



PLANNING SERVICES

Gateway Review Board

CHAIRMAN AND MEMBERS OF THE GATEWAY REVIEW BOARD

There will be a meeting of the City Gateway Review Board on **Tuesday, September 10, 2019, at 11:00 a.m. in the Mason Conference Room, Mezzanine Level, City Hall, 222 West Main Street.**

AGENDA:

1. Call to Order
2. Approval of the June 11, 2019, Meeting Minutes
3. 1 Energy Place: Consider *FINAL* Approval of site improvements for enhanced security at the Gulf Power corporate office
4. 10 S. Florida Blanca: Consider *FINAL* Approval for a new 2-story detached garage with living quarters
5. Open Forum

Sincerely,

A handwritten signature in blue ink, appearing to read "Leslie Statler".

Leslie Statler
Planner

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com



PLANNING SERVICES

Gateway Review Board

MINUTES OF THE GATEWAY REVIEW BOARD

June 11, 2019

MEMBERS PRESENT: Robert Montgomery, Brett Janson, Michael Wolf, Eric Schmitz, Bob Wilson

MEMBERS ABSENT: Sergio Hernandez, Elizabeth Fleischhauer

STAFF PRESENT: Leslie Statler, Planner, Gregg Harding, Historic Preservation Planner

OTHERS PRESENT: Philip Partington

CALL TO ORDER / QUORUM PRESENT

The meeting was called to order at 11:00 am by Chairman Montgomery with a quorum present.

APPROVAL OF MINUTES

Item 2: The Chairman asked for approval of the May 14, 2019 meeting minutes. Mr. Schmitz made a motion to approve, seconded by Mr. Wilson, and it carried unanimously.

NEW BUSINESS

Item 3: 99 BLK South 9th Avenue: Consider *FINAL* Approval of a multi-story hotel within the 99 BLK of South 9th Avenue

Philip Partington, SMP architecture, is requesting *final* approval for a multi-story hotel located within the 99 BLK of South 9th Avenue. This project was most recently granted conceptual approval in May 2019; the previous iteration was granted conceptual approval in March 2018 and final approval in July 2018 after contextual detailing representative of Pensacola was added to the exterior. Per the applicant, the project has been revised due to soil composition. The building has been relocated to the interior of the lot with the surface parking area now on the southern half of the lot, adjacent to 3 roadways. With the proposed reorientation, the entrance along North 9th Avenue aligns with Aragon Street.

Mr. Partington addressed the Board and presented an overview of the hotel including landscaping. The size of the hotel remained the same with 102 rooms and four stories. Mr. Wolf asked about the sidewalks at the fire lane, and Mr. Partington stated the owners did not want to encourage pedestrian traffic through that portion of this property. He stated they had done their best to preserve the northeast corner where the nicest trees exist for the greenspace. They also did not encourage pedestrian traffic on the service street, however, the existing sidewalks would be maintained. The signage on 9th Avenue was determined to be backlit and would not affect the residents of Aragon. Mr. Wilson asked if there was a way to slow traffic on 9th Avenue, and Ms. Statler referred this situation to Transportation Engineer Ryan Novota in

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Public Works to address traffic calming. Chairman Montgomery stated there had been conversations on removing the median.

It was noted two large trees were preserved on the east entrance, but Mr. Wolf wanted to see more done with the streetscape besides Bermuda grass. It was determined the dumpster would be walled in with stucco to match the building, and the screened parking area was accomplished with landscaping. Ms. Statler advised there were some gaps on 9th and 10th; Mr. Partington explained that might be because of existing trees. Mr. Wolf suggested if the trees were cut cleanly and not ripped up with an excavator, they might not need pervious pavers. Mr. Schmitz asked if there were plans for signs on East Chase and made a recommendation that 10th Street was considered a safer entrance for traffic coming from the airport. He recommended small signage at 10th Street as a better way to enter the building. Ms. Statler explained that might be something they could approach DOT with as a consideration. It was also noted there was a small pool on the northwest corner of the building which would be fenced and landscaped.

Mr. Wolf made a motion for final approval, seconded by Mr. Janson. Ms. Statler suggested the detail on the fence and dumpster enclosure be addressed in an abbreviated review. Mr. Wolf advised as long as it matched the building, an abbreviated review would not be necessary. Mr. Janson saw no reason to delay the project, and Ms. Statler explained this would not delay their process. Mr. Wolf wanted to see more money spent on the streetscape. **The motion then carried 4 to 1 with Mr. Montgomery abstaining.**

OPEN FORUM - None

There being no further business, the meeting was adjourned at 11:26 am.

Respectfully Submitted,



Leslie Statler
City Planner
Secretary to the Board



PLANNING SERVICES

MEMORANDUM

TO: Gateway Review Board Members

FROM: Leslie Statler, Planner 

DATE: September 3, 2019

SUBJECT: 1 Energy Place – Site Improvements for Enhanced Security at Gulf Power corporate office

BACKGROUND

George Williams, Bay Design Associates Architects, is requesting *final* approval for site improvements for enhanced security at the Gulf Power corporate office. Gulf Power's parent company has reviewed the site and would like to implement additional security features to protect the sub-surface parking area and loading dock. The principle scope of work includes the installation of a decorative perimeter fence 6 feet in height, the construction of a new guard house, and the installation of rolling security gates. Secondary work includes the reorientation of the internal access drives and parking lot connectivity as well as the relocation of the driveway on Salamanca Street to align with 11th Avenue. The guard house will match the existing building with respect to brick color and windows and will feature concrete lintels above the doors and window to match the main building. The security fence is proposed to be Ameristar Impasse (or equal) with brick pilasters to match the buildings.

All relevant documentation is included for your review.

Gateway Review Board Application

Project Address: 1 Energy Place, Pensacola, FL

Applicant: Bay Design Associates Architects, agent for Gulf Power

Applicant's Address: 720 Bayfront Parkway Suite 200, Pensacola, FL 32502

Application Date: 07-26-2019 **Phone:** 432-0706

Email: george@baydesign.com **Fax:** 433-0508

Property Owner: Gulf Power Company, attn: Mr. Bob Cordes (bobby.cordes@nexteraenergy.com)
(If different from Applicant)

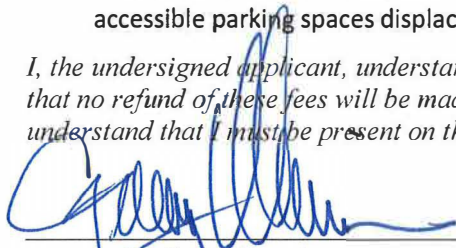
Application is hereby made for the project as described herein:

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

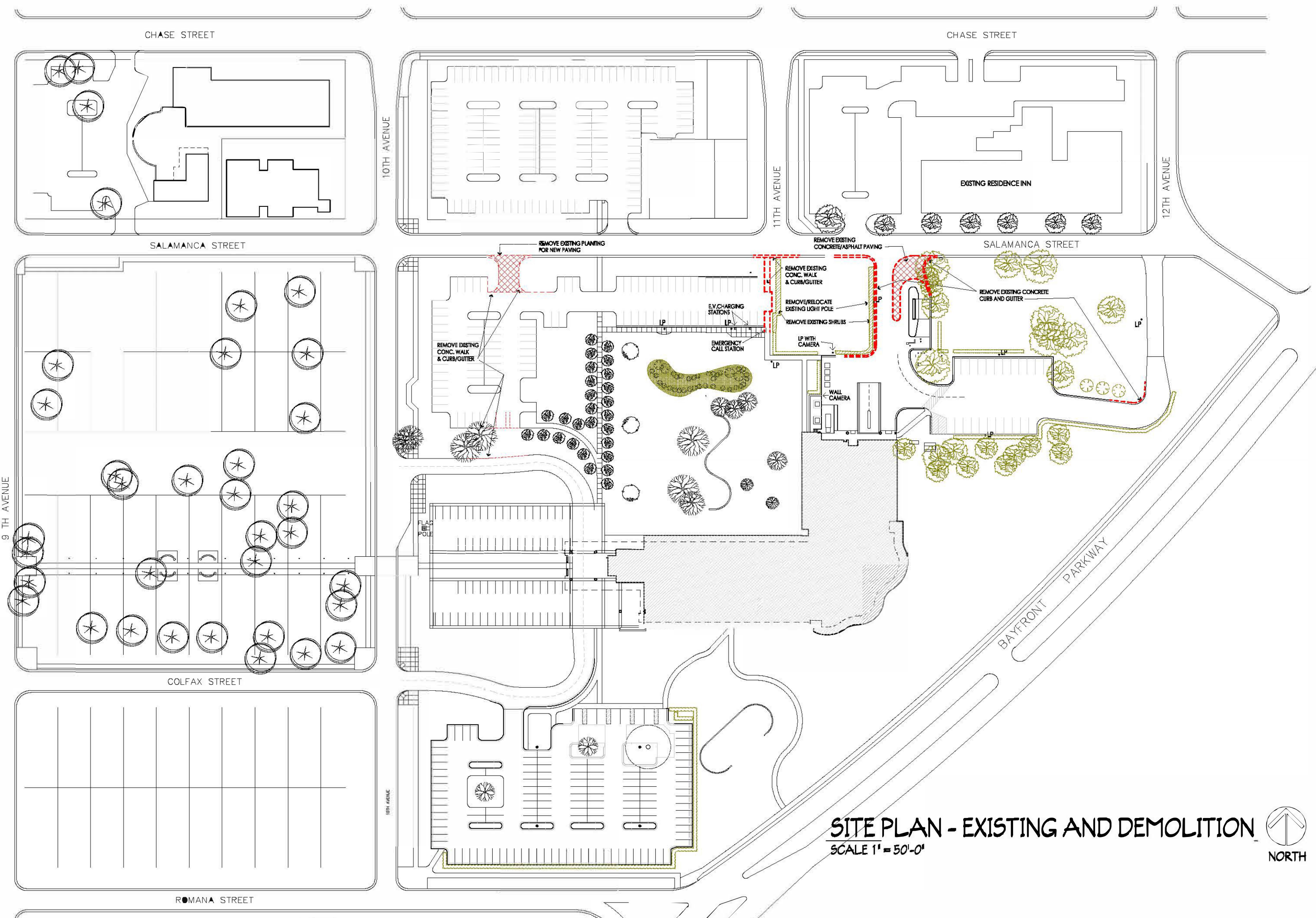
Gulf Power Corporate Office Building:

- The building original design, with parking garage below building does not provide vehicular nor pedestrian security to the parking garage.
- Gulf Power's parent company desires to implement new perimeter security to protect the sub-surface garage entry and building service delivery open dock area
- This security will be accomplished via a new 6' tall perimeter fence along the property limits on Salamanca Street (behind the Residence Inn Hotel) and extend along perimeter of service vehicle parking area returning to building at the north east corner of building. This configuration limits any visibility along Bayfront Parkway to a minimum.
- The security fence will include masonry pilasters/columns at approximate 30' spacings subject to topography and existing trees.
- A new guard house (approximately 8'x12') will be constructed for business hour operation. The guard house will be brick veneer to match the office building.
- A pair of 30' rolling (cantilever) gates will close the drives during non-business hours.
- Additionally, Gulf Power will be expanding existing surface parking onto an existing 'internal' vacant lot with new drive aligning with 11th Avenue. Due to City Ordinance this new drive necessitates closing an existing Salamanca drive connection at the west end of property. The new parking area will replace existing accessible parking spaces displaced by new drive connection at main entry.

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 Gateway Review Board meeting.

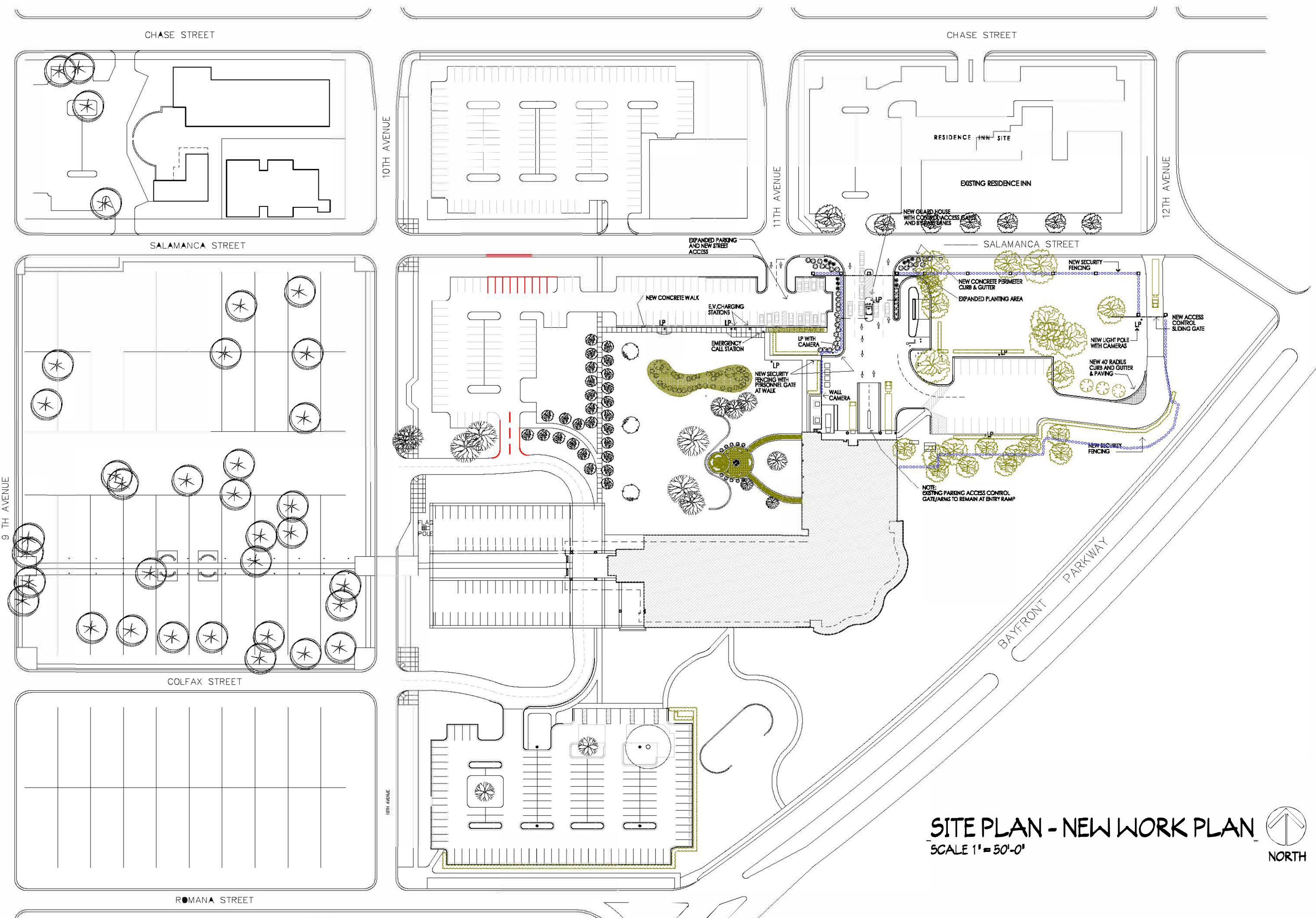

Applicant Signature

08-20-2019
Date

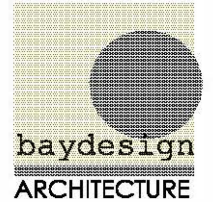


SITE PLAN - EXISTING AND DEMOLITION
SCALE 1" = 50'-0"





SITE PLAN - NEW WORK PLAN
SCALE 1" = 50'-0"



architecture + sustainability
720 bayfront parkway
suite 200
pensacola, fl 32502
t: 850.432.0706
f: 850.433.0508
baydesign.com

SEAL

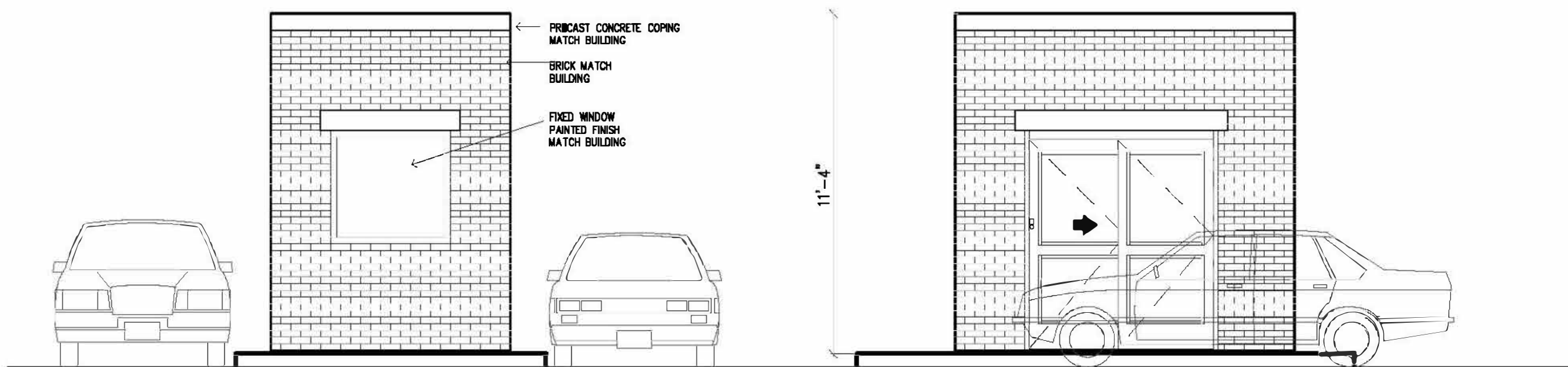
GEORGE D. WILLIAMS, AIA

bay design
associates architects, p.l.
florida certificate of
authorization AA0003597

PROJECT: **PROPOSED SITE AND PARKING MODIFICATIONS**
GULF POWER CORPORATE OFFICE BUILDING
ONE ENERGY PLACE, PENSACOLA, FLORIDA
SHEET TITLE: **SITE PLAN - NEW WORK**

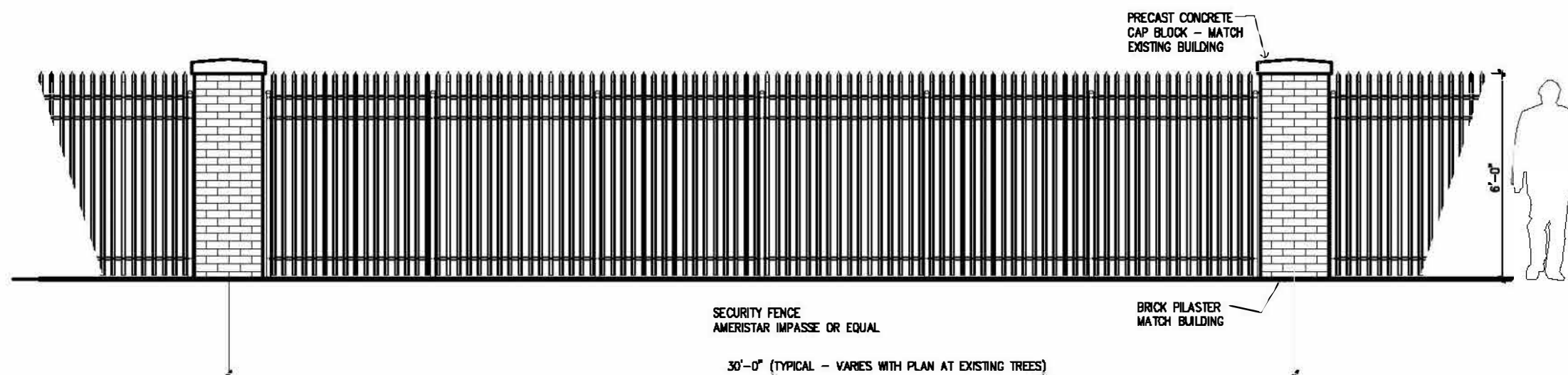
PROJECT NO: 2744
FILE NO: 2744-A001
DATE: 08-16-17
REVISION:
#1 04-02-19
#2 06-27-19

SHEET
A-001



FRONT (NORTH)
 GUARD HOUSE ELEVATIONS

TYPICAL SIDE



TYPICAL FENCE ELEVATION

PROPOSED SECURITY FENCE

EXISTING BUILDING BRICK AND CONCRETE LINTEL

EXAMPLE PHOTO OF PROPOSED HORIZONTAL GATE (ROLLING OR CANTILEVER (TBD)).

SITE CONSTRUCTION PLANS
FOR
GULF POWER PARKING ADDITION
ONE ENERGY PLACE
PENSACOLA, FLORIDA

RBA PROJECT NO.: 2017.175

JULY ,2019

SITE INFORMATION

INDEX OF DRAWINGS

- C1.0 EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN
- C1.1 EROSION CONTROL DETAILS
- C1.2 NPDES-STORMWATER POLLUTION PREVENTION PLAN
- C2.0 SITE LAYOUT AND DIMENSION PLAN
- C3.0 GRADING AND DRAINAGE PLAN
- C5.0 LANDSCAPE, STRIPING AND SIGNAGE PLAN

FEMA FLOOD INSURANCE RATE MAP INFORMATION

SITE LOCATION

LEGAL DESCRIPTION

CONTACTS

VICINITY MAP
SCALE: 1"=1000'

RBA

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB 7916

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING
"RELEASED FOR CONSTRUCTION" DRAWINGS FROM
REBOL-BATTLE & ASSOCIATES BEFORE BEGINNING
CONSTRUCTION. REBOL-BATTLE & ASSOCIATES WILL NOT BE
RESPONSIBLE FOR ANY CONSTRUCTION BASED ON PLANS
THAT HAVE NOT BEEN RELEASED FOR CONSTRUCTION.

TREE PROTECTION NOTES:

LEGEND

GENERAL NOTES:

FLOOD ZONE NOTE

ZONE 'X'

TREE PROTECTION NOTE

FLOOD

GULF POWER PARKING
ADDITION
ONE ENERGY PLACE
PENSACOLA, FLORIDA

EXISTING SITE, DEMOLITION
& EROSION CONTROL PLAN

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009857 LB7916

REVISION

No. DATE

SEAL
NOT FOR CONSTRUCTION

Paul A. Battle, P.E.
No. 53126

Dr. By: PNH
Ck By: PAB
Job No.: 2017.175
Date: 6-20-2019

DRAWING No.
C1.0
SHEET 2 OF ?

GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

DUST CONTROL:

PROPOSED SEQUENCE OF CONSTRUCTION:

SILT FENCE APPLICATIONS

SILT FENCE DETAIL

STRAW BALE DETAIL

STRAW BALES BACKED BY FENCE

TREE BARRICADE DETAIL

BARRIERS FOR FILL SLOPES

TEMPORARY SEEDING DETAILS:

BARRIER FOR UNPAVED DITCH

STABILIZED CONSTRUCTION
ENTRANCE DETAIL

PERMANENT SEEDING DETAILS:

BARRIER FOR PAVED DITCH

MATERIAL STOCKPILE DETAIL

FILTER BAG DETAIL FOR
TRENCH DEWATERING OPERATIONS

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 200
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009857 LB7916

**EROSION CONTROL
DETAILS**

**GULF POWER PARKING
ADDITION**
ONE ENERGY PLACE
PENSACOLA, FLORIDA

REVISION

No. DATE

SEAL
NOT FOR CONSTRUCTION

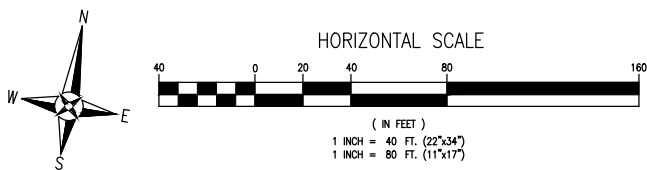
Paul A. Battle, P.E.
No. 53126

Dr. By: PNH
Ck By: PAB
Job No.: 2017.175
Date: 6-20-2019

DRAWING No.

C1.1
SHEET 3 OF ?

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.

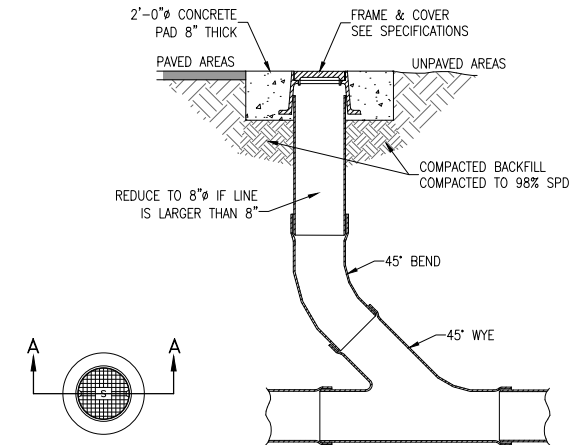


LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	RIGHT-OF-WAY LINE

FLOOD ZONE NOTE:
THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X', (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND .2-PERCENT-ANNUAL-CHANGE FLOOD PLAINS. NO BFEs OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY 120080, FIRM MAP PANEL NUMBER 12033C0360G, MAP REVISION DATED SEPTEMBER 29, 2006.

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
2. ALL CONSTRUCTION IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
3. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SODDED AND/OR SEED AND MULCHED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
4. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
5. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
6. ALL SIGNS SHALL BE INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION, WIND ZONE No.:1.
7. THE DEPARTMENT WILL REVIEW ALL LANE, DETOUR AND LAND SHIFT REQUESTS SEPARATELY FROM THE PERMIT PROCESS. FDOT APPROVAL IS REQUIRED BEFORE COMMENCEMENT OF WORK INVOLVING THE CLOSURE, DETOUR, OR LANE SHIFT FOR WORK ALONG THE STATE HIGHWAY SYSTEM. IF A LANE CLOSURE IS NEEDED, SUBMIT A WRITTEN REQUEST WITH PROPOSED DATES/TIMES/MOT PLAN. ALLOW AT LEAST 2 WEEKS IN YOUR SCHEDULING FOR THIS SPECIAL REVIEW.
8. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO THE CITY OF PENSACOLA "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY THE CITY OF PENSACOLA ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850)595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.



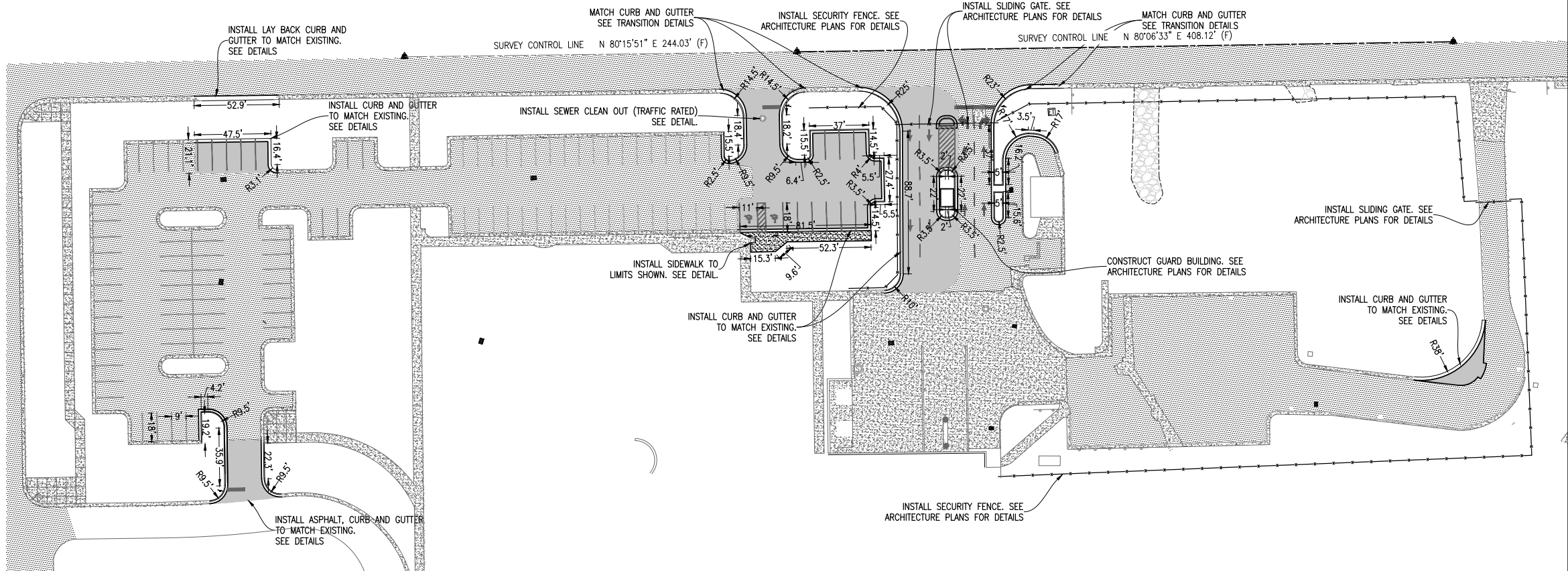
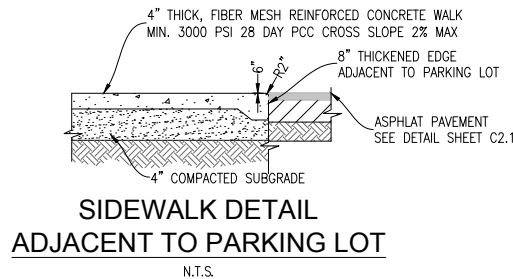
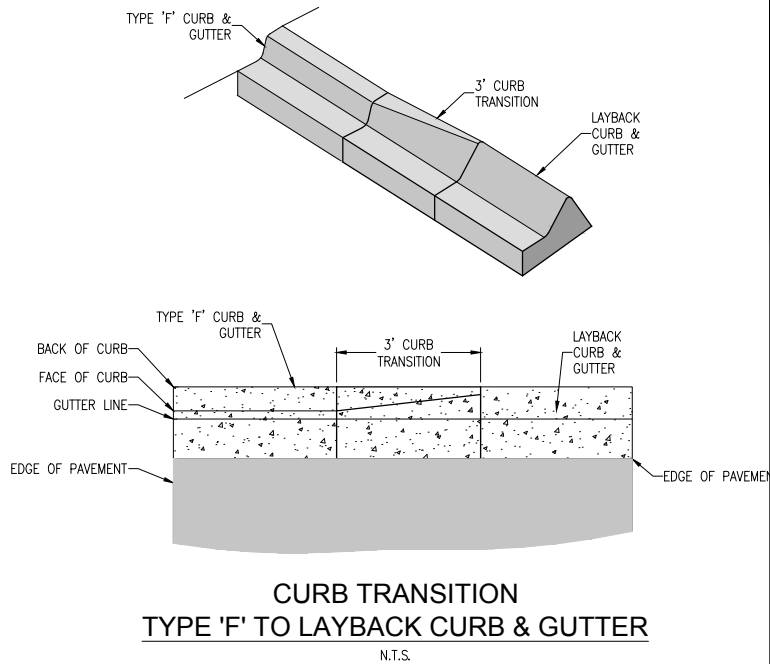
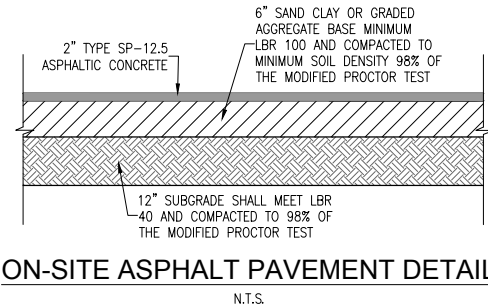
SOLID LID	A	B	C	E	F
R-1792-AL	10 3"	1 2"	8 2"	14 2"	4"
R-1792-BL	13 3"	1 2"	11 2"	17 2"	4"

SECTION A - A
SEWER CLEANOUT DETAIL (TRAFFIC RATED)
N.T.S.

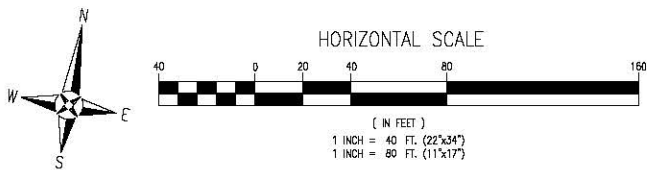
NOTE:

1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.
3. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

CURB & GUTTER DETAIL
N.T.S.



REVISION	DATE	NO.



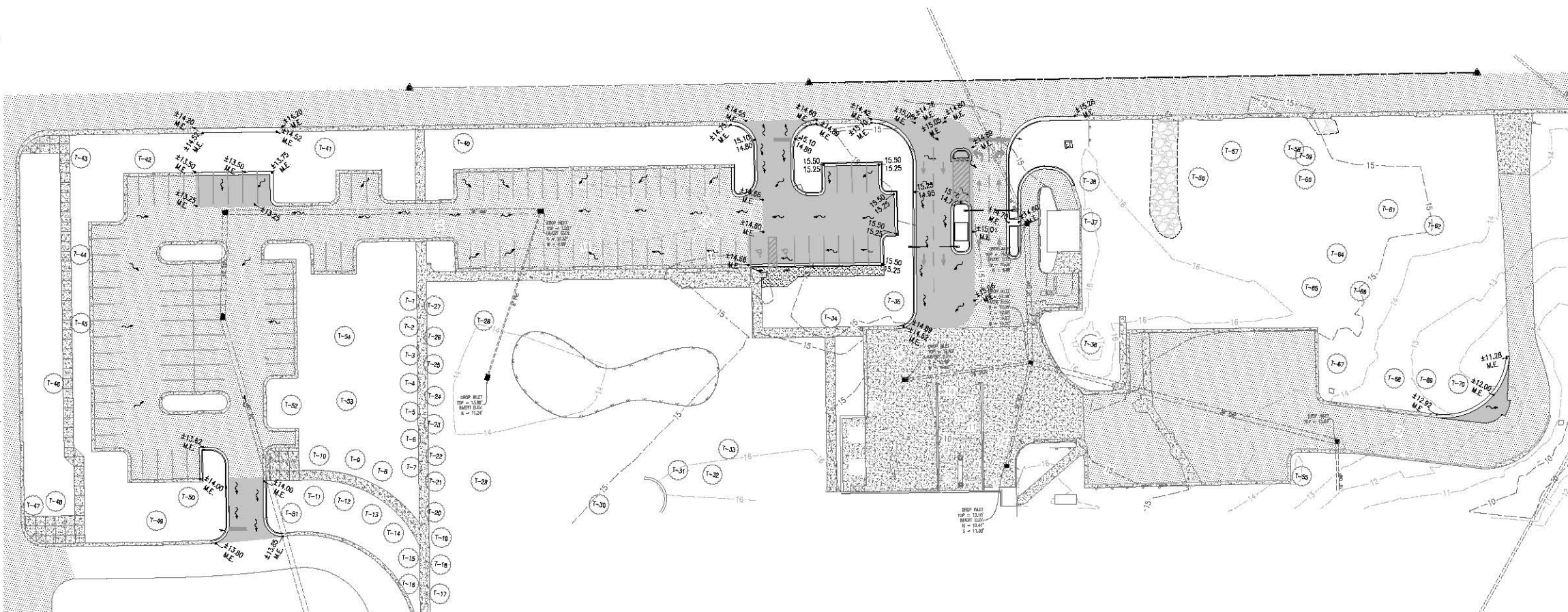
LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	UTILITY POLE
	LIGHT POLE
	TELEPHONE BOX
	BENCHMARK
	GUY ANCHOR
	FLOW ARROW
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION MEET EXISTING

TREE PROTECTION NOTES:

1. NO UN-PERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES ON SITE.
2. STORAGE OF HEAVY EQUIPMENT SHALL NOT OCCUR UNDER THE DRIPLINE OF PROTECTED TREES ON SITE.
3. NO PROTECTED TREES INDICATED FOR PRESERVATION SHALL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN OR EXCESSIVELY PRUNED.
4. FOR VIABILITY OF PROTECTED TREES REMAINING ON SITE, THE ROOTS OF 1" DIAMETER OR GREATER SHALL BE CUT CLEANLY WITH APPROPRIATE EQUIPMENT. DO NOT USE EQUIPMENT THAT PULLS AND SHATTERS ROOTS (E.G. BACKHOE). ROOTS SHALL BE PRUNED TO A DEPTH OF 18" BELOW THE EXISTING GRADE OR TO A DEPTH OF DISTURBANCE IF LESS THAN 18" FROM EXISTING GRADE.
5. ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING A FINAL INSPECTION.
3. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
4. ALL DISTURBED AREAS NOT SHOWN TO BE SODDED OR PAVED SHALL BE SEEDED, MULCHED AND FERTILIZED.
5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
6. ALL RIP-RAP FLUMES SHALL BE INSTALLED WITH FILTER FABRIC INSTALLED UNDERNEATH FOR THE ENTIRE AREA OF THE RIP-RAP.
7. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE CITY OF PENSACOLA. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
8. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL INSTALL, PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION, ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION(S).
10. ALL RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BUNDING DUE TO SEDIMENTS.
11. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY. (1-800-432-4770)
12. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.
13. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
14. CONTRACTOR SHALL STABILIZE, RESHAPE ROADSIDE SWALES, AND RESTORE RIGHT-OF-WAY BACK TO ORIGINAL CONDITION PRIOR TO FINAL SIGN OFF FROM THE EOR AND FDOT.



GRADING & DRAINAGE PLAN

GULF POWER PARKING ADDITION ONE ENERGY PLACE PENSACOLA, FLORIDA

REVISION	
No.	DATE

SEAL
NOT FOR CONSTRUCTION

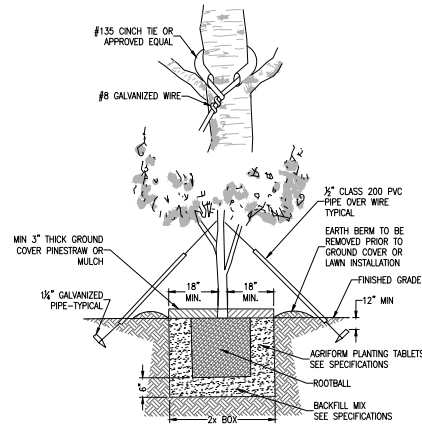
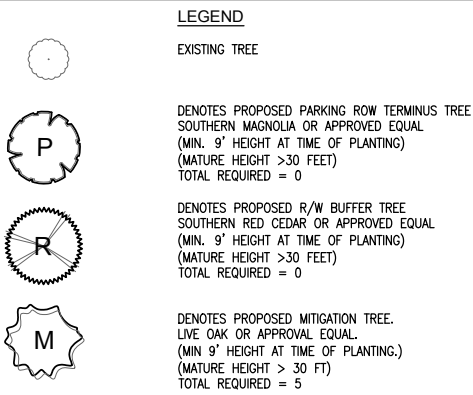
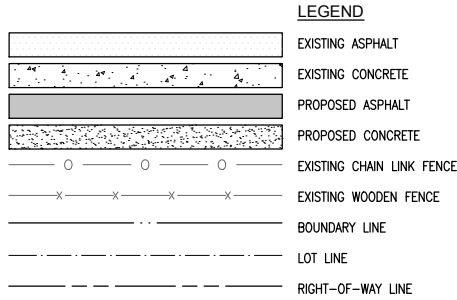
Paul A. Battle, P.E.
No. 53126

Dr. By: PNH
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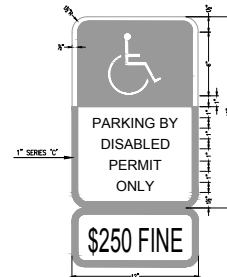
DRAWING No.

C3.0
SHEET 5 OF ?

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 North Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 0000867 LB7916



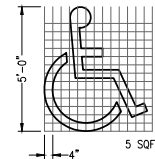
TREE PLANTING DETAIL
N.T.S.



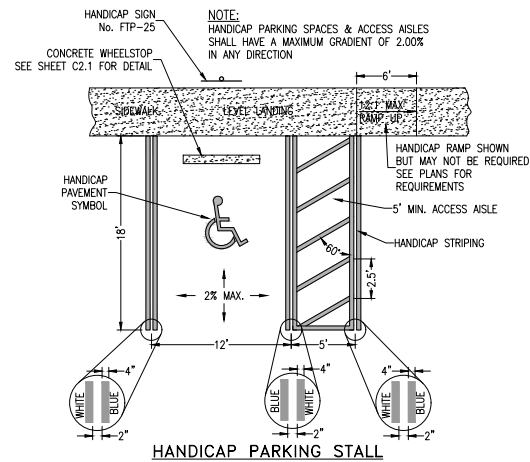
NOTES:

1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7" FROM PAVEMENT TO BOTTOM OF SIGN).
5. SIGN COLUMN TO BE AS PER F.D.O.T. STANDARDS, INDEX NO'S 11860 AND 11865.

SIGN USED AS PER FLORIDA STATUTES
FTP 25 Per FS 316.1955, FS 316.1956



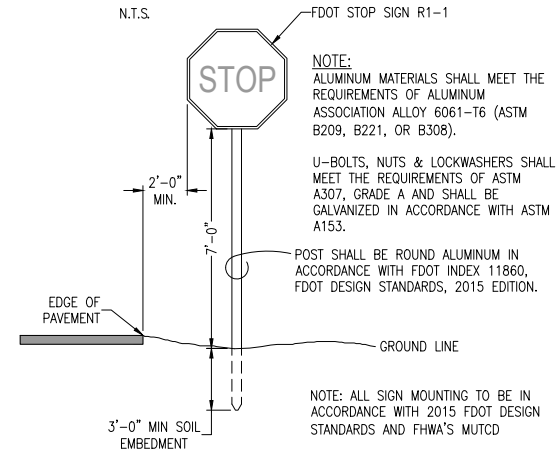
HANDICAP PAVEMENT SYMBOL



HANDICAP PARKING STALL

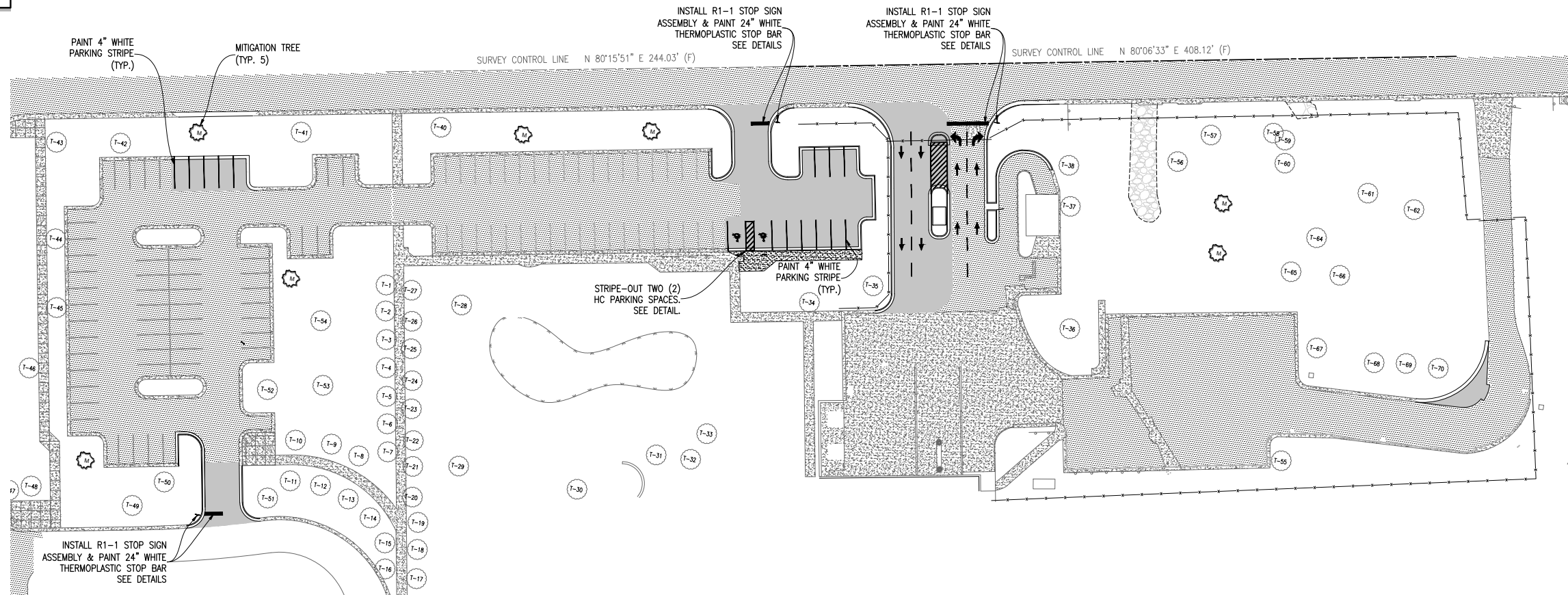


FDOT STANDARD
R1-1
30" x 30"
N.T.S.



SIGN MOUNTING DETAIL

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED ACCORDING TO FDOT STANDARD INDEX 17346.
2. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO FDOT STANDARD INDEX 17346.
3. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
4. ALL SIGNS SHALL BE INSTALLED PER FDOT STANDARD INDEX 11865, WIND ZONE No.:1.



No.	DATE	REVISION

SEAL
NOT FOR CONSTRUCTION

Paul A. Battle, P.E.
No. 53126

Dr. By: PNH
Ck By: PAB
Job No.: 2017.175
Date: 6-20-2019

DRAWING No.

C5.0
SHEET 6 OF ?

PLANNING SERVICES

MEMORANDUM

TO: Gateway Review Board Members
FROM: Leslie Statler, Planner *lesm*
DATE: September 3, 2019
SUBJECT: 10 S. Florida Blanca – New 2-story Detached Garage with Living Quarters

BACKGROUND

Dean Dalrymple, Dalrymple Sallis Architecture, is requesting *final* approval for new 2-story detached garage with living quarters above. The primary scope of work includes the construction of a 500sf detached garage with loft living quarters above. Additional improvements include a parking pad, a patio with outdoor kitchen, and a covered walkway to connect the main structure and the detached garage. Exterior finishes and materials will match the existing principle residence.

All relevant documentation is included for your review. The application does not include the review comments and/or approval from the Aragon Architectural Review Board.



Gateway Review Board Application

Project Address: 10 S. Florida Blanca St.

Applicant: Dalrymple Sallis Architecture

Applicant's Address: 503 E. Government St. Pensacola FL 32052

Application Date: 7/25/19 **Phone:** 850-470-6399

Email: Dean@dalsal.com **Fax:**

Property Owner: Jeff and Lu Lord
(If different from Applicant)

Application is hereby made for the project as described herein:

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

New 2-story, 500 SF garage and 500 SF loft behind existing 2-story residence in Aragon Development.

New 346 SF rear patio with pergola and 131 SF outdoor kitchen/covered walkway along with additional

300 SF rear, exterior parking space.

*Attach seven (7) copies of required information (see reverse side)

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 Gateway Review Board meeting.

Applicant Signature

Date

Gateway Review Board Application

Procedure for review of plans.

(a) Plan submission: All development plans must comply with development plan requirements set forth in subsections 12-2-81(C) and (D), and design standards and guidelines established in section 12-2-82. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the Gateway Redevelopment District shall be accompanied with **drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.**

(b) Review and approval. All plans shall be subject to the review and approval of the Gateway Review Board established in Chapter 12-13. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.

(c) Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs which are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the Gateway Review Board secretary and the chairman of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairman, then the matter will be referred to the board for a decision.

(d) Final development plan. If the Gateway Review Board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six (6) months of the date of approval of the preliminary plan of development. For good cause shown, the Gateway Review Board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six (6) months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-2-81 pertaining to the final development plan. If the applicant submits a final development plan which conforms to all the conditions and provisions of this chapter, then the Gateway Review Board shall conclude its consideration at its next regularly scheduled meeting.

Date: Thursday, July 25, 2019

Project: **Lord Garage Loft**
10 S. Florida Blanca St. Pensacola, FL 32502

Recipient: **Gateway Review Board**

Existing Site Conditions



Rear View of Existing Residence



Front View of Existing Residence



Side View of Existing Residence



Side View of Existing Residence



Existing Rear Walkway



Existing Rear Patio



Existing Rear Yard



Existing Rear Porch and Shed (to remain)

Exterior Color Schedule

Date: Thursday, July 25, 2019

Recipient: Gateway Review Board

Project: **Lord Garage Loft**
10 S. Florida Blanca St., Pensacola, FL
Lot 7, Block F, (Cottage II)

<u>ARCHITECTURAL ELEMENT</u>	<u>MANUFACTURER</u>	<u>COLOR</u>
EXTERIOR SIDING	SHERWIN-WILLIAMS	SW7005 "PURE WHITE"
EXTERIOR TRIM	SHERWIN-WILLIAMS	SW7005 "PURE WHITE"
ROOF (Match Existing)	GAF Timberline	COLONIAL SLATE
EAVES AND SOFFITS	SHERWIN-WILLIAMS	SW7005 "PURE WHITE"
FASCIAS	SHERWIN-WILLIAMS	SW7005 "PURE WHITE"
FLASHING	PRE-FINISHED ALUMINUM	SILVER
WINDOWS AND DOORS	KOLBE ULTRA SERIES	WHITE
GARAGE DOORS	CLOPAY RESERVE	DARK OAK EBONY WASH
PORCH COLUMNS	SHERWIN-WILLIAMS	SW7005 "PURE WHITE"
REAR PATIO	BALCO MEGA-LAFITT PAVER	SLATE
FENCING	TBD	SW7005 "PURE WHITE"
HANDRAIL	SHERWIN-WILLIAMS	SW7005 "PURE WHITE"
STAIR TREADS/PORCH DECKING	ADVANTAGE LUMBER	CUMARU-SPECIES
PERGOLA STRUCTURE		SW7005 "PURE WHITE" WITH CUMARU SLATS

SW 7005 Pure White

Interior / Exterior

Locator Number: 255-C1



REAR PATIO-PAVERS – BELGARD “MEGA-LAFITT” SLATE



ROOF (PRIMARY) – TIMBERLINE HD – SLATE (MATCH EXISTING)



DOOR STYLE

THERMA TRU DOOR: "TRADITIONS" 36"X80" HALF LITE

Traditions

Half Lite 2 Panel Flush | Style No. TS262-SDL 



FINISH OPTIONS ⓘ

Stain and Paint options may vary. Please contact your [retailer](#) for a complete list of their offering.

	Alpine	▼
---	--------	---

GLASS OPTIONS ⓘ

	Clear	▼
	Colonial 9 Lite 3Wx3H Simulated Divided Lites	▼

Don't see the glass design you want?

In addition to thousands of standard glass choices, we offer additional glass options through our Special Quote Program to help you find the right look for virtually any home.

[Learn More >](#)

KOLBE
WINDOWS & DOORS

Ultra Series





Double Hungs

Quality details adorn the classic design of Ultra Series double hungs. Both Traditional and Sterling double hung sash can be removed from the inside of the home for easy cleaning. Choose options such as divided lites or triple pane glass to enhance style or performance. Or, replace older windows with an easy to install, energy efficient pocket double hung.

*Sterling Double Hungs | XL Sterling Double Hungs | Majesta® Double Hungs | Traditional Double Hungs
Pocket Double Hungs | Cottage Style & Reverse Cottage Style Units | Studio & Transom Units | Picture Combination Units
Bay Units | Segment Head & Half-Circle Top Units | Single Units*



XL Sterling Double Hungs

The award-winning XL Sterling double hung expands the architecturally-correct design and high performance of a Sterling double hung. Quality components combined with thoughtful product design allow the XL Sterling double hung to be the perfect fit for any oversized commercial or residential opening.

Patents: 7,296,381 | 7,448,164 | 8,196,355 | 8,429,856



XL Sterling Double Hung Standard Features

- ▶ 1-3/4" thick sash
- ▶ Overall jamb width is 5" (*basic box width is 5"*)
- ▶ Frame thickness is 3/4" at side jambs and head
- ▶ Sill thickness is 1-3/16"; slope is 14°
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (*meets performance requirements of AAMA 2605*)
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Wood interior head parting stop
- ▶ Clay-colored heavy duty Signature sash lock with a dual positioning lever allows sash to be unlocked, operated and tilted in from one location
- ▶ Class 5 balances capable of carrying sash up to 200 lbs.
- ▶ Concealed PVC jambliners with kerf mount
- ▶ Patented wood wrapped jambliner closure on the interior (*unless interior is prefinished white or primed, then jambliner will be white*) and extruded aluminum jambliner closure on the exterior hides PVC jambliners
- ▶ Heavy vinyl nailing fins with head drip caps*

NOTE: All measurements are nominal.

* Standard only on units without brickmould.

Hardware

- ▶ Pick-resistant signature or spoon sash lock with a concealed locking system and tilt latches. Available in Clay, White, Beige, Brass, Antique Brass, Satin Nickel, Chrome[†], Dull Chrome[†], Antique Nickel, Rustic Umber, or Matte Black.
- ▶ Curved, square, or traditional style sash lift handles for ease of use. Available in Clay, White, Beige, Brass, Antique Brass, Satin Nickel, Chrome[†], Dull Chrome[†], Antique Nickel, Rustic Umber, or Matte Black.
- ▶ Custodial lock to prohibit unauthorized operation (*not pictured*).
- ▶ Universal design crank handle hardware kit offers ease-of-use for people with physical limitations. Available in White (*not pictured*).

† Chrome and Dull Chrome finishes are only available on Signature sash locks and curved sash lift handles.

Signature Sash Lock (*shown in Matte Black*)



Curved Sash Lift Handle (*shown in Clay*)



Square Style Sash Lift Handle (*shown in Matte Black*)



Spoon Sash Lock (*shown in Satin Nickel*)



Traditional Style Sash Lift Handle
(*shown in Antique Brass*)





XL Sterling Double Hung Options

Glass (pg. 192)

- ▶ LoE-180
- ▶ LoE³-340
- ▶ LoE³-366
- ▶ ThermaPlus LoE
- ▶ Neat®
- ▶ Triple pane
- ▶ Patterned-, bronze-, or gray-lite
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pg. 193)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- ▶ Grilles-in-the-airspace

Insect Screens

- ▶ Full or half insect screen with aluminum frame and options for BetterVue® or UltraVue® fiberglass mesh or aluminum mesh; frame will match the exterior color of the unit
- ▶ Retractable insect screen kit with beveled or square cover (pg. 196)

NOTE: All measurements are nominal.

Other Options (custom options are also available)

- ▶ Other wood species and FSC®-certified wood (pg. 190)
- ▶ Ovolo or square profile glazing beads and interior divided lite bars (pg. 193)
- ▶ Interior prefinishing (pg. 190)
- ▶ Prep for stool
- ▶ Extruded aluminum accessories applied to accessory grooves on the exterior frame (pg. 194)
- ▶ Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- ▶ Segment head, cottage style segment head, half-circle top, and cottage style half-circle top units
- ▶ Sash limiters for safety
- ▶ Galvanized steel installation clips
- ▶ High performance or impact performance modifications



XL Sterling double hungs have the same full-wood appearance as Sterling double hungs; the jambs are concealed by wood jambliner covers.



A retractable screen kit (pg. 196) is available to help disguise the screen. Wood components match the species and finish of the interior wood.



Ultra Series



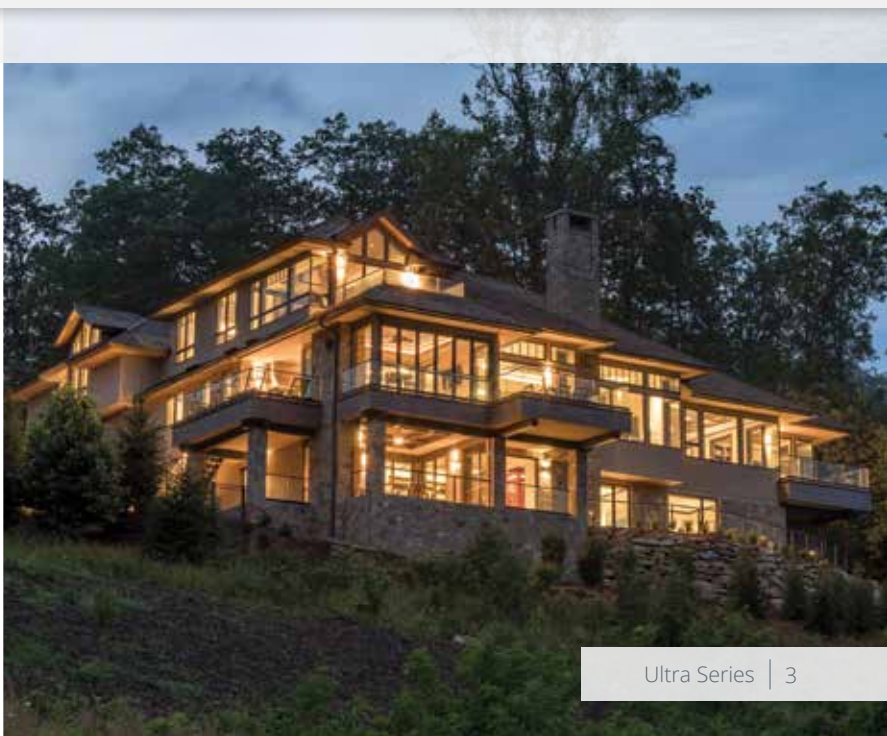


The Ultra Series

Kolbe's Ultra Series windows and doors can mimic the traditional style of wood windows and doors with a warm wood interior and intricate exterior trim details, or they can accommodate modern design needs. Choose from an extensive palette of exterior colors, interior wood species and finishes, divided lite profiles, and more.

The Ultra Series provides:

- Versatile styling, from traditional to modern architectural details
- Divided lite profiles & patterns; aesthetic & efficient glass choices
- Wood interior in familiar to exotic wood species
- Strong and durable extruded aluminum exterior
- A palette of 50+ exterior & 20 interior pre-finish choices







Casements

The design and performance of Ultra Series casements are the features that make these windows so popular. Most casements open from the side to a 90-degree angle, allowing for maximum ventilation. Multi-point locking levers offer a sleek, convenient way to tightly secure your windows from one locking location.

*Crank-Out Casements | Crank-Out XL Casements | Push-Out & Push-Out EP Casements | French Casements
Picture & Transom Units | Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units*



Crank-Out Casement

Kolbe's crank-out casements combine a simple cranking operation with many options for customization. By opening and closing easily and effectively, they provide excellent ventilation. Crank handles fold down when not in use to prevent interference with window treatments.



Crank-Out Casement Standard Features

- ▶ 1-3/4" thick sash
- ▶ Overall jamb width is 4-9/16" *(basic box width is 2-3/4" plus extensions)*
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, insulating Solar Low-E glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Interior insect screen with Clay-colored aluminum frame and BetterVue® fiberglass mesh
- ▶ Clay-colored nesting handle and locking lever with multi-point locking system
- ▶ Corrosion resistant, dual-arm operators with concealed, adjustable hinges *(On "W" series and wider. Dyad operators with concealed, adjustable hinges on units narrower than "W"; single-arm operators with Tri-Euro hinges for added support on segment head, half-circle top and impact units)*
- ▶ Heavy vinyl nailing fins with head drip caps*
- ▶ Pine-veneered head and seat boards; unique, narrow mullions and cable support system on bow and bay units

NOTE: All measurements are nominal.

* Standard only on units without brickmould.

Hardware

- ▶ Nesting handle and locking lever† provide a sleek look and are unobtrusive. Available in Clay, White, Beige, Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed** or Matte Black.
- ▶ Metal Ashlar handle with multi-point locking lever. Available in White, Rustic Umber, Satin Nickel or Matte Black.
- ▶ Nesting handle with custodial lock prohibits unauthorized operation. Available in White, Beige, Rustic Umber or Matte Black.
- ▶ Universal design casement handle and lock are larger and offer ease-of-use for people with physical limitations. Available in White or Clay.

†Locking lever is not available on French casements.

**The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Nesting Handle
(shown in Satin Nickel)



Ashlar Handle
(shown in Rustic Umber)



Locking Lever†
(shown in Antique Brass)



Nesting Handle with Custodial Lock
(shown in Matte Black)





Crank-Out Casement Options

Glass (pg. 200)

- ▶ Solar Gain Low-E
- ▶ Solar Advanced Control Low-E
- ▶ Solar Control Low-E
- ▶ ThermaPlus™ Low-E
- ▶ Neat®
- ▶ Patterned-, bronze-, or gray-lite
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pg. 201)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- ▶ Grilles-in-the-airspace

Insect Screens

- ▶ Insect screen with aluminum or UltraVue® fiberglass mesh; frame available in White, Beige, Dark Bronze anodized, Clear anodized, or Coal Black
- ▶ Retractable insect screen kit with beveled or square cover (pg. 204)
- ▶ Wood wrapped insect screen frame (not available on radius top units)
- ▶ Brass insect screen with Brass frame (not available on radius top units)

NOTE: All measurements are nominal.

Other Options (not all options are available on all casement types; custom options are also available)

- ▶ French crank-out casements
- ▶ Other wood species and FSC®-certified wood (pg. 198)
- ▶ Interior prefinishing (pg. 198)
- ▶ Interior casing
- ▶ Ovolo or square profile glazing beads and interior divided lite bars (pg. 201)
- ▶ Prep for stool
- ▶ Extruded aluminum accessories applied to accessory grooves on the exterior frame (pgs. 206-212)
- ▶ Motorized operator
- ▶ Single-arm operators with Euro hinges (meet emergency escape and rescue requirements on some "L" Series casements)
- ▶ Stainless steel exterior operator parts
- ▶ Ashlar handle in Satin Nickel, White, Rustic Umber or Matte Black
- ▶ Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- ▶ Galvanized steel installation clips
- ▶ Factory-installed Window Opening Control Device (WOCD) (pg. 203)
- ▶ Bow and bay options: insulated platforms, support brackets, and oak-veneered head and seat boards
- ▶ High performance or impact performance modifications (pg. 205)

Universal Design Handle (shown in Clay)



Crank-Out XL Casement

Kolbe's crank-out XL casements fill massive openings for generous views and ventilation. A simple cranking operation opens and closes the window easily, despite the large size, with a choice of handle styles that fold down to avoid interference with curtains or drapes.



Crank-Out XL Casement Standard Features

- ▶ 2-1/4" thick sash
- ▶ Overall jamb width is 4-9/16" *(basic box width is 3-1/4" plus extensions)*
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating *(meets performance requirements of AAMA 2605)*
- ▶ Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, insulating Solar Low-E glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Interior insect screen with Clay-colored aluminum frame and BetterVue® fiberglass mesh
- ▶ Clay-colored nesting handle and locking lever with multi-point locking system
- ▶ Corrosion resistant, dual-arm operators with concealed, adjustable hinges *(On "W" series and wider. Dyad operators with concealed, adjustable hinges on units narrower than "W"; single-arm operators with Tri-Euro hinges for added support on segment head, half-circle top and impact units)*
- ▶ Heavy vinyl nailing fins with head drip caps*

NOTE: All measurements are nominal.

* Standard only on units without brickmould.

Hardware

- ▶ Nesting handle and locking lever† provide a sleek look and are unobtrusive. Available in Clay, White, Beige, Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed** or Matte Black.
- ▶ Metal Ashlar handle with multi-point locking lever. Available in White, Rustic Umber, Satin Nickel or Matte Black.
- ▶ Nesting handle with custodial lock prohibits unauthorized operation. Available in White, Beige, Rustic Umber or Matte Black.
- ▶ Universal design casement handle and lock are larger and offer ease-of-use for people with physical limitations. Available in White or Clay.

†Locking lever is not available on French casements.

**The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Nesting Handle
(shown in Satin Nickel)



Ashlar Handle
(shown in Rustic Umber)



Locking Lever†
(shown in Antique Brass)



Nesting Handle with Custodial Lock
(shown in Matte Black)





Crank-Out XL Casement Options

Glass (pg. 200)

- ▶ Solar Gain Low-E
- ▶ Solar Advanced Control Low-E
- ▶ Solar Control Low-E
- ▶ ThermaPlus™ Low-E
- ▶ Neat®
- ▶ Triple pane
- ▶ Patterned-, bronze-, or gray-lite
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pg. 201)

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- ▶ Grilles-in-the-airpace

Insect Screens

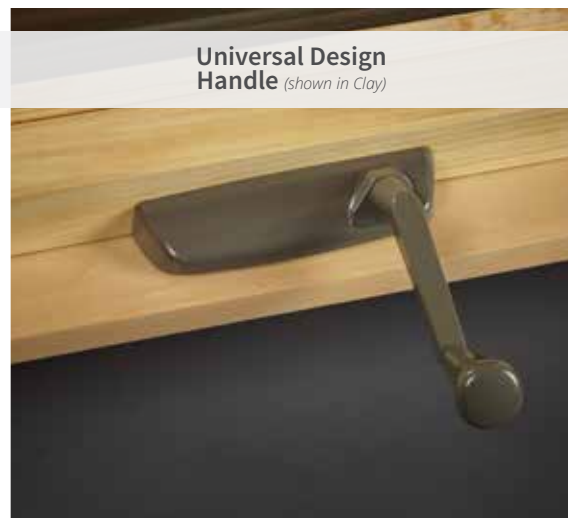
- ▶ Insect screen with aluminum or UltraVue® fiberglass mesh; frame available in White, Beige, Dark Bronze anodized, Clear anodized, or Coal Black
- ▶ Retractable insect screen kit with beveled or square cover (pg. 204)
- ▶ Wood wrapped insect screen frame (not available on radius top units)
- ▶ Brass insect screen with Brass frame (not available on radius top units)

NOTE: All measurements are nominal.

Other Options (not all options are available on all casement types; custom options are also available)

- ▶ French crank-out casements
- ▶ Other wood species and FSC®-certified wood (pg. 198)
- ▶ Interior prefinishing (pg. 198)
- ▶ Interior casing
- ▶ Ovolo or square profile glazing beads and interior divided lite bars (pg. 201)
- ▶ Prep for stool
- ▶ Extruded aluminum accessories applied to accessory grooves on the exterior frame (pgs. 206-212)
- ▶ Ashlar handle in Satin Nickel, White, Rustic Umber or Matte Black
- ▶ Single-arm operators with Euro hinges (meet emergency escape and rescue requirements on some "L" Series casements)
- ▶ Stainless steel exterior operator parts
- ▶ Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- ▶ Galvanized steel installation clips
- ▶ Factory-installed Window Opening Control Device (WOCD) (pg. 203)
- ▶ High performance or impact performance modifications (pg. 205)

Universal Design Handle (shown in Clay)



RESERVE WOOD COLLECTION LIMITED EDITION SERIES

"WOOD CARRIAGE HOUSE GARAGE DOOR"



TOP SECTIONS

WINDOW DESIGNS

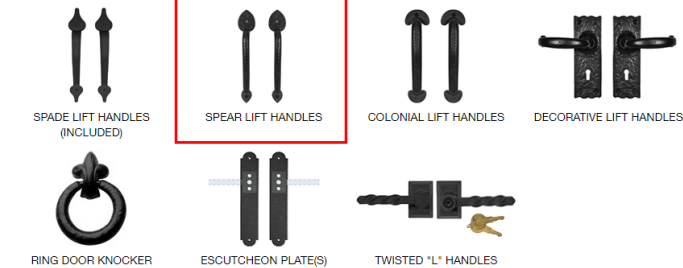


SOLID



HARDWARE DESIGNS

HANDLES



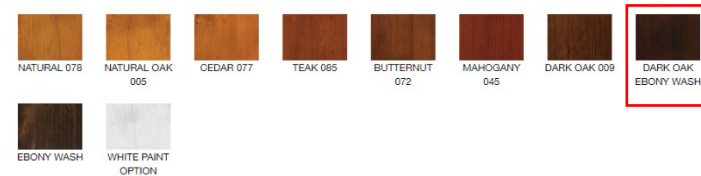
HINGES



PLATES

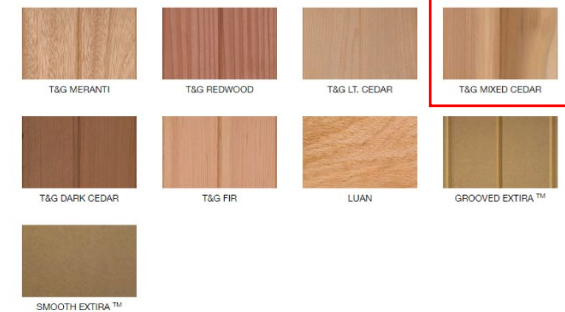


COLORS



WOOD OPTIONS

BASE FACE MATERIAL



OVERLAYS



HOME DECORATORS COLLECTION, "WALCOTT MANOR COLLECTION"

Home Decorators Collection

1-Light Black 18.75 in. Outdoor Wall Lantern Sconce with Seeded Glass



Specifications

Dimensions

Product Depth (in.)	10.625	Product Width (in.)	8 in
Product Height (in.)	18.75		

Details

Compatible Bulb Type	Incandescent	Number of Lights	1 Light
Exterior Lighting Product Type	Outdoor Lanterns	Outdoor Lighting Features	Weather Resistant
Fixture Color/Finish	Black	Power Type	Hardwired
Fixture Material	Aluminum	Product Size	Large
Glass/Lens Type	Seedy	Product Weight (lb.)	7.5lb
Included	Hardware Included	Recommended Light Bulb Shape Code	A19
Light Bulb Base Code	E26	Returnable	90-Day
Light Bulb Type Included	No Bulbs Included	Sconce Type	Wall Lantern
Maximum Bulb Wattage	100	Style	Farmhouse,Industrial,Rustic
Maximum Wattage (watts)	0	Voltage Type	Line Voltage

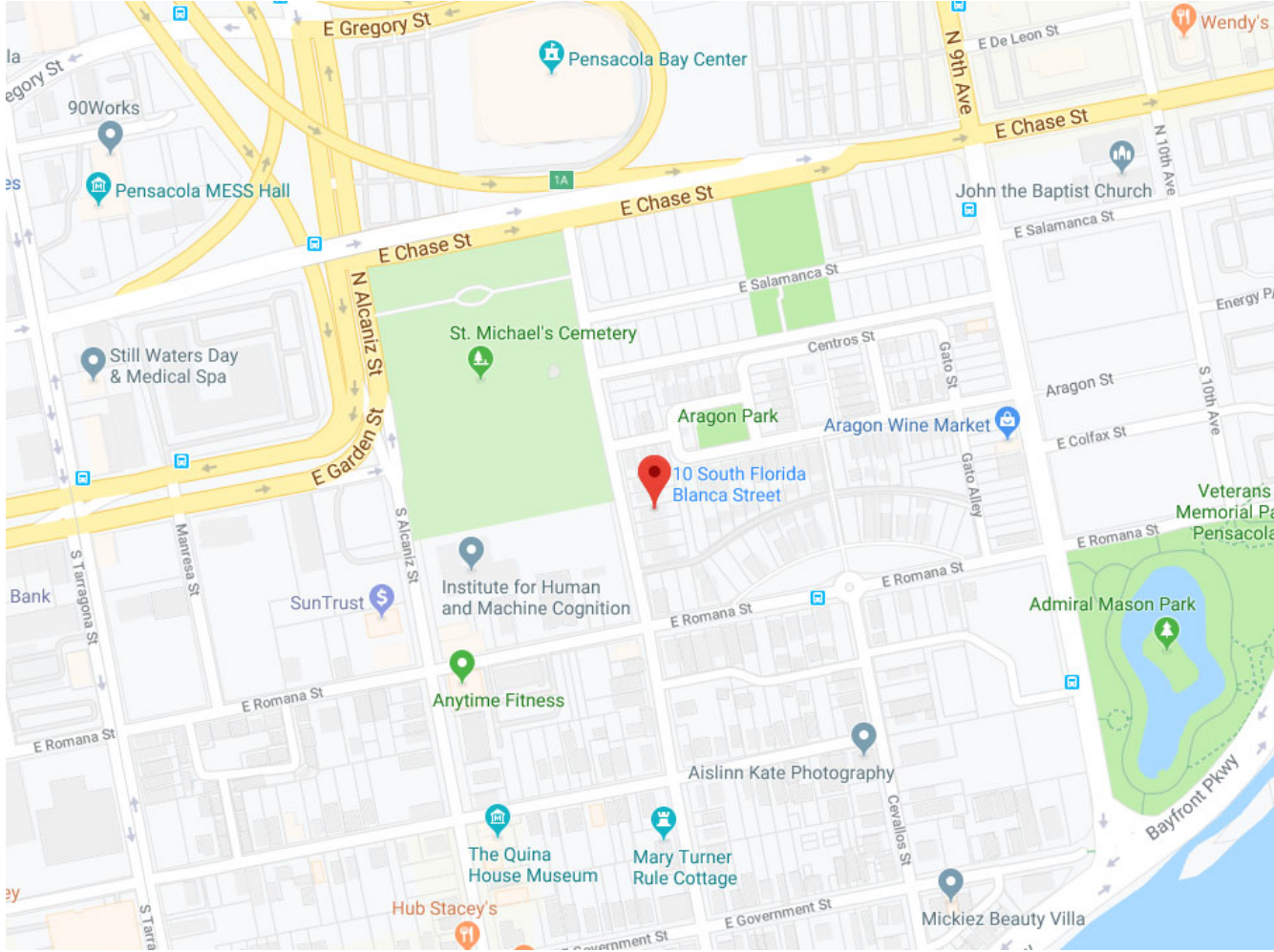
Warranty / Certifications

Certifications and Listings	1-UL Listed,CSA Listed,cUL Listed	Manufacturer Warranty	3-year limited warranty
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Lord Garage Loft

NEW TWO CAR GARAGE WITH LOFT ABOVE, COVERED CONNECTOR BETWEEN EXISTING HOUSE AND NEW GARAGE

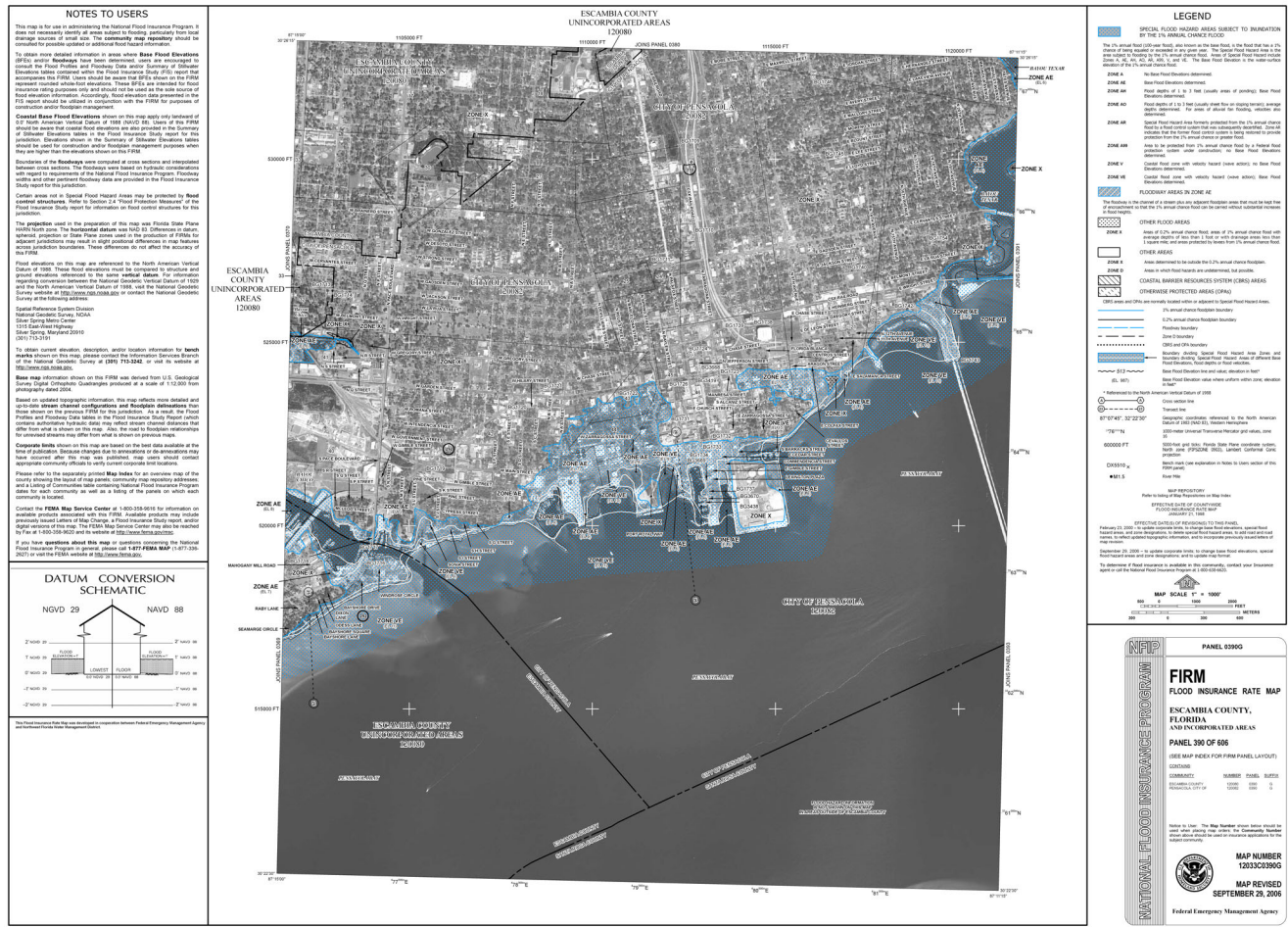
10 S. Florida Blanca St., Pensacola, Fl



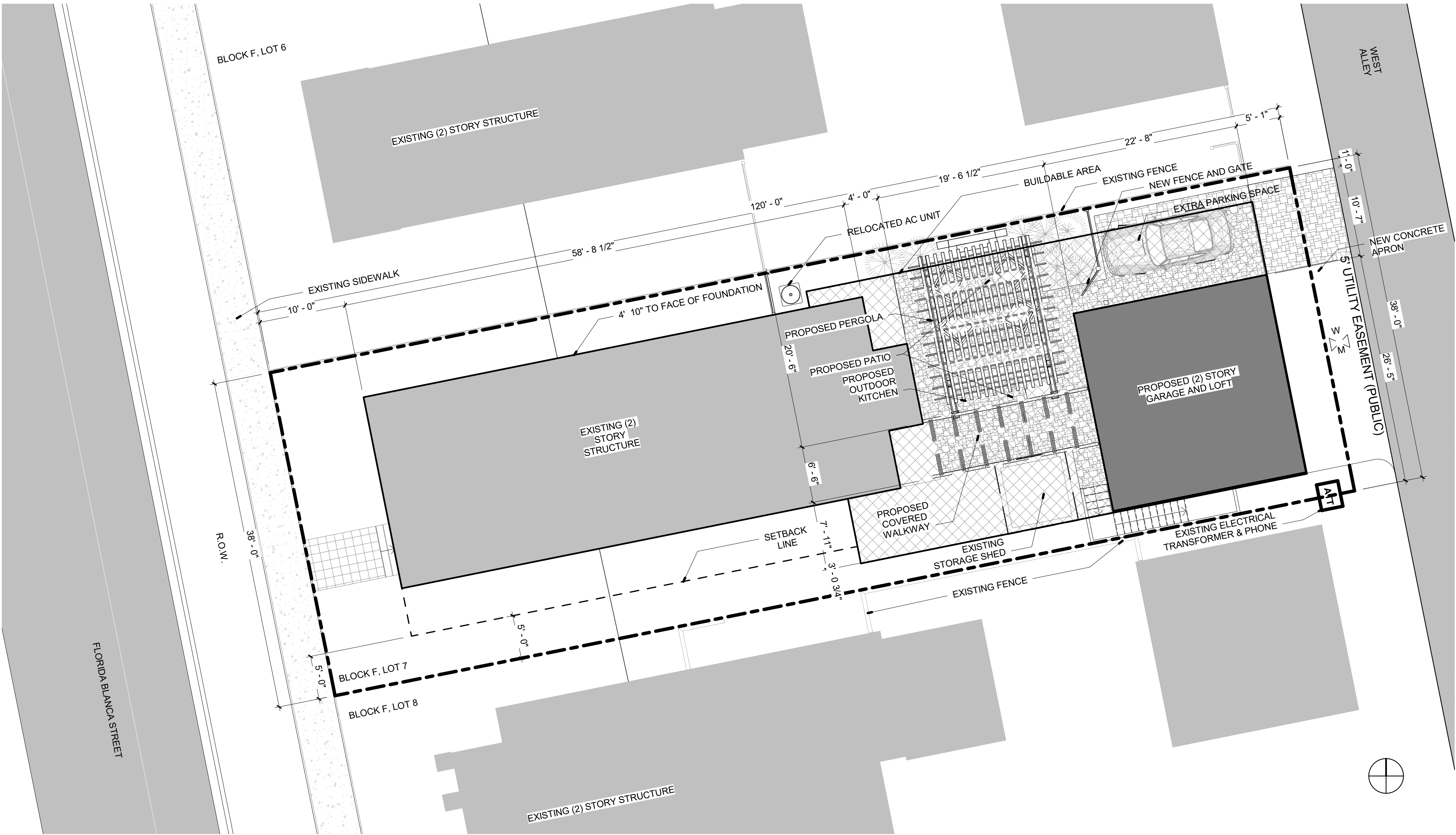
VICINITY MAP



PROJECT SITE



FEMA FLOOD MAP



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

BUILDING DATA

APPLICABLE CODES:
2017 FLORIDA BUILDING CODE, RESIDENTIAL
FLORIDA FIRE PREVENTION CODE, 6TH EDITION

CONSTRUCTION TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

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

ZONED:

FLOOD ZONE: AE

PHYSICAL PROPERTIES:
FIRST FLOOR UNCONDITIONED: 515
SECOND FLOOR CONDITIONED: 487
TOTAL: 1,002 SF

BUILDING HEIGHT: 26'-3"
NO. OF STORIES: 2

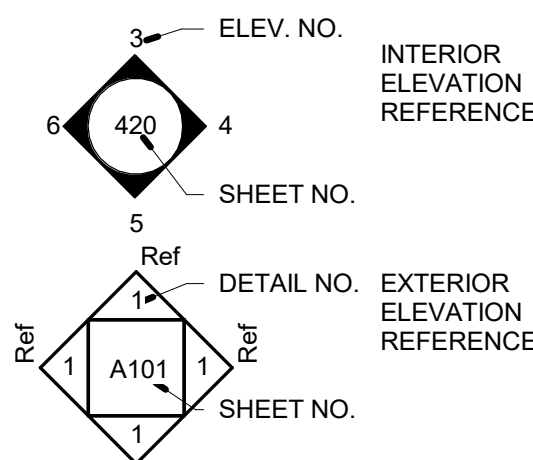
INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Civil		
C101	SITE PLAN	
Architectural		
A101	NEW WORK GARAGE AND LOFT PLANS	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A701	3D EXTERIOR PERSPECTIVE VIEWS	

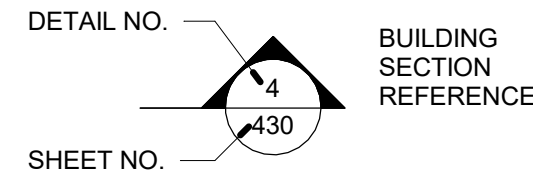
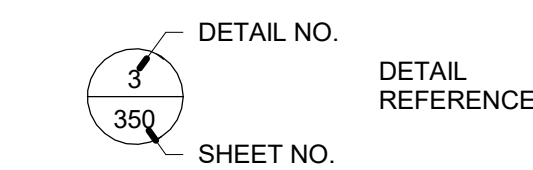
GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2017 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 NEGLECT.
- 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.
- COMPLY WITH 2017 FBC, RESIDENTIAL EDITION R.301.2.1.2 FOR RESIDENTIAL WORK OR 2017 FBC 1608.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

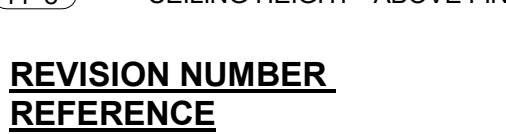
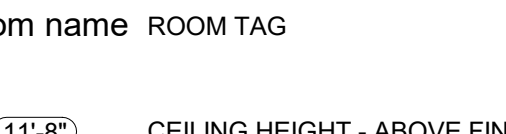
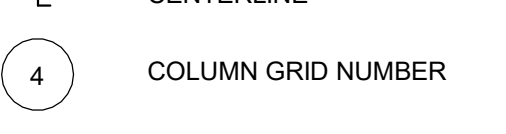
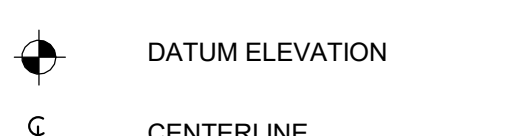
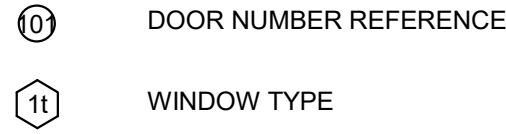
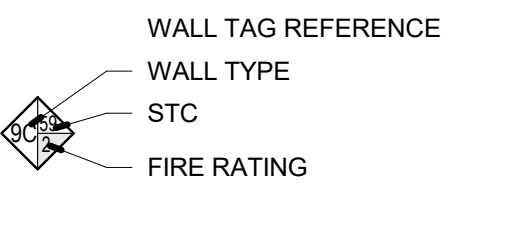
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



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architecture
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Pensacola, FL 32502
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www.dalsol.com
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CERTIFICATION

NOT FOR
CONSTRUCTION

Lord Garage Loft

10 S. Florida Blanca St., Pensacola, Fl

DRAWN BY: LBW
CHECKED BY: JSS

ISSUE DATE:
07/17/19

REVISIONS:
No. Desc. Date

SHEET TITLE:

TITLE SHEET

SHEET NO:

G001

PROJECT NO:
19018



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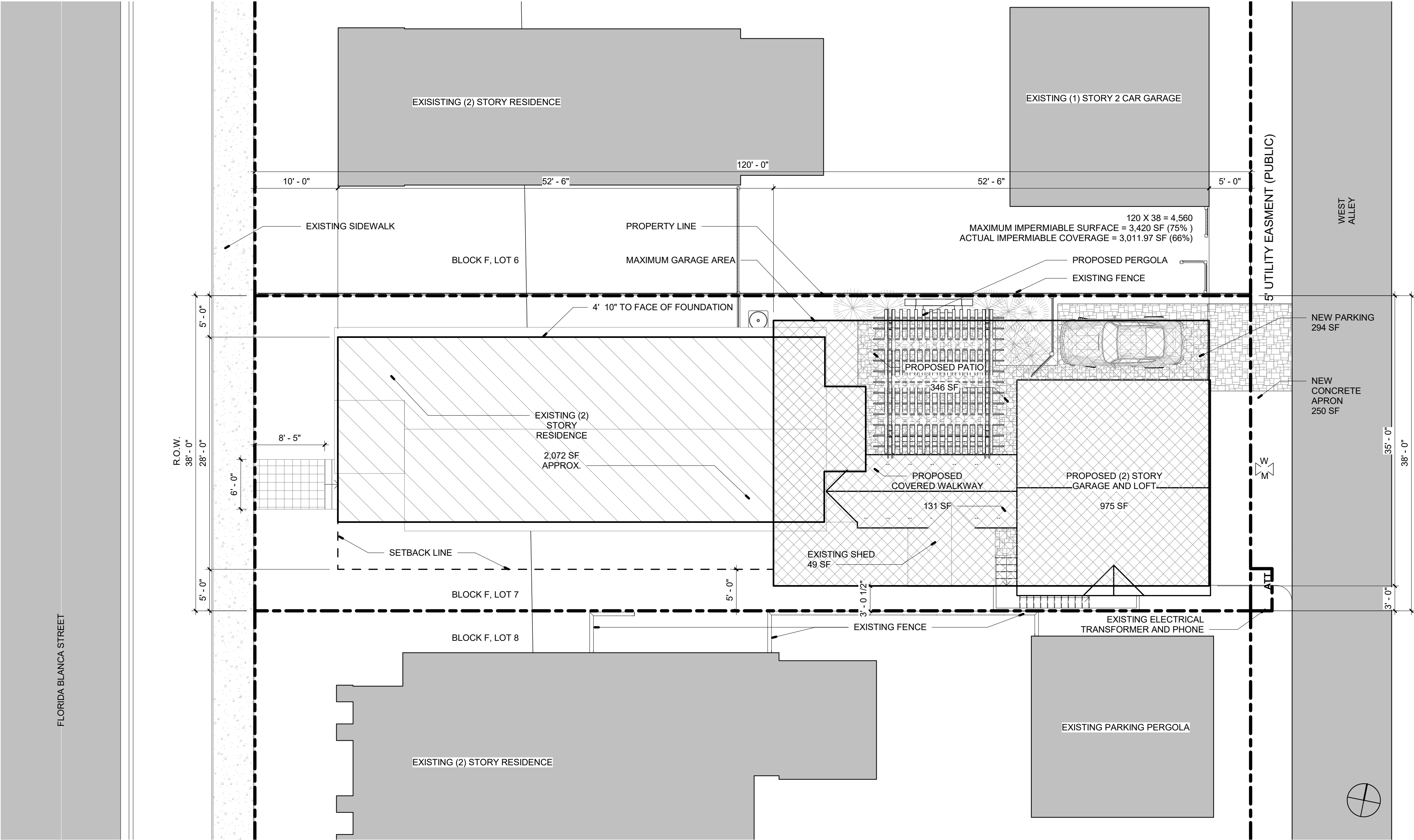
IONS	
Des.	Date

SITE PLAN

C101

JECT NO:
18

120 (LOT LENGTH) X 38' (LOT WIDTH) =	4,560.00 SF
MAXIMUM IMPERMEABLE SURFACE =	3,420.00 SF (75%)
ACTUAL IMPERMEABLE SURFACE =	3,011.79 SF (69%)



1 ARCHITECTURAL SITE PLAN

$$\overline{1/8'' = 1'-0''}$$

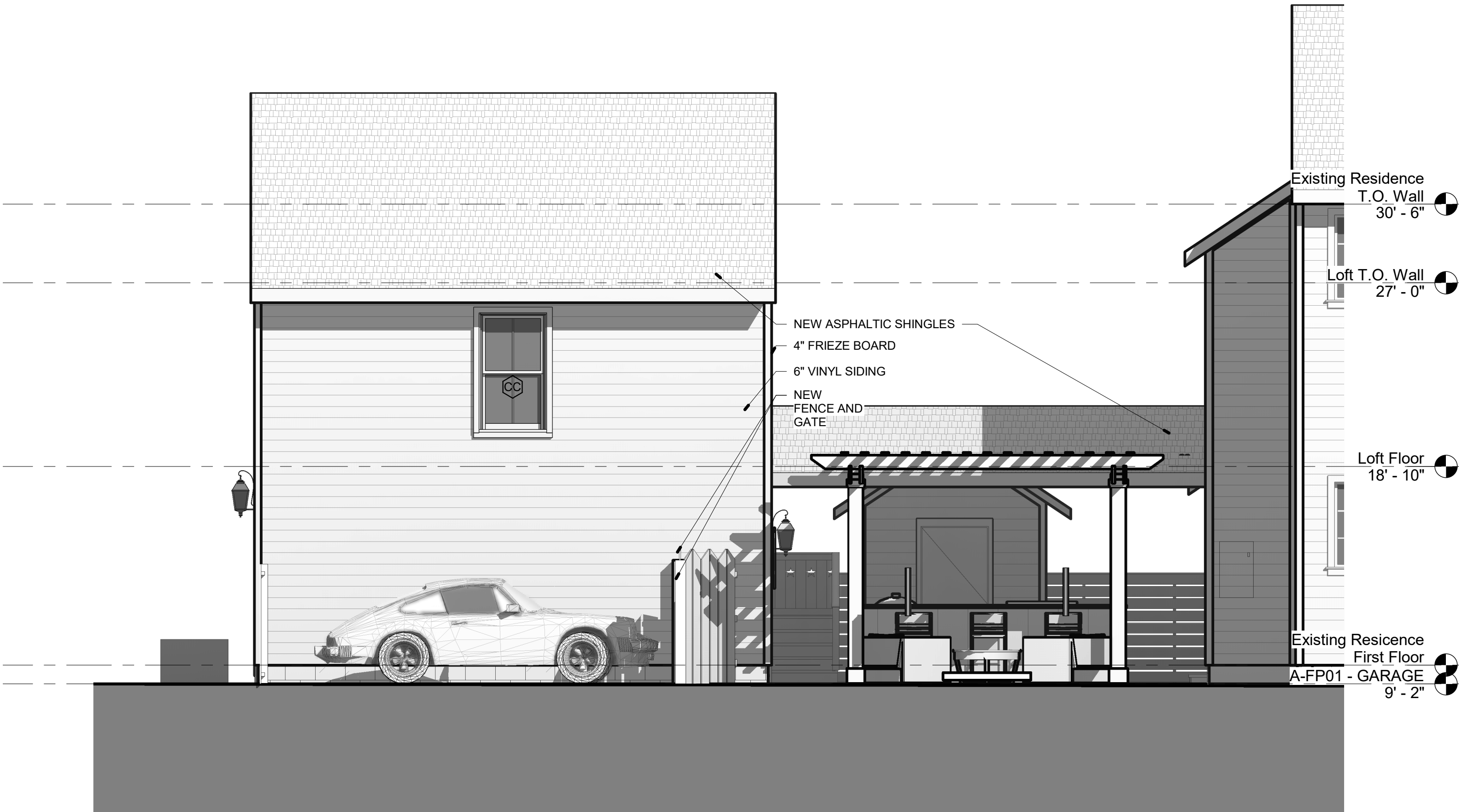
WINDOW SCHEDULE					
Type Mark	Width	Height	Head Height	Sill Height	Comments
AA	2' - 0"	4' - 0"	7' - 6"	3' - 6"	CASEMENT
CC	3' - 0"	5' - 4"	6' - 10"	1' - 6"	DOUBLE HUNG, EGRESS



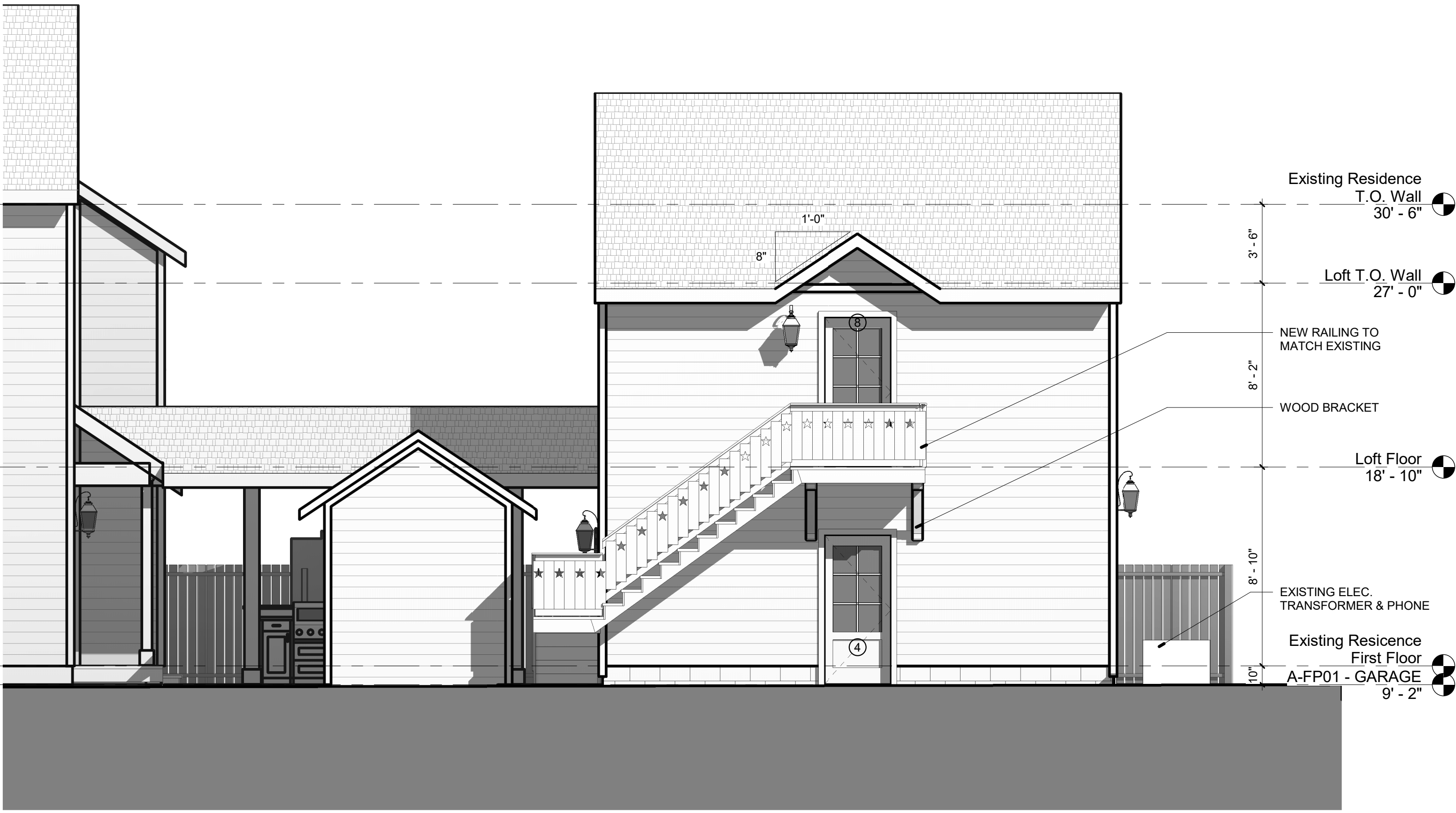
3 WEST ELEVATION
1/4" = 1'-0"



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



1 NORTH ELEVATION
1/4" = 1'-0"



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



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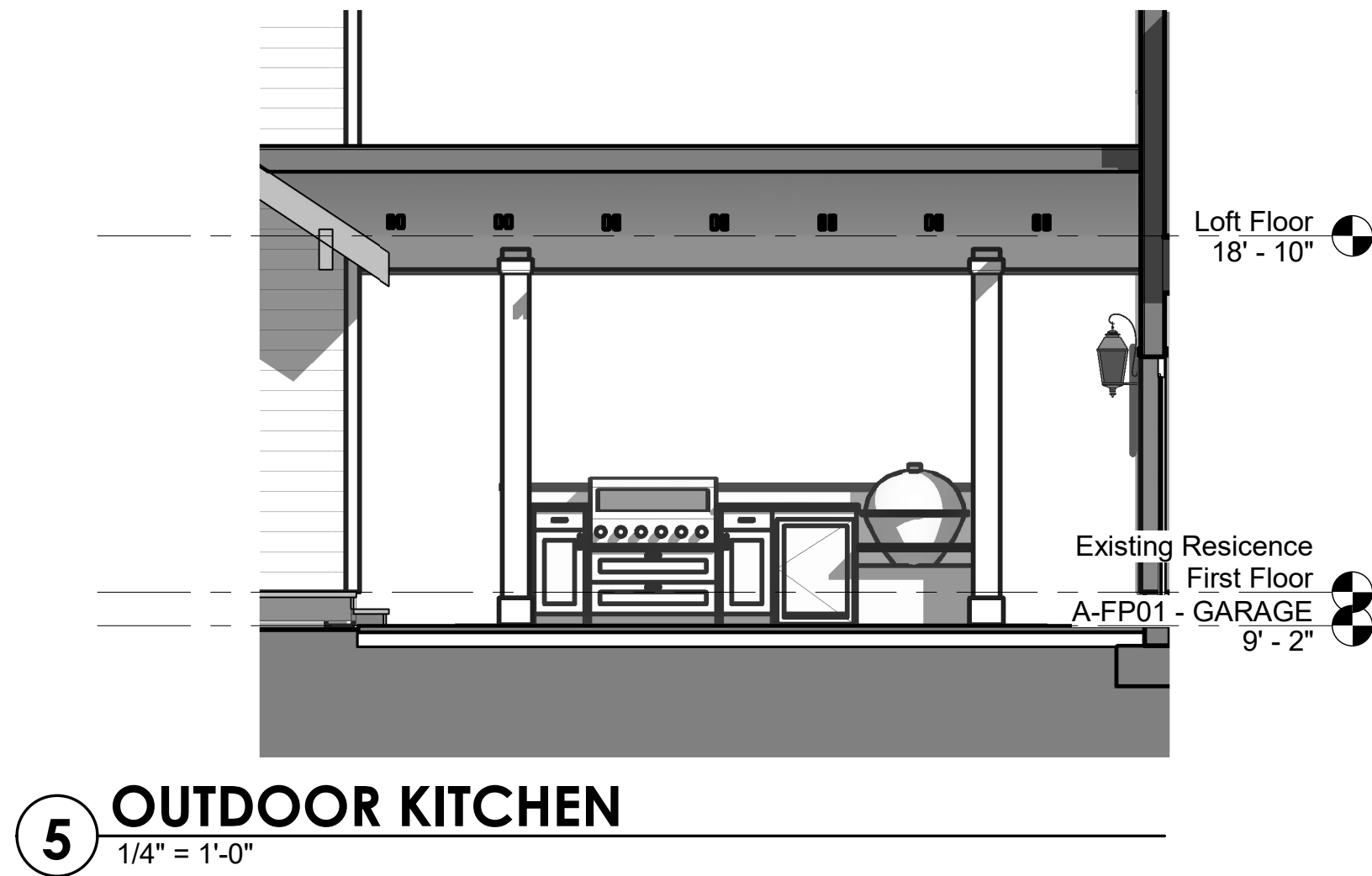
DRAWN BY: LBW
CHECKED BY: EDD

ISSUE DATE: 07/17/19

REVISIONS
No. Des. Date

SHEET TITLE:
EXTERIOR ELEVATIONS

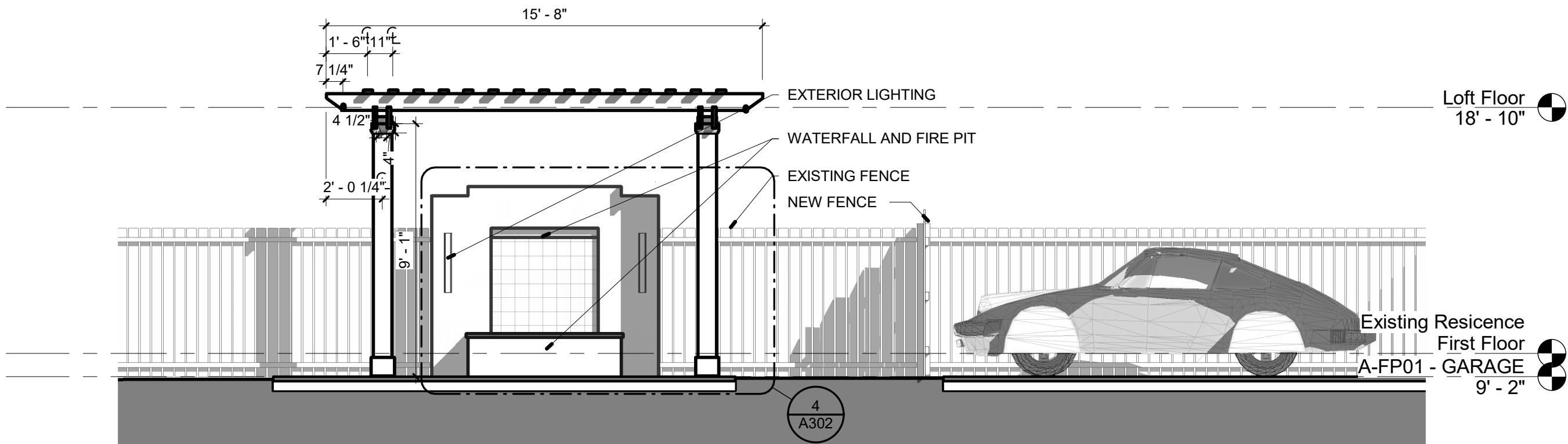
SHEET NO:
A201
PROJECT NO:
19018



5

OUTDOOR KITCHEN

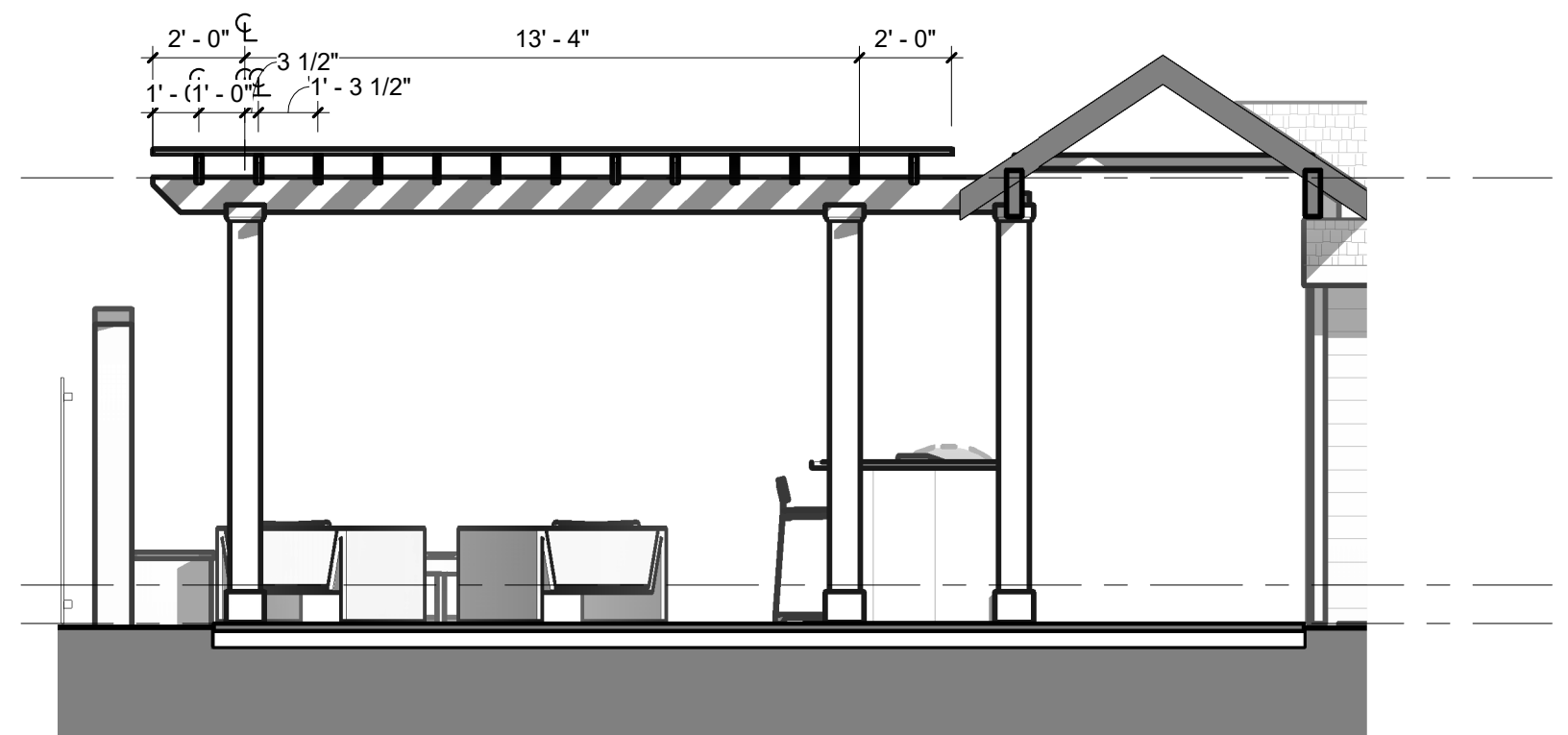
1/4" = 1'-0"



1

WATER FALL / FIRE PIT

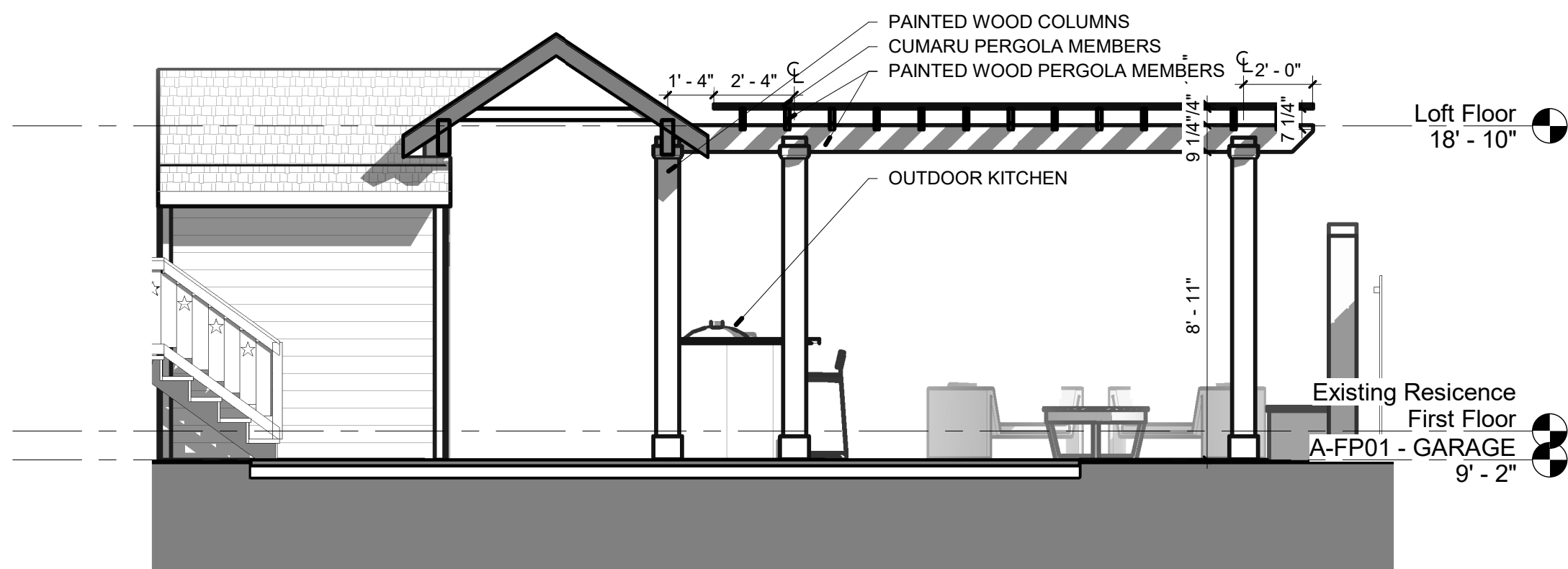
1/4" = 1'-0"



2

WEST PERGOLA

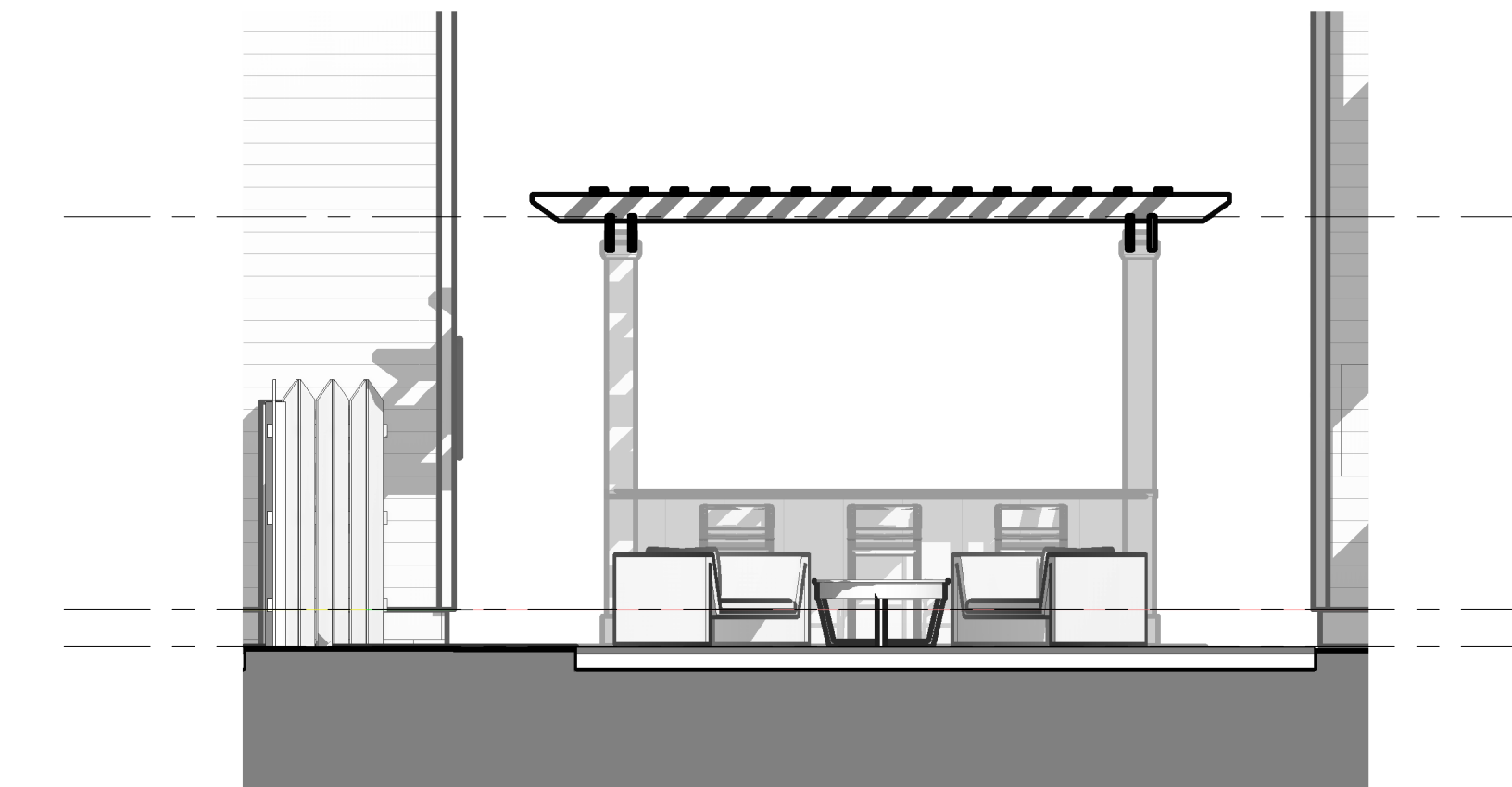
1/4" = 1'-0"



4

EAST PERGOLA

1/4" = 1'-0"



3

NORTH PERGOLA

1/4" = 1'-0"

