City of Pensacola

Planning Board

Agenda

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

April 14, 2026, 2:00 PM **Hagler-Mason, 2nd Floor**

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 26-466 PLANNING BOARD MEETING MINUTES FROM MARCH 10, 2026

Recommendation:

Sponsors:

Attachments: *Planning Board Minutes March 10 2026*

REQUESTS

2. 26-467 REQUEST FOR VACATION OF ALLEYWAY - 2907 E. BLOUNT STREET

Attachments: *2907 E. Blount Street_Images*
2907 E. Blount Street_Application and Materials
Planning Board Minutes June 9 2020
Review Comments_2907 E. Blount Street_Vacation of Alleyway
Sec._12_11_4._Vacation_of_streets__alleys

3. 26-468 FINAL AESTHETIC REVIEW - 50 S. 9TH AVENUE - GATEWAY REDEVELOPMENT DISTRICT

Attachments: *50 S. 9th Avenue_Images*
December 2025 Materials
Signed and Filled Application
The Helm at Hawkshaw - Architectural Review 2
Site Plan and Landscaping 2
Material Packet
Review Comments_Hawkshaw
Sec._12_3_12.___Redevelopment_land_use_district

OPEN FORUM

DISCUSSION ITEMS

4. 26-469 UPDATE ON THE LAND DEVELOPMENT CODE, PHASE 2

Recommendation:

Sponsors:

Attachments: *None*

ADJOURNMENT

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 based.

ADA Statement
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 850-435-1670 (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.

MINUTES OF THE PLANNING BOARD
March 10, 2026

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson, Board Member Finn, Board Member Grundhoefer, Board Member Villegas, Board Member Powell

MEMBERS ABSENT: Board Member Yee

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Coordinator Statler, Executive Assistant Bilby

STAFF VIRTUAL: Development Services Director Morris

OTHERS PRESENT: Jeff Buchalter, Katie Williamson, George Williams

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from January 13, 2026

New Business:

- 400 E. Gregory Street – Gateway Redevelopment District – Conceptual Site Plan and Aesthetic Review
- 698 Brent Lane & 5315 Springhill Drive – Nonresidential Parking in a Residential Zoning District
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:01pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Finn made a motion to approve the January 13, 2026, minutes, seconded by Vice Chairperson Larson, and it carried 5:0.

New Business –

400 E. Gregory Street – Gateway Redevelopment District – Conceptual Site Plan and Aesthetic Review

Assistant Planning & Zoning Manager Harding introduced the item. MDM Services, Inc. is requesting approval to demolish the existing convenience store, canopy, and all pavement, and conceptual approval for a new Circle K development. An earlier conceptual version of this project was approved with board comments at the December 2025 meeting, and a variance request to increase the maximum area for impervious surfaces was denied.

In response to the board's comments, the applicant has revised the proposal to incorporate several improvements - most notably, the introduction of pervious pavers eliminating the need for the previously requested variance, increased fenestration and upgraded façade treatments for the convenience store building, a revised canopy color, and the addition of interior sidewalks to improve on-site circulation. The 2025 site plans, building elevations, and previous agenda with the renderings were made available for comparison if needed.

Signage is planned to be handled through a later abbreviated review after final approval of the site and structures. Since review of the redevelopment project is for conceptual approval, final approval will be required at a future date. Sandra Owens of MDM Services presented the item, she stated she took all the boards comments and did some research on pavers and found hydro pavers, which are 100% pervious. Water flows through the paver, the system when installed correctly holds a quarter inch rain event for water quality. They incorporated those so that they could get their impervious ratio to meet the requirement of the code. They carried the brick around the building and then split the brick on the columns instead of running the brick all the way up the columns. They added gray to the top of the building, added some spandrel glass to the back of the store. Also, the canopy facia was changed to white instead of the standard red with the orange stripe, added brick as well to the columns. The board appreciated that their comments were heard and improvements were made. They then discussed the sidewalks, sidewalk was moved 2 feet from the curb, all sidewalks are 6 feet wide. Ten-foot-wide landscaping in the LDC does not apply to the Gateway Review District, but that will be changed in the rewrite. There is a tree that will need to be protected during construction even though it's offsite. Lot coverage and impervious area were calculated and indicated on the site plan; signs will be looked at later with the option of going through an abbreviated review. Final approval will come before the Planning Board and will not move forward to City Council.

Vice Chairperson Larson made the motion to approve, seconded by Board Member Villegas, and it carried 6:0.

698 Brent Lane & 5315 Springhill Drive – Nonresidential Parking in a Residential Zoning District (R-1AAA)

The City has received a request from GMC Architects on behalf of Professional Medical Consultants, located at 698 Brent Lane, for approval of non-residential parking on the adjacent lot at 5315 Springhill Drive. The existing medical office is located in zoning district R-2 which permits office use, and the adjacent property is zoned R-1AAA which is low-density residential. Both properties, as well as a third adjacent parcel, are under common ownership.

The proposed new parking area is to accommodate a planned 2,500-square-foot expansion to the medical office, and the proposed arraignment shows 21 parking spaces,

including one accessible stall. Medical offices require 1 parking space per 200 square feet of building.
The Land Development Code permits nonresidential parking in the R-1AAA zoning district subject to compliance with the following criteria in Sec. 12-3-93 and planning board approval.
(1) The parking lot shall be accessory to, and for use in connection with an existing non-residential establishment located in an adjoining district.
(2) The parking lot shall be used solely for the parking of vehicles of customers employees.
(3) No commercial repair work or service shall be conducted in the parking lot.
(4) Parking lot plans require approval from the City Engineer.
(5) No sign of any kind other than signs designating entrances, exits, and conditions of use shall be maintained on said parking lot, and said sign shall not exceed 20 square feet in area.
(6) The parking lot shall not encroach more than 150 feet into the residential zone.
(7) The parking lot shall conform to the City's off-street parking requirements and tree / landscape requirements.
A previous and more-intense request for nonresidential parking at this location was approved by planning board in 2005, though that project never moved forward. The 2005 site plans are included for reference. George Williams addressed the board on behalf of the owner Jeff Buchalter seated next to him. They have hired Rebol Battle, civil engineer, and a general design statement from them is included in the proposal for their stormwater management plan. They are planning on closing an existing driveway near intersection at Brent Lane to provide some safety. The unimproved residential lot is a nice buffer for the residents near all the commercial locations near them. A board member felt they address all seven criteria in a positive and affirmative way. They will be adding some landscaping to address the grade differential, there will be a segment of a retaining wall to create a plateau for the handicap parking space and other landscaping to soften that edge of the parking lot. They are vegetating the north property line to soften the view. Postcards were sent out in a 300-foot radius, one neighbor did call right before meeting, she will be called back to let her know what's going on regarding this project. The owner of the building, Jeff Buchalter addressed the board with a little background on the property and the future of his property. They had a very brief discussion about a fence on the property. They don't feel that stormwater will affect the property. Board members appreciate all the changes made from when it came before the board previously.
Vice Chairperson Larson made the motion to approve, seconded by Board Member Villegas, and it carried 6:0

Open Forum – none

Discussion
A reminder was given about the upcoming workshop for the LDC rewrite to be held on Tuesday, April 7th from 2pm-5pm. Next Planning Board meeting will be held on Tuesday, April 14th. Board members were provided with white papers from the LDC rewrite to go over before the workshop.

Adjournment – With no further business, the Board adjourned at 2:38 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board

File #: 26-467 | Planning Board | 4/14/2026

ACTION ITEM

SUBJECT:

Request for Vacation of Alleyway - 2907 E. Blount Street

SUMMARY:

A request has been received from Mr. Matthew Montee for the vacation of a partial alleyway directly behind a residential property at 2907 E. Blount Street. In 2020, City Council approved vacation of the subject alleyway except for a 10-foot-wide portion directly abutting 2907 E. Blount Street. At that time, an owner could not be reached, and the property was determined to be abandoned. The property has since been claimed and purchased by Mr. Montee who would like to incorporate the segment of alleyway into his property so that he may properly maintain it. Currently, the segment of alleyway is not used for access and it does not serve neighbors. Since only Mr. Montee abuts the alleyway portion, a petition form signed by neighbors is not required.

All utility providers have provided comments of “no objection” and a utility easement will be retained which is consistent with the remainder alleyway vacated in 2020.

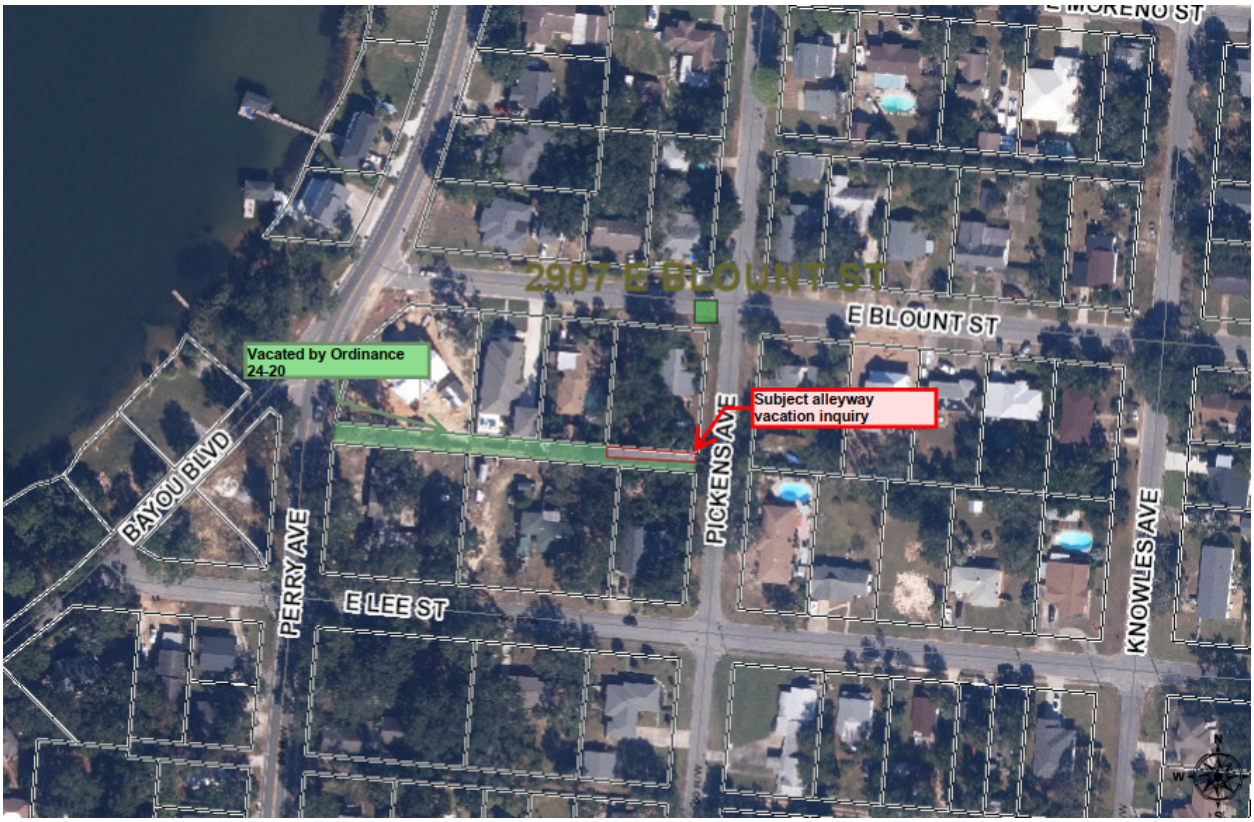
This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

RECOMMENDED CODE SECTIONS
Sec. 12-11-4. Vacation of streets, alleys

ATTACHMENTS:

1. 2907 E. Blount Street_Images
2. 2907 E. Blount Street_Application and Materials
3. Planning Board Minutes June 9 2020
4. Review Comments_2907 E. Blount Street_Vacation of Alleyway
5. Sec._12_11_4._Vacation_of_streets__alleys

2907 E. Blount Street – Vacation of Alleyway Request





VACATION OF ALLEY OR STREET RIGHT OF WAY

Fee: $2,000.00
Rehearing/Rescheduling Planning Board: $250.00
Rehearing/Rescheduling City Council: $500.00

Applicant Information:

Name: Matt Montee

Address: 52 Port Roval Way Pensacola, Fl 32502

Phone: 850-776-9706 Fax: _____ Email: Email on file

Property Information:

Owner Name: Matthew Montee & Tracey Lynn Hyman-Montee

Location/Address: 2907 E Blount St Pensacola, Fl 32503

Legal Description: Please attach a full legal description (from deed or survey)

Purpose of vacation of city right of way/comments:

This request is for a small, unused remnant of an alley that was previously vacated to all other abutting property owners. The prior owner of this property could not be reached at the time, leaving this isolated segment under City ownership.

The area no longer functions as a public right-of-way, does not serve any neighboring properties, and is not actively maintained. We are making significant improvements to this property and would like to acquire this parcel so it can be properly maintained and incorporated into the site.

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

Matt Montee 2/23/26
Signature of Applicant Tracey Hyman-Montee Date 02/23/2026
(Owner of Property or Official Representative of Owner)

FOR OFFICE USE ONLY

District: 4

Date Received: 3.12.2026 Case Number: _____

Date Postcards mailed: _____

Planning Board Date: 4.14.2026 Recommendation: _____

Council Date: _____ Council Action: _____

GoMaps



January 16, 2026

1:2,065

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

WARNING: THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data.
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2026

NORTHWEST FLORIDA LAND SURVEYING, INC.

479 N. Pace Boulevard
Pensacola, FL 32505
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION

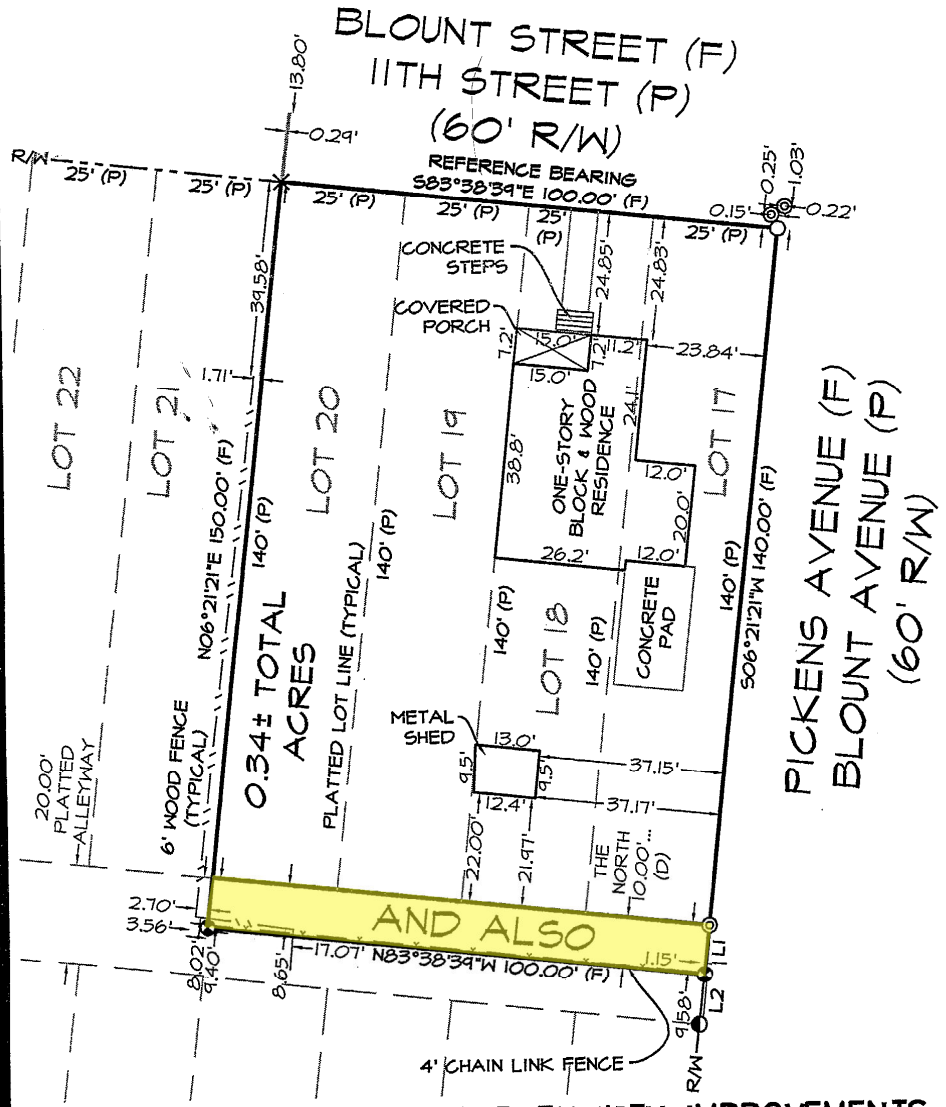
PREPARED FOR: OLD SOUTH PROPERTY SOLUTIONS, LLC
REQUESTED BY: DANIEL LEAL-FERNANDEZ

JOB NO.: 10-27886-26
DATE: FEBRUARY 04, 2026

PROPERTY ADDRESS: 2907 E BLOUNT ST.

SCALE: 1" = 30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	S06°21'21"W
L2	10.00	S06°21'21"W



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: DM DRAFTED: TCB TYPED: TCB CHECKED: JAS

DESCRIPTION: SEE SHEET 2 OF 2

SEC. 5, TWP. 2S, RGE. 29W, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED O.R. BOOK 9419, PAGE 559. *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 01/16/2026, FIELD BOOK: DM21, PG. 26

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

02/04/2026

JEFF SIMMONS PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7354 STATE OF FLORIDA

REVISIONS:

JEFF SIMMONS
License Number 7354
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

NORTHWEST FLORIDA LAND SURVEYING, INC.

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Pensacola, FL 32505
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION

PREPARED FOR: OLD SOUTH PROPERTY SOLUTIONS, LLC

REQUESTED BY: DANIEL LEAL-FERNANDEZ

JOB NO.: 10-27886-26

DATE: FEBRUARY 04, 2026

SCALE: 1" = 30'

PROPERTY ADDRESS: 2907 E BLOUNT ST.

DESCRIPTION AS FURNISHED (OFFICIAL RECORDS BOOK 9419, PAGE 559):
LOTS 17, 18, 19 AND 20, BLOCK 61, EAST PENSACOLA, BEING A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 77, PAGE 520, OF THE PUBLIC RECORDS OF SAID COUNTY.

AND ALSO
THE NORTH 10 FEET OF THE ALLEYWAY LYING ADJACENT AND CONTIGUOUS TO LOTS 17, 18, 19 AND 20, BLOCK 61, EAST PENSACOLA, BEING A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 77, PAGE 520, OF THE PUBLIC RECORDS OF SAID COUNTY.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM 1983, STATE PLANE MAPPING ZONE FLORIDA NORTH 0903, LAMBERT PROJECTION AS ESTABLISHED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF SOUTH 83 DEGREES 38 MINUTES 39 SECONDS EAST.

2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.

3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0441 J, REVISED AUGUST 19, 2025.

5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.

6. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 - 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.

8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.

9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES

10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, JEFF A. SIMMONS, AND IS TO BE RETURNED TO OWNER UPON REQUEST.

11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.

12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.

13. ENCROACHMENTS ARE AS SHOWN.

14. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE DEED OF RECORD ON THE GROUND AS WELL AS LOCATE ON SITE IMPROVEMENTS, EVIDENCE OF POSSESSION, AND ENCROACHMENTS TO BE SHOWN ON THE SURVEY TO SCALE AND THEIR RELATIONSHIP TO THE BOUNDARY.

DENOTES:

⊠ ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
◐ ~ 1/2" CAPPED IRON ROD, NUMBERED 4082 (FOUND)
X ~ "X" SCRIBED IN CONCRETE WALL (FOUND)
○ ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
◎ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
(D) ~ DEED INFORMATION
(P) ~ PLATTED INFORMATION
(F) ~ FIELD INFORMATION
R/W ~ RIGHT OF WAY
SEC. ~ SECTION
TWP. ~ TOWNSHIP
RGE. ~ RANGE
O.R. ~ OFFICIAL RECORD
PG. ~ PAGE

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 2 OF 2 *MEASUREMENTS MADE TO UNITED STATES STANDARDS* P.C.: DM DRAFTED: TCB TYPED: TCB CHECKED: JAS

DESCRIPTION: SEE ABOVE

SEC. 5, TWP. 2S, RGE. 29W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED O.R. BOOK 9419, PAGE 559. *THE ENCROACHMENTS ARE AS SHOWN*

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REVISIONS:

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

Legal Description

The north 10’ of the of alleyway lying adjacent and contiguous to Lots 17 TO 20 of BLOCK 61, EAST PENSACOLA, being a portion of Section 5, Township 2, Range 29 West, Escambia County, Florida, according to a plat recorded in Deed Book 77, Page 520 of the Public Records of said county.

Recorded in Public Records 2/19/2026 10:52 AM OR Book 9448 Page 715, Instrument #2026012694, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $3,150.00

Prepared by and return to:
Kerry Anne Schultz
Pure Title, LLC
2777 Gulf Breeze Parkway
Gulf Breeze, FL 32563
(850) 696-1331
File Number: PT-26-00060.RC

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th **day of February, 2026,** between **Old South Property Solutions, L.L.C., a Florida Limited Liability Company** whose post office address is **2211 North Pace Boulevard, Pensacola, FL 32505,** grantor, and **Tracey Lynn Hyman-Montee and Matthew M. Montee, wife and husband** whose post office address is **52 Port Royal Way, Pensacola, FL 32502,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lots 17, 18, 19 and 20, Block 61, East Pensacola, being a portion of Section 5, Township 2 South, Range 29 West, Escambia County, Florida, according to the map or plat thereof as recorded in Deed Book 77, Page 520, Public Records of Escambia County, Florida.

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to .

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

BK: 9448 PG: 716 Last Page

Witness
Printed Name: Colleen M. Vert
P.O. Address: 220 W Garden St #150
Pensacola FL 32502

Witness
Printed Name: C. Denise Minton
P.O. Address: 220 W Garden St #150
Pensacola FL 32502

Old South Property Solutions, L.L.C.

(Seal)
Timothy Brown, Manager

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 13th day of February,2026, by **Timothy Brown, Manager Old South Property Solutions, L.L.C. a Florida Limited Liability Company** and who [X] are personally known or [ ] have produced drivers' licenses as identification.

[Seal]

COLLEEN M VERT
Notary Public - State of Florida
Commission # HH 304449
My Comm. Expires Dec 18, 2026
Bonded through National Notary Assn.

Notary Public
Print Name: _____
My Commission Expires: _____

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020077854 9/23/2020 1:46 PM
OFF REC BK: 8371 PG: 214 Doc Type: ODN
Recording $18.50

PROPOSED
ORDINANCE NO. 31-20

ORDINANCE NO. 24-20

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING A PORTION OF THE ALLEWAY LOCATED IN BLOCK 61, EAST PENSACOLA; IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a public hearing was held on July 16, 2020, as to the vacation of a portion of the alleyway located in Block 61, East Pensacola; Pensacola, Escambia County, Florida; and

WHEREAS, the vacation of said right-of-way, hereinafter described, will contribute to the general welfare of the City of Pensacola in that said right-of-way is no longer needed as a public thoroughfare; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the following described right-of-way in Pensacola, Escambia County, Florida is hereby closed, discontinued, vacated and forever abandoned by the City of Pensacola as a public thoroughfare:

A portion of that certain twenty (20) foot alley bound on the west by Perry Avenue and on the east by Pickens Avenue, less and except that portion of alley immediately abutting LOTS 17 TO 20 of BLOCK 61, EAST PENSACOLA, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, lying and being in Escambia County, Florida, as shown according to the revised map of East Pensacola drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, Page(s) 520 of the Public Records of Escambia County, Florida.

SECTION 2. That the owners of the abutting property be, and they are hereby, authorized to acquire possession of the right-of-way more particularly described in Section 1 of this ordinance, and the City of Pensacola does hereby abandon all claim of right, if any it has, in said property, and it shall remain and be the property of the abutting property owners.

SECTION 3. That, notwithstanding the foregoing sections, the City of Pensacola reserves for itself and all existing utility providers, their successors and assigns, a full width easement in the entire portion the right of way vacated hereby for the purpose of locating and maintaining public utilities and improvements.

SECTION 4. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Passed: August 13, 2020

Approved: _____
President of City Council

Attest:

_____
City Clerk

PENSACOLA
FLORIDA'S FIRST & FUTURE

MINUTES OF THE PLANNING BOARD
June 9, 2020

MEMBERS PRESENT:	Chairperson Paul Ritz, Board Member Grundhoefer, Board Member Murphy, Board Member Wiggins
MEMBERS VIRTUAL:	Vice Chairperson Larson
MEMBERS ABSENT:	Board Member Powell, Board Member Sampson
STAFF PRESENT:	Assistant Planning Director Cannon, Senior Planner Statler, Assistant City Attorney Lindsay, Historic Preservation Planner Harding
OTHERS VIRTUAL:	Christy Cabassa, Scott Sallis, Cynthia Bradford, Ryan Norenberg

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from May 12, 2020.
- **New Business:**
    1. **57 S. 9th Avenue - Gateway Review District - New Two Story Townhouse**
    2. **29 N. 9th Avenue – Gateway Review District – New Three Story Mixed-Use Building**
    3. **Request for Vacation of Right-of-Way – 2900 E. Lee Street between Perry Avenue and Pickens Avenue**
    4. **Request for License to Use Right-of-Way – 2110 E. Lakeview Avenue**
- Open Forum
- Discussion on the Proposed Amendment to the Tree Ordinance
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the virtual Board meeting.

Approval of Meeting Minutes

Board Member Wiggins made a motion to approve the May 12, 2020 minutes, seconded by Board Member Grundhoefer, and it carried unanimously.

New Business

57 S. 9TH AVENUE - GATEWAY REVIEW DISTRICT - NEW TWO STORY TOWNHOUSE

Assistant Planning Director Cannon stated this item was in the GRD-1 which was in the Aragon redevelopment area. Ms. Cabassa presented to the Board and stated this was a single family residence attached to the Aragon Winebar, and they had received preliminary Aragon approval. There would be an out building for a garage connected with a breezeway and courtyard. All setbacks and heights had met the Aragon requirements. Chairperson Ritz advised this would be a great addition to that area. Board Member Grundhoefer indicated he had talked with the Aragon Review Committee Chairperson who said it had passed the Aragon requirements. Board Member Wiggins explained she had no concerns with the products of this designer. **Board Member Wiggins made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.**

29 N. 9TH AVENUE – GATEWAY REVIEW DISTRICT – NEW THREE STORY MIXED-USE BUILDING

Chairperson Ritz was glad to see some infill and stated he would not hesitate to support any project presented by Mr. Sallis. Mr. Sallis presented to the Board and stated the project was submitted to the Aragon Review Committee 27 days ago, and he expected a response within the next few days. He also stated the space was very generic right now and they had no tenant at this time. Chairperson Ritz explained this project would make it a more unified streetscape. Mr. Sallis confirmed if the rooftop was eliminated, it would return for an abbreviated review and Aragon approval would still apply. **Board Member Wiggins made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.**

REQUEST FOR VACATION OF RIGHT-OF-WAY – 2900 E. LEE STREET BETWEEN PERRY AVENUE AND PICKENS AVENUE

Chairperson Ritz pointed out the alleyway was not effective for vehicles, but the request here would give the property owners what would have been the property of the citizens of Pensacola. He suggested the right-of-way was probably not being used as intended and did not see any negative issues. It was pointed out that one property owner (2907 E. Blount) had not signed the petition to vacate; the property had been verified as vacant. Ms. Bradford addressed the Board and stated a chain link fence runs the entire length, and looked like it had not been traversed in 50 years. The owner of 2907 E. Blount could not be located, and ECUA had verified that home was abandoned. Chairperson Ritz explained the property owners of record had participated in this request. Staff indicated neighbors within 300' had been notified of this request. Chairperson Ritz advised if approved, this request would proceed to the Council for two readings prior to final approval.

Mr. DiBella advised the alleyway was the only way to access his property. Assistant City Attorney Lindsay advised Mr. DiBella's wife's name was on this deed, and there was access from the street with no requirement for the property to be accessed from the alley.

Mr. DiBella was a building contractor who needed access to the rear of the property. However, Chairperson Ritz advised Ms. DiBella had signed the petition to be a part of the vacation. He asked if Mr. DiBella was occupying any portion of the right-of-way, and Mr. DiBella stated he was not, but the fence was on their property line. Board Member Wiggins asked why his wife signed the petition, and Mr. DiBella stated she did not want to offend Ms. Bradford, but they had not talked together about it. It was determined Ms. DiBella's signature was received within the last few days. Board Member Murphy asked if the entire yard was fenced, was there a gate, and Mr. DiBella advised there was one which was overgrown in bushes. The property had been cleared, and the terrain was left unstable and impassable. Assistant City Attorney Lindsay clarified that Ms. DiBella owns the land, they live separately and homestead their separate residences. Chairperson Ritz explained if this matter proceeded to Council, Mr. and Mrs. DiBella could speak to Council on their concerns. **Board Member Wiggins made a motion to approve the vacation, seconded by Board Member Murphy, and it carried unanimously.**

REQUEST FOR LICENSE TO USE RIGHT-OF-WAY – 2110 E. LAKEVIEW AVENUE

For clarification, Assistant Planning Director Cannon explained the difference between a right-of-way and an LTU.

Ryan Norenberg has requested to install a 4' black aluminum fence across the front of his home, located no closer than 10' across the edge of Lakeview Avenue. Chairperson Ritz indicated there were lots of places along Lakeview without sidewalks; the City is adding sidewalks as they go along, but with LTU's and fences, the City would not be able to complete the sidewalks easily. He would like to see LTUs for general public use and not necessarily to close off spaces.

Board Member Murphy agreed that the City was trying to make neighborhoods more walkable, and this would reduce the ability to construct sidewalks especially in this area, and she felt it was important to keep this open. Board Member Grundhoefer agreed this was such a thoroughfare, it would be the next logical street for sidewalks, and a fence should be placed on their private property.

Mr. Norenberg addressed the Board and in looking at the aerial view, noted how close his house was to the front of the property. He was asking to enclose as much as possible to protect his children and the dog. Since there was slim to no chance for traffic calming, this seemed the best idea. Chairperson Ritz advised his house was 15' from the edge of the public sidewalk and could not support the request for an LTU. Board Member Wiggins advised the applicant that proceeding with a right-of-way vacation would substantially increase the property taxes, but she could not support the LTU. Board Member Murphy mentioned another reason for concern was the addition of a metal fence might be a potential sight safety issue with drivers attempting to turn right from Magnolia onto Lakeview.

Board Member Grundhoefer made a motion to deny, seconded by Board Member Murphy. Chairperson Ritz confirmed this item would proceed to Council as a recommendation. **The motion then carried unanimously.**

Open Forum – None

Discussion on the Proposed Amendment to the Tree Ordinance

Chairperson Ritz advised 2019 House Bill 1159 was circulated, and he read it as a lay person. Board Member Wiggins wanted to make sure anything the Board did fell within

the State law.
Ms. Murphy addressed the Board and stated she attended a private workshop with Lyssa Hall from Arizona, and the University of Florida professors will probably come in August for workshops; Lyssa Hall would participate virtually. She has asked key people for locations to allow workshops to be centrally located for public input. Chairperson Ritz had attended the virtual meeting; his takeaway was the botanical names for plantings, and the species list was not as accurate as it could be. He emphasized the City has a current tree ordinance, and the State has rulings and laws as well. Board Member Murphy hoped to have specific dates before the next Board meeting which would be forwarded to the Board members.

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience with the change in methods of physical and virtual participation and adjourned the meeting at 3:06 pm.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board

Department:	Comments:
Planning	No comments or concerns.
FIRE	No comment from fire.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	No objection to the vacation request. I agree with the utility easement to be retained for consistency.
FPL	No comments.
ATT	AT&T has no issue with this request.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.
Floodplain	This property is in an x flood zone, so no comments from me.
Traffic Operations	No comments.

Sec. 12-11-4. Vacation of streets, alleys.

This section is established to provide for the vacation of streets, alleys or other public rights-of-way by official action of the city council.

(1) *Application.* An application for vacation of streets, alleys or other public right-of-way shall be filed with the planning services department and shall include the reason for vacation and a legal description of the property to be vacated. Application for an alley vacation shall be in petition form signed by all property owners abutting the portion of the alley to be vacated. If all property owners do not sign the petition requesting such alley vacation, city staff shall determine the portion of the alley to be vacated.

a. An application for vacation of streets, alleys or other public right-of-way must be submitted to the planning services department at least 30 days prior to the regularly scheduled meeting of the planning board.

b. The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.

c. No application shall be considered complete until all of the following have been submitted:

1. The application shall be submitted on a form provided by the board secretary.

2. Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:

i. Accurate site plan drawn to scale;

ii. A legal description of the property proposed to be vacated;

iii. Proof of ownership of the adjacent property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;

iv. Reason for vacation request;

v. Petition form signed by all property owners abutting the portion of the right-of-way or alley to be vacated.

3. The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.

4. Any party may appear in person, by agent, or by attorney.

5. Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

(2) *Planning board review and recommendation.* The request to vacate will be distributed to the appropriate city departments and public agencies for review and comment. Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefor, to the city planning services department. The planning board shall review the vacation request and make a recommendation to the city council at a regularly scheduled planning board meeting. When a request for vacation of a right-of-way adjacent to a street or alley is made, the vacation shall be limited to a minimum of no less than ten feet from the existing back-of-curb. Any existing sidewalk on a right-of-way must be maintained or rebuilt by an owner granted such a vacation in order to preserve ADA accessibility to the public.

a. Public notice for vacation of streets, alleys.

1. A sign shall be prominently posted on the property to which the application pertains at least seven days prior to the scheduled board meeting.

2. The city shall notify property owners within a 300-foot radius, as identified by the current county tax roll maps, of the property proposed for vacation with a public notice by post card at least five days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

(3) *City council review and action.* The planning board recommendation shall be forwarded to the city council for review and action.

a. *Notice and hearing.* The city council shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting. Planning staff shall post a sign specifying the date and time of the public hearing at least seven days prior to the hearing. A public notice shall be published in a local newspaper of general distribution stating the time, place and purpose of the hearing at least ten days prior to the public hearing. The city shall notify property owners by certified mail, as identified by the current county tax roll, at least 15 days prior to the city council public hearing.

1. In case of an alley vacation request all adjacent owners shall be notified.

2. In the case of a street vacation request, all property owners within 300 feet of the request shall be notified.

b. *Action.* The city council shall approve, approve with modifications, or deny the vacation request at the council public hearing. If the request is approved by the council, an ordinance will be drawn and read two times following the public hearing, at which time the vacation becomes effective. When a request for vacation of a right-of-way adjacent to a street or alley is made, the vacation shall be limited to a minimum of no less than ten feet from the existing back-of-curb. Any existing sidewalk on a right-of-way must be maintained or rebuilt by an owner granted such a vacation in order to preserve ADA accessibility to the public.

(4) *Easements retained.* If the city council determines that any portion of a public street or right-of-way is used or in the reasonably foreseeable future will be needed for public utilities, the street may be vacated only upon the condition that appropriate easements be reserved for such public utilities.

(5) *Zoning of vacated property.* Whenever any street, alley or other public right-of-way is vacated, the district use and area regulations governing the property abutting upon each side of such street, alley or public right-of-way shall be automatically extended to the center of such vacation and all area included within the vacation shall thereafter be subject to all appropriate regulations of the extended use districts.

(6) *Ownership of property.* Whenever any street, alley or public right-of-way is vacated, ownership of said property conferred by such action shall extend from the right-of-way line to the center of said property, unless otherwise specified.

(Code 1986, § 12-12-4; Ord. No. 6-93, § 26, 3-25-1993; Ord. No. 44-94, § 7, 10-13-1994; Ord. No. 15-00, § 8, 3-23-2000; Ord. No. 12-09, § 3, 4-9-2009; Ord. No. 01-19, § 1, 2-14-2019; Ord. No. 23-20, 7-16-20)

File #: 26-468 | Planning Board | 4/14/2026

ACTION ITEM

SUBJECT:

Final Aesthetic Review - 50 S. 9th Avenue - Gateway Redevelopment District

SUMMARY:

CBA Architects is requesting final approval for a new multi-family residential development consisting of a seven-story main building with two levels of podium parking, and five levels of residential apartments, totaling 227 units. A separate club building is located to the west of the development which will house amenities for residents.

The design centers a resort-style pool within the main building's third floor courtyard, offering views overlooking Admiral Mason Veterans Memorial Park and Pensacola Bay. Architectural features include colorful facades, balconies, deep roof overhangs, and decorative shutters, combining traditional coastal elements with modern design.

Conceptual review of this project was approved by the board in December 2025.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

RECOMMENDED CODE SECTIONS
Sec. 12-3-13(1) GRD, Gateway redevelopment district

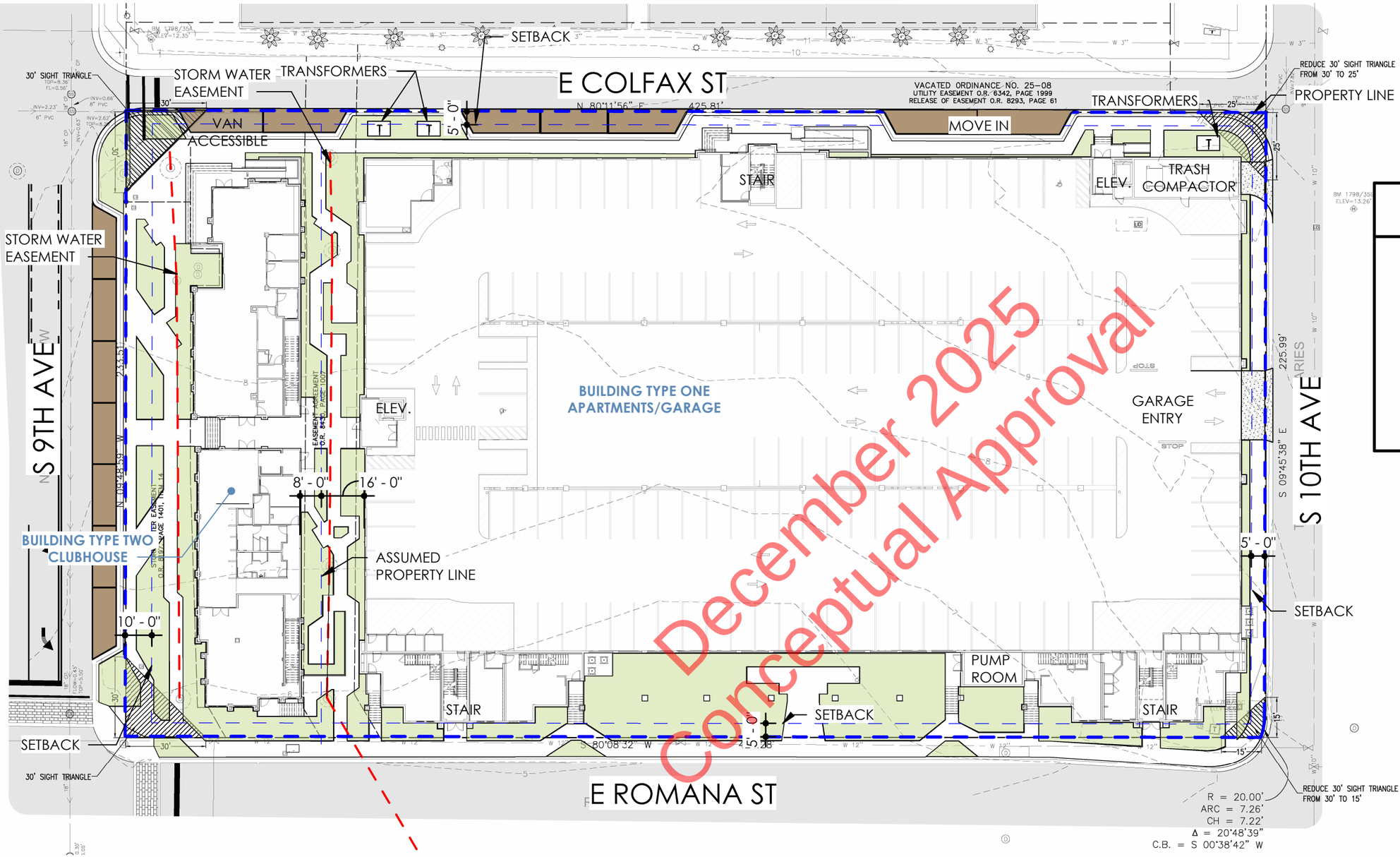
ATTACHMENTS:

1. 50 S. 9th Avenue_Images
2. December 2025 Materials
3. Signed and Filled Application
4. The Helm at Hawkshaw - Architectural Review 2
5. Site Plan and Landscaping 2
6. Material Packet
7. Review Comments_Hawkshaw
8. Sec._12_3_12.___Redevelopment_land_use_district

50 S. 9th Avenue – Gateway Redevelopment District







December 2025
Conceptual Approval

LOT CALCULATION

CALCULATIONS PROVIDED BY THE CIVIL ENGINEER

BUILDINGS = 71,615 SF (72.1%)

BUILDINGS + COVERED AREAS = 73,342 SF (73.9%)

PERVIOUS SIDEWALKS AND PARKING = 11,372 SF (11.4%)

OPEN AREAS = 14,598 SF (14.7%)

TOTAL LANDSCAPED AREA = 25,970 SF (26.1%)

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

THE HELM AT HAWKSHAW
Pensacola, FL
4805 created by: TQT

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12-09-2025

SITE PLAN

PB-03

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December 2025
Conceptual Approval

1 BUILDING TYPE ONE - SOUTH ELEVATION A

E ROMANA ST

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

MATERIALS

FIBER CEMENT PANEL	SW 7005 - PURE WHITE	FIBER CEMENT PANEL	SW 6003 - PROPER GRAY	STUCCO	SW 7005 - PURE WHITE	STUCCO	SW 6003 - PROPER GRAY	METAL	SW 7048 - URBAN BRONZE
STONE VENEER	POLAR GREZZO UT	FIBER CEMENT SIDING	SW 6213 - HALCYON GREEN						

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December 2025
Conceptual Approval

1 BUILDING TYPE ONE - SOUTH ELEVATION B

E ROMANA ST

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

MATERIALS

FIBER CEMENT PANEL	FIBER CEMENT PANEL	STUCCO	STUCCO	METAL	STONE VENEER	FIBER CEMENT SIDING
SW 7005 - PURE WHITE	SW 6003 - PROPER GRAY	SW 7005 - PURE WHITE	SW 6003 - PROPER GRAY	SW 7048 - URBAN BRONZE	POLAR GREZZO UT	SW 6213 - HALCYON GREEN

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BUILDING TYPE ONE - ELEVATIONS

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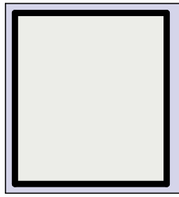
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Conceptual Approval

1 BUILDING TYPE ONE - EAST ELEVATION

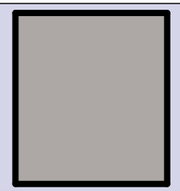
S 10TH ST

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

MATERIALS



FIBER CEMENT PANEL
SW 7005 - PURE WHITE



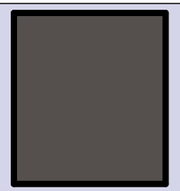
FIBER CEMENT PANEL
SW 6003 - PROPER GRAY



STUCCO
SW 7005 - PURE WHITE



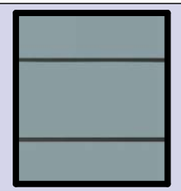
STUCCO
SW 6003 - PROPER GRAY



METAL
SW 7048 - URBAN BRONZE



STONE VENEER
POLAR GREZZO UT



FIBER CEMENT SIDING
SW 6213 - HALCYON GREEN

THE HELM AT HAWKSHAW
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BUILDING TYPE ONE - ELEVATIONS

PB-15

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December 2025
Conceptual Approval

1 BUILDING TYPE ONE - NORTH ELEVATION A

E COLFAX ST

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

MATERIALS

FIBER CEMENT PANEL	FIBER CEMENT PANEL	STUCCO	STUCCO	METAL	STONE VENEER	FIBER CEMENT SIDING
SW 7005 - PURE WHITE	SW 6003 - PROPER GRAY	SW 7005 - PURE WHITE	SW 6003 - PROPER GRAY	SW 7048 - URBAN BRONZE	POLAR GREZZO UT	SW 6213 - HALCYON GREEN

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BUILDING TYPE ONE - ELEVATIONS

PB-16

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December 2025
Conceptual Approval

1 BUILDING TYPE ONE - NORTH ELEVATION B

E COLFAX ST

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

MATERIALS

FIBER CEMENT PANEL SW 7005 - PURE WHITE	FIBER CEMENT PANEL SW 6003 - PROPER GRAY	STUCCO SW 7005 - PURE WHITE	STUCCO SW 6003 - PROPER GRAY	METAL SW 7048 - URBAN BRONZE	STONE VENEER POLAR GREZZO UT	FIBER CEMENT SIDING SW 6213 - HALCYON GREEN
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BUILDING TYPE ONE - ELEVATIONS

PB-17

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December 2025
Conceptual Approval

1 BUILDING TYPE ONE - WEST ELEVATION

S 9TH ST

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

MATERIALS

FIBER CEMENT PANEL	FIBER CEMENT PANEL	STUCCO	STUCCO	METAL	STONE VENEER	FIBER CEMENT SIDING
SW 7005 - PURE WHITE	SW 6003 - PROPER GRAY	SW 7005 - PURE WHITE	SW 6003 - PROPER GRAY	SW 7048 - URBAN BRONZE	POLAR GREZZO UT	SW 6213 - HALCYON GREEN

THE HELM AT HAWKSHAW
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HALSTEAD

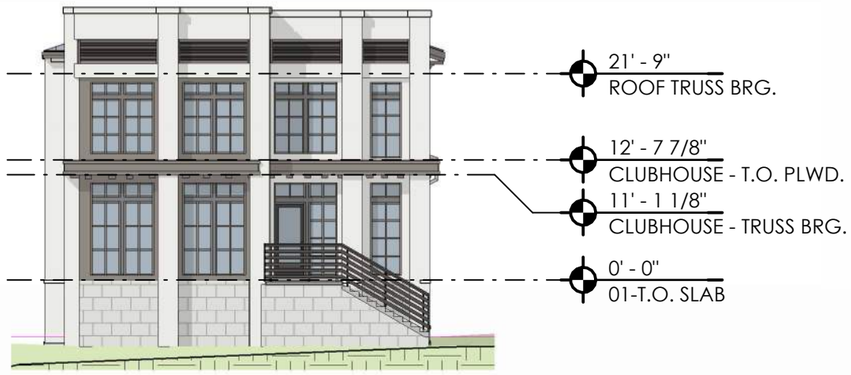
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BUILDING TYPE ONE - ELEVATIONS

PB-18

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2 BUILDING TYPE TWO - SOUTH ELEVATION

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



December 2025
Conceptual Approval

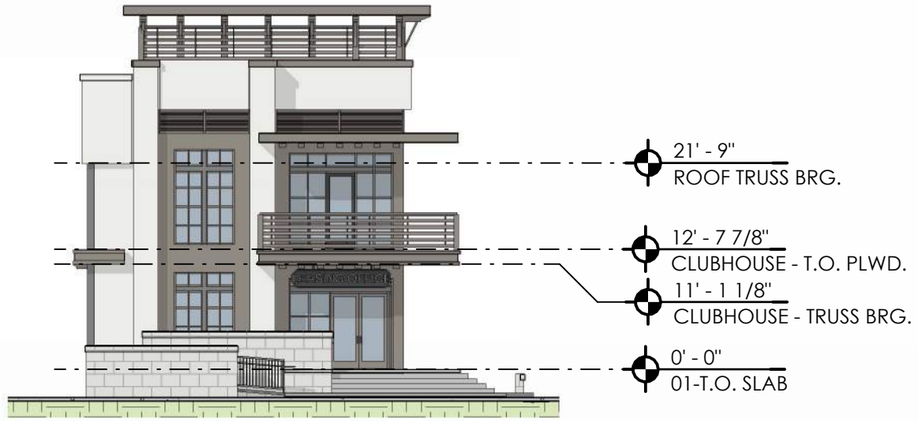
1 BUILDING TYPE TWO - WEST ELEVATION

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

MATERIALS

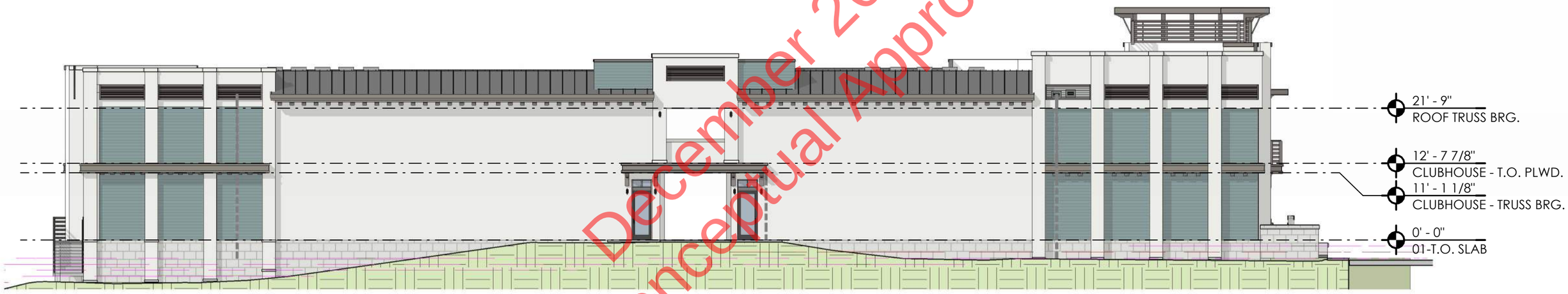
FIBER CEMENT PANEL	FIBER CEMENT PANEL	STUCCO	STUCCO	METAL	STONE VENEER	FIBER CEMENT SIDING
SW 7005 - PURE WHITE	SW 6003 - PROPER GRAY	SW 7005 - PURE WHITE	SW 6003 - PROPER GRAY	SW 7048 - URBAN BRONZE	POLAR GREZZO UT	SW 6213 - HALCYON GREEN

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2 BUILDING TYPE TWO - NORTH ELEVATION

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

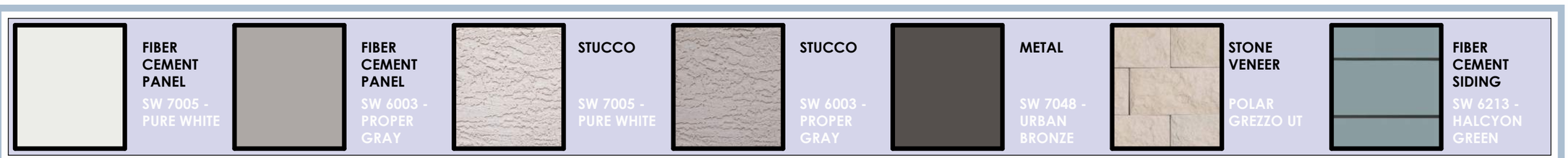


December 2025
Conceptual Approval

1 BUILDING TYPE TWO - EAST ELEVATION

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

MATERIALS



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BUILDING TYPE TWO - ELEVATIONS

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11/26/2025 2:11:22 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_ArchVT

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

Planning Board Application
Request for Aesthetic Review

Application Date: **03/13/2026**

Project Address: **50 S 9th Ave, Pensacola**

Applicant: **Toan Tran**

Applicant's Address: **1770 Fennell St. Maitland, FL 32751**

Email: **Signature on file.** Phone: **407.660.8900**

Property Owner: **FHTG5, LLC and Hawkshaw Development Group LLC.**

Redevelopment District: ○ ***Waterfront*** ◉ ***Gateway*** ○ ***South Palafox Business*** ○ ***North 9th Avenue***

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT IS LOCATED IN PENSACOLA, FLORIDA. THE PROJECT CONSISTS OF A SEVEN-STORY MAIN BUILDING, WITH TWO LEVELS OF PODIUM PARKING GARAGE AND FIVE LEVELS OF RESIDENTIAL APARTMENTS ABOVE, TOTALING 227 UNITS. A SEPARATE CLUB BUILDING COMPLEMENTS THE MAIN RESIDENTIAL STRUCTURE AND WILL HOUSE AMENITIES FOR RESIDENTS.

A TOTAL OF 20 UNITS ARE PLANNED AS STUDIOS, 140 AS ONE-BEDROOM UNITS, 63 AS TWO-BEDROOM UNITS, AND 4 AS THREE-BEDROOM UNITS. PARKING IS PRIMARILY PROVIDED WITHIN THE PODIUM GARAGE, WITH ADDITIONAL SURFACE PARKING SPACES LOCATED THROUGHOUT THE SITE FOR CONVENIENCE.

THE DESIGN CENTERS A RESORT-STYLE POOL WITHIN THE MAIN BUILDING'S 3RD FLOOR COURTYARD, OFFERING VIEWS OVERLOOKING A PARK AND, BEYOND IT, THE SCENIC PENSACOLA BAY. ARCHITECTURAL FEATURES INCLUDE COLORFUL FACADES, BALCONIES, DEEP ROOF OVERHANGS, AND DECORATIVE SHUTTERS, COMBINING TRADITIONAL COASTAL ELEMENTS WITH MODERN DESIGNS. THE APARTMENT BUILDINGS ARE PROTECTED THROUGHOUT WITH AN NFPA 13 FIRE SUPPRESSION SYSTEM.

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.

Toan Tran
Applicant Signature

03/13/2026
Date

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

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THE HELM AT HAWKSHAW



CONCEPTUAL RENDERING

SHEET LIST

PB-01	COVER SHEET
PB-02	EXISTING SITE PLAN
PB-03	ARCHITECTURAL SITE PLAN
PB-04	BUILDING TYPE ONE - FIRST FLOOR
PB-05	BUILDING TYPE ONE - SECOND FLOOR
PB-06	BUILDING TYPE ONE - THIRD FLOOR
PB-07	BUILDING TYPE ONE - FOURTH FLOOR
PB-08	BUILDING TYPE ONE - FIFTH FLOOR
PB-09	BUILDING TYPE ONE - SIXTH FLOOR
PB-10	BUILDING TYPE ONE - SEVENTH FLOOR
PB-11	BUILDING TYPE ONE - ROOF PLAN
PB-12	BUILDING TYPE TWO - FIRST FLOOR PLAN
PB-13	BUILDING TYPE TWO - SECOND FLOOR
PB-14	BUILDING TYPE TWO - ROOF PLAN
PB-15	BUILDING TYPE ONE - ELEVATIONS
PB-16	BUILDING TYPE ONE - ELEVATIONS
PB-17	BUILDING TYPE ONE - ELEVATIONS
PB-18	BUILDING TYPE ONE - ELEVATIONS
PB-19	BUILDING TYPE ONE - ELEVATIONS
PB-20	BUILDING TYPE ONE - ELEVATIONS
PB-21	BUILDING TYPE TWO - ELEVATIONS
PB-22	BUILDING TYPE TWO - ELEVATIONS
PB-23	PERSPECTIVE
PB-24	PERSPECTIVE
PB-25	PERSPECTIVE
PB-26	PERSPECTIVE

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Pensacola, FL
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HALSTEAD

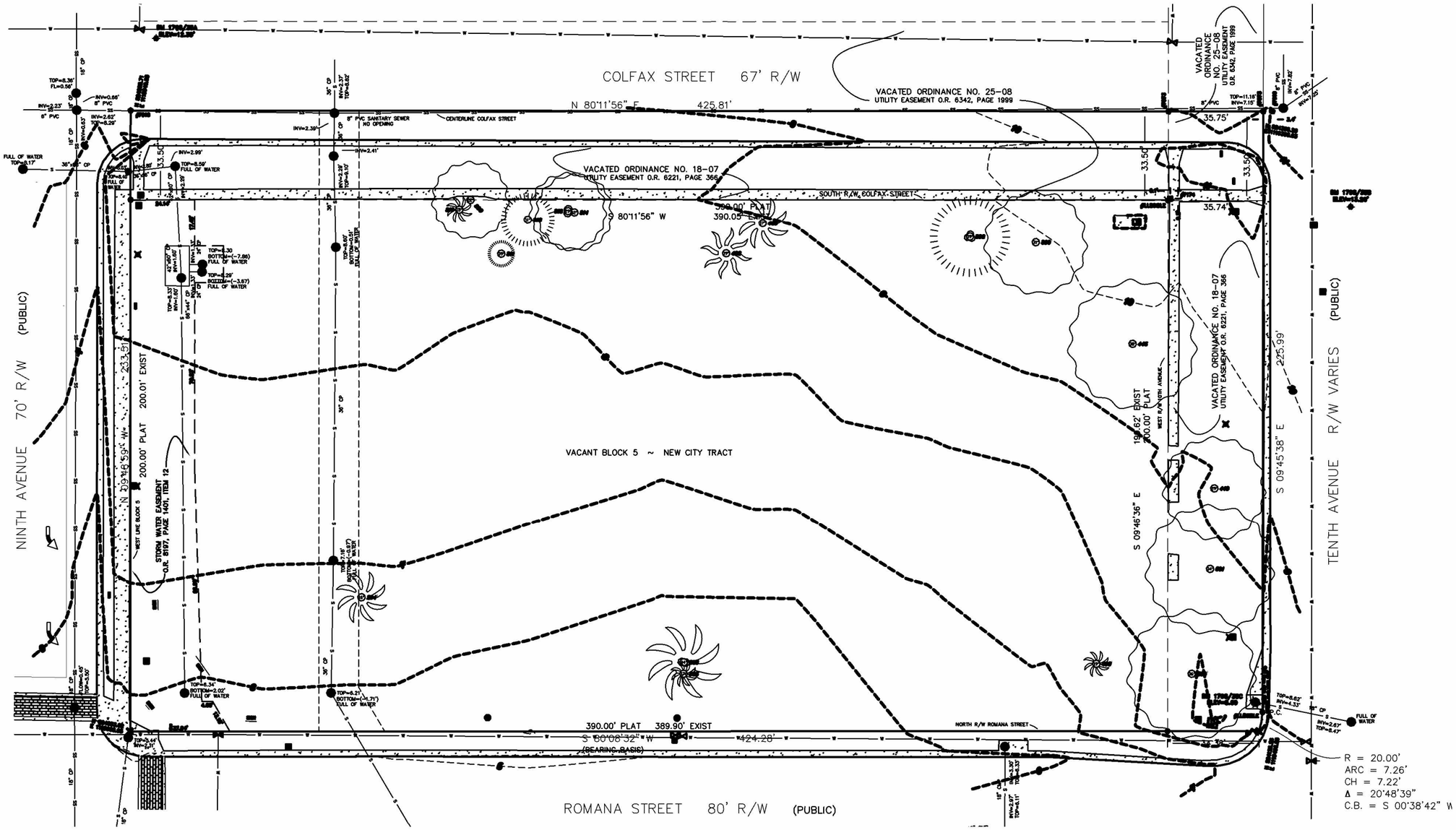
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COVER SHEET

PB-01

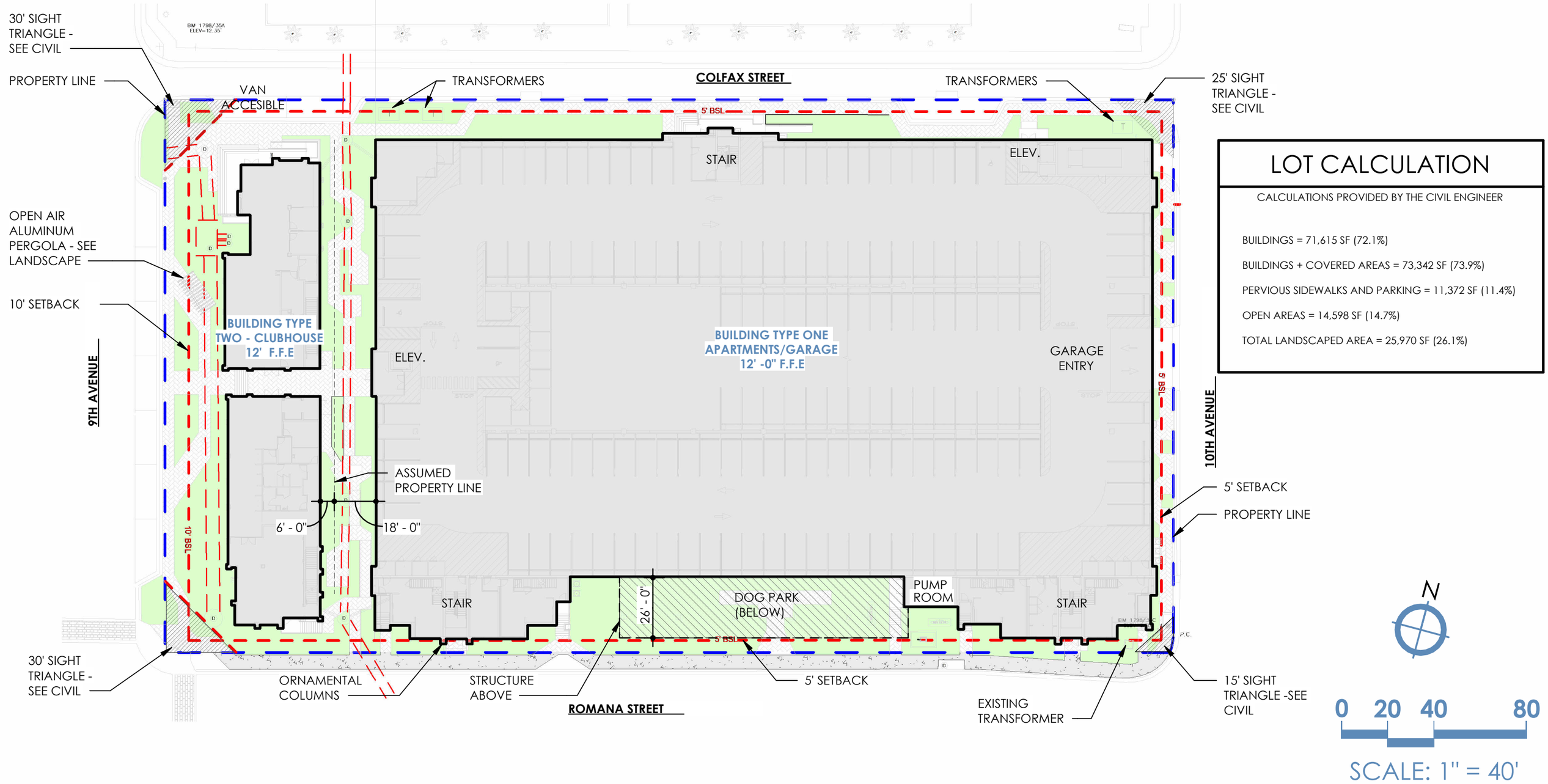
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1 EXISTING SITE PLAN

SCALE: 1" = 40'-0"

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LOT CALCULATION

CALCULATIONS PROVIDED BY THE CIVIL ENGINEER

BUILDINGS = 71,615 SF (72.1%)

BUILDINGS + COVERED AREAS = 73,342 SF (73.9%)

PERVIOUS SIDEWALKS AND PARKING = 11,372 SF (11.4%)

OPEN AREAS = 14,598 SF (14.7%)

TOTAL LANDSCAPED AREA = 25,970 SF (26.1%)

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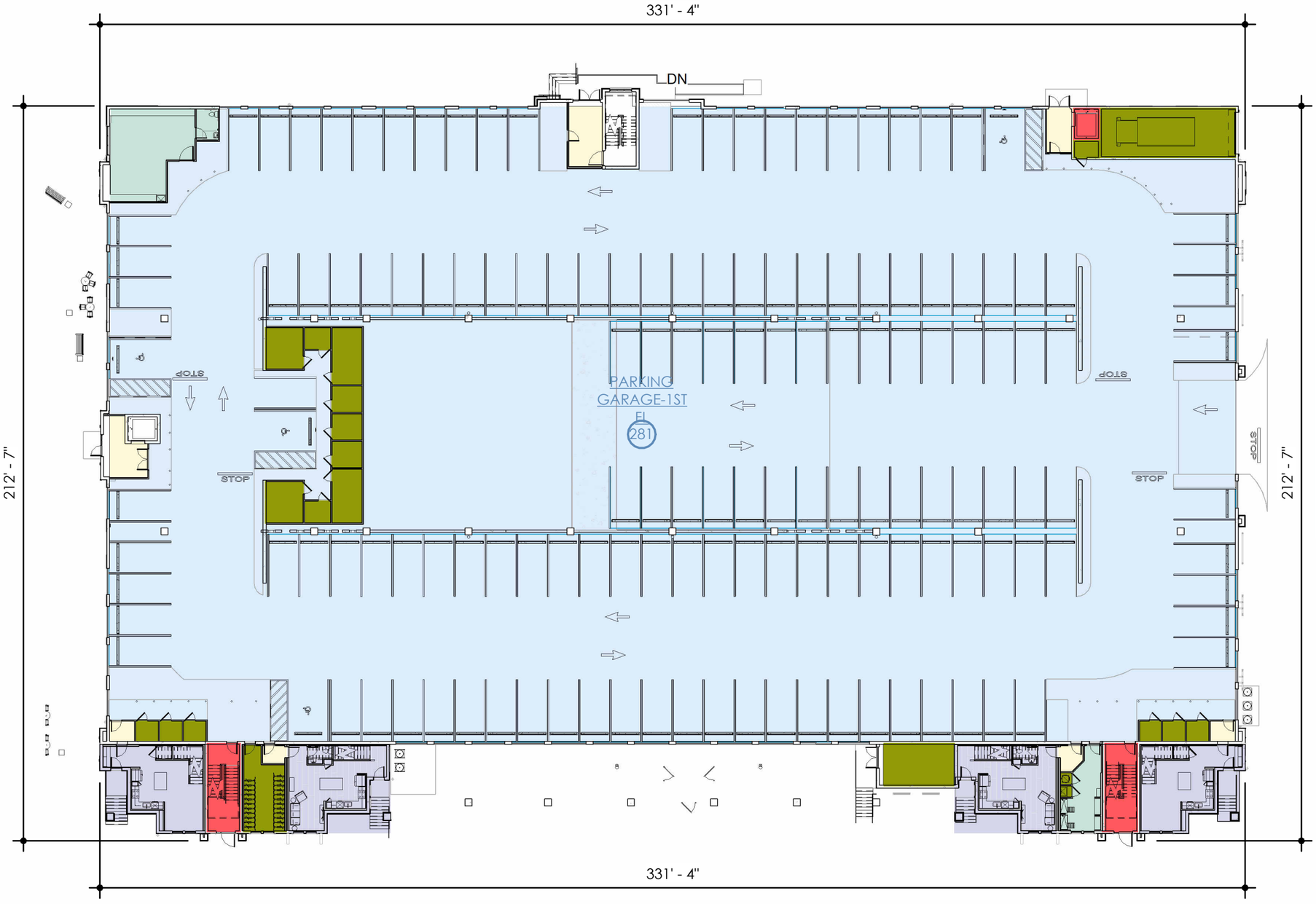
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ARCHITECTURAL SITE PLAN

PB-03

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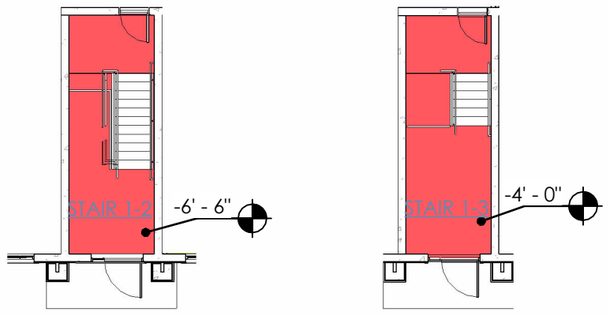
LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE

PARKING SCHEDULE

LOCATION	TYPE	WIDTH	LENGTH	# OF SPACES
1ST FLOOR	STANDARD SPACE	9'-0"	18'-0"	140
1ST FLOOR	ADA SPACE	12'-0"	18'-0"	4
2ND FLOOR	STANDARD SPACE	9'-0"	18'-0"	155
2ND FLOOR	ADA SPACE	12'-0"	18'-0"	3
			GRAND TOTAL	**302**

* REFER TO SITE PLAN FOR ADDITIONAL SURFACE PARKING



STAIR 1-2 & 1-3 TOTAL: 225.75 SQFT
PROVIDE 1 SQ. IN. OPEN AREA FLOOD VENT PER SQ. FT. FLOOD VENT SPEC "SMARTVENT MODEL1540-521" PROVIDES 400 SQ. IN. INSTALL PER MANUFACTURER RECOMMENDATIONS

1 FIRST FLOOR PLAN
BUILDING TYPE ONE
SCALE: 1/32" = 1'-0"

2 STAIR 1-2 & 1-3
GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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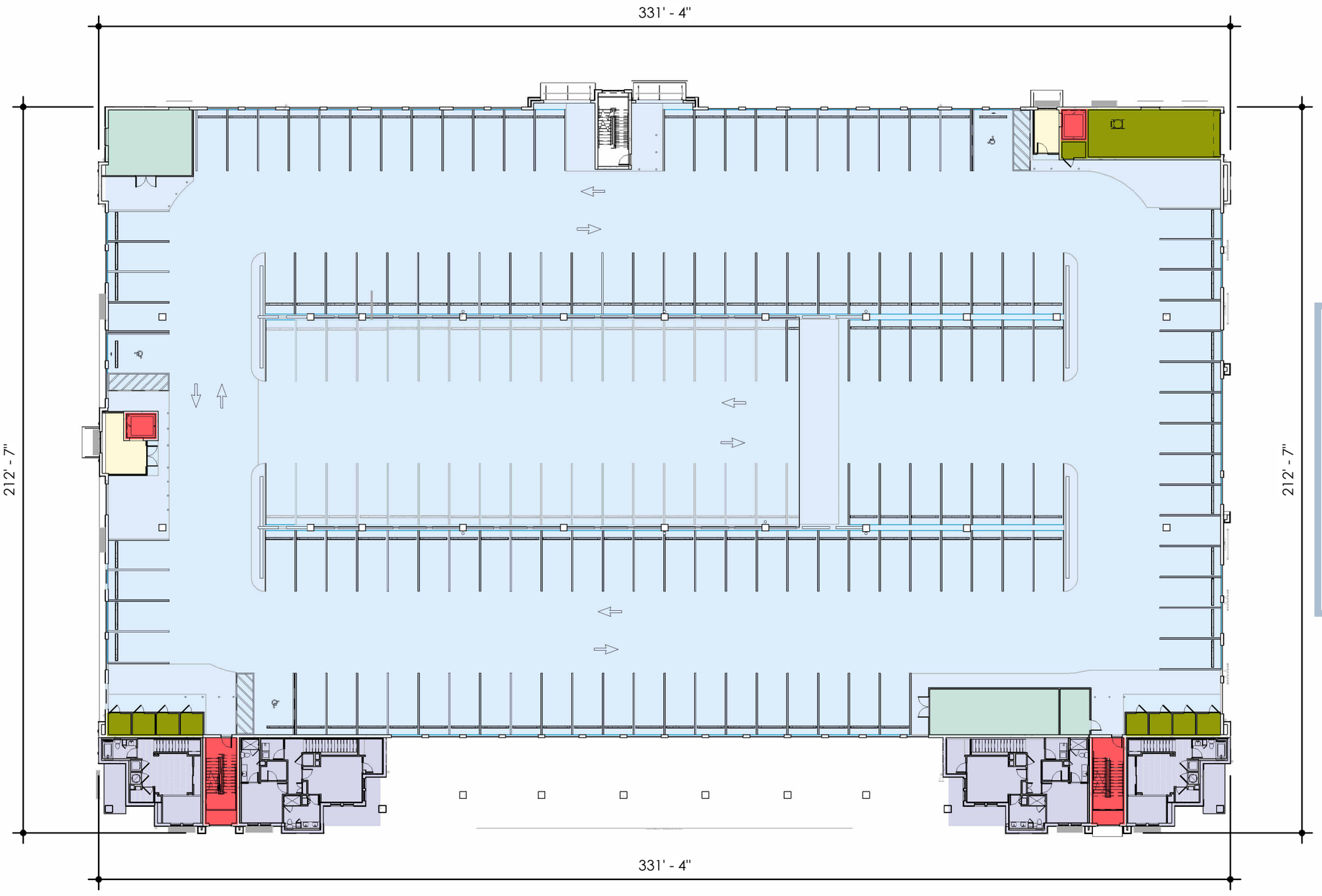
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BUILDING TYPE ONE - FIRST FLOOR

PB-04

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LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE

PARKING SCHEDULE

LOCATION	TYPE	WIDTH	LENGTH	# OF SPACES
1ST FLOOR	STANDARD SPACE	9'-0"	18'-0"	140
1ST FLOOR	ADA SPACE	12'-0"	18'-0"	4
2ND FLOOR	STANDARD SPACE	9'-0"	18'-0"	155
2ND FLOOR	ADA SPACE	12'-0"	18'-0"	3
			GRAND TOTAL	302

* REFER TO SITE PLAN FOR ADDITIONAL SURFACE PARKING

1 SECOND FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"

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BUILDING TYPE ONE - SECOND FLOOR

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LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE

1 THIRD FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"

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LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE

1 FOURTH FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"

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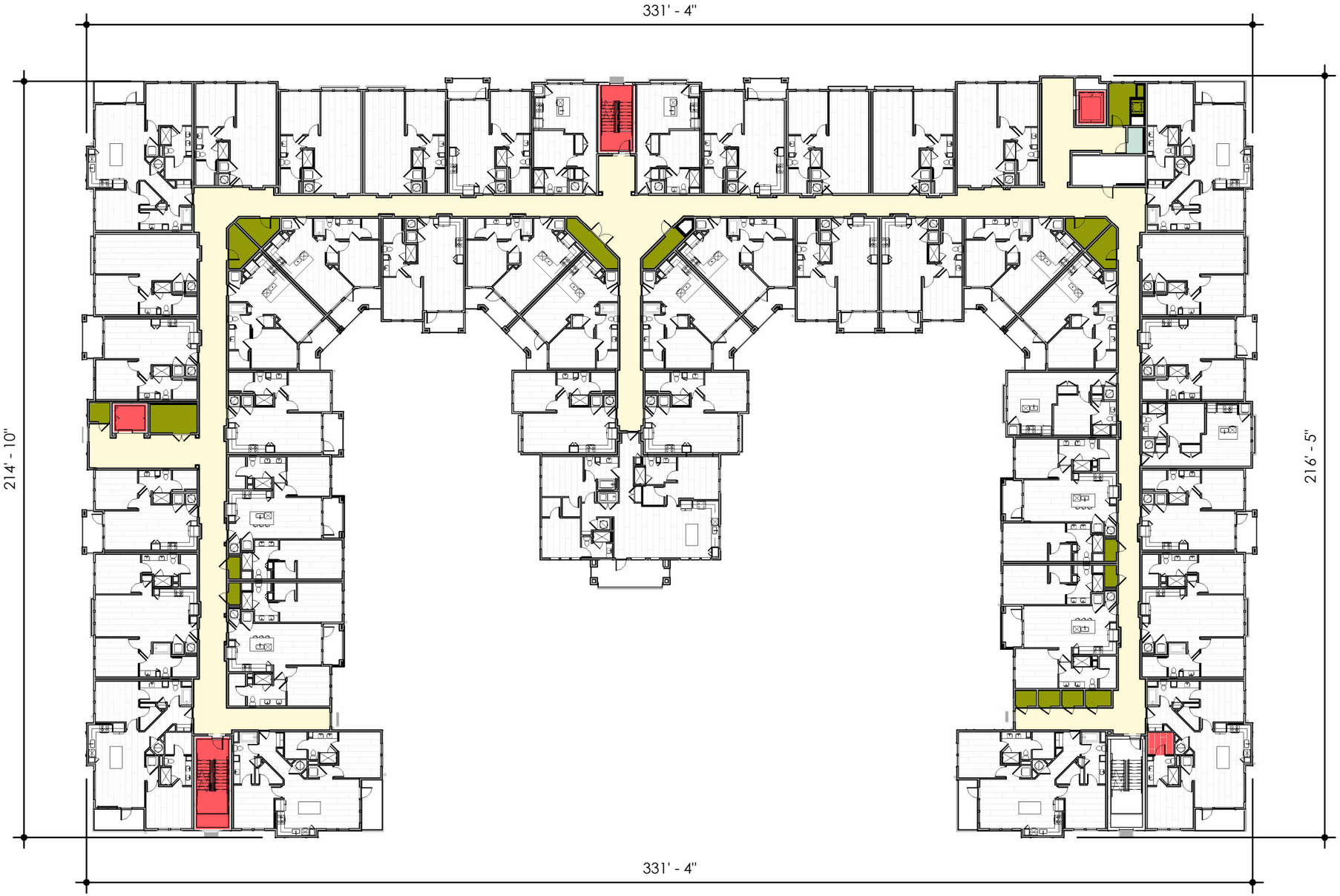
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BUILDING TYPE ONE - FOURTH FLOOR

PB-07

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LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE

1 FIFTH FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"

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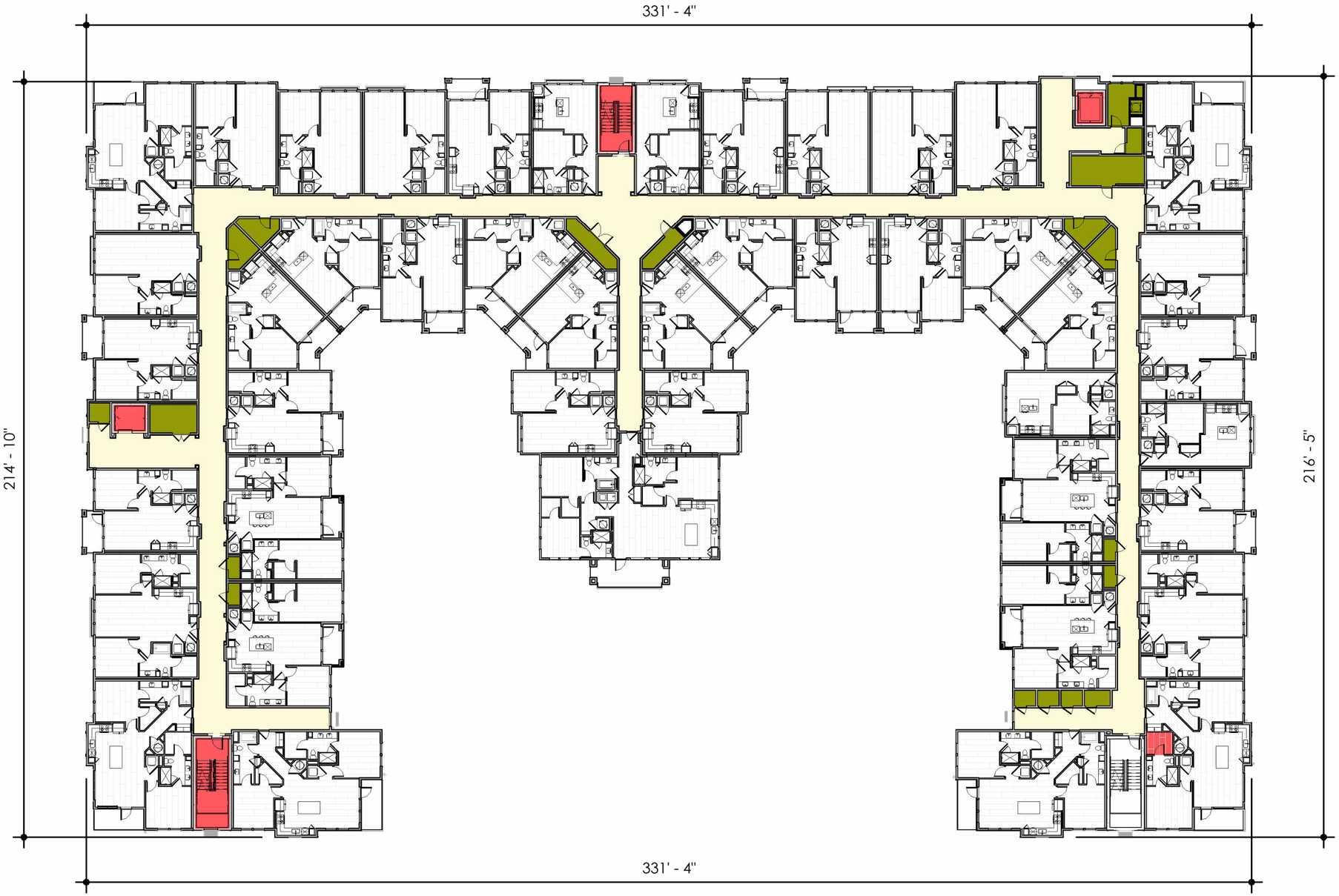
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BUILDING TYPE ONE - FIFTH FLOOR

PB-08

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LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE

1 SIXTH FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"

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BUILDING TYPE ONE - SIXTH FLOOR

PB-09

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LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE

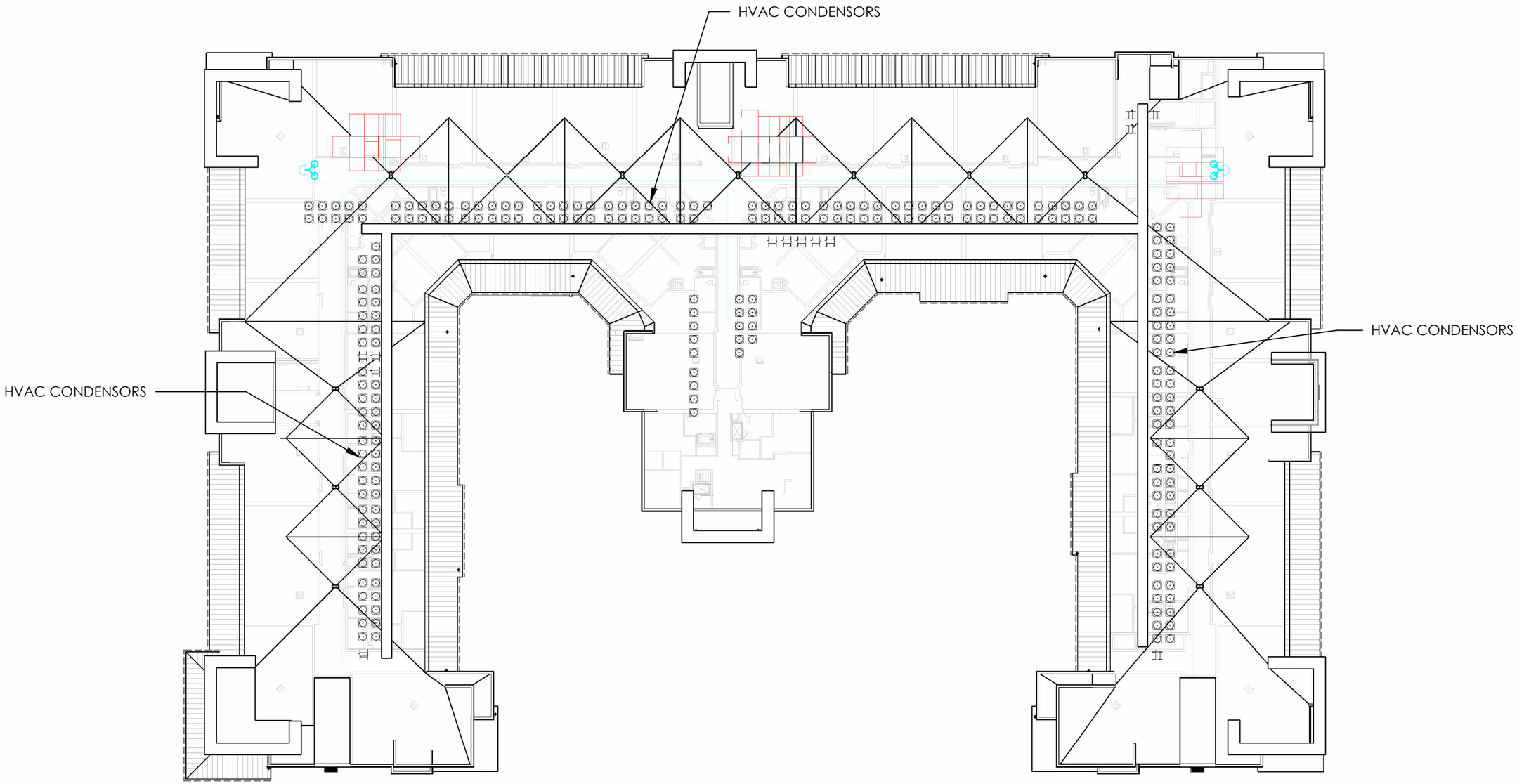
1 SEVENTH FLOOR PLAN

BUILDING TYPE ONE

SCALE: 1/32" = 1'-0"

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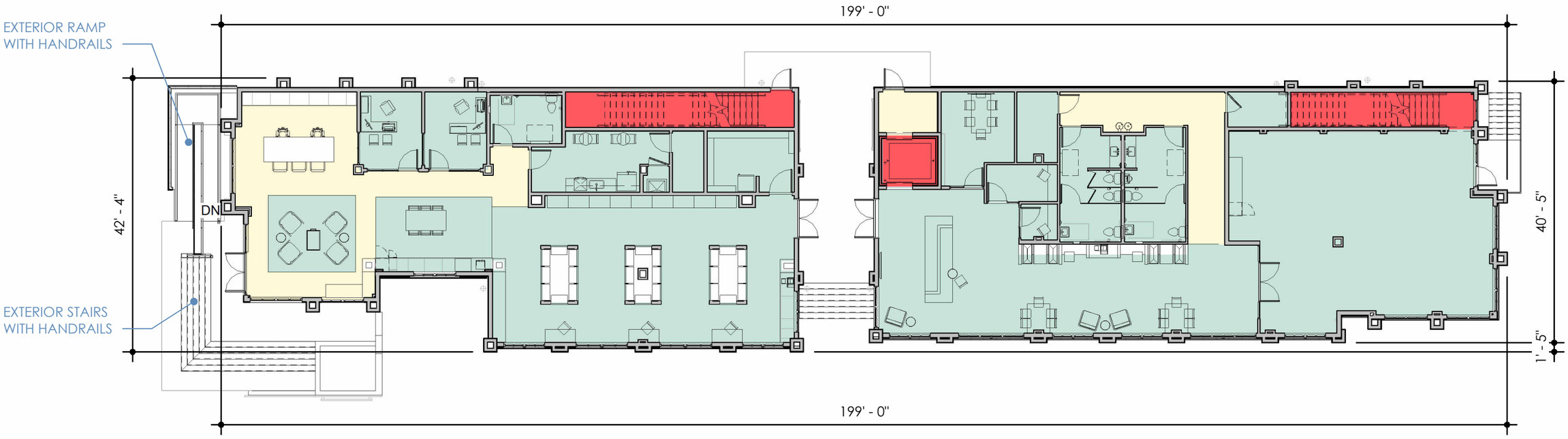
1 BUILDING TYPE 1 ROOF PLAN

SCALE: 1/32" = 1'-0"

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LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE



1 FIRST FLOOR

CLUBHOUSE - BLDG TYPE TWO

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

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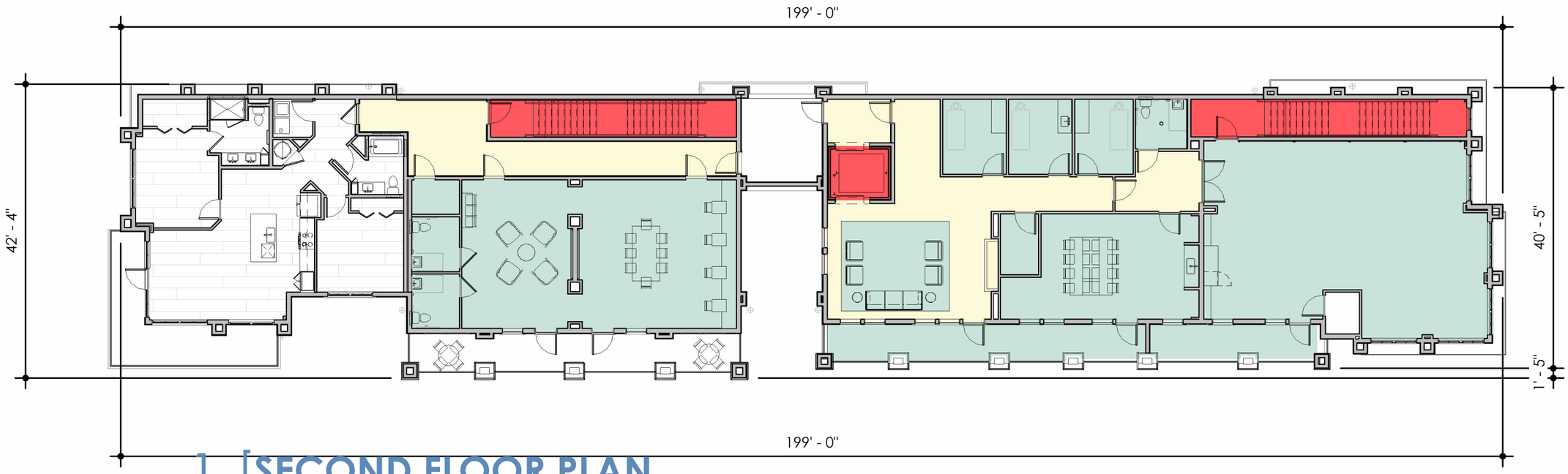
BUILDING TYPE TWO - FIRST FLOOR PLAN

PB-12

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LEGEND

- STAIR/ELEVATOR
- UNITS
- AMENITY
- 2-STORY AMENITY
- UTILITIES
- CIRCULATION
- PARKING GARAGE



1 SECOND FLOOR PLAN

CLUBHOUSE - BLDG TYPE TWO

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

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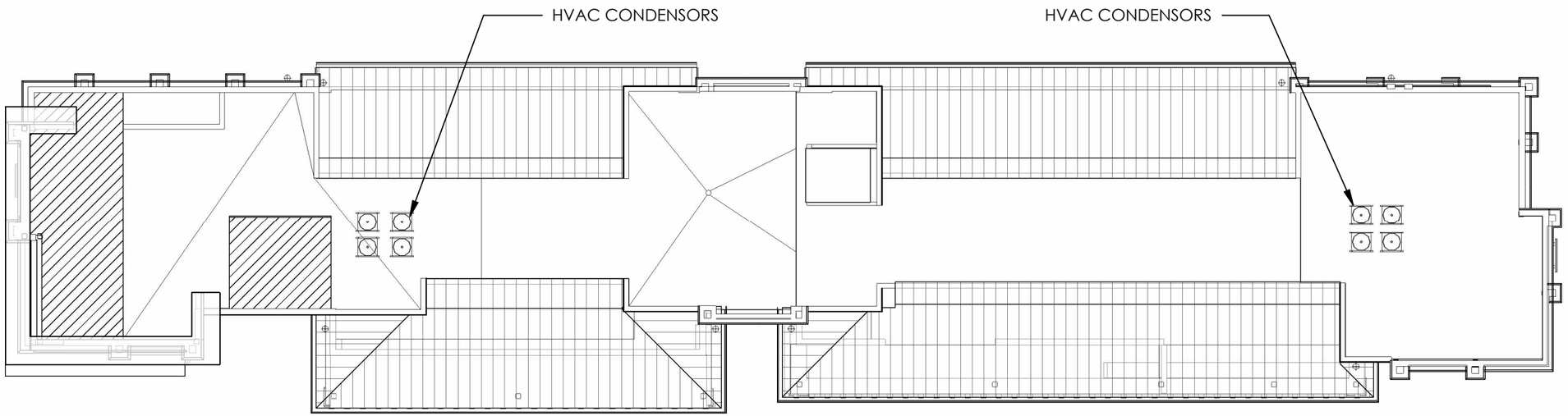
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BUILDING TYPE TWO - SECOND FLOOR

PB-13

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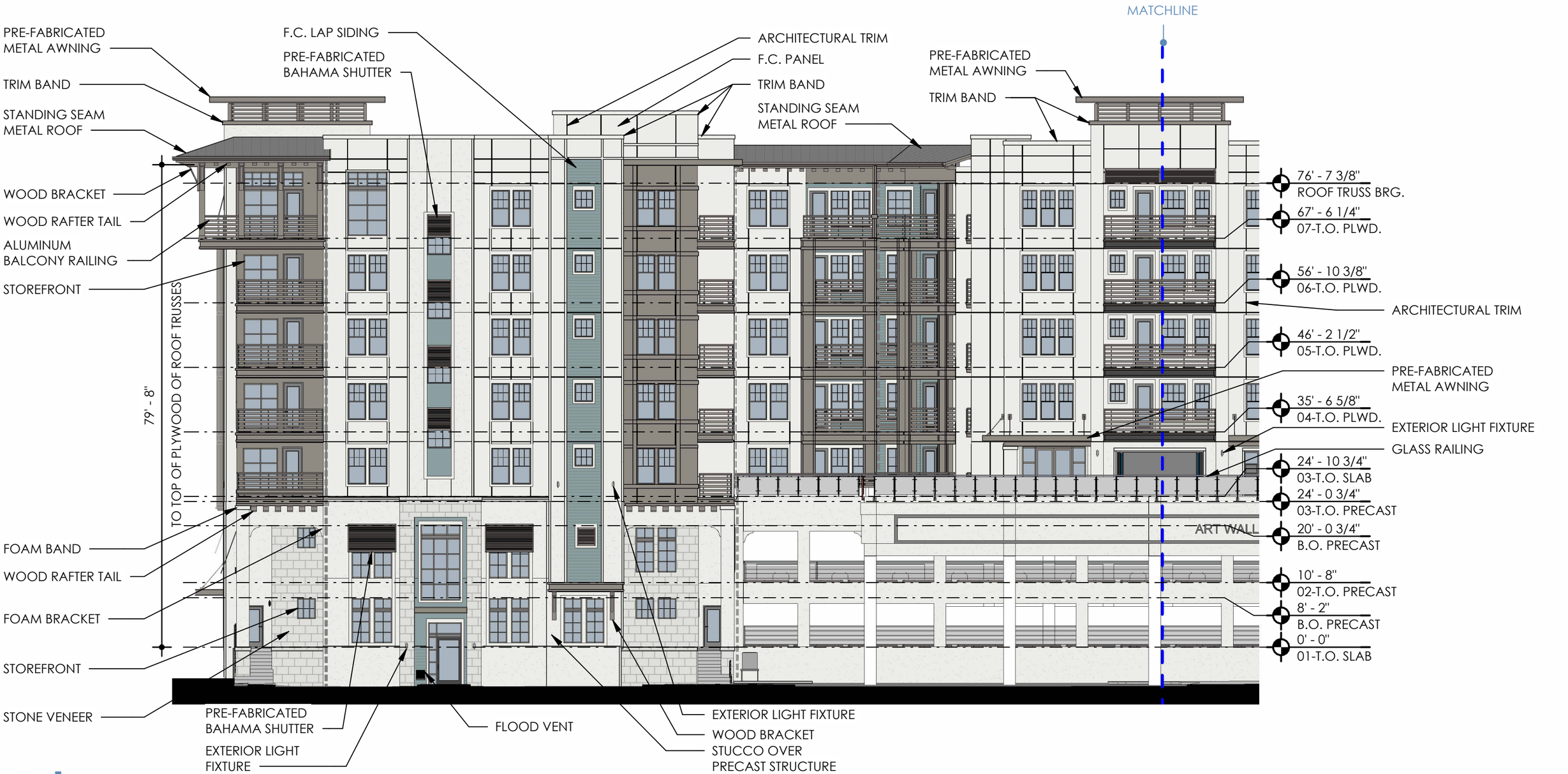
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BUILDING TYPE TWO - ROOF PLAN

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1 BUILDING TYPE 1 - PARITAL SOUTH ELEVATION A

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

MATERIALS

FIBER CEMENT PANEL SW 7005 - PURE WHITE	FIBER CEMENT PANEL SW 7018 - DOVE TAIL	STUCCO SW 7005 - PURE WHITE	STUCCO SW 7018 - DOVE TAIL	METAL SW 7048 - URBAN BRONZE	STONE VENEER STONEWORKS CREAM TIVOLI	FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

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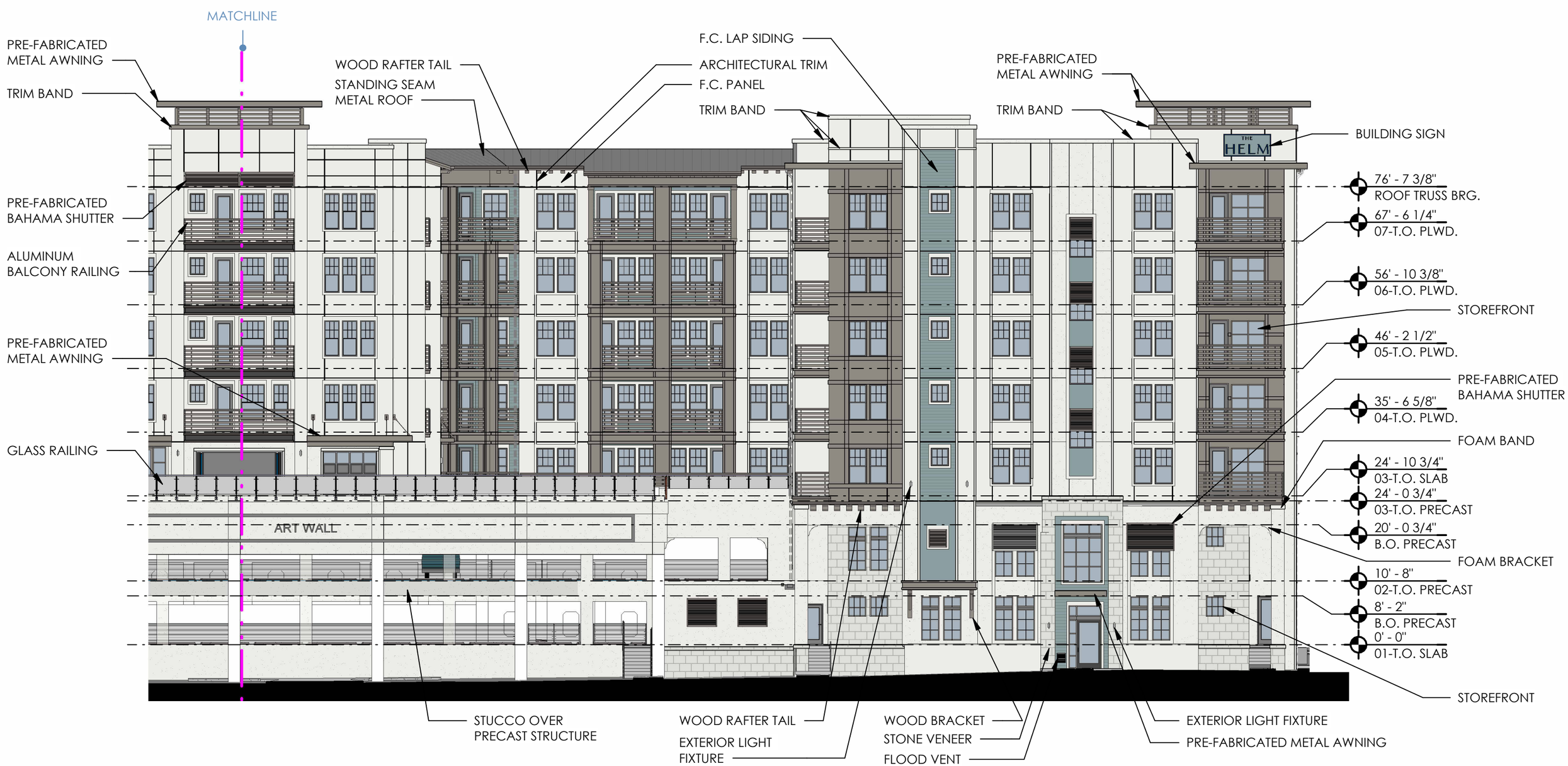
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BUILDING TYPE ONE - ELEVATIONS

PB-15

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1 BUILDING TYPE 1 - PARITAL SOUTH ELEVATION B

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

MATERIALS

FIBER CEMENT PANEL SW 7005 - PURE WHITE	FIBER CEMENT PANEL SW 7018 - DOVE TAIL	STUCCO SW 7005 - PURE WHITE	STUCCO SW 7018 - DOVE TAIL	METAL SW 7048 - URBAN BRONZE	STONE VENEER STONEWORKS CREAM TIVOLI	FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

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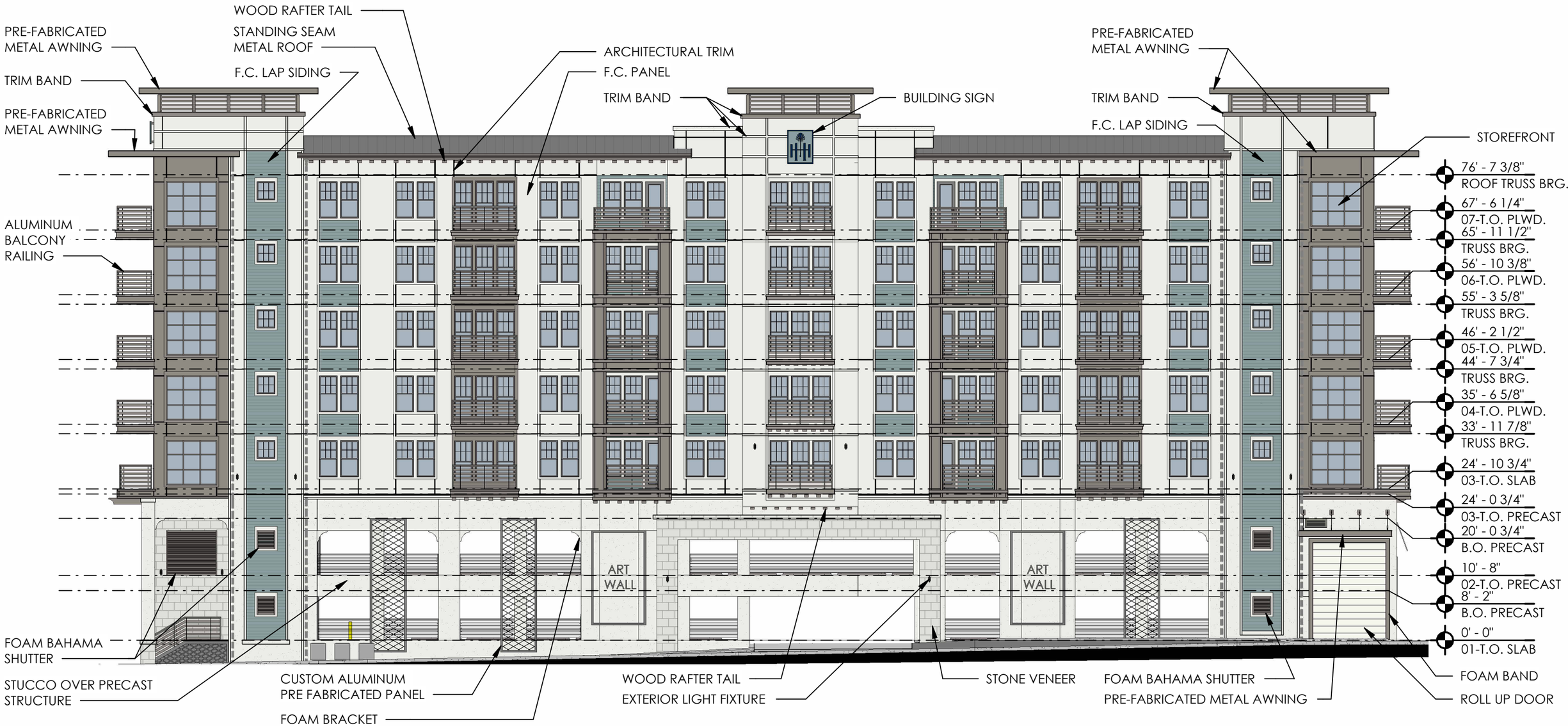
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BUILDING TYPE ONE - ELEVATIONS

PB-16

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1 BUILDING TYPE 1 - EAST ELEVATION

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

MATERIALS

FIBER CEMENT PANEL SW 7005 - PURE WHITE	FIBER CEMENT PANEL SW 7018 - DOVE TAIL	STUCCO SW 7005 - PURE WHITE	STUCCO SW 7018 - DOVE TAIL	METAL SW 7048 - URBAN BRONZE	STONE VENEER STONEWORKS CREAM TIVOLI	FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

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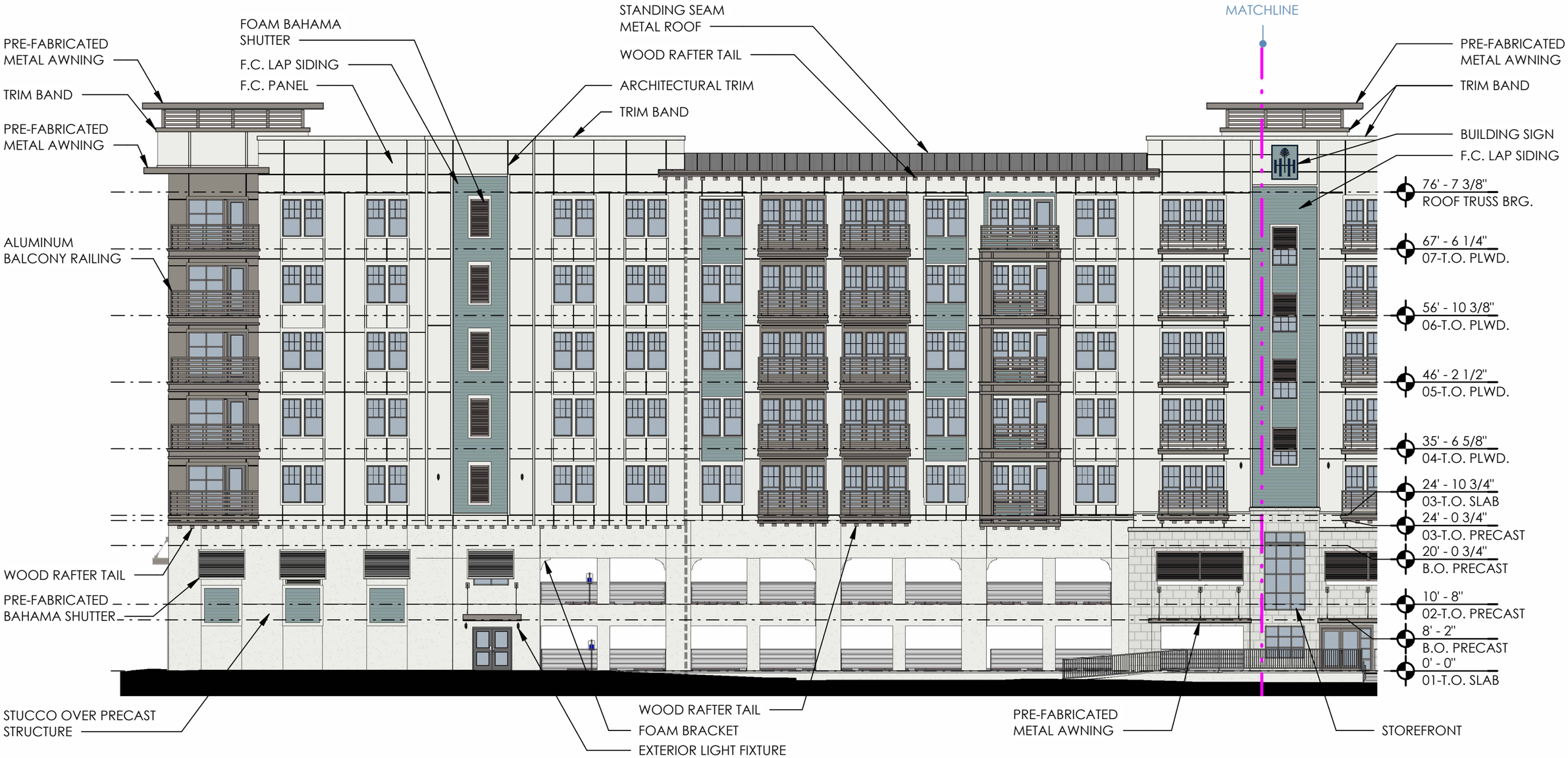
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BUILDING TYPE ONE - ELEVATIONS

PB-17

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1 BUILDING TYPE 1 - NORTH ELEVATION A

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

MATERIALS

FIBER CEMENT PANEL	FIBER CEMENT PANEL	STUCCO	STUCCO	METAL	STONE VENEER	FIBER CEMENT SIDING
SW 7005 - PURE WHITE	SW 7018 - DOVE TAIL	SW 7005 - PURE WHITE	SW 7018 - DOVE TAIL	SW 7048 - URBAN BRONZE	STONEWORKS CREAM TIVOLI	SW 6213 - HALCYON GREEN

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HALSTEAD

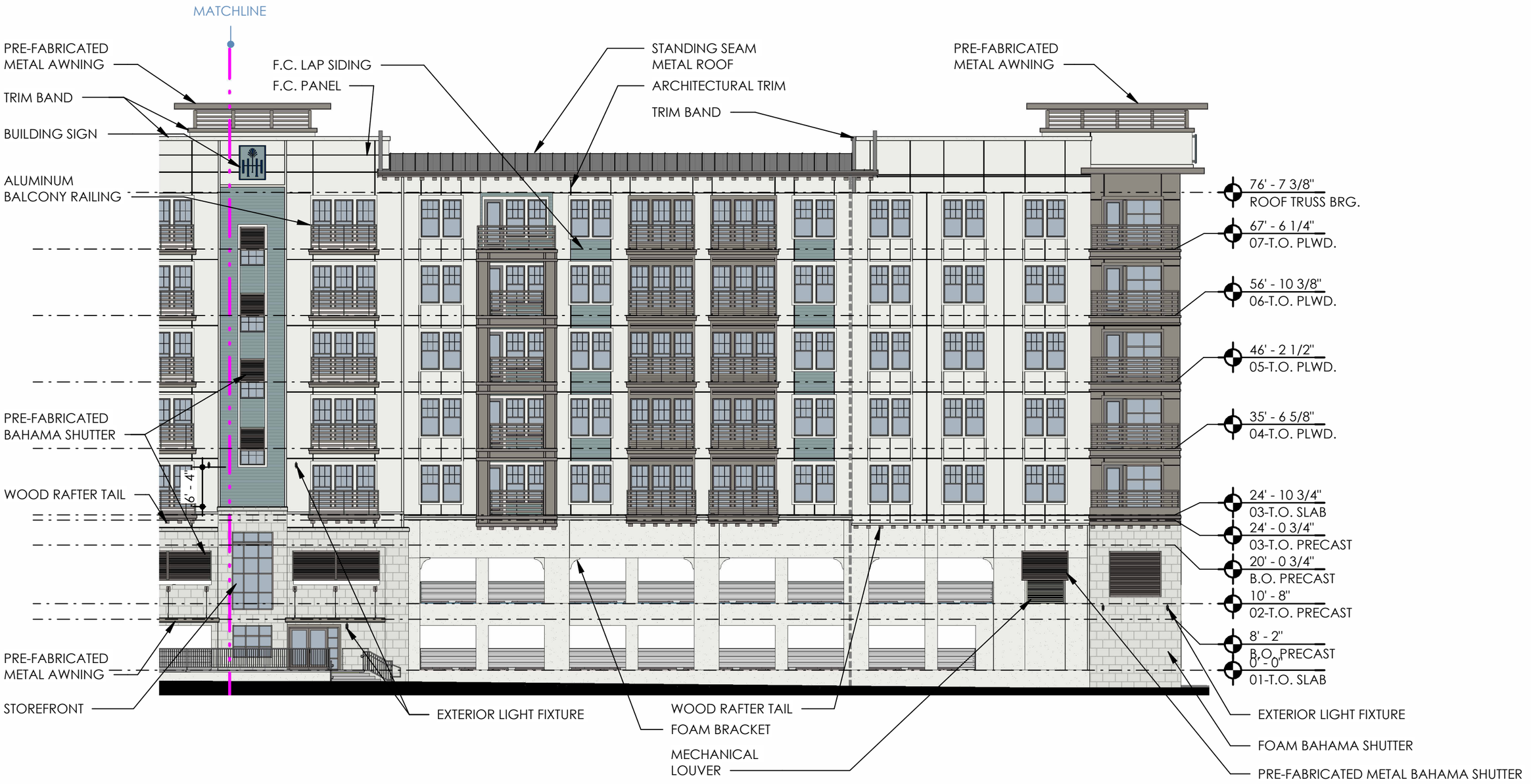
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BUILDING TYPE ONE - ELEVATIONS

PB-18

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1 BUILDING TYPE 1 - NORTH ELEVATION B

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

MATERIALS

FIBER CEMENT PANEL SW 7005 - PURE WHITE	FIBER CEMENT PANEL SW 7018 - DOVE TAIL	STUCCO SW 7005 - PURE WHITE	STUCCO SW 7018 - DOVE TAIL	METAL SW 7048 - URBAN BRONZE	STONE VENEER STONEWORKS CREAM TIVOLI	FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

THE HELM AT HAWKSHAW
Pensacola, FL
4805 created by: **TQT**

HALSTEAD

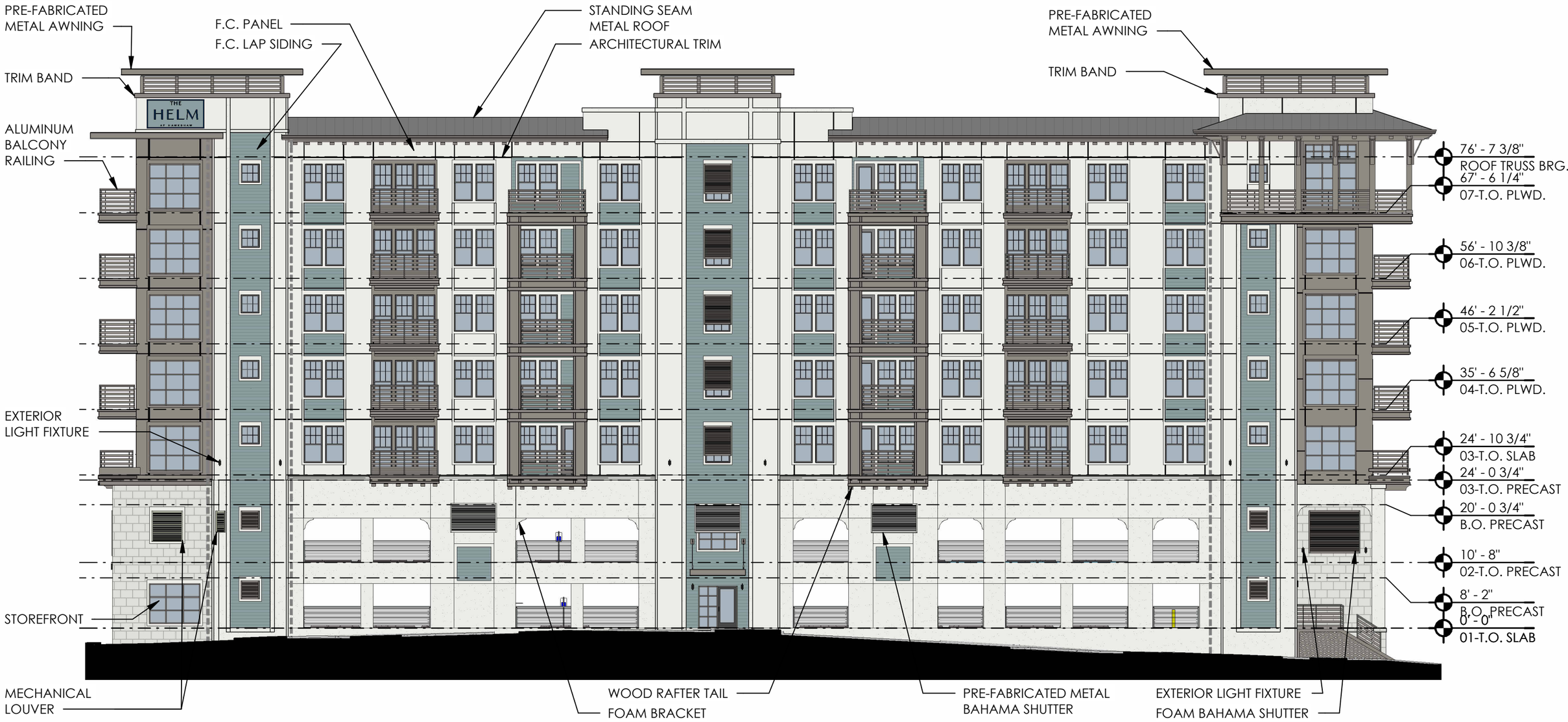
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BUILDING TYPE ONE - ELEVATIONS

PB-19

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1 BUILDING TYPE 1 - WEST ELEVATION

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

MATERIALS

FIBER CEMENT PANEL SW 7005 - PURE WHITE	FIBER CEMENT PANEL SW 7018 - DOVE TAIL	STUCCO SW 7005 - PURE WHITE	STUCCO SW 7018 - DOVE TAIL	METAL SW 7048 - URBAN BRONZE	STONE VENEER STONEWORKS CREAM TIVOLI	FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

THE HELM AT HAWKSHAW
Pensacola, FL
4805 created by: **TQT**

HALSTEAD

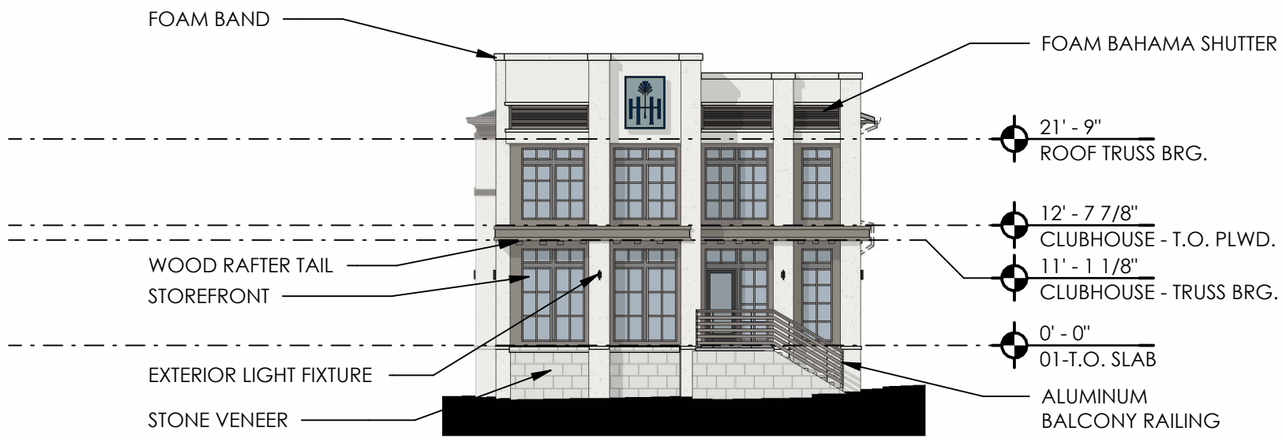
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BUILDING TYPE ONE - ELEVATIONS

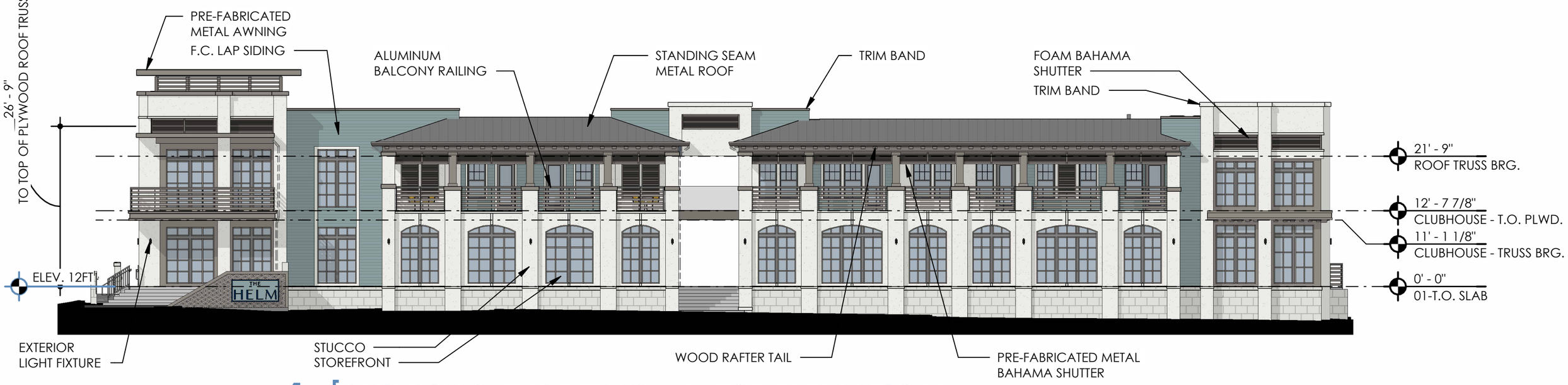
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2 BUILDING TYPE TWO - SOUTH ELEVATION

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



1 BUILDING TYPE TWO - WEST ELEVATION

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

MATERIALS

FIBER CEMENT PANEL	FIBER CEMENT PANEL	STUCCO	STUCCO	STUCCO	METAL	STONE VENEER	STONE VENEER	FIBER CEMENT SIDING	FIBER CEMENT SIDING
SW 7005 - PURE WHITE	SW 7018 - DOVE TAIL	SW 7005 - PURE WHITE	SW 7018 - DOVE TAIL		SW 7048 - URBAN BRONZE	STONEWORKS CREAM TIVOLI		SW 6213 - HALCYON GREEN	

THE HELM AT HAWKSHAW
Pensacola, FL
4805 created by: **TQT**

HALSTEAD

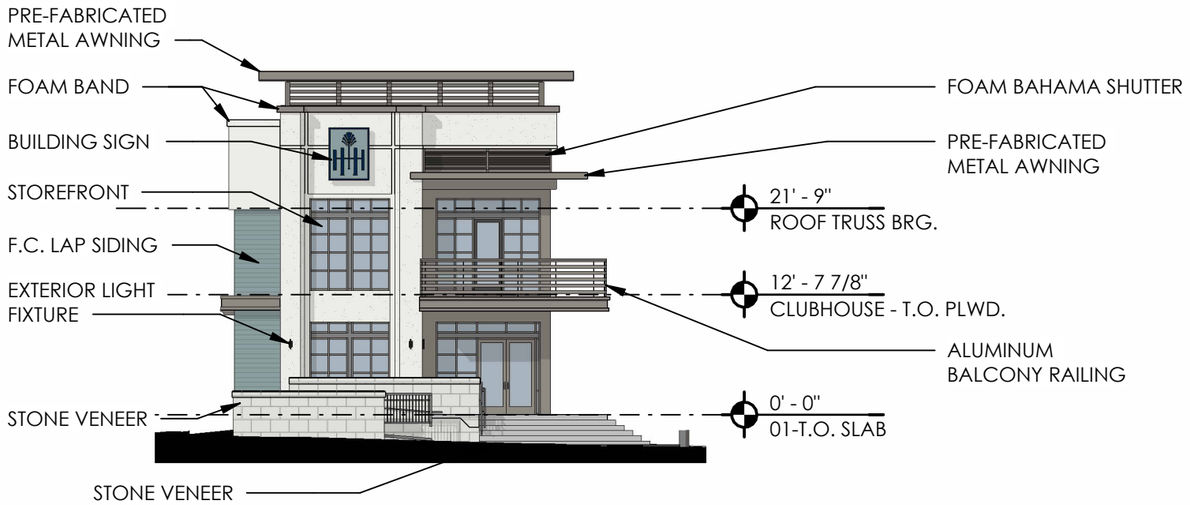
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BUILDING TYPE TWO - ELEVATIONS

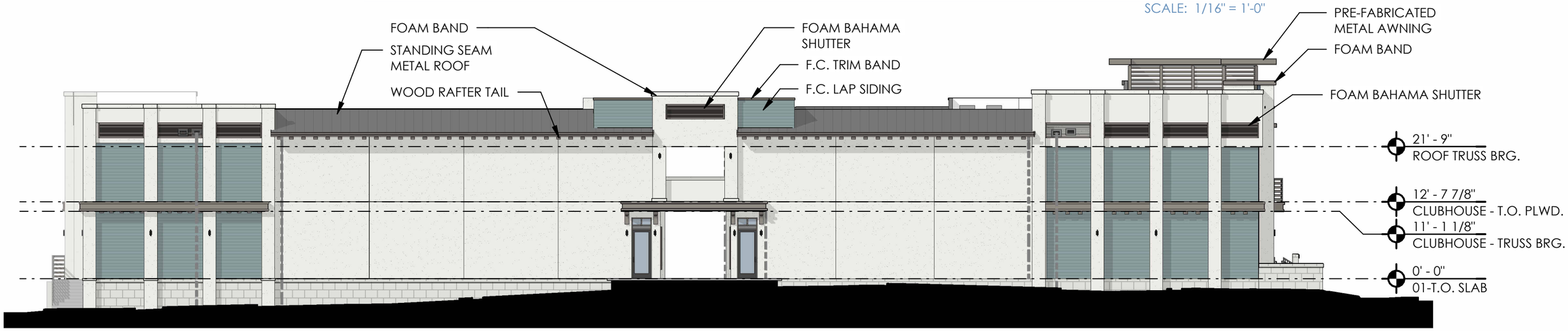
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2 BUILDING TYPE TWO - NORTH ELEVATION

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



1 BUILDING TYPE TWO - EAST ELEVATION

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

MATERIALS

FIBER CEMENT PANEL	FIBER CEMENT PANEL	STUCCO	STUCCO	STUCCO	METAL	STONE VENEER	STONE VENEER	FIBER CEMENT SIDING	FIBER CEMENT SIDING
SW 7005 - PURE WHITE	SW 7018 - DOVE TAIL	SW 7005 - PURE WHITE	SW 7018 - DOVE TAIL	SW 7048 - URBAN BRONZE		STONEWORKS CREAM TIVOLI		SW 6213 - HALCYON GREEN	

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BUILDING TYPE TWO - ELEVATIONS

PB-22

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1 SOUTH WEST PERSPECTIVE

SCALE:

MATERIALS

FIBER CEMENT PANEL	SW 7005 - PURE WHITE	FIBER CEMENT PANEL	SW 7018 - DOVE TAIL	STUCCO	SW 7005 - PURE WHITE	STUCCO	SW 7018 - DOVE TAIL	METAL	SW 7048 - URBAN BRONZE
STONE VENEER	STONEWORKS CREAM TIVOLI	FIBER CEMENT SIDING	SW 6213 - HALCYON GREEN						

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PERSPECTIVE

PB-23

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1 SOUTH EAST PERSPECTIVE

SCALE:

MATERIALS

FIBER CEMENT PANEL	SW 7005 - PURE WHITE	FIBER CEMENT PANEL	SW 7018 - DOVE TAIL	STUCCO	SW 7005 - PURE WHITE	STUCCO	SW 7018 - DOVE TAIL	METAL	SW 7048 - URBAN BRONZE	STONE VENEER	STONEWORKS CREAM TIVOLI	FIBER CEMENT SIDING	SW 6213 - HALCYON GREEN

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PERSPECTIVE

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1 [NORTH EAST PERSPECTIVE PB SUBMITTAL

SCALE:

MATERIALS

FIBER CEMENT PANEL SW 7005 - PURE WHITE	FIBER CEMENT PANEL SW 7018 - DOVE TAIL	STUCCO SW 7005 - PURE WHITE	STUCCO SW 7018 - DOVE TAIL	METAL SW 7048 - URBAN BRONZE	STONE VENEER STONEWORKS CREAM TIVOLI	FIBER CEMENT SIDING SW 6213 - HALCYON GREEN

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PERSPECTIVE

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1 NORTH WEST PERSPECTIVE PB SUBMITTAL

SCALE:

MATERIALS

FIBER CEMENT PANEL	FIBER CEMENT PANEL	STUCCO	STUCCO	METAL	STONE VENEER	FIBER CEMENT SIDING
SW 7005 - PURE WHITE	SW 7018 - DOVE TAIL	SW 7005 - PURE WHITE	SW 7018 - DOVE TAIL	SW 7048 - URBAN BRONZE	STONEWORKS CREAM TIVOLI	SW 6213 - HALCYON GREEN

THE HELM AT HAWKSHAW
Pensacola, FL
4805 created by: **TQT**

HALSTEAD

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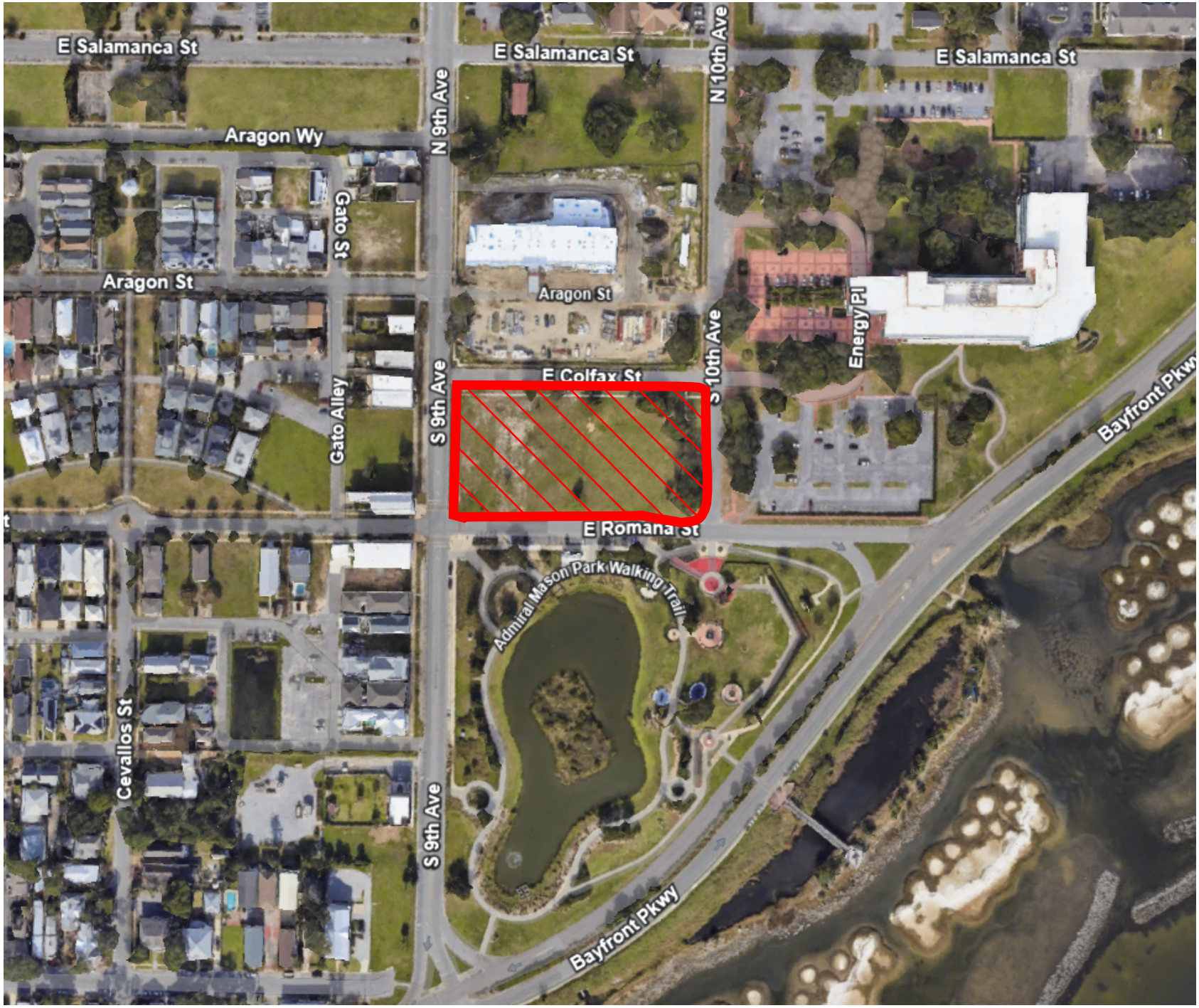
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PERSPECTIVE

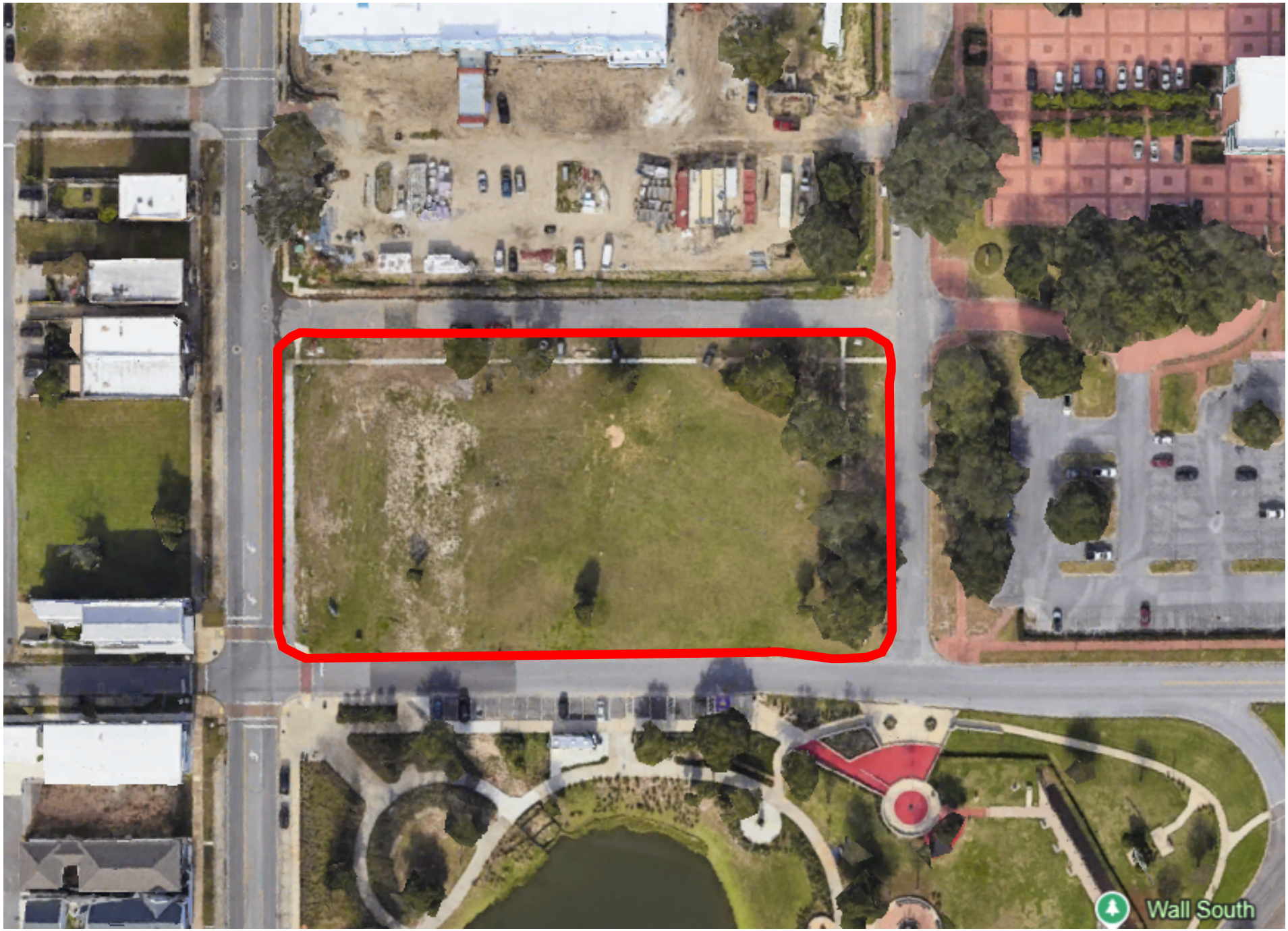
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Site location



OVERHEAD AERIAL



FROM EAST LOOKING WEST



FROM NORTH LOOKING SOUTH



FROM WEST LOOKING EAST



1. 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.

2. REBOL-BATTLE CAN ONLY GUARANTEE THE ACCURACY OF THE PLAN SHEETS THAT HAVE BEEN SIGNED AND SEALED AND RELEASED FOR CONSTRUCTION. AUTOCAD FILES THAT HAVE BEEN OBTAINED BY THE CONTRACTOR SHALL ONLY BE USED FOR SUPPLEMENTAL INFORMATION AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.

3. SHOULD THE CONTRACTOR OBTAIN AUTOCAD FILES FOR THIS PROJECT, THE ONLY POINTS IN THE FILE THAT SHALL BE USED FOR VERTICAL INFORMATION ARE THOSE SPECIFICALLY DESIGNATED AS "BENCHMARK", WHICH DOES NOT INCLUDE A TEMPORARY BENCH MARK (TBM), AND IS SHOWN ON THE SIGNED AND SEALED RELEASED FOR CONSTRUCTION PLANS. THE ONLY POINTS THAT SHALL BE USED FOR HORIZONTAL CONTROL ARE THOSE DESIGNATED AS MONUMENTED CONTROL POINTS AND ARE SHOWN ON THE SIGNED AND SEALED RELEASED FOR CONSTRUCTION PLANS. ANY OTHER POINTS CONTAINED WITHIN THE AUTOCAD FILE SHALL NOT BE USED AS A REFERENCE POINT.

SITE CONSTRUCTION PLANS

FOR

THE HELM AT HAWKSHAW

50 S. 9TH AVENUE

PENSACOLA, FLORIDA 32502

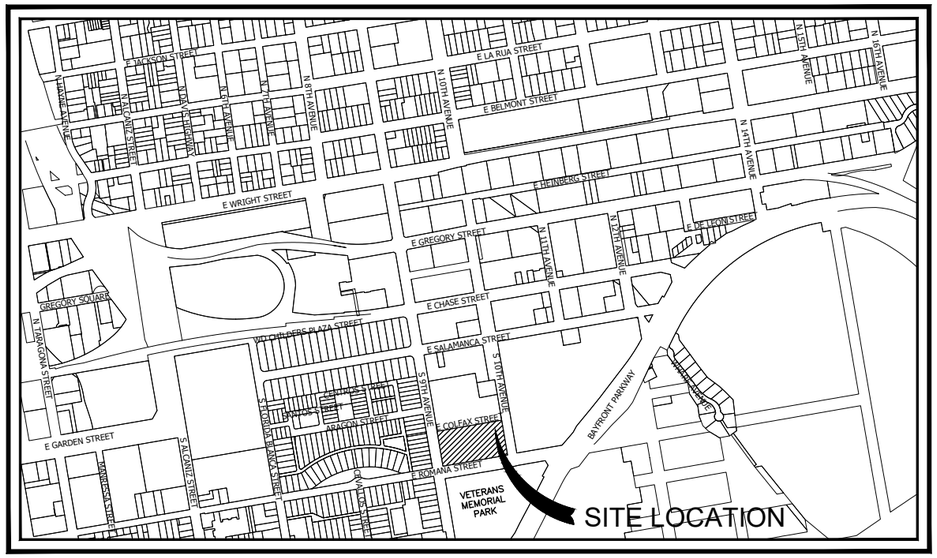
March 26, 2026

RBA PROJECT NO.: 2025.068

SITE INFORMATION	
OWNER / DEVELOPER:	MR. ZAC GIBBS HALSTEAD, LLC P.O. BOX 230817 MONTGOMERY, AL 36123 334.288.2330
PROPERTY REFERENCE NO:	00-0S-0090-2500-1005
PROPERTY ADDRESS:	50 S 9TH AVENUE
PROPERTY AREA:	2.32 ACRES
PROJECT AREA:	2.43 ACRES
PROPERTY ZONING:	GRD
FUTURE LAND USE:	COMMERCIAL
PROPOSED ACTIVITY:	TOWNHOMES
REQUIRED BUILDING SETBACKS: GRD	GREGORY, ALCANIZ AND CHASE STREETS, 9TH AVENUE. -TEN FEET FROM THE RIGHT-OF-WAY LINE ALL OTHER STREETS. -FIVE FEET FROM THE RIGHT-OF-WAY LINE.

FEMA FLOOD INSURANCE RATE MAP INFORMATION					
THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:					
FLOOD ZONE(S)	COMMUNITY No.	MAP No.	PANEL No.	SUFFIX	MAP REVISION DATE
"X" & "AE"	120082	12033C	0440	J	AUG 19, 2025

CONTACTS	
FLORIDA POWER & LIGHT (FPL) ONE ENERGY PLACE PENSACOLA, FLORIDA 32502	PHONE: 850.444.6555
COX CABLE 2205 LaVISTA AVE. PENSACOLA, FLORIDA 32504	PHONE: 850.477.2695
EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT STREET PENSACOLA, FLORIDA 32514	PHONE: 850.476.0480
PENSACOLA ENERGY 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32504	PHONE: 850.436-5050
AT&T, INC. 605 W. GARDEN STREET PENSACOLA, FLORIDA 32501	PHONE: 850.436.1662
CITY OF PENSACOLA ENGINEER 180 GOVERNMENTAL CENTER PENSACOLA, FLORIDA 32502	CONTACT: BRAD HINOTE PHONE: 850.435.1645
MCI	PHONE: 800.624.9675
SUNSHINE 811	PHONE: 800.432.4770



VICINITY MAP

SCALE: 1" = 500'

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

ECUA REQUIRED PLAN NOTES

(NOTES SHALL BE INSERTED IN THE UPPER RIGHT CORNER OF TITLE SHEET)

A. ECUA ENGINEERING MANUAL INCORPORATED BY REFERENCE

THE ECUA ENGINEERING MANUAL, DATED DECEMBER 18, 2014, ALONG WITH ANY LISTED UPDATES (HEREINAFTER "MANUAL"), LOCATED AT WWW.ECUA.FL.GOV, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PROJECT'S OFFICIAL CONTRACT DOCUMENTS AS IF FULLY SET FORTH THEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THE MANUAL'S CONTENTS AND TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE MANUAL. THE CONTRACTOR SHALL PROVIDE ITS EMPLOYEES ACCESS TO THE MANUAL AT ALL TIMES, VIA PROJECT SITE OR OFFICE, VIA DIGITAL OR PAPER FORMAT. IN THE EVENT OF A CONFLICT BETWEEN THE MANUAL AND THE PLANS, CONTRACTOR SHALL CONSULT ENGINEER OF RECORD ON THE APPROPRIATE RESOLUTION.

B. ADDITIONAL DOCUMENTS (TO BE COMPLETED BY THE ENGINEER OF RECORD)

DOES THIS PROJECT HAVE ADDITIONAL TECHNICAL SPECIFICATIONS OR CONSTRUCTION DETAILS THAT SUPERSEDE THE MANUAL LISTED ABOVE?

☐YES ☐NO

IF YES, CONTRACTOR SHALL CONSTRUCT PROJECT IN ACCORDANCE WITH SAID DOCUMENTS AS LISTED AND LOCATED BELOW:

DOCUMENT NAME	DOCUMENT TYPE		LOCATION	
	SPECIFICATION	DETAIL	PLANS	PROJECT MANUAL*

**PROJECT MANUALS USED ONLY WITH ECUA CIP PROJECTS*

C. ENGINEER OF RECORD RESPONSIBILITIES

THE ENGINEERS OF RECORD (EORS) THAT HAVE AFFIXED THEIR SEALS AND SIGNATURES ON THESE PLANS WARRANT THEIR PORTION OF THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE MANUAL (UNLESS OTHERWISE DIRECTED BY THE ECUA PROJECT ENGINEER). THE EORS SHALL BE KNOWLEDGEABLE OF THE MANUAL'S CONTENTS AND SHALL ASSUME RESPONSIBILITY FOR ITS USE ON THIS PROJECT.

INDEX OF DRAWINGS

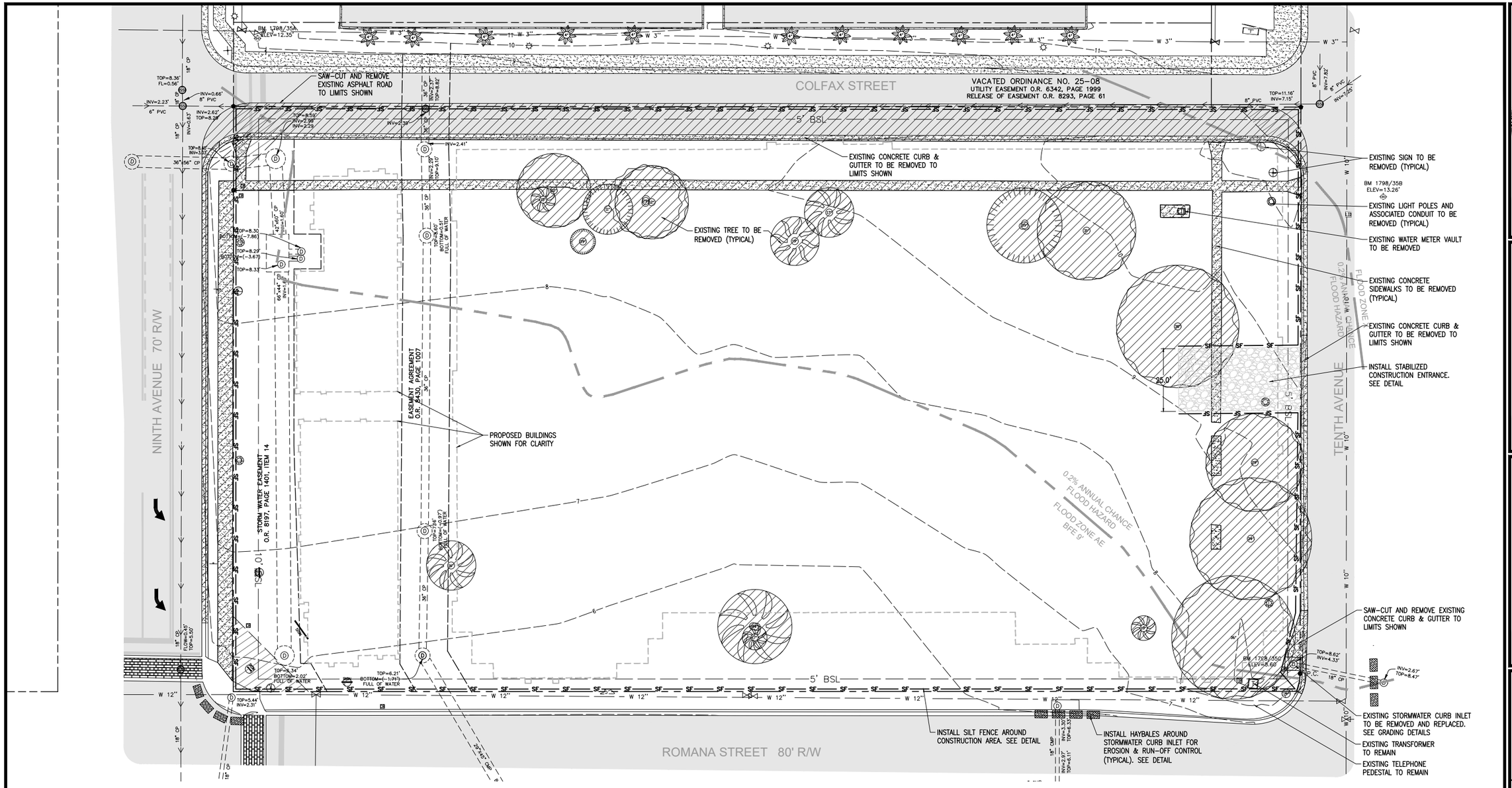
C1.0 EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN
C1.1 EROSION CONTROL DETAILS
C1.2 NPDES-STORMWATER POLLUTION PREVENTION PLAN
C2.0 SITE LAYOUT AND DIMENSION PLAN
C2.1 SITE DETAILS
C3.0 GRADING AND DRAINAGE PLAN
C4.0 UTILITY PLAN
C4.1 UTILITY DETAILS

LEGAL DESCRIPTION

ALL OF BLOCK 5, NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

TOGETHER WITH A PORTION OF COLFAX STREET (67' R/W) AND 10TH AVENUE (100' R/W) VACATED BY ORDINANCE NO 25-08 AND A PORTION OF 10TH AVENUE (100' R/W) AS VACATED BY ORDINANCE NO 18-07.

W:\RBA TITLE BLOCKS\RBA 2000\TITLE BLOCK\2025\RBA-2025-068 TITLE BLOCK.DWG



LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- DEMOLITION
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- WATER LINE
- SEWER LINE (GRAVITY)
- EXISTING CONTOUR
- STRAW BALE
- SILT FENCE
- BENCHMARK
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MANHOLE
- LIGHT POLE
- TELEPHONE BOX
- STREET SIGN
- SIGN

HORIZONTAL SCALE

20 10 20 40

(IN FEET)

1 INCH = 20 FT. (22"x34")

1 INCH = 40 FT. (11"x17")

EROSION CONTROL NOTES

1. ALL STOCKPILES ARE TO BE PROTECTED FROM DUST AND EROSION. SEE DETAIL 5/C1.1
2. ALL CONTROL MEASURES SHALL COMPLY WITH THE MANAGEMENT PRACTICES CONTAINED IN THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S "EROSION & SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" LATEST EDITION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE ALL SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY REGULATORY AGENCIES.
4. NO CLEARING, GRADING, EXCAVATING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL TERRAIN SHALL OCCUR UNTIL EROSION AND SEDIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED, EXCEPT THOSE OPERATIONS NEEDED TO IMPLEMENT THESE MEASURES.

NOTE:
NO SITEWORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
230 N Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: 850.438.0448 Fax: 850.438.0448
EB 00009657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL

PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.

C1.0

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GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.

3. PERMANENT VEGETATION TO BE SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

4. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, SECTIONS 104, 570, 981, 982, 983, 985, & 987.

*5. A BITUMINOUS CONCRETE BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE BITUMINOUS CONCRETE BASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.

*6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A THICKNESS OF TWO (2) TO FOUR (4) INCHES MIXED WITH THE TOP TWO (2) INCHES OF SOIL, ACCORDING TO STATE STANDARDS.

*7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).

*8. A CRUSHED LIMEROCK, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES ONTO PUBLIC ROADS. BLANKET SHALL BE 15FT. X 50FT. X 6IN. (MINIMUM), CRUSHED LIMEROCK 2 1/2 INCHES IN DIAMETER. SAID BLANKET SHALL BE UNDERLAIN WITH A FDOT CLASS 3 SYNTHETIC FILTER FABRIC AND MAINTAINED IN GOOD ORDER. (SEE DETAIL 2 SHEET C1.1)

9. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT
SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

*10. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

11. UNFILTERED DEWATERING IS NOT PERMITTED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER.

12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.

13. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

15. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE NUMBER 2 (ABOVE).

16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

17. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.

18. ALL CATCH BASIN INLETS SHALL BE PROTECTED WITH HAY BALES. (SEE DETAIL 10 SHEET C1.1)

19. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING AND DOWNSTREAM SILTATION PROTECTION OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL. THE ENGINEER SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.

20. ANY AREAS USED FOR THE CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILED MATERIALS (E.G. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.), SHALL BE ENTIRELY PROTECTED BY A SILT FENCE (SEE DETAIL 11 SHEET C1.1) ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.

* WHERE APPLICABLE

DUST CONTROL:

1. ALL AREAS OF CLEARING AND EMBANKMENT AS WELL AS CONSTRUCTION HAUL ROADS SHALL BE TREATED AND MAINTAINED IN SUCH A MANNER AS TO MINIMIZE ANY DUST GENERATION.

2. DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND/OR MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF PERMANENT VEGETATION COVER.

3. IN EVENT OF EMERGENCY CONDITIONS, TILLAGE WILL BE SATISFACTORY FREE BEFORE SOIL BLOWING STARTS.

4. CALCIUM CHLORIDE MAY BE APPLIED TO UNPAVED ROADWAY AREAS, ONLY, SUBJECT TO THE ENGINEER'S APPROVAL AND CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS, SECTION 104, LATEST EDITION.

PROPOSED SEQUENCE OF CONSTRUCTION:

1. THE INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES THAT CAN BE PLACED PRIOR TO ANY MAJOR SOIL DISTURBANCES.

2. CLEAR AND REMOVE ALL EXISTING VEGETATION IN THOSE AREAS WHERE NECESSARY. ALL REMAINING VEGETATION IS TO BE PROPERLY PROTECTED AND IS TO REMAIN IN ITS NATURAL STATE. TOPSOIL IN AREAS TO BE DISTURBED IS TO BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES AND STOCKPILED SEPARATELY FROM FROM OTHER EXCAVATED SOIL(S)

3. THE IMMEDIATE INSTALLATION OF ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES.

4. PERFORM ALL DEMOLITION WORK.

5. CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEMS.

6. CONSTRUCT ROADS (SUBGRADE, CURB & GUTTER, BASE, PAVEMENT, SIDEWALKS AND LANDSCAPING).

7. COMPLETE STORMWATER POND.

8. UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITIES, PROVIDE RESTORATION, FINE GRADE REMAINDER OF SITE, RESPREAD STOCKPILED TOPSOIL AND STABILIZE WITH PERMANENT VEGETATIVE COVER AND LANDSCAPING.

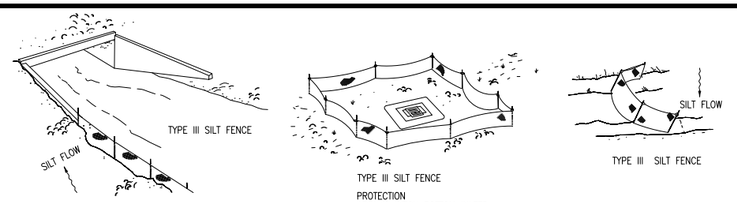
9. THE REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

DESCRIPTION:
FILTER BAGS (SEE DETAIL 8 SHEET C1.1) WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

INSTALLATION:
WETLAND FILTER BAGS MAY REPLACE HAY BALE CORRALS DURING TRENCH DEWATERING, AT THE DISCRETION OF THE ENGINEER INSPECTOR. TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

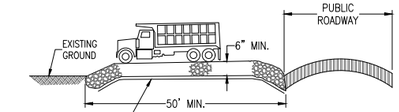
MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

SPECIFICATION:
FILTER BAGS ARE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE ENCIRCLED WITH A HAY BALE OR SILT FENCE CORRAL. HOSE CLAMPS WILL BE USED TO SECURE THE DISCHARGE HOSE, WIRE OR STRING WILL NOT BE USED.

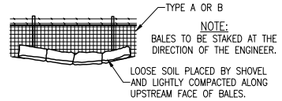


1 SILT FENCE APPLICATIONS
N.T.S.

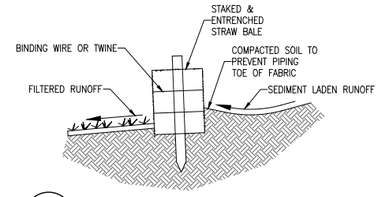
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



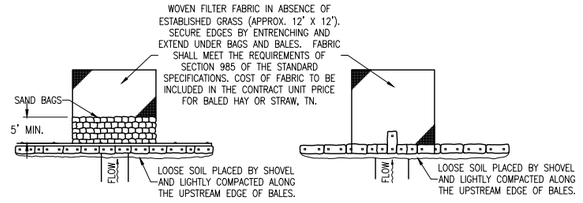
2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



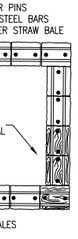
3 STRAW BALES BACKED BY FENCE
N.T.S.



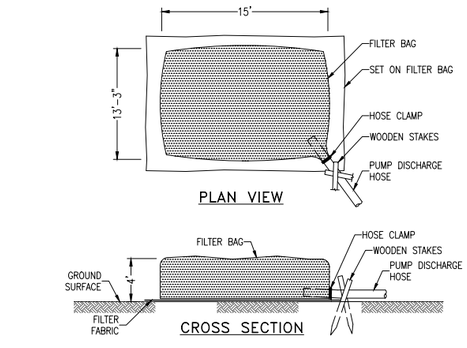
4 STRAW BALE DETAIL
N.T.S.



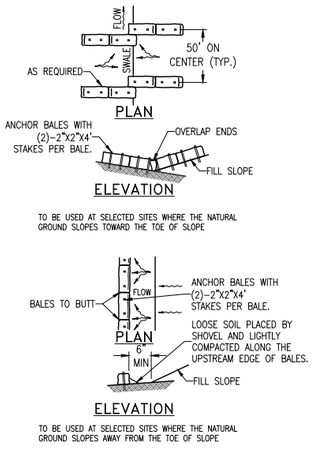
8 BARRIER FOR UNPAVED DITCH
N.T.S.



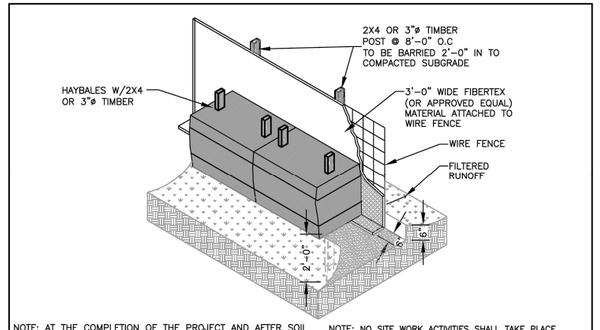
5 MATERIAL STOCKPILE DETAIL
N.T.S.



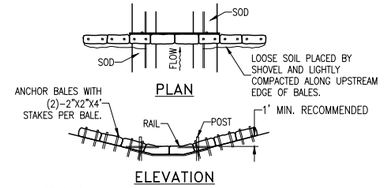
6 FILTER BAG DETAIL FOR TRENCH DEWATERING OPERATIONS
N.T.S.



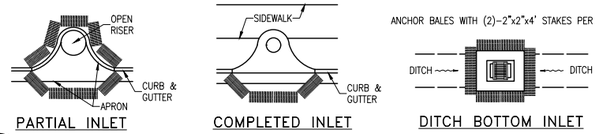
7 BARRIERS FOR FILL SLOPES
N.T.S.



11



9 BARRIER FOR PAVED DITCH
N.T.S.



10 PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

REBOL-BATTLE & ASSOCIATES
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Pensacola, Florida 32503
Telephone/Fax: 850.438.0446
EB 00009657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL DETAILS

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL
PERMIT SET
ALEXIS KATE STEELMAN, P.E. No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C1.1

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STORM WATER POLLUTION PREVENTION PLAN

1.0 BACKGROUND & REQUIREMENTS:

1.1 Introduction:

The referenced support documentation for this Storm Water Pollution Prevention Plan (SWPPP) is the United States Environmental Protection Agency's (EPA) Storm Water Management for Construction Activities, Developing Pollution Prevention Plans and Best Management Practices Summary Guidance (EPA 833-R-92-001) and Storm Water Management for Construction Activities, Developing Pollution Prevention Plans and Best Management Practices (EPA 832-R-92-005). This SWPPP is designed to protect onsite and adjacent natural resources, including but not limited to, wetlands, marshes, bayous and bays, while preserving wildlife and archeological resources.

An Environmental Resource Permit Application has been submitted to the NWFWMD MARCH 2026 (MINOR MOD)

1.2 Notice of Intent (NOI):

Rule 62-621.300(4), FAC requires the construction operator of a site that disturbs one or more acres to obtain coverage from the Generic Permit for Stormwater Discharge from Large and Small Construction Activities. The contractor is required to submit a Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities (FDEP Form 62-621.300(4)(b)) along with the appropriate application fee to the following address 48 hours prior to commencing construction:

NPDES Stormwater Notices Center, MS # 2510
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

This form can be obtained from FDEP's website (www.dep.state.fl.us) or by contacting FDEP. Please note that the current application fee is $300; however, this fee is subject to change without notice. Always refer to the most current version of Rule 62-4.050(4)(d), FAC to confirm the amount before submitting payment. If construction activity exceeds five years, the contractor must re-apply for coverage.

1.3 Stormwater Pollution Prevention Plan (SWPPP):

The contractor is required to certify this Stormwater Pollution Prevention Plan (SWPPP) below prior to submitting the NOI. This SWPPP is not required to be submitted with the NOI, but is required to be kept on site during all phases of construction. Because erosion and sediment controls and construction methods vary significantly from contractor to contractor, the contractor can propose alternative methods to this SWPPP that are equal or better at controlling erosion and sedimentation. At a minimum, the contractor must follow the erosion control plan specified in the construction plans and documents. Any modifications to this SWPPP must be documented and kept with the plan as part of the records keeping process to be in full compliance with the CGP.

1.4 Contractor's Certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Print & Sign Name _____ Company & Address _____

_____ _____

Name & Title (Print) _____

_____

Signature Date

Responsibilities (General Contractor, Site Contractor, Subcontractor, Other):

_____

1.5 Notice of Termination (NOT):

The contractor is required to submit a Notice of Termination of Generic Permit Coverage (FDEP Form 62-621.300(6)) upon construction completion to discontinue permit coverage. The NOT is to be submitted to the following address:

NPDES Stormwater Notices Center, MS # 2510
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

This form can be obtained from FDEP's website (www.dep.state.fl.us) or by contacting FDEP. The NOT can not be submitted until all disturbed soils at the construction site have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time. Final stabilization means that all soil disturbing activities at the site have been completed and that a uniform perennial vegetative cover with a density of 70 percent of the cover for unpaved areas and areas not covered by permanent structures has been established, or equivalent stabilization measures have been employed. If construction activity exceeds five years, the contractor must re-apply for coverage.

1.6 Application Information:

Project Address:	50 S. Ninth Ave. Pensacola, FL 32502
Latitude:	N 30°24'48.84'
Longitude:	W 87°12'15.21"
Water Management District:	Northwest Florida (NWFWMD) (APPLIED FOR)
MS4 Operator Name:	City of Pensacola
Receiving Water Name:	Pensacola Bay

2.0 SITE DESCRIPTION:

2.1 Nature of Construction Activities:

This project involves the construction of an apartment building and (2) amenity buildings. Construction includes buildings, pervious sidewalk, utilities, and stormwater collection system.

2.2 Sequence of Major Soil Disturbing Activities:

The following sequence of major activities shall be followed unless the contractor can propose an alternative that is equal to or better at controlling erosion and sedimentation. The detailed sequence for the entire project can vary significantly from contractor to contractor. The contractor is responsible for documenting any changes.

1. Clear, grub and perform all demolition work.
2. Construct all underground utilities.
3. Construct site access areas (sidewalks and landscaping).
4. Connect stormwater collection system to existing stormwater pipe network.

2.3 Area Estimates:

Onsite Area:	2.43 acres
Offsite Area:	0.00 acres
Total Area:	2.43 acres
Area to be Disturbed:	2.43 acres

2.4 Runoff Data:

Runoff Coefficients (c):

Before: Total Composite c = 0.20

During: Varies between 0.20 and 0.95

After: Varies between 0.20 and 0.95

Total Composite c = 0.78

Drainage Areas for Each Outfall:

Outfall Location	Total Area flowing to Pond	'c' coefficient
Ex. Admiral Mason Park Wet Pond	2.43	0.78

2.5 Site Map:

The construction plans are to be used as the site maps. The location of the required information is described below. The sheet numbers for all the items discussed below are identified on the Key Sheet of the construction plans.

- Drainage Patterns: All drainage patterns are shown on the Grading & Drainage Plans.
- Approximate Slopes: Approximate slopes are shown on the Grading & Drainage Plan. Pond side slopes are shown on the pond cross-sections.
- Areas of Soil Disturbance: All demolition is shown on the Existing Site Conditions and Demolition and Erosion Control Plan Sheet. All proposed construction is shown on the remaining plans. Any areas where demolition work or permanent features are shown above or below ground will be disturbed.
- Areas not to be Disturbed: Any areas not showing demolition work or permanent features are assumed not to be disturbed. It will be the contractor's responsibility to indicate on the plans any of these areas that do get disturbed as well as any areas used for staging and materials storage.
- Locations of Controls: All proposed temporary controls and existing permanent controls are shown on the Existing Site, Demolition and Erosion Control Plan. All proposed permanent controls are shown on the remaining plans. It will be the contractor's responsibility to indicate the location of any other controls on the plans that are used during construction.
- Areas to be Stabilized: Permanent stabilization is shown on the plans. It will be the contractor's responsibility to indicate the location on the plans of all temporary stabilization practices used during construction.
- Surface Waters: N/A
- Discharge Points: Ex. stormwater pipe network; runoff conveyed to ex. wet pond

2.6 Receiving Waters:

Eventual discharge to Pensacola Bay

3.0 CONTROLS:

3.1 Erosion and Sediment Controls:

All erosion and sediment controls specified on the Demolition and Erosion Control Plan Sheets, and the Erosion Control Details shall be installed prior to any construction or demolition. Silt fencing and staked hay bales shall be installed along down-gradient limits.

Temporary seeding and mulching shall be applied after 14-day intervals of ceased disturbance activities that will exceed 20-day periods. Graded areas shall be stabilized with permanent seeding, mulching, and fertilizing, or sodding within five days of final grading. Landscaping, including sodding, shall be installed by an experienced Landscape Contractor. Proposed disturbed areas will not exceed 8 acres in any drainage area.

3.2 Stormwater Management:

Proposed stormwater management facilities for this site include:
Existing wet pond (located at Admiral Mason Park; 200 S. 9th Ave)

The proposed stormwater management facilities meet all stormwater treatment requirements and all rate control requirements set forth by the local and state regulatory agencies.

3.3 Other Controls:

Waste Disposal: The contractor is responsible for all waste disposal from the site. The contractor shall employ waste disposal practices that meet all local, state, and federal guidelines and prevent discharge of solid materials to waters of the United States. The Contractor is responsible for documenting this portion of the SWPPP.

Offsite Vehicle Tracking: If off site tracking of sediments by construction vehicles occurs, the contractor is required to install a Soil Tracking Prevention Device (STPD) as per FDOT Standard Index 106 at all exits to the site where sediment tracking is occurring. The Contractor is also responsible for documenting this portion of the SWPPP.

4.0 MAINTENANCE:

Controls shall be kept in full operating condition throughout all phases of construction until all disturbed areas are completely stabilized. Maintenance, repair records and repair requests shall be documented. Repairs and deficiencies shall be completed as soon as possible and within seven days after inspection. Any required changes that are not covered in the SWPPP shall also be made as soon as possible within seven days and documented.

5.0 INSPECTIONS:

Qualified personnel shall inspect the following items, but not limited to, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.25 inches or greater. Where sites have been finally stabilized, inspections shall be conducted at least once every month.

- Points of discharge to waters of the United States.
- Points of discharge to municipal separate storm sewer systems.
- Disturbed areas of the site that have not been finally stabilized.
- Areas used for storage of materials that are exposed to precipitation.
- Structural controls.
- Stormwater management systems.
- Locations where vehicles enter or exit the site.

6.0 NON-STORMWATER DISCHARGES:

The Contractor shall be responsible for reporting any hazardous substance spills that may equal or exceed a Reportable Quantity (RQ). Refer to EPA's List of Hazardous Substances and Reportable Quantities (EPA 40 CFR 302.4 & 117). This list can be obtained from EPA's website (www.epa.gov) or by contacting EPA. If an RQ release does occur the Contractor shall perform the following procedures:

- Notify the National Response Center immediately at 800-424-8802.
- Provide written description of the release within 14 days providing dates, cause and prevention methods to the regional EPA office.
- Modify the SWPPP as necessary to address added prevention methods.

7.0 IMPLEMENTATION CHECKLIST:

7.1 Records:

The Contractor shall maintain records of construction activities including, but not limited to:

- Dates when major grading activities occur.
- Dates when construction activities temporarily cease on a portion of the site.
- Dates when construction activities permanently cease on a portion of the site.
- Dates when stabilization measures are initiated on the site.

7.2 Inspection Reports:

The Contractor shall prepare inspection reports summarizing the following, but not limited to:

- Name of inspector.
- Qualifications of inspector.
- Measures/areas inspected.
- Observed conditions.
- Changes necessary to the SWPPP.

7.3 Releases of Reportable Quantities of Oil or Hazardous Materials:

The Contractor shall report any releases of reportable quantities of oil or hazardous materials if they occur as per the measures outlined in Section 6.0 of the SWPPP.

7.4 SWPPP Modification:

The Contractor shall modify the SWPPP as necessary to:

- Comply with minimum permit requirements when notified by FDEP that the plan does not comply.
- Address any changes in design, construction operations or maintenance, which has an effect on the potential for discharge of pollutants.
- Prevent reoccurrence of reportable quantity releases of hazardous material or oil.

8.0 TERMINATION CHECKLIST:

The following items shall be complete before submitting the NOT:

- All soil disturbing activities are complete.
- Temporary erosion and sediment control measures have been removed or will be removed at an appropriate time.
- All areas of the construction site not otherwise covered by permanent pavement or structure have been stabilized with uniform perennial vegetative cover with a density of 70% or equivalent measures have been employed.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone/Fax: 850.438.0041 / 850.438.0448
EB 00009857 LB7916

NPDES - STORMWATER POLLUTION PREVENTION PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL
PERMIT SET

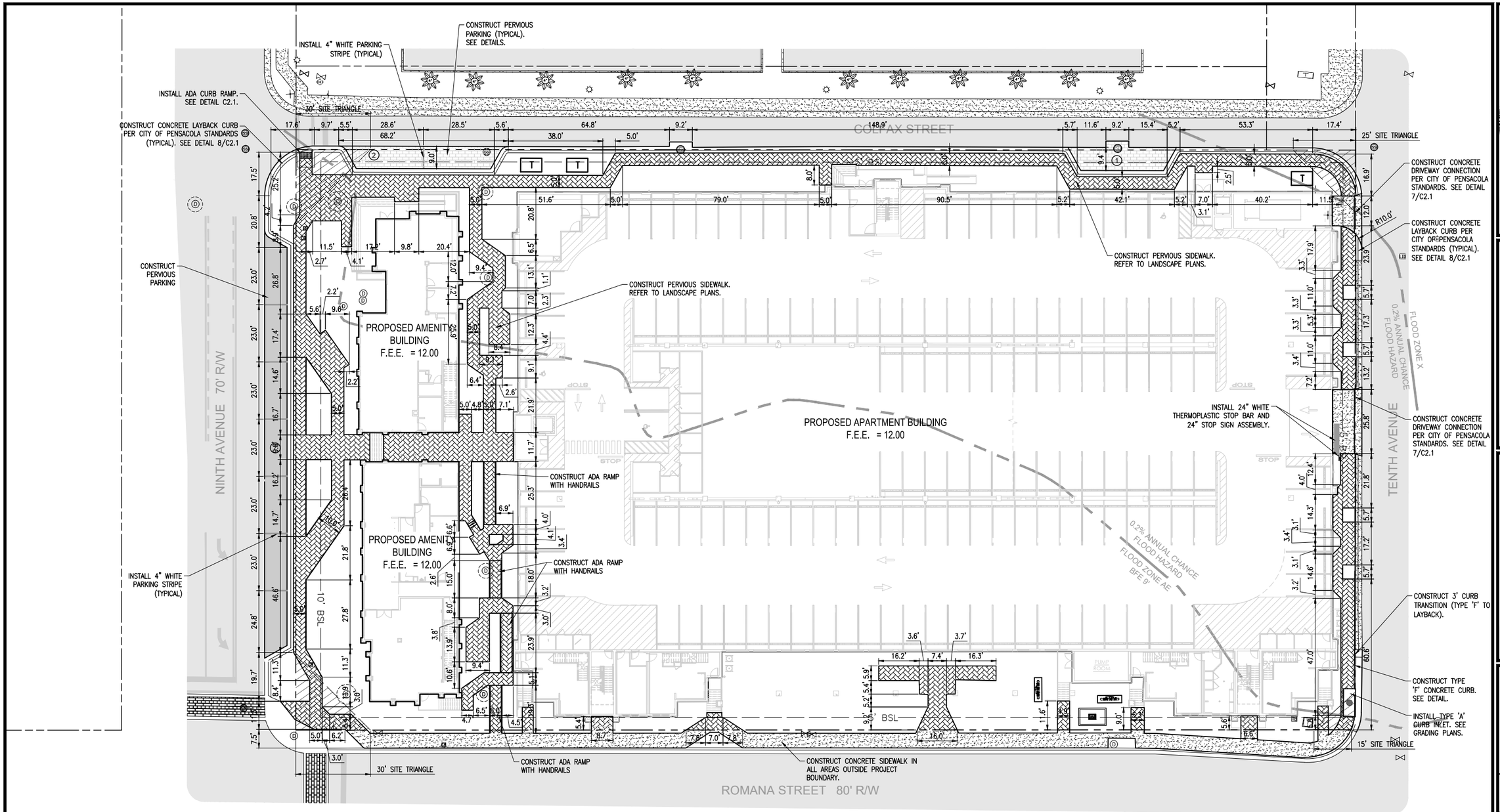
ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C1.2

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J:\2025\2025.068 - Helm\CAD\Sheets\C1.2 - EXISTING SITE.dwg



LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED PAVERS
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE

N W E S

HORIZONTAL SCALE

20 0 10 20 40 80

(IN FEET)

1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

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 BROKEN DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTER SHALL BE REPLACED TO CURRENT CITY STANDARDS.

6. 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.

7. ALL SIGNS SHALL BE INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION, WIND ZONE No.:1.

7. ALL SIGNS SHALL BE INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION, WIND ZONE No.:1.

8. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO CITY OF PENSACOLA "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY 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 CITY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850)436-5600. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

10. A MAINTENANCE OF TRAFFIC (MOT) PLAN SHALL BE SUBMITTED 2 WEEKS PRIOR TO CONSTRUCTION WITHIN THE ROW THAT WOULD DISRUPT THE FLOW OF VEHICULAR OR PEDESTRIAN TRAFFIC.

AREA CALCULATIONS:

TOTAL PROJECT AREA = 105,933 SF

EXISTING CONDITIONS:
TOTAL EXISTING BUILDING AREA = 0 SF
TOTAL EXISTING IMPERVIOUS AREA = 10,501 SF (9.9%)
TOTAL EXISTING PERVIOUS AREA = 95,432 SF (90.1%)

PROPOSED CONDITIONS:
TOTAL PROPOSED BUILDING AREA (FOOT PRINT) = 71,615 SF (72.1%)
TOTAL PROPOSED IMPERVIOUS AREA = 73,342 SF (73.9%)
TOTAL PROPOSED LANDSCAPE AREA = 25,970 SF (26.1%)

PARKING REQUIREMENTS:

TOTAL REQUIRED PARKING SPACES (APARTMENT)
1 SPACE PER UNIT = 220 UNITS x 1 SPACE = 220 SPACES

TOTAL PARKING SPACES REQUIRED = 220
TOTAL PARKING SPACES PROVIDED = 300
TOTAL ADA SPACES = 7 SPACES (201-300 REQUIRED SPACES)

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
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Pensacola, Florida 32503
Telephone (850) 438.0448 Fax (850) 438.0448
EB 00009657 LB7916

SITE LAYOUT & DIMENSION PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL

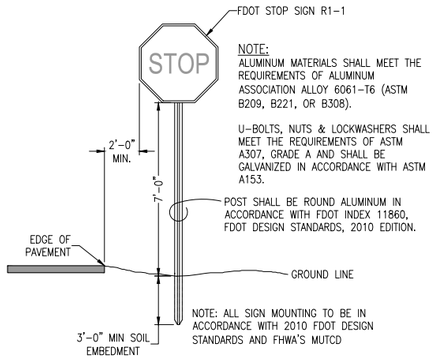
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C2.0

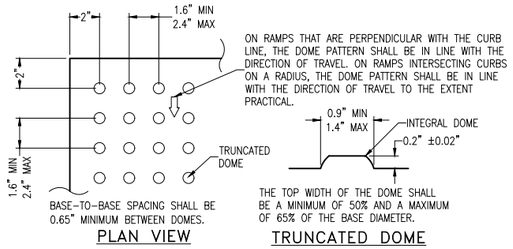
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1 SIGN MOUNTING DETAIL
N.T.S.



FDOT STANDARD R1-1
2 2'-0" x 2'-0"
N.T.S.

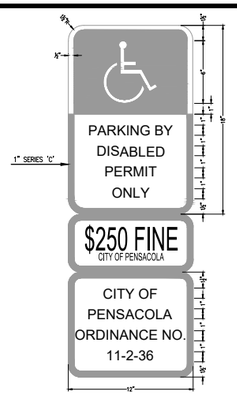


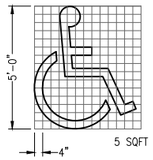
PLAN VIEW — TRUNCATED DOME

NOTES:
1. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 36 INCHES (914mm) FROM THE BACK OF CURB.

2. USE DETECTABLE WARNINGS PROVIDING A LIGHT-ON-DARK OR DARK-ON-LIGHT COLOR CONTRAST WITH ADJOINING SURFACES THAT MEET A 70% CONTRAST RATIO AS DESCRIBED IN ADAAG APPENDIX SECTION A4.29.2. ACCEPTABLE COLORS INCLUDE: BLACK, BROWN, BRICK-RED, GREEN AND SAFETY YELLOW (US-ANSI Z535.1-1991, 6.3; INTERNATIONAL-ISO 3864-1984(3)) AS DESCRIBED IN THE DRAWINGS OR AS APPROVED BY THE ENGINEER. THE COLOR MUST BE INTEGRAL WITH AND CONSISTENT THROUGHOUT THE MATERIAL. DO NOT USE THE COLOR BLUE.

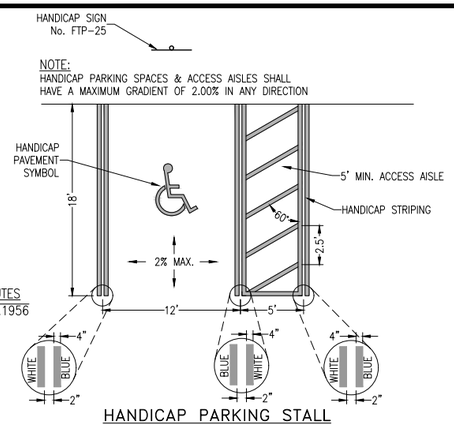
3 CURB RAMP DETECTABLE WARNING DETAIL
N.T.S.





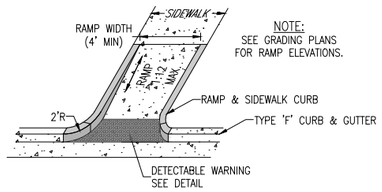
HANDICAP PAVEMENT SYMBOL

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

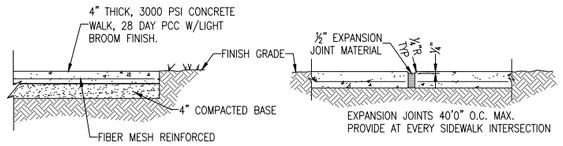


HANDICAP PARKING STALL

4 HANDICAP PARKING STALL DETAILS
N.T.S.



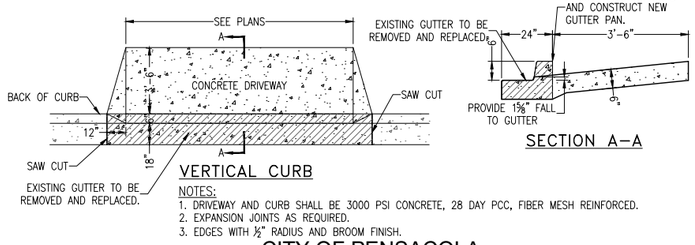
5 CURB RAMP DETAIL
N.T.S.



TYPICAL SECTION — EXPANSION JOINT

NOTE: REFER TO LANDSCAPE PLANS FOR JOINT LOCATIONS AND PATTERN.

6 OFF-SITE SIDEWALK DETAILS
N.T.S.

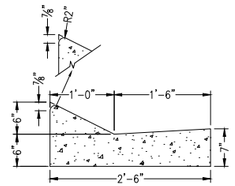


VERTICAL CURB

SECTION A-A

NOTES:
1. DRIVEWAY AND CURB SHALL BE 3000 PSI CONCRETE, 28 DAY PCC, FIBER MESH REINFORCED.
2. EXPANSION JOINTS AS REQUIRED.
3. EDGES WITH ½" RADIUS AND BROOM FINISH.

CITY OF PENSACOLA
7 STANDARD DRIVEWAY CONSTRUCTION DETAIL
N.T.S.



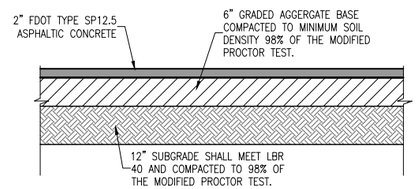
NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".

2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

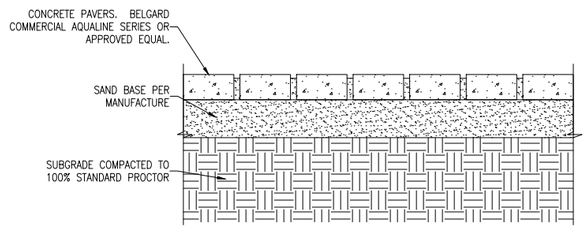
3. ALL CONCRETE SHALL BE 3000 psi AT 28 DAYS.

CITY OF PENSACOLA
8 LAYBACK CURB & GUTTER
N.T.S.

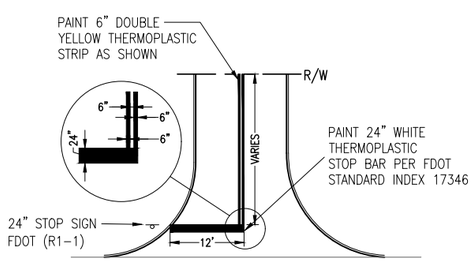
NOTE:
ALL CONCRETE SIDEWALKS, RAMPS, DRIVEWAYS AND CURBING SHALL BE MINIMUM 3000 PSI, 28 DAY PCC, FIBER MESH REINFORCED CONCRETE UNLESS NOTED OTHERWISE.



12 ASPHALT PAVEMENT DETAIL
N.T.S.



18 BRICK PAVER DETAIL
N.T.S.



15 STRIPING DETAIL
N.T.S.

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SITE DETAILS

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

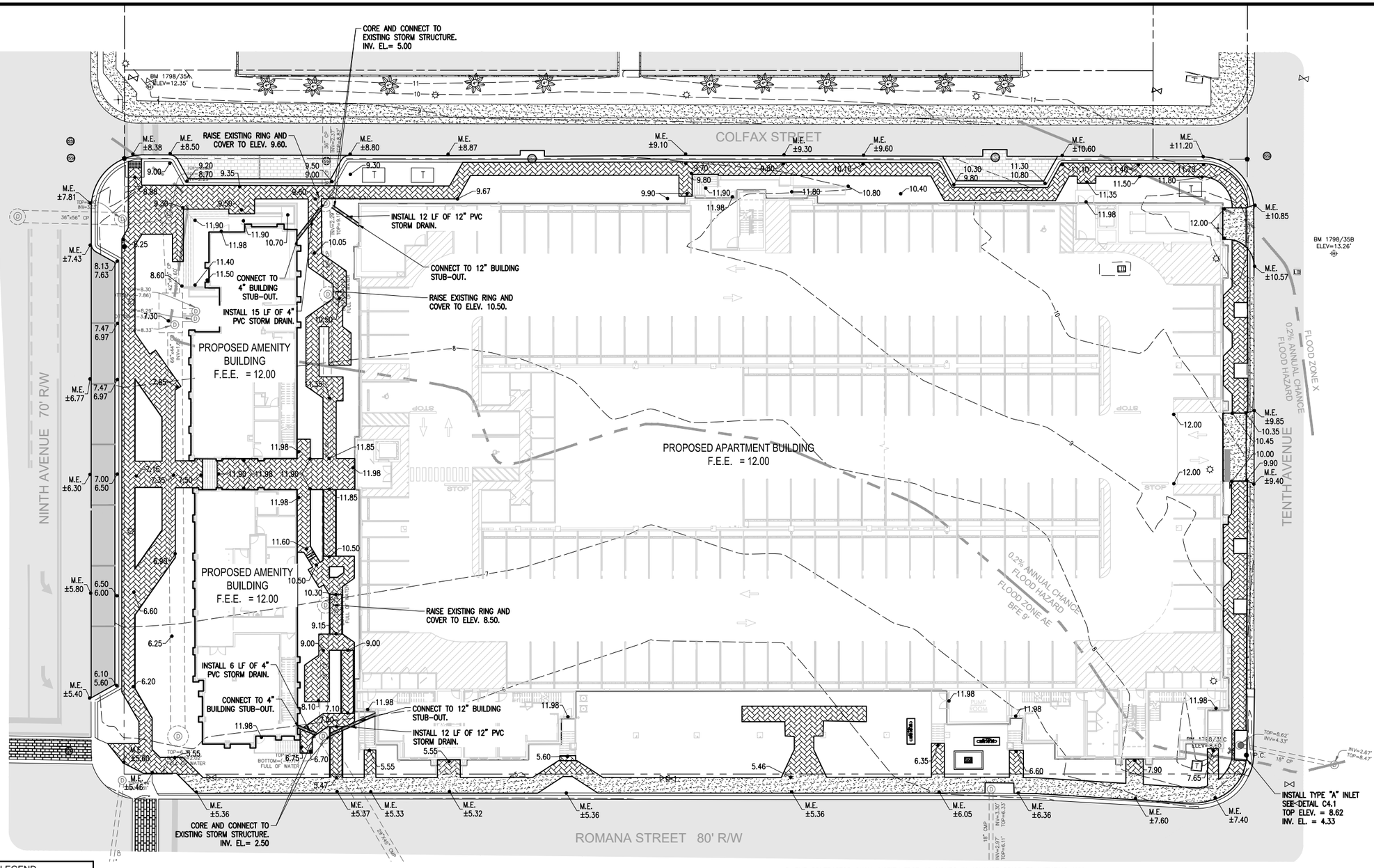
No.	DATE	REVISION

SEAL
PERMIT SET
ALEXIS KATE STEELMAN, P.E. No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C2.1

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LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING DIRT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- WATER
- RIPRAP
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- BENCHMARK
- FLOW ARROW
- 100.00 (BACK OF CURB) 99.50 (EDGE OF PAVEMENT) 100.00 PROPOSED SPOT ELEVATION

N W E S

HORIZONTAL SCALE

20 10 20 40

(IN FEET)

1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

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 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. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY. (1-800-432-4770)
11. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.

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GRADING & DRAINAGE PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

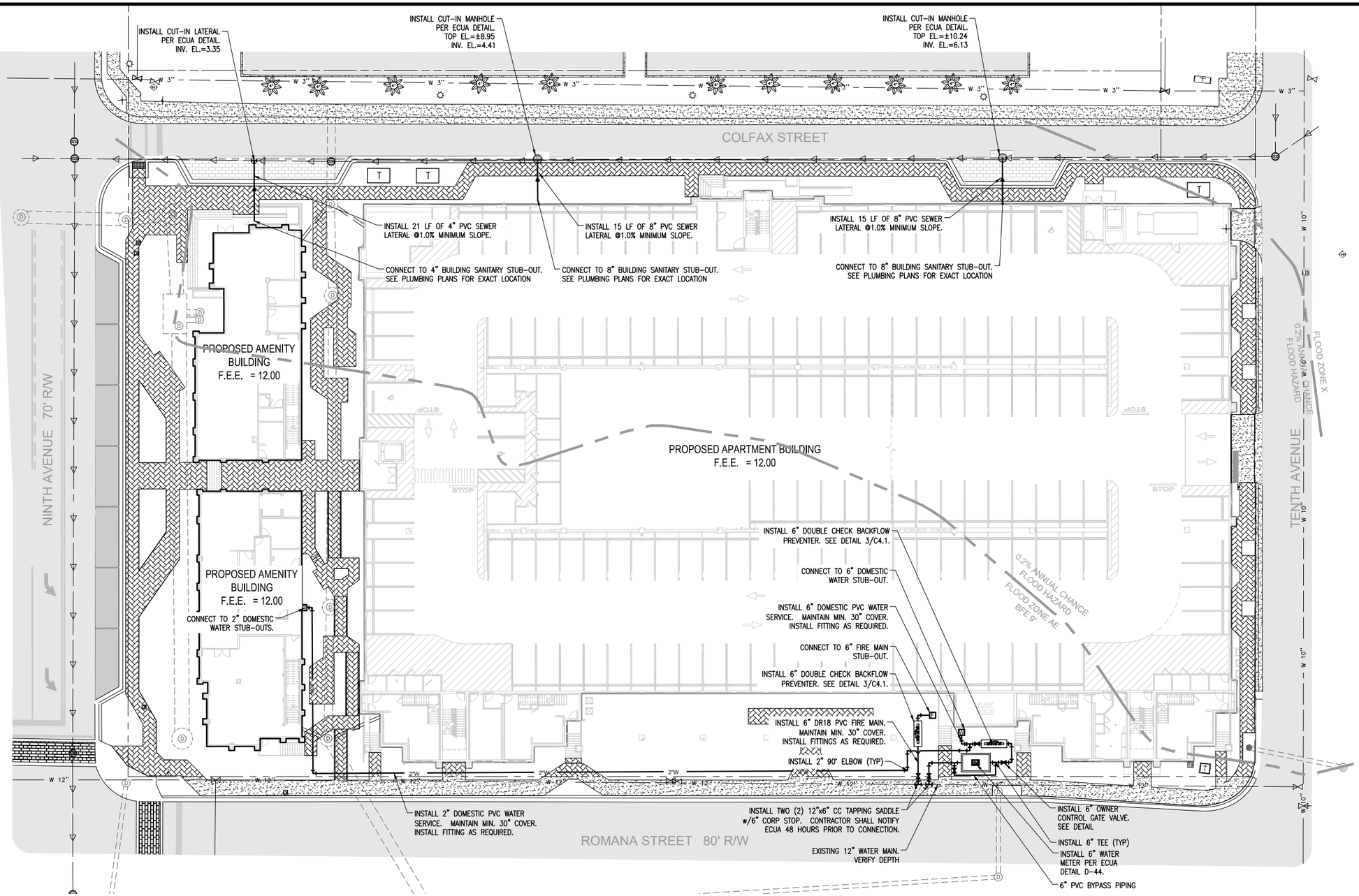
No.	DATE	REVISION

SEAL
PERMIT SET
ALEXIS KATE STEELMAN, P.E. No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C3.0

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LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING DIRT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- WATER
- RIPRAP

HORIZONTAL SCALE

20 10 20 40

(IN FEET)

1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

UTILITY NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION.

2. CONTRACTOR SHALL COORDINATE WITH ECUA, AND FPL, OR ANY OTHER UTILITY COMPANIES HAVING JURISDICTION FOR REMOVAL/RELOCATION AND/OR PROTECTION OF EXISTING UTILITY POLES, AERIAL LINES, FIRE HYDRANTS, AND OTHER UTILITIES AS NECESSARY TO COMPLETE CONSTRUCTION.

3. ALL NEW WATER LINES SHALL BE CLEANED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.

4. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE.

5. MAINTAIN 18 INCH MIN. VERTICAL SEPARATION BETWEEN ALL POTABLE WATER MAINS AND SANITARY SEWER GRAVITY LINES. (WATER ABOVE SEWER).

6. THE TOP OF ALL CLEANOUTS SHALL BE FLUSH WITH THE PAVEMENT OR, WHEN NOT IN THE PAVEMENT, FLUSH WITH THE FINISH GRADE. CONNECTION POINTS FOR UTILITIES SHALL BE CLEARLY MARKED FOR FUTURE BUILDING CONNECTION, COORDINATE WITH PLUMBING CONTRACTOR.

7. ALL WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADDITION OF THE ECUA ENGINEERING MANUAL.

8. ADEQUATE PROVISIONS SHALL BE MADE FOR FLOW OF SEWERS, DRAINS AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.

9. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES 72 HOURS (3 BUSINESS DAYS) PRIOR TO BEGINNING CONSTRUCTION.

10. ALL NEW WATER AND SEWER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 30 INCHES (MAXIMUM 36"), UNLESS OTHERWISE NOTED.

11. CONTRACTOR IS TO RESTORE ALL DISTURBED RIGHT-OF-WAYS IN ACCORDANCE WITH CITY OF PENSACOLA AND THE ECUA GUIDELINES.

12. CONTRACTOR SHALL COORDINATE W/PLUMBING CONTRACTOR FOR BUILDING UTILITY CONNECTION POINTS.

13. ALL CONNECTIONS TO THE ECUA WATER AND SEWER SYSTEM SHALL BE MADE WITH ECUA PERSONNEL PRESENT.

14. ANY REMOVAL OR RELOCATION OF ECUA WATER/SEWER UTILITIES MUST BE APPROVED IN WRITING PRIOR TO THE WORK BEING DONE.

15. A MAINTENANCE OF TRAFFIC (MOT) PLAN SHALL BE SUBMITTED 2 WEEKS PRIOR TO CONSTRUCTION WITHIN THE ROW THAT WOULD DISRUPT THE FLOW OF VEHICULAR OR PEDESTRIAN TRAFFIC.

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EB 00009657 LB7916

UTILITY PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

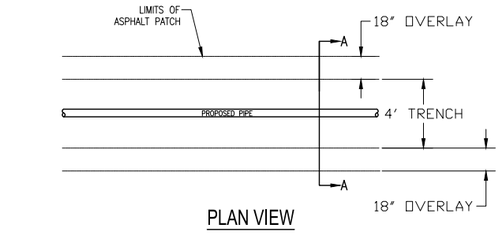
SEAL
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

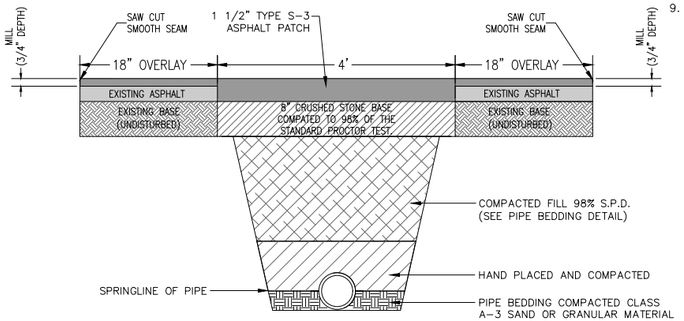
Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C4.0

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PLAN VIEW



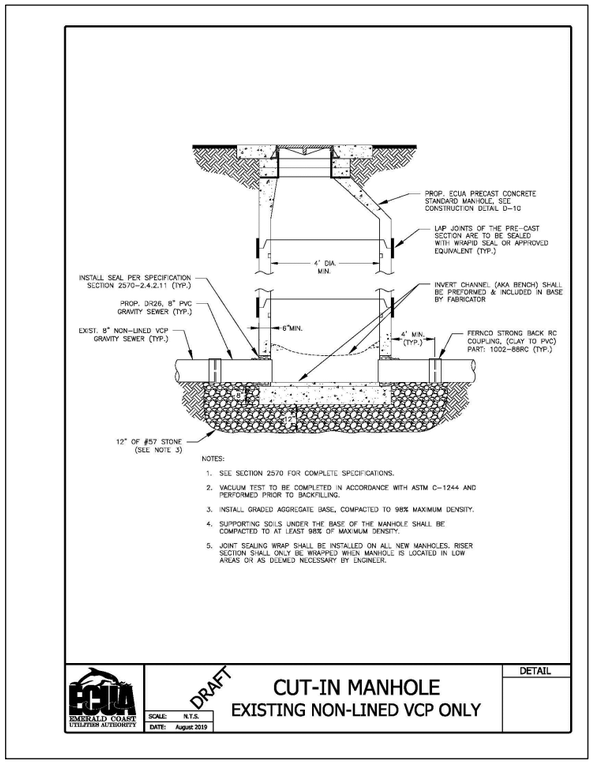
SECTION A-A

GENERAL NOTES:

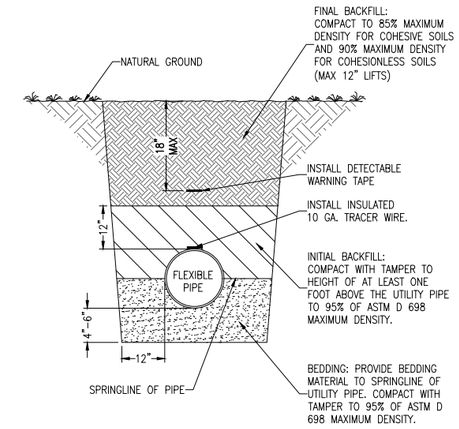
1. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
2. SURFACE TREATMENT PAVED JOINTS SHALL BE LAPPED AND FEATHERED.
3. SURFACE REPLACEMENT COURSE TO BE 3" TYPE S-3 ASPHALTIC CONCRETE
4. SUB BASE MATERIAL TO BE PLACED AND COMPACTED IN 8" LIFTS TO A MINIMUM OF 98% STANDARD PROCTOR
5. MINIMUM SURFACE REPLACEMENT COURSE OF LONGITUDINAL CUTS TO BE ONE HALF OF EXISTING ROAD OR 12' MINIMUM.
6. LONGITUDINAL CUT REPLACEMENT BASE SHALL BE FULL DEPTH ASPHALTIC CONCRETE OR 8" CRUSHED STONE.
7. ANY VARIANCE MUST BE APPROVED ON INDIVIDUAL BASIS BY THE CITY ENGINEER.
8. PERMIT FROM ENGINEERING AND INSPECTION BY STREET DIVISION IS REQUIRED.
9. CONTACT THE STREET DIVISION AND ALL EMERGENCY SERVICES (POLICE, FIRE & EMERGENCY MEDICAL SERVICES) BEFORE COMPLETELY CLOSING A ROAD. NOTIFY THE ABOVE AGAIN ONCE THE ROAD HAS BEEN RE-OPENED.

1 CITY OF PENSACOLA CUT & PATCH DETAIL

SCALE: NTS



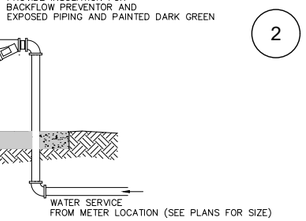
2



NOTES:
1. EXCAVATE TRENCH TO A DEPTH THAT PROVIDES MINIMUM COVER OF 30" FROM EXISTING GROUND SURFACE, OR FROM THE INDICATED FINISHED GRADE, WHICHEVER IS LOWER, TO THE TOP OF PIPE.
2. FOR FIRE PROTECTION YARD MAINS OR PIPING, AN ADDITIONAL 6" OF COVER IS REQUIRED.

6 FLEXIBLE PIPE BEDDING DETAIL

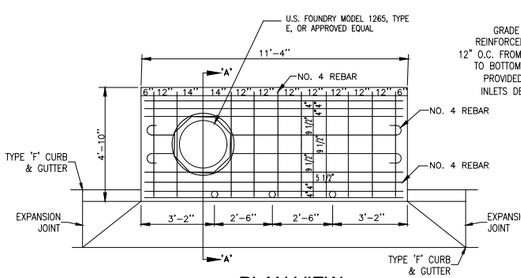
N.T.S.



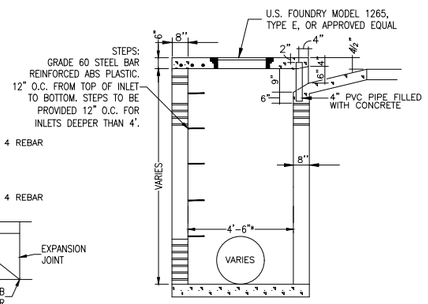
3 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY

(2" ECUA APPROVED MODEL)

NOTES:
1. VALVE BOX AND BOOT SHALL BE CAST IRON.
2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE.
3. VALVE BOX TOP SHALL BE FLUSH WITH FINISHED GRADE OR ½" ABOVE NATURAL GROUND LEVEL.
4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUIVALENT.
5. EARTH UNDER FLANGE OF VALVE BOX & COLLAR TO BE FIRM AND WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.



PLAN VIEW
TYPE "A" CURB INLET DETAIL
N.T.S

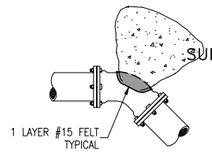


SECTION A-A
TYPE "A" CURB INLET DETAIL
N.T.S



9 TYPE "A" INLET THROAT ELEVATION

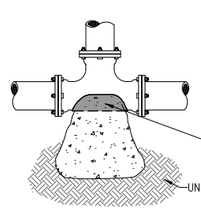
N.T.S



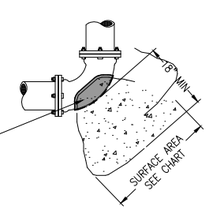
45° BEND – M.J.

MINIMUM THRUST BLOCK DIMENSIONS: SURFACE AREA AGAINST UNDISTURBED SOIL

FITTING / PIPE SIZE	DEAD END OR TEE	90° BEND	45° BEND	22.5° BEND
4"	1' X 2'	1.5' X 1.5'	1' X 1.5'	1' X 1'
6"	2' X 2'	2.5' X 2.5'	2' X 1.5'	1' X 1.5'
8"	2.25' X 3'	3' X 3'	2' X 2.5'	1.5' X 1.5'
10"	3.5' X 3'	4' X 3.75'	2.75' X 3'	2' X 2'
12"	4' X 4'	4' X 5'	3' X 4'	2' X 3'
16"	5' X 5.5'	6' X 6.5'	4' X 5'	3' X 3.5'



TEE – M.J.

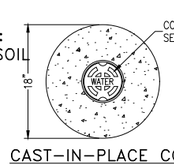


90° BEND – M.J.

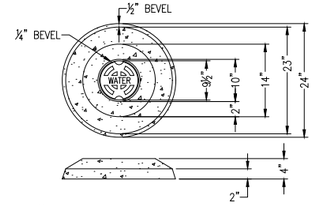
NOTES:
1. ONE LAYER OF #15 FELT TO BE USED TO PREVENT ADHESION OF CONCRETE TO FITTING.
2. ALL THRUST BLOCKS TO BE BACKED BY UNDISTURBED SOIL.
3. THRUST BLOCK DIMENSIONS BASED ON SM SOIL CLASSIFICATION.
4. CONCRETE MIN. 2,500 PSI.
5. JOINT RESTRAINTS ARE TO BE USED ON ALL FITTINGS. TRUST BLOCKS REQUIRED ON 90° BENDS, 45° BENDS, TEES, TAPPING SLEEVES, AND DEAD ENDS.

7 TYPICAL THRUST BLOCK INSTALLATIONS

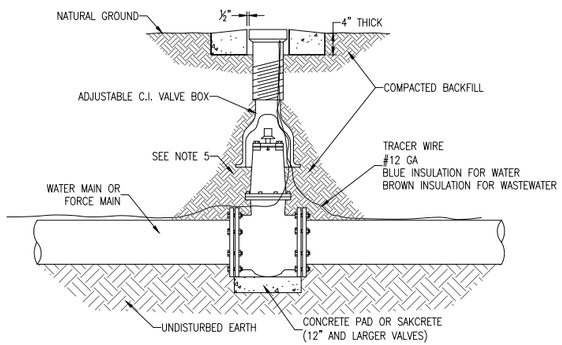
N.T.S.



CAST-IN-PLACE COLLAR



24" PRE-CAST VALVE PAD



8 TYPICAL VALVE & BOX INSTALLATION

N.T.S.

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UTILITY PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C4.1

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GENERAL NOTES

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, & BOUNDARY INFORMATION IS FROM PLANS BY: **PITTMAN GLAZE & ASSOCIATES INC.**
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: **CHARLAN BROCK ARCHITECTS**
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, & LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW & EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY & OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, & WALLS ARE TO BE SURVEYED, LAID OUT, & STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE & INSTALL ALL ITEMS PER DRAWINGS & SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, & INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS & SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY & SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE & BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT & BECOME FAMILIAR WITH THE EXISTING CONDITIONS & SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK & MATERIALS REQUIRED ANY DISCREPANCY &/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES REQUIRED FOR SAFE EXECUTION & COMPLETION OF WORK, & FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD & NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE & IS BE RESPONSIBLE FOR ACCURACY & CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES & NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION & WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS & CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, & SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS & CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF PENSACOLA STANDARD SPECIFICATIONS & CONSTRUCTION STANDARDS, & STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY & ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII & SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING & EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY. REFER TO THE BOUNDARY SURVEY & PLAT TO VERIFY PROPERTY LINES & EASEMENT LOCATIONS.
8. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
9. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
10. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. & 3/16 IN. (2 & 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
11. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
12. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
13. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
14. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
15. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
16. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES & LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES &/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS & NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS & GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER & GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, & FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, & HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS & INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY & ARE NOT TO BE USED TO LAYOUT FOOTINGS.
13. GRADING CONTRACTORS SHALL NOTIFY & COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
14. GRADING CONTRACTOR SHALL COOPERATE & WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER & TIMELY COMPLETION OF THIS PROJECT.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES & TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS & THE GOVERNING AUTHORITIES' REQUIREMENTS, IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS & THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH & THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
   A. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE & BACKFILLED & COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
   B. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING & INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT & FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT & RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
   A. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
   B. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
   C. SLUMP: 3 TO 5 INCHES
   D. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS:
   A. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
   B. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING:
   A. 4" THICK PAVING: 6x6 10/10 WIRE MESH, FLAT SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS
   B. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   C. 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   D. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE & SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN & DETAILS.
   E. ALL REINFORCING STEEL & DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED & MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
8. CONTROL JOINTS (TROWEL OR SAW CUT)
   A. TO BE PLACED AS INDICATED ON PLANS & DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
   B. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
   C. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT & SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
   D. SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND & CONCRETE. BLOWN DRY & IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
9. EXPANSION JOINTS
   A. PLACE AT A MAXIMUM SPACING OF 30' O.C. & COORDINATE WITH OVERALL PAVING PATTERN & COLOR.
   B. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
   C. CONTRACTOR SHALL PREPARE A JOINT LAYOUT & PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS & SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED & CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT & CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT &/OR CURBS.
13. PROPOSED PAVEMENT &/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT &/OR CURBS.
14. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP & IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
15. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED & PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS & THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED & REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, & PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" & LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES & GENERAL NOTES FOR PUBLIC & COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES & TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT & SPREAD) GIVEN IN THE PLANT SCHEDULE & SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MIN. & REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION & OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS & LAWNS, OR AS SHOWN IN DETAILS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, & LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION & MUST BE REPLACED WITH PLANT OF SAME VARIETY & SIZE IF DAMAGED, DESTROYED, DEAD & /OR REMOVED.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING & REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS & FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, & /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC & STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE & PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO & DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.,) & THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN &/OR OWNER, & SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS & INFORMATION SUBMITTED BY CONTRACTOR & WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY & GUARANTEE OF THE PLANT MATERIAL INSTALLED.
19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, & 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 & 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB & GROUNDCOVER ZONES & 36" FOR TREE PITS.
20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS & JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS & ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS & ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
22. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK & DEFECTIVE PLANTS, & THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE & REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT & WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, & SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM & BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS & SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM & RIVER ROCK & SOIL MEDIUM & PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER & RAINY SEASONS & INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON & IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION & COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK & REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS & PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND & REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB & GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS &/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS & RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS & CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

ABBREVIATIONS

A	AD	AREA DRAIN
	ADJ	ADJACENT
	AFG	ABOVE FINISHED GRADE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	APPRO	APPROXIMATE
	X	ARCHITECT(URAL)
	ARCH	
B	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BLKG	BLOCKING
	BOC	BACK OF CURB
	BOT	BOTTOM
	BS	BOTTOM OF STAIR
	BW	BOTTOM OF WALL
C	CEM	CEMENT
	CIP	CAST IN PLACE
	CJ	CONTROL JOINT
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COL	COLUMN
	CONT	CONTINUOUS
	CONC	CONCRETE
	CU FT	CUBIC FEET
D	DD	DECK DRAIN
	DE	DRAINAGE EASEMENT
	DI	DRAIN INLET
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DN	DOWN
	DS	DOWN SPOUT
	DWG(S)	DRAWING(S)
E	E	EAST
	EA	EACH
	EJ	EXPANSION JOINT
	EK	ELEVATION
	ELEC	ELECTRIC(AL)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ESMT	EASEMENT
	EW	EACH WAY
	EXP	EXPANSION
	EXIST	EXISTING
	EXT	EXTERIOR
F	FAB	FABRIC
	FDC	FIRE DEPT. CONNECTION
	FH	FIRE HYDRANT
	FIN	FINISH
	FOC	FACE OF CURB
	FT	FOOT, FEET
	FTG	FOOTING
G	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	GC	GENERAL CONTRACTOR
	GV	GATE VALVE
H	HDW	HARDWARE
	HDWD	HARDWOOD
	HORZ	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
I	ID	INSIDE DIAMETER
	INCL	INCLUDE
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
J	JB	JUNCTION BOX
	JT	JOINT
K	KO	KNOCK OUT
L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT
M	MAS	MASONRY
	MATL	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MED	MEDIU

SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	REVISION	
			CURRENT REVISION	CURRENT REVISION DATE
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L0.02	SHEET INDEX	02/06/2026		
L0.03	TREE DEMOLISION PLAN	02/06/2026		
L0.04	IMPERVIOUS AREA	02/06/2026		
L0.11	OVERALL SITE PLAN - GROUND LEVEL	02/06/2026	1	03/13/2026
L0.12	OVERALL SITE PLAN - ROOFTOP	02/06/2026		
L0.13	OVERALL FENCE PLAN	02/06/2026	1	03/13/2026
L0.14	ENLARGEMENT KEY PLAN	02/06/2026	1	03/13/2026
L1.00A	HARDSCAPE SCHEDULE & NOTES	02/06/2026	1	03/13/2026
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L1.01	HARDSCAPE PLAN GROUND LEVEL	02/06/2026	1	03/13/2026
L1.21A	HARDSCAPE ENLARGEMENT PLAN - GROUND FLOOR	02/06/2026	1	03/13/2026
L1.21B	HARDSCAPE LAYOUT PLAN - GROUND FLOOR	02/06/2026	1	03/13/2026
L1.22A	HARDSCAPE ENLARGEMENT PLAN - ROOFTOP	02/06/2026		
L1.22B	HARDSCAPE LAYOUT PLAN - ROOFTOP	02/06/2026		
L1.81	HARDSCAPE DETAILS	02/06/2026		
L1.82	HARDSCAPE DETAILS	02/06/2026		
L1.83	HARDSCAPE DETAILS	02/06/2026		
L1.84	HARDSCAPE DETAILS	02/06/2026		
L1.85	HARDSCAPE DETAILS	02/06/2026		
L1.86	HARDSCAPE DETAILS	02/06/2026		
L1.87	HARDSCAPE DETAILS	02/06/2026		
L2.00	TREE PLANTING SCHEDULE & NOTES	02/06/2026		
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L2.02	TREE PLANTING ENLARGEMENT PLAN ROOTOP	02/06/2026		
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L4.00	SITE FURNISHINGS SCHEDULE & NOTES	02/06/2026		
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L4.77	STRUCTURAL PAVILION METAL PERGOLA DETAILS	02/06/2026		
L4.81	SITE FURNISHING DETAILS	02/06/2026		
L4.82	SITE FURNISHING DETAILS	02/06/2026		
L4.83	SITE FURNISHING DETAILS	02/06/2026		
L4.84	SITE FURNISHING DETAILS	02/06/2026		
L5.00	SITE LIGHTING SCHEDULES & NOTES	02/06/2026		
L5.01	SITE LIGHTING PLAN GROUND LEVEL	02/06/2026	1	03/13/2026
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L6.03	IRRIGATION DETAILS	02/06/2026		
L6.04	IRRIGATION DETAILS	02/06/2026		
GRAND TOTALS: 51				

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PENSACOLA, FL

LANDDESIGN PROJ.#

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	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

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CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

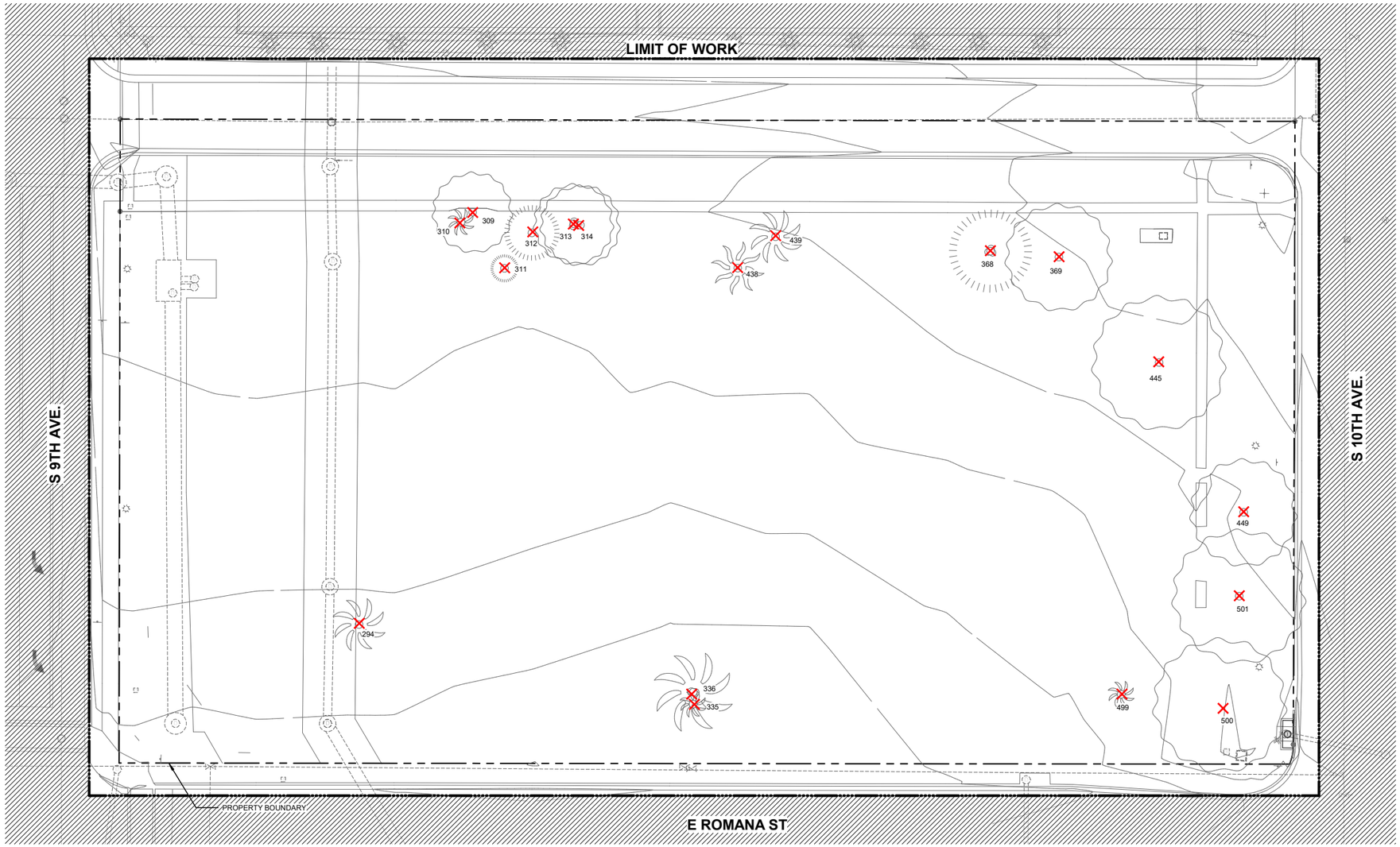
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SHEET NUMBER

L0.02

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ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY
- MATCHLINE
- (XX) PAGE NUMBER
- TREE TO BE REMOVED

TREE SURVEY

POINT	TYPE TREE	DIAMETER (in inches)	1/2 SPREAD (in feet)	PROTECTED	STATUS
294	Palm	16	10		REMOVED
309	Oak	22	15	YES	REMOVED
310	Palm	15	5		REMOVED
311	Miscellaneous	39	5		REMOVED
312	Miscellaneous	11	10		REMOVED
313	Oak	29 twin	15	YES	REMOVED
314	Oak	12	15	YES	REMOVED
335	Palm	17	5		REMOVED
336	Palm	44 twin	15		REMOVED
368	Miscellaneous	39 triple	15		REMOVED
369	Oak	31	20	YES	REMOVED
438	Pecan	19	10		REMOVED
439	Palm	17	10		REMOVED
445	Oak	38	25	YES	REMOVED
449	Palm	29	20		REMOVED
499	Oak	19	5	YES	REMOVED
500	Oak	36	25	YES	REMOVED
501	Oak	34	25	YES	REMOVED

TREE MITIGATION CALCULATION

SEC. 12-6-6. (2) RETENTION, RELOCATION, REMOVAL, REPLACEMENT, AND MITIGATION OF PROTECTED TREES.
(D) REPLACEMENT OF PROTECTED TREES. WHEN A PROTECTED TREE IS APPROVED FOR REMOVAL, IT SHALL BE REPLACED WITH A LIKE SPECIES OF THE TREE REMOVED. THE CITY'S DESIGNATED ARBORIST MAY ALLOW A DEVIATION TO THIS WITHIN THE SAME SPECIES TYPE CATEGORY IN THE PROTECTED TREE LIST IN APPENDIX "A" OF THIS CHAPTER IN ORDER TO PROMOTE ECOLOGICAL DIVERSITY ON THE SITE. THE PRESCRIBED NUMBER OF TREES SHALL BE PLANTED FOR EACH TREE REMOVED. THE MINIMUM DIAMETER OF A REPLACEMENT TREE SHALL BE THREE (3) INCHES DBH. THE REPLACEMENT FORMULA IS:

1. A TRUNK DIAMETER OF FOUR INCHES TO 11 INCHES = TWO THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
2. A TRUNK DIAMETER OF 12 INCHES TO 19 INCHES = THREE THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
3. A TRUNK DIAMETER OF 20 INCHES TO 29 INCHES = FIVE THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
4. A TRUNK DIAMETER OF 30 INCHES TO 35 INCHES = EIGHT THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
5. A TRUNK DIAMETER OF 36 INCHES TO 43 INCHES = TEN THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
6. A TRUNK DIAMETER OF 44 INCHES OR GREATER = 11 THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.

	NUMBER OF TREES REMOVED	NUMBER OF REQUIRED TO PLANT
1. A TRUNK DIAMETER OF FOUR INCHES TO 11 INCHES = TWO THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	0	0
2. A TRUNK DIAMETER OF 12 INCHES TO 19 INCHES = THREE THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	2	6
3. A TRUNK DIAMETER OF 20 INCHES TO 29 INCHES = FIVE THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	2	10
4. A TRUNK DIAMETER OF 30 INCHES TO 35 INCHES = EIGHT THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	2	16
5. A TRUNK DIAMETER OF 36 INCHES TO 43 INCHES = TEN THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	2	20
6. A TRUNK DIAMETER OF 44 INCHES OR GREATER = 11 THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	0	0
TOTAL NUMBER OF TREES **REQUIRED**		52
TOTAL NUMBER OF TREES **PROVIDED**		68

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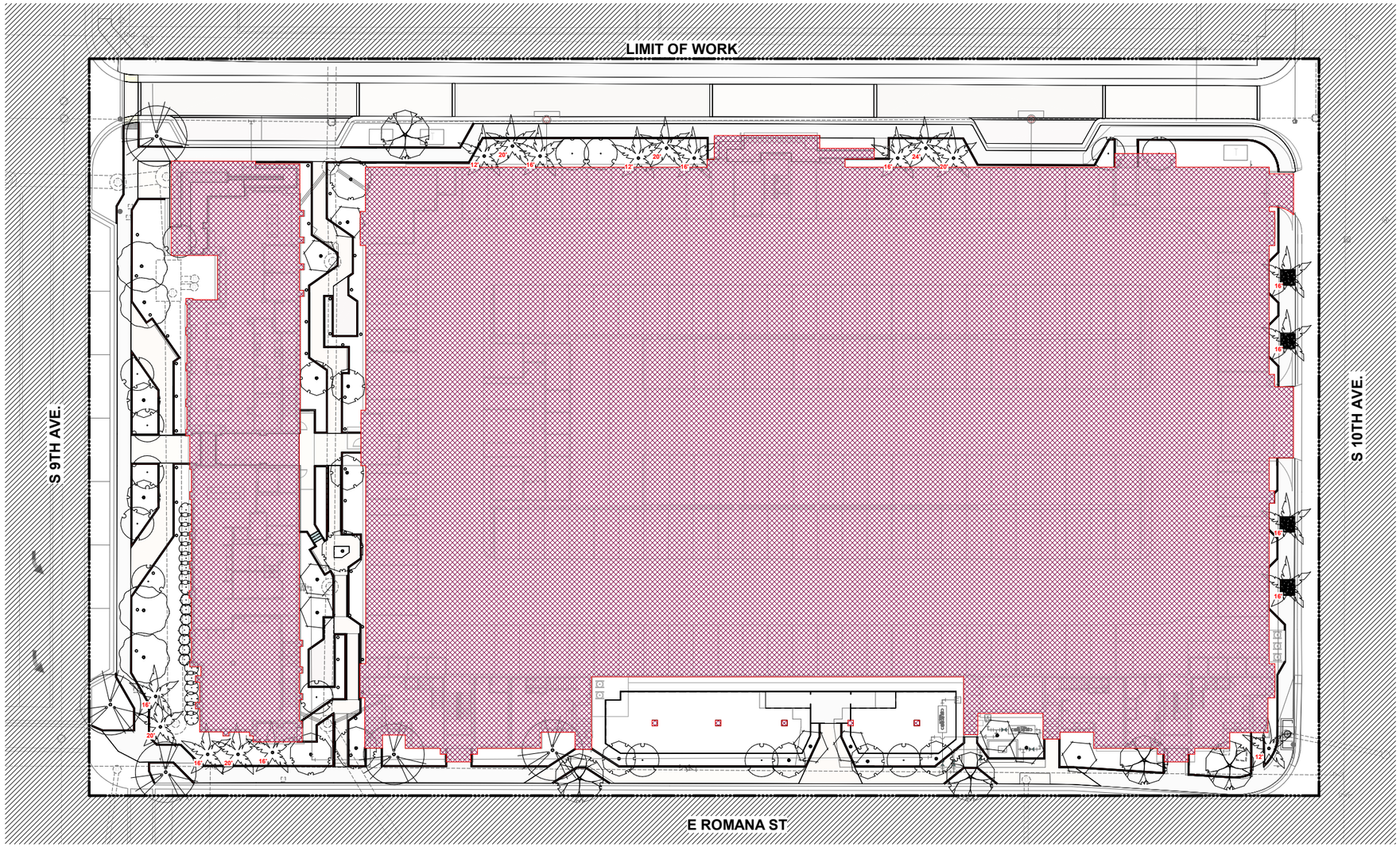
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DRAWN BY: SN
CHECKED BY: AMG

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NORTH
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SHEET TITLE
TREE DEMOLISION PLAN

SHEET NUMBER
L0.03

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GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY
- MATCHLINE
- (XX) PAGE NUMBER
- IMPERVIOUS SURFACE

TREE REQUIREMENT FOR IMPERVIOUS SURFACE

Sec. 12-6-6. (3)*New planting of protected trees.*
On sites proposed for development or redevelopment where no existing protected trees are identified, the owner or his agent shall be required to plant one new tree species identified in the protected tree list (Appendix "A") or the tree replant list (Appendix "B"), a minimum of three inches DBH, for each 1,000 square feet of impervious surface area. New trees or replacement trees shall be planted during the year as indicated in subsection 12-6-3(2)a.1. of this chapter.

	REQUIRED	PROVIDED
TREE REQUIREMENT FOR IMPERVIOUS SURFACE OF 73,342 SF BUILDINGS = 71,615 SF (72.1%) BUILDINGS + COVERED AREAS = 73,342 SF (73.9%)	74	64

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SCALE

NORTH

SCALE: 1"=20'

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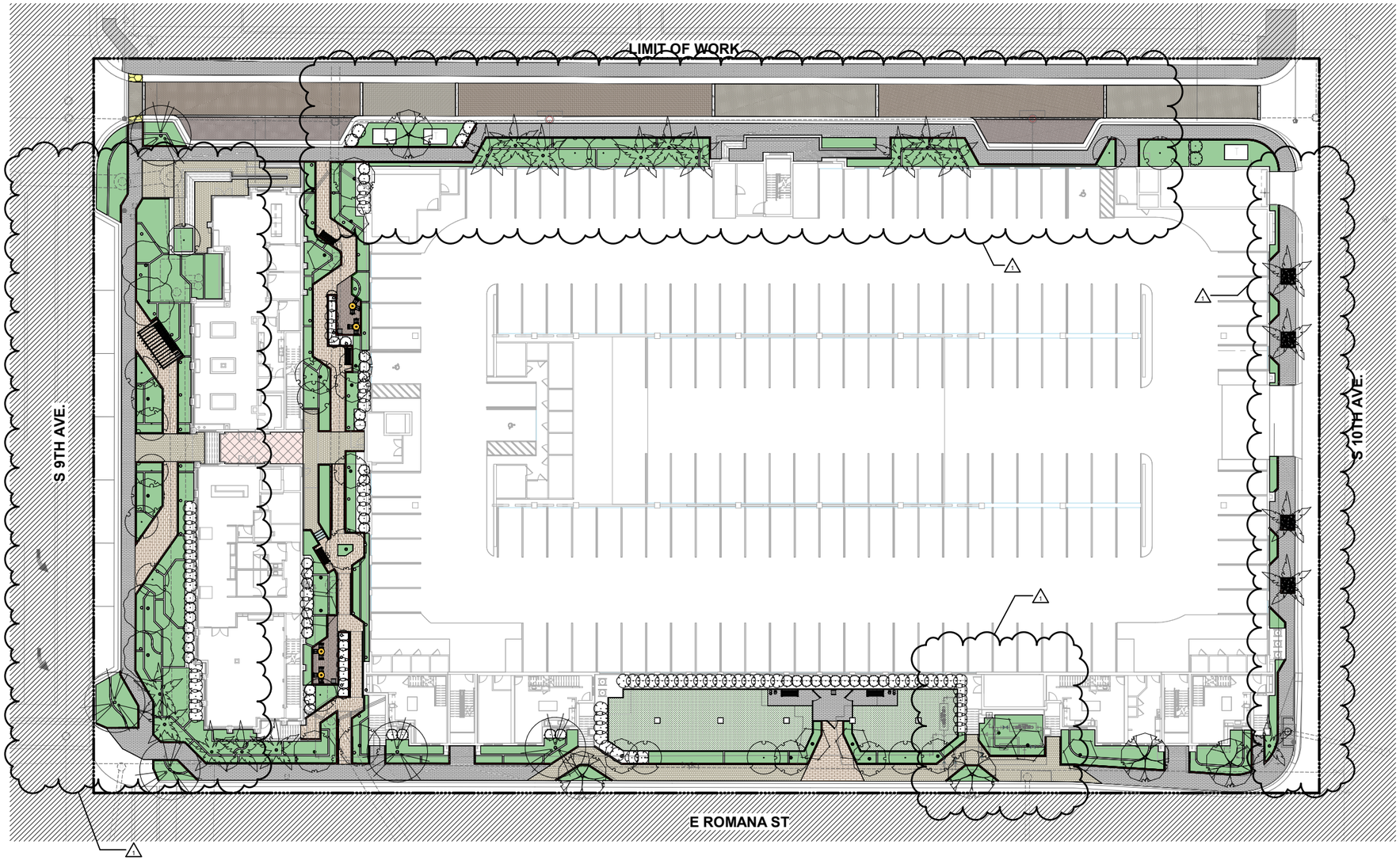
IMPERVIOUS AREA

SHEET NUMBER

L0.04

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SCALE

NORTH

SCALE: 1"=20'

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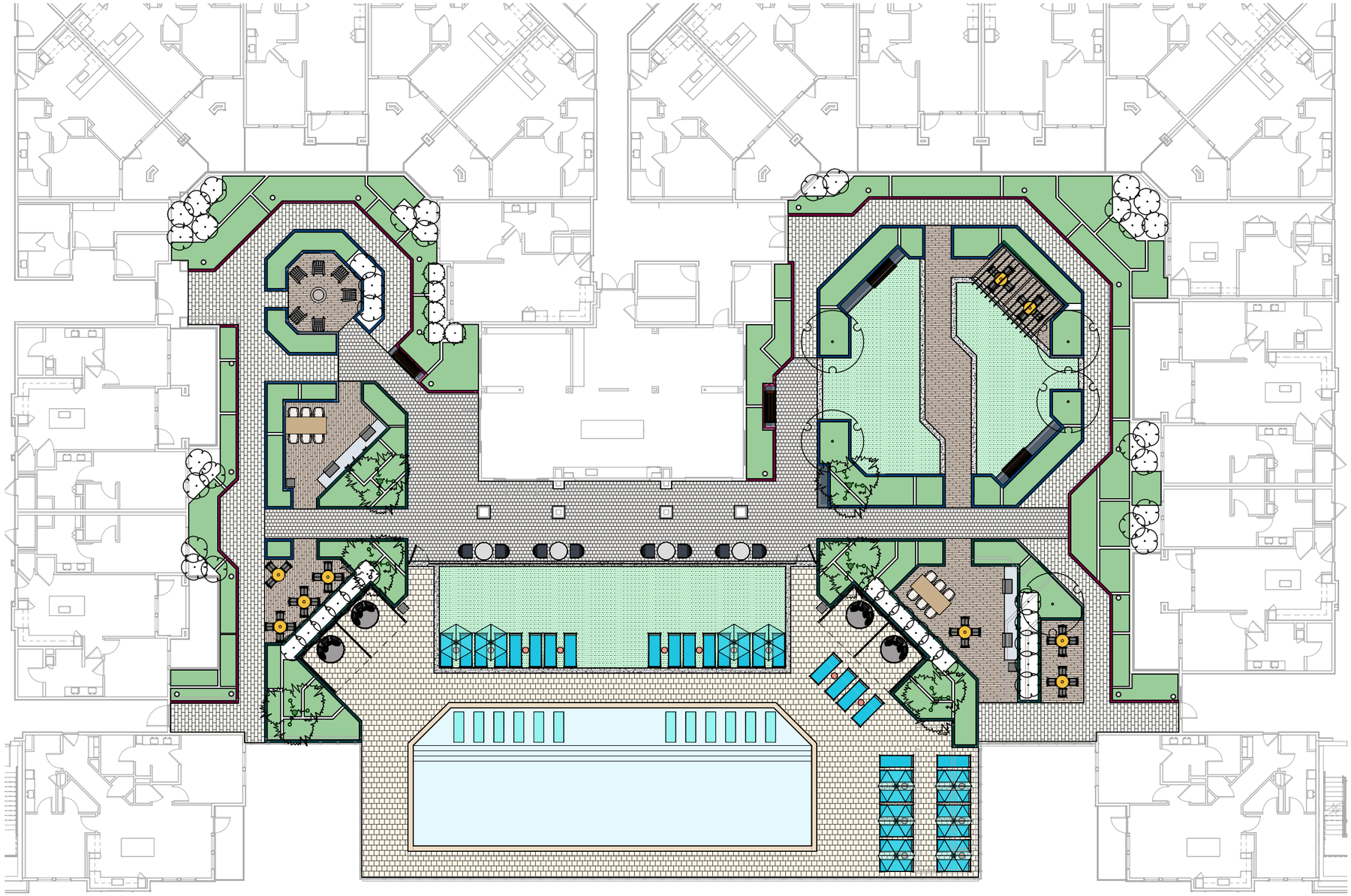
OVERALL SITE PLAN - GROUND LEVEL

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NORTH

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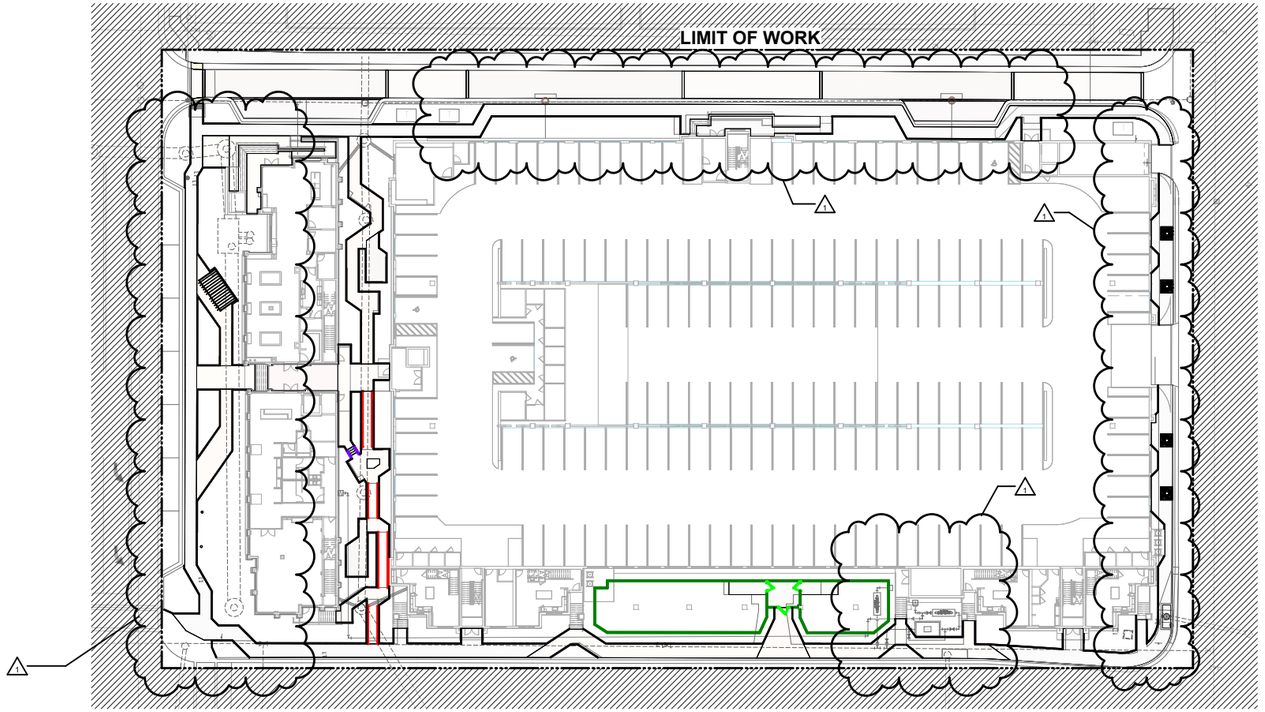
OVERALL SITE PLAN - ROOFTOP

SHEET NUMBER

L0.12

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1 L0.13 OVERALL FENCE / RAIL PLAN - GROUND LEVEL
1" = 30'-0"

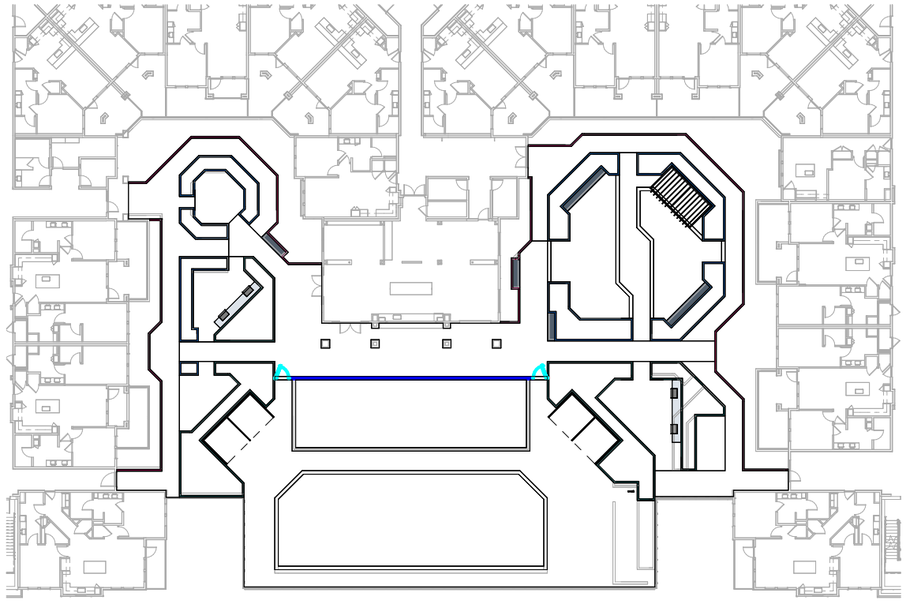
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GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL RAIL
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL



2 L0.13 FENCE PLAN - ROOFTOP
1" = 20'-0"

SCALE: 1"=20'
0 10' 20' 50'

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SCALE

NORTH

SHEET TITLE

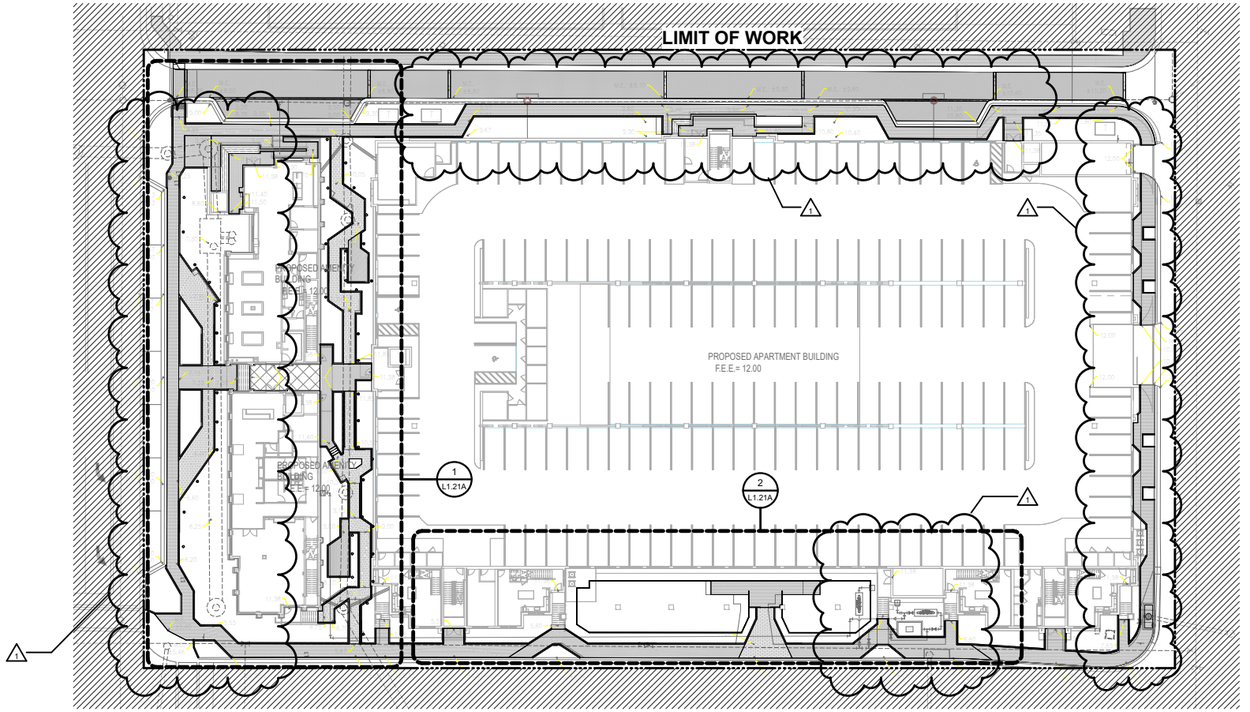
OVERALL FENCE PLAN

SHEET NUMBER

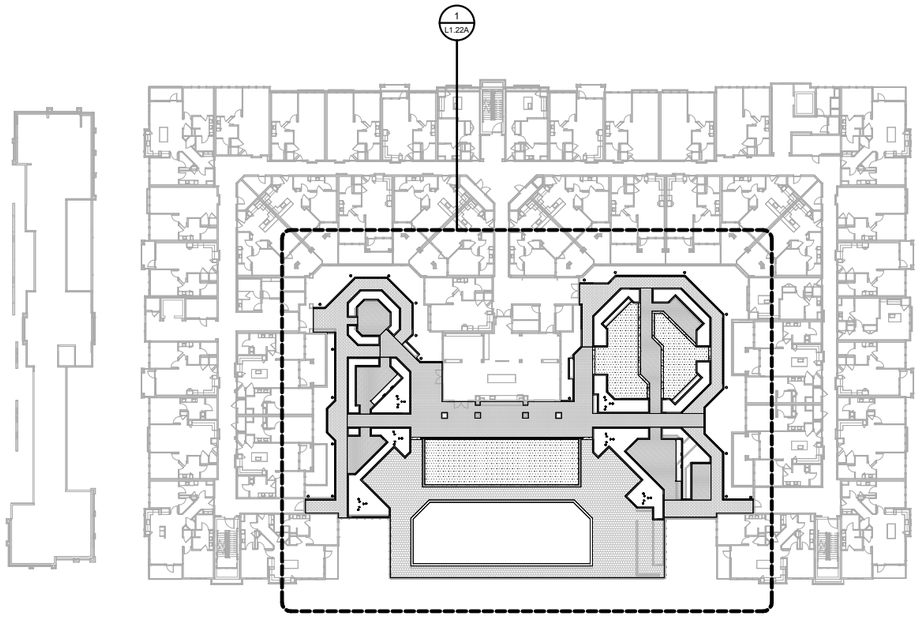
L0.13

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:32 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



1 ENLARGEMENT KEY PLAN - GROUND LEVEL
1" = 30'-0"
L0.14



2 ENLARGEMENT KEY PLAN - ROOFTOP
1" = 30'-0"
L0.14

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=30'

0 15' 30' 75'

SHEET TITLE

ENLARGEMENT KEY PLAN

SHEET NUMBER

L0.14

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3/13/2026 10:21:40 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

HARDSCAPE SCHEDULE

KEY	DETAIL	QUANTITY (SF)	TYPE	STRUCTURE	THICKNESS	INTEGRAL COLOR	FINISH	SEALER	UNIT SIZE	PATTERN	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
P-101	5 / L1.81	9,506 SF	SITE SIDEWALK PERVIOUS PAVER	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	3-1/8"	SLATE	- N/A -	- N/A -	4-1/2" x 9"	RUNNING BOND	AQUALINE SERIES	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	OVERALL SIDEWALK	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-102		26 SF	TRUNCATED DOME	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2-3/8"	A-20	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	8" X 24"	RUNNING BOND	ADA TRUNCATED DOMES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	CROSSWALK LOCATIONS	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-103	5 / L1.81	2,632 SF	GROUND FLOOR PERVIOUS PAVER 1	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2"	HEP-10	ECOPREMIER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 12"	RUNNING BOND	H_SERIES PERMIABLE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-104	5 / L1.81	2,487 SF	GROUND FLOOR PERVIOUS PAVER 2	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2-3/4"	OLD OAK	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	3-7/8" X 9-7/8"	1/3 OFFSET RUNNING BOND	TOWN HALL	UNILOCK WWW.COMMERCIAL.UNILOCK.COM	YES	YES	WEST ENTRY	UNILOCK PAVERS OR APPROVED EQUAL / SEE DETAILS
P-105	5 / L1.81	313 SF	GROUND FLOOR PERVIOUS PAVER 3	PERMEABLE DRAINAGE AGGREGATE	2"	HEP-40	ECOPREMIER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 24"	1/3 OFFSET RUNNING BOND	H_SERIES PERMIABLE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-106	3 / L1.82	2,193 SF	ROOFTOP PAVER 1	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	UF-20	ULTRAFACE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 12"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-107	3 / L1.82	2,157 SF	ROOFTOP PAVER 2	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	UF-15	ULTRAFACE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 8"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-108	3 / L1.82	3,024 SF	ROOFTOP POOL DECK PAVER	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	SC-20	STONEY CREEK	SEALANT PER MANUFACTURER RECOMENDATION	12" X 12"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-109	3 / L1.82	1,631 SF	WOOD ROOFTOP PAVER	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	TB-10	TIMBER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 12"	1/3 OFFSET RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-111	3 / L1.82	310 SF	1' ROOFTOP CONCRETE BAND	SEE STRUCTURAL	SEE STRUCTURAL	STANDARD GRAY	BROOM	SEALANT PER MANUFACTURER RECOMENDATION	- N/A -	- N/A -	- N/A -	- N/A -	YES	YES	ROOFTOP	SEE STRUCTURAL / SEE DETAILS
P-112	1-3 / L1.82	2,334 SF	ROOFTOP ARTIFICIAL TURF	SEE DETAILS	SEE MANFU.	302 - SPRING GREEN BLEND	- N/A -	- N/A -	1.75" BLADE	- N/A -	SWG NATURAL 80 (165SW)	SOUTHWEST GREENS WWW.SOUTHWESTGREENS.COM	YES	YES	ROOFTOP	SOUTHWEST GREEN OR APPROVED EQUAL / SEE DETAILS
P-114	SEE AQUATICS	201 SF	POOL COPING	SEE AQUATICS	SEE MANFU.	A22 SAND	POOL COPING	- N/A -	SEE MANFU.	- N/A -	SINGLE BULLNOSE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-120	6 / L1.81	341 SF	GROUND FLOOR PAVER	4" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET	2"	HRS-15	RIVERSIDE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 24"	1/3 OFFSET RUNNING BOND	H-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE AQUATICS DETAILS
P-121V	2, 3 / L1.81	3,034 SF	VEH. PAVER FIELD	6" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET	2-3/8"	HARVEST BLEND	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	4" X 8"	HERRINGBONE	HOLLAND STONE	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	ROAD	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-122V	2, 3 / L1.81	831 SF	VEH. PARKING PAVER	6" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET	2-3/8"	DARK CHOCOLATE	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	4" X 8"	HERRINGBONE	HOLLAND STONE	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	ROAD	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-123V	2, 3 / L1.81	1,822 SF	VEH. CROSSWALK PAVER	6" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET	2-3/8"	NAPOLI	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	4" X 8"	HERRINGBONE	HOLLAND STONE	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	ROAD	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-124V	2, 4 / L1.81	159 SF	1' VEH. CONCRETE BAND	PIP CONCRETE	12"	STANDARD GRAY	BROOM	SEALANT PER MANUFACTURER RECOMENDATION	- N/A -	- N/A -	- N/A -	- N/A -	YES	YES	ROAD	SEE DETAILS / SEE PLANS FOR JOINTING

STAIR SCHEDULE

KEY	DETAIL	TOTAL RISERS	TYPE	STRUCTURE	INTEGRAL COLOR	FINISH	SEALER	SAMPLE	MOCK-UP	LOCATION	REMARKS
S-101	4 / L1.82	4	CONCRETE STAIRS	CIP CONRETE	STANDARD GRAY	BROOM	BRICKFORM GEM CURE & SEAL 1315-650 VOC MATTE FINISH - 2 COATS	YES	YES	GROUND LEVEL	SEE DETAILS

WALL SCHEDULE

KEY	DETAIL	LENGTH	TYPE	STRUCTURE	HEIGHT	THICKNESS	INTEGRAL COLOR	FACE MATERIAL & FINISH	CAP	SAMPLE	MOCK-UP	LOCATION	REMARKS
W-101	1, 3-4 / L1.85	406'-2"	18" ROOFTOP PLANTER WALL	CIP CONCRETE	18"	6"	NATURAL GRAY	BOARDFORM FINISH	- N/A -	YES	YES	ROOFTOP	SEE ARCHITECTURE FOR WATERPROOFING / SEE DETAILS
W-102	2 / L1.85 1-2 / L1.86	563'-7"	3' ROOFTOP PLANTER WALL	CIP CONCRETE	3'	6"	NATURAL GRAY	BOARDFORM FINISH	- N/A -	YES	YES	ROOFTOP	SEE ARCHITECTURE FOR WATERPROOFING / SEE DETAILS
W-103	1-2 / L1.87	476'-5"	4' ROOFTOP PLANTER WALL	CIP CONCRETE	4'	6"	NATURAL GRAY	BOARDFORM FINISH	- N/A -	YES	YES	ROOFTOP	SEE ARCHITECTURE FOR WATERPROOFING / SEE DETAILS
W-104	3-4 / L1.85 1 / L1.86	57'-5"	18" ROOFTOP SEAT WALL	CIP CONCRETE	18"	24"	NATURAL GRAY	SPONGE FLOAT FINISH	- N/A -	YES	YES	ROOFTOP	SEE ARCHITECTURE FOR WATERPROOFING / SEE DETAILS

CURB SCHEDULE

KEY	DETAIL	LENGTH	TYPE	STRUCTURE	THICKNESS	INTEGRAL COLOR	FACE MATERIAL & FINISH	SAMPLE	MOCK-UP	LOCATION	REMARKS
C-101	10 / L1.81	2,222'-2"	FLUSH CURB	CIP CONCRETE	6"	NATURAL GRAY	EXPOSED CONCRETE	YES	YES	GROUND FLOOR	
C-102	10 / L1.81	62'-8"	TREE GRATE CURB	CIP CONCRETE	4"	NATURAL GRAY	EXPOSED CONCRETE	YES	YES	GROUND FLOOR	

GATE SCHEDULE

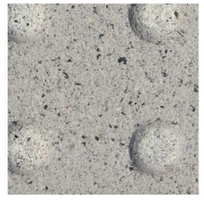
KEY	DETAIL	QUANTITY	TYPE	HEIGHT	COLOR	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
G-101	1 / L1.83	3	6' DOG PARK GATE	6' H	BLACK	- N/A -	DESIGN / BUILD CONTRACTOR	YES	YES	DOG PARK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
G-102	1-2 / L1.84	2	4' ROOFTOP GLASS POOL GATE	4' H.	TBD	- N/A -	DESIGN / BUILD CONTRACTOR	YES	YES	ROOFTOP POOL DECK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL

FENCE SCHEDULE

KEY	DETAIL	LENGTH	TYPE	HEIGHT	COLOR	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
R-101	2-4 / L1.83	324'-1"	6' DOG PARK FENCE	6' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	DOGPARK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-102	2-4 / L1.84	70'-2"	4' ROOFTOP GLASS POOL RAIL	4' H.	TBD	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	ROOFTOP	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-103		158'-10"	RAMP RAIL	3' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	SITE RAMPS	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-104	4 / L1.82	8'-11"	STAIR RAIL	3' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	SITE STAIRS	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL



P-101
SITE SIDEWALK PERVIOUS PAVER
SLATE



P-102
ADA TRUNCATED DOME PAVERS
A-20



P-103
GROUND FLOOR PERVIOUS PAVER 1
HEP-10



P-104
GROUND FLOOR PERVIOUS PAVER 2
OLD OAK



P-105
GROUND FLOOR PERVIOUS PAVER 3
HEP-40



P-106
ROOFTOP PAVER 1
UF-20



P-107
ROOFTOP PAVER 2
UF-15



P-108
ROOFTOP POOL DECK PAVER
SC-20



P-109
ROOFTOP PAVER 3
WOOD FINISH (TB-10)



P-111
1' ROOFTOP CONCRETE BAND
STANDARD GRAY



P-112
ARTIFICIAL TURF



P-114
POOL COPING
A22 SAND



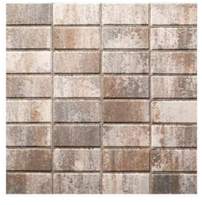
P-120
GROUND FLOOR PAVER
HRS-15



P-121V
VEHICULAR PAVER FIELD
HARVEST BLEND



P-122V
VEHICULAR PARKING PAVER
DARK CHOCOLATE



P-123V
VEHICULAR CROSSWALK PAVER
NAPOLI



P-124V
1' VEHICULAR CONCRETE BAND
STANDARD GRAY

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

HARDSCAPE SCHEDULE & NOTES

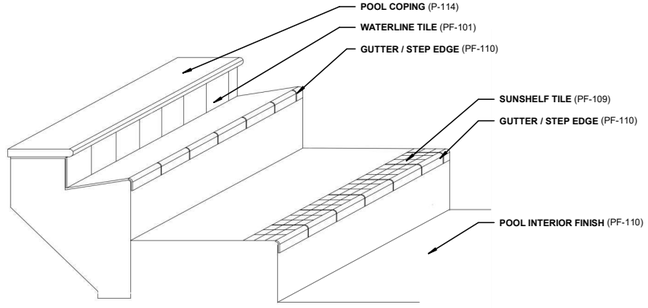
SHEET NUMBER

L1.00A

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:45 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

POOL FINISH SCHEDULE

KEY	DETAIL	TYPE	INTEGRAL COLOR	FINISH	UNIT SIZE	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
PF-101	1 / L1.00B	WATERLINE TILE	FIJI - BAY BLUE	GLOSS	6" X 6"	FIJI - BAY BLUE 6" X 6"	NATIONAL POOL TRENDS WWW.NPTPOOL.COM	YES	ROOFTOP POOL DECK	NPT OR APPROVED EQUAL / SEE DETAILS
PF-102	1 / L1.00B	DECK MARKER TILE	4" NUMBERS NEEDED TBD BY MARKER LOCATION	CERAMIC	6" X 6"	NO SERIES TILES CONTRACTOR TO CONFIRM NUMBER MARKER LOCATIONS	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-103	1 / L1.00B	DECK MARKER TILE	FT (4" LETTERS)	CERAMIC	6" X 6"	C623500	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-104	1 / L1.00B	DECK MARKER TILE	IN (4" LETTERS)	CERAMIC	6" X 6"	C623503	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-105	1 / L1.00B	WATERLINE MARKER TILE	4" NUMBERS NEEDED TBD BY MARKER LOCATION	CERAMIC	6" X 6"	NO SERIES TILES CONTRACTOR TO CONFIRM NUMBER MARKER LOCATIONS	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-106	1 / L1.00B	WATERLINE MARKER TILE	FT (4" LETTERS)	CERAMIC	6" X 6"	C613500	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-107	1 / L1.00B	WATERLINE MARKER TILE	IN (4" LETTERS)	CERAMIC	6" X 6"	C613505	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-108	1 / L1.00B	DECK MARKER TILE	NO DIVING W/ INT'L SYMBOL	CERAMIC	6" X 6"	C621500	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-109	1 / L1.00B	SUNSHELF TILE	FIJI - SKY BLUE	GLOSS	1" X 1"	FIJI - SKY BLUE 1" X 1"	NATIONAL POOL TRENDS WWW.NPTPOOL.COM	YES	ROOFTOP POOL DECK	NPT OR APPROVED EQUAL / SEE DETAILS
PF-110	1 / L1.00B	POOL INTERIOR FINISH	AQUA QUARTZ	DIAMOND BRITE - EXPOSED AGGREGATE	- N/A -	AQUA QUARTZ	DIAMOND BRITE WWW.DIAMONDBRITE.US	YES	ROOFTOP POOL DECK	DIAMOND BRITE OR APPROVED EQUAL / SEE DETAILS
PF-111	1 / L1.00B	GUTTER / STEP EDGE	BLUEBERRY	SMOOTH	6" X 6"	A420-2287 SMOOTH	LUVTILE POOL TILE WWW.LUVTILE.COM	YES	ROOFTOP POOL DECK	LUVTILE POOL TILE OR APPROVED EQUAL / SEE DETAILS



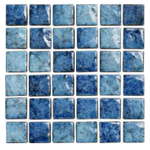
POOL COPING:
(P-114, SEE L1.00A HARDSCAPE SCHEDULE)



WATERLINE TILE:
(PF-101)



WATERLINE TILE & SUNSHELF TILE:
(PF-109)



POOL INTERIOR FINISH:
(PF-110)



GUTTER / STEP EDGE:
(PF-111)



1 L1.00B — POOL FINISHES

1/4" = 1'-0"

LandDesign
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KEY MAP

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PENSACOLA, FL

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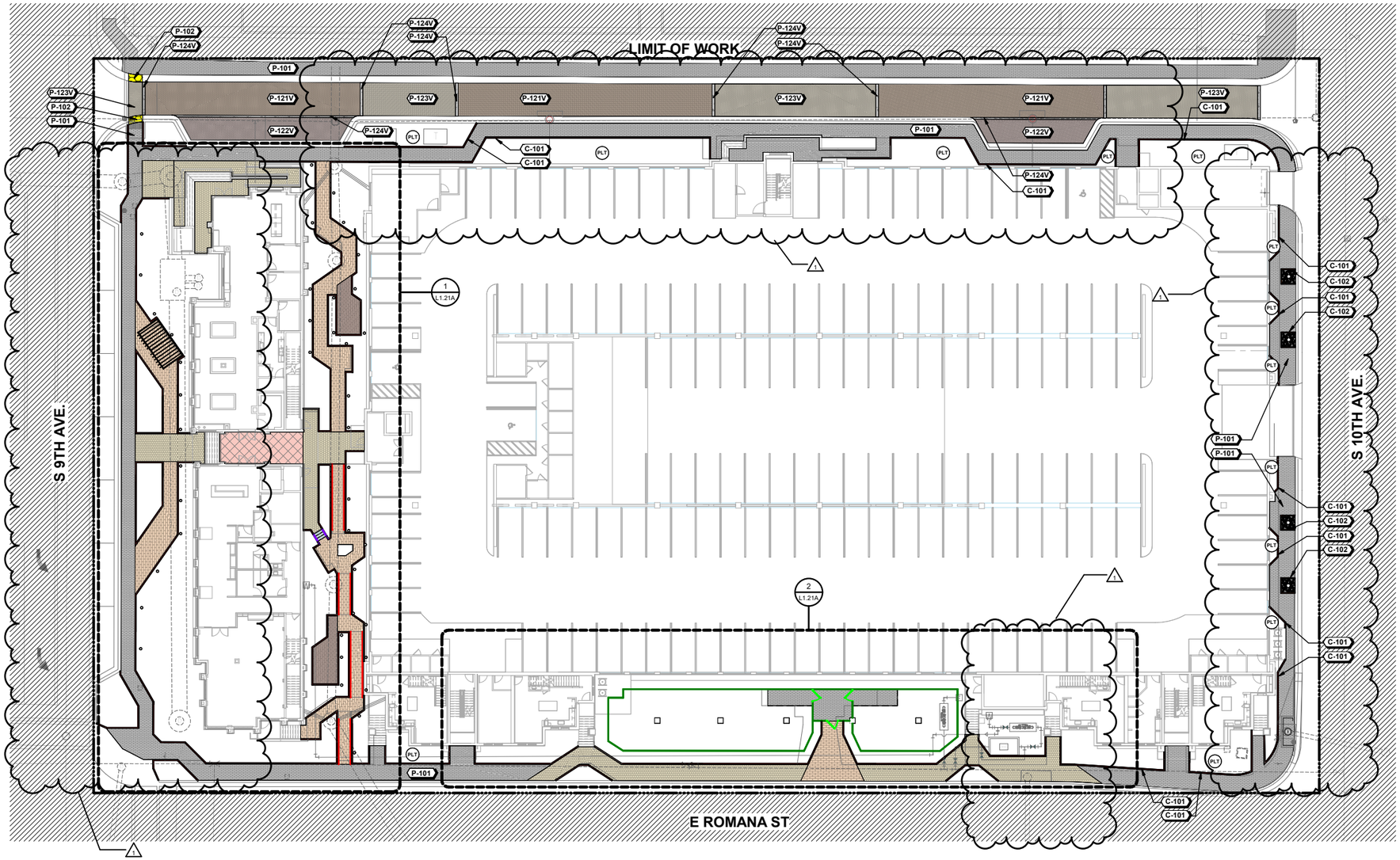
SCALE NORTH

SHEET TITLE

HARDSCAPE SCHEDULE & NOTES

SHEET NUMBER

L1.00B



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

- EXPANSION JOINT
- CONTROL JOINT
- SOD & MULCH LINE
- PLT — PLANTING AREA
- **P-101** SITE SIDEWALK PERVIOUS PAVER SLATE
- **P-102** TRUNCATED DOME A-20
- **P-103** GROUND FLOOR PERVIOUS PAVER 1 HEP-10
- **P-104** GROUND FLOOR PERVIOUS PAVER 2 OLD OAK
- **P-105** GROUND FLOOR PERVIOUS PAVER 3 HEP-40
- **P-106** ROOFTOP PAVER 1 UF-20
- **P-107** ROOFTOP PAVER 2 UF-15
- **P-108** ROOFTOP POOL DECK PAVER SC-20
- **P-109** WOOD ROOFTOP PAVER TB-10
- **P-111** 1' ROOFTOP CONCRETE BAND STANDARD GRAY
- **P-112** ROOFTOP ARTIFICIAL TURF 302 - SPRING GREEN BLEND
- **P-114** POOL COPING A22 SAND
- **P-115** GROUND FLOOR PAVER HRS-15
- **P-121V** VEH. PAVER FIELD HARVEST BLEND
- **P-122V** VEH. PARKING PAVER DARK CHOCOLATE
- **P-123V** VEH. CROSSWALK PAVER NAPOLI
- **P-124V** 1' VEH. CONCRETE BAND STANDARD GRAY

STAIR LEGEND

- **S-101** CONCRETE STAIR

WALL LEGEND

- **W-101** 18" PLANTER WALL
- **W-102** 3' PLANTER WALL
- **W-103** 4' PLANTER WALL
- **W-104** 18" SEATWALL

CURB LEGEND

- **C-101** FLUSH CURB

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL RAIL
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL

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8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

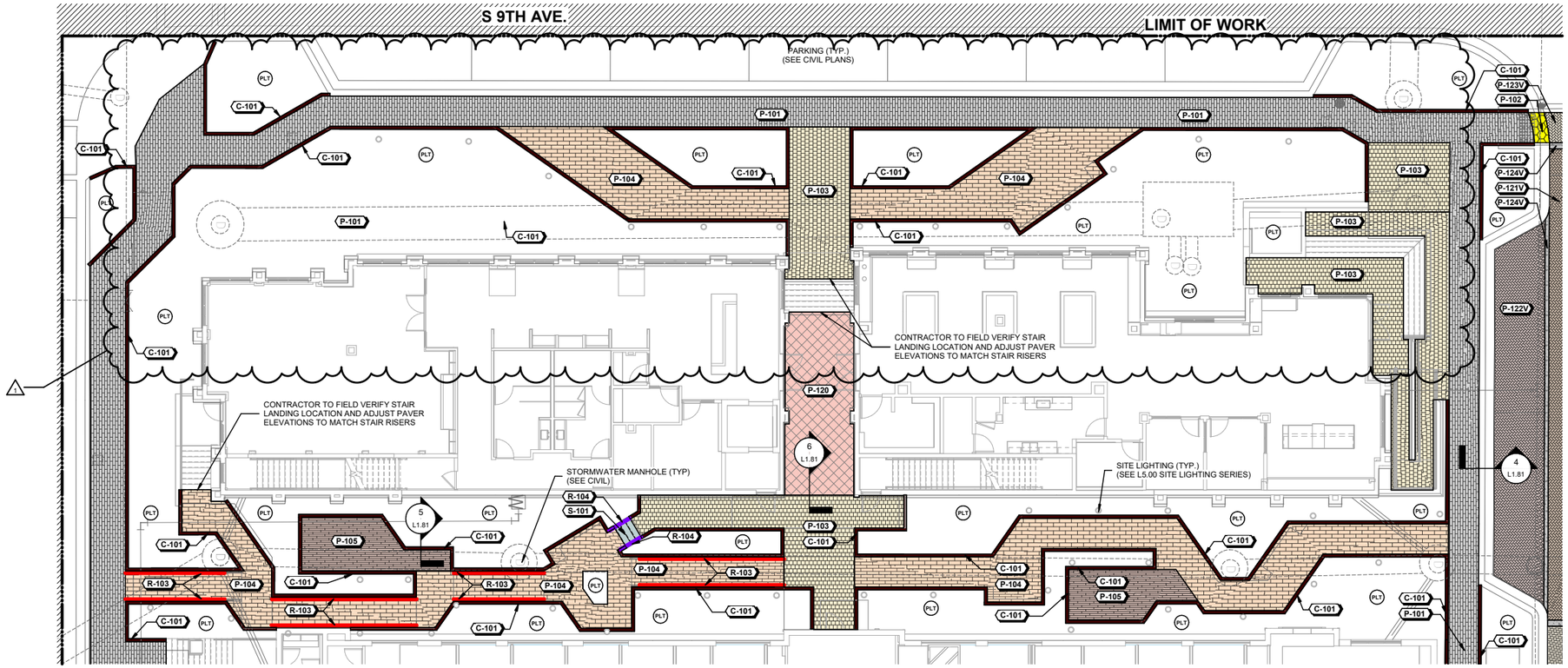
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SHEET TITLE
HARDSCAPE PLAN
GROUND LEVEL

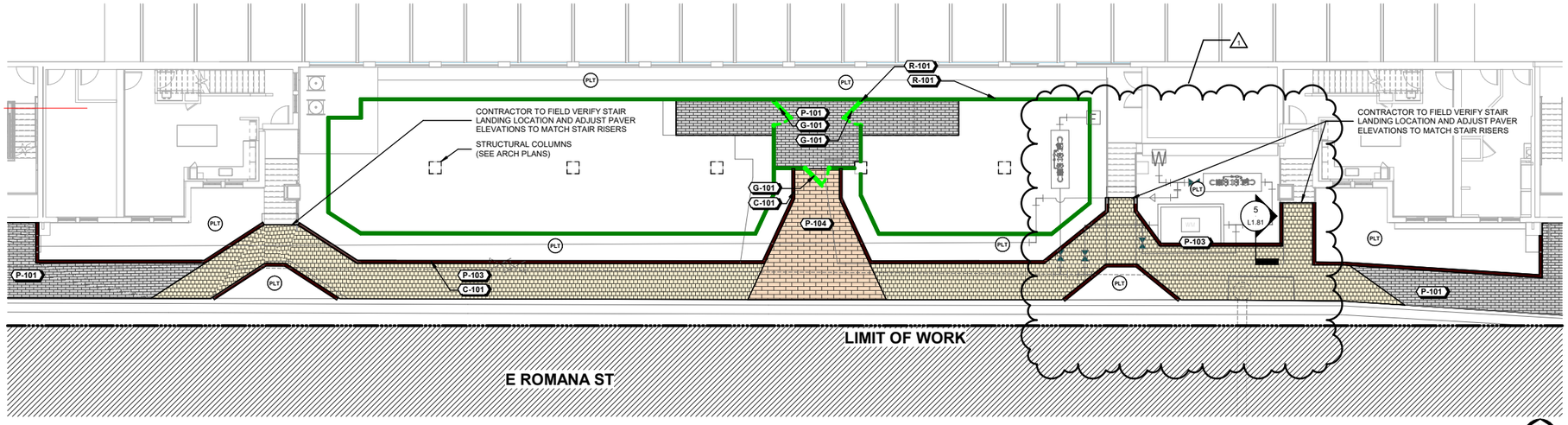
SHEET NUMBER
L1.01

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Author

ORIGINAL SHEET SIZE: 24" X 36"



1 HARDSCAPE ENLARGEMENT PLAN - WEST ENTRY
L1.21A
1" = 10'-0"



2 HARDSCAPE ENLARGEMENT PLAN - DOG PARK
L1.21A
1" = 10'-0"

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

- EXPANSION JOINT
- CONTROL JOINT
- SOD & MULCH LINE
- PLT — PLANTING AREA
- **P-101** SITE SIDEWALK PERVIOUS PAVER SLATE
- **P-102** TRUNCATED DOME A-20
- **P-103** GROUND FLOOR PERVIOUS PAVER 1 HEP-10
- **P-104** GROUND FLOOR PERVIOUS PAVER 2 OLD OAK
- **P-105** GROUND FLOOR PERVIOUS PAVER 3 HEP-40
- **P-106** ROOFTOP PAVER 1 UF-20
- **P-107** ROOFTOP PAVER 2 UF-15
- **P-108** ROOFTOP POOL DECK PAVER SC-20
- **P-109** WOOD ROOFTOP PAVER TB-10
- **P-111** 1' ROOFTOP CONCRETE BAND STANDARD GRAY
- **P-112** ROOFTOP ARTIFICIAL TURF 302 - SPRING GREEN BLEND
- **P-114** POOL COPING A22 SAND
- **P-115** GROUND FLOOR PAVER HRS-15
- **P-121V** VEH. PAVER FIELD HARVEST BLEND
- **P-122V** VEH. PARKING PAVER DARK CHOCOLATE
- **P-123V** VEH. CROSSWALK PAVER NAPOLI
- **P-124V** 1' VEH. CONCRETE BAND STANDARD GRAY

STAIR LEGEND

- **S-101** CONCRETE STAIR

WALL LEGEND

- **W-101** 18" PLANTER WALL
- **W-102** 3' PLANTER WALL
- **W-103** 4' PLANTER WALL
- **W-104** 18" SEATWALL

CURB LEGEND

- **C-101** FLUSH CURB

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL RAIL
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL

LandDesign
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KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

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DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

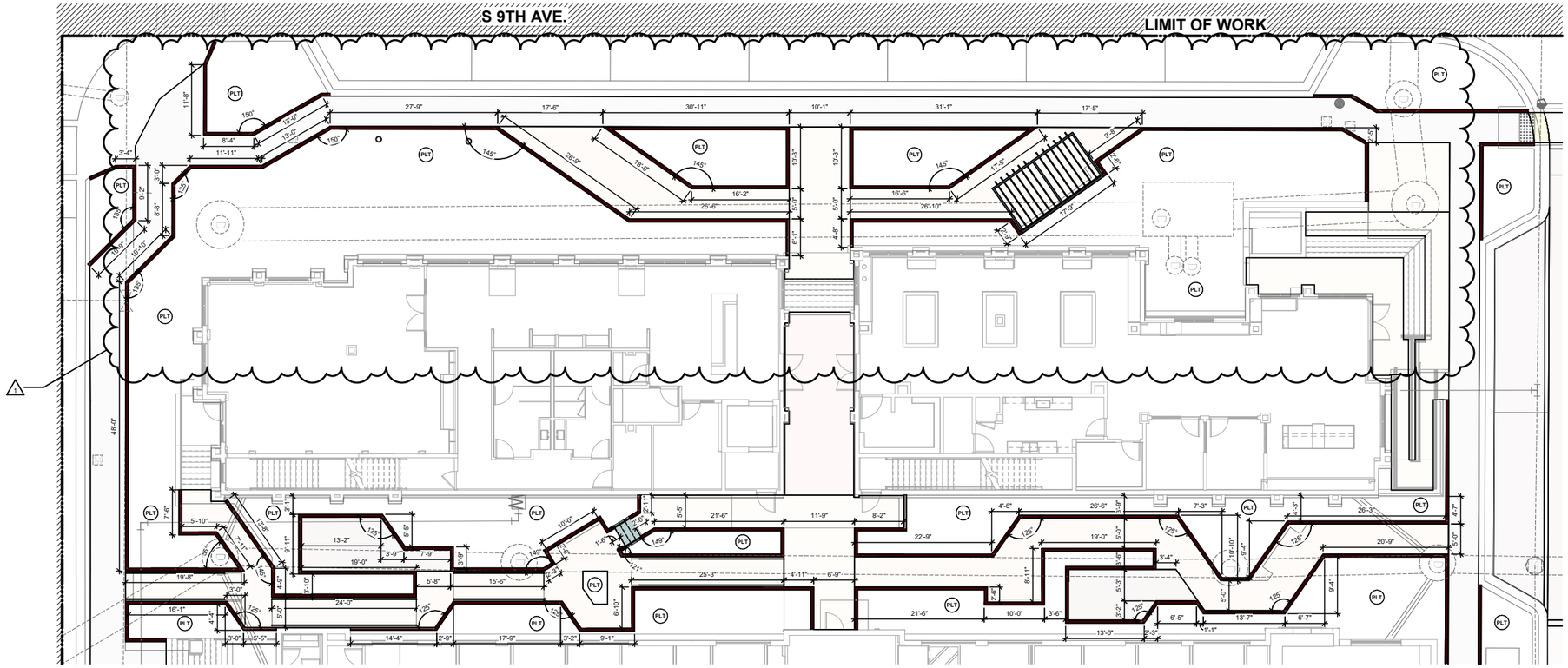
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SHEET TITLE
HARDSCAPE ENLARGEMENT PLAN - GROUND FLOOR

SHEET NUMBER
L1.21A

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ORIGINAL SHEET SIZE: 24" X 36"



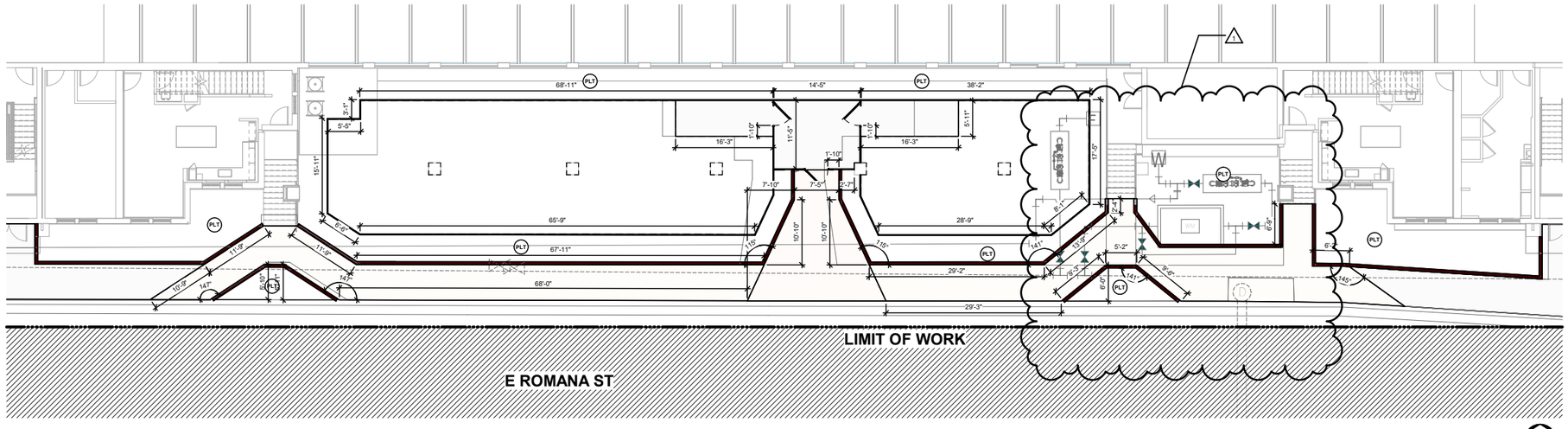
GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

1 L1.21B HARDSCAPE LAYOUT PLAN - WEST ENTRY

1" = 10'-0"



2 L1.21B HARDSCAPE LAYOUT PLAN - DOG PARK

1" = 10'-0"

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PENSACLA, FL

LANDDESIGN PROJ.#

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CHECKED BY: AMG

SCALE NORTH

SCALE: 1"=10'

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SHEET TITLE

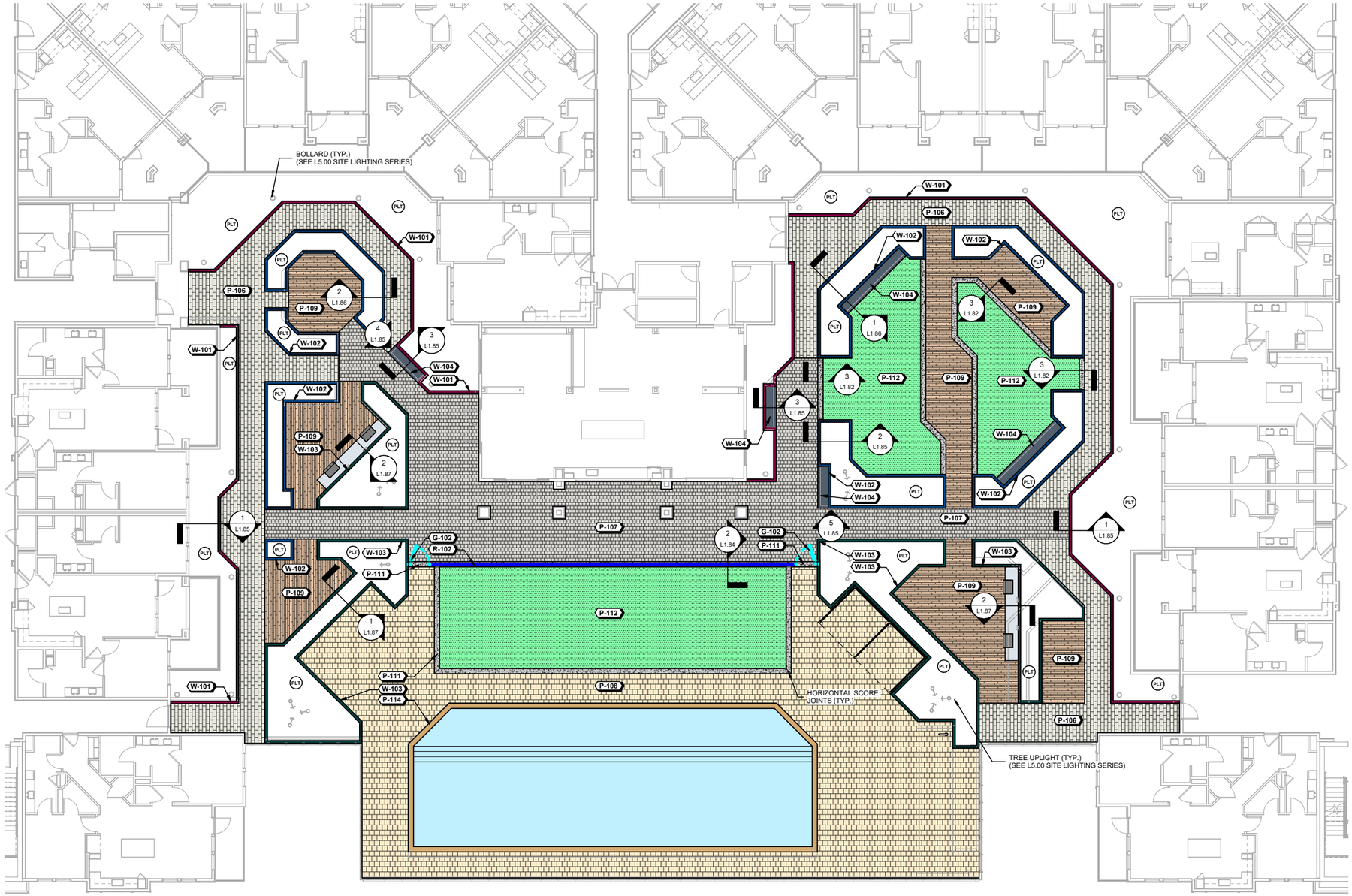
HARDSCAPE LAYOUT PLAN - GROUND FLOOR

SHEET NUMBER

L1.21B

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ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

- EXPANSION JOINT
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- SOD & MULCH LINE
- PLT — PLANTING AREA
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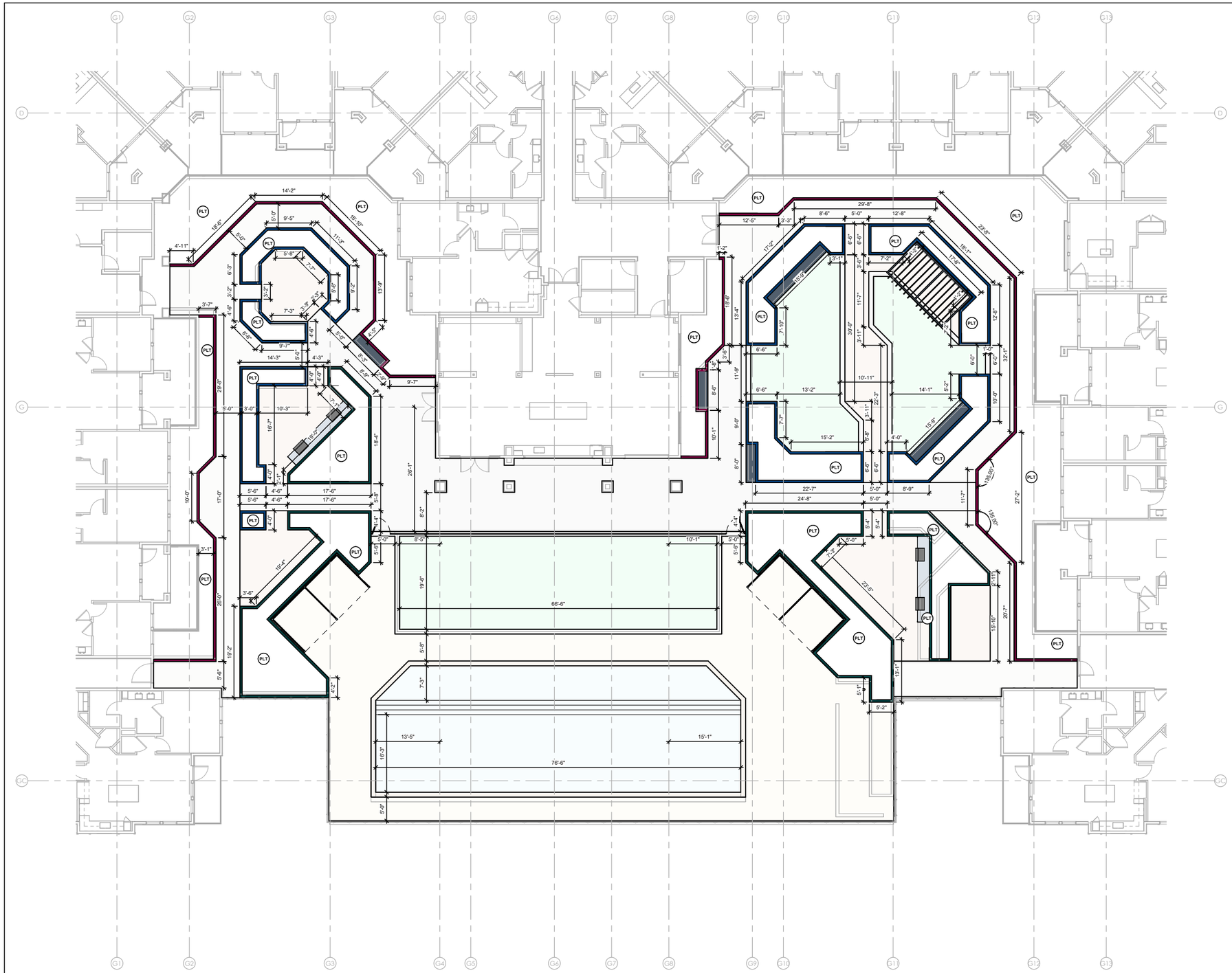
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DRAWN BY: SN
CHECKED BY: AMG

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SHEET TITLE
HARDSCAPE ENLARGEMENT PLAN - ROOFTOP

SHEET NUMBER
L1.22A

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Author
ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

WALL LEGEND

- **W-101** 18" PLANTER WALL
- **W-102** 3' PLANTER WALL
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PENSACOLA, FL

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SCALE

NORTH

SCALE: 1"=10'

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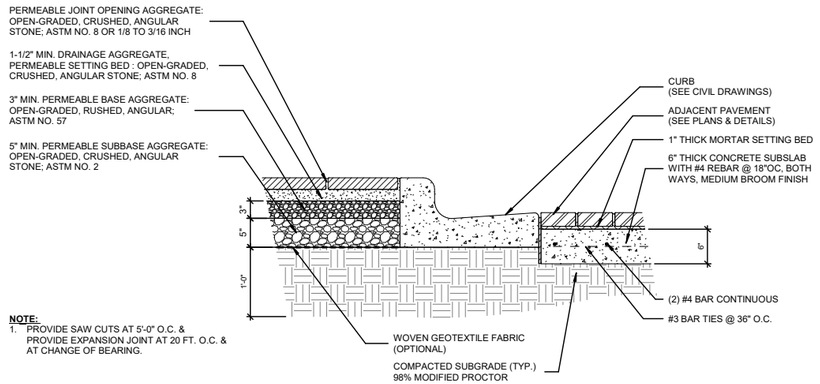
HARDSCAPE LAYOUT PLAN - ROOFTOP

SHEET NUMBER

L1.22B

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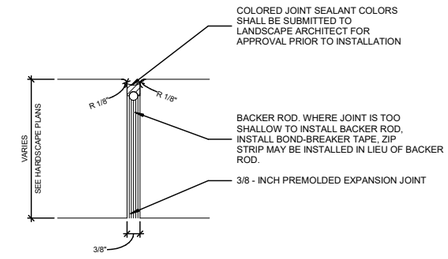
ORIGINAL SHEET SIZE: 24" X 36"



NOTE:
1. PROVIDE SAW CUTS AT 5'-0" O.C. & PROVIDE EXPANSION JOINT AT 20 FT. O.C. & AT CHANGE OF BEARING.

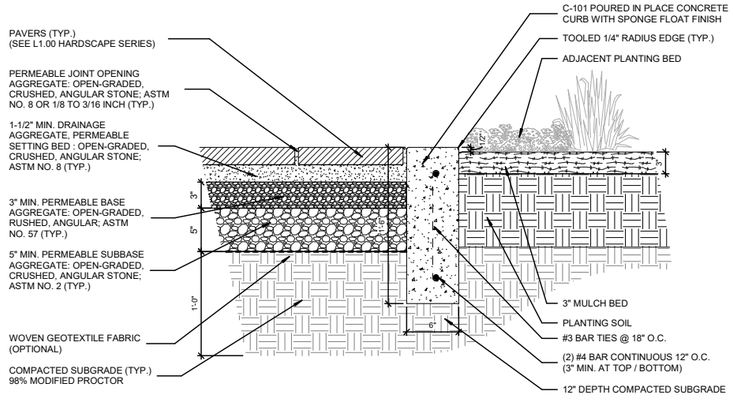
4 L1.81 — VEHICULAR PAVERS WITH CONCRETE CURB

1" = 1'-0"



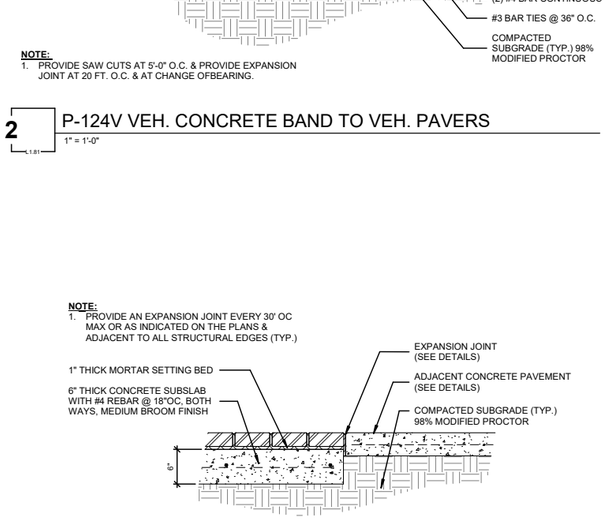
1 L1.81 — EXPANSION JOINT - EJ

NOT TO SCALE



5 L1.81 — PERVIOUS PAVERS TO C-101 FLUSH CURB AT PLANTING EDGE

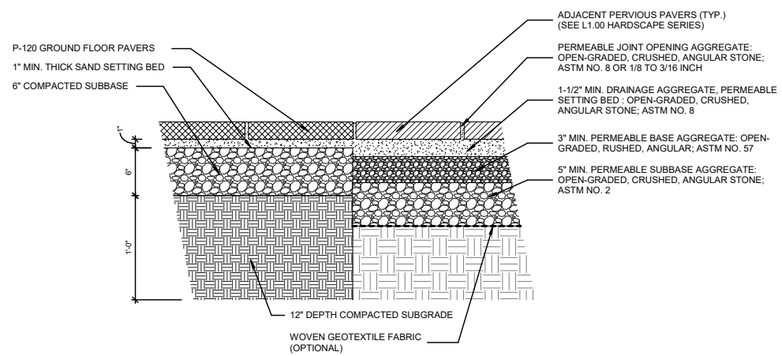
1 1/2" = 1'-0"



NOTE:
1. PROVIDE SAW CUTS AT 5'-0" O.C. & PROVIDE EXPANSION JOINT AT 20 FT. O.C. & AT CHANGE OFBEARING.

2 L1.81 — P-124V VEH. CONCRETE BAND TO VEH. PAVERS

1" = 1'-0"



6 L1.81 — P-120 GROUND FLOOR PAVERS TO GROUND FLOOR PERVIOUS PAVERS

1 1/2" = 1'-0"

NOTE:
1. PROVIDE AN EXPANSION JOINT EVERY 30' OC MAX OR AS INDICATED ON THE PLANS & ADJACENT TO ALL STRUCTURAL EDGES (TYP.)

3 L1.81 — VEHICULAR PAVERS WITH 6" CONCRETE SUBSLAB

1" = 1'-0"

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KEY MAP

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HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

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DESIGNED BY: SN
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SCALE NORTH

SHEET TITLE

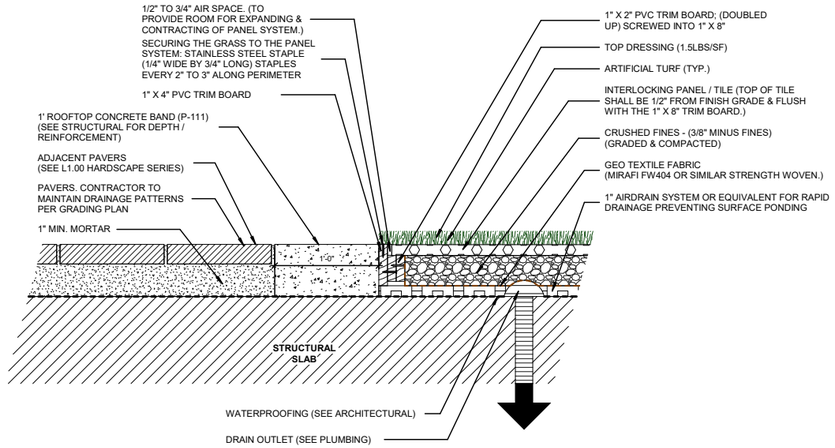
HARDSCAPE DETAILS

SHEET NUMBER

L1.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:08 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



3 ARTIFICIAL TURF AT PAVERS EDGE & FLUSH CONCRETE BAND AT ROOFTOP POOL DECK
L1.82
1 1/2" = 1'-0"



	PROPERTY	IMPERIAL	METRIC	DESCRIPTION
PRODUCT	Fiber Type	100% Polyethylene		
PROPERTIES	Total Fiber Mass	12,600 denier 5,000 denier	14,000 dtex 5,555.56 dtex	6 Ply PE Mono 8 Ply PP Thatch
	Finished Pile Height	2 in.	50.8 mm.	
	Colors:	(301) Olive Blend (302) Spring Green Blend (304) Olive		
	Tufting Gauge	3/8 in.	9.525 mm.	
	Primary Backing	7 oz/yd²	237.34 g/m²	13 Pic
	Secondary Backing	20 oz/yd²	678.12 g/m²	Urethane
PERFORMANCE PROPERTIES	Tufted Face Weight	80 oz/yd²	2,712.46 g/m²	ATSM D418
	Total Weight	107 oz/yd²	3,627.91 g/m²	ATSM D418
PACKAGING	Item Number			165SW
	Tufted Roll Width	15 ft.	4.57 m.	

10 YEAR WARRANTY
Southwest Greens International warrants to the original purchaser of the turf that for ten (10) years from the date of synthetic turf installation, the turf, when installed and maintained as recommended by the yarn and turf manufacturer, will retain at least 50% of its pile fiber. If any area or portion of the turf substantially changes, as distinguished from a change in texture, or if pile heights decrease 50% or more within ten years after its initial installation, Southwest Greens International will have all such areas or portions replaced with new turf of equivalent quality, excluding installation costs. Southwest Greens International also warrants that at the time of the initial turf installation, the synthetic turf will be free of manufacturing defects. Slight color changes will occur over the lifetime of this turf/carpet and is not considered an issue or basis for claim. All labor cost involved with the removal of the affected turf/carpet and re-installation of the replacement will be the responsibility of the purchaser.

*For full terms, please see the 10 year warranty agreement.

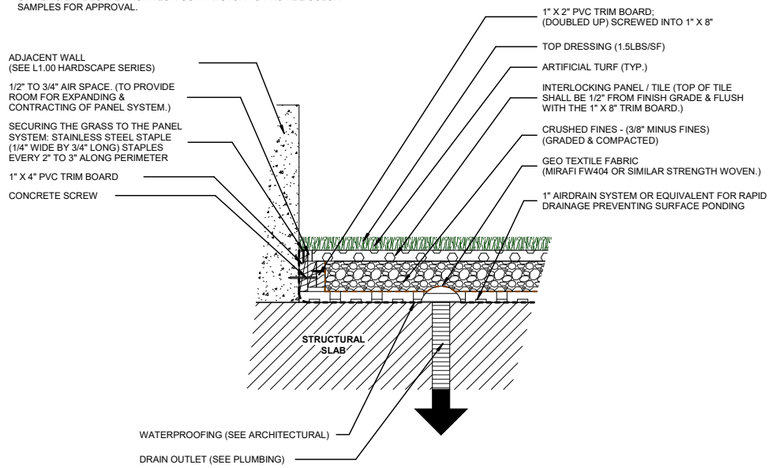
* Tufted pile height as standard. Pile height will draw down slightly during secondary backing process.
** Tufting gauge and stitch rate as manufactured standard. Values will change slightly during secondary backing process.
*** Standard roll lengths. Roll lengths may vary. Custom roll lengths and cuts are available upon request.
**** All specifications subject to manufacturing tolerances of +/-5%.

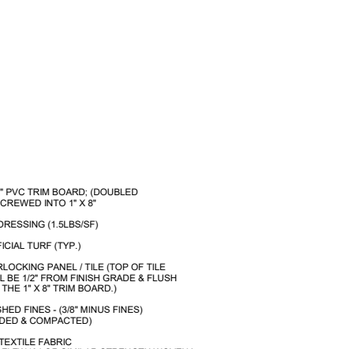
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Contact Your Representative
877.260.7888
www.southwestgreens.com

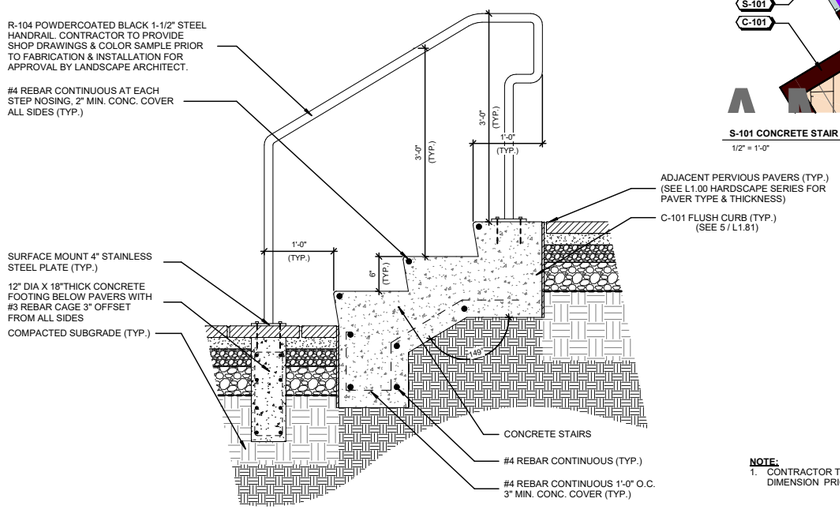
1 P-112 ARTIFICIAL TURF - SOUTHWEST GREEN
L1.82
1" = 1'-0"

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S-101 CONCRETE STAIR PLAN
1/2" = 1'-0"



NOTE:
1. CONTRACTOR TO FIELD VERIFY ALL AS-BUILT DIMENSION PRIOR TO FABRCATION & INSTALLATION

4 S-101A CONCRETE STAIR SECTION & R-104 STAIR RAIL
L1.82
1" = 1'-0"

2 ARTIFICIAL TURF AT CONCRETE SLAB & WALL AT ROOFTOP POOL DECK
L1.82
1 1/2" = 1'-0"

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PENSACOLA, FL

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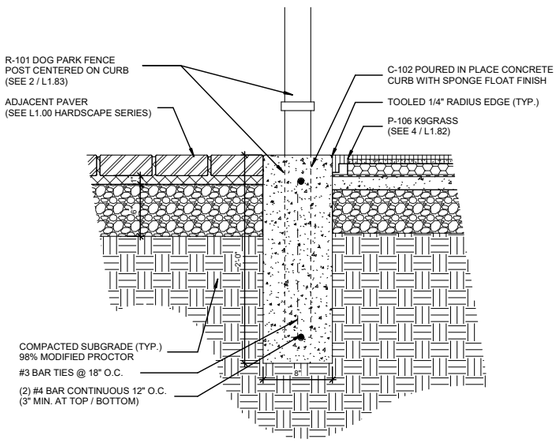
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SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
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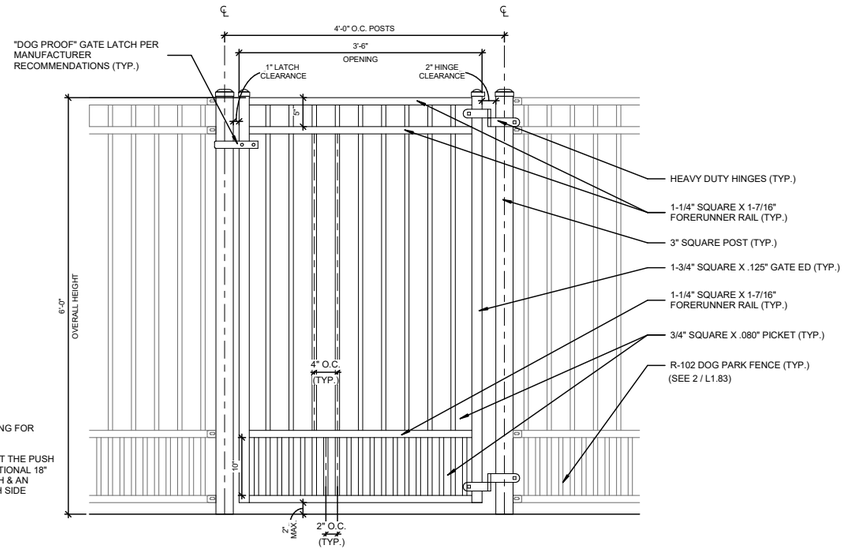
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3 L1.83 R-101 DOG PARK FENCE POST AT PAVER

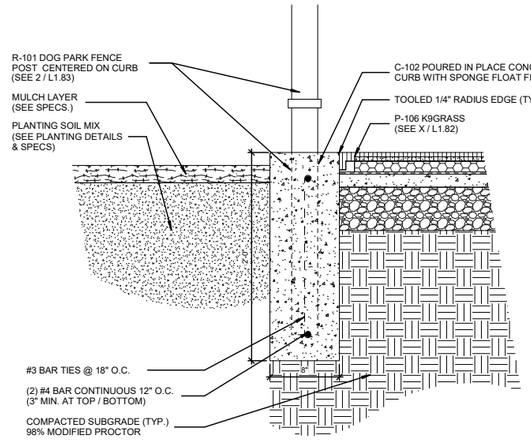
1 1/2" = 1'-0"



NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWING FOR GATES & FENCING FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.
2. CONTRACTOR TO ENSURE GATE HARDWARE IS ADA COMPLIANT.
3. AT ALL PEDESTRIAN GATES, THE MANEUVERING CLEARANCES AT THE PUSH & PULL SIDES OF THE GATES ARE PROVIDED INCLUDING AN ADDITIONAL 18" ADJACENT TO THE LATCH FOR A FORWARD PULL SIDE APPROACH & AN ADDITIONAL 12" ADJACENT TO THE LATCH FOR A FORWARD PUSH SIDE APPROACH TO A GATE WITH BOTH A CLOSER & A LATCH.
4. SEE PLANS FOR SWING DIRECTION & HINGE POST LOCATION.

1 L1.83 G-101 DOG PARK GATE

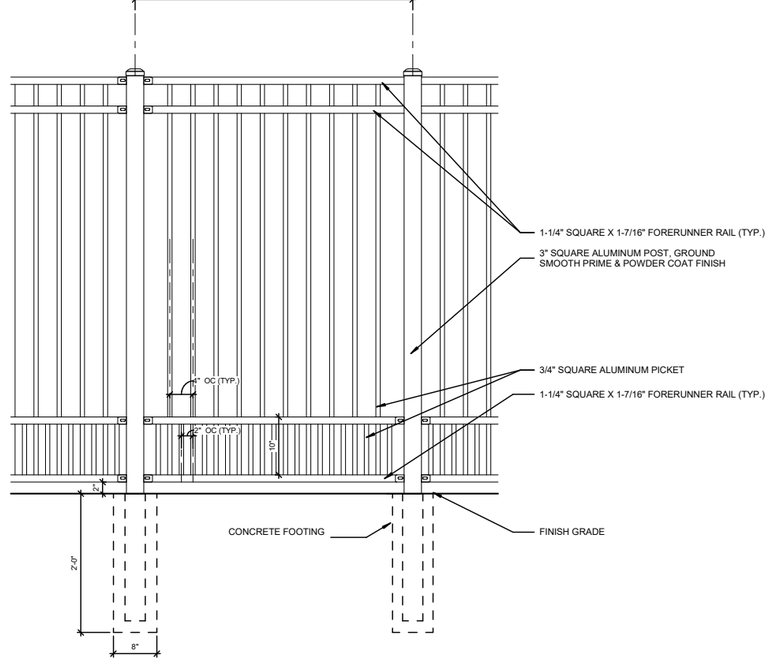
1" = 1'-0"



4 L1.83 R-101 DOG PARK FENCE POST AT PLANTING

1 1/2" = 1'-0"

NOTE:
1. FENCE HEIGHT TO BE 6 FEET, COLOR TO MATCH ARCHITECTURE PLANS.
2. CONTRACTOR TO PROVIDE SHOP DRAWING FOR ALL POOL GATES & FENCING FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.
3. SEE ELECTRICAL PLANS FOR GROUNDING OF ALL FENCE & GATE SECTIONS.
4. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT & OWNER PRIOR TO FABRICATION.



2 L1.83 R-101 DOG PARK PERIMETER FENCE

1" = 1'-0"

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KEY MAP

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

HARDSCAPE DETAILS

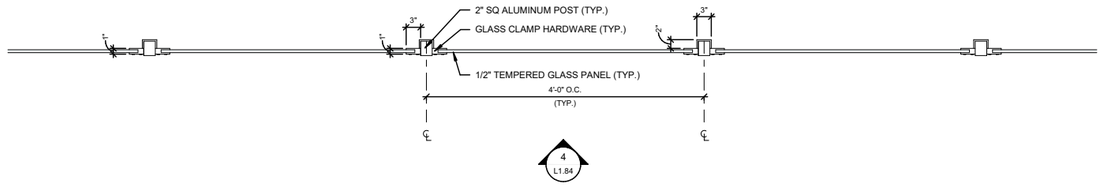
SHEET NUMBER

L1.83

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Author

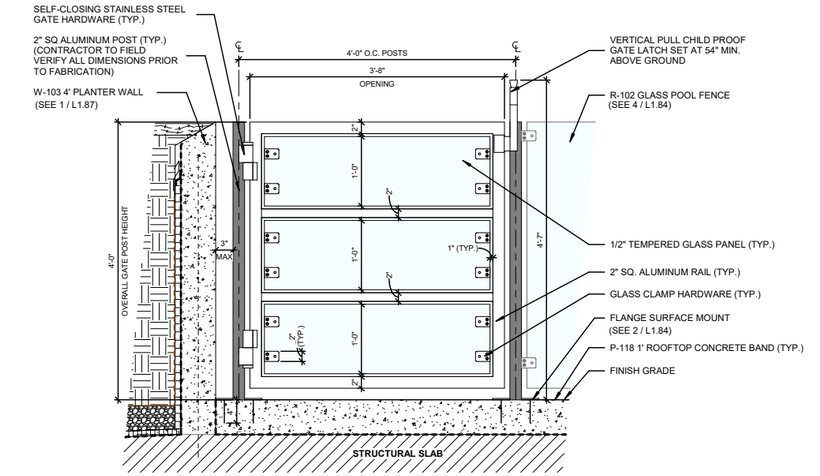
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



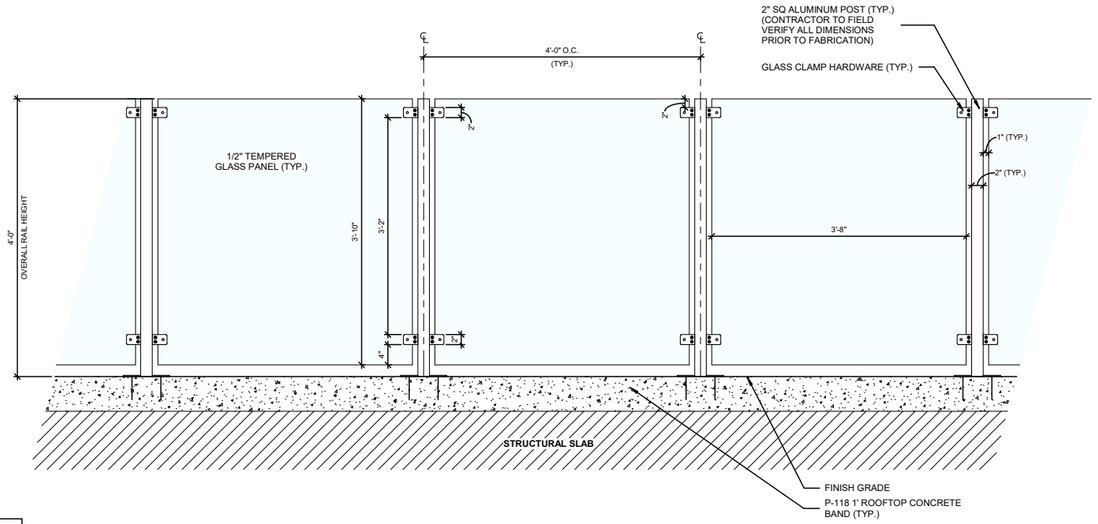
3 R-102 GLASS POOL RAIL PLAN
1" = 1'-0"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
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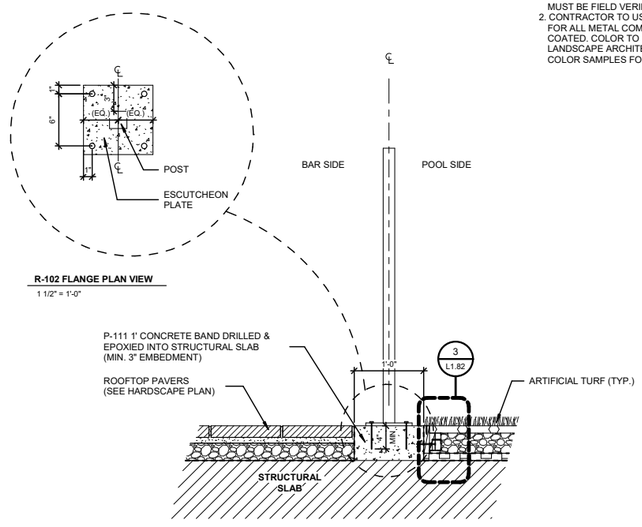


1 G-102 GLASS POOL GATE SECTION
1" = 1'-0"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



4 R-102 GLASS POOL RAIL SECTION
1" = 1'-0"



2 G-102 & R-102 GLASS POST FLANGE & CURB DETAIL
1" = 1'-0"

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KEY MAP

SEAL

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

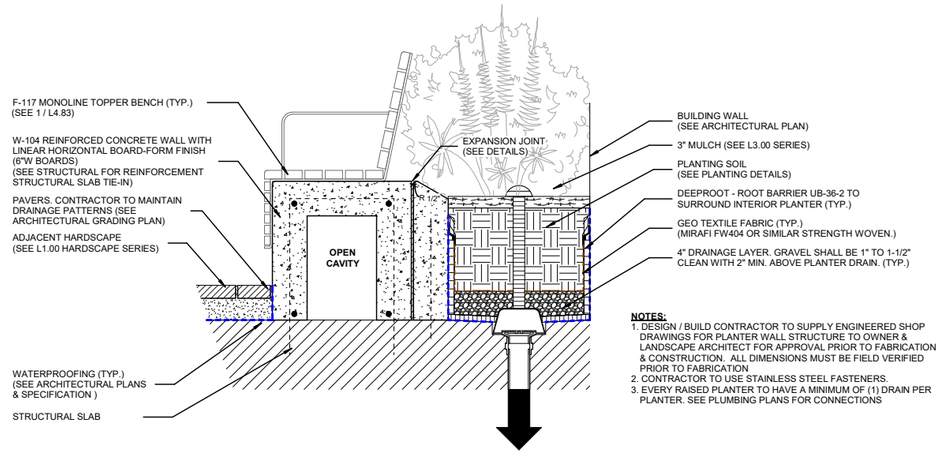
DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
HARDSCAPE DETAILS

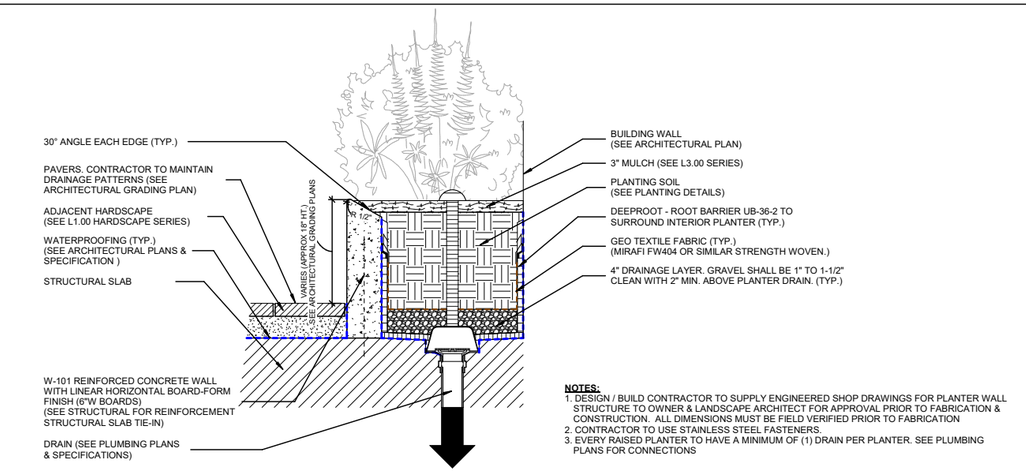
SHEET NUMBER
L1.84

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
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Author
ORIGINAL SHEET SIZE: 24" X 36"



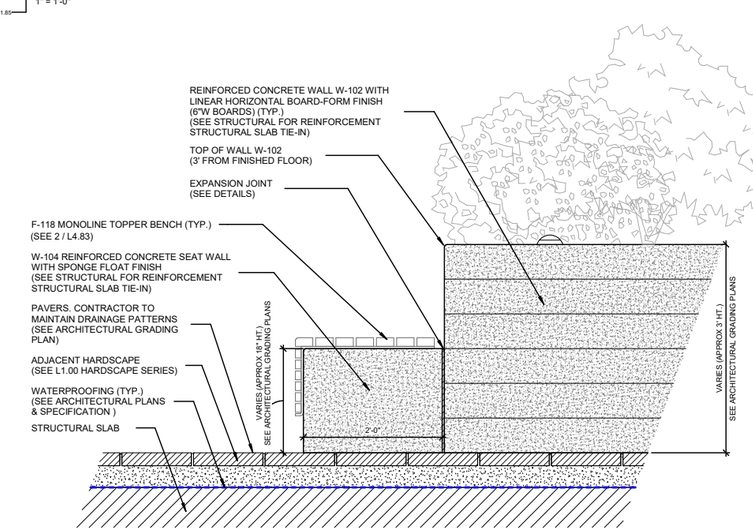
NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR PLANTER WALL STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS

3 W-104 18" ROOFTOP SEATWALL AT W-101 18" ROOFTOP PLANTER WALL
L1.85 — 1" = 1'-0"



NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR PLANTER WALL STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
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1 W-101 18" ROOFTOP PLANTER WALL TO ARCHITECTURE WALL SECTION
L1.85 — 1" = 1'-0"

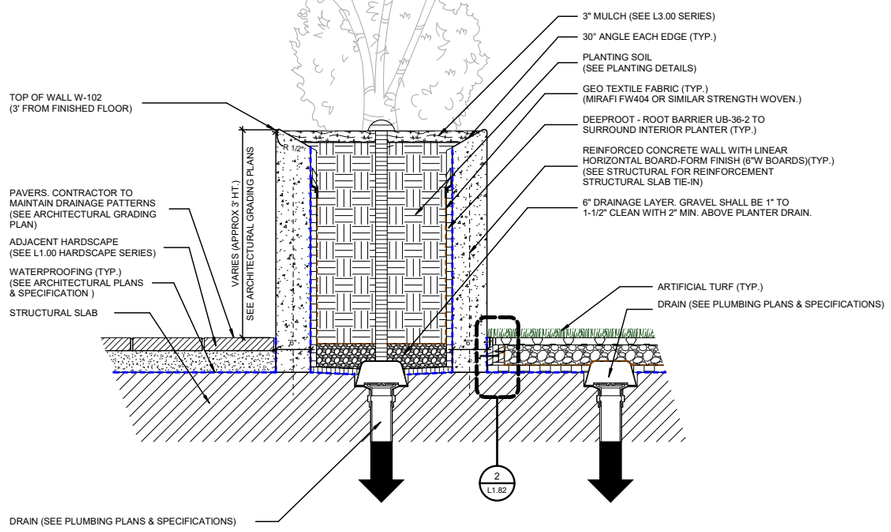


NOTES:
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2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS

4 W-101 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SIDE ELEVATION
L1.85 — 1" = 1'-0"

NOTES:
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5 W-102 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SIDE ELEVATION
L1.85 — 1" = 1'-0"



2 W-102 3' ROOFTOP PLANTER WALL TO ARTIFICIAL TURF SECTION
L1.85 — 1" = 1'-0"

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KEY MAP

SEAL

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HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE — NORTH

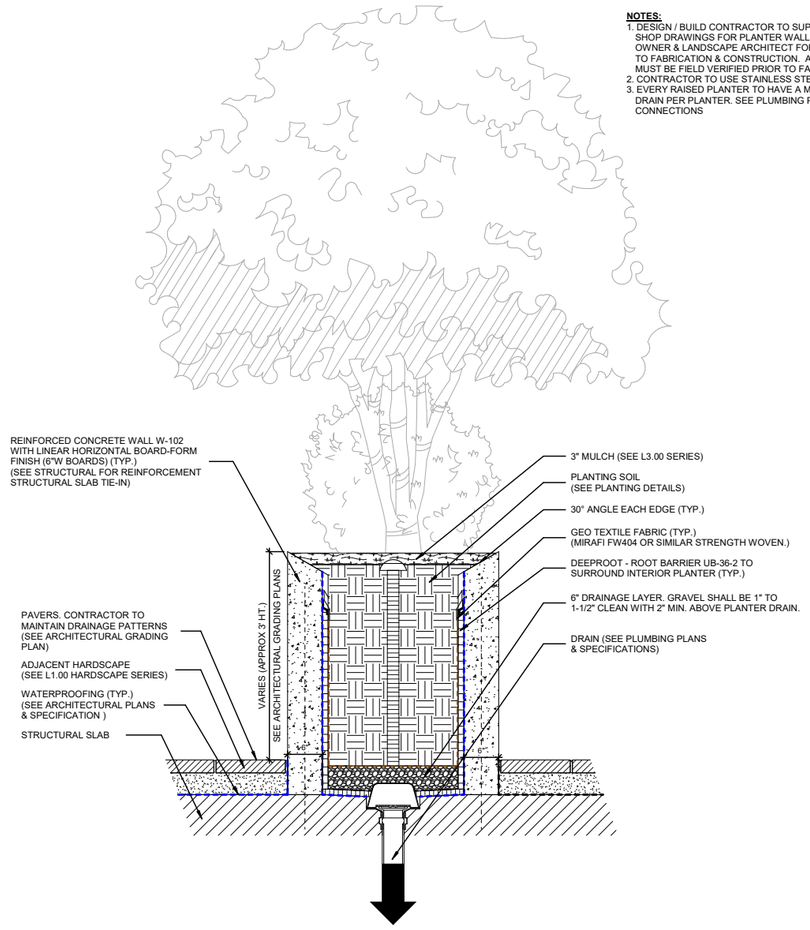
SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L1.85

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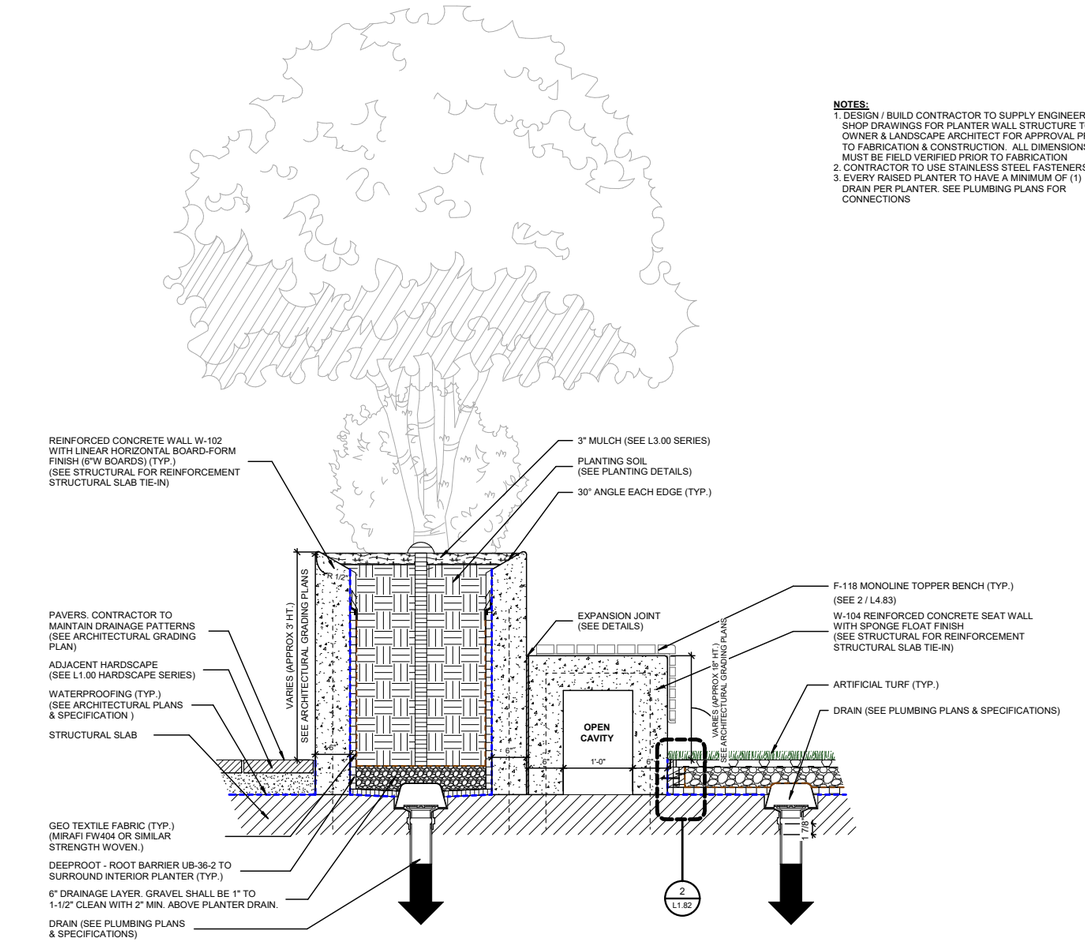
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:
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2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS



2 W-102 3' ROOFTOP PLANTER WALL TO PAVERS SECTION
L1.86
1" = 1'-0"

NOTES:
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1 W-102 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SECTION
L1.86
1" = 1'-0"

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KEY MAP

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

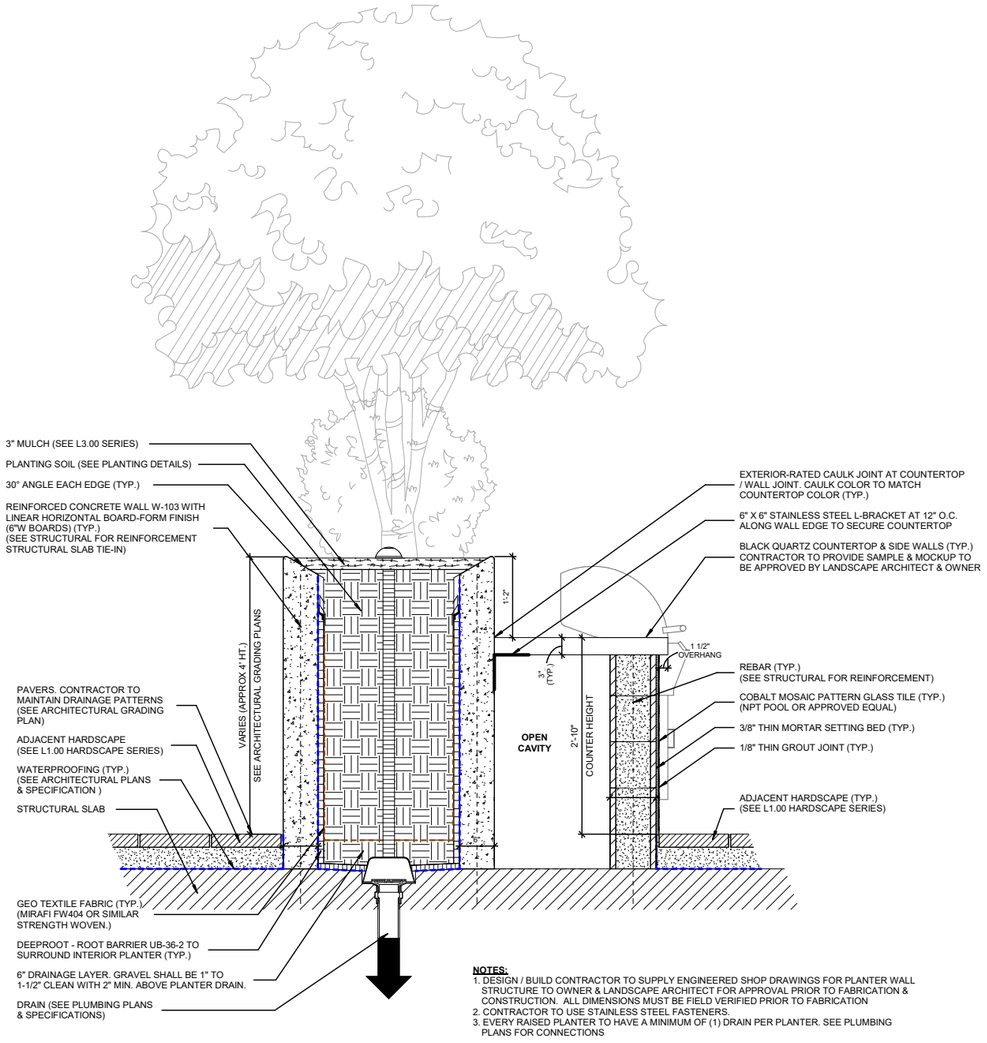
HARDSCAPE DETAILS

SHEET NUMBER

L1.86

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Author

ORIGINAL SHEET SIZE: 24" X 36"

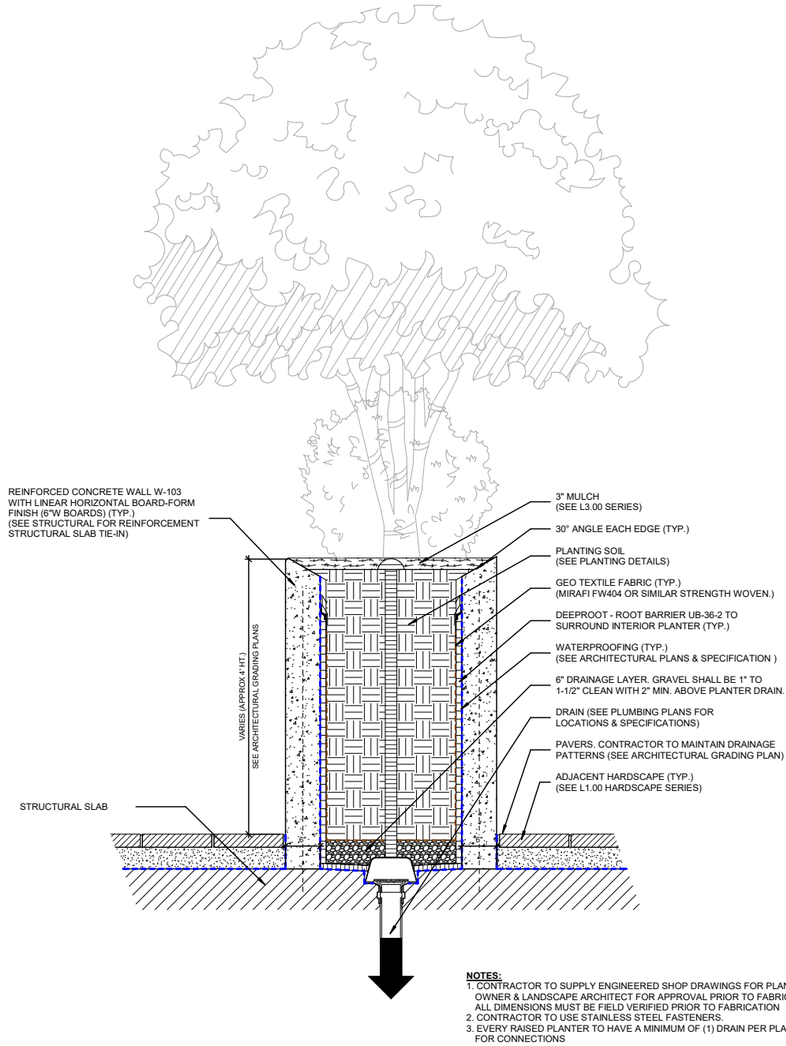


NOTES:
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2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS

2 W-103 4' ROOFTOP PLANTER WALL TO OUTDOOR KITCHEN

L1.87

1" = 1'-0"



NOTES:
1. CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR PLANTER WALL STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS

1 W-103 4' ROOFTOP PLANTER WALL TO PAVERS SECTION

L1.87

1" = 1'-0"

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KEY MAP

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

L1.87

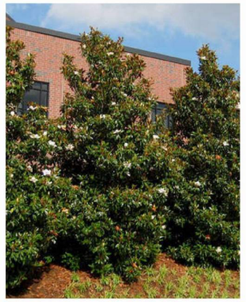
TREE PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	CALIPER	NATIVE	COMMENTS
CANOPY TREES							
ACE RUB	5	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	10' HGT. MIN. X 6' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL PLANT / SEE DETAILS
MAG GEM	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8' HGT. MIN. X 5' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
QUE VIR	5	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	24' HGT. MIN. X 16' SPD. MIN. / 6' C.T. MIN. / FIELD GROWN	10" CAL. MIN.	YES	FULL PLANT / SEE DETAILS
ACCENT TREES							
CER CAN	10	CERCIS CANADENSIS	EASTERN REDBUD	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL PLANT / MATCHING / SEE DETAILS
CHI VIR	21	CHIONANTHUS VIRGINICUS	FRINGE TREE (GRANCY GREYBEARD)	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
COR FLO	4	CORNUS FLORIDA	DOGWOOD	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL PLANT / MATCHING / SEE DETAILS
ILE CAS	9	ILEX CASSINE	DAHOON HOLLY	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
PALM TREES							
ACO WRI	6	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	8' C.T. MULTI-TRUNK / 3 TRUNKS MIN. / B & B	- N/A -	YES	FULL PLANT / MULTI-TRUNK / SEE DETAILS
SAB PAL-B	19	SABAL PALMETTO	BOOTED SABAL PALM	SEE PLANS FOR C.T. HGT. / B & B	- N/A -	YES	FULL PLANT / SEE DETAILS
Grand total	83						

CANOPY TREES



ACE RUB
ACER RUBRUM 'FLORIDA FLAME'
FLORIDA FLAME RED MAPLE



MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA



QUE VIR
QUERCUS VIRGINIANA
CATHEDRAL LIVE OAK

ACCENT TREES



CER CAN
CERCIS CANADENSIS
EASTERN REDBUD



CHI VIR
CHIONANTHUS VIRGINICUS
FRINGE TREE



COR FLO
CORNUS FLORIDA
DOGWOOD



ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES



ACO WRI
ACOELORRHAPHE WRIGHTII
PAUROTIS PALM



SAB PAL-B
SABAL PALMETTO
BOOTED SABAL PALM

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KEY MAP

SEAL

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

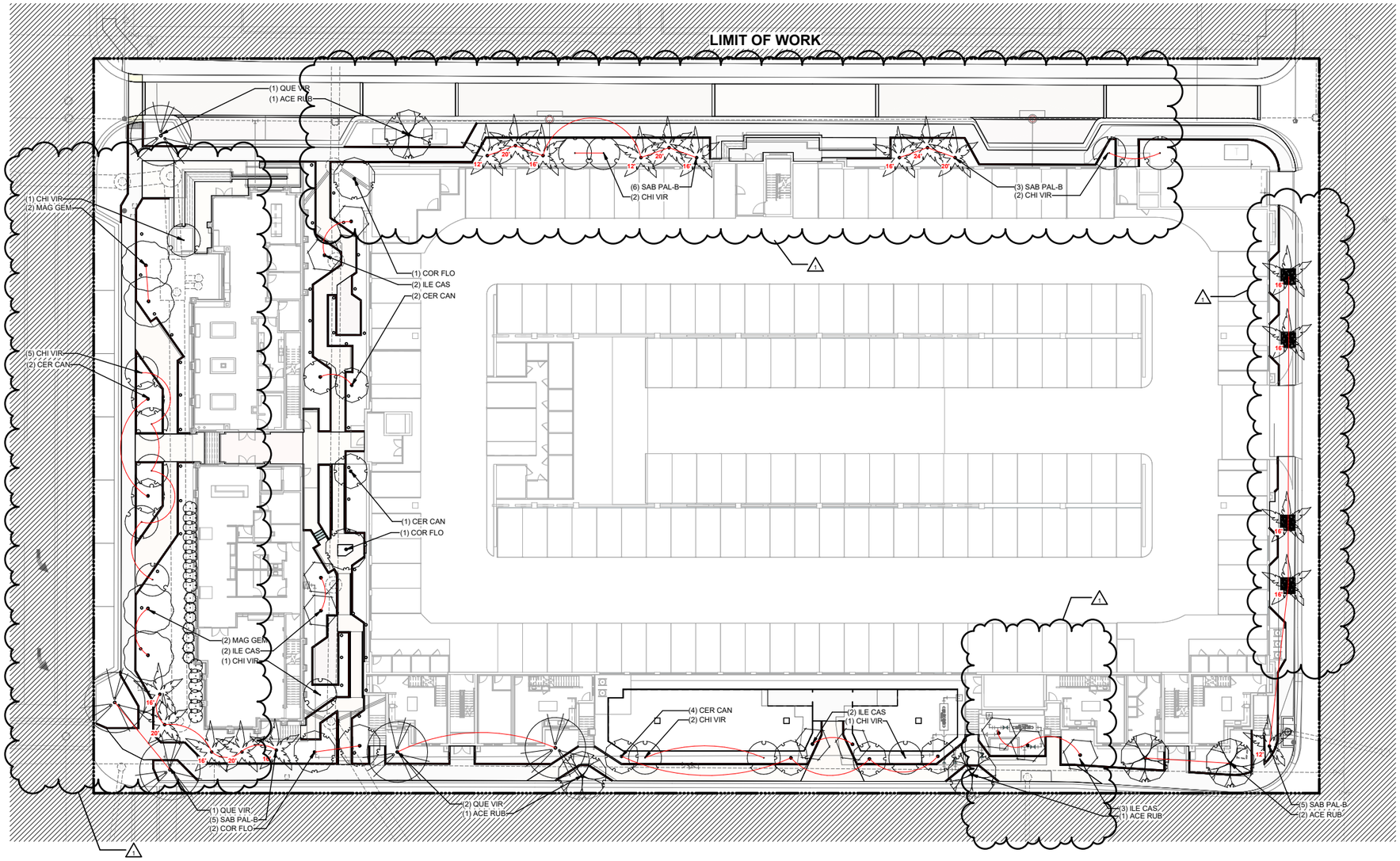
TREE PLANTING SCHEDULE & NOTES

SHEET NUMBER

L2.00

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
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Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

TREE LEGEND

SOD & MULCH LINE

CANOPY TREES

ACE RUB
ACER RUBRUM 'FLORIDA FLAME'
FLORIDA FLAME RED MAPLE

QUE VIR
QUERCUS VIRGINIANA 'CATHEDRAL'
CATHEDRAL LIVE OAK

MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

CANOPY TREES

CER CAN
CERCIS CANADENSIS
EASTERN REDBUD

CHI VIR
CHIONANTHUS VIRGINICUS
FRINGE TREE (GRANCY GREYBEARD)

COR FLO
CORNUS FLORIDA
DOGWOOD

HAL DIP
HALESIA DIPTERA
TWO-WINGED SILVERBELL

ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES

SAB PAL
MYRICA CERIFERA
WAX MYRTLE

WOD BIF
MYRICA CERIFERA
WAX MYRTLE

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KEY MAP

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

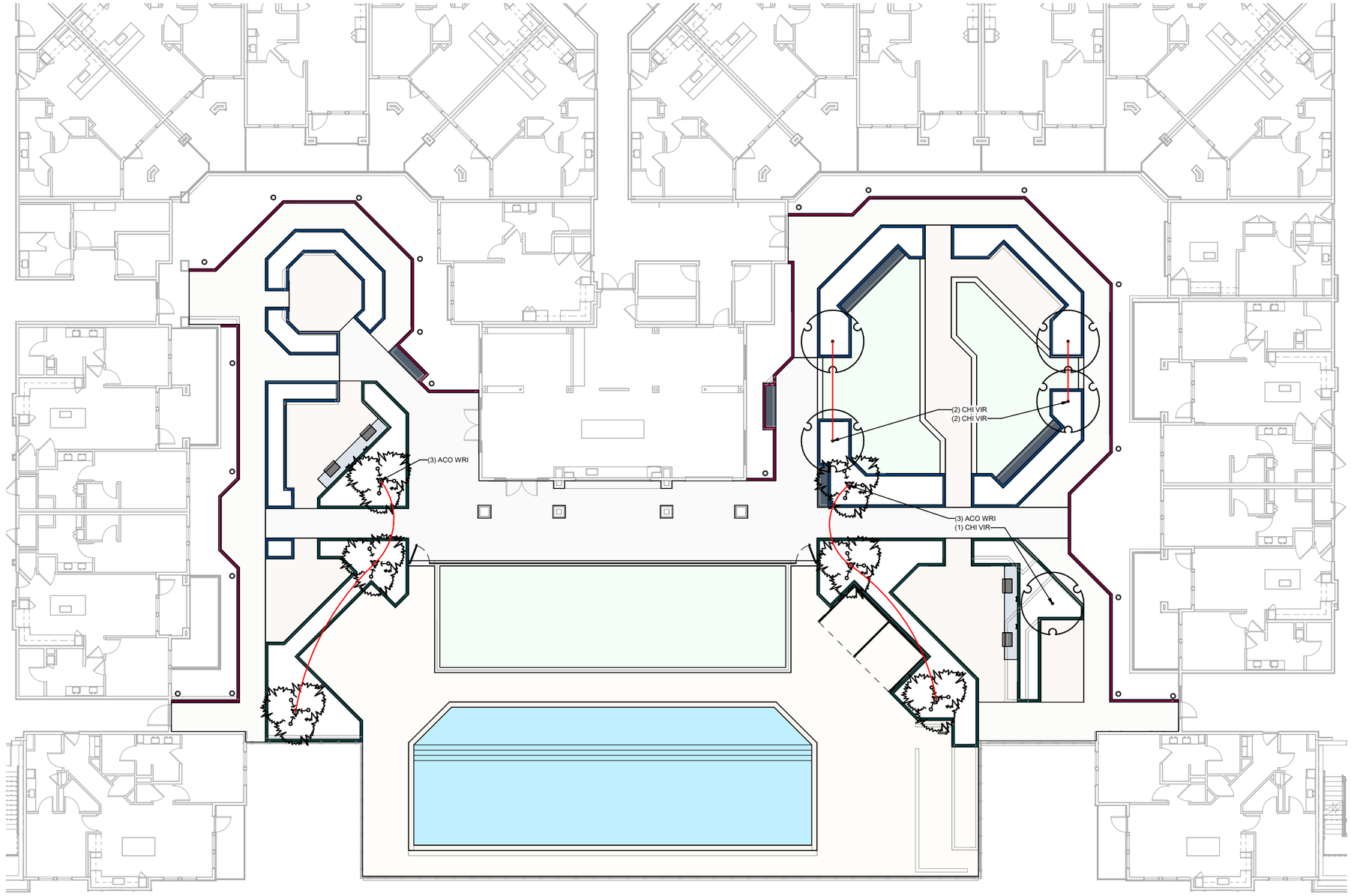
DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE
SCALE: 1"=20'
0 10' 20' 50'

NORTH

SHEET TITLE
TREE PLANTING PLAN
GROUND LEVEL

SHEET NUMBER
L2.01



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

TREE LEGEND

SOD & MULCH LINE

CANOPY TREES

ACE RUB
ACER RUBRUM 'FLORIDA FLAME'
FLORIDA FLAME RED MAPLE

QUE VIR
QUERCUS VIRGINIANA 'CATHEDRAL'
CATHEDRAL LIVE OAK

MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

CANOPY TREES

CER CAN
CERCIS CANADENSIS
EASTERN REDBUD

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COR FLO
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TWO-WINGED SILVERBELL

ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES

SAB PAL
MYRICA CERIFERA
WAX MYRTLE

WOD BIF
MYRICA CERIFERA
WAX MYRTLE

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	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

SCALE: 1"=10'

NORTH

0 5' 10' 15' 25'

SHEET TITLE

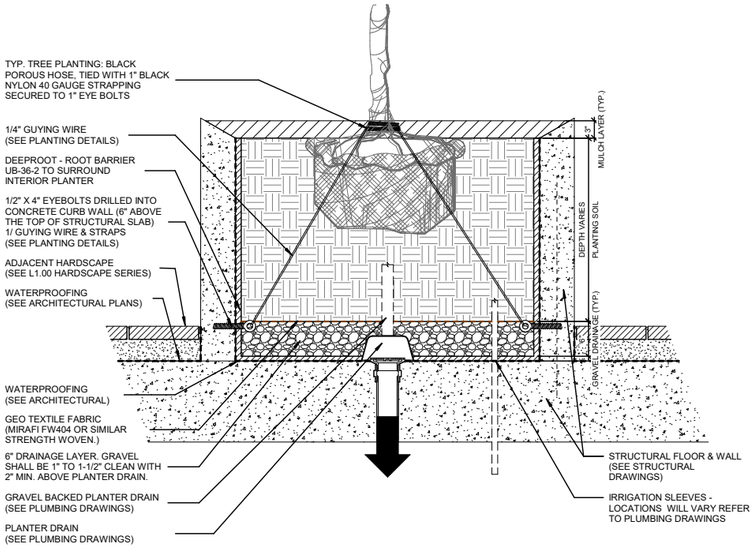
TREE PLANTING ENLARGEMENT PLAN ROOTOP

SHEET NUMBER

L2.02

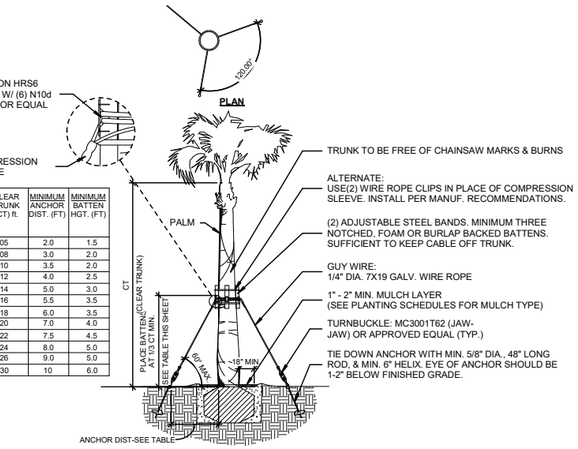
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3/13/2026 10:22:26 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



NOTES:
1. THIS STANDARDS APPLIES TO ALL TREES & PALMS WITH CT NOT EXCEEDING 10 FEET & TRUNK DIAMETER NOT EXCEEDING 24 INCHES.

6 ROOFTOP PLANTER TREE GUYING
L2.81
NOT TO SCALE

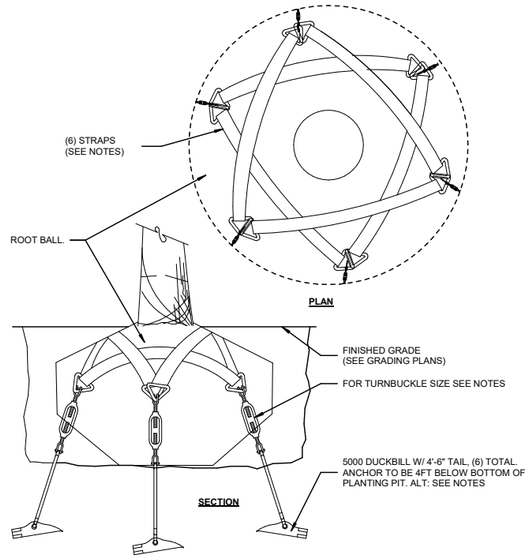


CLEAR TRUNK (CT) ft.	MINIMUM ANCHOR DIST. (FT)	MINIMUM BATTEN HGT. (FT)
05	2.0	1.5
08	3.0	2.0
10	3.5	2.0
12	4.0	2.5
14	5.0	3.0
16	5.5	3.5
18	6.0	3.5
20	7.0	4.0
22	7.5	4.5
24	8.0	5.0
26	9.0	5.0
30	10	6.0

SECTION

NOTES:
1. THIS STANDARD APPLIES TO SINGLE TRUNK, STRAIGHT PALMS, NOT EXCEEDING 30' CT. & CALIPER LESS THAN 24".
2. CABLE HARDWARE TO INCLUDE TURNBUCKLE, COMPRESSION SLEEVE, & THIMBLE. TURNBUCKLE TO BE ATTACHED DIRECTLY TO ANCHOR.
3. MC PART NUMBER REFERS TO MCMASTER-CARR. APPROVED EQUAL ALSO ACCEPTABLE.
4. CABLES WITHIN GUEST ACCESSIBLE AREAS TO BE COVERED WITH GUY WIRE GUARDS 4FT IN LENGTH. DO NOT COVER TURNBUCKLES W/SLEEVES. SEE PLANTING SPECIFICATIONS FOR DEFINITION OF GUEST ACCESSIBLE AREAS & FURTHER INFORMATION.
5. INSTALL GUYING AS PALM IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF PALM INSTALLATION.
6. SEE PALM PLANTING DETAIL FOR PLANTING INSTRUCTIONS
7. ROOT BALL WIDTH TO BE 18" MINIMUM FROM OUTSIDE OF TRUNK TO EDGE OF ROOT BALL.

4 ABOVE GROUND PALM GUYING
L2.81
NOT TO SCALE

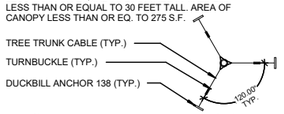


NOTES:
1. THIS STANDARDS APPLIES TO PALMS WITH CT NOT EXCEEDING 30 FEET & TRUNK DIAMETER NOT EXCEEDING 24 INCHES.
2. STRAPS TO BE 6" WIDE, 1 PLY WEBSLING W/ DELTA RINGS BY CERTIFIED SLINGS, INC. OR APPROVED EQUAL.
3. TURNBUCKLE TO BE AS FOLLOWS BY EACH PALM CALIPER:
   A. SMALL (<8"): MC 3001T58, ALL HEIGHTS
   B. MEDIUM (8-18"): MC 3001T58, ALL HEIGHTS
   C. LARGE (18-24"): MC 3001T62 FOR ALL HEIGHTS
4. ALTERNATE: USE HELICAL ANCHOR WITH A MIN. 5/8", 48" LONG ROD, & A MIN. 6" HELIX.
5. FOR SMALL CALIPER PALMS WITH CT < 10FT, USE (3) STRAPS ORIENTED SUCH THAT ANCHORS ARE 120° APART.

5 UNDERGROUND PALM GUYING DETAIL
L2.81
NOT TO SCALE

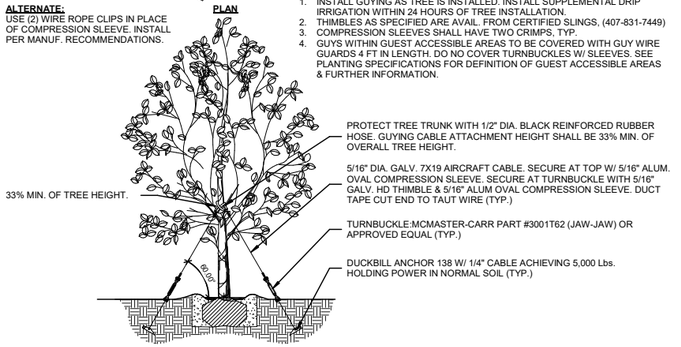
APPLICABLE FOR:
ALL OTHER TREES:
LESS THAN OR EQUAL TO 20 INCHES IN CALIPER. LESS THAN OR EQUAL TO 30 FEET TALL. AREA OF CANOPY LESS THAN OR EQ. TO 275 S.F.

APPLICABLE FOR:
FOR MAGNOLIAS & OTHER DENSELY FOLIATED TREES: LESS THAN OR EQUAL TO 20 INCHES IN CALIPER. LESS THAN OR EQUAL TO 25 FEET TALL. AREA OF CANOPY LESS THAN OR EQUAL TO 225 S.F. (MAX. CANOPY WIDTH X MAX. CANOPY HEIGHT). CANOPY HEIGHT EQUALS OVERALL HEIGHT MINUS CLEAR TRUNK.
NOTE: IF ANY CRITERIA IS EXCEEDED, ADDITIONAL ENGINEERING SHALL BE REQUIRED.



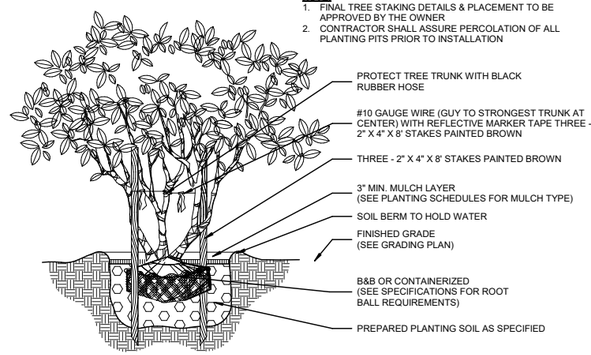
ALTERNATE:
USE (2) WIRE ROPE CLIPS IN PLACE OF COMPRESSION SLEEVE. INSTALL PER MANUF. RECOMMENDATIONS.

NOTES:
1. INSTALL GUYING AS TREE IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF TREE INSTALLATION.
2. THIMBLES AS SPECIFIED ARE AVAIL. FROM CERTIFIED SLINGS, (407-831-7449)
3. COMPRESSION SLEEVES SHALL HAVE TWO CRIMPS, TYP.
4. GUYS WITHIN GUEST ACCESSIBLE AREAS TO BE COVERED WITH GUY WIRE GUARDS 4 FT IN LENGTH. DO NO COVER TURNBUCKLES W/ SLEEVES. SEE PLANTING SPECIFICATIONS FOR DEFINITION OF GUEST ACCESSIBLE AREAS & FURTHER INFORMATION.

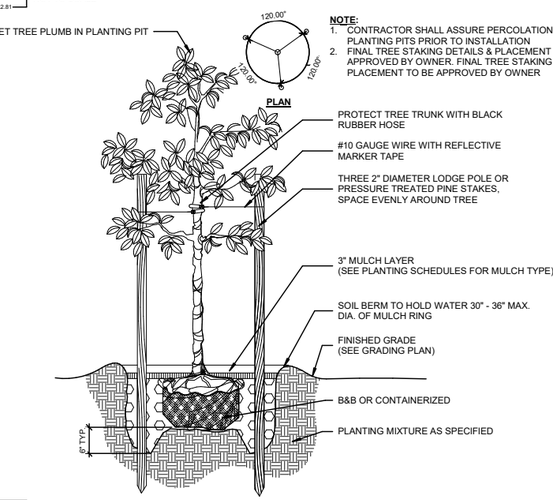


1 LARGE TREE GUYING (SINGLE TRUNK)
L2.81
NOT TO SCALE

NOTE:
1. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY THE OWNER
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



2 MULTI-TRUNK TREE PLANTING DETAIL
L2.81
NOT TO SCALE



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
2. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY OWNER. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY OWNER

3 SMALL TREE PLANTING DETAIL
L2.81
NOT TO SCALE

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WWW.LANDDESIGN.COM

KEY MAP

SEAL

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PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
TREE PLANTING DETAILS

SHEET NUMBER
L2.81

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3/13/2026 10:22:29 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

SPECIMEN SHRUB PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	SPACING	COMMENTS
SPECIMEN SHRUB						
CAL AME	55	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS
HAM PAT	117	HAMELIA PATENS	FIREBUSH	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS
POD MAC	6	PODOCARPUS MACROPHYLLUS	PODOCARPUS	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS

SHRUB & GROUNDCOVER SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	SPACING	COMMENTS
MEDIUM SHRUBS						
HYD QUE	220	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	20" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
ITE VIR	111	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE	20" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
ROD AUS	59	RHODODENDRON AUSTRINUM	FLORIDA FLAME AZALEA	24" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
VIB OBO-D	135	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	DWARF WALTER'S VIBURNUM	24" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
LOW SHRUBS						
BUX SEM	65	BUXUS SEMPERVIRENS	BOXWOOD	12" O.A. MIN. / 3 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
NAN DOM	380	NANDINA DOMESTICA 'FIREPOWER'	DWARF NANDINA	12" O.A. MIN. / 3 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
POD-MAC-P	173	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PRINGLES PODOCARPUS	18" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
RHA IND	331	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	10" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
GROUNDCOVERS						
DIA TAS-V	577	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	12" HGT. MIN. X 16" SPD. MIN. / 1 GAL. CONT. MIN. / MIN. 5 TRAILING RUNNERS	12" O.C.	FULL PLANT / SEE DETAILS
JUN PAR	279	JUNIPERUS CHINENSIS 'PARSONII'	PARSONII JUNIPER	12" HGT. MIN. X 18" SPD. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
LIR MUS	1,099	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	10" O.A. MIN. / 1 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
STO LAE	802	STOKESIA LAEVIS	STOKES' ASTER	12" O.A. MIN. / 3 GAL. CONT. MIN.	12" O.C.	FULL PLANT / SEE DETAILS
ORNAMENTAL GRASSES						
MUH CAP	96	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	18" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL CLUMP / SEE DETAILS
PEN RUB	57	PENNISETUM SETACEUM 'RUBRUM'	RED FOUNTAIN GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL CLUMP / SEE DETAILS
PEN SET	151	PENNISETUM SETACEUM	FOUNTAIN GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL CLUMP / SEE DETAILS
TRI FLO	46	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	36" O.C.	FULL CLUMP / SEE DETAILS
SOD						
ZOY SPP	2,225	ZOYSIA 'EMPIRE'	EMPIRE ZOYSIA	SOLID SOD	- N/A -	SOLID SOD FROM PALLETS / QUANTITY IN SQUARE FEET / SEE PLANTING DETAILS

NOTES
1. ALL PLANT MATERIAL MUST BE #1 GRADE FLORIDA NURSERY STOCK OR BETTER

SPECIMEN SHRUBS



CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY



HAM PAT
HAMELIA PATENS
FIREBUSH



POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS



HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA



ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE



ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA



VIB OBO-D
VIBURNUM OBOVATUM 'MRS. SCHIL-LER'S DELIGHT'
DWARF WALTER'S VIBURNUM

LOW SHRUBS



BUX SEM
BUXUS SEMPERVIRENS
BOXWOOD



NAN DOM
NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA



POD MAC-D
PODOCARPUS MACROPHYLLUS 'PRINGLES'
DWARF PRINGLES PODOCARPUS



RHA IND
RHAPHIOLEPIS INDICA
INDIAN HAWTHORN

GROUNDCOVERS



DIA TAS - V
DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY



JUN PAR
JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER



LIR MUS
LIRIOPE MUSCARI
LILY TURF



STO LAE
STOKESIA LAEVIS
STOKES' ASTER

ORNAMENTAL GRASSES



MUH-CAP
MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS



PEN RUB
PENNISETUM SETACEUM 'RUBRUM' RED
FOUNTAIN GRASS



PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS



TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

MULCH & SOD



MULCH
HARDWOOD BARK MULCH
(CHOCOLATE BROWN)



ZOY SSP
ZOYSIA 'EMPIRE'
EMPIRE ZOYSIA

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KEY MAP

SEAL

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

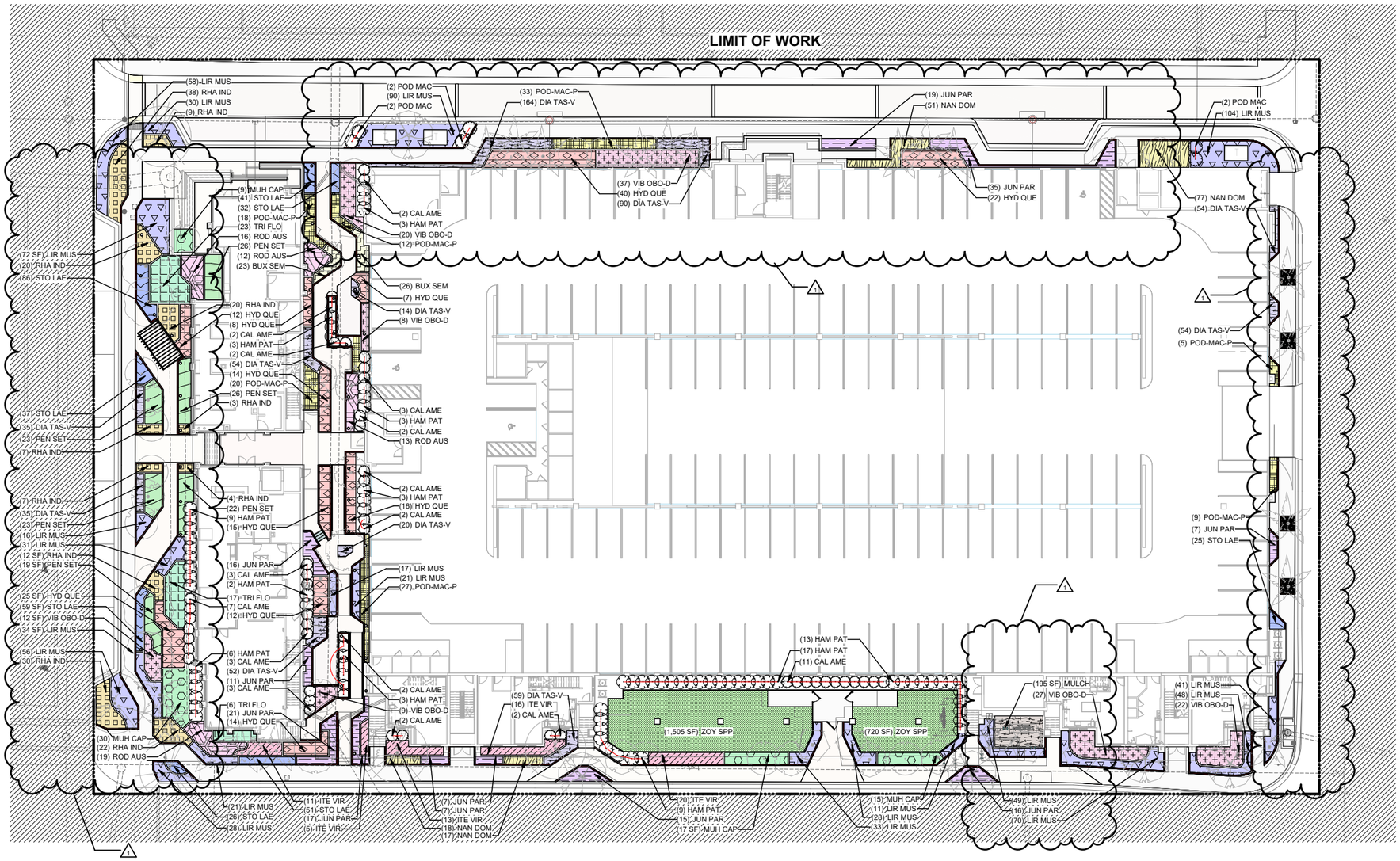
SHRUB & GROUNDCOVER SCHEDULE & NOTES

SHEET NUMBER

L3.00

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3/13/2026 10:22:34 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SHRUB LEGEND

SPECIMEN SHRUBS

CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY

HAM PAT
HAMELIA PATENS
FIREBUSH

POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS

HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA

ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE

ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA

VIB OBO-D
VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'
DWARF WALTER'S VIBURNUM

LOW SHRUBS

BUX SEM
BUXUS SEMPERVIRENS
BOXWOOD

NAN DOM
NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA

POD MAC-D
PODOCARPUS MACROPHYLLUS 'PRINGLES'
DWARF PODOCARPUS

RHA IND
RHAPHIOLEPIS INDICA
INDIAN HAWTHORN

GROUNDCOVERS

DIA TAS - V
DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY

STO LAE
STOKESIA LAEVIS
STOKES' ASTER

JUN PAR
JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER

LIR MUS
LIRIOPE MUSCARI
LILY TURF

ORNAMENTAL GRASS

MUH CAP
MUHLENBERGIA CAPILLARIS
MUHLY GRASS

PEN RUB
PENNISETUM SETACEUM 'RUBRUM'
RED FOUNTAIN GRASS

PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS

TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

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KEY MAP

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HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

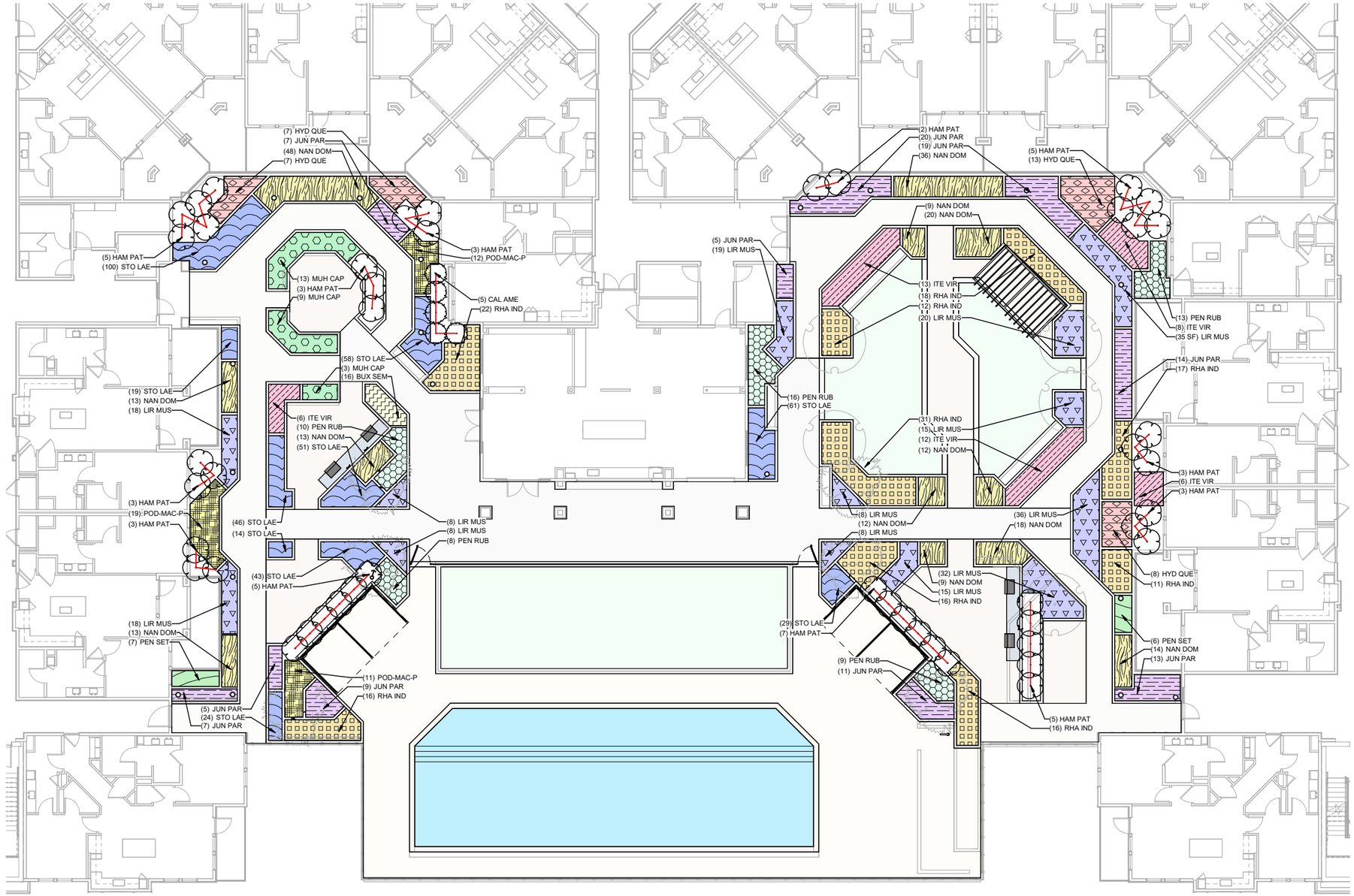
SHRUB & GROUNDCOVER PLANTING PLAN GROUND LEVEL

SHEET NUMBER

L3.01

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3/13/2026 10:22:39 AM
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ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SHRUB LEGEND

SPECIMEN SHRUBS

CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY

HAM PAT
HAMELIA PATENS
FIREBUSH

POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS

HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA

ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE

ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA

VIB OBO-D
VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'
DWARF WALTER'S VIBURNUM

LOW SHRUBS

BUX SEM
BUXUS SEMPERVIRENS
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NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA

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PODOCARPUS MACROPHYLLUS 'PRINGLES'
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GROUNDCOVERS

DIA TAS - V
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JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER

LIR MUS
LIROPE MUSCARI
LILY TURF

ORNAMENTAL GRASS

MUH CAP
MUHLENBERGIA CAPILLARIS
MUHLY GRASS

PEN RUB
PENNISETUM SETACEUM 'RUBRUM'
RED FOUNTAIN GRASS

PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS

TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

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KEY MAP

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HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

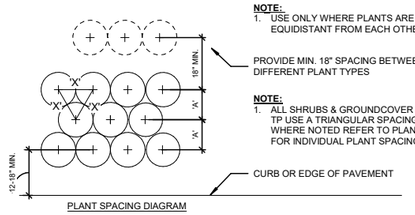
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NORTH
0 5' 10' 15' 25'

SHEET TITLE
SHRUB & GROUNDCOVER PLANTING ENLARGEMENT PLAN - ROOFTOP

SHEET NUMBER
L3.02

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2/13/2026 10:22:44 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



NOTE:
1. USE ONLY WHERE PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER AS SHOWN

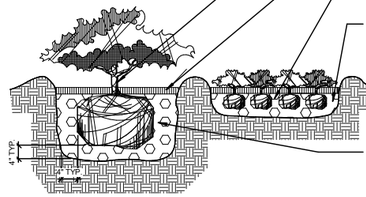
PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES

NOTE:
1. ALL SHRUBS & GROUNDCOVER MASSES TP USE A TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'

CURB OR EDGE OF PAVEMENT

PLANT SPACING DIAGRAM

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION



NOTE: AZALEAS SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL

3" MIN. MULCH LAYER (SEE PLANTING SCHEDULES FOR MULCH TYPE) BERM TO HOLD WATER

MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED

EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED

FINISHED GRADE (SEE GRADING PLAN)

PREPARED PLANTING SOIL AS SPECIFIED.
NOTE: WHEN GROUNDCOVERS & SHRUBS USED IN MASSES ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL - EXCEPT WHEN SPECIFIED (SEE PLANT LIST)

1 SHRUB / GROUNDCOVER PLANTING DETAIL
L3.81

NOT TO SCALE

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KEY MAP

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HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

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REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

SHRUB & GROUNDCOVER PLANTING DETAILS

SHEET NUMBER

L3.81

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:45 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

SITE FURNISHING SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	FINISH	DIMENSIONS	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
F-101	1 / L4.81	7	MONOLINE BACKED BENCH	SLATS: ALUMINUM DARK WALNUT FRAME: RIVER ROCK	38.5" H. X 72" W. X 27" D.	TBD	SITE PIECES WWW.SITEPIECES.COM	YES	GROUND FLOOR	SITE PIECES OR APPROVED EQUAL / SEE DETAILS
F-102	2 / L4.81	47	ORLEANS DINING ARM CHAIR	FLAX	29.9" H. X 23.6" W. X 24.6" D.	E3005	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	GROUND FLOOR & ROOFTOP	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-103	3 / L4.81	12	PEBBLE DINING CHAIR ARMLESS	WHITE	32" H. X 19" W. X 25" D.	SKU SW4901-1A	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-104	4 / L4.81	13	ROUND TABLE	TEAK	32" H. X 56" W. X 56" D.	SW5501-RXDT 56"	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	GROUND FLOOR & ROOFTOP	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-105	5 / L4.81	2	RECTANGULAR ALUMINUM DINING TABLE	TOP: FAUX TEAK; FRAME: WHITE	30" H. X 39" W. X 78" D.	53978ALN	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-106	6 / L4.81	10	UMBRELLA	BLUE	97" H. X 77" CLEARANCE	FR854FM	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-108	7 / L4.81	34	SLINK CHAISE LOUNGE	WHITE	13" H. X 28.5" W. X 81.75" D.	51205SL	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-109	8 / L4.81	12	IN POOL CHAISE LOUNGE	WHITE	22" H. X 23" W. 70" D.	A-LL-SG-C	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-110	1 / L4.82	16	LOUNGE SIDE ROUND TABLE	WHITE	17" H. 14" DIA.	SKU A-LL-SG-ST-14H	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-111	2 / L4.82	1	FIREPIT	ULTRA	16" H. X 36" D.	MODERNO 5 FIRE BOWL	PRISM HARDSCAPE WWW.PRISMHARDSCAPES.COM	YES	ROOF TOP POOL DECK	ELECTRIC / PRISMHARDSCAPE OR APPROVED EQUAL / SEE DETAILS
F-112	3 / L4.82	6	ADIRONDACK CHAIR	WHITE	37" H. X 30" W. X 37.5" D.	A-LL-MS-A	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-114	4 / L4.82	4	DAYBED	F10 LAVA ALU / T121 COFFEE SLING / 571 LINEN CUSHION	32.7" H. x 63" W. x 61.4" D.	90012	AKULA WWW.AKULA.COM	YES	ROOF TOP POOL DECK	AKULA OR APPROVED EQUAL / SEE DETAILS
F-115	5 / L4.82	4	CLUB ROUND TABLE	LIGHT GREY FRAME	29" H. X 43.5" DIA.	CJ-CL46	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-116	6 / L4.82	8	FULHAM VERSA LOUNGE CHAIR	F10 LAVA ALUMINIUM / R07 GRAPHITE ROPE / 708 CHESTNUT FABRIC	26.8" H. X 33" W. 32.5" D.	50230V	AKULA WWW.AKULA.COM	YES	ROOF TOP POOL DECK	AKULA OR APPROVED EQUAL / SEE DETAILS
F-117	1, 4-6 / L4.83	2	MONOLINE TOPPER BENCH WITH BACKREST	TBD	13.5" H. X 72" W. X 21" D.	ML-TOPBACK-72	SITE PIECES WWW.SITEPIECES.COM	YES	ROOF TOP POOL DECK	SITE PIECES OR APPROVED EQUAL / BACKED BENCH TO BE SURFACE MOUNTED / SEE DETAILS
F-118	2-3, 5-6 / L4.83	2	MONOLINE TOPPER BENCH WITH LEG RETURN	TBD	13.5" H. X 72" W. X 21" D.	ML-TOPLEG-72	SITE PIECES WWW.SITEPIECES.COM	YES	ROOF TOP POOL DECK	SITE PIECES OR APPROVED EQUAL / SEE DETAILS
F-121	1 / L4.84	8	TRASH RECEPTACLE	TBD	42" H. X 19" W. X 19" D.	ML-LGLITTER-SQ	SITE PIECES WWW.SITEPIECES.COM	YES	SITE TRASH RECEPTACLE	SITE PIECES OR APPROVED EQUAL / TRASH RECEPTACLE TO BE SURFACE MOUNTED / SEE DETAILS
F-122	2 / L4.84	1	POOL SHOWER	STAINLESS STEEL	85" H.	PS-900-ADA	OUTDOOR SHOWER COMPANY WWW.OUTDOORSHOWERCO.COM	YES	POOL COURTYARD	OUTDOOR SHOWER COMPANY OR APPROVED EQUAL / SEE DETAILS
F-125	3 / L4.84	2	PET FOUNTAIN	TEXTURED SAPPHIRE	37" H. X 18.75" W.	370 SM	MOST DEPENDABLE FOUNTAINS WWW.MOSTDEPENDABLE.COM	YES	DOG PARK	MOST DEPENDABLE FOUNTAINS OR APPROVED EQUAL / SEE DETAILS
F-126	4 / L4.84	3	PET WASTE STATION	TBD	42" H. X 9" W. X 11" D.	ML-NO2COMBO	SITE PIECES WWW.SITEPIECES.COM	YES	DOG PARK	SITE PIECES OR APPROVED EQUAL / DOGIPOT PET STATION TO BE SURFACE MOUNTED / SEE DETAILS
F-130	5 / L4.84	4	TREE GRATE	BLACK DIP	60"W. X 60" D.	96TGVIASQ VIA RIZO	IRONSMITH WWW.IRONSMITH.CC	YES	GROUND FLOOR	IRONSMITH OR APPROVED EQUAL / SEE DETAILS

OUTDOOR KITCHEN SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	FINISH	DIMENSIONS	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
K-101	1-2, 5-7 / L4.75	1	WEST SIDE OUTDOOR GRILL	SEE DETAILS	SEE DETAILS	GRILL: 4400-EC-448-I-S-32	DESIGN / BUILD CONTRACTOR GRILL: ELECTRI-CHEF WWW.ELECTRI-CHEF.COM	YES	ROOF TOP POOL DECK	LS OR APPROVED EQUAL / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
K-102	3-7 / L4.75	1	EAST SIDE OUTDOOR GRILL	SEE DETAILS	SEE DETAILS	GRILL: 4400-EC-448-I-S-32	DESIGN / BUILD CONTRACTOR GRILL: ELECTRI-CHEF WWW.ELECTRI-CHEF.COM	YES	ROOF TOP POOL DECK	LS OR APPROVED EQUAL / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL

STRUCTURAL PAVILION SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	FINISH	DIMENSIONS	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
ST-101	1-4 / L4.76	2	CABANA	ALUMINIUM	SEE DETAILS	- N/A -	DESIGN / BUILD CONTRACTOR	YES	ROOFTOP POOL DECK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
ST-102	1-4 / L4.77	2	METAL PERGOLA	ALUMINIUM	SEE DETAILS	-N/A-	DESIGN / BUILD CONTRACTOR	YES	ROOF TOP POOL DECK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL

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KEY MAP

SEAL

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

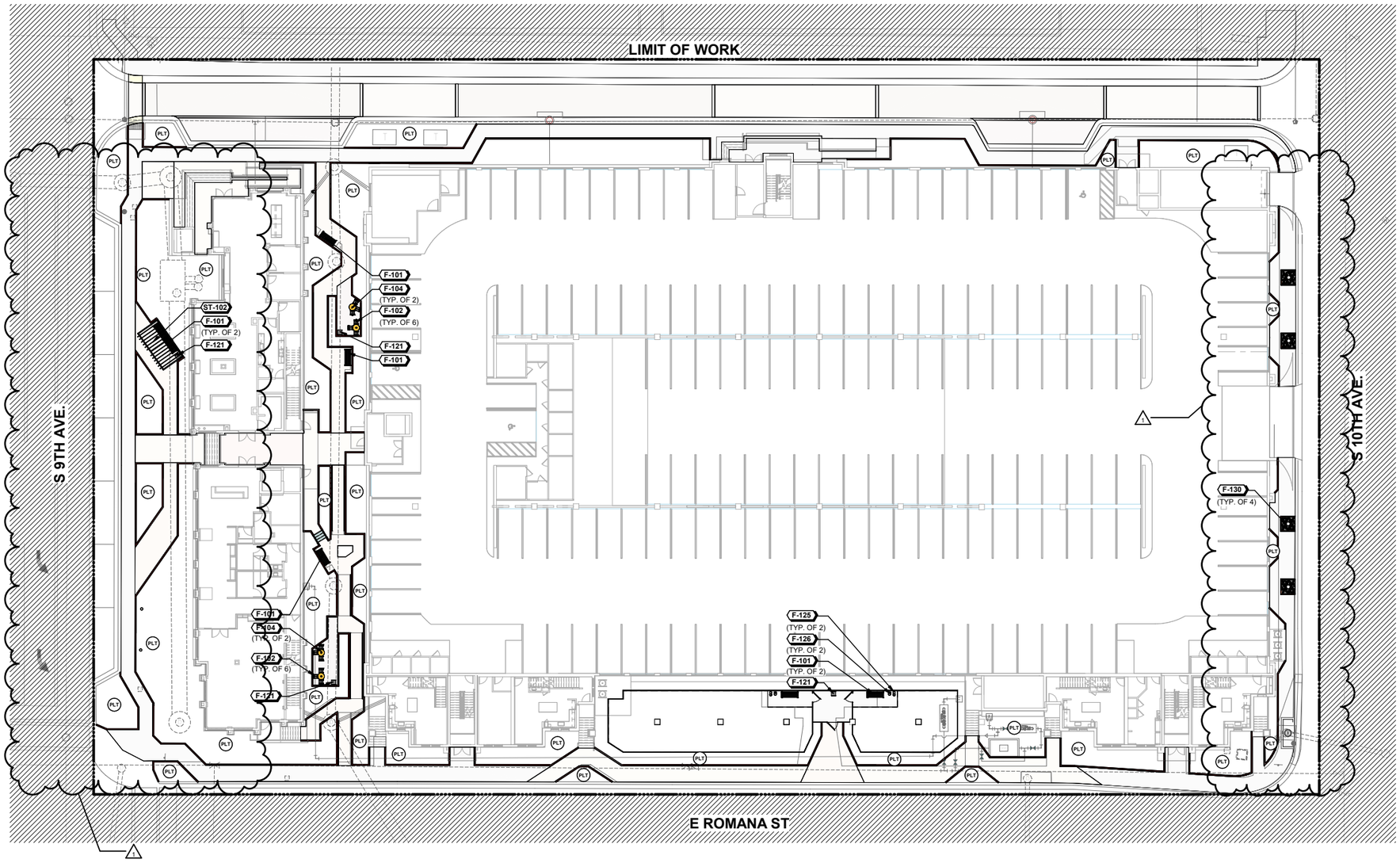
SITE FURNISHINGS SCHEDULE & NOTES

SHEET NUMBER

L4.00

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ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY
- (PLT) PLANTING AREA

SITE FURNISHING KEY

KEY	TYPE
F-101	MONOLINE BACKED BENCH
F-102	ORLEANS DINING ARM CHAIR
F-103	PEBBLE DINING CHAIR ARMLESS
F-104	ROUND TABLE
F-105	RECTANGULAR ALUMINUM DINING TABLE
F-106	UMBRELLA
F-108	SLINK CHAISE LOUNGE
F-109	IN POOL CHAISE LOUNGE
F-110	LOUNGE SIDE ROUND TABLE
F-111	FIREPIT
F-112	ADIRONDACK CHAIR
F-114	DAYBED
F-115	CLUB ROUND TABLE
F-116	FULHAM VERSA LOUNGE CHAIR
F-117	MONOLINE TOPPER BENCH WITH BACKREST
F-118	MONOLINE TOPPER BENCH WITH LEG RETURN
F-121	TRASH RECEPTACLE
F-122	POOL SHOWER
F-125	PET FOUNTAIN
F-126	PET WASTE STATION
F-130	TREE GRATE

OUTDOOR KITCHEN KEY

KEY	TYPE
K-101	WEST SIDE OUTDOOR GRILL
K-102	EAST SIDE OUTDOOR GRILL

STRUCTURAL PAVILION KEY

KEY	TYPE
ST-101	CABANA
ST-102	METAL PERGOLA

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HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

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1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

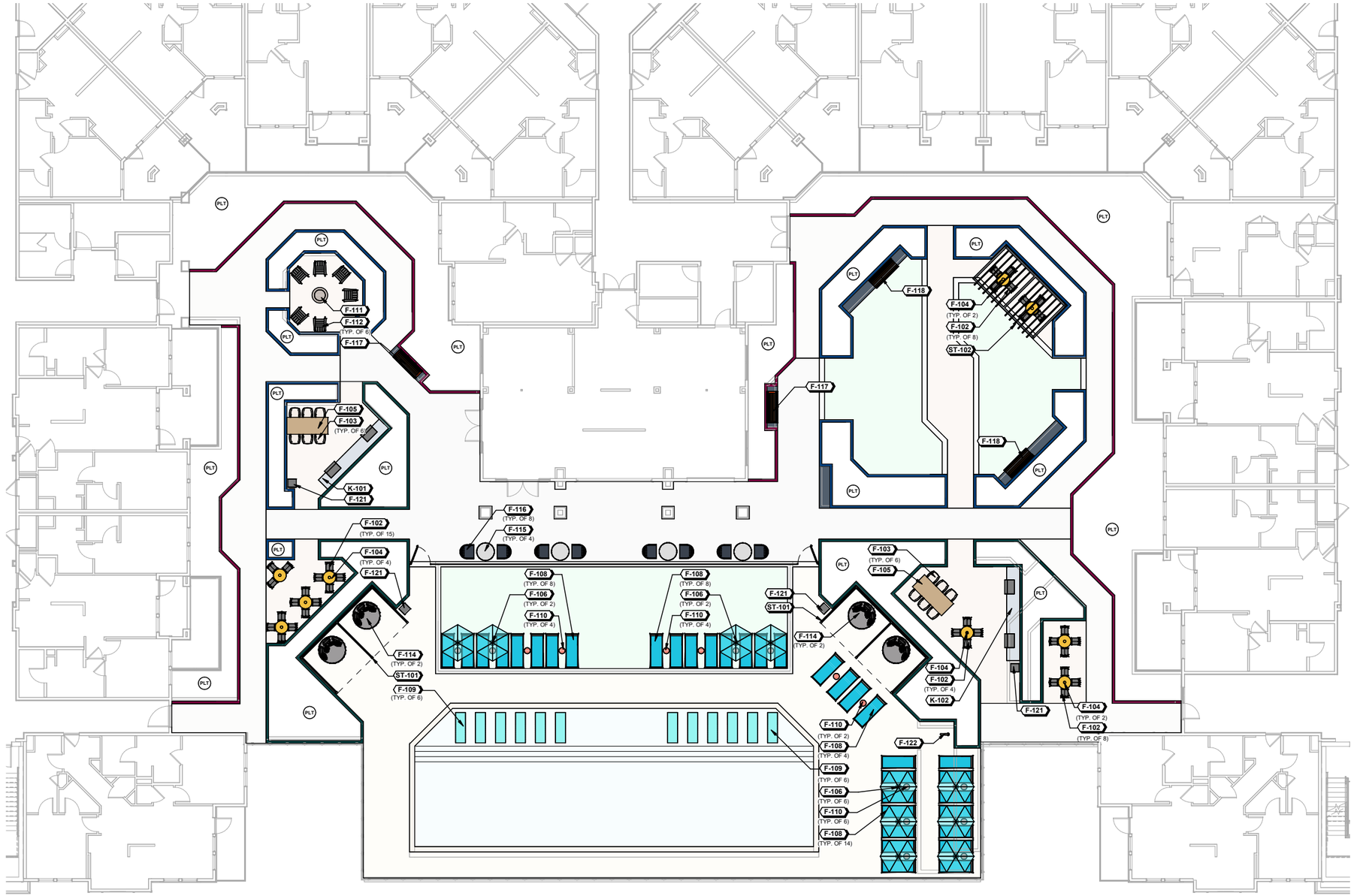
SITE FURNISHING PLAN
GROUND LEVEL

SHEET NUMBER

L4.01

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Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY
- (PLT) PLANTING AREA

SITE FURNISHING KEY

KEY	TYPE
F-101	MONOLINE BACKED BENCH
F-102	ORLEANS DINING ARM CHAIR
F-103	PEBBLE DINING CHAIR ARMLESS
F-104	ROUND TABLE
F-105	RECTANGULAR ALUMINUM DINING TABLE
F-106	UMBRELLA
F-108	SLINK CHAISE LOUNGE
F-109	IN POOL CHAISE LOUNGE
F-110	LOUNGE SIDE ROUND TABLE
F-111	FIREPIT
F-112	ADIRONDACK CHAIR
F-114	DAYBED
F-115	CLUB ROUND TABLE
F-116	FULHAM VERSA LOUNGE CHAIR
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F-121	TRASH RECEPTACLE
F-122	POOL SHOWER
F-125	PET FOUNTAIN
F-126	PET WASTE STATION

OUTDOOR KITCHEN KEY

KEY	TYPE
K-101	WEST SIDE OUTDOOR GRILL
K-102	EAST SIDE OUTDOOR GRILL

STRUCTURAL PAVILION KEY

KEY	TYPE
ST-101	CABANA
ST-102	METAL PERGOLA

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PENSACOLA, FL

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	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE: 1"=10'

NORTH

0 5' 10' 15' 25'

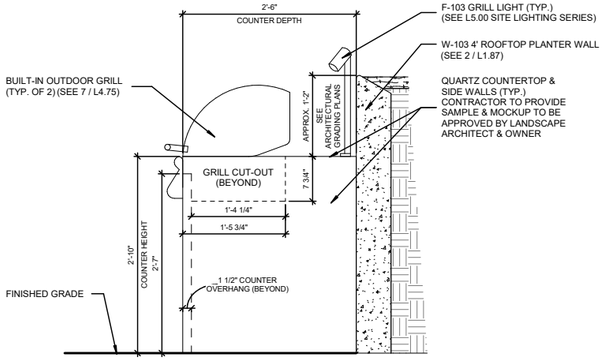
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SITE FURNISHING ENLARGEMENT PLAN ROOFTOP

SHEET NUMBER
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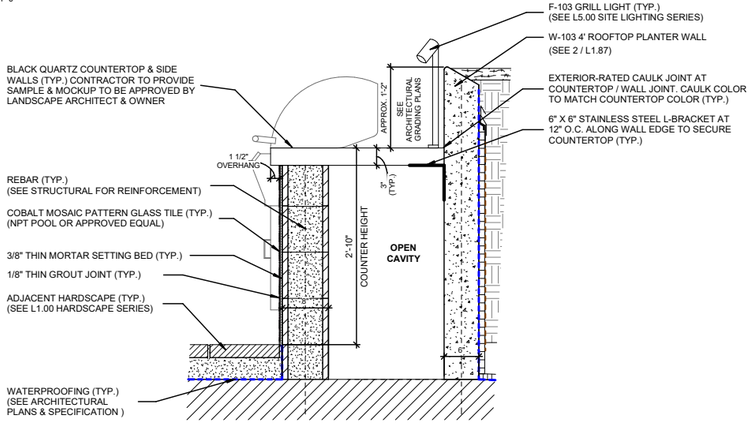
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ORIGINAL SHEET SIZE: 24" X 36"

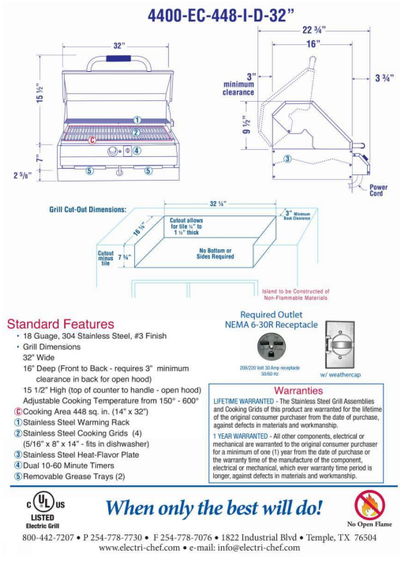
NOTES:
1. DETAILS SHOWN FOR K-101 & K-102 AS DESIGN INTENT ONLY.
2. ALL ELECTRIC GRILLS TO HAVE MASTER SHUT OFF.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION & INSTALLATION.



5 K-101 & K-102 OUTDOOR KITCHEN - SIDE ELEVATION
L4.75
1" = 1'-0"

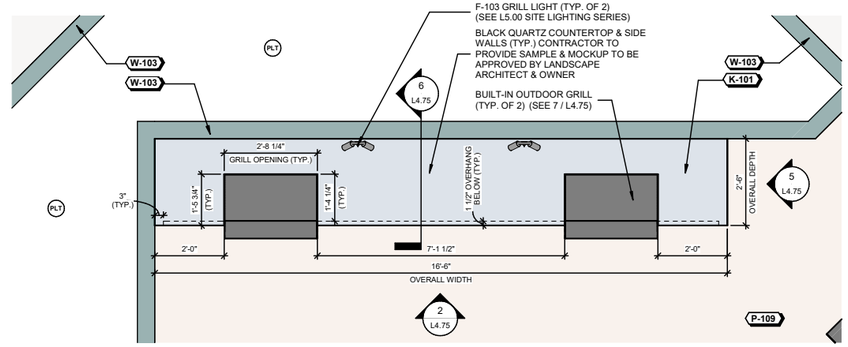


6 K-101 & K-102 OUTDOOR KITCHEN - SIDE SECTION
L4.75
1" = 1'-0"

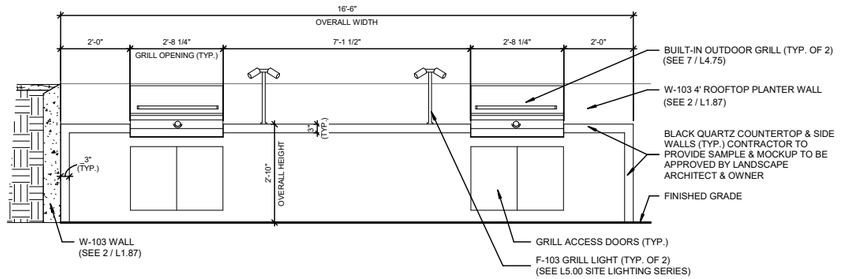




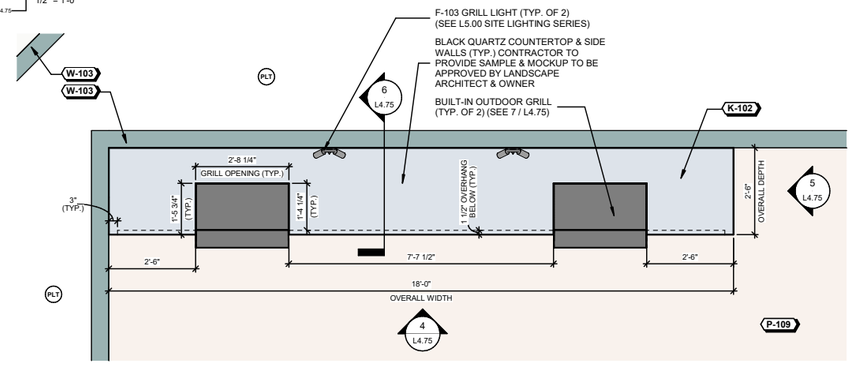
7 K-101 & K-102 ELECTRIC GRILL
L4.75
NOT TO SCALE



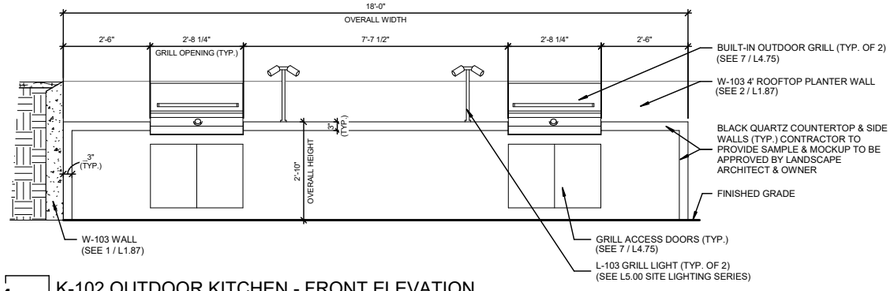
1 K-101 OUTDOOR KITCHEN PLAN
L4.75
1/2" = 1'-0"



2 K-101 OUTDOOR KITCHEN - FRONT ELEVATION
L4.75
1/2" = 1'-0"



3 K-102 OUTDOOR KITCHEN PLAN
L4.75
1/2" = 1'-0"



4 K-102 OUTDOOR KITCHEN - FRONT ELEVATION
L4.75
1/2" = 1'-0"

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KEY MAP

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HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
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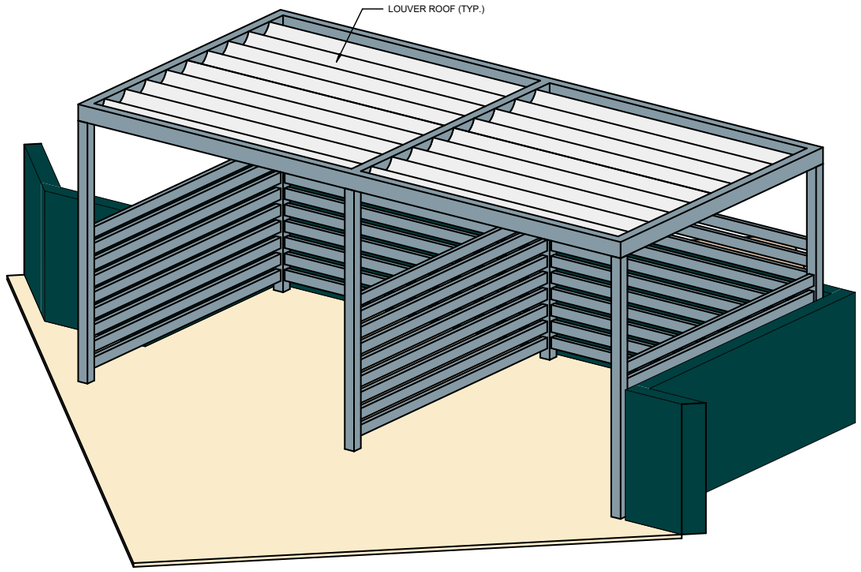
SCALE NORTH

SHEET TITLE
KITCHEN DETAILS

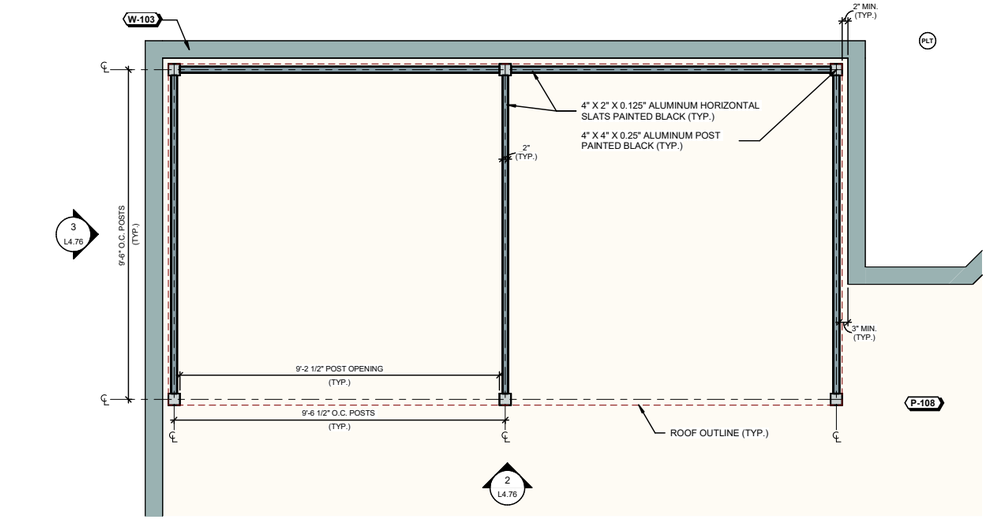
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L4.75

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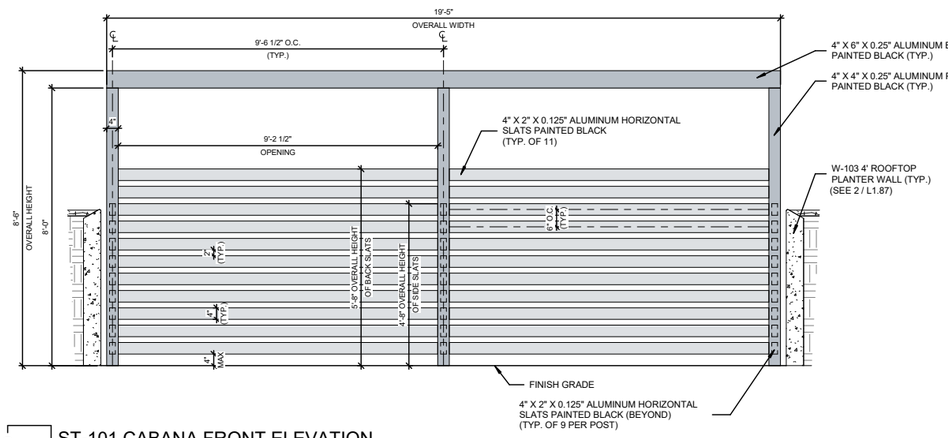
NOTES:
1. DETAILS SHOWN FOR ST-101 CABANA AS DESIGN INTENT ONLY.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION & INSTALLATION.



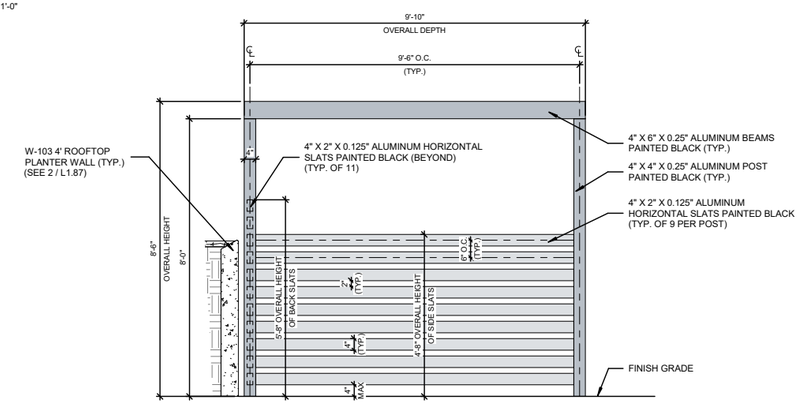
4 L4.76 — ST-101 CABANA



1 L4.76 — ST-101 CABANA
1/2" = 1'-0"



2 L4.76 — ST-101 CABANA FRONT ELEVATION
1/2" = 1'-0"



3 L4.76 — ST-101 CABANA SIDE ELEVATION
1/2" = 1'-0"

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KEY MAP

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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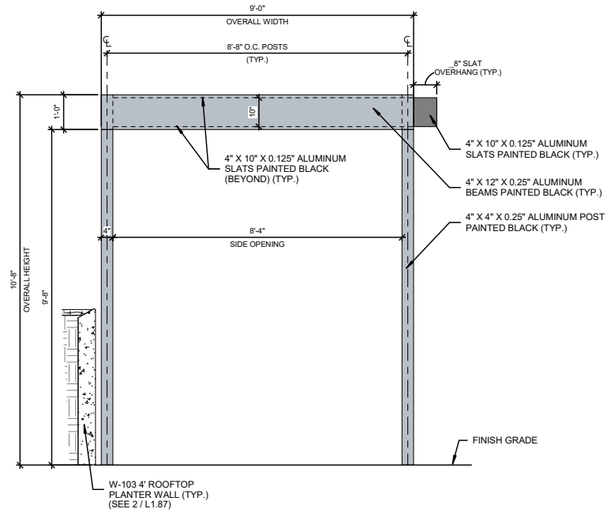
SCALE NORTH

SHEET TITLE
STRUCTURAL PAVILION CABANA DETAILS

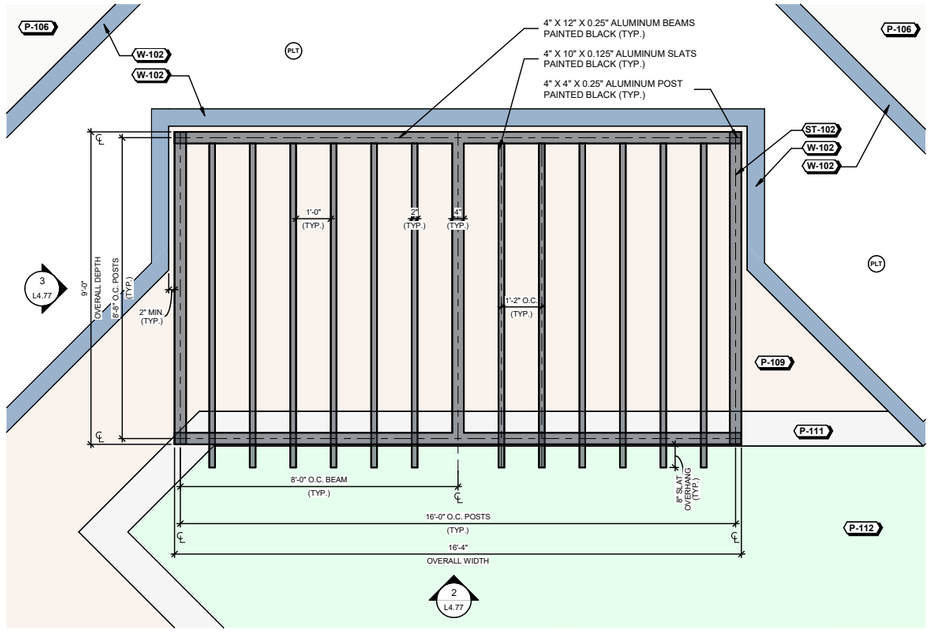
SHEET NUMBER
L4.76

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3/13/2026 10:23:14 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:
1. DETAILS SHOWN FOR ST-102 METAL PERGOLA AS DESIGN INTENT ONLY.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION & INSTALLATION.



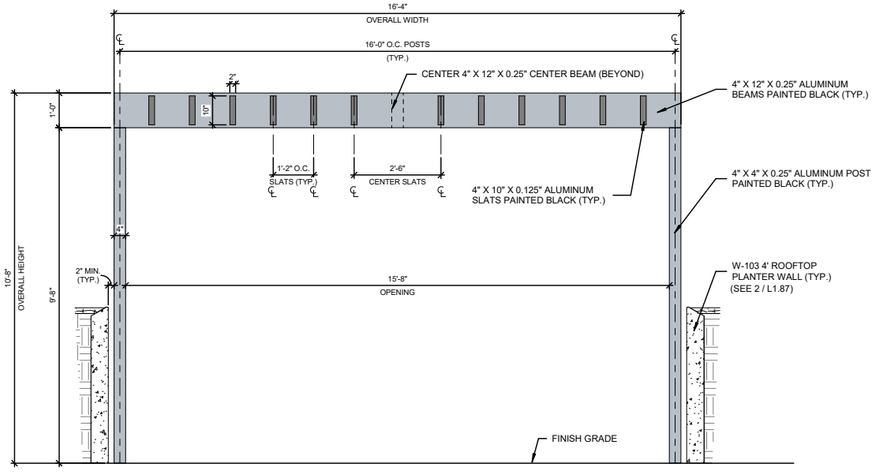
3 L4.77 ST-102 METAL PERGOLA SIDE ELEVATION
1/2" = 1'-0"



1 L4.77 ST-102 METAL PERGOLA
1/2" = 1'-0"



4 L4.77 ST-102 METAL PERGOLA



2 L4.77 ST-102 METAL PERGOLA FRONT ELEVATION
1/2" = 1'-0"

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KEY MAP

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PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
STRUCTURAL PAVILION
METAL PERGOLA DETAILS

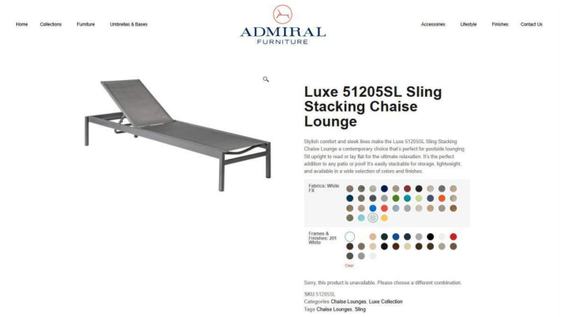
SHEET NUMBER
L4.77

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:15 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

FR854FM-A+		9 FT FIBERGLASS MARKET UMBRELLA - PULLEY LIFT - GRADE A+		POLE AND RIBS: TBD, CANOPY: TBD



6 L4.81 F-106 UMBRELLA
NOT TO SCALE



7 L4.81 F-108 SLINK CHAISE LOUNGE
NOT TO SCALE



8 L4.81 F-109 IN POOL CHAISE LOUNGE
NOT TO SCALE



3 L4.81 F-103 PEBBLE DINING CHAIR ARMLESS
NOT TO SCALE

ADMIRAL FURNITURE

Loft SW5501-RXDT 56″ Round Dining Table



Width: 56″
Depth: 56″

4 L4.81 F-104 ROUND TABLE
NOT TO SCALE

ADMIRAL FURNITURE

53978ALN Rectangular Aluminum Dining Table



Height: 29.75″
Width: 78″
Depth: 39″
Stacking: No
Material: Frame – Aluminum / Top – Laser Cut Aluminum

5 L4.81 F-105 RECTANGULAR ALUMINUM DINING TABLE
NOT TO SCALE

Monoline Backed Bench

site pieces

The Monoline Backed Bench is simple, the way things should be. Its lightness, comfort, and restrained lines allow the materials to shine - a perfect match for any space.

- wood slats: thermally modified ash or kebony clear
- aluminum slats: powder coated or designer aluminum
- all aluminum frame construction
- powder coated finish
- surface mounting required
- available in custom sizes
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:
ML-BENCH-48	48"	27"	38.5"
ML-BENCH-72	72"	27"	38.5"
ML-BENCH-96	96"	27"	38.5"



NOTES:
1. MONOLINE BACKED BENCH TO BE SURFACE MOUNTED

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1 L4.81 F-101 MONOLINE BACKED BENCH
NOT TO SCALE

ADMIRAL FURNITURE

Orleans Dining Arm Chair



Depth: 24″
Height: 29.5″
Material: Fully welded powder coated aluminum frame, Eco Weave

2 L4.81 F-102 ORLEANS CLUB CHAIR
NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
SITE FURNISHING DETAILS

SHEET NUMBER
L4.81

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Author

ORIGINAL SHEET SIZE: 24" X 36"

Home Collections Furniture Umbrellas & Bases ADMIRAL FURNITURE Accessories Lifestyle Finishes Contact Us



Club CJ-CL46 Round Dining Table

The Club CJ-CL46 Round Dining Table reflects the adaptability that is a built in feature of our Club collection. A multitude of components of various shapes offers you the possibility of endless configurations and, reconfigurations as well. Club easily adapts to most of your requirements while its intricate weaving makes quite a statement.

Available combination: Light Grey Frame — Clear

SKU CJ-CL46
Categories: Club Collection, Dining Height Tables, Tables
Tags: Club, Dining Tables

Description

The Club CJ-CL46 Round Dining Table reflects the adaptability that is a built in feature of our Club collection. A multitude of components of various shapes offers you the possibility of endless configurations and, reconfigurations as well. Club easily adapts to most of your requirements while its intricate weaving makes quite a statement.

Height: 29"
Width: 43.5" Round
Depth:
Stacking: No
Material: Frame – Aluminum / Table Top – Ceramic-Coated Glass

5 4.82 F-115 CLUB ROUND TABLE
NOT TO SCALE

ADMIRAL FURNITURE

Aqua A-LL-MS-A Resin Adirondack Chair



Width: 30"
Depth: 37.5"
Seat Height: 17"
Weight: 50 lbs.
Stacking: No
Material: UV16 Rated Resin,
Stainless Steel Hardware

3 4.82 F-112 ADIRONDACK CHAIR
NOT TO SCALE

ADMIRAL FURNITURE

Aqua A-LL-SG-ST-14H In Water 14in Cocktail Table for Sun Deck



Width: 18"
Depth: 18"
Weight: 12 lbs.
Stacking: No
Material: UV16 Rated Resin

1 4.82 F-110 LOUNGE SIDE ROUND TABLE
NOT TO SCALE

Product Code: 50230V

FULHAM VERSA LOUNGE CHAIR

akula





DETAILS

MADE TO ORDER

Height: 68cm / 26.8"
Width: 83.8cm / 33"
Depth: 82.5cm / 32.5"
Seat Height (Inc Cushion): 47cm / 18.5"
Arm Height: 68cm / 26.8"
Cushion Thickness: 14cm / 5.5"

Weight: 18.1kg / 40lbs
Lead Time: 12 weeks production

TRIPLE POWDER COATED · LOW MAINTENANCE · MARINE-GRADE · QUICK DRY FOAM · ADJUSTABLE FEET

COLOUR OPTIONS

www.akulaliving.com

F10 Lava + R07 Graphite + 708 Chestnut

or

F8 White + R06 Mineral + 703 Tundra

Frame
Triple Powder Coated Aluminium

Rope
Olefin: Anti-Mould and Anti-Mildew

Fabric (Cushion)
UV, Seawater and Chlorine Resistant

Discover the Akula Senior Living "Versa" Collection, thoughtfully adjusted to meet the dimensions for senior living. Need similar modifications in another Akula collection? It's easy, we will tailor any design to fit your requirements seamlessly

6 4.82 F-116 FULHAM VERSA LOUNGE CHAIR
NOT TO SCALE

Product Code: 90012

CIELO DAYBED

akula





DETAILS

MADE TO ORDER

Height: 83cm / 33"
Width: 160cm / 63"
Depth: 156cm / 61"
Seat Height: 41.5cm / 16"

Weight: 25.4kg / 56lbs
Volume: 3.06m3 (1 per box)
Lead Time: 12 weeks production

LOW MAINTENANCE · QUICK DRY FOAM · TRIPLE POWDER COATED · ADJUSTABLE FEET · MARINE-GRADE

COLOUR OPTIONS

x3 Back Cushion (23.7"x23.7") and x3 Deco Cushion ((19.7"x19.7") and 2 x (15.8"x15.8") included

www.akulaliving.com

F10 Lava + T121 Coffee + 571 Linen

or

F8 White + T30 White + 531 Shine

Deco Cushions Included

Frame
Triple Powder Coated Aluminium

Fabric (Cushion)
UV, Seawater and Chlorine Resistant

Sling
Outstanding Strength, UV Resistant, Quick Drying, Anti-Mould and Anti-Mildew

4 4.82 F-114 DAYBED
NOT TO SCALE

Moderno 5
Fire Bowl



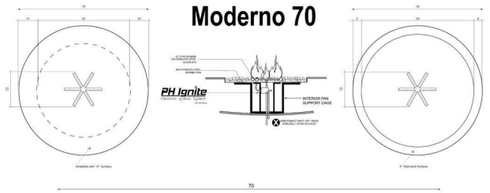
The Moderno 5 fire bowl is a version of the Moderno that has the most surface area and provides an outdoor retreat of warmth and ambiance.

Each bowl has been hand-crafted using our custom patina finishing process, guaranteeing a one-of-a-kind creation with subtle variation. The 36" diameter bowl provides a beautiful and functional centerpiece for any backyard, patio or lounging area. The ambient heat provides plenty of warmth for multiple people. The 65,000 BTUs unit operates on either Propane Gas or Natural Gas.

Show Dimensions
Show Specifications
Safety & Instructions Manual
Diagrams

Color Options

Moderno 70



Overall Diameter	70"
Overall Height	18"
Pan Diameter	42"
Burner	22"
Weight	650 lbs.

1.3 Product Contents

PART NAME	QTY
BURNER	1
BURNER PAN	1
1/2" FEMALE TO MALE ORIFICE	1
1/2" FEMALE TO FLARE MALE INLET PIPE	1
1/2" FLEX LINE HOSE	1
LP HOSE (FOR LP UNITS ONLY)	1
1/2" FLARE	2
1/2" Ball Valve	1
Chrome Plated Cover	1
1 1/4" x 3" Washer	1
Key	1
Media (Lava Rocks, Fire Glass etc.)	30lbs

2 4.82 F-111 FIREPIT
NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

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	PERMIT	02/06/2026

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CHECKED BY: AMG

SCALE NORTH

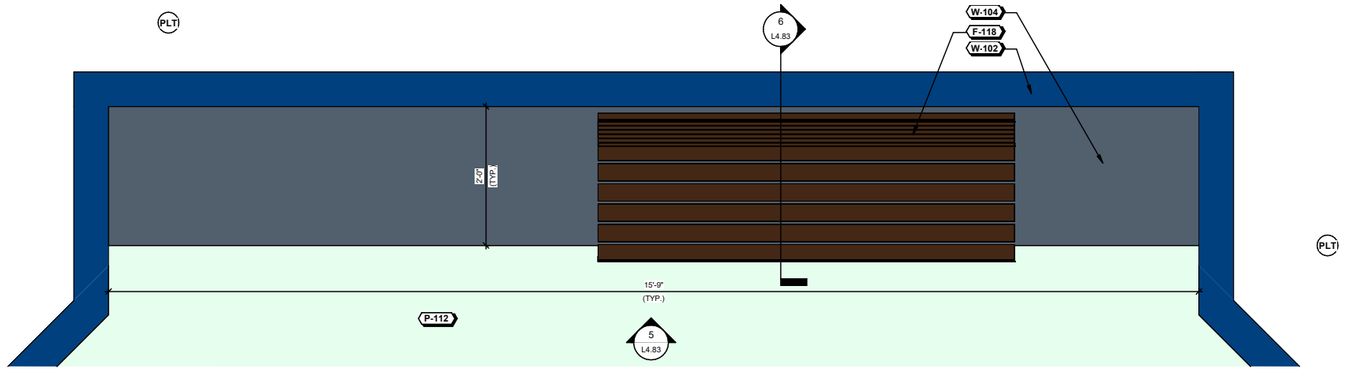
SHEET TITLE

SITE FURNISHING DETAILS

SHEET NUMBER

L4.82

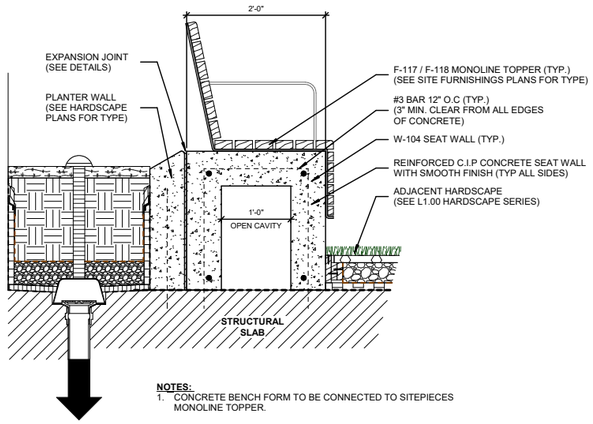
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
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Author
ORIGINAL SHEET SIZE: 24" X 36"



3 F-118 MONOLINE TOPPER BENCH PLAN

L4.83

1" = 1'-0"

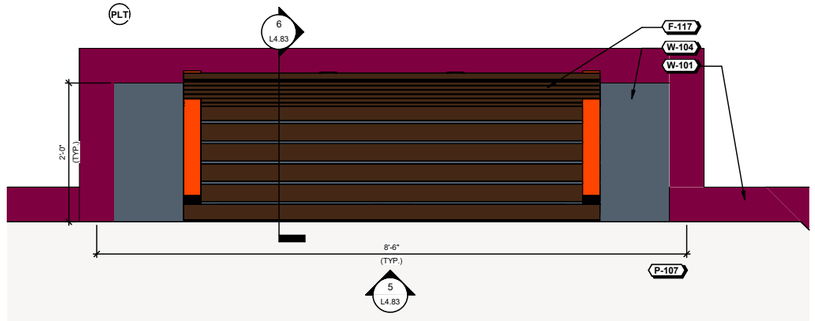


NOTES:
1. CONCRETE BENCH FORM TO BE CONNECTED TO SITEPIECES MONOLINE TOPPER.

6 F-117 / F-118 MONOLINE TOPPER BENCH SIDE SECTION

L4.83

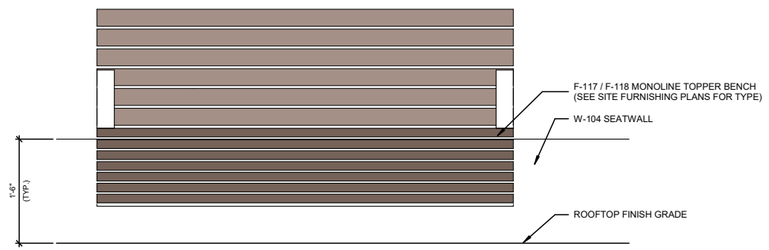
1" = 1'-0"



4 F-117 MONOLINE TOPPER BENCH PLAN

L4.83

1" = 1'-0"



5 F-117 / F-118 MONOLINE TOPPER BENCH FRONT ELEVATION

L4.83

1" = 1'-0"

Monoline Topper with Backrest

site pieces

The Monoline Topper is a versatile and customizable piece for site walls in need. Whether you want a flat top, leg return, backrest, or armrests, we have you covered and can match the dimensional needs of your project.

- wood slats: thermally modified ash or kebony clear
- aluminum slats: powder coated or designer aluminum
- all aluminum frame construction
- powder coated finish
- discreet holes for surface mounting
- available in custom sizes
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:
ML-TOPBACK-72	72"	26"	35"



www.sitepieces.com | 800.484.0797 | hello@sitepieces.com

1 F-117 MONOLINE TOPPER BENCH WITH BACKREST

L4.83

NOT TO SCALE

Monoline Topper with Leg Return

site pieces

The Monoline Topper is a versatile and customizable piece for site walls in need. Whether you want a flat top, leg return, backrest, or armrests, we have you covered and can match the dimensional needs of your project.

- wood slats: thermally modified ash or kebony clear
- aluminum slats: powder coated or designer aluminum
- all aluminum frame construction
- powder coated finish
- discreet holes for surface mounting
- available in custom sizes
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:
ML-TOPLEG-72	72"	21"	13.5"



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2 F-118 MONOLINE TOPPER BENCH WITH LEG RETURN

L4.83

NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

SITE FURNISHING DETAILS

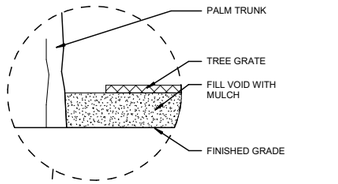
SHEET NUMBER

L4.83

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
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Author

ORIGINAL SHEET SIZE: 24" X 36"





NOTES:
1. MODEL : 6092 VIA RIZO Tree Grate
2. SUPPLIED BY: IRONSMITH, INC
   41701 CORPORATE WAY, #3
   PALM DESERT, CA 92260
   (800) 338-4766: COPYRIGHT
3. 28" DIA. OPENING AT TREE GRATE
4. TREE GRATE TO BE UNCOATED / UNFINISHED
5. GENERAL CONTRACTOR TO COORDINATE WITH LIGHTING DESIGNER TO ESTABLISH UPLIGHTING OPENINGS REQUIRED PRIOR TO SHOP DRAWINGS.

5 F-130 6'-0" ROUND TREE GRATE
L4.84 — 3/4" = 1'-0"

Monoline No. 2 Combo Unit

site pieces

Sometimes nature calls so it's important to be ready for anything with the one-stop No. 2 Combo unit.

- all aluminum frame construction
- two roll capacity (400 bags)
- plastic liner included
- powder coated finish
- surface mounted
- pre-drilled holes for surface mounting
- heavy-duty hinge w/ universal door lock
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:	CAPACITY:
ML-NO2COMBO	11"	9"	42"	400 BAGS



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NOTES:
1. DOGIPOT PET STATION TO BE SURFACE MOUNTED

4 F-126 DOGIPOT PET STATION
L4.84 — NOT TO SCALE

Monoline 36-gal Square Litter Bin

site pieces

Clean lines and clean streets is what the Monoline Litter Bin is here for. Available in multiple sizes to handle all your messy needs.

- all aluminum frame construction
- plastic liner included
- available in trash, recycle, and compost option
- powder coated finish
- surface mount or free-standing
- pre-drilled holes for surface mounting
- aluminum or wood inserts for doors
- customized laser-cut branding optional
- heavy-duty hinge w/ universal door lock

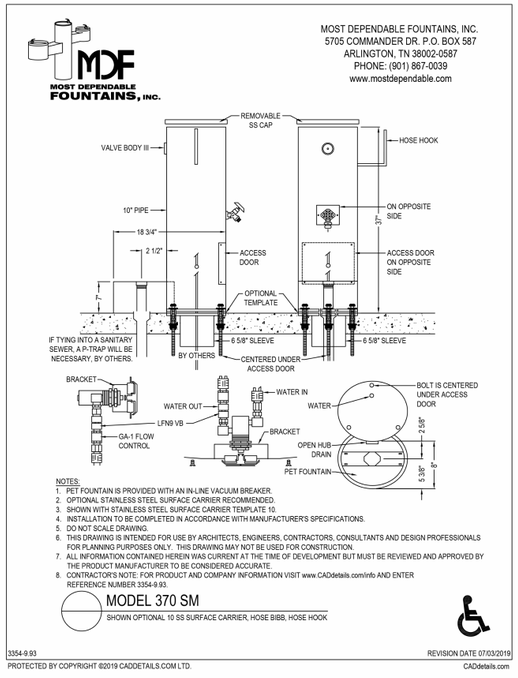
PRODUCT:	LENGTH:	WIDTH:	HEIGHT:	CAPACITY:
ML-LGLITTER-SQ	19"	19"	42"	36 GAL.



NOTES:
1. TRASH RECEPTACLE TO BE SURFACE MOUNTED

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1 F-121 TRASH RECEPTACLE
L4.84 — 1" = 1'-0"



3 F-125 PET FOUNTAIN
L4.84 — NOT TO SCALE

Outdoor Shower Company, LLC
Dallas, Georgia
www.outdoorshowerco.com—1-866-746-9371
Manufacturers of Quality Stainless Steel Showers

PS-900-ADA, PS-1000-ADA, PSDF-1500-ADA, BS-1200-ADA, BS-2000-ADA—FREE STANDING COLD WATER



PS-900-ADA, PS-1000-ADA, PSDF-1500-ADA, BS-1200-ADA, BS-2000-ADA FREE STANDING COLD WATER—ADA COMPLIANT METERED VALVES

(1)	SH-2517-4	4.4" Chrome Plated Shower Head (1.75 gpm)
(2)	SR-41-120	41" x ½"Stainless Steel Riser
(3)	SV-ADA-665	½" x ½" FPT Chrome Plated Brass ADA Compliant Metered Straight Valve
(4)	SB-36	1" x 36" Stainless Steel Base with 6" dia. Base Plate (model varies depending on model)
(5)	DF-748-665-ADA	Chrome Plated Brass ADA Compliant Metered Drinking Fountain
(6)	AV-ADA-442	½" x ½" FPT Chrome Plated Brass ADA Compliant Metered Angle Valve
(7)	FS-45-ELL	½" x ½" 45° Stainless Steel Elbow
(8)	SH-013	1" Chrome Plated Aerating Shower Head (2.5gpm)
(9)	HB-158-VB	½" MIP x ½" GHT Chrome Plated Hose Bibb w/Vacuum Breaker
(10)	AB-38-SS	⅜" x 2-½" Stainless Steel Wedge Anchors (3)
(11)	BCB-6	6" x 5" Stainless Steel Base w/ ¼"-20 x ½" Stainless Steel Button Head Socket Cap Screws (3)
(12)	FCH-12	½" x ½" x 12" Stainless Steel Flexible Supply Hose

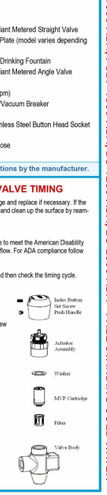
Accessories may vary due to availability and slight modifications by the manufacturer.

ADA COMPLIANT METERED PUSH VALVE TIMING

NOTE: If leak occurs at cap gasket, remove gasket and inspect it for damage and replace if necessary. If the gasket is in good condition, inspect the body surface for scratches or nicks and clean up the surface by reaming if necessary.

TIMING ADJUSTMENT:
These instructions are for the user to adjust the faucet to provide a flow rate to meet the American Disability Act (ADA) regulations which require 10 seconds running time for the water flow. For ADA compliance follow these procedures:
NOTE: Timing must be checked with the handle in place.
A) Purge the valve of air by pushing it completely open 4-8 times rapidly and then check the timing cycle.
B) Remove the handle with a 3/32" hex wrench.
C) Time is changed by rotating plastic serrated adjustment nut with a pair of pliers. Raising nut (counter clockwise) shortens time, lowering nut (clockwise) lengthens time.
D) After each adjustment, replace handle and check cycle time.
E) Once cycle time is satisfactory, lock handle in place making sure set screw is securely fastened on groove in stem. Insert the colored index button.

Tighten the actuator assembly onto the body to approximately 20 ft. lbs. (Hand tighten and give the actuator assembly a 1/2 to 1 full turn with a wrench). **DO NOT OVERTIGHTEN.** THIS WILL DAMAGE WASHER AND VALVE WILL NOT SHUT OFF COMPLETELY.

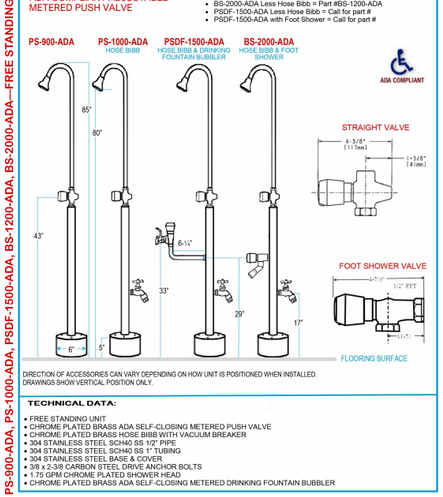


Outdoor Shower Company, LLC
Dallas, Georgia
www.outdoorshowerco.com—1-866-746-9371
Manufacturers of Quality Stainless Steel Showers

PS-900-ADA, PS-1000-ADA, PSDF-1500-ADA, BS-1200-ADA, BS-2000-ADA—FREE STANDING COLD WATER

- FREE STANDING COLD WATER
- ADA COMPLIANT ADJUSTABLE METERED PUSH VALVE

Shower units can be modified by adding or removing accessories.
MODIFICATIONS:
- BS-2000-ADA Less Hose Bibb = Part #BS-1200-ADA
- PSDF-1500-ADA Less Hose Bibb = Call for part #
- PS-1000-ADA with Foot Shower = Call for part #



DIRECTION OF ACCESSORIES CAN VARY DEPENDING ON HOW UNIT IS POSITIONED WHEN INSTALLED.
DRAWINGS SHOW VERTICAL POSITION ONLY.

TECHNICAL DATA:
- FREE STANDING UNIT
- CHROME PLATED BRASS ADA SELF-CLOSING METERED PUSH VALVE
- CHROME PLATED BRASS HOSE BIBB WITH VACUUM BREAKER
- 304 STAINLESS STEEL SCH40 SS 1/2" PIPE
- 304 STAINLESS STEEL SCH40 SS 1" TUBING
- 304 STAINLESS STEEL BASE & COVER
- 3/8 x 2-3/8 CARBON STEEL DRIVE ANCHOR BOLTS
- 1.75 GPM CHROME PLATED SHOWER HEAD
- CHROME PLATED BRASS ADA SELF-CLOSING METERED DRINKING FOUNTAIN BUBBLER

Outdoor Shower Company, LLC
Dallas, Georgia
www.outdoorshowerco.com—1-866-746-9371
Manufacturers of Quality Stainless Steel Showers

FREE STANDING COLD WATER INSTALLATION

FREE STANDING COLD WATER SHOWER UNIT INSTALLATION

Items needed: 9/16" wrench and crescent wrench, hammer, roto hammer, 3/8" drill bit, Teflon tape



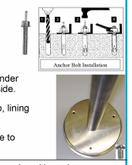
TOP VIEW



BOTTOM VIEW

Flush lines before installing valves and shower head. Debris in water line can cause valves to malfunction.

1. Run a 1/2" water supply line at the desired location of the shower unit.
2. Attach 1/2" water supply line to 1/2" stainless steel flex hose.
3. Using Lower Bracket pre-drilled holes of the Base Cylinder as a guide, mark the placement of the drill holes at desired location of installation. Drill 3, 3/8" holes, 3" deep.
4. Position Base Cylinder to line up with pre-drilled holes in flooring surface. Insert Anchor Bolts in each hole. When bolts are in position hit the pin of the bolt with a hammer, locking it into place. Tighten nuts.
5. Lay Shower Base and Cover Plate on Base Cylinder and attach other end of hose to opening on underside.
6. Curl hose inside Base Cylinder and place Base Plate on top, lining up holes.
7. Stand shower base in upright position and attach Base Plate to Base Cylinder using button head cap screws.



Teflon Tape is not needed when attaching Shower Heads or other accessories with washers.

PS-900, PS-1000, PSDF-1500, BS-1200, BS-2000
- Attach straight valve to lower portion of shower unit, and attach riser to valve using Teflon Tape.
- Attach accessories to base using Teflon Tape.

FSFS, FSDF, FSHS, FSHB
- Attach angle valve to top of shower base using Teflon Tape.
- Attach accessories to base using Teflon Tape.

PS-3200, PS-3300, PS-3400
- Attach brackets, valves, hose bibb, and riser to shower unit body using Teflon Tape as shown in Specification sheet included shower unit.

WINTERIZATION

It is recommended that a shut off valve be installed in the supply line going to the shower unit for winterization. To prevent freeze damage remove and store shower unit leaving Base Cylinder anchored to flooring surface. If the shower unit is left outdoors cut off water supply, completely drain or blow out all moisture, and remove all accessories and valves.

FREEZE DAMAGE IS NOT COVERED BY THE WARRANTY.

2 F-122 POOL SHOWER
L4.84 — NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

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HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
SITE FURNISHING DETAILS

SHEET NUMBER
L4.84

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 12:01:36 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"

SITE LIGHTING SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	FINISH	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
L-101	1 / L5.81	62	BOLLARD LIGHT	BLACK	INVUE ABB ARBOR BOLLARD	COOPER LIGHTING SOLUTIONS WWW.COOPERLIGHTING.COM	YES	SITE BOLLARDS	COOPER LIGHTING SOLUTIONS OR APPROVED EQUAL / SEE DETAILS
L-102	2 / L5.81	18	UP LIGHT	ALUMINUM	DS - DELTA STAR	BK LIGHTING WWW.BKLIGHTING.COM	YES	SITE UPLIGHTS	B-K LIGHTING OR APPROVED EQUAL / SEE DETAILS
L-103	3 / L5.81	4	GRILL LIGHT	TBD	CUS-1860-69	B-K LIGHTING WWW.BKLIGHTING.COM	YES	ROOFTOP GRILLS	B-K LIGHTING OR APPROVED EQUAL / SEE DETAILS

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

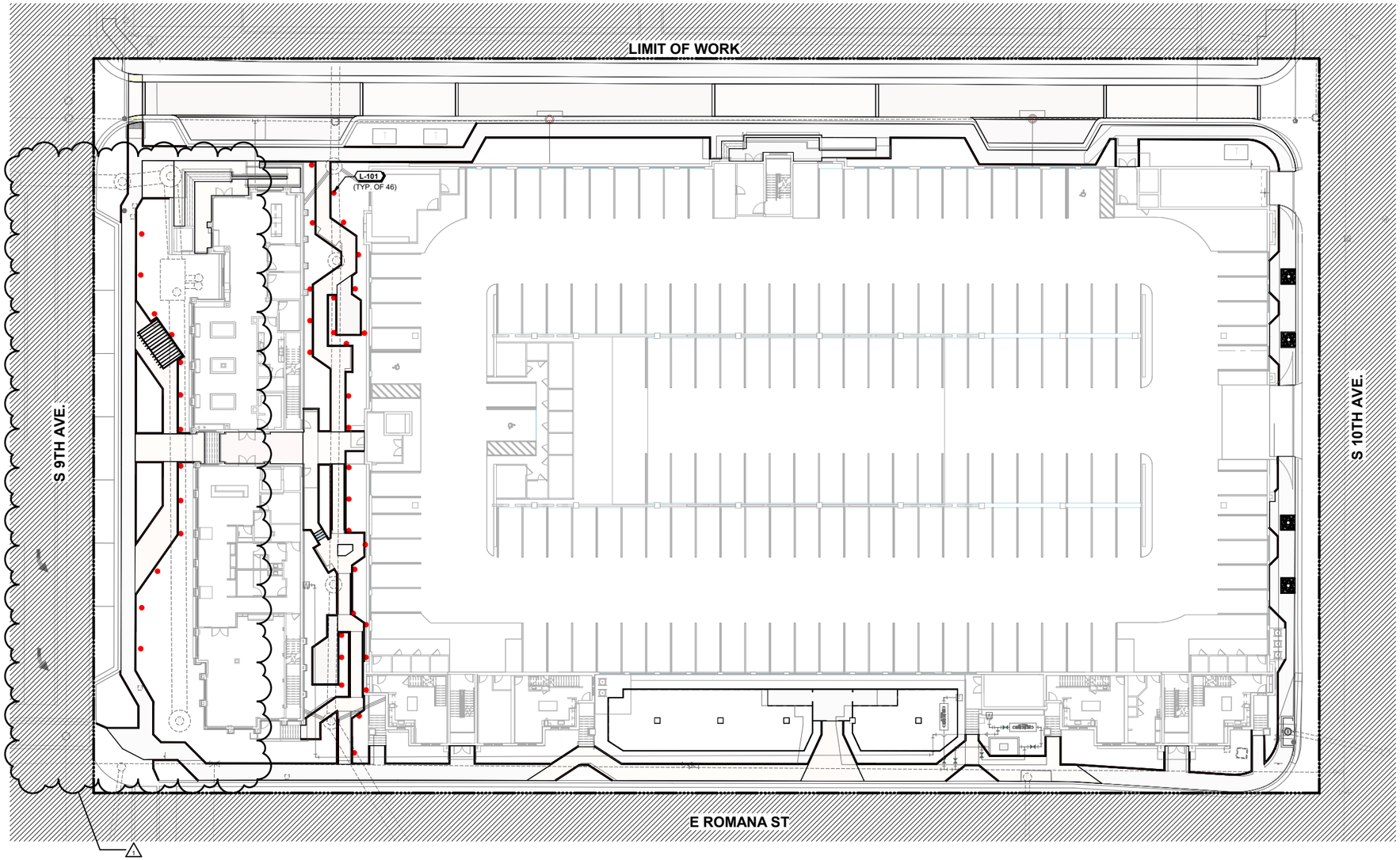
SITE LIGHTING SCHEDULES & NOTES

SHEET NUMBER

L5.00

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:23 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 — BOLLARD LIGHTING

L-102 — TREE UPLIGHTING

L-103 — GRILL LIGHT

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KEY MAP

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PROJECT

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PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

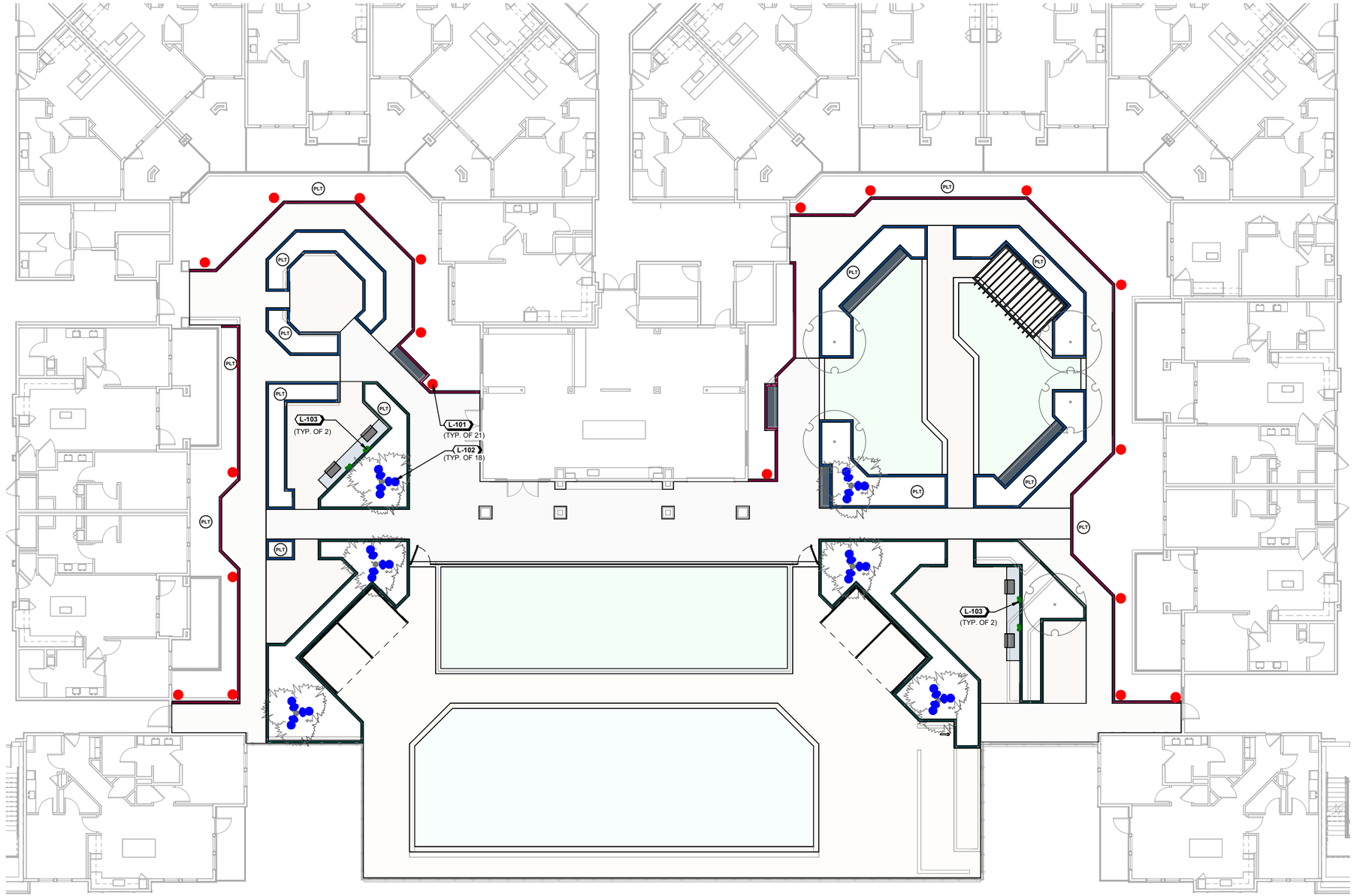
SITE LIGHTING PLAN
GROUND LEVEL

SHEET NUMBER

L5.01

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:27 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

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KEY MAP

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=10'

0 5' 10' 15' 25'

SHEET TITLE

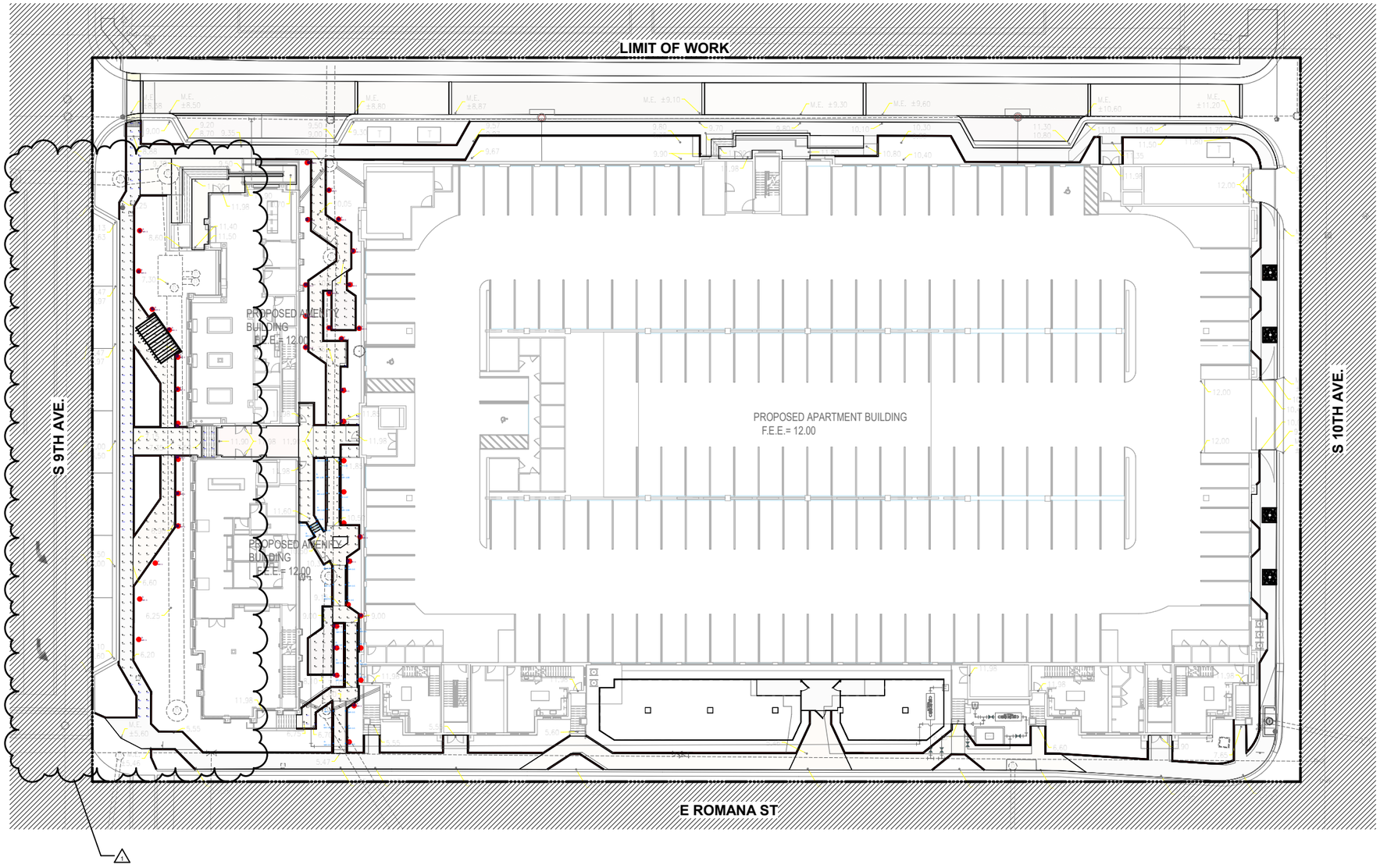
SITE LIGHTING ENLARGEMENT PLAN ROOFTOP

SHEET NUMBER

L5.02

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
2/13/2026 10:23:30 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 — BOLLARD LIGHTING

L-102 — TREE UPLIGHTING

L-103 — GRILL LIGHT

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ORLANDO, FL 32801
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KEY MAP

SEAL

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PROJECT

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PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
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1	PERMIT (REV-1)	03/13/2026

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DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

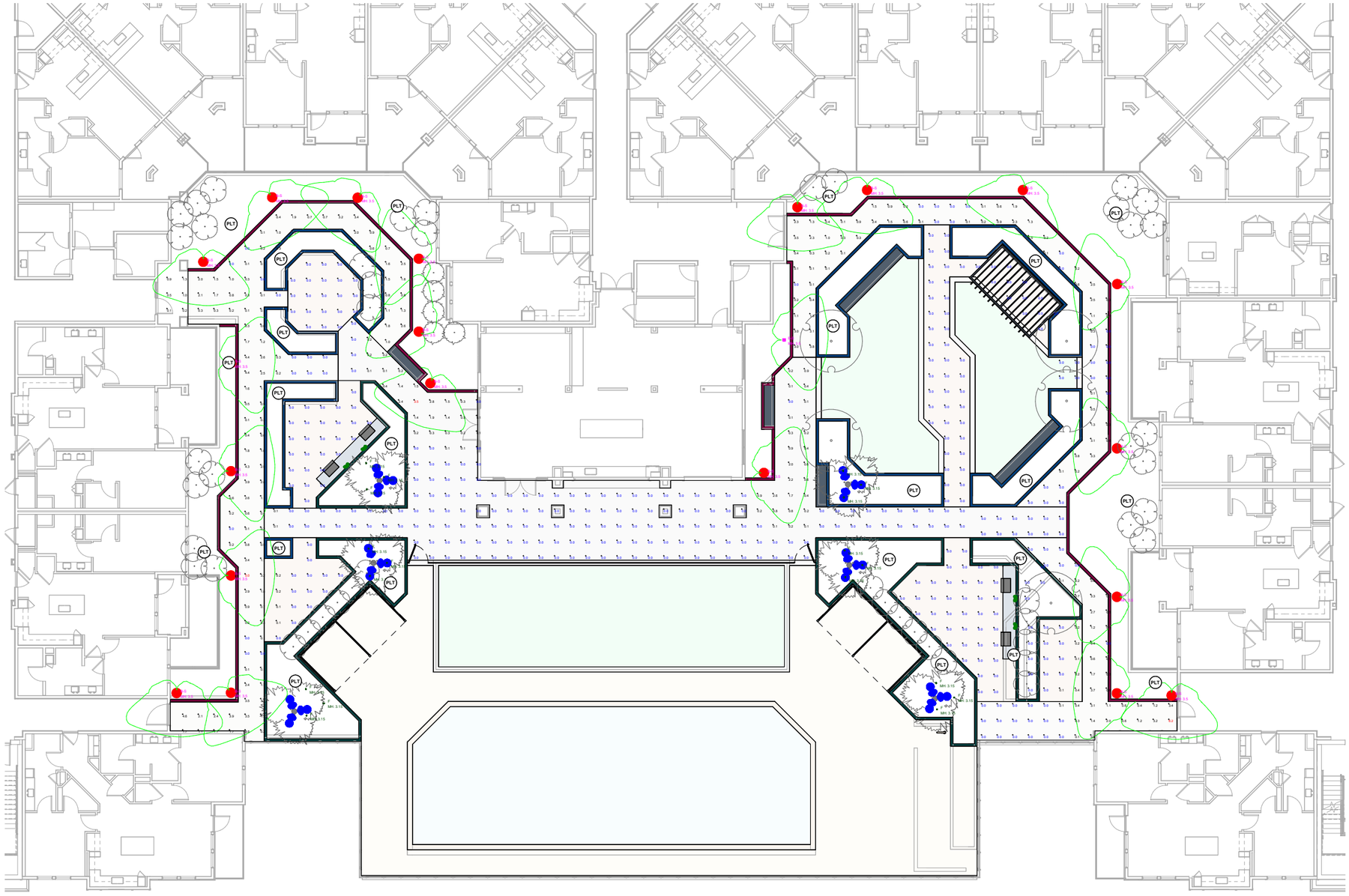
0 10' 20' 50'

SHEET TITLE

SITE LIGHTING PHOTOMETRICS PLAN GROUND LEVEL

SHEET NUMBER

L5.11



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101
BOLLARD LIGHTING

L-102
TREE UPLIGHTING

L-103
GRILL LIGHT

LandDesign
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ORLANDO, FL 32801
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KEY MAP

SEAL

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PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

SCALE: 1"=10'

NORTH

0 5' 10' 15' 25'

SHEET TITLE

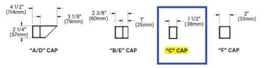
SITE LIGHTING PHOTOMETRICS PLAN ROOFTOP

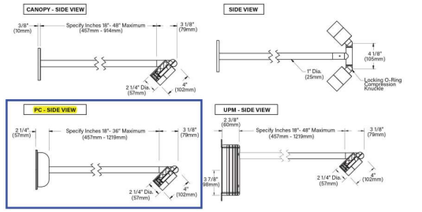
SHEET NUMBER

L5.12

DELTA STAR - TWIN SIGN STAR STYLE 'C' LED — IP66 RATED

DATE: | PROJECT: | TYPE:





STANDARD FINISHES

Satin Black (BLP) | Satin Bronze (BZP) | Satin White (WHP) | Satin Aluminum (SAP)

Black Wrinkle (BLW) | Bronze Wrinkle (BZW) | White Wrinkle (WHW) | Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

Cascade Mtn. Granite (CMG) | Rocky Mtn. Granite (RMG) | Sierra Mtn Granite (SMG) | Aleutian Mtn Granite (AMG) | Textured Forest (TXF)

Black Chrome (BCM) | Beige (BGE) | Weathered Copper (WCP) | Old Copper (OCP) | Hunter Green (HUG)

Antique Brass Powder (ABP) | Brown Patina Powder (BPP) | Sonoran Desert Sandstone (SDS) | Weathered Iron (WIR) | Clear Anodized Powder (CAP)

Cream (CRM) | Antique White (AQW) | Natural Brass Powder (NBP)

cULus LISTED | RoHS | USA

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/06/2022 SKU-765
SUB-2282-09

DELTA STAR - TWIN SIGN STAR STYLE 'C' LED — IP66 RATED

DATE: | PROJECT: | TYPE:

Accessories (Configure separately)



SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.
	WIRING	PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	STYLE	C-style features straight profile. Machined T adapter enables independent fixture adjustment from a single mounting position.
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	KNUCKLE	Standard 360SS, provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment. LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	STEM	Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system, High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable, color-coded OPTIKIT modules permit field changes to optical distribution.
	INSTALLATION	5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw and canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	UL tested to IESNA LM-79. UL listed. Certified to CAN/CSA/ANSI standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable materials.

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12/06/2022 SKU-765
SUB-2282-09

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE: | PROJECT: | TYPE:

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e64	2700K	80	7
	2700K	80	7
	2700K	80	7
	2700K	80	7
	3000K	80	7
e65	3000K	80	7
	3000K	80	7
	3000K	80	7
e66	4000K	80	7
	4000K	80	7
	4000K	80	7
	4000K	80	7
e74	Amber	80	7
	Amber	80	7
	Amber	80	7
	Amber	80	7

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	CBCP	Delivered Lumens	Multiplier
13°	5993	456	0.87
16°	4546	445	0.87
23°	1726	397	0.87
31°	1131	399	0.87
13°	6131	466	0.89
16°	4650	455	0.89
23	1766	406	0.89
31°	1157	409	0.89
13°	6889	524	
16°	5225	511	
23°	1984	456	
31°	1300	459	
13°	3,927	299	0.57
16°	2,978	291	0.57
23°	1,131	260	0.57
31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

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3 L-103 GRILL LIGHT
NOT TO SCALE
L5.81

Project		Catalog #		Type	
Prepared by		Notes		Date	



Invue
ABB Arbor Bollard

Pathway Luminaire

Product Features

BAA | BAA

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Optical Distributions page 3

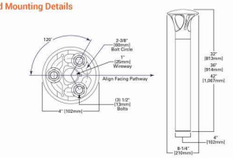
Product Certifications

DLC | IP66 | ISTI | RoHS | UKCA

Quick Facts

- Complimentary to Arbor post top
- Two piece cast aluminum housing and extruded aluminum shaft
- WaveStream LED optics
- Symmetric and asymmetric distributions
- 4000K @ 70 CRI standard, 3000K @ 80 CRI optional
- 0-10V dimming driver standard
- Optional integrated sensor for on/off or bi-level dimming

Dimensional and Mounting Details



1 L-101 BOLLARD LIGHTING
NOT TO SCALE
L5.81

Invue
ABB Arbor Bollard

Ordering Information

SAMPLE NUMBER: **ABB-B2-LED-42-D1-A-GM**

Product Family	Lumen Output *	CRI / CCT **	Source	Nominal Height	Voltage	Distribution	Color
ABB-Arbor Bollard	B1-550 Lumen Output	(Blank)=70 CRI / 4000K	LED	36=36"	B1=Dimming Driver (120-277V)*	C2=2000K/2SL-Schematic	AP=Grey
ELA-Elara Bollard	B2=700 Lumen Output	80=80 CRI		42=42"	A01=347V**		BZ=Bronze
Bollard Buy American Act Compliant ***		B927=927 CRI / 2700K CCT			A02=480V**		BK=Black
BABA-ABB=Bollard America Act ***		B930=930 CRI / 3000K CCT			480-1001V**		SAP=Aluminum
							GM=Graphite Metallic
							WH=White
							CC=Custom Color**

Options (Add as Suffix)

	Accessories (Order Separately) *
B930=80 CRI / 3000K CCT *	ABAanchor=Anchor Bolt Kit and Template *
A36=Hub Ambient *	ISWI=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)
MS/DIM-HB=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection)*	
MS/DIM-LR=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection)*	
DIM-E=0-10V Dimming Driver, Leads Brought Out from Fixture	

NOTES:
1. Standard 4000K CCT nominal 70 CRI.
2. Dimming driver standard.
3. 120V input standard, 347V when transformer.
4. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Only for use with Delta systems. Consult factory for confirmation of representation at Cooper Lighting Solutions for more information.
6. Extended lead times apply. Use dedicated 805 line when performing layouts.
7. 90°C ambient rating.
8. The Wireless Configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
9. Consult your lighting representative at Cooper Lighting Solutions for advance shipping.
10. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
11. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
12. Darksky approved, 3000K CCT and warmer only.
13. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Product Specifications

Construction
- TOP HOUSING: cast aluminum top for superior strength and thermal performance with an IP66 rating.
- SHAFT: 4" OD extruded aluminum with 0.188" thick wall. Fastens to base with stainless steel hardware.
- BASE: extruded aluminum base mounts to foundation using 3 anchor bolts. A 1/2" thick neoprene leveling pad is fitted to the bottom of the base to compensate for minor deviations in the concrete pad and to reduce water and dirt intrusion.

Optics
- General purpose symmetric distribution is available using WaveStream LED optical technology.
- The acrylic waveguide is precision manufactured to exacting tolerances.
- Offered standard in 4000K (+/- 275K) CCT, other CCT options are available. DarkSky approved for 3000K CCT and warmer.

Electrical
- LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit protection designed to withstand 10KV of transient line surges.
- Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls
- The Arbor Bollard options are designed to be simple and costeffective ASHRAE and California Title 24 compliant solutions.
- An integrated dimming and occupancy sensor is a factory installed option available in on/off (MOP) and bi-level dimming (MOP-DIM) operation. An optional handheld remote (ISWI) allows custom programming to suit all needs.

Mounting
- Luminaire is mounted to 3 x 1'-2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAAnchor).

Finish
- Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure.
- RAL and custom color matches available. Additional charges and lead time apply.
- Finish is compliant with ASTM B117 3000hr salt spray standard.
- Options to meet Buy American Act requirements.

Compliance
- Domestic preference option available to meet BAA requirements
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize domestic components for BABA compliance.
- To create a compliant product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

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	2700K	80	7
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	3000K	80	7
	3000K	80	7
e66	4000K	80	7
	4000K	80	7
	4000K	80	7
e74	Amber	80	7
	Amber	80	7
	Amber	80	7

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
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31°	1157	409	0.89
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MFL - Medium Flood	23°
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2 L-102 TREE UPLIGHTING
NOT TO SCALE
L5.81

DELTA STAR LED — IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

**Please see Adjust-e-Lume photometry to determine desired intensity.

***The 360SL cost is already included in the price of UPM, UPM Dual, and Power Canopy.

CATALOG NUMBER LOGIC
Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL

MATERIAL
(Blank) - Aluminum | B - Brass | S - Stainless Steel

SERIES
DS - Delta Star

SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE
e64 - 7W LED/2700K | e66 - 7W LED/4000K
e65 - 7W LED/3000K | e74 - 7W LED/Amber

OPTICS
NSP - Narrow Spot (13°) | MFL - Medium Flood (23°)
SP - Spot (16°) | WFL - Wide Flood (31°)

ADJUST-E-LUME® OUTPUT INTENSITY**
A9 (Standard) A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)
Standard Finishes BZP, BCW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MET)
Stainless Steel Finishes (MAC, POL)

LENS TYPE
12 - Soft Focus | 13 - Rectilinear

SHIELDING
11 - Honeycomb Baffle

CAP STYLE
A - 45°
B - 90°
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens

OPTIONS
360SL - Knuckle Mounting System***

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVLOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE | NORTH

SHEET TITLE

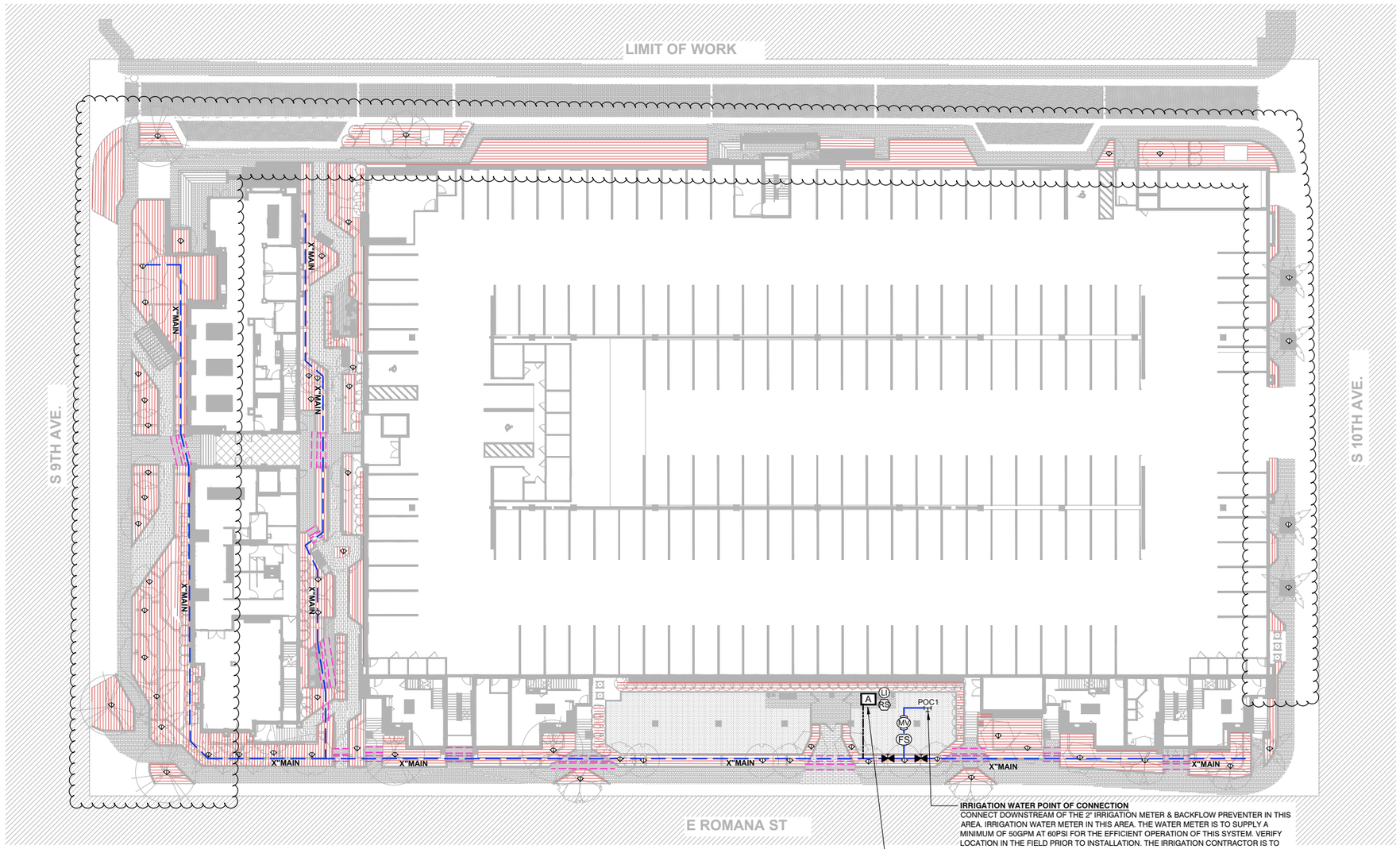
SITE LIGHTING DETAILS

SHEET NUMBER

L5.81

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:40 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



IRRIGATION WATER POINT OF CONNECTION
CONNECT DOWNSTREAM OF THE 2" IRRIGATION METER & BACKFLOW PREVENTER IN THIS AREA. IRRIGATION WATER METER IN THIS AREA. THE WATER METER IS TO SUPPLY A MINIMUM OF 50GPM AT 60PSI FOR THE EFFICIENT OPERATION OF THIS SYSTEM. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF THE REQUIRED PRESSURE IS NOT AVAILABLE ON THE DOMESTIC WATER LINE.

IRRIGATION CONTROLLER
TO BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING IN THIS AREA. SEE DETAIL. VERIFY MOUNT LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. 120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR. ROUTE A 1.5" ELECTRICAL CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH. MOUNT THE RAIN SENSOR ON A STATIONARY STRUCTURE ABOVE ALL OVERHEAD OBSTRUCTIONS. PROVIDE TWO (2) ADDITIONAL CONTROL WIRES IN WIRE BUNDLE FOR FUTURE USE.

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

1" = 20'
0 10 20 40

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	2"

CONTROL WIRE

ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

INSTALL ALL THE IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES, TREE INSTALLATION AND EXISTING TREES TO REMAIN. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

IDS
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IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

ORIGINAL SHEET SIZE: 24" X 36"

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KEY MAP

SEAL

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PROJECT
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PENSACOLA, FL

LANDDESIGN PROJ.#
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REVISION/ISSUANCE

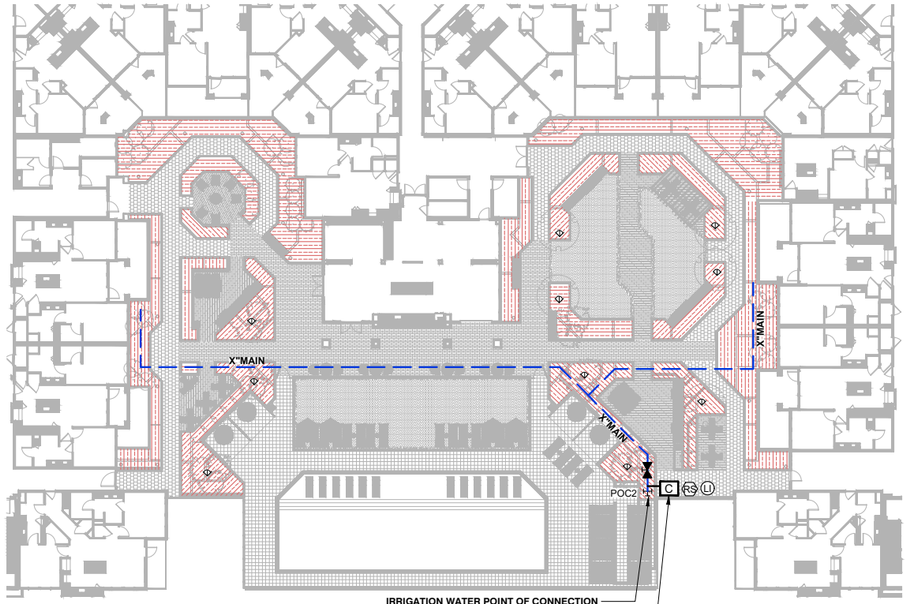
NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

SHEET TITLE
GROUND FLOOR IRRIGATION PLAN

SHEET NUMBER
L6.00



IRRIGATION WATER POINT OF CONNECTION

CONNECT DOWNSTREAM OF THE 1.5" BACKFLOW PREVENTER LOCATED IN THE FIRE PUMP/DOMESTIC WATER PUMP ROOM. IRRIGATION WATER METER IN THIS AREA. THE WATER METER IS TO SUPPLY A MINIMUM OF 25GPM AT 60PSI FOR THE EFFICIENT OPERATION OF THIS SYSTEM. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF THE REQUIRED PRESSURE IS NOT AVAILABLE ON THE DOMESTIC WATER LINE.

IRRIGATION CONTROLLER

TO BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING IN THIS AREA. SEE DETAIL. VERIFY MOUNT LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. 120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR. ROUTE A 1.5" ELECTRICAL CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH. MOUNT THE RAIN SENSOR ON A STATIONARY STRUCTURE ABOVE ALL OVERHEAD OBSTRUCTIONS. PROVIDE TWO (2) ADDITIONAL CONTROL WIRES IN WIRE BUNDLE FOR FUTURE USE.

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

1" = 20'
0 10 20 40

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

CONTROL WIRE
ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

ALL PROPOSED LATERAL LINES BETWEEN PLANTERS ARE SHOWN SCHEMATICALLY AND ARE TO BE RUN WITHIN THE INTERSTITIAL SPACE BELOW THE DECK PAVERS. ALL LATERAL LINES ARE TO BE STUBBED UP INTO EACH RAISED PLANTER. THE IRRIGATION CONTRACTOR IS TO CONNECT TO THE STUB UP AND INSTALL THE PROPOSED DRIP LINE. SEE DETAIL

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KEY MAP

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PROJECT

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PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

SHEET TITLE

ROOFTOP IRRIGATION PLAN

SHEET NUMBER

L6.01

ORIGINAL SHEET SIZE: 24" X 36"

IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL PROVIDE COMPLETE AND ACCURATE IRRIGATION AS-BUILT DRAWINGS TO THE OWNER AT PROJECT COMPLETION, SHOWING ALL FINAL ROUTING OF MAINLINES, VALVES, CONTROL WIRE, AND EQUIPMENT LOCATIONS.
4. ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
6. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
7. IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
8. VERIFY THE REQUIRED MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE. SEE PLAN SHEET FOR REQUIREMENTS.
9. WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
10. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
11. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS SHOWN ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
12. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
13. CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
15. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
16. IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
17. AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
18. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
19. A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
20. ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE IT ENCASES. INSTALL A 2" SLEEVE NEXT TO THE MAINLINE SLEEVE FOR CONTROL WIRES.
21. ROUTE A 1.5" ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE TRENCH FOR THE CONTROL WIRES. RUN THE CONDUIT AND CONTROL WIRES PARALLEL TO THE MAINLINE.
22. THE IRRIGATION SYSTEM IS TO BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO RECEIVING CERTIFICATION.
23. ANY PRODUCT SUBSTITUTIONS MADE BY THE IRRIGATION CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

DRIP SPECIFICATIONS & NOTES:
DRIP TUBING; SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 30 PSI.

1. INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A). WITH ALL MAINLINE AND IT'S ASSOCIATE EQUIPMENT (INCLUDING PRE-FILTERING 120 MESH FILTER AT P.O.C.) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B). INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE). FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C). INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS. D). INSTALL DRIP GRID, STAPLE TUBING PER DETAIL, CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E). CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH POINT".
2. INSTALL OPERATION INDICATORS WITHIN 12-INCHES OF "FLUSH POINT" VALVE BOX. SEE DETAIL. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
3. PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT; PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED, CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 20 PSI OR HIGHER TO PASS TEST. IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEE'S.
4. PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH POINT" WHERE TESTS WAS TAKEN. ALL "FLUSH POINTS" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

THE FOLLOWING PRODUCTS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY BUT ARE TO BE INCLUDED DURING THE BIDDING PROCESS AND ARE TO BE INSTALLED BY THE IRRIGATION INSTALLATION CONTRACTOR. FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

- FLUSH VALVES (MANUAL OR AUTOMATIC).
- AIR RELIEF VALVES - LOCATE AT THE HIGHPOINT OF THE ZONE.
- DRIP INDICATOR HEAD - LOCATE IN AN INCONSPICUOUS AREA BUT ACCESSIBLE BY THE SITE MAINTENANCE TEAM.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	2"

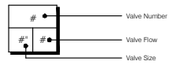
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	71	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-12 (ROOFTOP) XFCV XON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	4,687 LF	20
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 (GROUND LEVEL) XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	11,198 LF	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	LEEMCO LBT-BB 1IN.-4IN. (FPT X FPT) BRASS BALL VALVE.	3
MV	RAIN BIRD PEB-PRS-D (MASTER VALVE) 2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
C	RAIN BIRD ESPLXME2 (12 STATION) 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1
A	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 (24 STATION) 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
LI	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	2
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	2
FS	RAIN BIRD UFS-200 2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 1 GPM TO 200 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1
POC1	POINT OF CONNECTION - GROUND FLOOR CONNECT DOWNSTREAM OF THE IRRIGATION METER & BACKFLOW	1
POC2	POINT OF CONNECTION - ROOFTOP CONNECT DOWNSTREAM OF THE 1.5" TAP AND BACKFLOW	1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,061 LF
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL & MAINLINE SLEEVE	141.1 LF
	PIPE SLEEVE: PVC SCHEDULE 40 2" SLEEVE FOR CONTROL WIRE	134.4 LF

Valve Callout



THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

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KEY MAP

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PROJECT

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PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

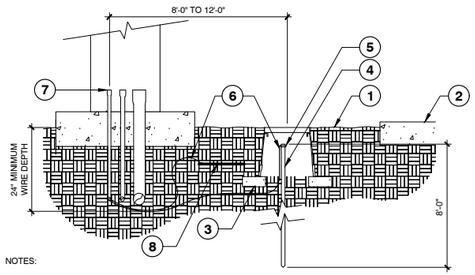
SHEET TITLE

IRRIGATION NOTES & SCHEDULE

SHEET NUMBER

L6.02

ORIGINAL SHEET SIZE: 24" X 36"



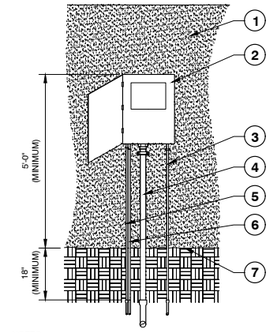
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

1. FINISH GRADE
2. PAVEMENT
3. THREE (3) 4" x 8" BRICKS
4. 5/8" x 8'-0" COPPER GROUNDING ROD
5. GROUNDING ROD CLAMP
6. #6 AWG BARE COPPER WIRE
7. 1/2" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND
8. COPPER GROUNDING PLATE

1 GROUNDING ROD

N.T.S. I-RBD-03



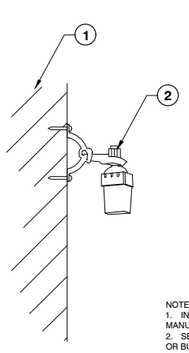
1. WALL, FENCE, OR BUILDING
2. WALL MOUNTED CONTROLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (SEE IRRIGATION LEGEND FOR CONTROLLER MAKE AND MODEL NUMBER)
3. ¾" KNOCKOUT FOR EARTH GROUND WIRE
4. 1.5" PVC ELECTRICAL CONDUIT FOR IRRIGATION VALVES, MASTER VALVE, AND FLOW SENSOR WIRES. OPTIONAL 2" KNOCKOUT IF MORE WIRES ARE NEEDED. SECURE CONDUIT TO WALL USING STAINLESS STEEL CLAMP
5. 1" PVC ELECTRICAL CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL CODES
6. 1" PVC ELECTRICAL CONDUIT FOR ET SENSOR (OPTIONAL)
7. FINISHED GRADE

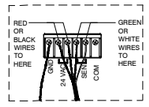
NOTES:

1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10'-0" ON CENTER.
2. GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" TO 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ¾" IN DIAMETER x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.
3. ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

2 WALL MOUNTED CONTROLLER

N.T.S. I-RBD-04





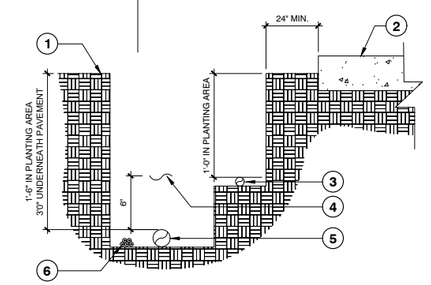
1. STATIONARY STRUCTURE
2. RAIN BIRD WR2 SERIES (WEATHER STATION)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SENSOR MAY BE MOUNTED ON A FENCE, FENCE POST, GUTTER OR BUILDING.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF BUILDING.

3 RAIN BIRD - WR2 SERIES WEATHER STATION

N.T.S. I-RBD-10



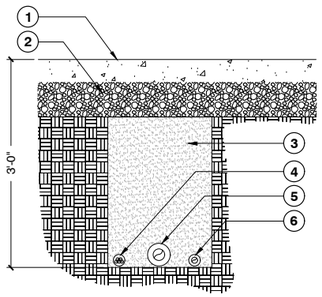
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1. FINISHED GRADE
2. PAVEMENT
3. NON-PRESSURIZED LINE (LATERAL LINE)
4. DETECTABLE LOCATOR TAPE
5. PRESSURIZED LINE (MAINLINE)
6. DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

4 IRRIGATION TRENCHING

N.T.S. I-RBD-12



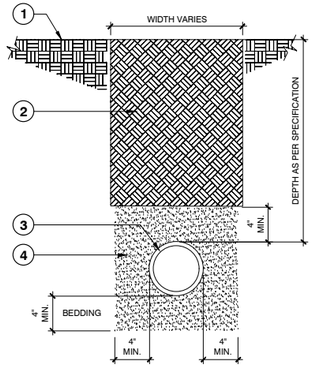
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

1. PAVEMENT
2. BASE ROCK
3. CLEAN BACKFILL, 95% RELATIVE COMPACTION UNDER PAVING OR PER CIVIL ENGINEER'S PLANS
4. CONTROL WIRES, SLEEVE UNDER PAVING. INSTALL ADJACENT TO PRESSURIZED MAINLINE. BUNDLE SHALL BE NO MORE THAN 50% OF PIPE DIAMETER
5. MAINLINE, SLEEVE UNDER PAVING TO BE TWO TIMES THE DIAMETER OF THE PRESSURIZED MAINLINE PIPE
6. NON-PRESSURIZED LINE, SLEEVE UNDER PAVING TO BE BE TWO TIMES THE DIAMETER OF THE LATERAL LINE

5 PIPE BENEATH PAVEMENT

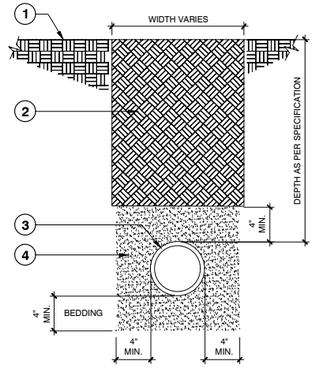
N.T.S. I-RBD-14



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC MAINLINE/LATERAL
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

6 MAINLINE WITH SAND BEDDING

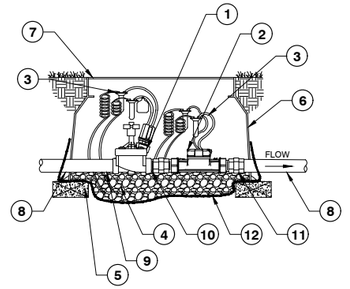
N.T.S. I-RBD-16



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC SLEEVE
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

7 SLEEVE AT ROAD

N.T.S. I-RBD-17



1. RAIN BIRD MASTER VALVE (PER SCHEDULE)
2. RAIN BIRD UFS SERIES FLOW SENSOR
3. CONTROL WIRE WITH WATERPROOF SPLICE CONNECTION
4. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
5. BRICK (1 OF 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. PVC MAINLINE
9. PVC MALE ADAPTER
10. PVC CLOSE NIPPLE (1 OF 3)
11. PVC UNION (1 OF 2)
12. ⅜" WELDED WIRE MESH

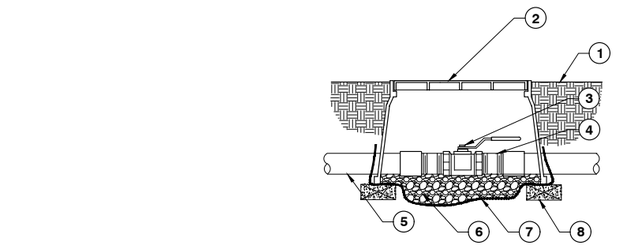
NOTES:

1. THE UFS CAN BE INSTALLED IN A VERTICAL POSITION WITH THE FLOW ARROW POINTING UPWARDS.
2. THE UFS SIZE MUST BE EQUAL TO OR SMALLER THAN THE INCOMING PIPE SIZE.
3. THE UFS DOES NOT REQUIRE STRAIGHT PIPE BEFORE OR AFTER SENSOR PLACEMENT.
4. NO BRICKS REQUIRED FOR RAIN BIRD VB-SERIES VALVE BOXES ONLY.

MODEL	SIZE	K	OFFSET	FLOW RANGE
UFS100	1"	0.25	0	0.3 - 50 GPM
UFS150	1.5"	1.70	-0.316	0.5 - 110 GPM
UFS200	2"	2.849	0.1439	1.0 - 200 GPM

8 RAIN BIRD MASTER VALVE & UFS (FLOW SENSOR)

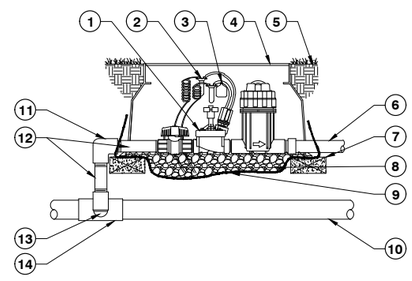
N.T.S. I-RBD-19



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. BRASS BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE
4. SCHEDULE 80 THREADED NIPPLE AS REQUIRED
5. PVC MAINLINE
6. 3/4" MINUS WASHED GRAVEL
7. WIRE FABRIC CLOTH
8. BRICK (1 OF 4)

9 BRASS BALL ISOLATION VALVE

N.T.S. I-RBD-23



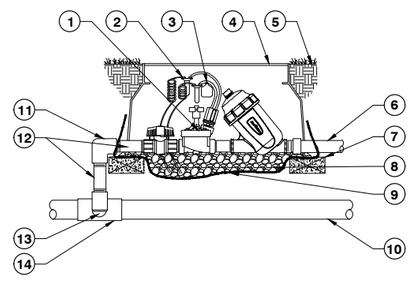
1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:

1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

10 1" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-25



1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:

1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

11 1.5" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-26

LandDesign
100 S. ORANGE AVE., SUITE 200
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KEY MAP

SEAL

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PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

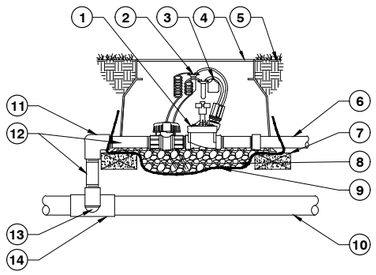
SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

L6.03

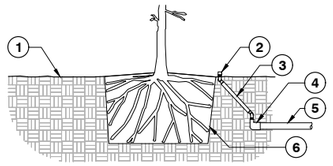
ORIGINAL SHEET SIZE: 24" X 36"



1. RAIN BIRD REMOTE CONTROL VALVE (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

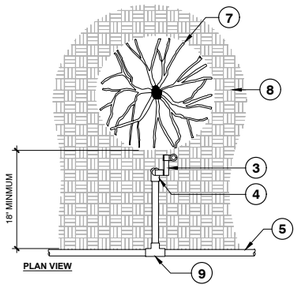
1 RAIN BIRD REMOTE CONTROL VALVE

N.T.S. I-RBD-29



SECTION VIEW

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW



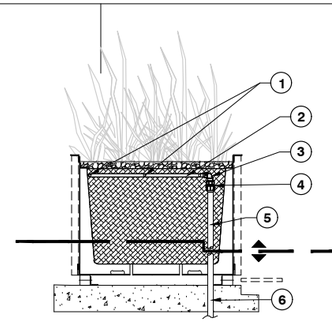
PLAN VIEW

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

2 IRRIGATION BUBBLER W/ LAYOUT

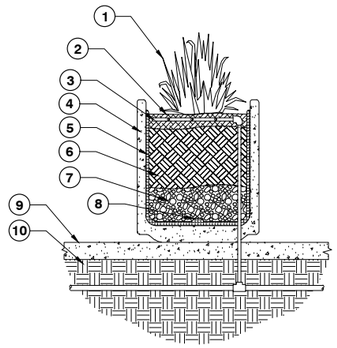
N.T.S. I-RBD-35



1. SUBSURFACE DRIPLINE
2. PVC HEADER MANIFOLD
3. PVC ELLBOWS
4. MBSP ADAPTER
5. PVC LATERAL
6. PVC LATERAL PROVIDED BY MEP

3 ON STRUCTURE PLANTER IRRIGATION

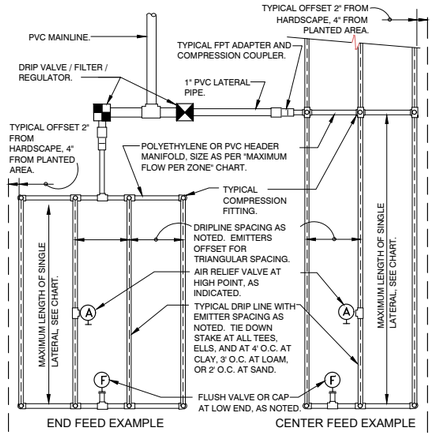
N.T.S. I-RBD-39



1. TYP-PLANTS/SHRUBS/GRASSES
2. TOP LAYER (MULCH)
3. IRRIGATION DRIP LINE
4. CONCRETE SIDEWALK PLANTER
5. TYP-WATERPROOF LINER
6. TYP-PLANTING SOIL
7. DRAINAGE GRAVEL
8. TYP-DRAIN SCREEN
9. FINISH GRADE / TOP OF SIDEWALK
10. TYP-SUBGRADE

4 PLANTER ON SIDEWALK

N.T.S. I-RBD-40



MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

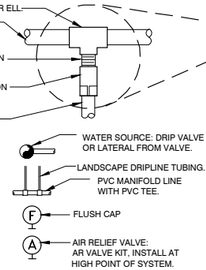
LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

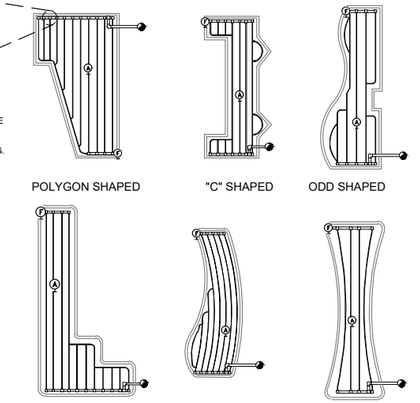
MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP $\frac{2}{3}$ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM $\frac{1}{3}$ OF THE SLOPE.
5. WHEN THE ELEVATION CHANGE IS 10FT OR MORE, ZONE THE BOTTOM $\frac{1}{3}$ ON A SEPARATE VALVE.

5 TYPICAL DRIPLINE REQUIREMENTS

N.T.S. I-RBD-38





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100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
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KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY -PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

SHEET TITLE
IRRIGATION DETAILS

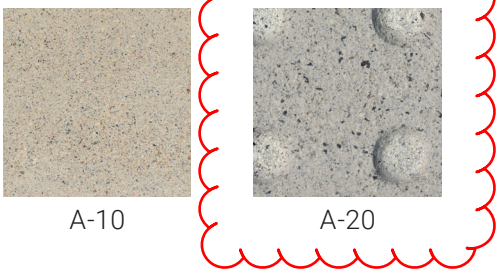
SHEET NUMBER
L6.04

ORIGINAL SHEET SIZE: 24" X 36"

WAUSAU TILE

P-102
TRUNCATED DOME

DETECTABLE WARNING ADA PAVERS



A-10 | A-20 | A-30 | A-40 Federal Yellow 33538 | A-50 | A-60



A-70 | A-80 | A-90 | A-100 | A-110 | A-120

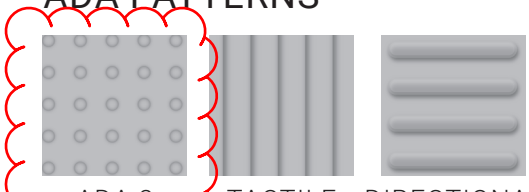
Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

In compliance with the American with Disabilities Act and California Title 24.

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver

ADA PATTERNS



ADA-2 | TACTILE WARNING | DIRECTIONAL BAR

STANDARD SIZES

All pavers available in thickness ranging from 2" - 2 ¾".

Directional Bar pattern only available in 12" x 12" sizing.

Check WausauTile.com or call your sales rep for more details.



24" sq. | 12" sq.

P-102
TRUNCATED DOME

CALL FOR FURTHER DETAILS & PRICING.

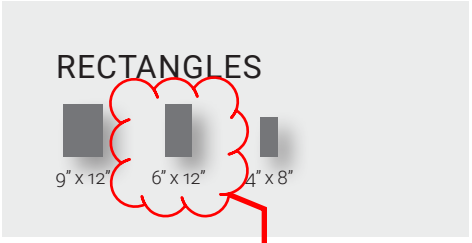
P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

Nov 2021



STANDARD H-SERIES SIZES

Choose the perfect H-Series permeable paver from 8 architectural paver lines, all with various colors and finishes to fit your project needs. With 3 rectangle sizes available, all with a thickness of 3", our permeable pavers can be placed in any pattern you would like or use multiple sizes to create a truly custom look. Available sizes are rated for pedestrian and vehicular applications.



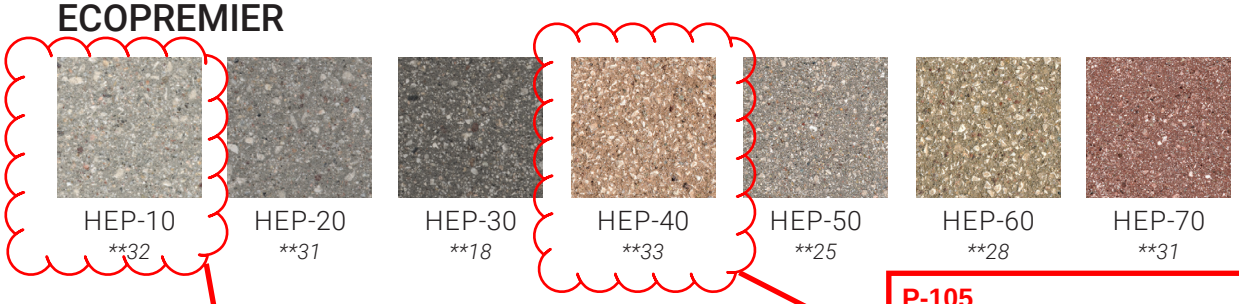
P-103 & P-105
GROUND FLOOR PERVIOUS PAVER 3 & 5

TECHNICAL INFORMATION

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 9,500 PSI avg. with no individual unit less than 8,000 PSI	ASTM C 140
Water Absorption	< 4.5%	ASTM C 140
Flexural Strength	> 1,800 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	2,000 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver

ECOPREMIER



P-105
GROUND FLOOR PERVIOUS PAVER 3

P-103
GROUND FLOOR PERVIOUS PAVER 1

***SRI*

Town Hall

Exclusive to UNILOCK

P-104
GROUND FLOOR PERVIOUS PAVER 2



BURGUNDY RED



BURNT CLAY



OLD OAK



3 COLOR BLEND Blended on Site



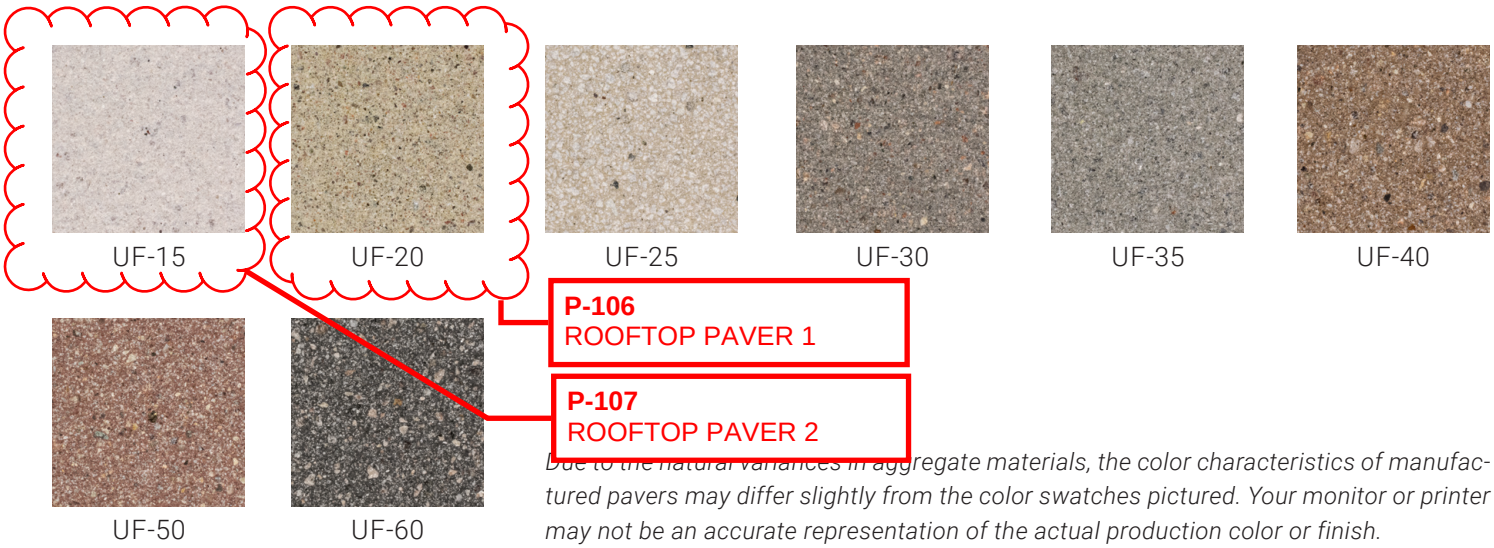
BASALT

INDIVIDUAL UNIT PERMEABLE DRIVE FRIENDLY

3⅞ x 9⅞ x 2¾"
100 x 250 x 70mm

WAUSAU TILE

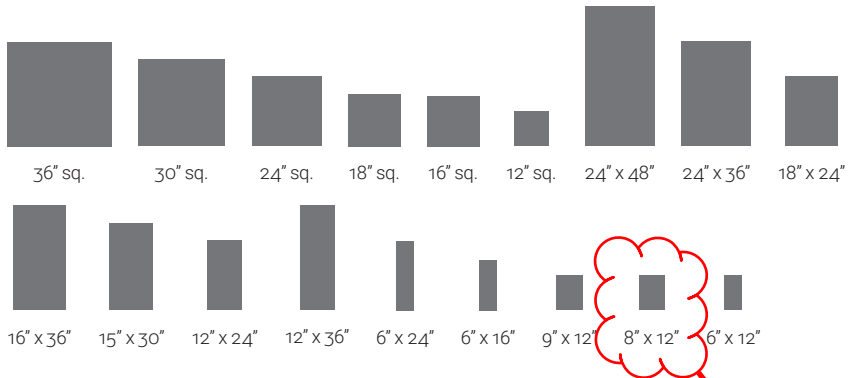
ULTRAFACE PAVERS



Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

All pavers available in thickness ranging from 1 ¾" - 3" on certain sizes. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

WAUSAU TILE

STONEY CREEK PAVERS


*SC-10


*SC-20


*SC-30


*SC-35


*SC-40


*SC-45


*SC-50


*SC-60


*SC-65

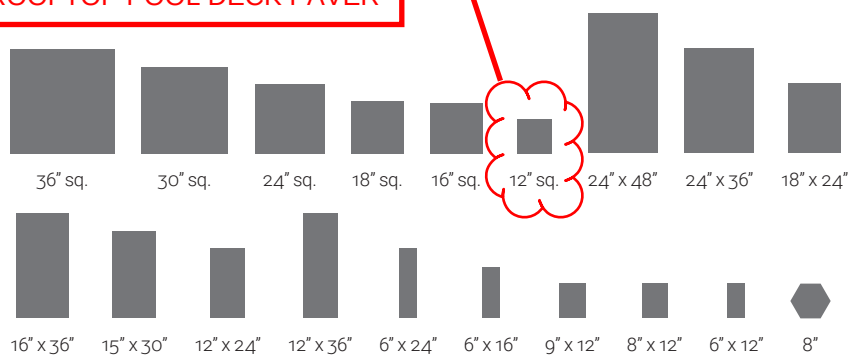
P-108
ROOFTOP POOL DECK PAVER

Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish. ***Sealed***

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver

P-108
ROOFTOP POOL DECK PAVER



STANDARD SIZES

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WAUSAU TILE

TIMBER PAVERS

P-110
WOOD ROOFTOP
PAVER


TB-10


TB-15


TB-30


TB-40

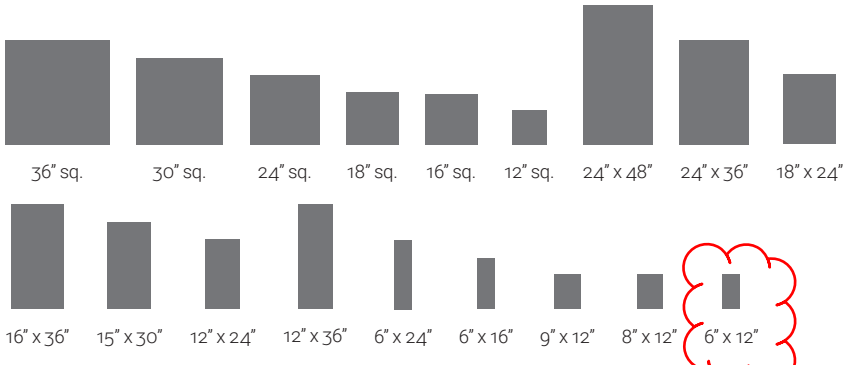

TB-45


TB-50

Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish. ***Sealed***

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

All pavers available in thickness ranging from 1 ¾" - 3" on certain sizes. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

P-110
WOOD ROOFTOP PAVER

CALL FOR FURTHER DETAILS & PRICING.

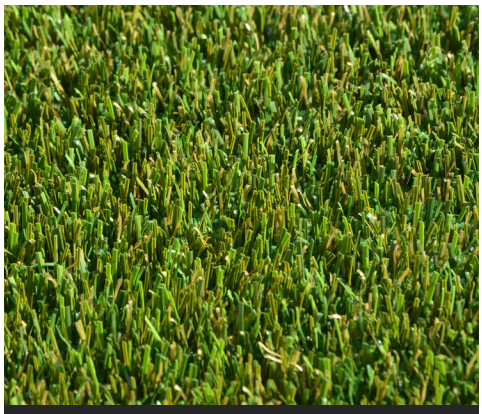
P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

June 2021

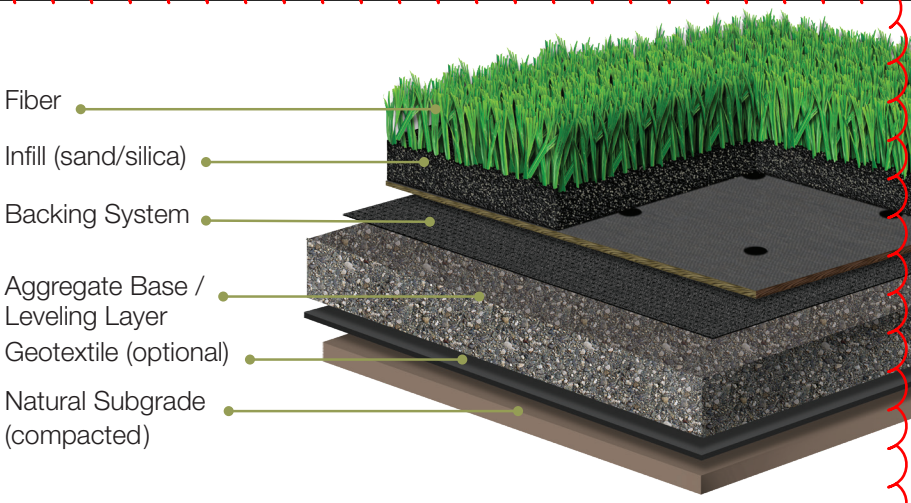
164SW
SWG Natural 65

P-112
ROOFTOP ARTIFICIAL TURF

SOUTHWEST GREENS®



(302) Spring Green Blend



	PROPERTY	IMPERIAL	METRIC	DESCRIPTION
PRODUCT	Fiber Type	100% Polyethylene		
PROPERTIES	Total Fiber Mass	12,600 denier 5,000 denier	14,000 dtex 5,555.56 dtex	6 Ply PE Mono 8 Ply PP Thatch
	Finished Pile Height	1.75 in.	44.45 mm.	
	Colors:	(301) Olive Blend (302) Spring Green Blend (305) Spring Green		
	Tufting Gauge	3/8 in.	9.525 mm.	
	Primary Backing	7 oz/yd^2	237.34 g/m^2	13 Pic
	Secondary Backing	20 oz/yd^2	678.12 g/m^2	Urethane
PERFORMANCE PROPERTIES	Tufted Face Weight	65 oz/yd^2	2,203.87 g/m^2	ATSM D418
	Total Weight	92 oz/yd^2	3,119.33 g/m^2	ATSM D418
PACKAGING	Item Number			164SW
	Tufted Roll Width	15 ft.	4.57 m.	

10 YEAR WARRANTY

Southwest Greens International warrants to the original purchaser of the turf that for ten (10) years from the date of synthetic turf installation, the turf, when installed and maintained as recommended by the yarn and turf manufacturer, will retain at least 50% of its pile fiber. If any area or portion of the turf substantially changes, as distinguished from a change in texture, or if pile heights decrease 50% or more within ten years after its initial installation, Southwest Greens International will have all such areas or portions replaced with new turf of equivalent quality, excluding installation costs. Southwest Greens International also warrants that at the time of the initial turf installation, the synthetic turf will be free of manufacturing defects. Slight color changes will occur over the lifetime of this turf/carpet and is not considered an issue or basis for claim. All labor cost involved with the removal of the affected turf/carpet and re-installation of the replacement will be the responsibility of the purchaser.

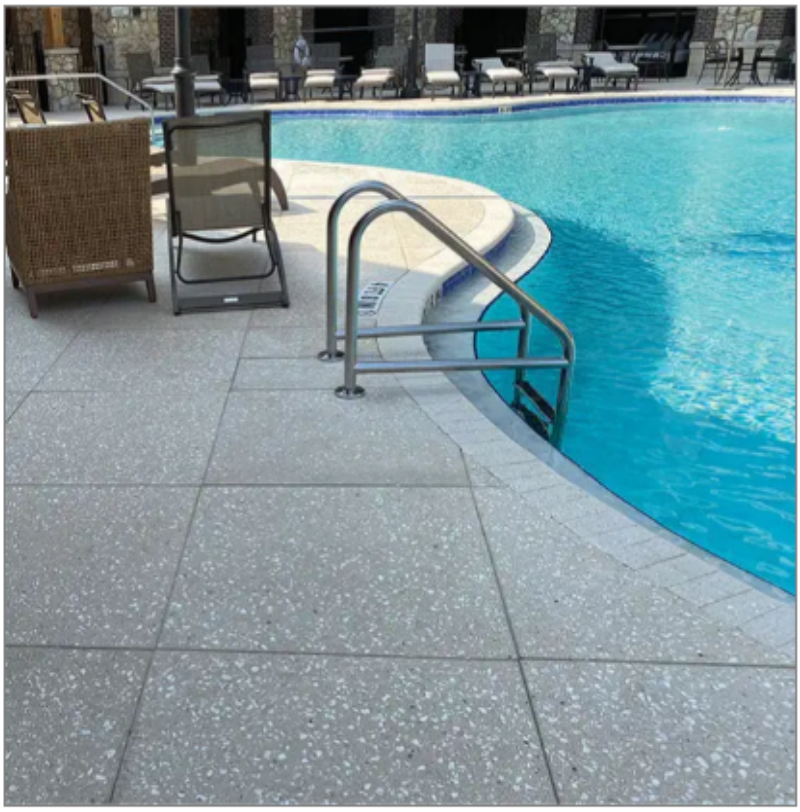
*For full terms, please see the 10 year warranty agreement.

* Tufted pile height as standard. Pile height will draw down slightly during secondary backing process.
** Tufting gauge and stitch rate as manufactured standard. Values will change slightly during secondary backing process.
*** Standard roll lengths. Roll lengths may vary. Custom roll lengths and cuts are available upon request.
**** All specifications subject to manufacturing tolerances of +/-5%.

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Contact Your Representative
877.260.7888
www.southwestgreens.com

Pool Coping





Add To Quote

Request A Sample ↓

Pool coping tiles help separate swimming pools from the surrounding surface and protects the overall structure of the pool. Wausau Tile's pool coping prevents water from getting behind the pool wall and excessive amounts from splashing out of the pool. Available in single bullnose, double bullnose, safety edge and eased edge styles, our copings can be radial or straight per your design.

P-114
POOL COPING

Available Colors

Acid Wash | **Weatherstone** | **Premium Ground & Polished**



Request Sample



WAUSAU TILE

P-120
GROUND FLOOR PAVER

RIVERSIDE PAVERS


HRS-15


HRS-20


HRS-30


HRS-33


HRS-35


HRS-40


HRS-50


HRS-60


HRS-65

Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 9,500 PSI avg. with no individual unit less than 8,000 PSI	ASTM C 140
Water Absorption	< 4.5%	ASTM C 140
Flexural Strength/Moduls of Rupture	Meets or exceeds standard	ASTM C 1782
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	2,000 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

Pavers available in thickness ranging from 1 ⅝" - 4" depending on the size. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

P-120
GROUND FLOOR PAVER

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

HERITAGE COLLECTION

HOLLAND STONE

PAVER | 30MM | 60MM

The classic architectural appearance is derived from a smooth face and clean lines to offer traditional appeal.

BELGARD
PAVES THE WAY



P-123V
VEH. CROSSWALK PAVER

P-121V
VEH. PAVER FIELD

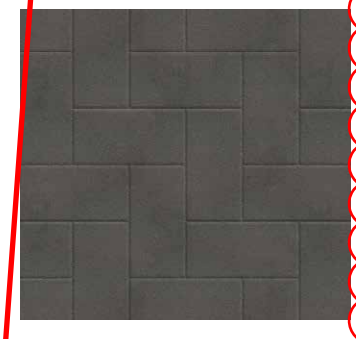


P-122V
VEH. PARKING PAVER

ADOBE



AMARETTO



CHARCOAL



HARVEST BLEND



KNIGHTSBRIDGE



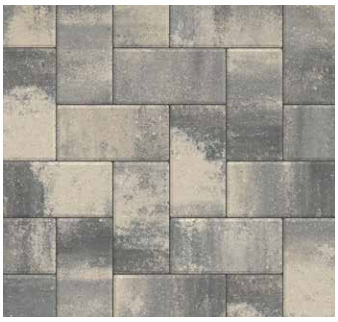
NAPOLI



RIO



SLATE



TITANIUM

Due to the natural materials in our products, colors may vary from those shown on the cut sheet. We recommend viewing actual product samples to ensure the perfect color and finish for each project.



DRIVEWAY APPROVED

ADA COMPLIANT

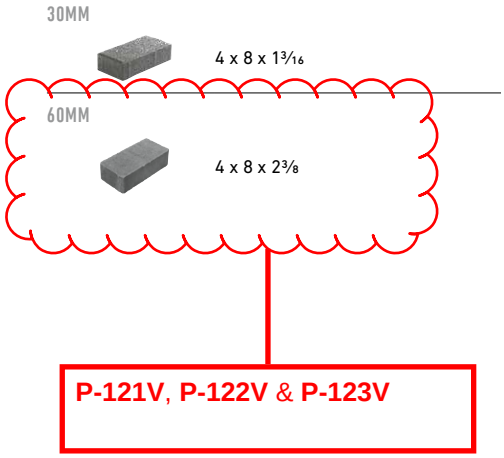
QUALITY FOR LIFE

Every step of our manufacturing process incorporates rigorous research, testing and quality assurance. We demand the highest quality from each of our facilities across North America. We believe in creating world class building products that stand the test of time. See our lifetime warranty at ***Belgard.com/Warranty***

FEATURES & BENEFITS

- One size ideal for inlays, borders and as a stand alone
- Ideal for both residential and commercial applications
- Comprehensive library of installation patterns
- 60MM size approved for residential vehicular applications

SHAPES & SIZES



PALLET INFORMATION

	HOLLAND STONE	SQFT/ PALLET	UNITS/ LAYER	SQFT/ LAYER	LAYER/ PALLET	WEIGHT/ PALLET
30MM	4 x 8 x 1 3/16	145	-	-	16	1925
60MM	4 x 8 x 2 3/8	120	54	12	10	3120

Downloadable professional resources available at **Belgard.com/Resources**

View the product page on **Belgard.com** for more information

LEARN MORE

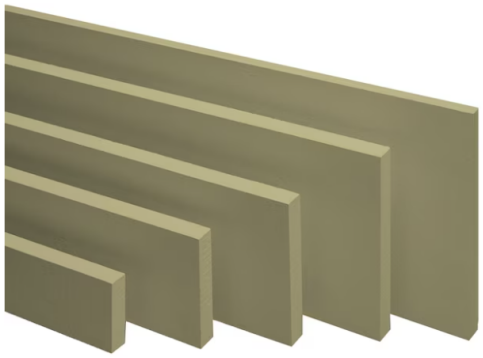
BELGARD® | PAVES THE WAY™

AN OLDCASTLE® APG OUTDOOR BRAND

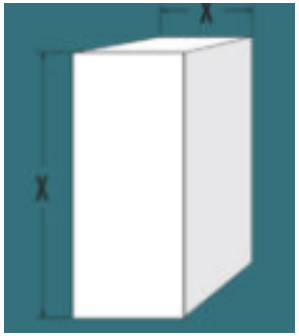
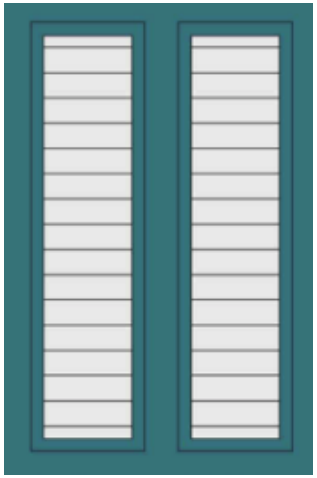
TAMPA
4630 Woodland Corporate Blvd.
Tampa, FL 33614
Ph: 813-783-1970

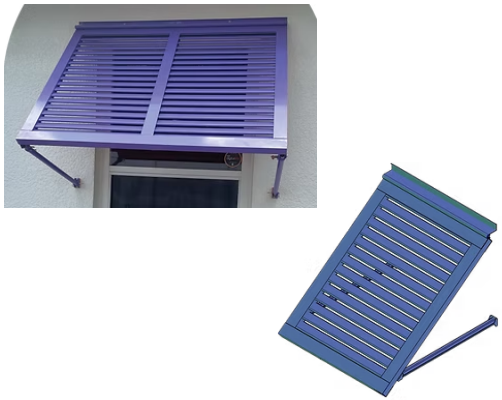
© 2025 Oldcastle® APG, Inc. All Rights Reserved. BEL24-D-322250 | Coastal Pre-set 12/2025

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	4' x 10' Fiber Cement Hardie Panel	James Hardie or similar	Fading Tan- Smooth finish
	8 1/4 Fiber Cement Lap Siding Hardie - Primed for paint	James Hardie or similar	Primed for paint Sherwin Williams Paint color: SW 6213 Halcyon Green
	Stucco	Master Builder Solutions Senergy or similar	Sherwin Williams Paint color: Dovetail SW7018 Sherwin Williams Paint color: Pure White SW7005

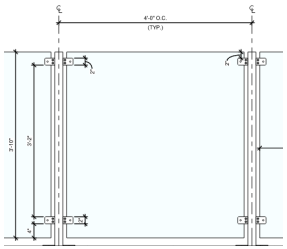
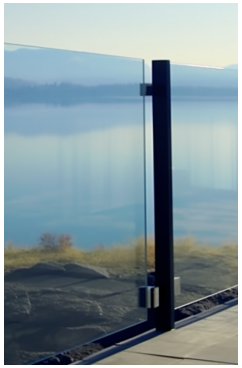
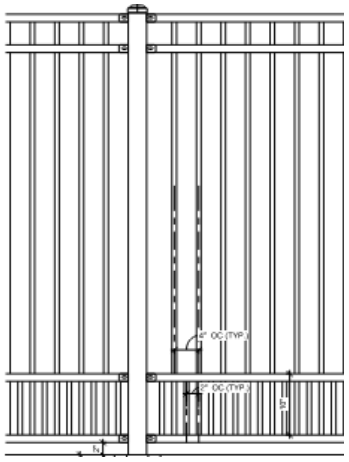
PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Fiber Cement Hardie Soffit Panel - Non vented	James Hardie or similar	Fading Tan- Smooth finish
	5/4" Fiber Cement Hardie trim - Smooth (2", 4", 6", 10", 12")	James Hardie or similar	Fading Tan- Smooth finish
	Cream Tivoli	STONEWORKS or similar	Cream Tivoli

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	30" x 24" Wood Bracket 14T4	Carpenter Co.	Sherwin Williams Paint color: Dovetail SW7018
	6" x 7 1/2" Architectural wood rafter tail 92T3	Carpenter Co.	Sherwin Williams Paint color: Dovetail SW7018
	6" x 11 1/2"rchitectural wood rafter tail 84T5	Carpenter Co.	Sherwin Williams Paint color: Dovetail SW7018

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Foam Bracket 461	Foam Factory or similar	Sherwin Williams Paint color: Pure White SW7005
	Foam Mid Band	Foam Factory or similar	Sherwin Williams Paint color: Pure White SW7005
	Foam Bracket FF-130	Foam Factory or similar	Sherwin Williams Paint color: Dovetail SW7018

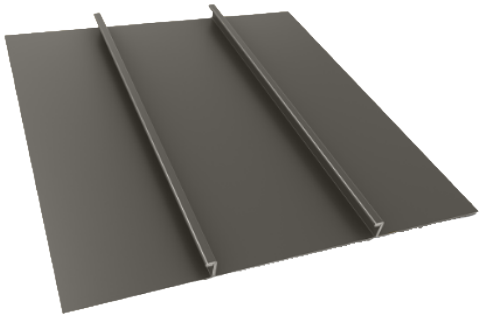
PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Pre fabricated Bahama Breeze shutter	Windward Shutter Co. /Shouthern Shutter Co. or similar	Sherwin Williams Paint color: Dovetail SW7018
	Pre-Fabricated Mechanical Louver E4JS	Architectural Louvers in. or similar	Sherwin Williams Paint color: Dovetail SW7018
	Pre Fabricated Solid Awning H8CV	Architectural Louvers inc. or similar	Sherwin Williams Paint color: Dovetail SW7018

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	CYL-8-Inch Indoor/Outdoor Round Cylinders: Up/Down Wall Mount	Leviton Contech or similar	Black
	CYL-8-Inch Indoor/Outdoor Round Cylinders: Wall Mount	Leviton Contech or similar	Black
	Storefront	Kawneer or similar	Sherwin Williams Paint color: Dovetail SW7018

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Horizontal Balcony Railing & exterior stairs	Ameristar or similar	Sherwin Williams Paint color: Dovetail SW7018
 	Glass Railing Pool deck and courtyard	Fairway Aluminum Solutions or similar	Sherwin Williams Paint color: Dovetail SW7018
	Aluminum fencing - Dog park	Ameristar or similar	Sherwin Williams Paint color: Dovetail SW7018

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Stainless Steel Cable Railing	Tendon Systems or similar	Not painted
	Plygem 1500 Single hung	Plygem or similar	Gray
	Balcony door	Masonite or similar	Gray

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Architectural Transition Trim	James Hardie or similar	Sherwin Williams Paint color: Pure White SW7005
	Exterior Metal doors	Steel Craft Door Co./ Republic Door Co. or similar	Sherwin Williams Paint color: Dovetail SW7018
	Model 521/620	Overhead Door Co.	Sherwin Williams Paint color: Pure White SW7005

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Kynar 24 ga, snap lock	Kynar or similar	Slate Gray
	Smart Vent Insulated Flood Vent Stacker Model 250 sqft minim net free	Smart vent or similar	Sherwin Williams Paint color: Dovetail SW7018

Department:	Comments:
Planning	No comments.
FIRE	No comment from fire. We are dealing with the architect on building features specific to life safety.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	ECUA does not have any comment on the aesthetics of the proposed development.
FPL	No comments.
ATT	AT&T has no issue with this project.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	The only comment, which is more of a cautionary suggestion, that I would pass along is the need to be participially careful about what trees they intend to plant between the sidewalk and building structure. Any large growing tree with an expansive root system is going to cause issues either with sidewalk buckling or with the structures foundation itself.
Floodplain	All comments related to permitting requirements.
Traffic Operations	No comments.

Sec. 12-3-12. Redevelopment land use district.

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.

b. *Uses permitted.*

1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.

2. Home occupations, subject to regulations in section 12-3-13.

3. Offices.

4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.

5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:

i. Mortuaries and funeral parlors.

ii. Appliance and repair shops.

iii. Public parking lots and parking garages.

iv. New car lots or used car lots.

v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.

vi. Car or truck rental agencies or storage facilities.

6. Family day care homes licensed by the state department of children and family services as defined in state statutes.

c. *Procedure for review of plans.*

1. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. 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.

2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. 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.

3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson 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 chairperson, then the matter will be referred to the board for a decision.

4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning 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 months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.

d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:

1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:

i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.

ii. *Signs* extending over public property. Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.

iii. *Permitted signs.*

(a) Gregory, Chase and Alcaniz Streets, 9th Avenue.

(1) *Attached signs.*

a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

a. Maximum sign height—20 feet.

b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

a. *Height.* No sign shall extend above the roof line of a building to which it is attached.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

(a) Signs shall not exceed three square feet in size.

(b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.

v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.

vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:

(a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.

(b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.

(c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.

vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:

(a) Portable signs are prohibited except as permitted in section 12-5-6(5).

(b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.

(c) Signs that are not securely fixed on a permanent foundation are prohibited.

(d) Signs that are not consistent with the standards of this section are not permitted.

viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment district:

(a) Temporary banners indicating that a noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:

(1) Such signs may be erected no sooner than two weeks before the event.

(2) Such signs must be removed no later than three days after the event.

(3) Banners extending over street rights-of-way require approval from the mayor.

(b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall

not exceed 12 square feet in size, and shall be removed immediately after occupancy.

(c) One non-illuminated sign not more than 50 square feet in area in connection with the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).

ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.

iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

intended as a landscaped buffer zone that preserves the open space character of the parkway.

ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.

iii. All other streets. Five feet from the right-of-way line.

4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.

5. Building height. No building shall exceed a maximum height of 100 feet.

6. Vehicular access. Access to the following streets shall be limited as follows:

i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.

ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).

7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:

i. Fence or wall, six feet high;

ii. Vegetation, six feet high (within three years);

iii. A combination of the above.

8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.

9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.

10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.

11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.

12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.

13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.

e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:

1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.

i. *Maximum preservation of bay views.* Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.

ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.

iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.

2. *Architectural design and building elements.*

i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.

ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.

iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.

v. Bright colors and intensely contrasting color schemes are discouraged within the district.

vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.

vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:

(a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.

(b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.

(c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.

f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.

1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.

2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.

3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

4. *Exterior walls.*

i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.

ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.

iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.

5. *Roofs.*

i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.

6. *Front, rear, and side yards, parking areas and vacant parcels.*

   i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.

   ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.

7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.

File #: 26-469 Planning Board 4/14/2026

DISCUSSION

SUBJECT:

Update on the Land Development Code, Phase 2

ATTACHMENTS:

None