GOVERNMENTAL CENTER DISTRICT / ZONE C-2 / CITY COUNCIL
DISTRICT 6
CHANGE OF WINDOWS AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

6. 24-152 706 E. LA RUA STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT 6
NEW CONSTRUCTION OF LODGING HOUSE AND ACCESSORY
STRUCTURES AT A CONTRIBUTING STRUCTURE

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

ADJOURNMENT

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

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



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

January 18, 2024

2:00 PM

Whibbs Conference Room, 1st
floor

CALL TO ORDER / QUORUM

Members Present: Yuri Ramos, Lou Courtney, George R Mead, II,
Jordan Yee, Brian Spencer, Ross Pristera

Members Absent: Derek Salter, Anna Fogarty

Also Present: Assistant Planning & Zoning Division Manager
Harding, Historic Preservation Planner Walker,
Assistant City Attorney Lindsay, Hunter Green, Mark
Shoultz, Matthew Savoie, Katherine Hendricks, Mary
Renee Chrisco, Jennifer Carter, Katie Anderson

APPROVAL OF MINUTES

1. 24-43 ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Board Member Yee made a motion to approve the December 21, 2023, minutes, seconded by Board Member Spencer, and it carried 5-0.

OPEN FORUM

NEW BUSINESS

2. 24-40 306 W. BLOUNT STREET NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6 ACCESSORY BUILDING FOR A CONTRIBUTING STRUCTURE

Tuff Shed, Inc. is seeking approval to install a prefabricated wood shed on the grass with a shed floor measuring 8 x 10 ft. at a contributing structure. The

accessory structure includes panel siding, a shingle roof, a PVC horizontal sliding window, and a single wood shed door.

Curtis Black presented to the board. Vice Chair Mead noted that the North Hill Preservation Association has no objections to the requests but suggest if there is not a substantial price difference, that horizontal siding be used in lieu of vertical siding to more closely match the gables of the primary residence. Board Member Yee asked if the applicant was agreeable to the horizontal siding suggestion. Mr. Black noted that he would need to consult with the representative at Tuff Shed about the price difference, but he is not opposed to it. Board Member Mead agreed that consistency of the siding is needed and this can be submitted for abbreviated review subject to the price differential.

Board Member Yee made a motion to approve the application as submitted with the condition that the horizontal siding be brought back for abbreviated review after the applicant receives pricing on the change. Board Member Spencer seconded the motion and it carried 5-0.

3. 24-41 718 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PC-1 / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Matthew Savoie is seeking approval for exterior alterations at a contributing structure including converting the shingle roof to 5-V metal crimp, changing aluminum and vinyl siding to cedar mill Hardie plank lap siding, changing aluminum windows to white PlyGem 1500 single hung vinyl windows, moving the rear door to the north side of the structure, altering the front façade composition, and altering window locations and opening sizes. The structure will receive new exterior lighting and will be painted Benjamin Moore Revere Pewter.

Matthew Savoie and Katherine Hendricks presented to the board. Vice Chair Mead shared that the North Hill Preservation Association has no objections to the request. Board Member Courtney complimented the applicant's efforts and asked that the Hardie siding be spaced 4.5 to 5 inches maximum to maintain historic proportions. Board Member Courtney asked about the proposed window grids. Ms. Hendricks noted that the applicant is proposing vertical two over two windows with no grilles-between-the-glass, so true dividers will be in place. Advisor Pristera noted that this was one of three houses in a row that would have looked the same. The roof had issues at some point which is why it looks different, but it would have looked like the house to the south.

Ms. Hendricks asked about skirting between the piers and what material would be appropriate for the existing brick piers, more recently added block piers, and poured slab at the front of the structure. Vice Chair Mead answered in the past the board has encouraged that existing brick piers are maintained to keep the integrity if they are exposed. If they have been covered already, like with stucco or skirting,

it depends on the original condition. Vice Chair Mead had no particular view on the subject. Board Member Courtney noted if lattice is added, it should be recessed from the piers slightly. Vice Chair Mead noted that if skirting will be added later, it should be submitted for abbreviated review. Board Member Ramos asked if the PlyGem 1500 windows had been used for contributing structures in the past. Historic Preservation Planner Walker answered no, vinyl windows are typically approved on non-contributing and new construction and Assistant Planning and Zoning Division Manager Harding agreed. Board Member Ramos noted the window looks ok and asked the applicant for clarification about the two over two lites with a vertical mullion. Mr. Savoie answered that a vertical mullion is proposed rather than the existing horizontal mullion. Board Member Ramos noted that the window series offers two different grille options and wanted to confirm that the application includes the SDL grilles with the shadow bar between the glass. Mr. Savoie confirmed that the SDL grille with the internal shadow bar option is what will be used.

Vice Chair Mead asked for the depth of reveal for the new Hardie siding. Mr. Savoie was not sure. Advisor Pristera noted the original siding was likely wood. Mr. Savoie noted that the original siding is not beneath the current siding. Board Member Ramos stated the Florida Master Site File indicated aluminum siding at the time of the survey.

Board Member Courtney made a motion to approve so long as the spacing of the Hardie siding at 4.5 to 5 inches maximum, the PlyGem windows have simulated divided lites with the shadow bar, and that the skirting be submitted for abbreviated review. Board Member Spencer second the motion and it carried 5-0.

4. 24-68 914 N. PALAFOX STREET
ZONE R-NC / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION REVIEW

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its architecture as well as its association with the lives of persons potentially significant in our local past. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished. Vice Chair Mead went over the criteria for historic structure demolition requests. Renee Chrisco presented to the board, representing Stephen Chrisco, the potential buyer for the property. Ms. Chrisco stated that the applicants are interested in learning more about the history of the property and if the purchase goes through and the structure is deemed unsalvageable, will demolition be permitted. Ms. Chrisco shared it was likely built around 1928 or 29, there are no similar houses in

the vicinity and seems to be stand alone for its architectural style, and the interior has double-sided fireplaces; and that the applicant is here to learn more about the history of the structure that would make demolition not an option in the future in case the structure is found to not be salvageable. Vice Chair Mead asked for clarification on whether the applicant is proposing to demolish or if they want the board to determine if the structure has those features that might bar demolition if found not to be salvageable. Ms. Chrisco confirmed that the board's determination is being sought and does not propose demolition at this time.

Vice Chair Mead asked staff if the board renders this type of advisory findings when there is not an actual application for demolition and how would that be addressed with a future demolition request. Historic Preservation Planner Walker answered that this type of request is fairly frequent when there is a potential buyer of a property who wants to know if the structure can be demolished prior to closing, to decide what to do with the property or if they even want to purchase. There was a formal historic structure demolition application which is in the board packet. Historic Preservation Planner Walker noted communication with quite a few people related to this property and the applicants have been made aware that the board has the ability to delay the demolition 60 days but cannot prohibit it.

Vice Chair Mead asked if the board's findings would be incorporated into an eventual demolition request, or would it forgo a demolition determination as to whether it should be stayed for 60 days or would the board have to make that determination now versus at an actual demolition. Assistant Planning & Zoning Division Manager Harding answered that this should be treated as if the applicant was seeking a demolition permit. There have been cases where someone went through the process and did not pull the demolition permit in the end, but this case should be treated like the applicant is seeking a permit. Assistant Planning & Zoning Division Manager Harding noted this is mandated by code and by the time period the code allows the ARB to provide a judgement and for a possible demolition delay. Vice Chair Mead expressed concern about the abstract nature of the demolition request and the need for public participation. Board Member Ramos pointed out that the packet does include a formal historic structure demolition application and questioned current ownership approval and signature for the request.

Ms. Chrisco noted that her brother is the potential buyer, and the seller does not want demolition while still in ownership of the property. The potential buyer would like to know before purchasing, if demolition is possible, but the buyer is also interested in preserving the historical integrity and knowing the historic value of the home. Vice Chair Mead reiterated his concern over public notification. Assistant Planning & Zoning Division Manager Harding quoted Sec. 12-11-5(5)e. regarding the procedures for historic structure demolition procedures. It was brought to light that the owner's co-signature was not included in the application packet, but the current owner had co-signed the original application form that was dropped off in hard copy format. Theo Barrs addressed the board as one of the listing agents on

the property and noted that the owner signed the form. The original hard copy was obtained and presented to the board.

Board Member Ramos clarified that the property can be demolished no matter what but perhaps with a delay. Vice Chair Mead asked about the timing of the 60-day clock. Assistant Planning & Zoning Division Manager Harding noted per the ordinance the board cannot stop an applicant from applying to demolish a property so long as the owner has co-signed the application. Assistant City Attorney Lindsay noted the ordinance allows for investigation of alternatives and feasibility. This request seems to be more hypothetical than the board is used to, but a permit may never be pulled depending on what the board says and if the purchase goes through. Vice Chair Mead noted the lack of information in the packet regarding the condition of the structure.

Advisor Pristera shared that the original North Hill survey included this structure and the surrounding block and, in this case, there likely was not enough buy-in from homeowners which is why it was not included in the North Hill Preservation District. The structure was deemed contributing at the time and today appears to be in decent condition. Advisor Pristera found evidence that the structure was built at least by 1907 and not the 1920s as the Florida Master Site File indicated. There are only a few surviving structures like this one in the North Hill area. There are better examples of this style, but this structure has been surveyed previously and appears that it could be restored. There are programs and tax incentives for restoration of commercial properties. Vice Chair Mead stated that the structure sounds to be historically significant based on Advisor Pristera's assessment.

Angela Sherrill addressed the board as one of the listing agents. Ms. Sherrill noted that a for sale sign has been posted on the property since September with contact information for the listing agents. An inspection was obtained by a potential buyer and the inspector said the structure is not salvageable due to termite and roof issues among others. Ms. Sherrill noted the public is welcome to see the property. Board Member Spencer asked if this property had ever been reviewed by the board before. Vice Chair Mead answered no. Board Member Spencer noted that throughout the city, regardless of where a property may be located, a demolition permit requires the posting of a demolition sign for a set amount of time.

Ms. Chrisco noted the main issue is the current owner does not want the structure to be demolished unless the property is under contract or has been sold. Ms. Chrisco noted that she thought the current owner would not object to putting forth the 60-day destruction notice knowing the applicant would not pull a permit at the end of it. Assistant City Attorney Lindsay stated that staff does not have the ability to determine historic significance, which is the duty of the board and procedurally there is no other vehicle to accomplish this request. There is no other way to proceed than for the board to make a determination. Assistant City Attorney Lindsay noted these concerns could be relayed to city administration. Board Member Yee echoed this is an unremarkable request that any potential buyer

should be able to make, the application is signed by the current owner and the prospective buyer, and the 60-day clock is in place. A prospective buyer should not be penalized for this circumstance.

Board Member Ramos questioned if the first step would be to determine if the property is historically significant. Vice Chair Mead agreed that is the first step to be taken. Assistant Planning & Zoning Division Manager Harding reminded the board that an application was filed, the board's review is procedural, and the process cannot take more than 120 days per city code. Regardless of the board's determination, on the 121st day a demolition permit can be pulled.

Vice Chair Mead made a motion that the board find the structure historically significant due to its review and survey and inclusion as a contributing structure for the district even if it was not ultimately included because of other concerns like buy in at the time. It is also architecturally significant as a decent example of its kind in this particular area and similarity to other examples of similar architecture elsewhere in the city. On both of those findings, the property is worthy of the demolition delay when and if an actual request to demolish is submitted and the board finds that, at the present time, advisory view would be binding on the board, but the board would defer any question for approval of demolition for the following reason: the board does not have sufficient information about those aspects of feasibility that the code talks about, necessary for the public to be informed about the nature of the structure, its integrity, etcetera and whether they can then evaluate it from the things that have been submitted on the application to make benefit of the 60 days to try and save it if that were the case. For that reason, Vice Chair Mead would defer and bifurcate the question of approval of demolition subject to these findings that the board likely would use that as the 60-day delay. The board would need an application on the feasibility questions with the demolition application with a present intent to demolish.

Vice Chair Mead's motion was not seconded, and the motion failed.

Board Member Spencer referenced a property on Cervantes that looked decent from the outside, but the interior was in poor condition and the demolition permit was issued. Board Member Ramos echoed again the owner has the right per the code to demolish and the public has had the same level of time for input as any other past demolition request. Per the staff's recommendation, the present application is legitimate and must be considered. Vice Chair Mead echoed his concerns again. Historic Preservation Planner Walker noted that support documentation is requested from the applicant when a request is referred to the full board though the turn around time is often fast. Advisor Pristera asked staff if the demolition approval is specific to the property or the owner. Assistant Planning & Zoning Division Manager Harding answered it is specific to the property. If a property goes through the demolition review and is not ultimately demolished, a future property owner would have the previous approval to proceed with pulling a demolition permit. There are no time limits on ARB decisions, though this is being

looked at internally.

Ms. Chrisco addressed the board and requested to remove the hypothetical and have the board review the demolition application as submitted. Assistant City Attorney Lindsay suggested that the board make two motions, one to determine historic significance and the second to address a potential delay and invite the applicant to provide feasibility or alternatives to demolition. The board discussed the procedural complications. Board Member Spencer stated that he is comfortable with the board proceeding with the demolition request.

Vice Chair Mead made a motion that the building is significant in the meaning of the code as to section iii. distinctive characteristics of the time period and method of construction, and that it is historically significant with respect to the creation of the North Hill historic district as a contributing structure even if it was not ultimately included the boundaries of that district. Board Member Ramos seconded the motion to determine the property as historically and architecturally significant. The motion carried 5-0.

Vice Chair Mead asked Assistant City Attorney Lindsay if the demolition approval can be deferred. Assistant City Attorney Lindsay answered no because the application has been submitted so unless the applicant withdraws the request, staff has no procedural control to stop the 60-day clock from ticking. Board Member Yee asked if the request for feasibility would occur during the 60 days. Assistant City Attorney Lindsay answered yes. Board Member Ramos asked who evaluates the property during the 60 days. Assistant Planning & Zoning Division Manager Harding answered it is the applicant's responsibility and staff can follow up to provide resources to the applicant.

Assistant Planning and Zoning Division Manager Harding shared that the historic structure demolition ordinance is the way that it is because of State property rights law that impacted the magnitude of the ordinance. Board Member Courtney shared insights into preserving the historic structure and encouraged the applicant to consider preserving and salvaging the property.

Board Member Yee made a motion to invite the applicant to explore options and alternatives to demolition in the spirit of what the ordinance is meant to accomplish and taking the applicant at their word that they do not intend to demolish, and they do intend to explore options for salvage and restoration.

The board clarified that the motion does not obligate the applicant to do anything.

Board Member Ramos seconded the motion.

Assistant City Attorney Lindsay asked the Vice Chair if the intent of the motion was to include that it is in the public interest to delay for 60 days while this feasibility alternative is explored. Assistant City Attorney Lindsay cited the code on the criteria for determining a demolition delay.

Board Member Ramos proposed to amend Board Member Yee's motion to include that a 60-day demolition delay be imposed on the application. Board Member Yee accepted the amendment.

Ms. Chrisco asked who is responsible for posting the notice of demolition sign. Assistant Planning and Zoning Division Manager Harding answered the applicant or demolition contractor.

The motion carried 5-0.

5. 24-70 1611 E. GADSDEN STREET
EAST HILL / ZONE R-1AA / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION REVIEW

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its architecture as well as its association with the lives of persons potentially significant in our local past. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished. Jennfier Carter presented to the board on behalf of the owner who is also the applicant. Ms. Carter shared that the applicant does not plan to divide the lot and will be constructing a 3,000 sq. ft. new residential structure. Advisor Pristera shared that the house was advertised for sale in June 1911 and someone was occupying it by December 1911. A member of an investment company was traveling around the southeast selling Pensacola real estate in other cities. This individual owned a lot of property and was constructing spec houses and was responsible for selling 1500 E. Lakeview Avenue where demolition was delayed by the ARB. This property contributes to the development of East Hill.

Board Member Courtney asked the applicant about the major issues of the building. Ms. Carter answered the foundation needs to be stabilized, the rear sunroom has water leaks, the electrical and plumbing needs updating, and there is no HVAC. The applicant noted the interior doors and staircase are the only salvageable items. Ms. Carter shared elevations of the proposed new construction to replace the historic structure. Board Member Spencer noted that seeing the replacement plan helps for board discussion. Ms. Carter offered to submit additional plans to the board. Board Member Yee suggested maintaining horizontal lap siding throughout and introducing some ornamental elements to the porch. Board Member Yee noted it is a shame that all the ARB can do is delay the demolition but cannot prevent it. The board discussed the architectural design of

the proposed new construction. Board Member Ramos clarified that most of the discussion was conjectural and does not represent requirements from the ARB.

Board Member Ramos made a motion to determine that the property does have historical significance as outlined by Advisor Pristera and the board should impose a 60-day delay on the demolition. Board Member Courtney seconded the motion and it carried 5-0.

6. 24-42 DISCUSSION

NATIONAL PARK SERVICE PRESERVATION BRIEF NO. 16: THE USE OF SUBSTITUTE MATERIALS ON HISTORIC BUILDING EXTERIORS

This item is meant to give the Board an opportunity to discuss a recently released preservation brief from the National Park Service regarding substitute materials for historic building exteriors. The term substitute materials is used to describe building materials that have the potential to match the appearance, physical properties, and related attributes of historic materials well enough to make them alternatives for use in current preservation practice when historic materials require replacement. The Board adopted a policy on June 17, 2021 regarding alternative materials for siding and decking, railings, and other architectural details to be considered on a case-by-case basis.

Vice Chair Mead invited Katie Anderson from the audience to address the board, if desired. Ms. Anderson addressed the board and shared that as a real estate agent she has clients interested in restoration and wanted to attend today to learn more about the ARB and appropriate materials for the historic districts.

The board discussed the preservation brief and factors to consider alternative materials. Advisor Pristera shared that the National Park Service first submitted this brief in 1988, so it has been a long time for an update to be available. Advisor Pristera also noted the Pensacola project that was highlighted at the end of the brief representing the potential for replicating certain architectural elements.

Advisor Pristera noted that artificial turf was not included in the brief as an alternative material. Board Member Yee asked how other municipalities are using the document. Advisor Pristera noted the Florida Trust is being consulted on how to implement the use of alternative materials while being considerate of restoration and historically accurate options. Board Member Courtney noted that Hardie siding has become more acceptable on the sides and rear but not on the front of structures. Vice Chair Mead noted that the wood grain option for Hardie siding is not representative of the appearance of original, planed siding. Often historically accurate materials, like wood siding, can be difficult to obtain. The board needs to consider the performance of alternative materials.

Board Member Ramos suggested installation drawings need to be considered for certain materials, such as roofing or siding materials. The board should consider compiling a list of subcontractors who work with substitute materials to assist applicants with their projects. Board Member Ramos noted that windows that are

installed flush with siding are not historically accurate, and the brief did not cover windows. Board Member Ramos noted it would be nice to have supporting documents to share with applicants that assist with standards and reasoning for the board's stance.

Historic Preservation Planner Walker noted the National Park Service is hosting a webinar in February that will be attended and any additional insights can be brought back to the board. Advisor Pristera will also be attending. Vice Chair Mead posed the question of whether the board should continue to operate on a case-by-case basis for alternative materials or adopt standards that would apply to give guidance to applicants or ask for positive legislation and amendment to the code for those points. Vice Chair Mead asked if the board would want to consider, without a specific application, if people want to put forward general types of materials that the board continues to see and give guidance on how the board views them or make suggestions that the city might consider including them in the code, if the board can find them to be a reasonable equivalent.

Assistant Planning & Zoning Division Manager Harding noted that the ARB can adopt policies or change current policies. Assistant City Attorney Lindsay stated the board should give direction and staff can explore the process. Vice Chair Mead noted an agenda item is needed to discuss what processes should be considered in terms of alternative materials. Assistant City Attorney Lindsay noted that if the board's substance deviates too far from the current ordinance, City Council approval is necessary, but if it is within the scope of ARB's authority to create a policy, then that is an option as well. Assistant City Attorney Lindsay and staff need to evaluate the board's consensus on the substance to determine the best process. Assistant Planning & Zoning Division Manager Harding highlighted that the ARB Chair can call special meetings, which must be publicly noticed. A special meeting could be requested to discuss alternative materials. Vice Chair Mead noted input is needed from industry professionals and interested parties and suggested a March time frame to hold a special meeting. Assistant Planning & Zoning Division Manager Harding suggested a standing discussion item for March with a special meeting toward the end of the month. Advisor Pristera noted that the local AIA chapter should get involved and Vice Chair Mead suggested Ashley King with Trapolin Peer Architects. Assistant Planning & Zoning Division Manager Harding reminded the board of the ongoing LDC assessment and the board's input for future code changes.

ADJOURNMENT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-148

Architectural Review Board

2/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

129 Calle de Santiago Court
Pensacola Historic District / Zone SSD / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

Brooks and Nicole Endacott are seeking approval for exterior alterations at a non-contributing structure including painting the brick facade with Benjamin Moore Edgecomb Gray and trim in Simply White, refinishing the front wood door and garage doors, painting the shutters to match the front and garage doors, replacing exterior light fixtures, replacing an exterior fiberglass side entry door, and installing three PVC or wood window boxes under the front windows.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(1)d.2. Pensacola Historic District; Procedure for review; Decisions.

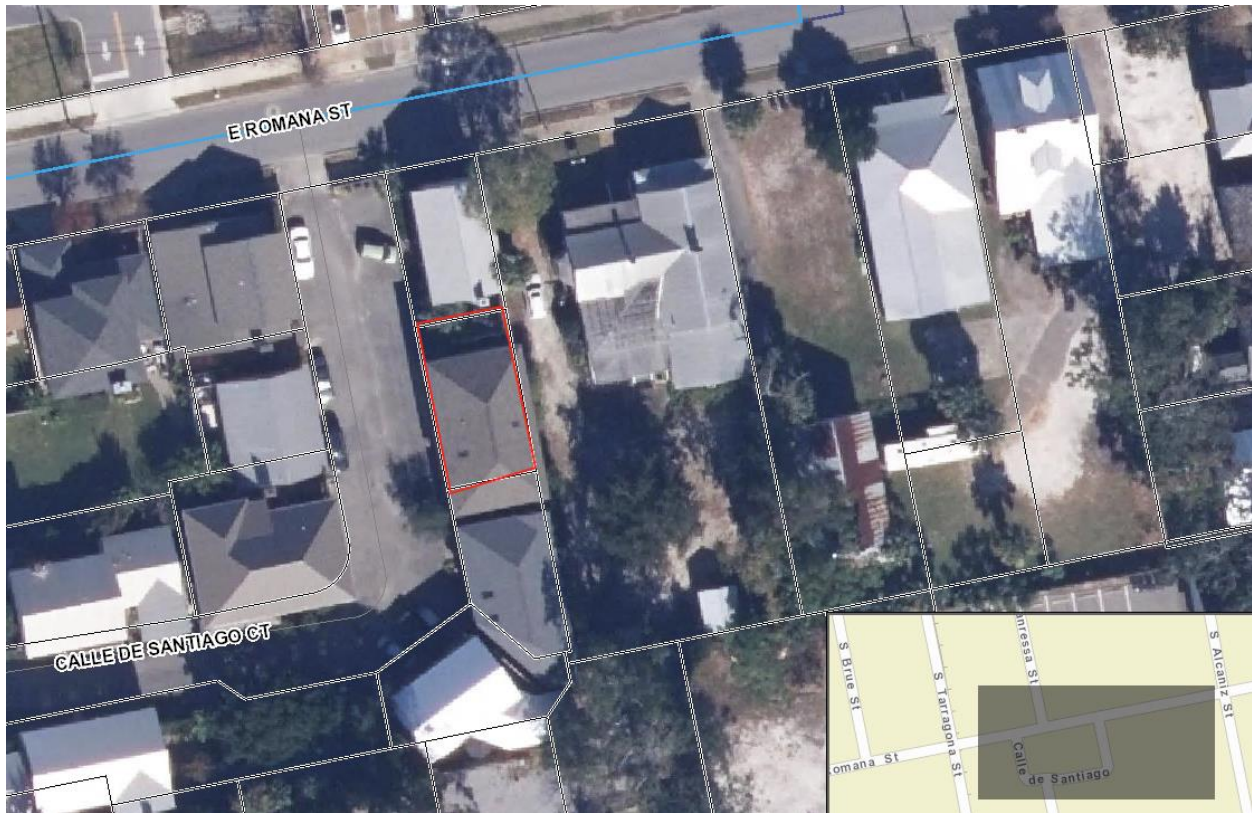
Sec. 12-3-10(1)e.8. PHD; Paint colors.

Sec. 12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures within the historic district.

ATTACHMENTS:

1. Images
2. Application and Materials

129 Calle de Santiago Court





**Architectural Review Board Application
Full Board Review**

Application Date: 1/8/24

Project Address: 129 Calle de Santiago, Pensacola FL 32502

Applicant: Brooks and Nicole Endacott

Applicant's Address: 300 W. Gonzalez St, Pensacola FL 32501

Email: n_endacott@yahoo.com **Phone:** 850-266-4772

Property Owner: Brooks and Nicole Endacott

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:

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

-Exterior Brick Facade to Painted Brick Facade Benjamin Moore (BM) Edgecomb Gray; Trim BM Simply White

-Exterior Wood Front Door and Garage Bay Doors to be sanded/refinished: Dark Walnut or Spanish Oak stain

-Shutters to be repainted in similar color to stain chosen for front/garage doors

-Replace 3 exterior electric light fixtures with gas fixtures: 21" Bevolo French Quarter Style lanterns

-Replace 2 side entry electric lights with smaller "French Quarter" style electric lights in Oil Bronze or Copper color similar to Bevolo lights

-Replace rotten exterior fiberglass side entry garage door with similar 6 panel fiberglass door painted Simply White trim color

-Install 3 PVC or cedar window boxes under front windows; painted trim or stain color.

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

129 Calle de Santiago

West Facing (FRONT):



South:



North:



East (BACK):



Existing Front Door:



Requested Gas Lamps: 21" located Column, between Garage Doors; Opposite Column by Front Door
(current lamp locations)

FQ-OB

Share Print

FRENCH QUARTER®

ORIGINAL BRACKET

This Bevolo® original was designed in the 1940s by world renowned architect A. Hays Town and Andrew Bevolo Sr. This Original French Quarter® lantern adorns many historic buildings across the country. The light can be used with a wide range of architectural styles. It is available in natural gas, liquid propane, and electric. [Read Less](#)

Requested Paint Color for Brick Exterior/Trim Color:

Edgecomb Gray

HC-173

Simply White

OC-117

Requested Stain Color Front Door/Garage Bay Doors (believe OAK); Old Masters Brand Stain. Shutters/Windowboxes (if PVC) to be painted to closely match stain

Dark Walnut

Reminiscent of dark cocoa and coffee beans, Dark Walnut embraces the shadowy hues of black and brown. Woodgrain appears etched with charcoal, creating a sultry dance where light and dark meet. The darkness of this shade draws your eye out and makes spaces seem more expansive. Dark Walnut delivers a classic look in unexpected places.



Species:



NOTE:

Colors shown are reproduced as accurately as possible and are only approximate representations of the colors' appearance.

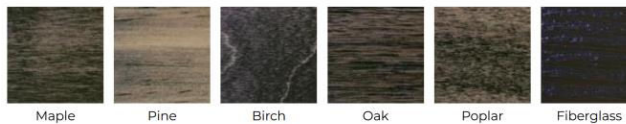
OR

Spanish Oak

Timeless and elegant, Spanish Oak adds mystery and drama. It transforms spaces with its bold ebony shades and commanding presence, while flirting effortlessly with the exotic. Often intimidating, this deep shade can take a room from expected to adventurously brilliant. Add a touch of formality while enhancing other colors in the space with sophisticated shades of black.



Species:



NOTE:

Colors shown are reproduced as accurately as possible and are only approximate representations of the colors' appearance.

Existing and replacement of Garage Side Entry Door: Fiberglass Board for Board (painted Simply White)
<https://www.homedepot.com/p/MMI-Door-36-in-x-80-in-Severe-Weather-Right-Hand-Outswing-6-Panel-Primed-Fiberglass-Smooth-Prehung-Front-Door-2020362R/206983714>



Replacement Side Entry Electric Lights-similar to gas lanterns shape in Oil Rubbed Bronze Color (by North Garage Side Door and South French Door). Picture of existing light above with side door.



Add PVC Self Watering Window Boxes OR Cedar Self Watering Window Boxes to be painted with Shutter or Trim color paint (possibly stained if Cedar):

<https://www.flowerwindowboxes.com/Traditional-Window-Boxes-s/108.htm>



OR





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-149

Architectural Review Board

2/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

115 W. Brainerd Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Rear Yard Improvements at a Contributing Structure

SUMMARY:

Lisa and Mike Bradley are seeking approval for rear yard improvements at a contributing structure including installation of a gunite swimming pool, replacing existing walkways with pavers, adding a paver patio, adding a retractable awning, repositioning an existing fence, and landscaping.

RECOMMENDED CODE SECTIONS

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

Sec. 12-3-10(2)e.4. NHPD; Regulations and guidelines for any development within the preservation district; Fences.

Sec. 12-3-10(2)f. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.

ATTACHMENTS:

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. 25914
Site Name _____ 830 == Survey Date 8009 820 ==
Address of Site: 115 W. Brainard St. Pensacola, FL 32501 905 ==
Instruction for locating on S side of W. Brainard St. between N.
Baylen St. and N. Spring St. 813 ==
Location: Belmont Tract 57 11 & 12 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: Beck, Mary Pauline H.
Address: 115 W. Brainard St.
Pensacola, FL 32501 902 ==
Type of Ownership private 848 == Recording Date 832 ==
Recorder:
Name & Title: Gantzhorn, Alan; Hawley, Nancy
Address: HPPB 818 ==

Condition of Site: Integrity of Site: Original Use residence 838 ==
Check One Check One or More
☐ Excellent 863 == ☐ Altered 858 ==
☒ Good 863 == ☒ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date:) 858 ==
☐ Moved () (Date:) 858 ==
Present Use residence 850 ==
Dates: Beginning c+ 1940 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

NR Classification Category: District 916 ==

Threats to Site:

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

Areas of Significance: Architecture 910 ==

Significance:

A modest example of frame vernacular architecture.

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

911 ==

ARCHITECT unknown 872 ==
 BUILDER unknown 874 ==
 STYLE AND/OR PERIOD frame vernacular 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) asbestos shingle 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES none

842 ==
 FOUNDATION: brick; continuous 942 ==

ROOF TYPE: gable 942 ==

SECONDARY ROOF STRUCTURE(S): gabled dormers 942 ==

CHIMNEY LOCATION: offset; front slope 942 ==

WINDOW TYPE: DHS; 6/6, 10/10; wood; single and grouped 942 ==

CHIMNEY: brick 882 ==

ROOF SURFACING: composition shingle; butt 882 ==

ORNAMENT EXTERIOR: 882 ==

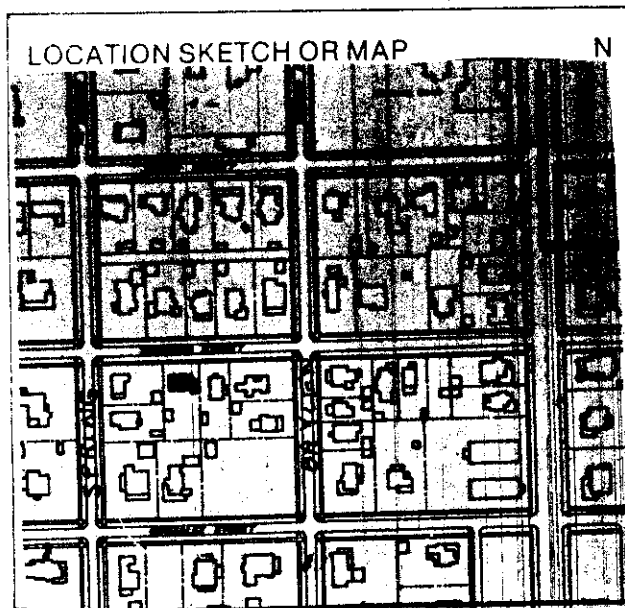
NO. OF CHIMNEYS 1 952 == NO. OF STORIES 1 1/2 950 ==

NO. OF DORMERS 2 954 ==

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

Latitude and Longitude: " " " " 800 ==

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



Township	Range	Section
2S	30W	19

812 ==

UTM Coordinates:

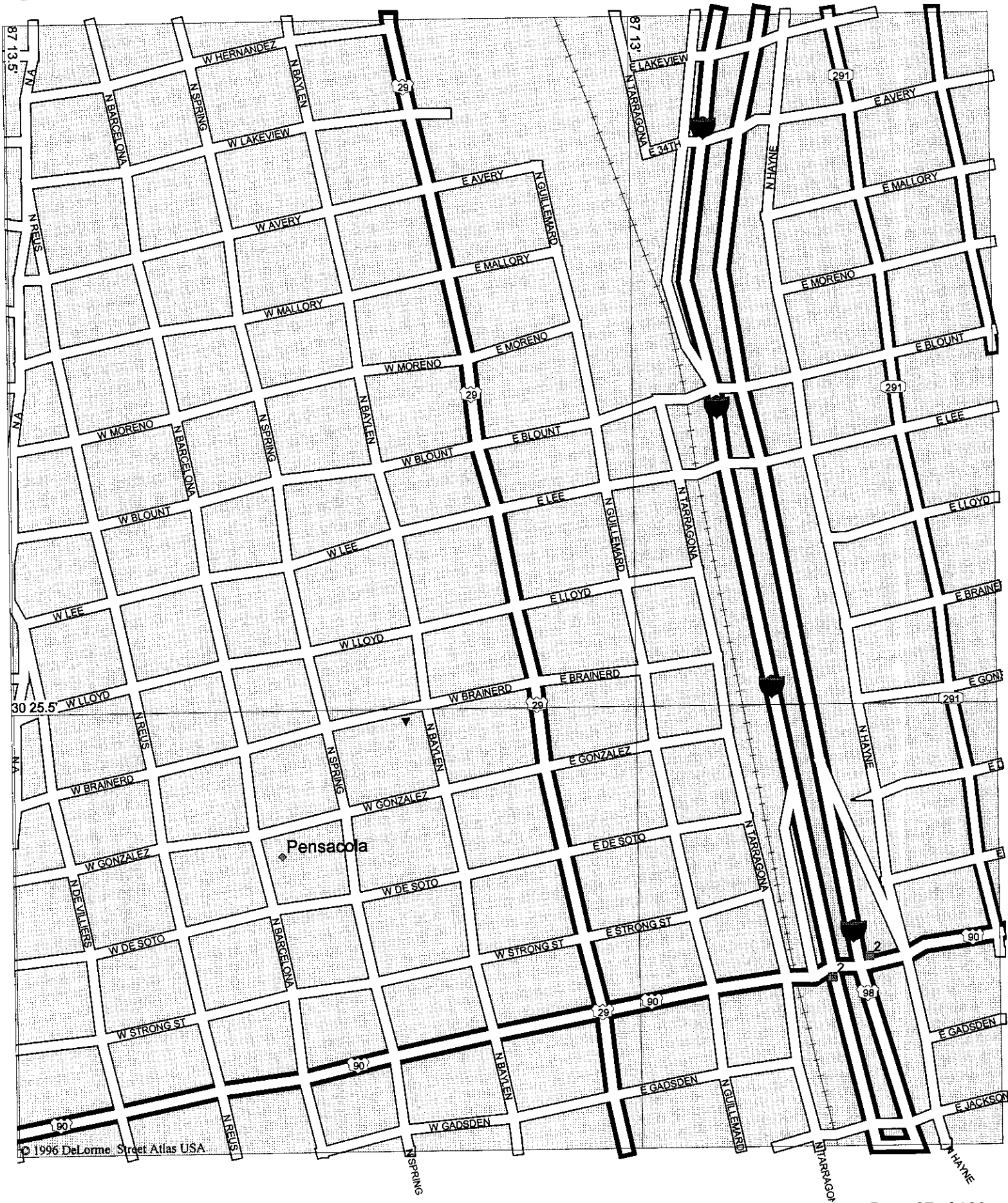
890 ==

Zone Easting Northing

Photographic Records Numbers HPPB P.80.13 Fr. 10A 860 ==

Contact Print

ES 914



Version 2.0 7/92

Site #8 ES00914
Recorder # _____
Field Date 5 / 4 / 95
Form Date 6 / 27 / 95

SITE NAMES (addr. if none) 115 W. BRAINERD ST. [MULT. LIST. #8
SURVEY NORTH HILL [SURVEY # 4758
NATIONAL REGISTER CATEGORY building structure X district site object

ADDRESS (Include N,S,E,W; st., ave., etc.) 115 W. BRAINERD ST.
CROSS STREETS nearest/between BETW. N. BAYLEN AND N. SPRING ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-011-037
SUBDIVISION NAME NORTH HILL BLOCK 57 LOT NO. 11, 12
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

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

DESCRIPTION

STYLE FRAM EXTERIOR PLAN IRRE NO. STORIES 1.5
 STRUCTURAL SYSTEMS WF
 FOUNDATION: Types CONT Materials BRIC
 EXTERIOR FABRICS SHAS
 ROOF: Types GA Materials SHCO
 Secondary strucs. (dormers etc.) DRGA
 CHIMNEY : No. 1 Materials BRIC LOCATIONS OFFSET, FRONT SLOPE
 WINDOWS (types, materials, and placements) DHS, 6/6, 10/10, WOOD

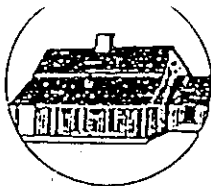
MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed _____ #incised _____ Locations _____
 Porch roof types _____
 EXTERIOR ORNAMENT _____

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

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

Artifacts or other remains _____

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



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1940 _____ CIRCA ☐ yes ☐ no
 ARCHITECT: (last name first) _____
 BUILDER: (last name first) _____
 MOVES ☐ yes ☐ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☐ no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ RESIDENCE _____
 INTERMEDIATE USES (give dates) _____ RESIDENCE _____
 PRESENT USES (give dates) _____ RESIDENCE _____
 OWNERSHIP HISTORY (especially original owner) _____ MARY PAULINE H. AND BECK (CURRENT) _____

SURVEYOR'S EVALUATION OF SITE

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

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. R21, F1-2

RECORDER

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

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

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

REQUIRED:

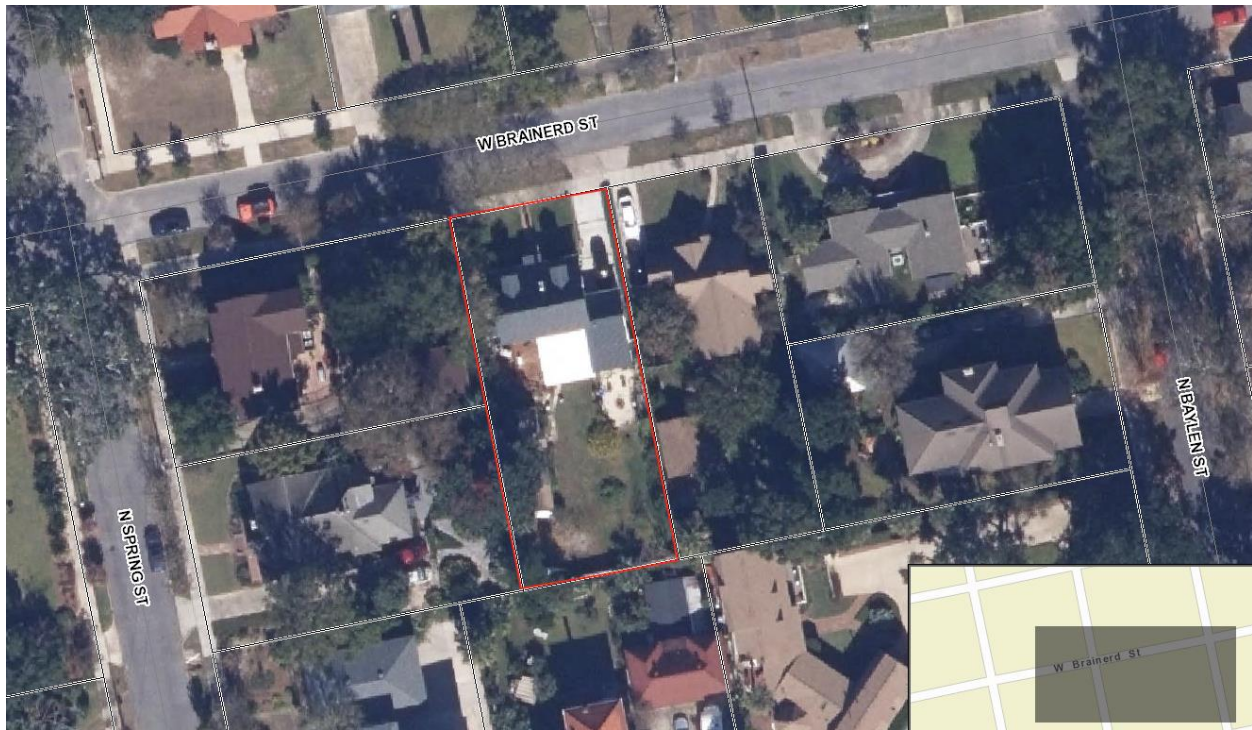
- * y=Yes; n=No; pe=Potentially Eligible; n=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5







115 W. Brainerd Street





**Architectural Review Board Application
Full Board Review**

Application Date: 22 Jan 2024

Project Address: 115 W. Brainerd Street

Applicant: Lisa & Mike Bradley

Applicant's Address: 115 W. Brainerd Street

Email: lisabradley433@gmail.com **Phone:** 850-240-8191

Property Owner: Lisa & Mike Bradley

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

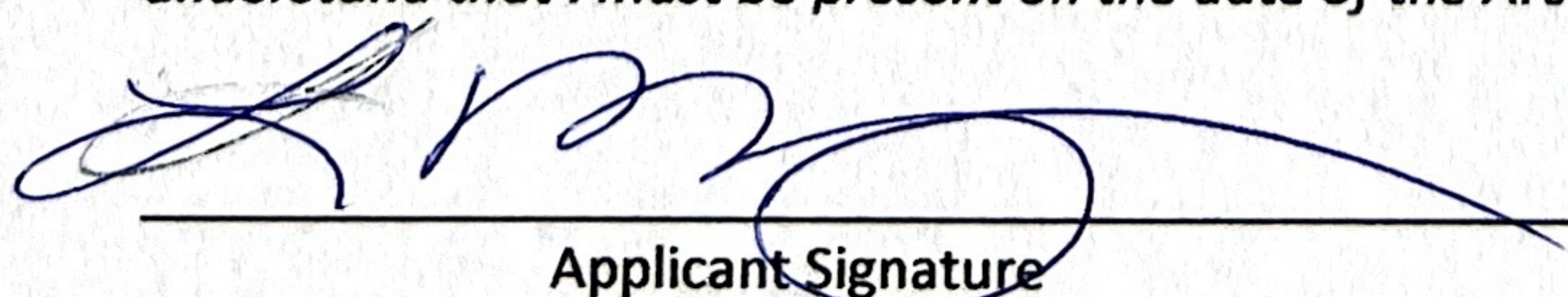
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

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

Install gunite swimming pool with concrete decking, install/replace walkways with pavers, add a paver patio, add a retractable awning, move fence up on left side of house, and landscape backyard.

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

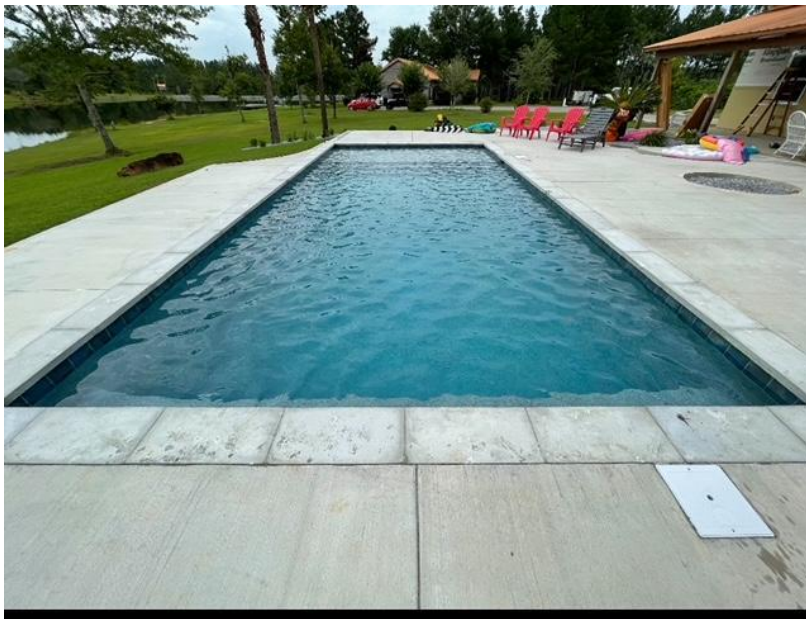
22 Jan 2024

Date

Gunite Pool Proposal:

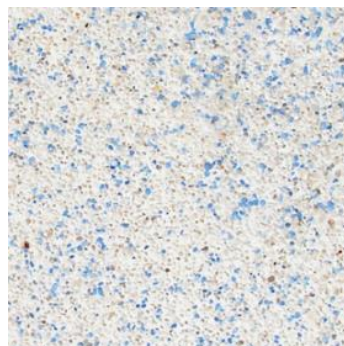
To install a gunite pool in the backyard which is contained within a 6-foot existing fence. The pool (15' x 34') will be free-forming and it will include two benches, a "kiddie" shelf, and concrete decking/patio as shown in the Yard Sketch (Figure 1) below. Note: Pool (kiddie pool) will start 14' from the back of the house and the ADU will be 19.5' from the pool. No change visually from the front of the house.

The pool decking will be concrete with no added coloring/naturally gray and the pool coping will be gray Riviera Stone, 13"x30" square edged; example shown in first photo below. The pool waterline tiles will be National Pool Tile Cobalt Blue; 6x6 tile shown in the next photo below.



M6764C

The pool will be gunite, the interior will be Diamond Brite Blue Quartz as shown in the photos below.



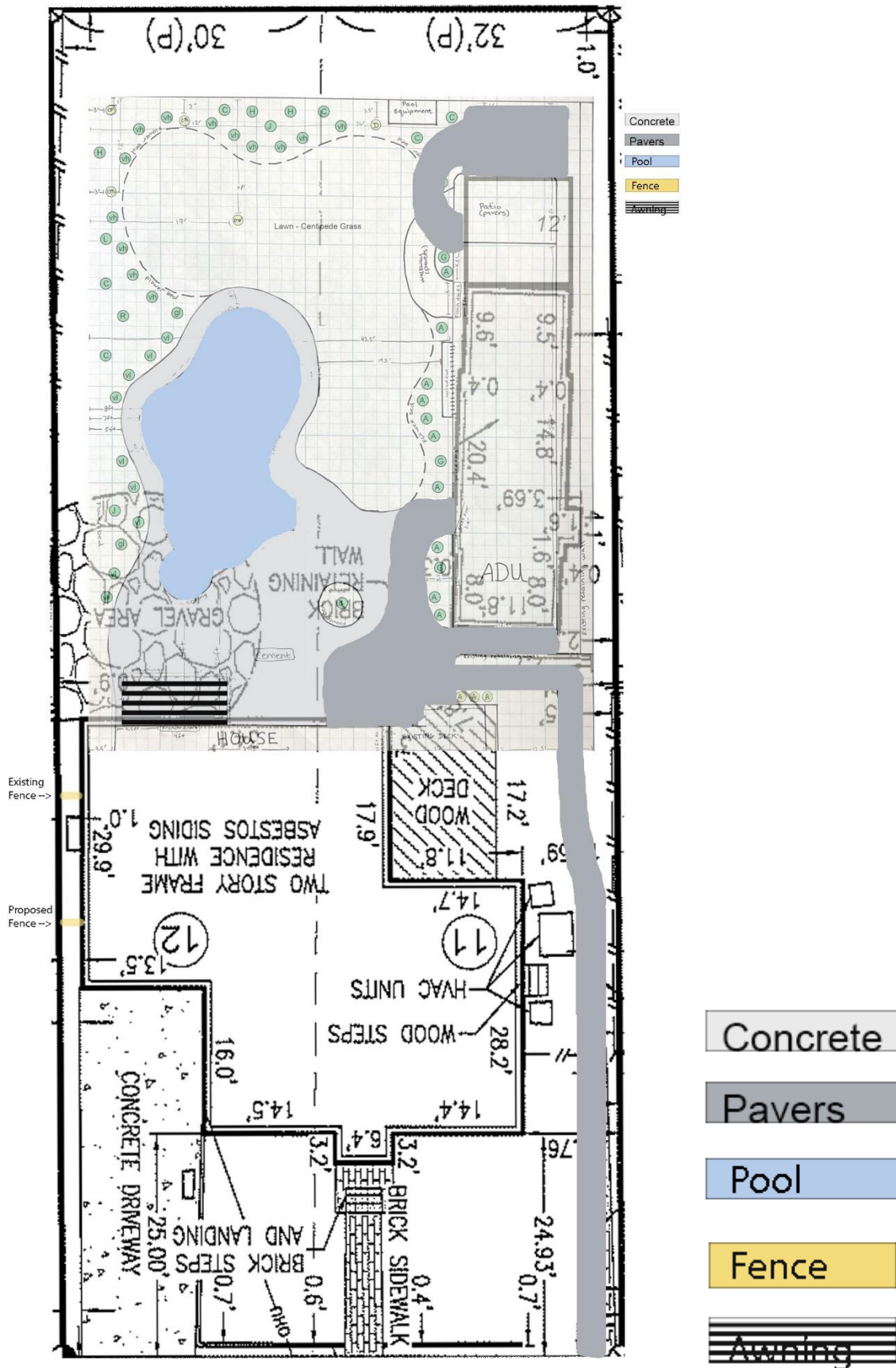


FIGURE 2 Conceptual Yard Medium Overlay with Survey

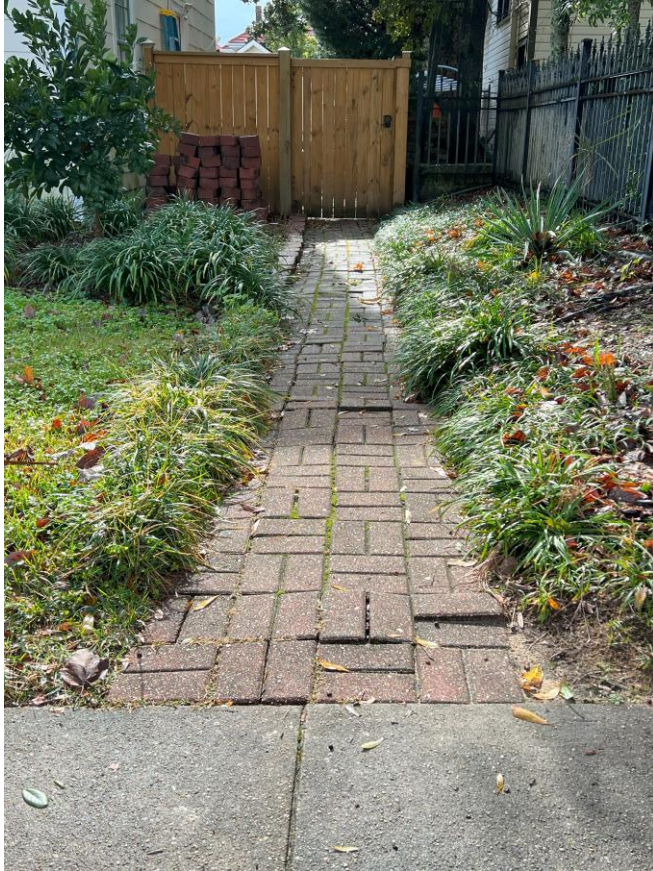
Pavers & Patio Portion:

Proposal to replace all existing pathways that are installed improperly, unsafe, uneven, various widths, and in mixed media to one media pavers properly installed. The width will be around 3 feet in the front and upper portion of the backyard and 4 feet in the lower back yard to allow safe egress and walking (my mother-in-law is elderly). The pavers are made by Belgard, Holland Stone type, the color will be slate, and will be in a Herringbone pattern. Refer to Yard Sketch & Conceptual Overlay (Figures 1 & 2) for yard placement.

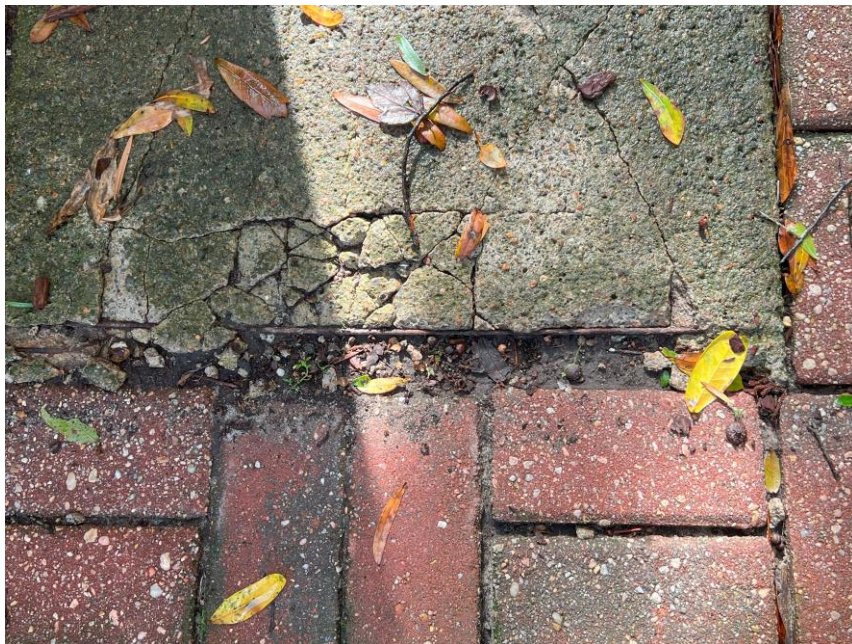
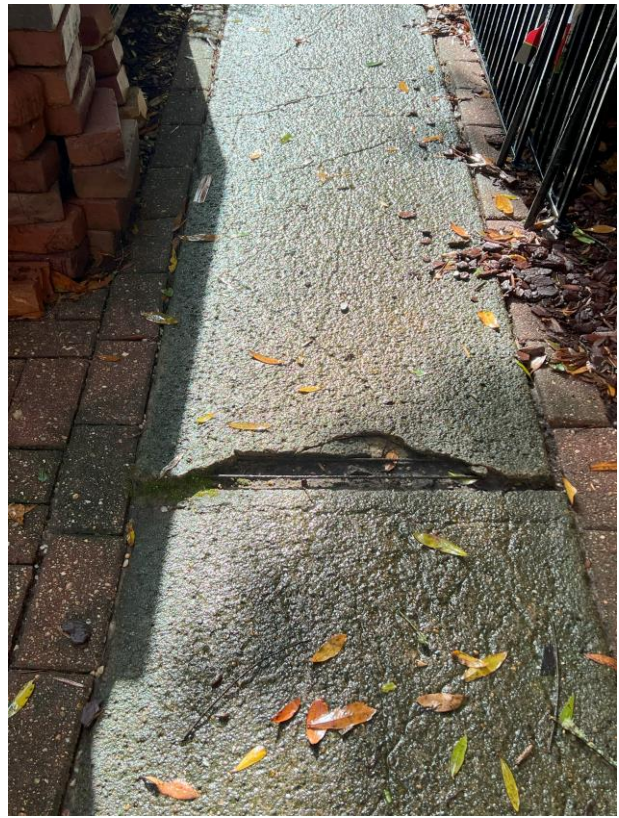


Belgard Holland Stone Herringbone Slate Paver Example

Existing Pavers in Front Yard Right Side. Propose using the same footprint and replacing all the pavers with the ones mentioned above. No change visibly to the front of the yard/house except the path's reddish hue will be replaced to a gray color similar to that of the existing sidewalk (see photo).



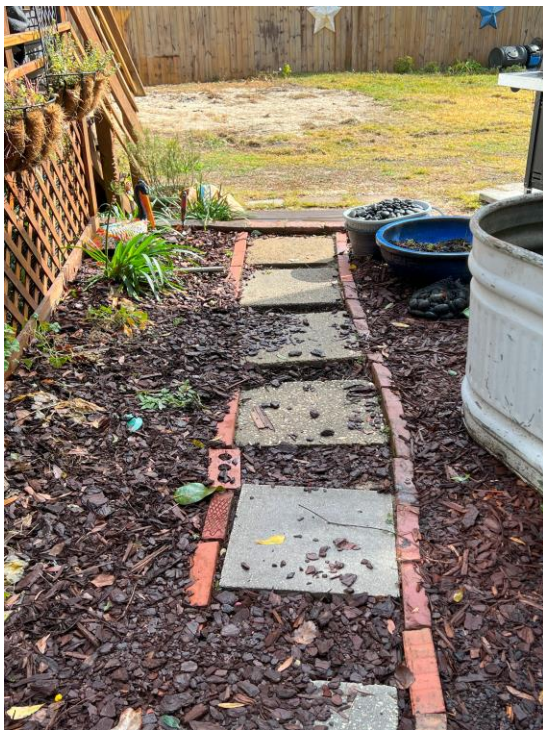
Existing Front Right Pathway



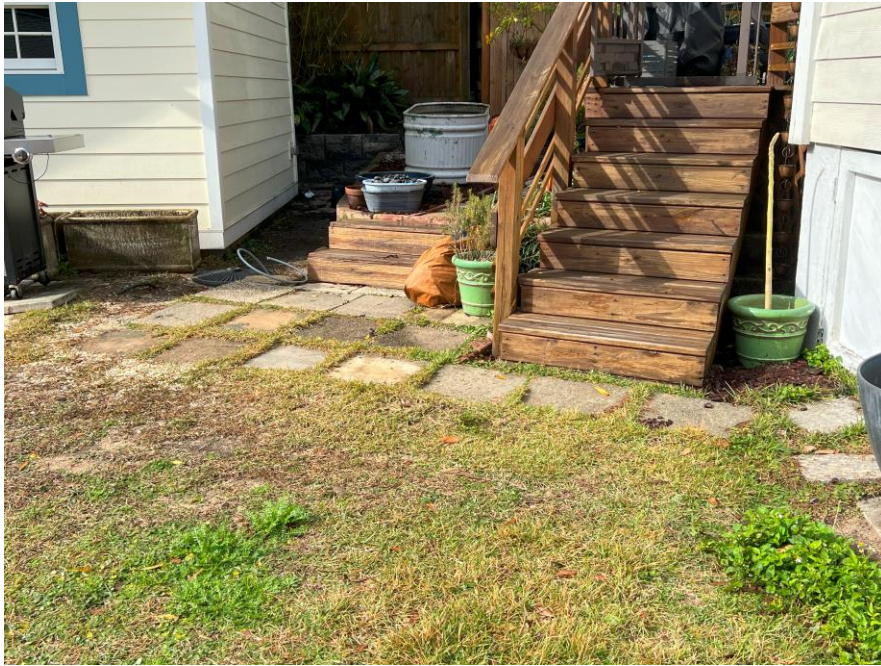
Existing Upper Rear Yard Pathway Right Side of House to the AC Units (on left)



Existing Upper Rear Yard Pathway Right Side of House Past the AC Units



Existing Upper Pathway Rear of House (& Deck) Leading to Lower Back Yard



Existing Lower Rear Yard Pathway to ADU from Deck and Upper Rear Yard

Propose using same pavers as above to create an 8' x 12' patio on the left side of the ADU and a walkway from the French doors to the patio. Refer to Yard Sketch & Concept Overlay (figures 1 & 2) for patio & walkway placement.



Existing ADU Left Side

Landscape Proposal:

To install Centipede grass and various plants/trees (see photos below) to the already existing trees in the backyard (see figure 1 for existing trees/plants and their locations and for proposed trees/plants/grass and their locations). There is an existing sprinkler system in the front and backyard. No visual change from the front of the house.



Agapanthus (plant)



Camelia (large bush/small tree)



Gardenia (bush)



Giant Crinum Lily (plant)



Hydrangea (bush)



Japanese Maple (small/ornamental tree)



Loquat (small fruit tree)



Eastern Redbud (small to med sized tree)



Variegated Hosta (plant)



Variegated Liriope (plant)

Existing House Photos:



Front of House (no visible changes)



Rear Right Side of House (existing deck & awning)



Existing ADU Front



Existing ADU front (left side for proposed small patio)



Existing Backyard taken from the very rear of the property



Existing Backyard taken from the rear of the house

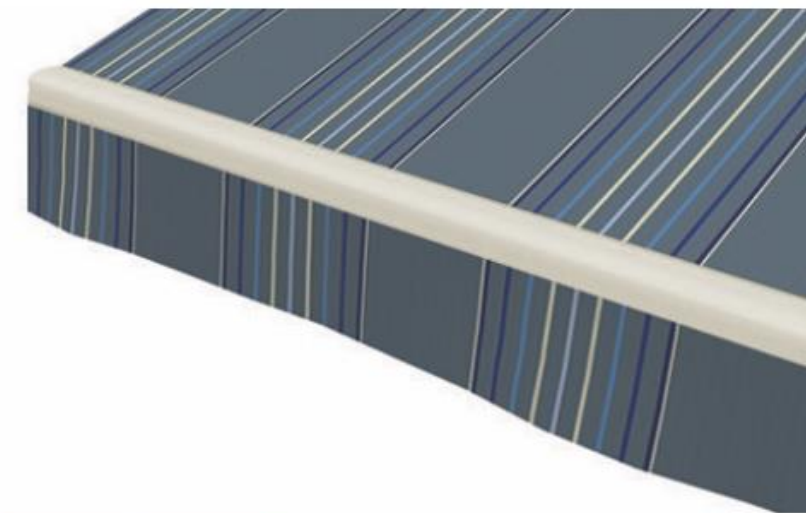
Awning Proposal:

To install a motorized awning to cover some of the pool decking when extended to alleviate sun glare and provide UV protection.

Proposed awning overlayed on Yard Sketch (figure 1) depicted above. The dimensions are 14' long and 11'8" wide when fully projected. The awning will be installed above the French doors and will be located above the pool decking at the back of the garage (facing south) in the backyard; it will not be visible from the front of the house. It will match (fabric & style) the awning previously ARB approved and installed above the deck.

The Platinum Plus SunSetter awning fabric is manufactured by Sunbrella and has a 10-year warranty. The valance is straight edged, and the fabric is called Motive Denim (the fabric matches well with the house trim, Benjamin Moore HC-151 Buckland Blue). Its projection from the south wall is 11'8" when open and is 14" long.

Motive Denim



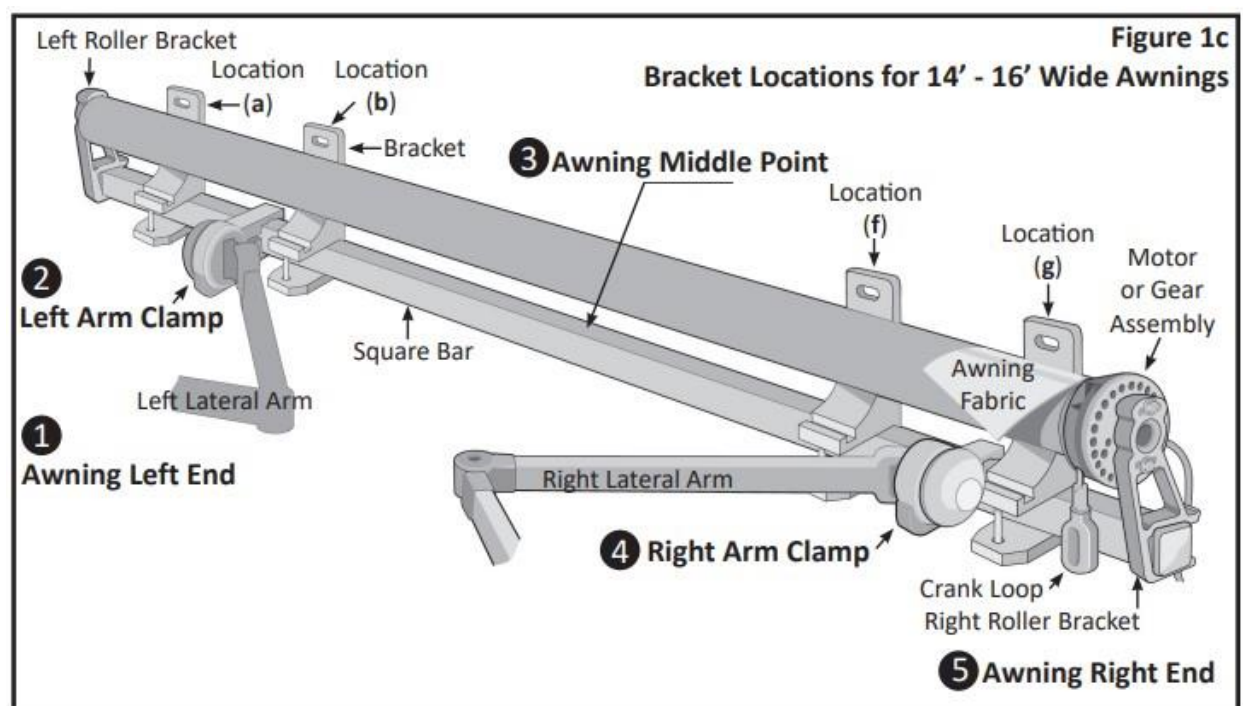
Awning Fabric

When closed, the awning fabric retracts into a “permanently-installed aluminum semi-cassette hood.”

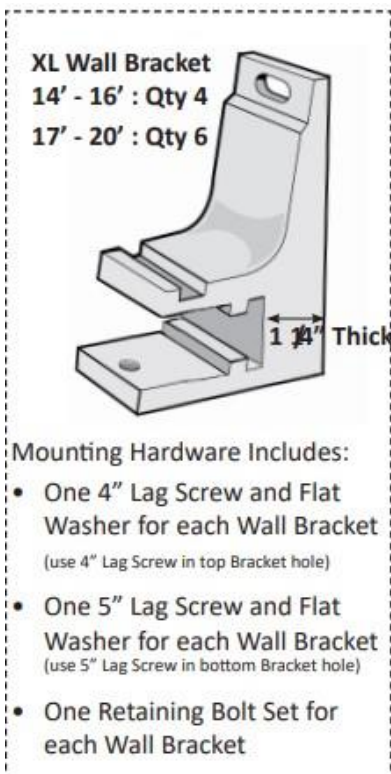


The installment will be wall mounted and placed above the French doors (placement location as shown in the Conceptual Drawing above). There will be 4 standard wall brackets that will be shimmed and attached to studs (as shown below). The distance between the pool deck and the awning will be around 9'7" and the placement more than meets height requirement of at least 9'. The awning will also be well below the soffit since it is a two-story dwelling. Installation will follow manufacturer instructions as shown in the SunSetter diagrams below. Refer to Rear Awning Placement Photo below.

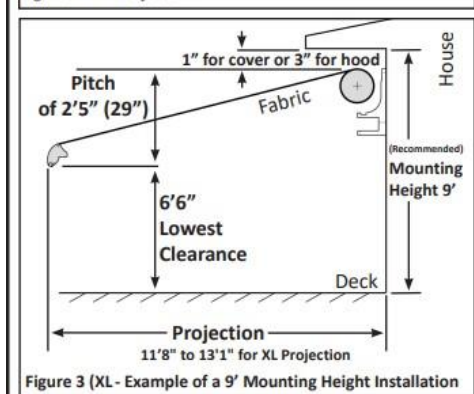
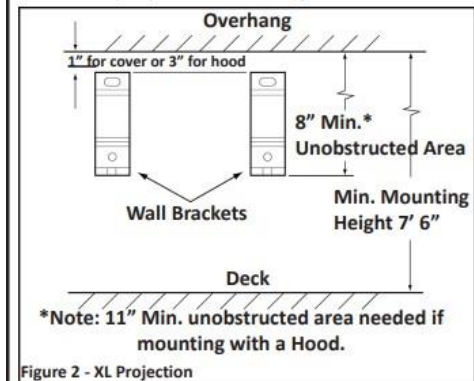
Bracket Locations:



Wall brackets and projection wall mount height information:



XL Projection Wall Mount For 11' 8" to 13' 1" projection Awnings



Rear Awning Installation Location (Between French Doors & Windows)

Fence Proposal:

To move the 6-foot wooden (previous ARB approved) fencing up towards the front of the house 15 feet. Currently, the fence starts on the left side of house 20' from garage corner. Propose to move the (same style) fence forward to 5' from the garage corner (Refer to Yard Sketch for placement) to provide more security by enclosing the Garage Side Door within the fencing and to line up with neighbors fencing.



Existing Left Side House/Garage Fencing (proposal to move up fence will not change the frontal view of the house, but the side view will show the fence up closer to the front)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-150

Architectural Review Board

2/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

609 N. Spring Street
North Hill Preservation District / Zone PR-2 / City Council District 6
Exterior Paint and Rear Improvements at a Contributing Structure

SUMMARY:

Highpointe DBR LLC on behalf of William and Karen Goldsmith is seeking approval to paint the exterior of a contributing structure Benjamin Moore Amherst Gray with Monterey White for the railings and window trim and Essex Green for the trim and accents. The proposed rear alterations include a new attached pergola, closing one window with a permanent shutter, removal of one door to be replaced with three windows, moving and replacing one exterior door, a new deck, hardscaping, an outdoor kitchen, and reconfiguration of the exterior staircase.

RECOMMENDED CODE SECTIONS

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

Sec. 12-3-10(2)f. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.

Sec. 12-3-10(2)h. NHPD; Regulations for new construction and additions to existing structures in the North Hill preservation district.

ATTACHMENTS:

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

Site No. ES 574 1009 = =

Site Name Moreno, Susie R. Rental #2 830 = = Survey Date 8005 820 = =

Address of Site: 611 N. Spring St., Pensacola, FL 32501 905 = =

Instruction for locating W. side of N. Spring Street between W. Jackson Street
and W. Gadsden Street 813 = =

Location: Belmont Tract 25 block no. 14-16 lot no. 868 = =

County: Escambia 808 = =

Owner of Site: Name: Hartline, George A.

Address: 200 W. Jackson Street, Pensacola, FL 32501 902 = =

Type of Ownership private 848 = = Recording Date 832 = =

Recorder: Name & Title: Guedez, Susan; Gantzhorn, Alan

Address: HPPB 818 = =

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

Check One		Check One or More		Present Use <u>residence</u> 850 = =	
☐ Excellent 863 = =	☐ Altered 858 = =			Dates: Beginning <u>+1908</u> 844 = =	
☐ Good 863 = =	☒ Unaltered 858 = =			Culture/Phase <u>American</u> 840 = =	
☒ Fair 863 = =	☒ Original Site 858 = =			Period <u>20th century</u> 845 = =	
☐ Deteriorated 863 = =	☐ Restored () (Date: <u>X</u>) 858 = =				
	☐ Moved () (Date: <u>X</u>) 858 = =				

NR Classification Category: District 916 = =

Threats to Site:

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

Areas of Significance: Architecture, History 910 = =

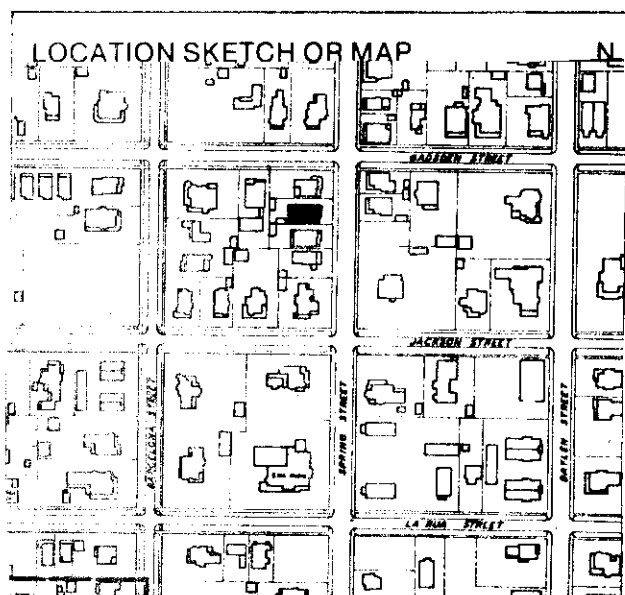
Significance:

This frame vernacular house was one of three rental properties constructed by Susie Roberts Moreno, the wife of Scarritt Moreno, who was a wealthy Pensacola businessman. It was owned for the longest period of time by Claude Nobles.

911 = =

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

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Frame vernacular 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) Wood, novelty siding 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES E/ 2 tiered hipped verandah w/ turned posts and spindle and spool baluster; 3 bay; access from E 942 ==
 FOUNDATION: brick pier 942 ==
 ROOF TYPE: gable on hip 942 ==
 SECONDARY ROOF STRUCTURE(S): 942 ==
 CHIMNEY LOCATION: N lat slope; S lat slope 942 ==
 WINDOW TYPE: DHS, 2/2, wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: composition shingle, diamond 882 ==
 ORNAMENT EXTERIOR: brackets 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 2 1/2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970; North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



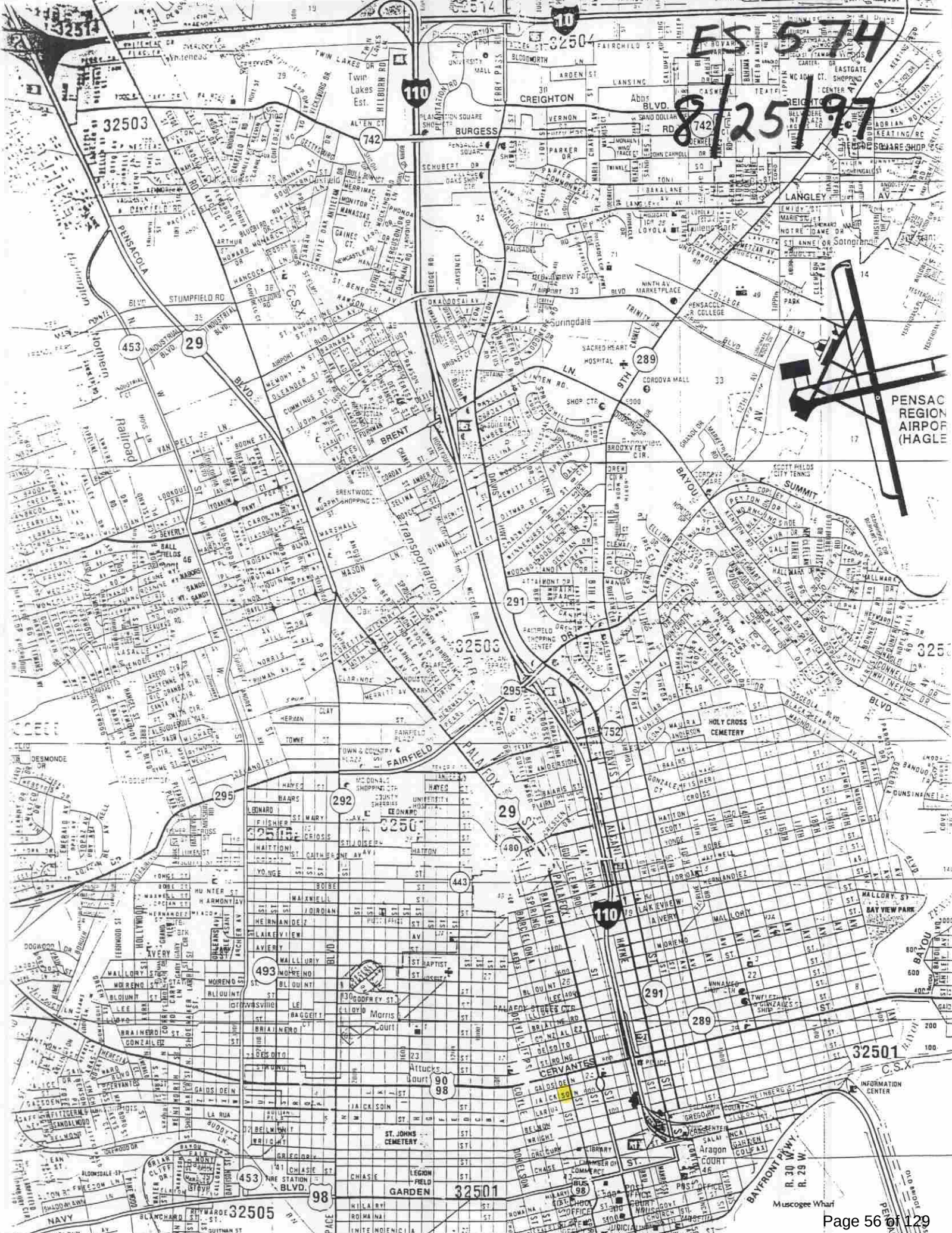
Township	Range	Section	
2S	30W	19	812 ==

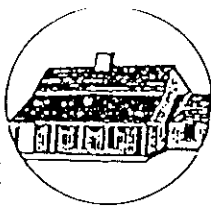
UTM Coordinates:

Zone Easting Northing 890 ==

Photographic Records Numbers HPPBP80.21 Fr 3; NH 12-9A 860 ==

Contact Print





HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00574

Recorder #

Field Date 5/1/95

Form Date 7/8/95

Original

☒ Update

SITE NAMES (addr. if none) SUSIE R. MORENO RENTAL #2 [MULT. LIST. #8]
 SURVEY NORTH HILL [SURVEY # 4758]
 NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 609 N. SPRING ST.
 CROSS STREETS nearest/between BETW. W. JACKSON AND W. GADSDEN STS.
 NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
 COUNTY ESCAMBIA TAX PARCEL # 9010-140-025
 SUBDIVISION NAME NORTH HILL BLOCK 25 LOT NO. 14-16
 OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ Xpriv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
 NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
 ROUTE TO _____

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
 TOWNSHIP 02S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? ☐ y ☐ n
 [UTM: ZONE 16 17 EASTING 0 NORTHING 0]
 PLAT OR OTHER MAP (Map's name, location) _____

DESCRIPTION

STYLE FRAM EXTERIOR PLAN IRRE NO. STORIES 2.5
 STRUCTURAL SYSTEMS WF
 FOUNDATION: Types PIER Materials BRIC
 EXTERIOR FABRICS SDDR
 ROOF: Types GAHP Materials SHCO
 Secondary strucs. (dormers etc.) _____
 CHIMNEY: No. 2 Materials BRIC LOCATIONS N, S LAT SLOPE _____
 WINDOWS (types, materials, and placements) DHS, 2/2, WOOD

MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed _____ #incised _____ Locations E/ 2 TIERED HIPPED VERANDAH
 Porch roof types WITH TURNED POSTS, SPINDLE AND SPOOL BALLUSTERS, ACCESS FROM E
 EXTERIOR ORNAMENT _____

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

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

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



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORYCONSTRUCTION DATE 1908 CIRCA ☒ yes ☐ no

ARCHITECT: (last name first) _____

BUILDER: (last name first) _____

MOVES ☐ yes ☐ no Dates _____ Orig. addr. _____ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____ADDITIONS ☐ yes ☐ no Dates _____ Nature _____ORIGINAL USES (give dates) RESIDENCEINTERMEDIATE USES (give dates) RESIDENCEPRESENT USES (give dates) RESIDENCEOWNERSHIP HISTORY (especially original owner) KEITH A. ROSS (CURRENT)**SURVEYOR'S EVALUATION OF SITE**Potentially elig. for local designation? ☐ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. infoPotential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

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

Location of negatives/neg. nos. R2, F35-36

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

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

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

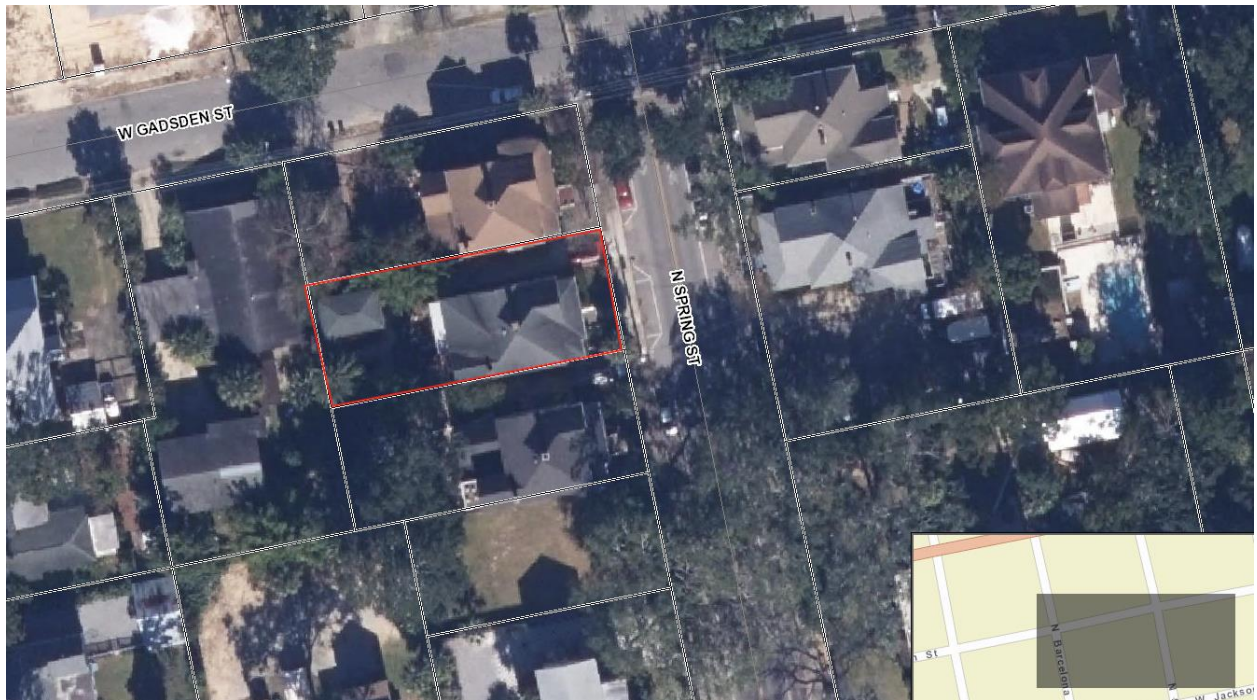
REQUIRED:

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





609 N. Spring Street





**Architectural Review Board Application
Full Board Review**

Application Date: 01/25/2024

Project Address: 609 N. Spring St.

Applicant: Highpointe DBR LLC, for William and Karen Goldsmith

Applicant's Address: 913 E. Gonzalez St. Pensacola FL. 32503

Email: highpointedbr@gmail.com **Phone:** 850-455-0509

Property Owner: William and Karen Goldsmith

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:

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

Final Review: William and Karen Goldsmith are seeking approval for exterior modifications to the existing residence. This includes closing off of one existing window and covering with shutters.

Window will remain in place, just covered with sheetrock inside, and shutters on the outside to

match existing. Removeal of the rear kitchen door and replace with three rear facing wood

windows in the new kitchen layout. And move/replace one rear door. Build new deck, install new

hardscapes, and exterior stairs to existing 2nd floor porch. Including installation of a Louver pergola, and outdoor kitchen space.

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

Applicant Signature

01/25/2024

Date

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SCALE
3/16"=1'

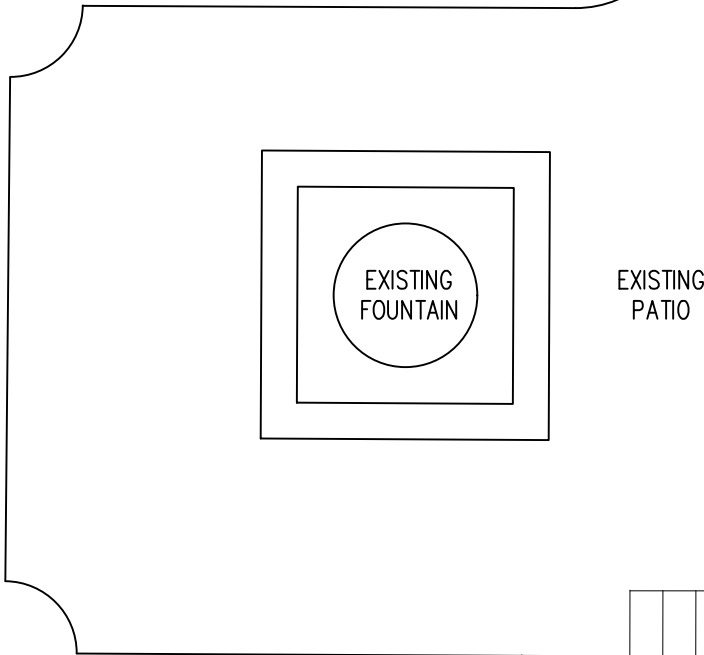
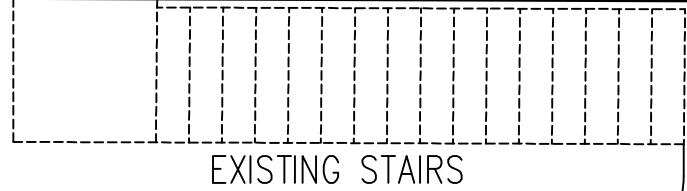
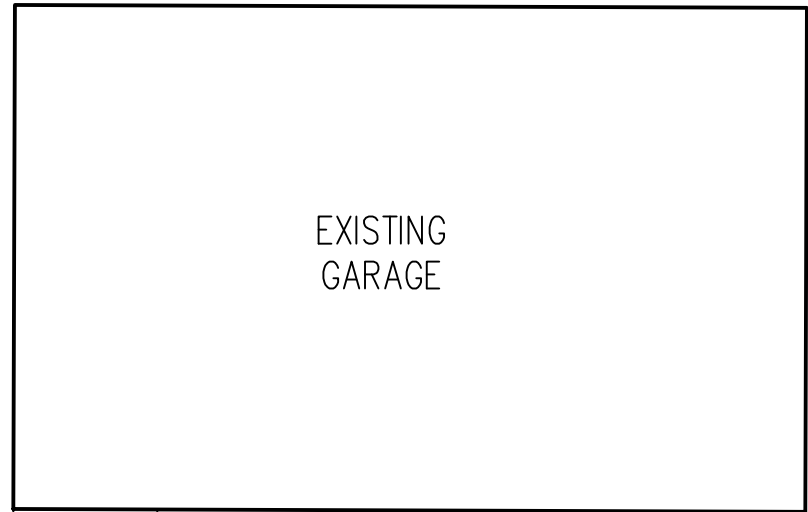
DESIGNER: DAMIAN J. SCHREY
DATE: 01/24/24
SCALE: 3/16" = 1'
PAGE: OF

GOLDSMITH PATIO AND DECK PLAN
609 N. SPRING ST. PENSACOLA FL. 32501

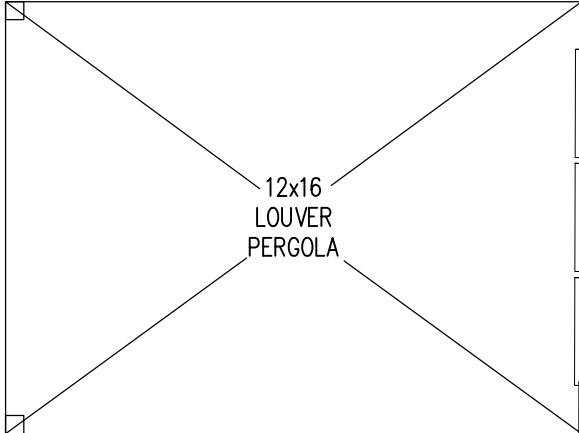
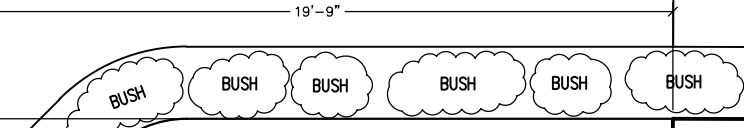
DESIGN - BUILD - RESTORE RESIDENTIAL & COMMERCIAL
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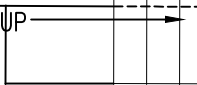
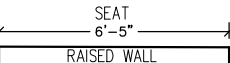
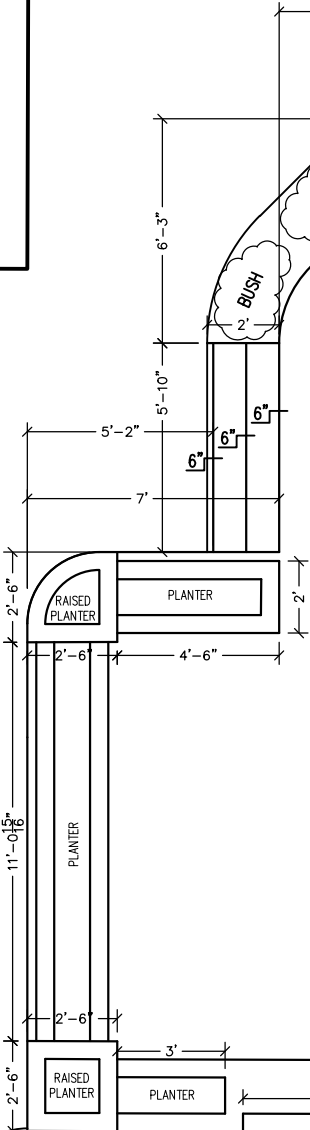
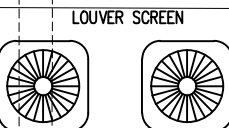
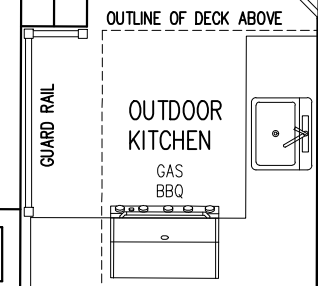
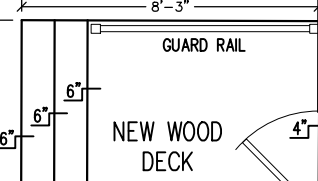
SHEET
C2



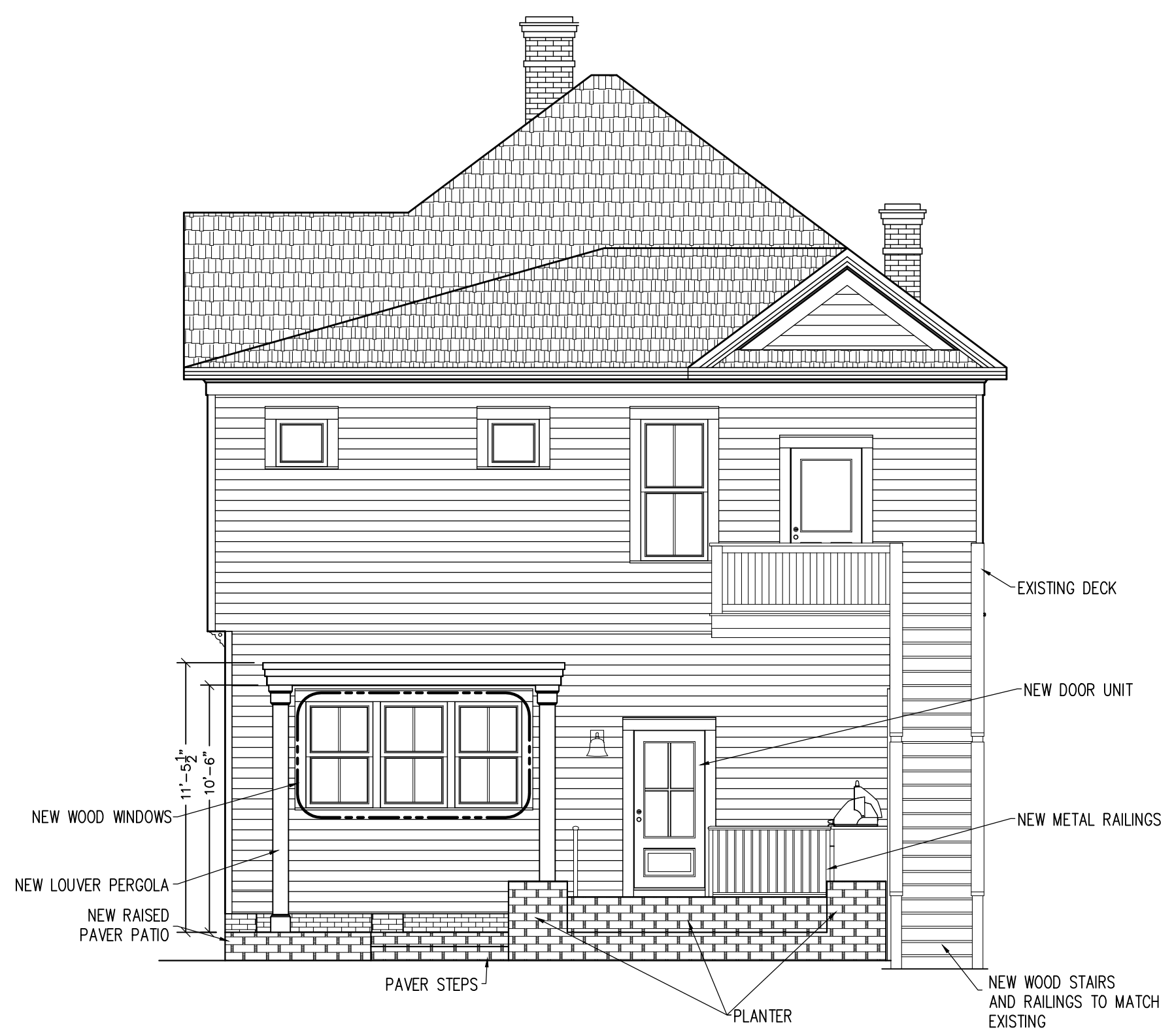
EXISTING
DRIVEWAY



NEW RAISED
PAVER PATIO



BACK PATIO PLAN
SCALE: 3/16" = 1'



REAR ELEVATION
SCALE: 3/16" = 1'

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GOVERNS. UNAUTHORIZED USE WILL RESULT IN LEGAL
ACTION UNDER THE COMMONWEALTH ACT.

SCALE
3/16"=1'

DESIGNER: DAMIAN J. SCHREY	
DATE: 01/24/24	
SCALE: 3/16" = 1'	
PAGE: OF	

GOLDSMITH REAR ELEVATION	
609 N. SPRING ST. PENSACOLA FL. 32501	

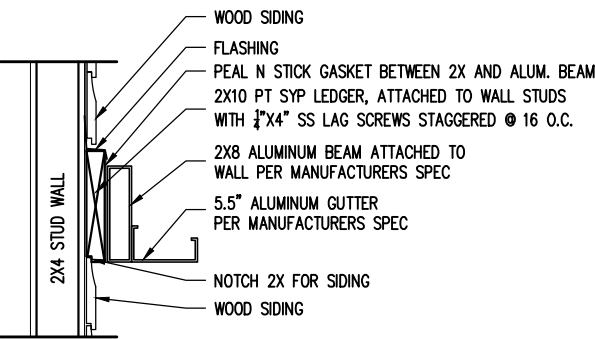
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SHEET
A2a



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'



PERGOLA ATTACHEMENT DETAIL
SCALE: 3/4" = 1'

COVER EXISTING WINDOW
WITH NEW SHUTTER

NEW WOOD
DECK

NEW LOUVER PERGOLA

NEW WOOD STAIRS
AND RAILINGS TO MATCH
EXISTING

LOUVER SCREEN
METAL RAILINGS
PLANTER

PLANTER

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UNAUTHORIZED USE WILL RESULT IN LEGAL
ACTION UNDER THE COMMONWEALTH ACT.

SCALE
3/16"=1'

DESIGNER: DAMIAN J. SCHREY
DATE: 01/24/24
SCALE: 3/16" = 1'
PAGE: OF

GOLDSMITH
RIGHT SIDE ELEVATION
609 N. SPRING ST.
PENSACOLA FL.
32501

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FAX: 850-455-0511

HIGHPOINTE DBR
DESIGN BUILD RESTORE

SHEET
A2b

Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6

STRUXURE[™]
OUTDOOR

154 ETHAN ALLEN DR.
DAHLONEGA, GA 30553
(800) 303-5248

VINCI
17 SEASHORE DR.
PENSACOLA BEACH, FL 32561

REVISIONS

DETAILS

DATE
05/11/20

DRAWN BY
I&S

SCALE
N.T.S.

SHEET NO.
A 111

HOST STRUCTURE

PERIMETER BEAM

GUTTER

EXISTING HOST STRUCTURE SHALL BE EITHER
3000 PSI POURED CONCRETE, OR
ASTM90 HOLLOW / GROUT-FILLED CMU OR
#2 SYP WOOD (G=0.55)
AS VERIFIED BY OTHERS

ALUMINUM BEAM
PER PLAN

9/16" HOLE
DRILLED FOR
SCREW
INSTALLATION

3" MIN.

EMBED.

TYPICAL 16" O.C. STUDS

32" O.C.

16"

16"

32" O.C.

16"

16"

9/16" HOLE DRILLED FOR
SCREW INSTALLATION

32" O.C.

32" O.C.

TYPICAL ANCHOR PATTERN (TO WOOD STUDS SHOWN)

FOR CONCRETE ATTACHMENT:

[2] 1/4" DIAM. ITW STAINLESS STEEL TAPCON INTO WALL W/ 3" EMBEDMENT AND
3" EDGE DISTANCE, SPACED 12" O.C. STAGGERED

FOR WOOD ATTACHMENT:

[2] 1/4" DIAM. S.S. WOOD LAG SCREWS INTO WALL W/ 3" THREAD ENGAGEMENT
AND 3/4" MINIMUM EDGE DISTANCE, SPACED 16" O.C. STAGGERED

FOR HOLLOW CMU ATTACHMENT:

[2] 1/4" DIAM. S.S. HILTI KWIK-CON II+ INTO BLOCK FACE W/ 1-3/4" EMBEDMENT
AND 3" MINIMUM EDGE DISTANCE, SPACED 12" O.C. STAGGERED

BEAM TO HOST STRUCTURE CONNECTION

GENERAL NOTES:

1. TO THE BEST OF OUR KNOWLEDGE, STRUCTURAL PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF CODES AND STANDARDS.
2. STRUCTURAL COMPONENTS OF THIS REMODEL IS DESIGNED TO WITHSTAND ULTIMATE AND NOMINAL WINDSPEEDS AS SPECIFIED FLORIDA BUILDING CODE 2020 (7TH EDITION), SECTION 1609, AND WIND FORCES BY ASCE 7-16.
3. THE STRUCTURAL DOCUMENTS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. CONTACT DEAN A. SPENCER ENGINEERING PRIOR TO CONSTRUCTION IF CONFLICTS EXIST.
4. REVISIONS ARE IDENTIFIED BY A REVISION NUMBER WITHIN A TRIANGLE. ALL REVISIONS ISSUED ON A SINGLE DATE WILL BE IDENTIFIED BY THE SAME REVISION NUMBER ISSUED CONSEQUENTLY.

ENGINEER OF RECORD: DEAN A. SPENCER, PE - FL #44472

DESIGN LOADS PER FBC 2020 AND ASCE 7-16:

- A) STRUCTURAL WOOD WALLS (SIDING): 150 PLF DEAD LOAD (DL).
B) STRUCTURAL WOOD WALLS (BRICK): 480 PLF DEAD LOAD (DL).
C) 2X WOOD FLOOR JOIST: 10 PSF DEAD LOAD (DL).
D) 16" DEEP ENGINEERED FLOOR TRUSS: 18 PSF DEAD LOAD (DL) - INCLUDING SELF WEIGHT.
E) FLOOR LIVE LOAD: 40 PSF LIVE LOAD (LL).
F) DECK LIVE LOAD: 60 PSF LIVE LOAD (LL).
F) 2X RAFTERS: 10 PSF DEAD LOAD (DL).
G) 2X CEILING JOISTS:
a) 5 PSF DEAD LOAD (DL) - NO STORAGE.
b) 10 PSF LIVE LOAD (LL) - NO STORAGE.
c) 10 PSF DEAD LOAD (DL) - LIGHT STORAGE.
d) 20 PSF LIVE LOAD (LL) - LIGHT STORAGE.
H) ENGINEERED ROOF TRUSS: 20 PSF DEAD LOAD (DL).
I) ROOF LIVE LOAD: 20 PSF LIVE LOAD (LL).
J) CONCRETE SELF WEIGHT: 150 PCF DEAD LOAD (DL).

WIND CRITERIA:

- 1) ULTIMATE WINDSPEED: 160 MPH (3-SECOND GUST)
2) NOMINAL WINDSPEED: 124 MPH
3) RISK CATEGORY: II
4) EXPOSURE CATEGORY: B
5) MEAN ROOF HEIGHT: LESS THAN 30'
6) ROOF SLOPE: 6/12 & 12/12, ESTIMATED
7) STRUCTURE IS FULLY ENCLOSED.
8) INTERNAL PRESSURE COEFFICIENT: (+/-) 0.18.
9) 'A' ZONE: = 3.7' IN ALL DIRECTIONS (SEE DIAGRAM ON SHEET S1).

RAIN CRITERIA:

- 1) RAIN INTENSITY: i: 4.75 IN./HOUR.
2) RAIN LOAD: N/A

GENERAL REQUIREMENTS:

- 1) ALL COMPONENT AND CLADDING SHALL HAVE FLORIDA PRODUCT APPROVAL NUMBERS.
2) SEE DRAWINGS FOR ALL ANCHORAGE REQUIREMENTS.
3) WALLS SHALL BE CONSTRUCTED AS FOLLOWS:
A) EXTERIOR WALLS: NEW STUDS SHALL BE 2x4 #2 SPRUCE PINE-FIR (SPF) STUDS; SPACING 16" O.C. (U.N.O.).
1. SIMPSON RSP4 AT BOTTOM/TOP PLATE AT ALL NEW STUDS.
B) INTERIOR BEARING WALLS: NEW STUDS SHALL BE 2x4 #2 SPRUCE PINE-FIR (SPF) STUDS; SPACING 16" O.C. (U.N.O.).
C) WALL SHEATHING: SEE SHEATHING NOTES.
D) INTERIOR PARTITION WALLS: 2x4 #2 SPRUCE PINE-FIR (SPF) STUDS; SPACING 16" O.C.
4) INTERIOR FLOORS CONSTRUCTED AS FOLLOWS:
A) EXISTING.
B) DECKING: 3/4" TONGUE AND GROOVE GLUED AND SCREWED WITH #10 x 2" SCREWS; SPACING 4" EDGE AND 12" FIELD. 8d COMMON SHANK NAILS (0.131" x 2-1/2") ARE AN APPROVED SUBSTITUTE TO SCREWS.
5) ROOF SHALL BE CONSTRUCTED AS FOLLOWS:
A) EXISTING ROOF.
THIS STRUCTURE IS IN A WINDBORNE DEBRIS AREA, ALL EXTERIOR GLAZING SHALL BE PROTECTED AS STATED IN THE FBC 2020, SECTION 1609.1.2., PROTECTION OF OPENINGS.

CONCRETE MASONRY (CMU):

1. ALL MASONRY WORK TO CONFORM TO TMS 402/602-16, ACI 530/530.1-16, AND ASCE 5/6-16.
2. CMU UNITS SHALL CONFORM TO ASTM C 90.
3. MASONRY BLOCK COMPRESSIVE STRENGTH: f'm = 2000 PSI
4. MORTAR SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
A) EXTERIOR, ABOVE GRADE: TYPE N.
B) EXTERIOR, AT OR BELOW GRADE: TYPE S.
C) MORTAR SHALL BE IN ACCORDANCE WITH ASTM C 270.
D) ALLOW 24 HOURS MINIMUM CURE TIME PRIOR TO GROUT INSTALLATION.
5. GROUT SHALL MEET SPECIFICATIONS OF ASTM C 476.
A) MINIMUM COMPRESSIVE STRENGTH (f'c) = 3000 PSI
6. ALL REINFORCING STEEL SHALL BE GRADE 40.
7. ALL VERTICAL REINFORCEMENT SHALL BE CENTERED WITHIN THE CMU CELLS UNLESS NOTED OTHERWISE.
8. ALL HORIZONTAL REINFORCEMENT SHALL MAINTAIN 2-3/8" CLEAR OR GREATER.
9. DOWEL ALL CMU REINFORCING IN FOOTING AND EXTEND INTO UPPERMOST BOND BEAM WITH 90 DEGREE HOOKS WITH A MINIMUM 8" LEG.
10. ALL CONCRETE MASONRY UNITS SHALL BE PLACED IN RUNNING BOND.
11. SEE DETAILS FOR TYPICAL WALL REINFORCING REQUIREMENTS WITH ADDITIONAL REQUIREMENTS BELOW:
A) PROVIDE FOUR FILLED CELLS OF TYPICAL REINFORCING AT INTERSECTIONS.
B) PROVIDE THREE FILLED CELLS OF TYPICAL REINFORCING AT CORNERS.
C) HORIZONTAL REINFORCING AS NOTED IN NOTE 12 IN ADDITION TO SPECIFIED BOND BEAMS AND LINTELS.
D) GROUT STOP IS A FIBERGLASS MESH CONFORMING TO ASTM D 1688-73, TYPE 207.
E) ALL SPLICES SHALL BE 48 BAR DIAMETERS UNLESS SPECIFIED OTHERWISE.
12. STANDARD (9-GAGE) LADDER TYPE HORIZONTAL JOINT REINFORCEMENT SHALL BE INSTALLED EVERY OTHER COURSE FOR ALL CMU WALLS ABOVE GRADE AND ALL CMU FOUNDATION WALLS EXCEEDING 4 BLOCK IN HEIGHT. CORNERS SHALL USE PREFABRICATED CORNERS AND TEES AT WALL INTERSECTIONS. OVERLAP DISCONTINUOUS ENDS A MINIMUM OF 12".
13. PROVIDE (2) VERTICAL DOWELS EACH SIDE OF OPENINGS AND EXTEND TO TOP COURSE.
14. LINTEL BEAMS SHALL BE FORMED WITH SOLID BOTTOM LINTEL BLOCKS OR KNOCK-OUT BOND BEAM BLOCKS.

REINFORCED CONCRETE NOTES:

1. ALL CONCRETE SHALL MEET THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTHS IN 28 DAYS:
A) FOOTINGS: 3000 PSI
B) SLABS AND GRADE BEAMS: 3000 PSI
2. THE FOLLOWING REBAR CLEARANCES SHALL BE MET:
A) CAST PERMANENTLY AGAINST THE GROUND: 3"
B) #3-#5 REBAR EXPOSED TO WEATHER, OR IN CONTACT WITH THE GROUND: 1.5"
C) #6-#18 REBAR EXPOSED TO WEATHER, OR IN CONTACT WITH THE GROUND: 2"
D) #3-#11 REBAR WITHIN SLABS AND WALLS, NOT EXPOSED TO WEATHER, AND NOT IN CONTACT WITH GROUND: 3/4"
E) BEAMS AND COLUMNS NOT EXPOSED TO WEATHER, AND NOT IN CONTACT WITH GROUND: 1.5"
3. CEMENT SHALL CONFORM TO "SPECIFICATIONS FOR PORTLAND CEMENT", ASTM C 150.
4. CONCRETE AGGREGATES SHALL CONFORM TO "SPECIFICATION FOR CONCRETE AGGREGATES", ASTM C 33.
5. MAXIMUM NOMINAL AGGREGATE SIZE OF SLABS SHALL NOT EXCEED 1/3 OF SLAB DEPTH.
6. WATER USED IN MIXING CONCRETE SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT.
7. REINFORCEMENT SHALL BE DEFORMED REINFORCEMENT AND SHALL CONFORM TO "SPECIFICATION OF DEFORMED AND PLAIN BILLET-STEEL BARS FOR CONCRETE REINFORCEMENT", ASTM A 615.
8. AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR AIR-ENTRAINING ADMIXTURES FOR CONCRETE", ASTM A 615.
9. WATER-REDUCING AND RETARDING ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE", ASTM A 615.
10. FLY ASH OR OTHER POZZOLANS USED AS ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE", ASTM C 494.
11. ALL HOOKS ARE STANDARD PER ACI 318-14, UNLESS NOTED OTHERWISE.
12. ALL LAP SPLICES SHALL BE 48 BAR DIAMETERS UNLESS NOTES OTHERWISE.
13. ALL REINFORCING STEEL SHALL BE GRADE 40.

PRE-ENGINEERED WOOD TRUSSES:

1. WOOD TRUSSES, CONNECTIONS, AND BRACING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. TRUSS ENGINEER SHALL PROVIDE SEALED SHOP DRAWINGS OF ALL NECESSARY COMPONENTS OF THE TRUSS SYSTEM.
2. DESIGN OF TRUSS SYSTEM SHALL BE IN ACCORDANCE WITH ANSI/TPI-2002 - NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.
3. TOP AND BOTTOM CHORDS SHALL BE PROVIDED WITH THE SHAPES AND CONFIGURATIONS INDICATED ON THE DESIGN DRAWINGS. ARRANGEMENT OF WEB MEMBERS SHALL BE AT THE DISCRETION OF THE TRUSS ENGINEER.
4. TRUSSES SHALL BE DESIGNED FOR THE DEAD LOAD OF THE TRUSSES AND BRACING, AS WELL AS THE LOADS SPECIFIED IN GENERAL NOTES.
5. ALL FLOOR SYSTEMS SHALL BE DESIGNED TO MEET AN ALLOWABLE DEFLECTION CRITERIA OF L/480 AND (D+L)/360, UNLESS SPECIFIED OTHERWISE.
6. HOLES AND NOTCHES MAY NOT BE INSTALLED INTO ENGINEERED TRUSSES UNLESS SPECIFIED BY DESIGN ENGINEER.
7. ALL BRACING OF THE TRUSSES SHALL BE #2 SOUTHERN YELLOW PINE (SYP).
8. ALL COVERED PORCHES SHALL BE DECKED UNDERNEATH WITH 7/16" OSB OR 1/2" 4-PLY APA RATED PLYWOOD AND NAILED WITH 8d COMMON RINGSHANK NAILS; SPACING 4" EDGE AND 8" FIELD.
9. SOFFITS SHALL BE CONSTRUCTED PER FRC 2020, SECTION R704.

SHEATHING:

- WALL SHEATHING: 7/16" OSB (SPAN RATING 24/16) OR 15/32" (SPAN RATING 32/16) APA RATED PLYWOOD.
A) SHEATHING SHALL BE NAILED TO WALL STUDS WITH 8d COMMON NAILS (0.131" x 2-1/2") OR 8d BOX NAILS (0.113" x 2-3/4"); SPACING 12" ON CENTER (O.C.) UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.
B) 2x BLOCKING SHALL BE ADDED AT PANEL JOINTS.
C) FULL HEIGHT WINDSTORM OSB PANELS AS THE TIE-DOWN SYSTEM MAY BE USED PER THE OPTION DETAILS IF PROVIDED.
D) BLOCKING SHALL BE INSTALLED WHEN *PANEL WIDTH IS LESS THAN THE SPECIFIED WIDTH BELOW.
A) 9'-1" WALLS: PANEL WIDTH 4'-0" AND LESS SHALL BE BLOCKED AT MIDSPAN.
B) 9'-1" WALLS: PANEL WIDTH 5'-0" AND LESS SHALL BE BLOCKED AT MIDSPAN.
C) 10'-1" WALLS: PANEL WIDTH 5'-0" AND LESS SHALL BE BLOCKED AT MIDSPAN.
D) *PANEL WIDTH + WALL WIDTH BETWEEN OPENING AND CORNER AND WALL WIDTH BETWEEN OPENINGS.
E) WHERE SPECIFIED, SHEATHING SHALL BE INSTALLED ON BOTH SIDES OF WALL PANELS. SHEATHING JOINTS SHALL BE STAGGERED EACH SIDE OF WALL. IF PANEL JOINT CANNOT BE OR IS NOT STAGGERED, INCREASE STUD SIDE TO 3x OR (2) 2x.
F) PLYWOOD SHEATHING SHALL BE MINIMUM 4-PLY WHILE MEETINGS THE SPECIFICATIONS ABOVE.
ROOF SHEATHING: 5/8" OSB (SPAN RATING 40/20) OR 19/32" (SPAN RATING 40/20) APA RATED PLYWOOD.
A) SHEATHING SHALL BE NAILED TO FLOOR AND ROOF MEMBERS WITH 8d COMMON RINGSHANK NAILS (0.131" x 2-1/2") OR 10d RINGSHANK NAILS (0.12" x 3"); SPACING 3" EDGE AND 6" FIELD.
B) PLYWOOD SHEATHING SHALL BE MINIMUM 4-PLY WHILE MEETINGS THE SPECIFICATIONS ABOVE.

SHALLOW FOUNDATIONS:

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF.
2. REPORT ANY UNUSUAL FIELD CONDITIONS TO ENGINEER OR RECORD PRIOR TO CONSTRUCTION.
3. IT IS RECOMMENDED THAT A GEOTECHNICAL ENGINEERING REPORT BE FABRICATED PRIOR TO CONSTRUCTION BY A LICENSED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.
4. WITHOUT A GEOTECHNICAL REPORT BEING PROVIDED, THE STRUCTURAL ENGINEER OF RECORD SHALL NOT BE HELD LIABLE FOR SOIL CONDITIONS THAT A GEOTECHNICAL REPORT WOULD HAVE PROVIDED.
5. WHERE FOUNDATION IS TO BEAR ABOVE GREATER THAN 12" OF COMPACTED FILL, A GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED PER FBC 2020 SECTION 1803.5.6.
6. ALL SOILS SHALL BE COMPACTED BENEATH FOOTINGS TO 95% MODIFIED PROCTOR MINIMUM.
7. ALL SOILS COMPACTION SHALL BE FIELD CONTROLLED BY A LICENSED GEOTECHNICAL ENGINEER OR TESTING LABORATORY.

SLABS ON GRADE:

1. SLABS SHALL BE REINFORCED WITH ONE OF THE FOLLOWING:
A) FIBERMESH (0.75 - 3 LBS / CUBIC YARD OF CONCRETE).
B) W1.4XW1.4 / 6x6 WWF.
C) #3 REBAR; SPACING 36" O.C. EACH DIRECTION.
2. REINFORCEMENT SHALL BE SUPPORTED ON APPROVED PC3 CHAIRS.
3. 6 MIL. POLYETHYLENE SHEETING SHALL BE INSTALLED BETWEEN SOIL AND CONCRETE, UNLESS NOTED OTHERWISE.
4. MINIMUM SLAB COMPRESSIVE STRENGTH: 3000 PSI.
5. GRADE BEAM FOOTINGS AND MONOLITHIC STEP-DOWN FOOTINGS SHALL BE FORMED AND POURED WITH THE SLAB. THESE MAY BE USED REGARDLESS OF THE EXTERIOR FOUNDATION CONSTRUCTION TYPE.
6. IF GIVEN, MONOLITHIC FOOTING OPTION MAY ONLY BE USED IF F.F.E. DOES NOT EXCEED 12" ABOVE GRADE.
7. ALL POST-INSTALLED ANCHORS SHALL BE ONE OF THE FOLLOWING:
a) 5/8" ALL-THREAD ANCHOR WITH NUT FOUNDATION USING SIMPSON "AT-XP" EPOXY OR EQUIVALENT
b) 5/8" x 8" SIMPSON TITEN HD ANCHOR (UNLESS ALL-THREAD ROD IS REQUIRED TO BE COUPLED ABOVE).
c) 1/2" x 9-3/4" SIMPSON TITEN HD ROD COUPLER (WHERE RODS REQUIRED); INCREASE SPACING TO 32" AT CORNERS. (2) RODS SHALL BE INSTALLED IF NOT COUPLED TO 5/8" ANCHOR.

WOOD FRAMING:

1. ALL WOOD MATERIALS IN CONTACT WITH CONCRETE, CMU BLOCK, OR IS EXPOSED TO ELEMENTS (WATER, SUNLIGHT, ETC.) SHALL BE PRESSURE TREATED.
2. DO NOT PAINT PRESSURE TREATED WOOD MATERIALS WHEN MOISTURE CONTENT IS ABOVE 19%.
3. ALL HORIZONTAL WOOD FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE (SYP), OR BETTER.
4. ALL EXTERIOR POSTS SHALL BE #2 SOUTHERN YELLOW PINE (SYP) OR BETTER. PRESSURE TREATED, UNLESS NOTED OTHERWISE.
5. STUDS SHALL BE FRAMED WITH #2 SPRUCE PINE-FIR (SPF), UNLESS SPECIFIED AS SOUTHERN YELLOW PINE MATERIAL.
6. #2 SOUTHERN YELLOW PINE (SYP) MAY REPLACE #2 SPRUCE PINE-FIR (SPF) WITHIN THE WALL SYSTEMS.
7. NOTCHES ON THE END OF JOISTS SHALL NOT EXCEED ONE FOURTH THE JOIST DEPTH. NOTCHING MAY NOT OCCUR WITHIN THE MIDDLE THIRD OF THE JOIST SPAN.
8. HOLES BORED THROUGH JOISTS SHALL NOT BE WITHIN 2" OF THE BOTTOM AND TOP OF THE JOIST. HOLES SHALL NOT EXCEED ONE THIRD OF THE JOIST DEPTH.
9. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF A JOIST ARE NAILED TO A HEADER, BAND, OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER MEANS. BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND THE FULL DEPTH OF THE JOIST.
10. ALL SAWN LUMBER HAS BEEN DESIGNED USING THE SPECIFIED MATERIAL STRESSES AND PROPERTIES AS SHOWN IN THE NDS 2015 DESIGN MANUALS.
11. ALL PLY-BUILT BEAMS SHALL BE JOINED PER MANUFACTURER'S SPECIFICATIONS, OR AS FOLLOWS:
a. PROVIDE 2" CLEAR TOP AND BOTTOM AND STAGGER 1/2" BETWEEN HEIGHT AND SIDES.
b. PROVIDE MINIMUM 1/2" CLEAR BETWEEN CONNECTORS.
c. (2) 2x: 10d COMMON NAILS (0.148" x 3") EACH SIDE TOP AND BOTTOM; SPACING 6" O.C.
d. (3) 2x: 12d COMMON NAILS (0.148" x 3-1/4") EACH SIDE TOP AND BOTTOM; SPACING 5" O.C.
e. 2-PLY LVL (UP TO 12" DEPTH); (2) 1/4" x 3-1/2" SIMPSON SDS SCREWS LOADED SIDE; SPACING 16" O.C.
f. 2-PLY LVL (UP TO 24" DEPTH); (3) 1/4" x 3-1/2" SIMPSON SDS SCREWS LOADED SIDE; SPACING 12" O.C.
g. 3-PLY LVL (UP TO 16" DEPTH); (2) SIMPSON SDS SCREWS BOTH SIDES; SPACING 16" O.C.
h. 3-PLY LVL (UP TO 16" DEPTH); (3) 1/4" x 4-1/2" SIMPSON SDS SCREWS BOTH SIDES; SPACING 12" O.C.
i. 3-PLY LVL (UP TO 24" DEPTH); (3) 1/4" x 4-1/2" SIMPSON SDS SCREWS BOTH SIDES; SPACING 6" O.C.
j. 4-PLY LVL (UP TO 14" DEPTH); (3) 1/4" x 6" SIMPSON SDS SCREWS BOTH SIDES; SPACING 12" O.C.
k. 4-PLY LVL (UP TO 24" DEPTH); (3) 1/4" x 6" SIMPSON SDS SCREWS BOTH SIDES; SPACING 6" O.C.
NOTE: VARIOUS CONNECTORS MAY BE USED AT CONTRACTORS DISCRETION.
12. ONE MEMBER OF PLY-BUILT BEAMS MAY BE SPLICED PER SPAN. SPLICES SHALL OCCUR AT 1/4 SPANS.
13. VERTICAL HOLES SHALL BE INSTALLED PER THE DESIGN DRAWINGS. DRILL GUIDES SHALL BE USED TO MINIMIZE 'WANDERING' AS IT PASSES THROUGH KNOTS. HOLE SHALL BE CENTERED WITHIN THE BEAM WIDTH. ALLOWABLE CAPACITIES ARE REDUCED BY APPROXIMATELY 17% WHERE VERTICAL HOLES ARE INSTALLED.

ENGINEERED WOOD PRODUCTS:

1. LVL BEAMS, GLULAM BEAMS, AND VERSALAM COLUMNS SHALL BE MANUFACTURED BY AN APA MEMBER MANUFACTURER AND SHALL MEET APA SPECIFICATIONS.
2. DO NOT STORE ENGINEERED WOOD PRODUCTS IN CONTACT WITH GROUND. STACK MEMBERS FLATWISE.
3. LVL BEAMS SHALL HAVE THE MINIMUM MATERIAL PROPERTIES AS FOLLOWS:
A) Fb = 2500 PSI
B) Fv = 285 PSI
C) Fc (PARALLEL) = 3200 PSI
D) Fc (PERP.) = 750 PSI
E) E = 2x10⁶ PSI
4. LVL BEAMS MAY NOT BE PRESSURE TREATED WITHOUT APPROVAL FROM ENGINEER OF RECORD.
5. GLULAM BEAMS (PRESSURE TREATED) SHALL HAVE THE MINIMUM MATERIAL PROPERTIES AS FOLLOWS:
A) Fb = 2400 PSI
B) Fv = 300 PSI
C) Fc (PARALLEL) = 1650 PSI
D) Fc (PERP.) = 740 PSI
E) E = 1.8x10⁶ PSI
F) DESIGN MATERIAL: 24F-V6 - 24F-1.8E - SOUTHERN PINE 24F-V5M1 (PRESSURE TREATED)
6. VERSALAM COLUMNS SHALL HAVE THE MINIMUM MATERIAL PROPERTIES AS FOLLOWS:
A) Fb = 2500 PSI
B) Fv = 1270 PSI
C) Fv = 190 PSI
D) Fc (PARALLEL) = 3000 PSI
E) Fc (PERP.) = 600 PSI
F) Fy (PERP.) = 750 PSI
G) E = 1.8x10⁶ PSI
H) Emin = 9.3x10⁵ PSI
I) DESIGN MATERIAL: VERSA-LAM COLUMN 1.8E-2750
7. LVL BEAMS MAY BE TRIMMED TO SIZE WITHOUT TAKING A REDUCTION IN THE ALLOWABLE MATERIAL PROPERTIES.
8. NOTCHES ON THE BOTTOM ENDS OF MEMBERS SHALL NOT EXCEED ONE TENTH THE MEMBER DEPTH.
9. HOLES BORED THROUGH JOISTS SHALL ONLY BE LOCATED WITHIN THE MIDDLE THIRD OF THE MEMBER DEPTH. HOLES MAY ONLY BE LOCATED WITHIN THE MIDDLE THIRD OF THE MEMBER SPAN. HOLES MAY NOT EXCEED 2" IN DIAMETER.
10. VERTICAL HOLES SHALL BE INSTALLED PER THE DESIGN DRAWINGS. DRILL GUIDES SHALL BE USED TO MINIMIZE 'WANDERING' AS IT PASSES THROUGH KNOTS. HOLE SHALL BE CENTERED WITHIN THE BEAM WIDTH. ALLOWABLE CAPACITIES ARE REDUCED BY APPROXIMATELY 18% WHERE VERTICAL HOLES ARE INSTALLED.

HARDWARE REQUIREMENTS:

1. ALL NAILS SHALL BE COMMON.
2. ALL HARDWARE SHALL BE INSTALLED PER ALL MANUFACTURERS SPECIFICATIONS.
3. ALL HARDWARE AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL WHEN EXPOSED TO WEATHER AND WATER.
4. BOLTS SHALL MEET ASTM A307 SPECIFICATION REQUIREMENTS (UNLESS NOTED OTHERWISE).
5. THREADED RODS SHALL MEET ASTM A307 GRADE A SPECIFICATION REQUIREMENTS OR BETTER.
6. ALL WASHERS WITHIN WALL SYSTEMS SHALL BE 3"x3"x1/4".
a) NUT AND WASHERS SHALL BE REPLACED WITH SIMPSON TAKE-UP DEVICES WHERE SPECIFIED.
b) 2"x2"x1/4" WASHERS MAY REPLACE 3"x3"x1/4" WASHERS WHERE 3" DO NOT FIT WITHIN 2x4 WALL SYSTEMS.
7. ALL WASHERS WITHIN HORIZONTAL CONNECTIONS SHALL BE 2"x2"x1/4" OR 2" DIA.x1/4".
8. ALL COUPLING NUTS SHALL MEET ASTM A563 GRADE A SPECIFICATION REQUIREMENTS OR BETTER.
9. STAINLESS STEEL HARDWARE SHALL MEET TYPE 316 SPECIFICATION REQUIREMENTS.
a) STAINLESS STEEL SHALL NOT BE IN DIRECT CONTACT WITH DISSIMILAR STEEL MATERIALS.
b) TYPE 316 STAINLESS STEEL SHALL BE USED FOR ALL HARDWARE SET BELOW DESIGN FLOOD ELEVATION.

COMPONENTS & CLADDING

WIND SPEED: 160 MPH (3-SEC GUST)

MEAN ROOF HEIGHT: LESS THAN 30 FT

ROOF SLOPE: 6/12, 12/12, (ESTIMATED)

EXPOSURE CATEGORY: B

kd = 0.85; Internal Pressure Coefficient = +/- 0.18.

COMPONENTS & CLADDING WIND LOADS: PSF

HIP ROOF > 20:12 DEG.			
ZONE	EFFECTIVE WIND AREA (SQ. FT.)	BASIC WIND SPEED 160 MPH	OVERHANG
1	10	34.3 - 61.7	-80.8
2a	10	34.3 - 61.7	-122.2
2b	10	34.3 - 61.7	-102.5
3	10	34.3 - 61.7	-121.4

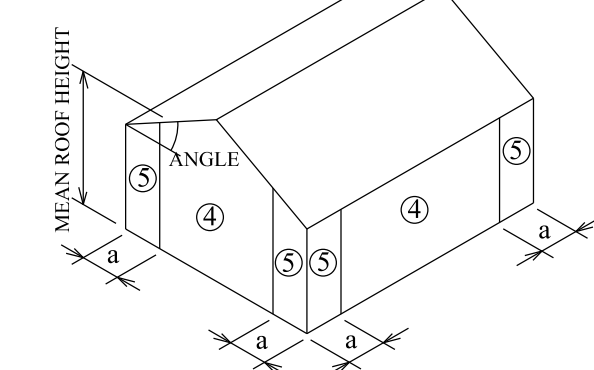
WALL		
4	10	46.1 - 50.0
5	10	46.1 - 61.7

MULTIPLY TABLES BY 0.6 TO ACHIEVE ASD PRESSURES.

GABLE ROOF > 27:45 DEG.			
ZONE	EFFECTIVE WIND AREA (SQ. FT.)	BASIC WIND SPEED 160 MPH	OVERHANG
1a	10	42.1 - 77.3	-108.5
2a	10	42.1 - 77.3	-108.5
2b	10	42.1 - 77.3	-116.3
2c	10	42.1 - 77.3	-108.5
3a	10	42.1 - 104.3	-135.6
3b	10	42.1 - 85.1	-116.3

WALL		
4	10	46.1 - 50.0
5	10	46.1 - 61.7

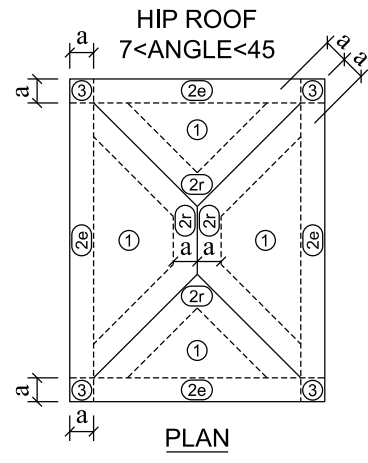
MULTIPLY TABLES BY 0.6 TO ACHIEVE ASD PRESSURES.



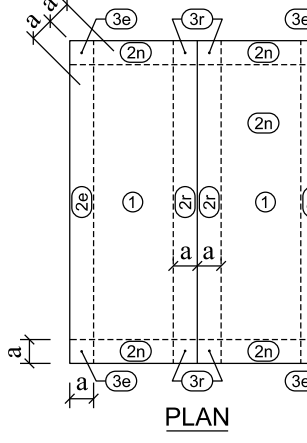
COMPONENTS AND CLADDING WALLS

WHERE OFFSET WALL 'X' > 'a', ZONE 5 SHALL BE APPLIED TO CORNER

a = 3.7' IN ALL INSTANCES



GABLE ROOF
27-ANGLE<45 AND
7-ANGLE<45



FLORIDA BUILDING CODE 2020:

1405.4 FLASHING: FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING (IFER) PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.

1405.4.1 EXTERIOR WALL POCKETS: IN EXTERIOR WALLS OF BUILDINGS OR STRUCTURES, WALL POCKETS OR CREVICES IN WHICH MOISTURE CAN ACCUMULATE SHALL BE AVOIDED OR PROTECTED WITH CAPS OR DRIPS, OR OTHER APPROVED MEANS SHALL BE PROVIDED TO PREVENT WATER DAMAGE.

1405.4.2 MASONRY: FLASHING AND WEEP HOLES IN ANCHORED VENEER SHALL BE LOCATED IN THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHERE ANCHORED VENEERS ARE DESIGNED IN ACCORDANCE WITH SECTION 1405.6.

1) IT SHALL BE THE RESPONSIBILITY OF THE PROJECT DESIGNER, ARCHITECT, OWNER, OR CONTRACTOR TO PROVIDE DETAILS OF THE EXTERIOR WALL ENVELOPE AS REQUIRED, INCLUDING FLASHING, INTERSECTIONS WITH DISSIMILAR MATERIALS, CORNERS, END DETAILS, CONTROL JOINTS, INTERSECTIONS AT ROOF, EAVES, OR PARAPETS, MEANS OF DRAINAGE, WATER-RESISTIVE BARRIER, AND DETAILS AROUND OPENINGS, IN ACCORDANCE WITH 2020 FBC SECTION 101.2.4. THE ENGINEER IS RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS PROJECT.

2. AS REQUIRED BY FLORIDA STATUTE 553.842 AND THE FLORIDA ADMINISTRATIVE CODE, THE CONTRACTOR SHALL PROVIDE THE INFORMATION AND APPROVAL NUMBERS OF THE BUILDING COMPONENTS WITH A PRODUCT APPROVAL SPECIFICATION SHEET PRIOR TO CONSTRUCTION.

FLASHING SHALL BE INSTALLED PER
FMA/AMA 100, FMA/AMA 200,
FMA/WDMA 250, OR
FMA/AMA/WDMA 300.

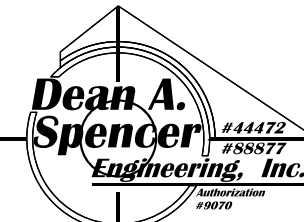
OPTION: INSTALL PER
FENESTRATION MANUFACTURER'S
INSTALLATION & FLASHING
INSTRUCTIONS

FLASHING DETAIL
NOT TO SCALE

FLORIDA PRODUCT APPROVAL
SIMPSON WOOD CONNECTORS

SIMPSON ABU66 (FL10860.4)
SIMPSON ABU88 (FL10860.4)
SIMPSON CBU66 (FL10860.9)
SIMPSON CBU88 (FL10860.9)
SIMPSON H2.5A (FL10456.3)
SIMPSON HGT-2 (FL10456.4)
SIMPSON HHUS5.5/10 (FL10531.8)
SIMPSON HUC212-3 (FL10655.18)
SIMPSON HUS412 (FL10655.26)
SIMPSON HUC612 (FL10655.22)
SIMPSON LSTA18 (FL10852.6)
SIMPSON LSTHD8 (FL13326.2)
SIMPSON LUS210 (FL10655.31)
SIMPSON MGT (FL11470.7)
SIMPSON MSTA24 (FL10852.9)
SIMPSON MSTA36 (FL10852.9)
SIMPSON SP4 (FL10456.11)
SIMPSON SP6 (FL10456.11)
SIMPSON SPH4 (FL10456.12)
SIMPSON SPH6 (FL10456.12)

ALL EXTERIOR DOOR & OPENING
PRESSURES: (+/-) 50 PSF (D.P. 50)
(ALLOWABLE STRESS DESIGN PRESSURES)



DEAN A. SPENCER ENGINEERING, INC.
1197 TIGER TRACE BLVD
GULF BREEZE, FL 32563
850.932.8730 (Voice)

DEAN A. SPENCER, PE
SECB (2006 TO MAR 2022)
FL #44472, CA #9070
AL #29262, CA #3467

MAXWELL M. SPENCER, PE
FL #88877
AL #40501
dean.spencer.pe@gmail.com

DRAWN BY: DAS
CHECKED BY: DAS

REVISIONS

DESCRIPTION

DATE

PROJECT TITLE:

SHEET TITLE:

DATE:

11/17/2023

SHEET NUMBER:

S1



DRAWN BY: DAS
CHECKED BY: DAS

REVISIONS	
DATE	DESCRIPTION

PROJECT TITLE:

Goldsmith Remodel

509 N Spring Street
Pensacola, Florida
Escambia County

SHEET TITLE:

STRUCTURAL NOTES/DETAILS

DATE _____

11/17/2023

SHEET NUMBER:

S2



ADD 2x #2 SYP BLOCKING AS NECESSARY FOR ALL
NAILS TO HAVE PENETRATION INTO STRUCTURE



ADD 2x #2 SYP BLOCKING AS NECESSARY FOR ALL
NAILS TO HAVE PENETRATION INTO STRUCTURE

Existing Window to be covered



Window to be covered with shutters

Doors to be Removed or Replaced & other exterior demo.



1. Remove old Awning
2. Remove door, replace with windows. See plans
3. Replace door with new, and move south 6".
4. Remove end stair run and go straight towards rear prop. line.
5. Remove ugly brown rotten deck.

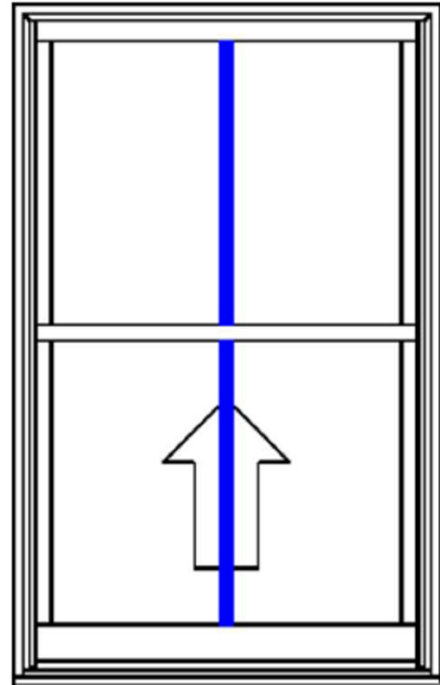
Windows and Doors



2' 10" x 6' 8" S90-LE Entry Door

Plastpro slab with glass insert

Divided lites to match windows



Jeld Wen Custom Wood Window
AuraLast Pine and Precise SDL



Precise Simulated Divided Lites
(PDL)



7/8"
Putty



AuraLast® Pine **1E**

Exterior Paint Colors



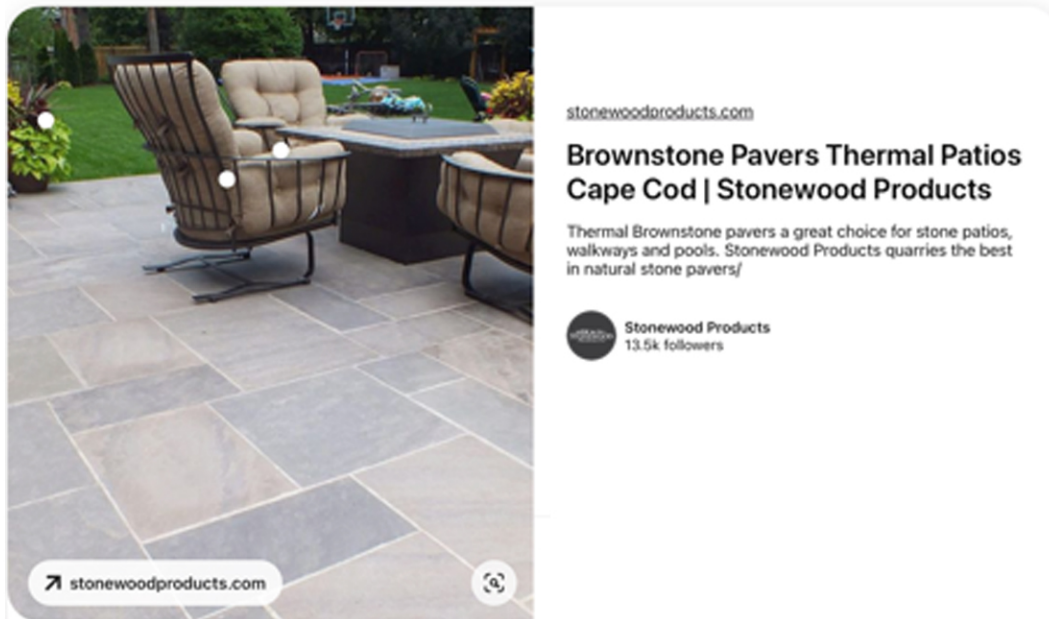
Example house with color pallet shown below



Deck and Paver Colors



Decking Colors: Beechwood Selected

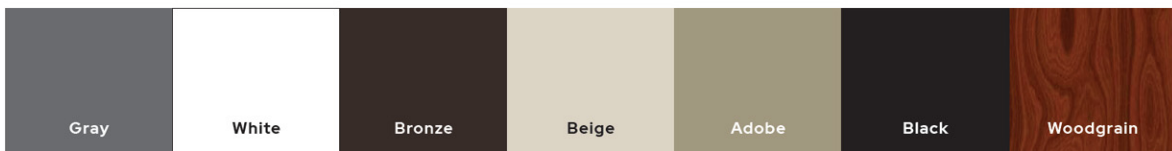


Paver Color: Cape Cod. Walls, planters, and edging to match.

Louver Pergola



StruXture Pergola X - Louvered Pergola
To include stepped cornice and column trims
as seen in the above example. Similar to
front porch edge and column details.

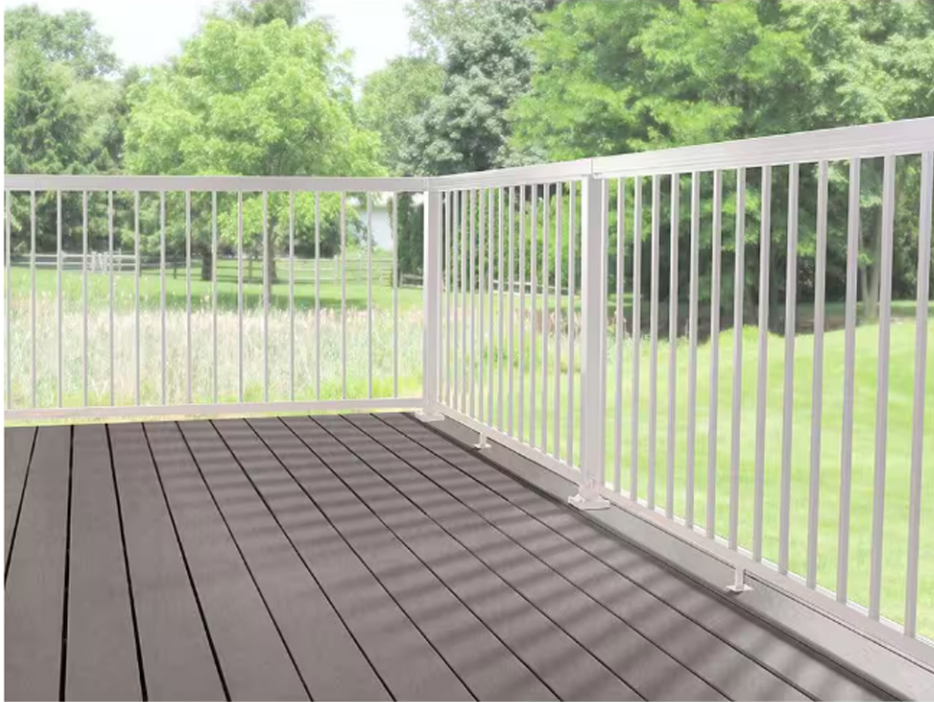


Available Colors

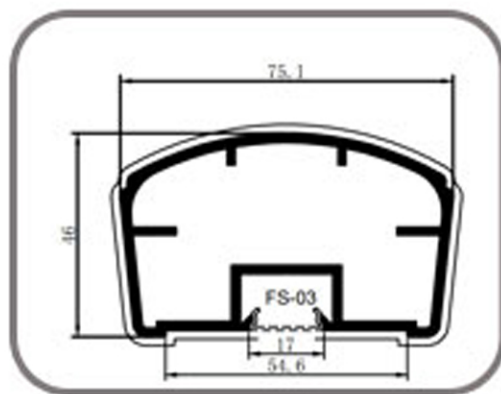


Selected color.

Aluminum Deck Rail



Beige Aluminum Railings w/ continuous cap,
3/4" square balluster, and 1x2 bottom.

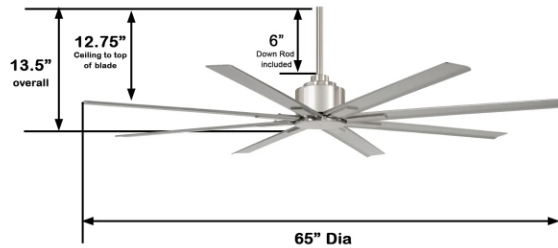


Cap profile.

Fixtures



Ideal for Rooms 12' x 15' - Over 160 sq.ft.



Features:

- **Finish and Blade Variations:**
 - Brushed Nickel Wet finish - Silver blades
 - Oil Rubbed Bronze finish - Oil Rubbed Bronze blades
 - Flat White finish - Flat White blades
 - Coal finish - Coal blades
 - Smoked Iron finish - Smoked Iron blades
- **Includes:** 6" downrod
- **Includes:** Six speed reversible wireless handheld remote control (RC400)
- 123mm x 30mm DC motor
- Rated for wet locations
- Sloped Aceiling compatible
- Install with Blades at least 10' from the floor
- Covered under a limited lifetime manufacturer motor warranty

Dimensions:

- Height: 13-1/2"
- Width: 65"
- Product Weight: 19.84 lbs.
- Wire Length: 80"

Specifications:

- Number of Bulbs: 1
- Bulb Base: Medium (E26)
- Bulb Type: Compact Fluorescent
- Watts Per Bulb: 100
- Wattage: 100
- Height: 10.25"
- Width: 13.5"
- Energy Star: No
- Motion Sensor: No
- Photocell: No
- Solar: No
- UL Listed: Yes
- UL Rating: Wet Location



Designers Fountain 1 Light 11" Wall Lantern from the Bayport Collection
Model:31331-BZ

Sconce next to Back Door

minkaAire.

MinkaAire Xtreme H2O 65" 8 Blade Indoor / Outdoor Ceiling Fan with Remote Included
Model:F896-65-ORB

Ceiling fan in Pergola

Par Lampholders

PROGRESS LIGHTING

P5202-20 Bronze

P5202-31 Black

Single painted adjustable swivel floodlight. Aluminum construction. Locking adjustment. Size: 5-7/8" dia., 9" height. Lamp: One PAR38, 150w max.

P5203-20 Bronze

P5203-30 White

P5203-31 Black

Two painted adjustable swivel floodlights with lamp shroud. Aluminum construction. Size: 6-1/4" dia., 9" ht. Lamps: Two PAR38, each 150w max.

P5207-30 White

Two painted adjustable swivel floodlights. Aluminum construction. Locking adjustment. Size: 4-7/8" dia., 6-3/4" ht. Lamps: Two PAR20, PAR30 or PAR38, each 150w max.



~~Flood light above outdoor kitchen~~
Removed from application

Kichler Step and Hall 4-1/2" Wide Horizontal Shielded Indoor Step Light
Model:12602AZ



Features:

- Steel / aluminum construction
- UL listed for damp
- Shielded cover

Dimensions:

- Height: 2-3/4"
- Width: 4-1/2"
- Extension: 1-1/2"

Electrical Specifications:

- Number of Light Source(s): 1
- Lumens: 30
- Color Temperature: 3000K
- Color Rendering Index: 82
- Average Hours: 40,000

Step Lights

Delivering to Pensacola 32503
Update location

All outdoor disk light ceiling selectable

EN Hello, sign in Account & Lists Returns & Orders 0

All Medical Care Best Sellers Amazon Basics Prime New Releases Today's Deals Customer Service Music Shop Black-owned businesses

Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home Shop by Room

Tools & Home Improvement › Electrical › Recessed Lighting › Housing & Trim Kits

Sponsored



Roll over image to zoom in



3 VIDEOS

HALO 4 inch Recessed LED Ceiling & Shower Disc Light – Canless Ultra Thin Downlight – 2700K/3000K/3500K/4000K/5000K Selectable- White - 120-277v

Visit the HALO Store
5.0 3 ratings

\$39⁰⁰
FREE Returns

Get \$50 off instantly: Pay \$0.00 ~~\$39.00~~ upon approval for Amazon Visa. No annual fee.

Available at a lower price from other sellers that may not offer free Prime shipping.

Brand	HALO
Color	White
Material	Aluminum
Style	Modern
Light fixture form	Recessed

About this item

- **HIGHER QUALITY WITH HALO:** The Halo HLB LED 4" and 6" MicroEdge Direct Mount Downlight is a recessed LED wafer lighting solution completed with an attractive round Halo matte white finish and textured lens to provide smooth light distribution. The heat-treated springs hold the fixture fitting securely in the ceiling, eliminating light leak, while die-cast aluminum mounting frame provides passive thermal cooling. High impact diffuse disc lens provides shielding to the light guide minimizing pixilation. Energy Star certified for energy conservation. Five-year warranty included with purchase.
- **CUSTOMIZABLE:** Available in both 4 inch and 6 inch disc lenses; Selectable CCT allows customization to create perfect lighting throughout your home. Choose between 5-discrete color temperature settings ranging from warm (2700K) to daylight (5000K). Dimmable down to 5% with continuous flicker-free dimming. Available as single, 4 pack or 6 pack.
- **EASY INSTALL:** Can housing or existing J-box not required; easy to install spring clips firmly secure recessed LED lights in ceiling. Cutout utilizes standard round hole saw sizes; cutout template provided. Can be installed in 1/2" to 1-1/4" thick ceilings. Housing is less than 1/2" thick and can span a 2" nominal framing member Can be removed from below the ceiling for service or replacement. 120-277V input, dimmable down to 5% with select



Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows with Prime
Try Prime and start saving today with fast, free delivery

Delivery Pickup

Buy new:
\$39⁰⁰

FREE Returns

FREE delivery Monday, February 12

Or fastest delivery Friday, February 9. Order within 7 hrs 59 mins

Delivering to Pensacola 32503 - Update location

In Stock

Quantity: 1

Add to Cart

Buy Now

Ships from Amazon.com
Sold by Amazon.com
Returns Eligible for Return, Refund or Replacement within 30 days of receipt
Payment Secure transaction
See more

Add a gift receipt for easy returns

Save with Used - Very Good

\$25⁶⁸
FREE delivery: Monday, Feb 12 on orders over \$35.00 shipped by Amazon.
Ships from: Amazon
Sold by: Amazon Warehouse

Add to List

0-10V dimmers. Comes with 1 fixture and 1 remote driver / junction box.

- WET LOCATION LISTED:Wet location listed for showers and protected ceilings; Use for outdoor areas like covered porches, outdoor walkways, showers, indoor dining areas, etc.

➤ [See more product details](#)

New & Used (6) from \$20⁹³ FREE Shipping on orders over \$35.00 shipped by Amazon.

Sponsored

Sponsored

Frequently bought together



+



Total price: **\$168.99**

[Add both to Cart](#)

These items are shipped from and sold by different sellers.
[Show details](#)

This item: HALO 4 inch Recessed LED Ceiling & Shower Disc Light – Canless Ultra Thin Downlight –...
\$39⁰⁰

Panasonic FV-0511VF1
WhisperFit DC Fan 50-80-110
CFM Retrofit Bathroom Exhaust...
\$129⁹⁹

Customers frequently viewed

Sponsored ⓘ | Popular products in the last 7 days



HALO
RLS6159FS1EWHDMR
Canless LED Module
Selectable 2700K,...
30

\$61.47



HALO 6 inch Recessed
LED Ceiling & Shower
Disc Light – Canless Ultra
Thin Downlight...
58

Limited time deal

\$127.50

(\$10.63/Count)

List: ~~\$151.00~~ (16% off)



12 Pack Recessed
Lighting 4 Inch with
Junction Box, 5 CCT 4
Inch LED Recessed...
54

\$74.99 (\$6.25/Count)



Philips Hue Smart
Recessed 4 Inch LED
Downlight - White
Ambiance Warm-to...
105

\$49.99



Ensenior 4 Pack 6 Inch
Ultra-Thin LED Recessed
Ceiling Light with
Junction Box, 270...
3,952

\$58.80 (\$14.70/Count)

Save 10% with coupon



Sunco 6 Pack 4
Ultra Thin LED f
Ceiling Lights SI
3000K Warm W
5,5

\$35.99 (\$6.00)

Save 10% with col

Products related to this item

Sponsored ⓘ

Product Description

Halo HLB Round LED Selectable Series Downlights are complete 4 inch and 6 inch wafer canless recessed lights designed for use in new construction, remodel and retrofit installation, without needing a housing or j-box. Ultra-slim disc design goes where LED can lights can't. Choose your color temperature directly on the fixture. With the flick of a switch, you can choose between 5 color temperatures ranging from warm (2700K) to daylight (5000K) prior to installing into your ceiling. This Halo recessed lighting fixture features an LED driver that offers 120-277V input, dimmable down to 5% with select 0-10V dimmers. The HLB LED recessed lighting lens provides uniform illumination and wet location listing for use in showers and protected ceilings.

Product information

Technical Details

Brand	HALO
Color	White
Material	Aluminum
Style	Modern
Light fixture form	Recessed
Product Dimensions	6.5"L x 6.5"W x 3.16"H
Indoor/Outdoor Usage	Outdoor, Indoor
Power Source	AC/DC
Control Method	Remote
Light Source Type	LED
Finish Type	Aluminum,White Finish
Shade Material	Aluminum
Number of Light Sources	1
Voltage	120 Volts
Shape	Round
Included Components	HLB4069FSE010MWR
Embellishment	Crystal
Lighting Method	Downlight
Specification Met	energy star certified
Item Weight	1.07 Pounds
Number of Items	1
Wattage	10.7 watts
Controller Type	Remote Control
Unit Count	1.0 Count
Brightness	723 Lumen
Mounting Type	Ceiling Mount
Fixture Type	Non Removable
Assembly Required	No
Manufacturer	Cooper Lighting Division
Part Number	HLB4069FSE010MWR
Item Weight	1.07 pounds
Country of Origin	China
Item model number	HLB4069FSE010MWR
Size	4 Inches
Finish	Aluminum,White Finish

Additional Information

ASIN	B086K2GQTY
Customer Reviews	5.03 ratings 5.0 out of 5 stars
Best Sellers Rank	#193,999 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #686 in Recessed Lighting Housing & Trim Kits
Date First Available	March 30, 2020

Warranty & Support

Amazon.com Return Policy: **Amazon.com Voluntary 30-Day Return Guarantee:** You can return many items you have purchased within 30 days following delivery of the item to you. Our Voluntary 30-Day Return Guarantee does not affect your legal right of withdrawal in any way. You can find out more about the exceptions and conditions [here](#).

Manufacturer's warranty can be requested from customer service. [Click here](#) to make a request to customer service.

Feedback

Would you like to [tell us about a lower price?](#)

Item Package Quantity	1
Number Of Pieces	1
Cutting Diameter	6.5 Inches
Batteries Included?	No
Batteries Required?	No
Warranty Description	5 years limited.
Assembled Diameter	6.5 Inches

Videos

Help others learn more about this product by uploading a video!

Upload your video

Important information

- Brightness
- 723 lm
- Color Temperature
- 3000 Kelvin
- Wattage
- 10 watts
- Bulb Voltage
- 120 volts

To report an issue with this product or seller, [click here](#).

Products related to this item

Sponsored ⓘ



HALO
RLS6159FS1EWHDMR
Canless LED Module
Selectable 2700K,...
30

\$61.47



HALO 6 inch Recessed
LED Ceiling & Shower
Disc Light – Canless Ultra
Thin Downlight...
58

Limited time deal

\$127.50
(\$10.63/Count)
List: ~~\$151.00~~ (16% off)



Philips Hue Smart
Recessed 6 Inch LED
Downlight - White
Ambiance Warm-to...
1,759

\$48.85

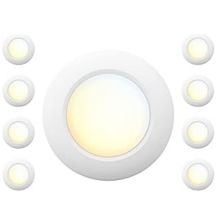


#1 Best Seller

Amico 12 Pack 4 Inch
5CCT Ultra-Thin LED
Recessed Dimmable
Can/Ceiling Light with...
5,578

\$94.99 (\$7.92/Count)

Save \$10.00 with coupon



JULLISON 8 Packs 6 Inch
5CCT Field Selectable
LED Low Profile
Recessed & Surface Mo...
891

\$59.99 (\$7.50/Count)



JULLISON 20 Pa
6 Inch LED Low P
Recessed & Surf
Mount Disk Ligh
32

\$129.99 (\$6.10/Count)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-151

Architectural Review Board

2/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

309 S. Reus Street
Governmental Center District / Zone C-2 / City Council District 6
Change of Windows at a Non-Contributing Structure

SUMMARY:

Sarah Groeger is seeking approval to replace six windows with Custom Window Systems Series 8300I vinyl picture windows.

RECOMMENDED CODE SECTIONS

Sec. 12-3-28(c) Governmental Center District; Decisions.

ATTACHMENTS:

1. Images
2. Application and Materials

309 S. Reus Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 1/25/2024

Project Address: 309 S Reus St Pensacola FL 32502

Applicant: Sarah Groeger

Applicant's Address: 915 N Spring St Pensacola FL 32501

Email: katie@movetoamend.org **Phone:** 8504057636

Property Owner: Sarah Groeger

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:

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

Replace windows with

Impact CWS Series 8300I - Twin unit

CWS Series 8300I - Impact picture window (Fl. # 13010.4)

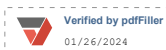
White vinyl, low e and argon gas impact insulated glass, no colonial bars, 1/1 style.

Block size: 86 x 66

No Grid with vertical divider

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.

Sarah C Groeger



Applicant Signature

1/25/2024

Date

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

Windows Plus of Pensacola

Clearing your view since '92

PO Box 9626

Pensacola FL 32513

(850) 438-9770,

Windowspluspensacola@gmail.com

Lic. RX11066835

Estimate

ESTIMATE #	12951
DATE	01/26/2024
SALESPERSON	Mike P
TERMS	50/50
SCOPE OF WORK	Furnished & Installed

CUSTOMER
Sarah Groeger
Katie Krasinski 309 S Reus St Pensacola, Florida, 32502-5720 (850) 405-7636 katie@movetoamend.org

SERVICE LOCATION
309 S Reus St Pensacola, Florida, 32502-5720

DESCRIPTION	Estimate for replacement windows.
--------------------	-----------------------------------

Estimate	
Description	Qty
CWS Series 8300I - Twin unit CWS Series 8300I - Impact picture window (Fl. # 13010.4) White vinyl, low e and argon gas impact insulated glass, no colonial bars, 1/1 style. Block size: 86 x 66	6.00

CUSTOMER MESSAGE

Estimate Total: \$23,310.00

Neither this agreement, nor any of its terms may be amended or modified orally, but only by an instrument in writing signed by the customer.

Cancellation fee of \$ 375.00 for all orders over \$ 1,500.00.

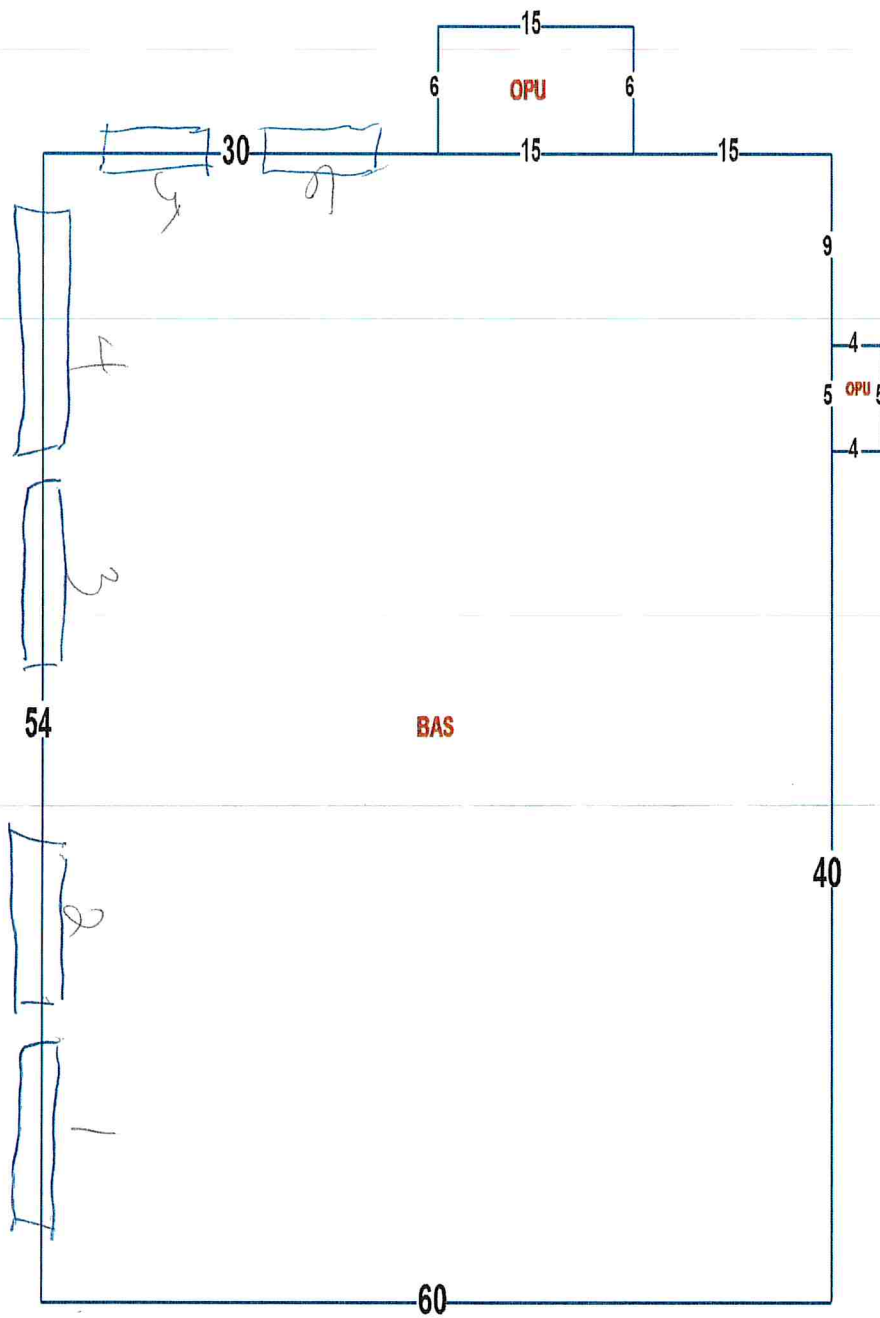
Above window products and install methods pass both Local and State Building Codes and Regulations.

Manufactures Warranty

All windows sealed with polyurathane sealant, cleaned upon installation.
Price includes minor wood rot, if discovered, DOES NOT include major wood rot, if discovered.
Painting " if required " is NOT included.
Not responsible for aged, brittle vinyl siding damage or stucco repairs " if needed "
Due to uncontrollable circumstances, delivery times of products may be extensive.
All items are Florida Approved Products. All items and supporting materials will be manufacture approved and in compliance with current manufacture specifications.

Warranty Term Limited Lifetime / Windows
Warranty Labor Two Years

Escambia County Property Appraiser
130440000















WINDPACT[®]
PLUS

IMPACT RESISTANT
VINYL WINDOWS & DOORS



Custom[®]
WINDOW SYSTEMS 

1.800.327.3086 • www.CWS.cc

VINYL IMPACT WINDOWS

CHOOSE THE STRONGEST AND SAFEST VINYL IMPACT-RESISTANT SINGLE HUNG ON THE MARKET.

The WindPact Plus® single hung has been designed specifically for the coastal impact-resistant market not to tilt in, resulting in the strongest and safest vinyl impact-resistant single hung on the market. The sash recesses back into the frame, allowing for a much higher design pressure, instead of relying on small tilt latches to keep your sash intact when impacted. The average weight of a sash in an impact-resistant window is 35 lbs. By not tilting in, you are protected from having a very heavy piece of glass to support. ►



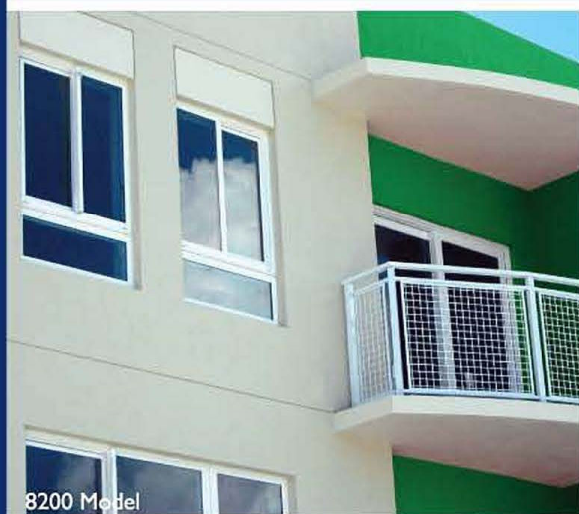
VINYL WINDOWS

8100 SINGLE HUNG

- Oriel, Arch Top and Half Circle configurations available
- Continuous head and sill twin options
- Exterior beveled frame for architectural style (Single & Horizontal windows)
- Our Single Hung sliding windows are designed to slide effortlessly up or down on heavy duty block-and-tackle sash balances
- Integral lift handles on top and bottom rails for ease of operation
- Design pressures up to +/- 100

8200 HORIZONTAL SLIDER

- Configuration options: OX, XO, XOX
- XOX window is available as 1/3 1/3 1/3 or 1/4 1/2 1/4
- For large areas, our three lite slider opens at both ends for optimal visibility and ventilation
- Integral lift handles on both side rails for ease of operation
- Design pressures up to +60/-75



CONFIGURATIONS:



8100 Single Hung
& Single Hung Oriel



8100 Twin
Single Hung



8100 Circle & Arch
Top Single Hung



8200 Horizontal Slider & 8200 Slide-Picture-Slide





8100 Model

BENEFITS & OPTIONS

- ✓ **Meets or exceeds all Energy Star® standards**
- ✓ **High design pressures**
- ✓ **Available with Low-E glass (270, 240, 366)**
 - 7/8" laminated glass with argon gas for superior ultraviolet and thermal protection
 - Double-strength glass standard
- ✓ **High performance Duraseal® spacer system**
 - Excellent thermal performance and energy efficiency
 - Keeps windows clearer longer
- ✓ **Added Security ▶**
 - Dual-action, self-locking sash locks
- ✓ **Durability and Resistance from the elements**
 - Exterior-glazed, fusion welded frame and sash
 - Weather-stripped interlock with dual seal sash to frame, creates a positive seal keeping out harsh elements
- ✓ **Rugged BetterVue® Screen Standard**
 - 10% better insect protection—20% better airflow—10% clearer view
 - BetterVue® screen will not rust, corrode or stain.

FRAME COLORS



Our bronze exterior color has a special UV cured technology that is 7 times harder than paint—making it the most durable applied coating available.

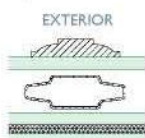
GRID MATERIAL



◀ **Classic SDL** (Simulated Divided Lite)

▶ **Contour Exterior**

Contour exterior with contour grid between the glass. Available in all frame colors.



BETWEEN THE GLASS GRIDS



ChromaCote

Available in all of our ChromaCote veneer colors.

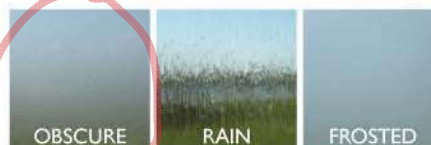


GLASS COLORS



Also available: Clear, Bronze, Light Gray, Sun, Azurelite Blue

GLASS FINISHES



VINYL IMPACT WINDOWS

OFFERING A PICTURE PERFECT WINDOW WITH STYLE, SOPHISTICATION AND DURABILITY.

Our WindPact Plus® Casement and Awning windows offer style, sophistication and durability. Mix them with our Picture window model for maximum viewing possibilities and add some architectural shapes for elegant curb appeal. **These windows will offer both beauty and style, free of viewing obstructions.**



VINYL WINDOWS

8150/8300 PICTURE WINDOW

- Combination units available
- Also specializing in windows for historical districts
- 8150 flange profile has a 1/2" lower beveled architectural protrusion on the face of the flange than the 8300 frame
- 8150 frame has same outer frame extrusion as 8100 SH and 8200 HS
- 8300 resembles the 8400 Casement and 8450 Awning

8400 CASEMENT— 8450 AWNING

- Combination units available
- Exterior beveled frame for architectural style
- Extruded Florida flange, nail fin or box frame

CONFIGURATIONS:



8400 Casement



8450 Awning



8150 Picture Window



8300 Picture Window





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-152

Architectural Review Board

2/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

706 E. La Rua Street
Old East Hill Preservation District / Zone OEHR-2 / City Council District 6
New Construction of Lodging House and Accessory Structures at a Contributing Structure

SUMMARY:

Dalrymple Sallis Architecture is seeking conceptual approval for a new 2.5 story multifamily lodging house and accessory structures to accompany a contributing structure. The lodging house will connect to the existing contributing structure by a covered walkway and site improvements will include a swimming pool, a small accessory structure, and screened parking. Please note the use of the attic space must be changed to meet the building code since the attic floor cannot be occupiable with a kitchen and restroom, which will be adjusted before returning for final review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3)e.3. Old East Hill preservation district; Procedure for review of plans; Decisions.

Sec. 12-3-10(3)f.1. OEHPD; Regulations and guidelines for any development within the Old East Hill preservation district; Off-street parking.

Sec. 12-3-10(3)f.2. OEHPD; Regulations and guidelines for any development within the Old East Hill preservation district; Landscaping.

Sec. 12-3-10(3)f.4. OEHPD; Regulations and guidelines for any development within the Old East Hill preservation district; Fences.

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

ATTACHMENTS:

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

Page 1
X original
— update

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

Site 8 ES **02122**

Recorder # _____

SITE NAME Peter Kelly House
HISTORIC CONTEXTS Post Reconstruction
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 706 East LaRue St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood, NW corner of E. LaRue St. between N. 7th Ave. and N. 8th Ave.
SUBDIVISION East King Tract BLOCK NO 7 LOT NO 2
PLAT OR OTHER MAP county appraiser's atlas sheet #68
TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
IRREGULAR SEC? x y n LAND GRANT
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE _____ EASTING _____ NORTHING _____
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L unknown
BUILDER: F _____ M _____ L unknown
CONST DATE 1888 CIRCA C RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR _____
NO.: STORIES 2 OUTBLDGS 1 PORCHES 4 DORMERS 0
STRUCTURAL SYSTEM(S) balloon wood framing
EXTERIOR FABRIC(S) drop siding
FOUNDATION: TYPE pier MATLS brick
INFILL brick/lattice
PORCHES w/porch/chamfered column/1/E-1st story w/porch/chamfered columns/1/E (see narrative)
ROOF: TYPE cross-gable SURFACING composition shingles
SECONDARY STRUCS. porch, shed, parallel gables
CHIMNEY: NO 2 MTLS brick LOCNS w:center, ridge e: offset, lateral
WINDOWS DHS,2/2 wood; DHS,1/1 aluminum; alum storm windows over; transom, 3; fixed, 2
in door frame; doors have arched lights 1/2 way down; SHS,2/2 wood floor length
EXTERIOR ORNAMENT wood jigsaw cut decorative pieces on porch columns corners
CONDITION _____
NARRATIVE (general, interior, landscape, context; 3 lines only)
st floor-s/porch/chamfered columns/3/N, s/porch/chamfered columns/3/s-2nd floor
typical house in size & scale w/ surroundings; pecans, evergreens, camillias

ARCHAEOLOGICAL REMAINS AT THE SITE

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

RECORDED'S EVALUATION
AREAS OF SIGNIFICANCE

local community development
Social History

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

provided: see page 3)

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

* * *DHR USE ONLY* * * * * DHR USE ONLY *

* * * * *

* DATE LISTED ON NR _____

* KEEPER DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____

* SHPO EVALUATION OF ELIGIBILITY(DATE): -YES _____ -NO _____

* LOCAL DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____

* OFFICE _____

* * *DHR USE ONLY* * * * * DHR USE ONLY *

RECORDER INFORMATION: NAME F Richard M T L Brosnahan
DATE: MO 8 YR 82 AFFILIATION Historic Pensacola Preservation Board

DATE: MO 8 YR 1962 AFFILIATION Historic Pensacola Preservation Board
PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES 91N119WEH (Frames 1-2)
NEGATIVE NUMBERS 91N119WEH (Frames 1-2)

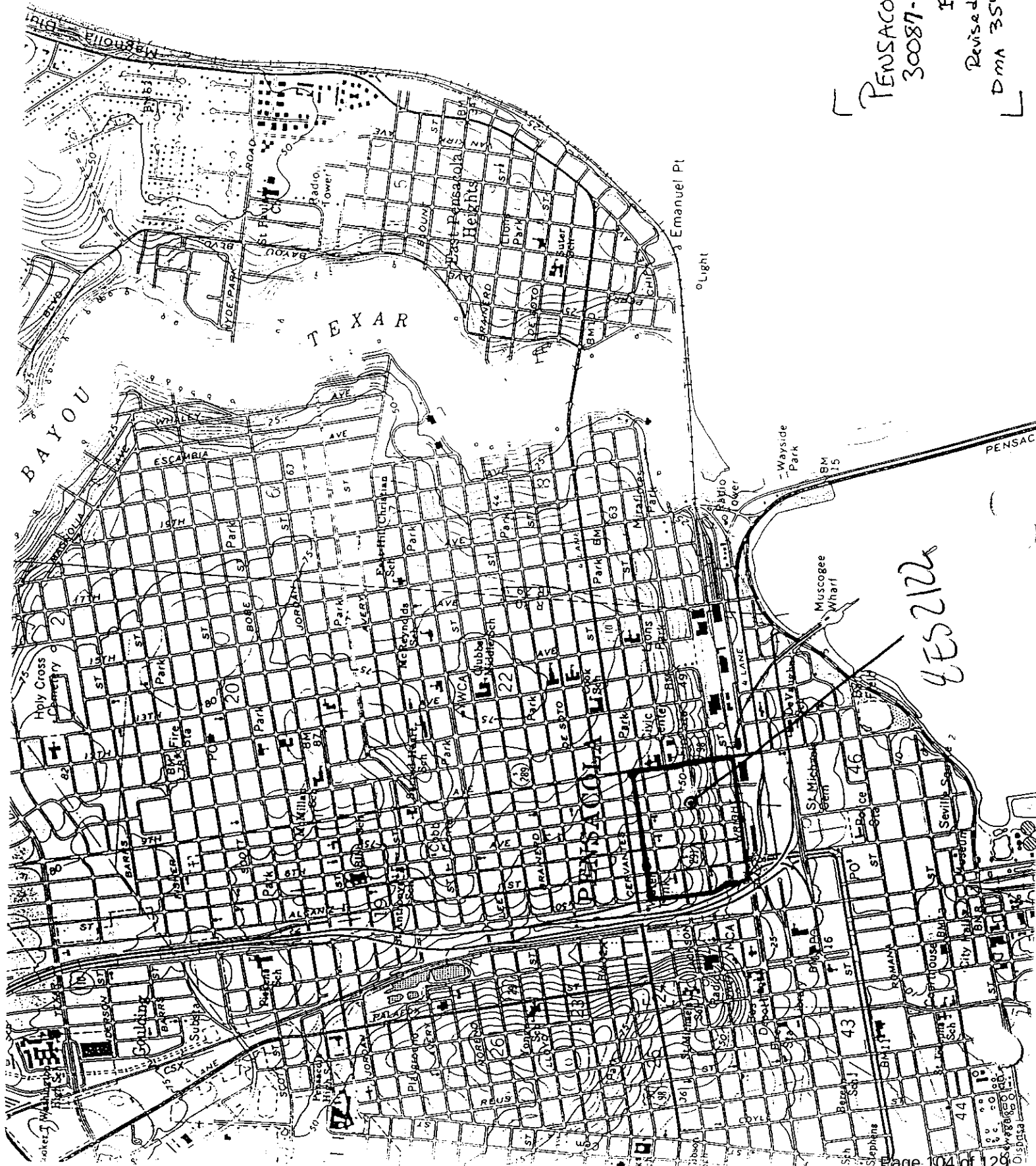
P H O T O G R A P H

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

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

LA RUA

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



PENSACOLA, FLA.
30087-DA-TF-024

1970

Revised 1987

DMA 3544 1 NW-Series

4ES212a

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

Site No. ES 255 1009 = =
Site Name 706 E. LaRue St. 830 = = Survey Date 8011 820 = =
Address of Site: 706 E. LaRue St., Pensacola, Fl. 32501 905 = =
Instruction for locating on NE cor. E. LaRue St. and N. 7th Ave., East Hill 813 = =
Location: East King Tract 7 Port. 2 & 3 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Elliott, Beverly Schroder ;
Address: 706 E. LaRue St.
Pensacola, Fl. 32501 902 = =
Type of Ownership private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Hawley, Nancy; Wells, Merrily ;
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 838 = =
Check One Check One or More
☐ Excellent 863 = = ☐ Altered 858 = =
☐ Good 863 = = ☒ Unaltered 858 = =
☐ Fair 863 = = ☒ Original Site 858 = =
☒ Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =
Present Use residence 850 = =
Dates: Beginning c+1890 844 = =
Culture/Phase American 840 = =
Period 19th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

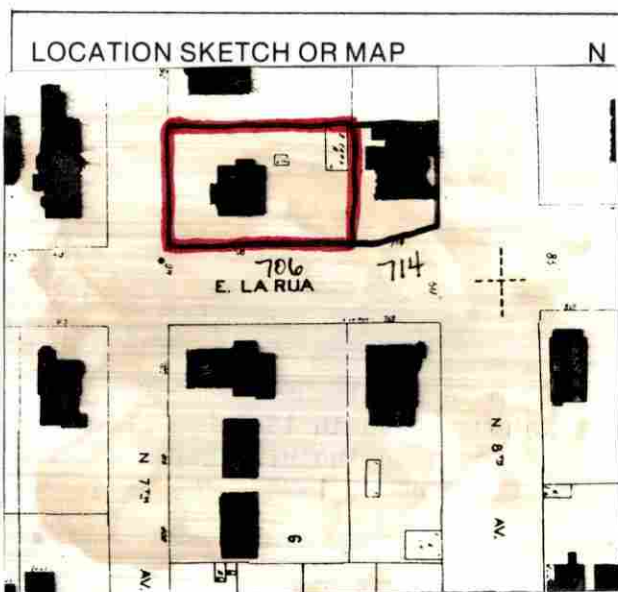
Significance:

According to a deed recorded in Escambia County Deed Book 5, page 192, the property for this home was purchased in 1888 by Peter W. Kelly. Mr. Kelly was a prominent Pensacola engineer; his family occupied the home from its time of completion until 1978. The home is a very nice example of Gulf Coast Frame Architecture and is highly compatible with the neighboring dwellings.

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

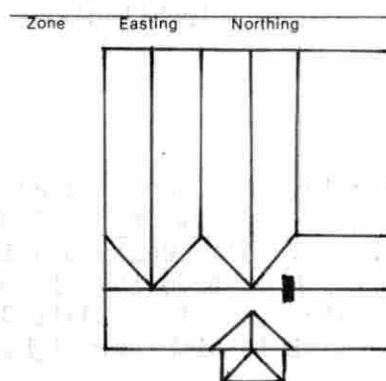
911 = =

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Frame Vernacular 964 = =
 PLAN TYPE L-shape 966 = =
 EXTERIOR FABRIC(S) Wood: novelty siding, corner boards 854 = =
 STRUCTURAL SYSTEM(S) Wood Frame 856 = =
 PORCHES W/2-tier, 1-bay, hipped roof; S/2-tier, 3-bay, shed roof
 942 = =
 FOUNDATION: piers: brick, brick, pierced 942 = =
 ROOF TYPE: intersecting gables 942 = =
 SECONDARY ROOF STRUCTURE(S): Hipped porch 942 = =
 CHIMNEY LOCATION: Offset: ridge 942 = =
 WINDOW TYPE: DHS, 2/2, wood; louvered shutters 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: composition shingles: diamond pattern 882 = =
 ORNAMENT EXTERIOR: wood, gingerbread, board and batten 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2 950 = =
 NO. OF DORMERS - 954 = =
 Map Reference (incl. scale & date) USGS 7.5 min., Pensacola, 1970
 809 = =
 Latitude and Longitude:
 " " " " " " 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



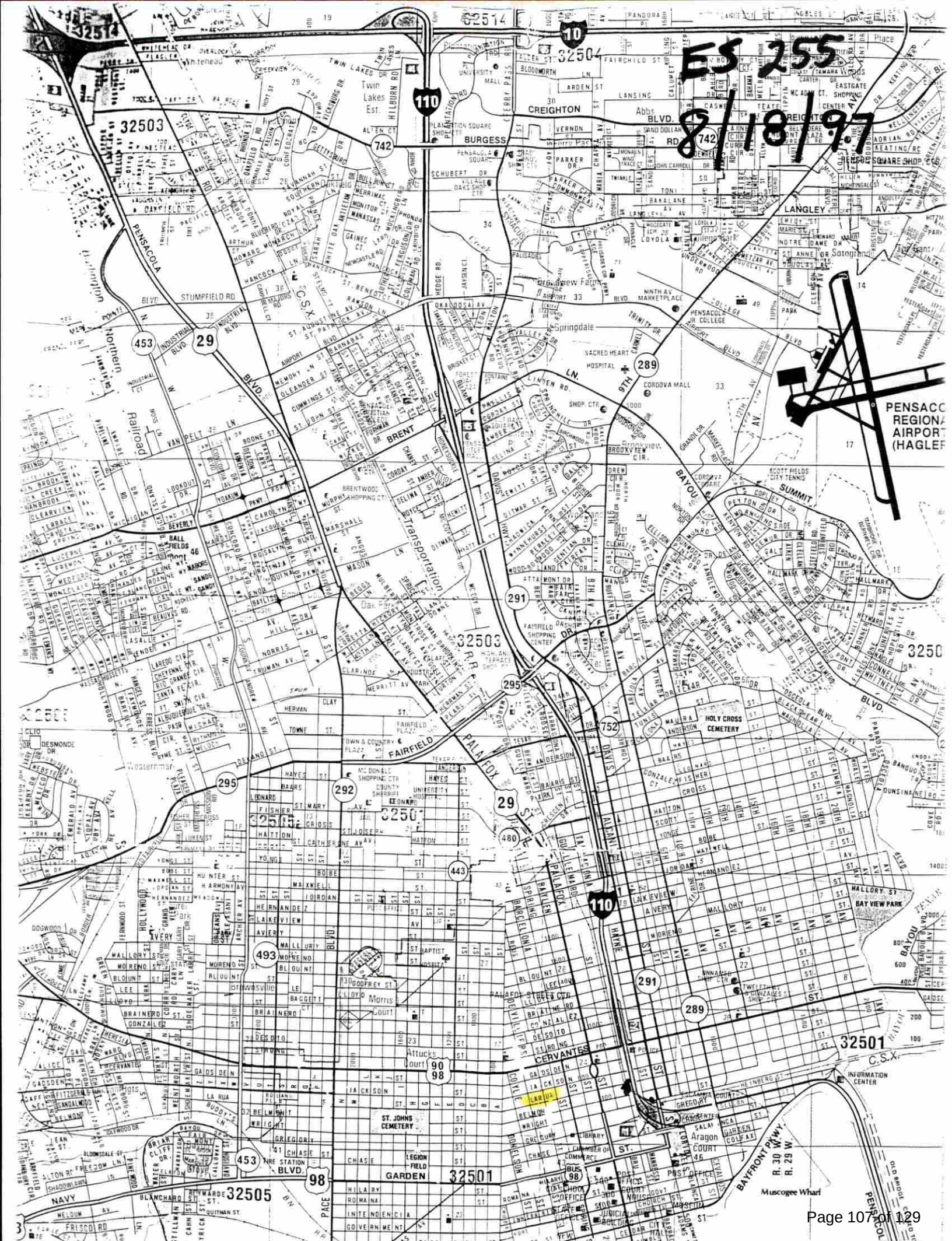
Township	Range	Section
2S	30W	19

UTM Coordinates:



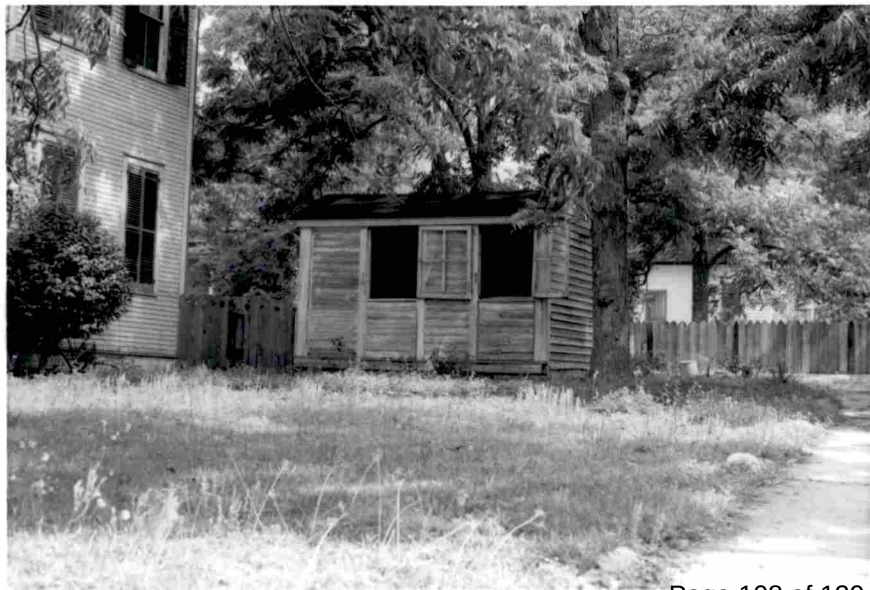
Photographic Records Numbers P. 81.19 Fr. 11A & 12A 860 = =

Contact Print



ES 255
8/18/97

PENSACOLA
REGIONAL
AIRPORT
(HAGLEY)











706 E. La Rua Street





**Architectural Review Board Application
Full Board Review**

Application Date: 01-25-24

Project Address: 706 E La Rua St, Pensacola, FL

Applicant: Dalrymple Sallis Architecture | Scott Sallis

Applicant's Address: 503 E. Government St.

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

Property Owner: Nannette Chandler

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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

~~This project is to be a 2.5 story multifamily lodging house built to accompany an existing historic house. The new construction will complement the existing house with on-grade construction similar to what would be expected in carriage houses of a similar era to the existing house. Durable lap siding and dimensional roof shingles will echo the construction of the existing home. A courtyard for use by both the existing and new residences will be clad in reclaimed materials and feature a pool and pergola for outdoor living. The multistory balcony will feature railings, columns, and brackets fabricated to match those on the existing house. Custom exterior sconces and crafted trim details tie together the historic appearance to blend seamlessly with the original home.~~

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

J. Scott Sallis
Applicant Signature

01-25-24
Date

Date: Thursday, January 25, 2024

Project: 706 E La Rua
Pensacola, FL 32501

Recipient: Architectural Review Board – City of Pensacola

Project Location



Existing Photographs



Views of Existing Front



Views of Existing Rear

Historic Photograph



Exterior Color Schedule

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Siding	Sherwin Williams	SW2811 Rookwood Sash Green
Trim	Sherwin Williams	SW7008 Alabaster
Railings	Sherwin Williams	SW7008 Alabaster
Columns	Sherwin Williams	SW7008 Alabaster
Roof	TAMCO	Weathered Wood Shingles
Tower	TBD	Brass Shingle
Site Elements	Sherwin Williams	SW7008 Alabaster

BUILDING ELEMENTS



**Custom lights to be reproduction lights:
dark bronze/black finish w/
white milk glass.**



Railing to match existing



**Jeldwen V2500 Impact Vinyl Windows;
SDL grid to match existing residence.**



Custom wood door to match existing



**Masonite Door Unit
FL# 22363.12**

PAVING



Reclaimed brick pavers will be used on walkways, patios, and lower porch.

MATERIALS

SW 7008
Alabaster
 Interior / Exterior
 Locator Number: 255-C2

TAMCO Shingle

Brass Shingle

SW 2810
Rookwood Sash Green
 Interior / Exterior

Smooth Hardie lap siding

PLANTING



FL Grasses



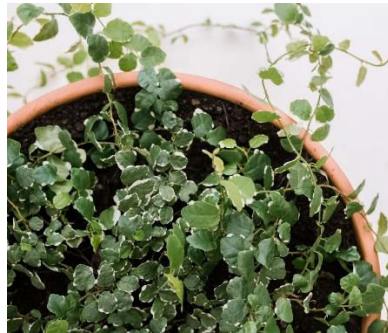
Rosemary



Climbing Roses



Juniper Ground Cover



Creeping Fig



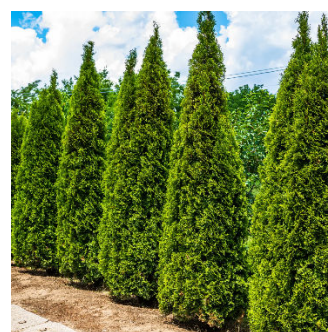
Camelias



Gardenia



Tea Olive



Arborvitae



Dahoon Holly



Sweet Bay Magnolia



River Birch



Mulberry

SITE ELEMENTS



Entry Gate



Wattle Fencing



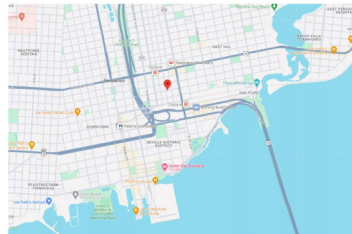
Wood Privacy Fence

The Brass Hat

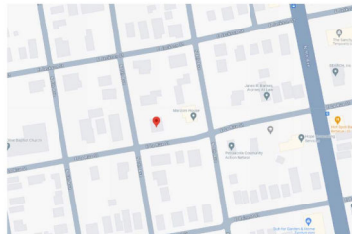
NEW 2.5 STORY WOOD FRAMED BOUTIQUE HOTEL ON LOT WITH EXISTING HISTORIC HOUSE

706 E LaRua St
Pensacola, FL

VICINITY MAP



SITE MAP



FEMA FLOOD MAP



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

PROJECT TEAM:

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

STRUCTURAL ENGINEERING:
MAX SPENCER PE
dean.spencer.pe@gmail.com
DEAN A SPENCER ENGINEERING, INC.
101 S. ALCAZAR ST.
PENSACOLA, FL 32502
(850) 552-8700

BUILDING DATA:

APPLICABLE CODES:
2023 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE, 8th EDITION

BUILDING TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION:
RESIDENTIAL (R-1) - TRANSIENT RESIDENTIAL

ZONED: OLD EAST HILL PRESERVATION RESIDENTIAL/OFFICE (OEHR-2)

FLOOD ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT: 30'-0"

NO. OF STORES: 2.5

FLOOR AREA: 2965 sf

INDEX OF DRAWINGS		
Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A001	SITE & LANDSCAPING PLAN	
A101	FIRST & SECOND FLOOR PLANS	
A102	ATTIC FLOOR & ROOF PLANS	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A203	BUILDING SECTIONS	

BUILDING AREA TOTALS		
LEVEL	AREA	COMMENTS
GROUND LEVEL	990 SF	
SECOND LEVEL	1,068 SF	
ATTIC	1,045 SF	
TOTAL BUILDING AREA (CONDITIONED)	3,002 SF	

GENERAL NOTES:

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 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, (10) 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 2023 FBC, RESIDENTIAL EDITION R301.2.2 FOR RESIDENTIAL WORK OR 2023 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR 8.3 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.

ANNOTATIONS LEGEND:

ELEVATION REFERENCES		ANNOTATION REFERENCES	
INTERIOR	VIEW #	WALL TAG	WALL TYPE
	SHEET #		STC
			FIRE RATING
EXTERIOR	VIEW #	DOOR TAG	DOOR #
	SHEET #		
		WINDOW TAG	WINDOW TYPE
		DATUM LEVEL	NAME
			ELEVATION
BUILDING	GRID LINE	CENTERLINE	C
		ROOM TAG	Room name
			ROOM NAME
WALL	VIEW #	CEILING TAG	XX
	SHEET #		MATERIAL
			HEIGHT AFF
ENLARGEMENT / DETAIL	VIEW #	REVISION TAG	REVISION #
	SHEET #		

ds
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architects
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www.dalrymple.com
AR 0016385

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THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC
DESIGN NOT FOR
CONSTRUCTION

The Brass Hat
706 E LaRua St
Pensacola, FL

DRAWN BY: CHECKED BY:
AMM JSS

ISSUE DATE:
01-25-2023

REVISIONS:
No. Desc. Date

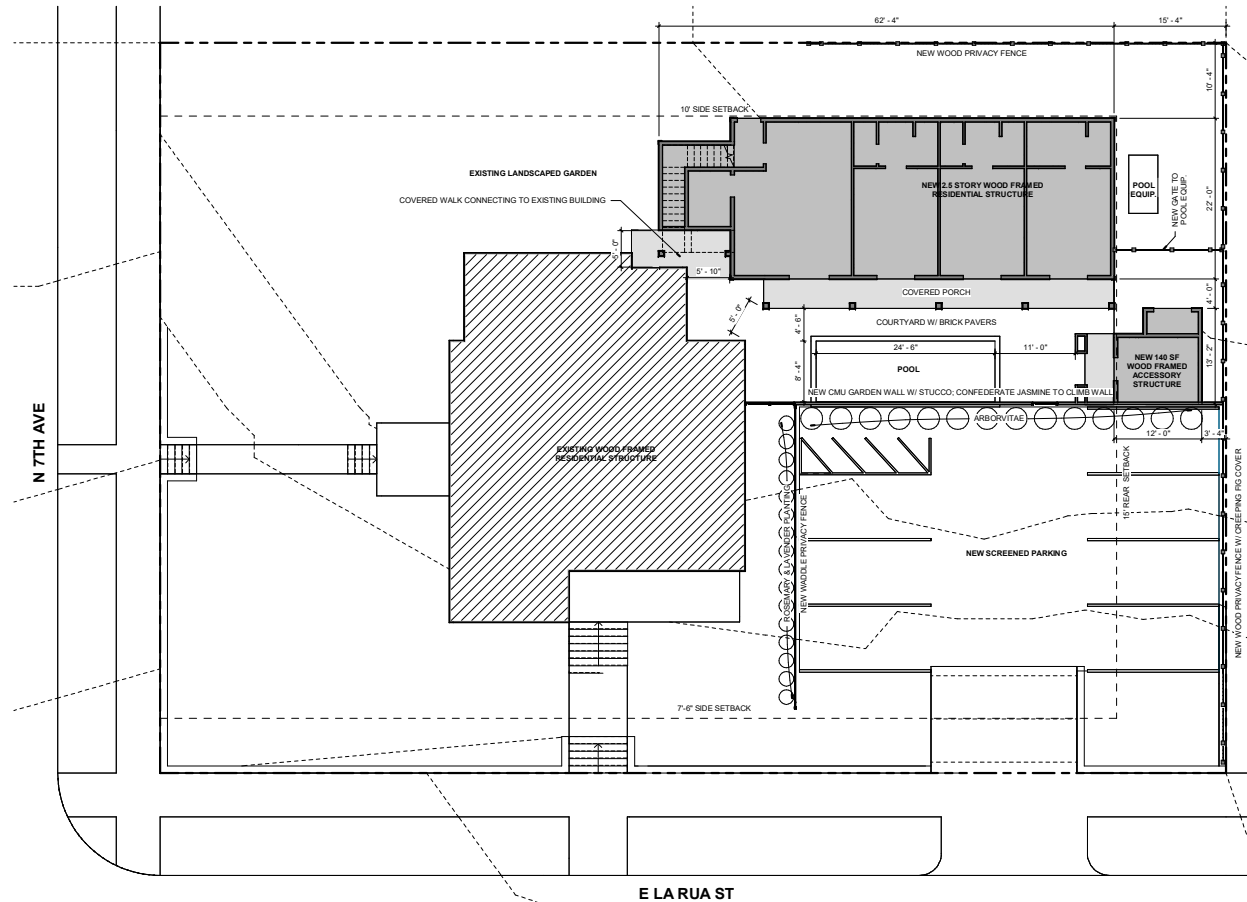
SHEET TITLE:

TITLE SHEET

SHEET NO:

G001

PROJECT NO:
23025



ARCHITECTURAL SITE & LANDSCAPING PLAN

1/8" = 1'-0"



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architecture

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www.dalryd.com

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706 E LaRua St
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CHECKED BY: JSS

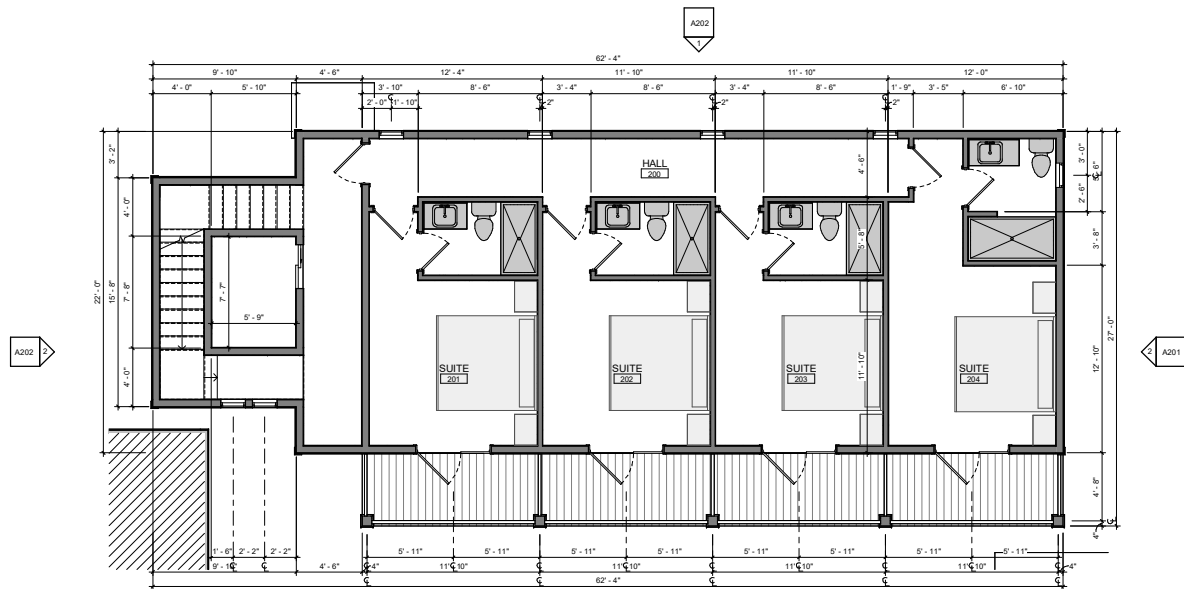
ISSUE DATE:
01-25-2023

REVISIONS
No. Des. Date

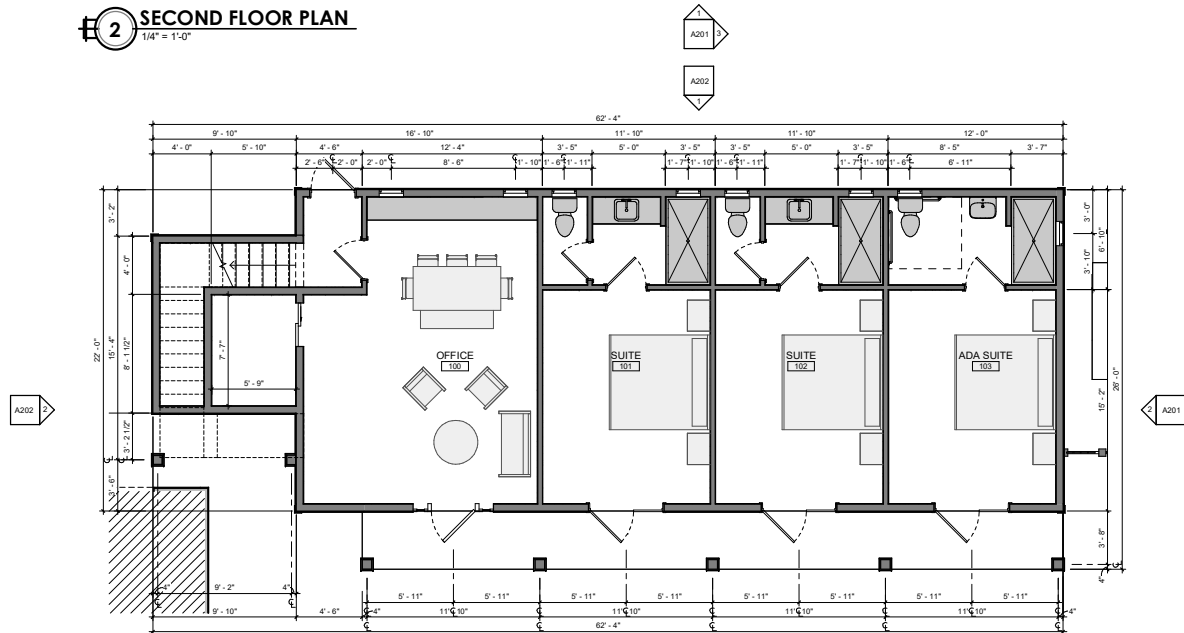
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**SITE &
LANDSCAPING
PLAN**

SHEET NO:
A001

PROJECT NO:
23025



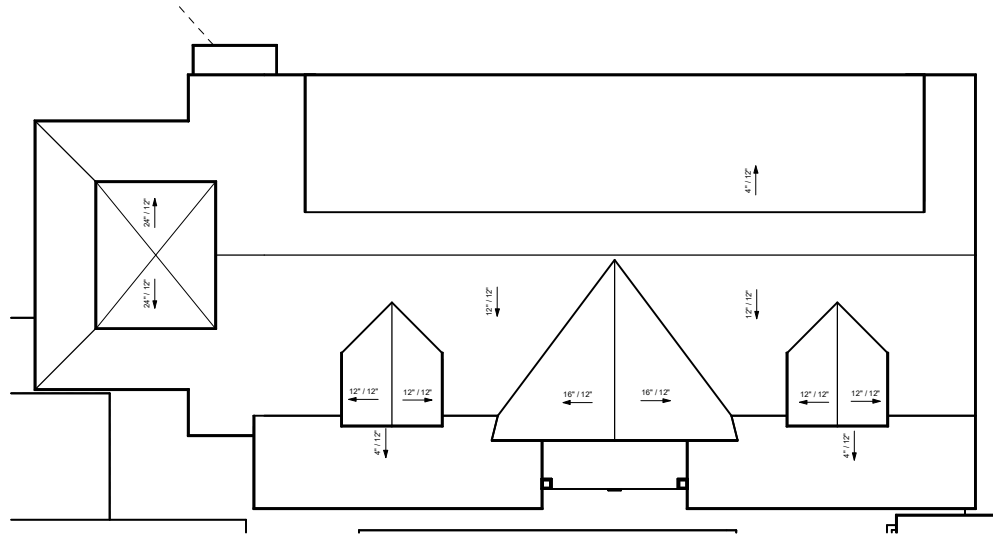
2 SECOND FLOOR PLAN
1/4" = 1'-0"



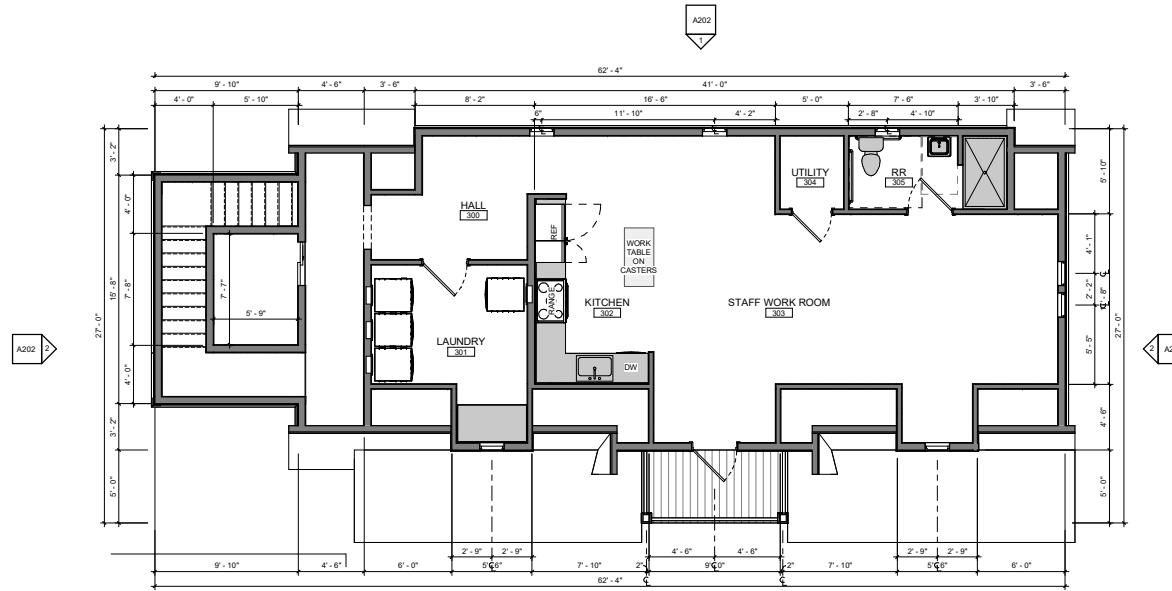
1 FIRST FLOOR PLAN
1/4" = 1'-0"

NEW WORK NOTES:

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIOVISUAL WORK.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
7. ENSURE ALL TILED SHOWERS UTILIZE A SCHLUTER SYSTEM KERDI SHOWER KIT. ANY BUILT-IN SHOWER BENCHES MUST BE BUILT OUT OF SCHLUTER SYSTEM KERDI BOARD SHOWER FOAM OR CMU BLOCK. WOOD FRAMED SHOWER SEATS ARE NOT ACCEPTABLE.
8. SET ALL NEW STUD WALL SEL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
9. PROVIDE STRETCH TAPE FLASHING SURROUNDING ALL WALL PENETRATIONS BY PIPES AND EXHAUST DUCTS AS PER MFR STANDARDS.



2 ROOF PLAN
1/4" = 1'-0"



1 ATTIC FLOOR PLAN
1/4" = 1'-0"

NEW WORK NOTES:

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The Brass Hat
706 E LaRue St
Pensacola, FL

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CHECKED BY: JSS
ISSUE DATE: 01-25-2023

REVISIONS
No. Des. Date

SHEET TITLE:
**ATTIC FLOOR &
ROOF PLANS**

SHEET NO:
A102
PROJECT NO:
23025



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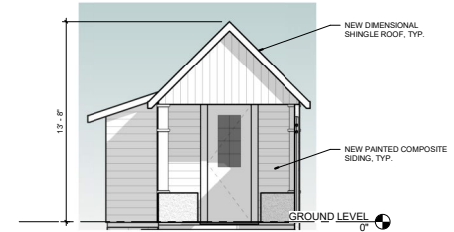
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EXTERIOR
ELEVATIONS

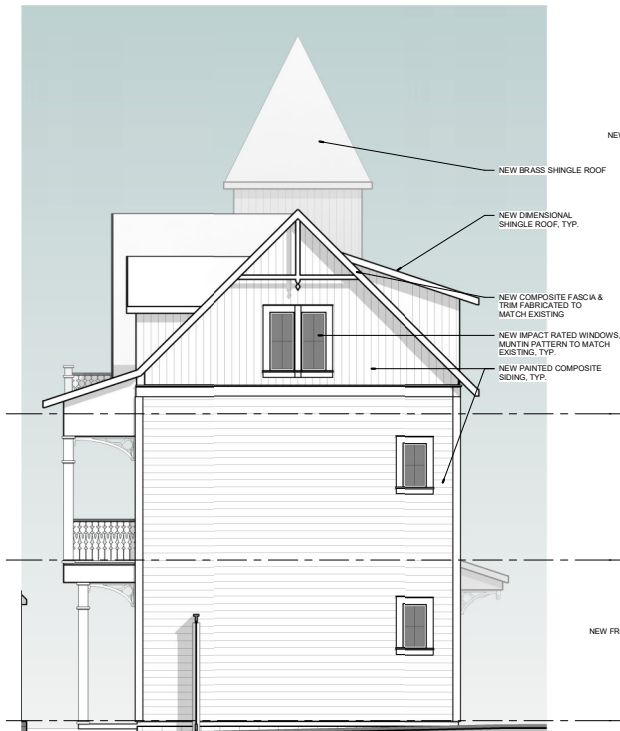
SHEET NO:

A201

PROJECT NO:
23025



3 ACCESSORY STRUCTURE ELEVATION
1/4" = 1'-0"



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



1 SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:

A202

PROJECT NO:
23025

