City of Pensacola

Architectural Review Board

Agenda

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

April 18, 2024, 2:00 PM **Hagler-Mason Conference Room, 2nd Floor**

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 24-206 APPROVAL OF MARCH 21, 2024 ARB MEETING MINUTES.

Attachments: *3-21-24 ARB minutes*

OPEN FORUM

NEW BUSINESS

2. 24-170 514 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

3. 24-171 611 CROWN COVE
PENSACOLA HISTORIC DISTRICT / ZONE SSD / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

4. 24-172 431 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images

Application and Materials

5. 24-173 424 W. LLOYD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
CHIMNEY REMOVAL AT A CONTRIBUTING STRUCTURE

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

6. 24-174 104 W. ROMANA STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
NEW OPENING AND ENTRY DOOR AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

7. 24-178 31 E. WRIGHT STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
NEW STOREFRONT DOORS AT A CONTRIBUTING STRUCTURE

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

8. 24-199 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL APPROVAL TO REMOVE ROOFTOP FLOOR AND MINOR CHANGES TO PREVIOUSLY APPROVED PLANS

Attachments: *Images*
December 2023 minutes and ARB application
Application and Materials

9. 24-202 706 E. LA RUA STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR NEW CONSTRUCTION OF LODGING HOUSE AND ACCESSORY STRUCTURES AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images

February 2024 Application and Materials
Application and Materials

ADJOURNMENT

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

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

City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

March 21, 2024	2:00 PM	Whibbs Conference Room, 1st Floor

CALL TO ORDER / QUORUM

Members Present: Derek Salter, Yuri Ramos, George R Mead, II, Jordan Yee, Brian Spencer, Anna Fogarty, Ross Pristera

Members Absent: Lou Courtney

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, City Attorney Cobb, Ken Torrance, Ashely King, Adrian and Cheryl Russell, Steve Del Gallo

APPROVAL OF MINUTES

1. 24-305 ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Board Member Ramos made a motion to approve the February 15, 2024, minutes, seconded by Board Member Mead, and it carried 6-0.

OPEN FORUM

NEW BUSINESS

2. 24-283 715 E. LA RUA STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
CHIMNEY REMOVAL AND ROOF REPLACEMENT AT A CONTRIBUTING STRUCTURE

Josh Oberhausen is seeking approval to remove a chimney prior to replacing the

roof on a contributing structure. The existing chimney stack is non-functional with a cap and was previously repaired with cement on two sides. The chimney stack is compromised on the interior and has no functional fireplaces. The chimney is not visible from the street frontage but is visible from the side since it is on a corner lot.

Mr. Oberhausen presented to the board. Chairperson Salter stated that the chimney appears to not be a primary feature. Advisor Pristera agreed. It appears that the chimney was a part of the boiler and not a primary fireplace. He did not see an issue with its removal – it's not architecturally integral to the historic house and that its use was incidental to the primary use. Board Member Mead added that the nature of the brick work was inconsistent with the brick work of the house, it was a different type and color and appeared far less durable, which makes sense if it was added later. It was clearly eroded, and some areas appeared to be spalling.

Board Member Spencer made a motion to approve as submitted. Board Member Mead seconded, and the motion carried 6-0.

3. 24-284 109 S. ALCANIZ STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Dalrymple Sallis Architecture is seeking approval for exterior alterations to a contributing structure, including removal of two rear windows and infilling with matching siding, repairing existing siding, painting the exterior, and minor landscaping.

Mr. Sallis presented to the board. Chairperson Salter asked if the windows in question were tucked in on the back side and Mr. Salter responded that they were and they could not be seen from the street. Board Member Mead asked if they were going with 1/1 windows as opposed to 6/6 and Mr. Sallis stated that the project would not use any new windows; they would just be repaired. The present windows are 6/6 and the intent is to keep all existing wood windows.

Board Member Mead made a motion to approve with clarification given the discrepancy in the intent stated in the drawings that it be approved with the refurbishment of the existing six over six and not the four over four as drawn in the elevations. Board Member Ramos seconded the motion, and the motion carried 6-0.

4. 24-285 815 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
NEW ACCESSORY DWELLING UNIT FOR A CONTRIBUTING STRUCTURE

Scott Sallis is seeking approval for a new single story accessory structure in the rear yard of a contributing structure. The raised structure will be built on brick piers

with composite siding, a fiberglass entry door, Jeld-Wen V-2500 series clad wood windows, a standing seam metal roof in Ash Grey, in addition to limited landscaping. The structure will be painted Rookwood Dark Green from the Sherwin Williams historic palette.

Mr. Sallis presented to the board. Board Member Ramos asked for clarification on the roof and Mr. Sallis stated that it would be shingles. The standing seam material provided in the application packet is an incorrect detail. Board Member Mead asked if the stained-glass window shown in the packet is existing in the primary residence and Mr. Sallis said that it was. A second stained-glass window was found in storage, so the homeowners would like to incorporate it into the accessory. Board Member Spencer recalled that this property used to be an antique store. Chairperson Salter asked if a new fence is included in the packet. Mr. Sallis responded that it was not and pointed out that the new wood fence in the photos is dog-eared and is not compliant with ARB standards. The owners were surprised and found out that their contractor did not pull a fence permit. It's important to the owners that the home respect the historic district, so they are working to add a top rail / cap so that the fence top will be flattened and compliant. Board Member Fogarty asked about the covered deck roofing mentioned in the packet. Mr. Sallis responded that a covered porch was not included in the project and that was a mistake.

Board Member Spencer made a motion to approve the accessory building as submitted. Board Member Mead offered an amendment of approval with the exception of the standing seam roof which was not intended according to the presentation; and include that the stained-glass window be provided for abbreviated review; and the fence top treatment should be handled through abbreviated review. Board Member Spencer accepted the amendment. Board Member Mead seconded the amended motion, and the motion carried 6-0.

5. 24-286 1200 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
REAR YARD IMPROVEMENTS AT A CONTRIBUTING STRUCTURE

Adrian and Cheryl Russell are seeking approval to replace the existing swimming pool and spa with a new pool and hot tub spa in addition to new landscaping and landscape lighting at a contributing structure.

Adrian and Cheryl Russell presented to the board. Chair Salter noted that North Hill Preservation Association had no objections. Board Member Mead asked if the applicants intended to maintain or replace the native ironstone flag. Mr. Russell answered that the flagstone will likely be relocated to the far side of the house near the generator. Board Member Mead noted it is a native material that should be preserved. Chair Salter asked about the bullet lights proposed for the front of the house. Mr. Russell answered that there are existing lights that do not work, and

older photographs depict uplighting. The lights will shine on the house to provide a dramatic look at night. Board Member Ramos asked about screening for the pool equipment and if it will be visible from the street. Mr. Russell answered the equipment will be screened with a hedge. Board Member Ramos asked for clarification on the visibility from the street. Mr. Russell answered that a wall goes around the perimeter of the rear yard. Mrs. Russell answered the pool equipment will not be visible. Board Member Ramos noted that screening with plantings is not permanent. Mrs. Russell noted the fence is between the street and the pool equipment.

Board Member Mead made a motion to approve as submitted with the notation of the intent to move the native ironstone flag to the other side of the house to support the generator placement. Board Member Spencer seconded, and the motion carried 6-0.

6. 24-287 50 W. BRAINERD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Ken Torrance is seeking approval to replace one window, three exterior doors, and two decks at a contributing structure. The window and doors have been installed, resulting in a stop worker order issued in late 2023. The applicant is proposing one Andersen 400 series vinyl clad wood casement window with grilles-between-the-glass but is open to adding applied muntins, one Andersen aluminum clad exterior door, and two Andersen 400 series Frenchwood hinged patio doors. The proposed side and rear decks will replace previous deck structures and will be constructed of Trex with black powder coated aluminum preassembled deck railing.

Ken Torrance presented to the board. Chair Salter shared the North Hill Preservation Association's comments. North Hill suggested simulated divided lites for the windows, side lites for the french door labeled D, and a more suitable railing for the proposed decks. Mr. Torrance noted that North Hill's suggestion for the door labeled D could be accomplished, perhaps in the future. The applicants considered converting that space back into a carport, its original function. The former carport / spa area and the door labeled D are not visible from the street. Board Member Spencer suggested keeping the factory finish on the door and painting the infill stucco within the arch to match the same bronze. Mr. Torrance noted that new wood muntins can be made for the windows in question. Assistant Planning and Zoning Division Manager Harding noted that ARB has required applied muntins after the fact for previous applications. Board Member Mead asked about the trim for the door labeled B. Mr. Torrance noted that door B was considered temporary but would be fine with keeping it. Mr. Torrance was unsure of how the door would be trimmed. Board Members Mead and Ramos noted that the existing doors and windows are recessed and there is concern about how the new windows and doors will be installed; they should match the existing recess. Mr. Torrance noted the

stucco replacement will be three-coat Portland stucco. Board Member Spencer suggested trying to maintain a 1.5 inch reveal for the stucco.

Board Member Spencer made a motion to approve. Board Member Mead suggested an amendment to infill paint to match the door labeled D consistent with the factory finish color on the stucco surround per the board's discussion; the siting of the deck and deck material be approved and the rails must come back for abbreviated review for type and site. The windows should go to abbreviated review for placement in the proper recess, consistent with the reapplication of the stucco and abbreviated review of the profile and attachment of exterior muntins on the windows and doors that currently only have interior muntins.

Board Member Ramos offered an amendment that the simulated divided lites be added to the exterior and interior of the window. Board Member Mead inquired if the ARB can require interior muntins since that is on the interior of the structure, but noted that the lack of the interior muntin can impact the exterior view. Board Member Mead accepted the amendment. Chair Salter asked Board Member Mead for clarification on the deck railing and Board Member Mead answered it is up to the reviewer if what is proposed is appropriate and consistent. Board Member Spencer accepted the amendments. Board Member Mead seconded the amended motion, and it carried 6-0.

7. 24-288 1015 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW FOR EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Martin Mullin is seeking conceptual approval for exterior alterations of a contributing structure including replacing the roof with new terra cotta tiles, repairing and painting the existing brick and stucco Sherwin Williams Dover White, replacing existing windows, and altering the southwest corner for a new side entry.

Mr. Mullin presented to the board and the North Hill comments were read. Board Member Spencer asked what the review parameters were since this packet was for conceptual consideration and it was clarified that the board is to review the conceptual project, its massing, siting, and basic materials, but final details, plans, and all product materials would be required for final review. Chairperson Salter stated that the existing house had some strange elements, and his understanding of the conceptual packet was that the applicant is trying to normalize and standardize the front façade. Mr. Mullin responded that was correct and that he had a difficult time finding where the original structure was at in relation to the additions and past alterations. Board Member Spencer thought the substitution of the sliding glass doors and the new windows was great. The existing façade is clumsy. The board provided commentary on the front façade and the gable over the front entry. Painting of the brick was also discussed. Chairperson Salter stated that the board

has seen a past version of this project where the brick was to be painted and they did not have issues. The style and pattern of the brick here was not an architectural feature and there will certainly be a significant degree of patching and repairing. As far as the overall design is concerned, Chairperson Salter liked the packet and thought that Mr. Mullin's proposals were appropriate. His major concern was the windows. Mr. Mullin said that many of the existing windows were damaged and that they'd like to replace them all. However, they want to maintain the historic conditions. Board Member Mead recalled the house having a flat roof at one point, perhaps the original roof, but he had questions about the eave on the right side of the front entry gable which overhung a window and likely caused a good amount of water damage. It was obviously an addition and thought that some consideration should be given to it. Mr. Mullins asked if there was any concern with the proposed pool and sunroom. Board Member Mead stated that he had no concerns, but offered that an extension of the main roof, rather than an addition below the eave might work better. The proposed rear entrance worked much better as well.

Board Member Mead made the motion to approve the conceptual application with the comments noted. Board Member Spencer seconded, and the motion carried 6-0.

8. 24-289 226 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR SITE PLAN AND CARPORT AT A CONTRIBUTING STRUCTURE

Ashley King is seeking final approval for the site plan and carport for a contributing structure. Changes to the site plan from the previous version include an outdoor restroom and expanded hardscaping. The carport will be translucent solar panels supported by heavy timber columns and beams, connected to the primary structure by a covered walkway with a simplified version of the column style on the primary. The walkway roof will be TPO to match the low slope sections of the main roof material. The applicant is seeking conceptual approval of the pool location, size, and relationship to the structure. Landscaping, fence details, and site lighting will be submitted at a later date.

Ms. King presented to the board. Board Member Spencer thought the solar panel carport was an excellent design and commended the architect. There is zero confusion about what is restored and what is not, and it creates an appropriate juxtaposition. Board Member Spencer added that he and the property owner are friends. The eave lights are not a good way to illuminate a historic structure. No matter how deep the aperture is, the point source of light will inevitably be seen. He wondered if some form of uplighting would work better. Board Member Mead echoed Board Member Spencer's compliments and also agreed that the eave lights were not a good addition. The overall project is great, but lighting was like a dissonant chord. Board Member Ramos agreed with comments on the lighting and offered a solution of landscape lighting. Board Member Mead thought the pergola

style treatment of the carport worked well. Some girder end detail is needed, however. Ms. King clarified that each side will have rafter tails. The board also discussed the connection between the main house and the carport. Board Member Mead was curious about the placement of the storage units since they appeared off-center. Ms. King stated that some may remain portable. Board Member Mead thought it might be better if the openings were filled. Ms. King stated that all wood will be painted, and not left natural. Chairperson Salter asked if there would be a color and Ms. King stated that it was to be determined, but it would be consistent with the other colors of the house. She would like to do a study to see if it should be a gray, or to match the white trim, or a combination; but it would be a color already found on the house. It would not be a departure. Chairperson Salter agreed that the carport was a drastic departure from the historic structure, but it worked, and it did not take away from the primary structure. He did not see any issues with the way it's presented. He didn't have an issue with the sloping connector and did not see the need for modification. He also did not think the soffit lighting was appropriate. It's not something found in historic structures in the district, and it clashes with the style. It does not match the characteristics of the house. Lastly, he did not have any major concerns about the layout of the pool. Board Member Fogarty commented on the balance of the storage pods. Chairperson Salter asked about the new brick driveway and Ms. King stated that the brick will match what is already found on site. The pool and the fence will be done by a landscape architect.

Board Member Spencer made a motion to approve the project as submitted with the exception of the proposed soffit lighting which appears to have a unanimous statement of concern or opposition by the board. Historic Preservation Planner Walker stated that the denial of the soffit light fixture is based on code section 12-30-10(1)d.2.ii.a. Chair Salter offered an amendment that the final color selection come back for abbreviated review in addition to the final location of the pool and landscape plan. Board Member Spencer accepted the amendment. Board Member Yee seconded the motion, and the motion carried 6-0.

9. 24-290 10 S. JEFFERSON STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR INTERNALLY ILLUMINATED ON-PREMISES MENU SIGNS FOR A NON-CONTRIBUTING STRUCTURE

John Mascia and Steve Del Gallo are seeking final approval for two on-premises digital drive-thru menu signs for a non-contributing structure in the Palafox Historic Business District. The ARB has historically interpreted digital signs to be "internally illuminated" which is prohibited per Sec. 12-3-27(f)(4)a.5. The applicants provided support material suggesting that the proposed on-premises menu signs are direct illumination rather than internal illumination. Neither lighting types are defined in the city's code. Per Sec. 12-1-8 General Interpretive Terms, the code states that for interpretation of undefined terms, "terms not otherwise defined herein shall be

interpreted first by reference to the city's adopted comprehensive plan, if specifically defined therein; secondly, by reference to generally accepted building code, engineering, planning or other professional terminology if technical; and otherwise according to common usage, unless the context clearly indicates otherwise."

The city's comprehensive plan does not define internal or direct illumination. Secondly, the city's building code and the Florida Building code do not define internal or direct illumination.
For generally accepted professional reference material, the National Park Service Sign Manual was developed in 1978, last updated in 1988, and does not define internal or direct illumination. The American Planning Association does not define internal illumination but provides several definitions of direct illumination from varying areas of the country. One such definition, attributed to Inyo County, California states "a sign whose light source is either located in the interior of the sign so that the rays go through the face of the sign, or which is attached to the face of the sign and is perceived as a design element of the sign."

In researching generally accepted professional terminology, contradictory information was often found as well as a general lack of consistent definitions. For example, the American Planning Association provided two additional definitions for direct illumination that are contradictory. One from Peoria, Illinois states, "illumination of a sign that is affected by a source of light contained within the sign itself. Any sign in which light becomes visible by shining through a translucent surface shall be considered a sign in which internal illumination is used." The third definition from Truckee, California states that direct illumination is, "the method of sign illumination using individual bulbs or other lighting elements to form the alphabetic or numeric characters or graphic elements of the sign, or where the sign face or individual letters or numbers are of translucent material through which light from lighting fixtures inside the sign is transmitted." The second definition stated that shining through a translucent surface shall be considered internally illuminated, whereas the third definition stated that shining through a translucent material is direct illumination.

Research also explored other Land Development Codes and how they treat signage illumination with a variety of results. For example, Calhoun Falls, South Carolina's code addresses types of illumination and treats internal and direct as the same type stating, "Internal or direct illumination. A light source which is enclosed within the sign and viewed through a translucent panel." Online resources for professional sign manufacturers also provide a wide variety of information. For example, Tupp Signs in New Castle, Delaware states that, "Electronic message centers and LED readerboards – can be in the form of monument signs, freestanding, or mounted to walls. Like a TV screen, these are usually internally illuminated and will display bright images and other news throughout the day." An example of a similar sign proposal for a newly-renovated McDonald's in Loudon County, Virginia, reviewed by the local Planning Commission, indicated that the

pre-sell and ordering digital menu boards were internally illuminated.

The United States Sign Council Foundation produced Best Practice Recommendations and Standards for On-Premises Sign Lighting in 2017 that differentiates between internal and direct illumination, though it is important to note that the guidelines are focused on nighttime illumination and the USSCF states “there are three principal methods for lighting an on-premises sign at night—internal illumination, external illumination, and direct illumination.”

According to the USSCF, internal illumination is defined as a lighting element or lighting source contained inside a sign cabinet, letter module, or sign body. Typical lighting elements used for internal illumination include fluorescent lighting, neon tubing, and light-emitting diodes (LEDs). An internally illuminated sign requires that some part of the sign or sign face be translucent, so that light can transmit through the translucent material and be visible at night when the sight lighting elements are energized inside. With internal illumination, the viewer never sees the lighting element directly.
The USSCF defines direct illumination as a third method of sign lighting, that may be slightly less common, where nothing stands between the eye of the viewer of the sign and the lighting element. There is no translucent lens or cover or baffle or light being indirectly reflected upon a surface. Direct lighting components include exposed neon tubing, incandescent and LED-based exposed lamp bulbs, and lighting sources used in Electronic Message Centers or EMC signs, where the LED light sources compose the pixels that make up a grid that can display lettering or graphics or both and are controlled via computer.

The applicants submitted an abbreviated review for static or unlit on-premises menu signs that are code compliant, which was referred to the full board for discussion based on it being a new sign type and installation for the district. The abbreviated review is supplied as an attachment. Rather than pursue the static option, the applicants submitted a full board application for the digital on-premises menu signs.The ARB is tasked with determining if the proposed on-premises menu signage is prohibited under code Sec. 12-3-27(f)(4)(a)(5) as an internally illuminated sign, and if the proposed signage is otherwise permissible per code Sec. 12-3-27 for the Palafox Historic Business District.

Ken Bell, Steve Del Gallo, and John Mascia presented to the board. Mr. Bell pointed to the Florida Building code where it speaks to electrical illumination and mentions internally illuminated signs. Mr. Bell noted that in the industry there are three recognized types of signs: internal, external, and direct illumination. Mr. Bell pointed to his research to state his interpretation is that the proposed signage is not internally illuminated. Mr. Bell noted he considers the Jefferson Street Parking Garage monument sign to be internally illuminated. Chairperson Salter shared that the parking garage sign is considered route thru cut thru with an internal light source, but that type of sign is acceptable and is not an exclusion of the City Council's prohibition. Chairperson Salter noted that the city allows certain types of

internally illuminated signage, like route thru cut thru, and the City Council's prohibition of internal illumination is more of an intent restriction rather than a type restriction. The same can be said for reverse channel halo lit signs, that are also acceptable per the ARB. Both types of signs do not require the light source in order to be read during the day. The lighting is only required for night time. It was noted that internal and direct illumination are not specifically defined in the city's land development code. Chairperson Salter noted the entire surface of the proposed sign is lit and the lighting is required for the sign to function. Chairperson Salter asked the applicants if the light is required for the sign to be visible. The applicants answered yes, the light via a power source is required for the information on the sign to be visible. Chairperson Salter compared the previously approved sign types and what is being proposed and highlighted the conflict in the interpretation of how the types are defined.

Board Member Mead asked for more details about the display technology. Mr. Bell answered it is a digital display. The board and applicants discussed differing digital technologies including LED and LCD and other properties within the district that have digital displays that have been approved by the ARB. Mr. Del Gallo referenced parking kiosks and a virtual teller on Baylen Street. The Palafox Historic Business District code section 12-3-27 was discussed. Mr. Del Gallo pointed to the code that implies the signs under review must be attached to a structure. Board Member Mead noted that the code section also points to signs adjacent to a structure. City Attorney Cobb addressed the board and noted that the applicants' support documents were provided ahead of the meeting, there is a clear difference of opinion regarding internal illumination, and the Florida Building Code mentions internal illumination in H106.1.1; however, it is in the context of dimension limitations and electronic configuration limitations. That provision does not provide a definition of what an internally illuminated sign is, which matters in reference to code section 12-1-8 that directs the board on how to look at terms that are not defined in the city's land development code. City Attorney Cobb reminded the board of the two questions outlined in the staff memo that directs their responsibility in reviewing the item.

Mr. Mascia asked if the internal illumination restriction was to reduce light pollution and noted that the proposed signs only illuminate when the guest orders and then turns off and that is only at night. Mr. Mascia referenced other properties downtown that are emitting light and that the proposed sign is self moderated. Mr. Mascia noted the sign will only be lit one to two hours per day. Board Member Mead asked for the distance for the corresponding light level. Mr. Del Gallo answered that light shines 20 inches away. Mr. Mascia noted the light levels can be adjusted. Chairperson Salter asked City Attorney Cobb if because the land development code does not specifically address a direct illuminated sign, does the ARB have the authority to establish a direct illuminated sign as an internally illuminated sign. City Attorney Cobb answered neither types are defined and the board must look to code section 12-1-8. Board Member Spencer noted the board has enough information that a site specific decision can be made. Mr. Mascia noted the light can be 100%

adjusted. Board Member Ramos referenced the appropriateness of the sign for its location and relationship to surroundings, in addition to the previous understanding that this was a drive-thru restaurant. Board Member Ramos noted he does not have an issue with the proposed signage other than the light fixture in the canopy above the order box. Mr. Del Gallo and Mr. Mascia answered the light fixture in the canopy can be removed. Board Member Spencer agreed with Board Member Ramos' comments. The board and applicants continued discussions of the signage. Mr. Del Gallo noted it is important to be able to change the menu daily. Board Member Yee noted that he agrees with Board Members Ramos and Spencer that the proposed signage is appropriate though there is contradictory reference information. Chairperson Salter reiterated his opposition to the signage based on the standards set forth in Sec. 12-3-27 and that the proposed signage is not fitting with the character of the district. Board Member Fogarty thanked the applicants for their efforts and noted that it is an acceptable solution for what the applicants are working with. It does not detract from the district and pointed to the Brew Thru as an example. Historic Preservation Planner Walker noted that the Brew Thru menu signage was not approved by the board.

Board Member Ramos reiterated that the overhead light in the canopy should be removed and that the color of the signage infrastructure should compliment the building and the site needs to be cohesive. Board Member Yee noted that a privacy film might be something to consider to help dim the light from the street view. Board Member Spencer asked Advisor Pristera to share his insights. Advisor Pristera noted there are key properties that are pushing for digital signage, this could be a very site specific approval since it is clearly a drive thru and the signage can turn on and off. This is an opportunity to define this type of use for this type of sign. Board Member Mead noted his opposition to the notion that this will provide control to the ARB and approving this proposal is dangerous to maintaining standards.

Board Member Mead made a motion to deny the application because it is an internally illuminated sign for the reasons that have been discussed and because it does not fit the character of the area and the district, based on Sec. 12-3-27(f). Chairperson Salter noted the requirement for recommendations for compliance. Board Member Mead noted that the applicants provided alternatives including static signage and using paper menus. Chairperson Salter seconded the motion. The motion failed 2-4.

Board Member Spencer made a motion to approve the applicant’s submittal with the removal of illumination from the overhead canopy. It was also suggested by Board Member Ramos that some of the previously approved colors be incorporated into the infrastructure of the menu boards and the final colors for the signs must come back for abbreviated review.

Mr. Del Gallo stated the infrastructure is anodized bronze and asked if white would be an appropriate color since the building is white. Board Member Ramos noted

the building is gray and orange.

Chair Salter offered amendments in specific regard to the function of the menu board that has been presented by the applicant such that the menu board has an on off feature as defined and described by the applicant that it is on when a car approaches and turns off when a car leaves due to a sensor in the road; that the lighting levels be set such that they are visible at the appropriate view distance based on the distance from the car to the menu display.

Mr. Bell stated that the light dims but does not turn off. Chair Salter noted that it was described as an on off feature. Mr. Mascia stated it dims so that it cannot be seen, and Mr. Bell noted it does not turn off. Chair Salter asked what distance the applicants are proposing. Mr. Mascia answered you would have to be on top of it.

Chair Salter continued his amendment to state that the on off is a dimmable feature, reviewed under abbreviated review. Chair Salter asked Mr. Pristera for any additional function features. Mr. Pristera added no additional function features, stating so long as the signage is specifically for a drive thru; a drive thru menu board. Board Member Spencer accepted the three amendments.

Board Member Ramos clarified that the abbreviated review is for final color of the infrastructure and specifics and shop drawings for dimming feature, and the removal of the overhead canopy light. Board Member Yee offered an amendment to investigate the privacy film.

Mr. Del Gallo asked who would facilitate the abbreviated review. Chair Salter answered abbreviated reviews are submitted to one of the four architects on the board. Board Member Spencer requested himself for the review. Historic Preservation Planner Walker noted that abbreviated reviews are submitted to one of the two board architects, being Board Member Ramos or Board Member Yee.

Board Member Mead shared that the privacy film needs to be vertically polarized versus horizontally which will not be effective. Board Member Spencer clarified that the motion will not include that granular detail. Board Member Spencer noted that in his motion he proposes Board Member Yee for the abbreviated review. Board Members Ramos and Yee agreed either can review and it is not necessary to assign an architect to the review.

Chair Salter clarified that all amendments were accepted. Board Member Ramos seconded the motion and it passed 4-2.

ADJOURNMENT

File #: 24-170 | Architectural Review Board | 4/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

514 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Carport Enclosure at a Non-Contributing Structure

SUMMARY:

Greg Uzdevenes is seeking approval to enclose an existing carport to create a garage by adding an east wall to match the existing structure and a Haas 2000 series garage door.

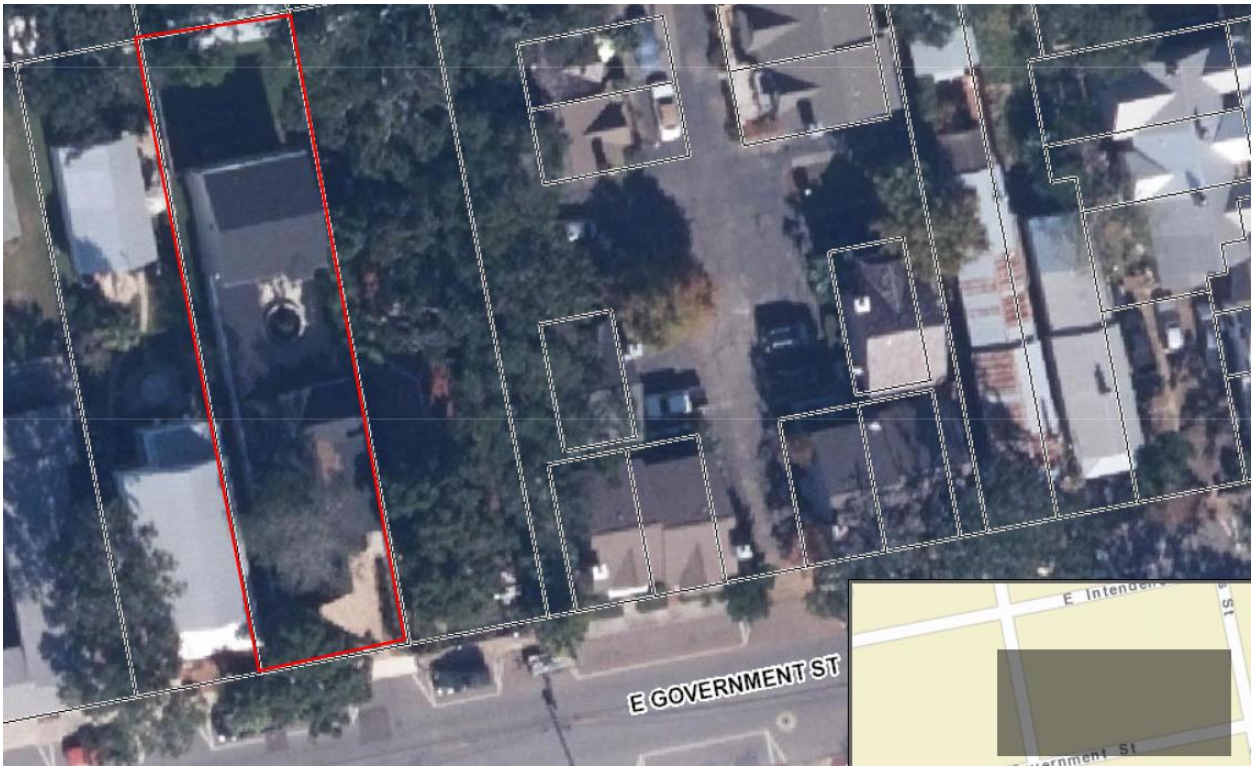
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for Review; Decisions; Rules governing decisions.
Sec. 12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures.

ATTACHMENTS:

1. Images
2. Application and Materials

514 E. Government Street





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

Architectural Review Board Application
Full Board Review

Application Date: 15 MARCH

Project Address: 514 E. GOVERNMENT

Applicant: NANCY FETTERMAN (GREG WOFFORD, AGENT)

Applicant's Address: 514 E. GOVERNMENT

Email: gwzd@bellsouth.net Phone: 2323810

Property Owner: NANCY FETTERMAN

(If different from Applicant)

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

Application is hereby made for the project as described herein:

☒ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

FINAL REVIEW

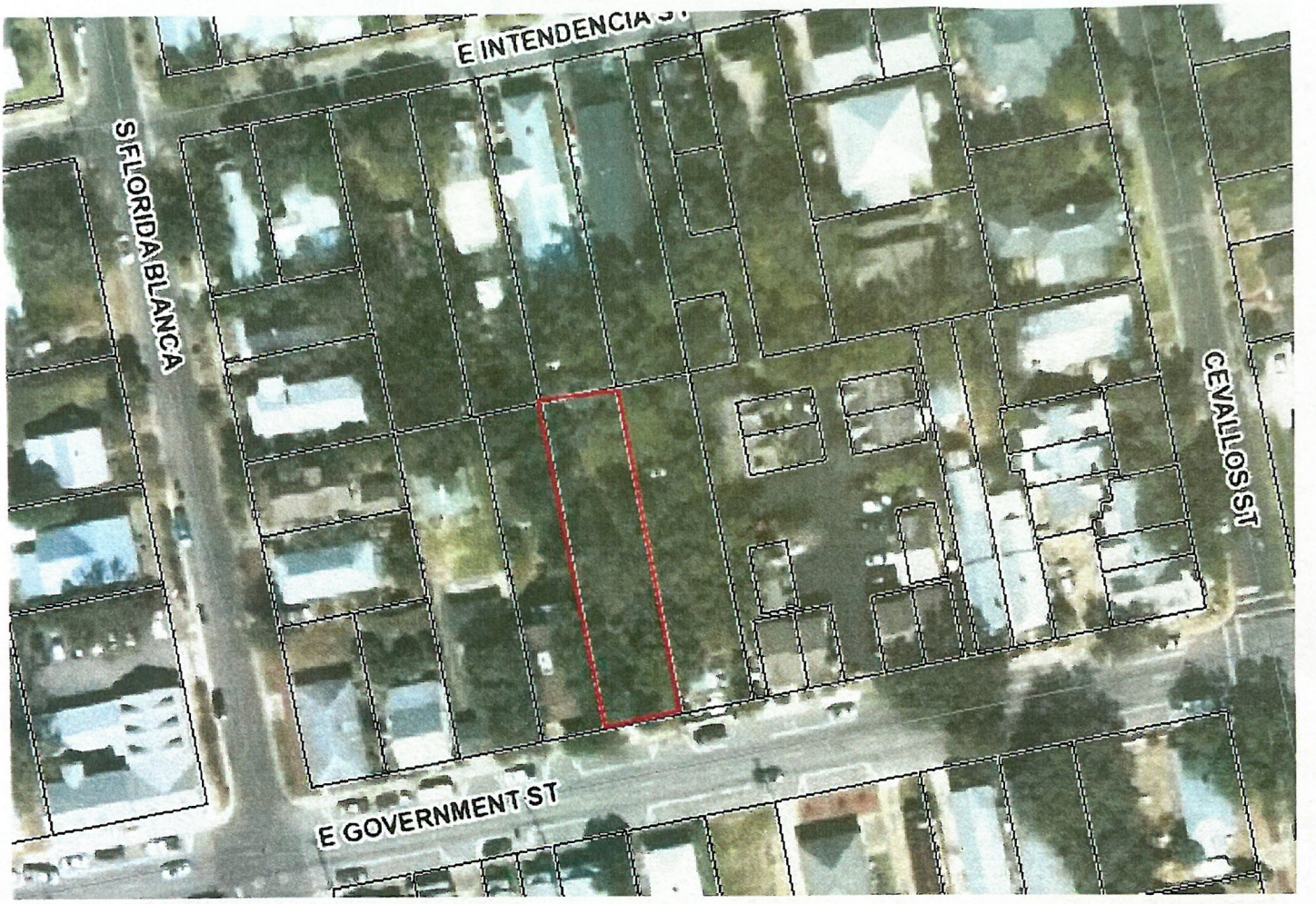
ENCLOSE EXISTING CARPORT INTO A GARAGE BY ADD EAST WALL & SOUTH GARAGE DOOR

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

Applicant Signature

15 MARCH 24
Date

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


E INTENDENCIA ST
S FLORIDA BLANCA
CEVALLOS ST
E GOVERNMENT ST













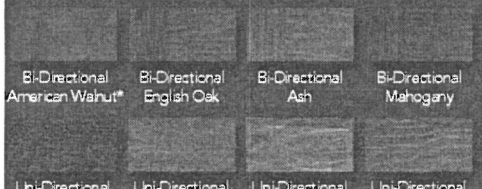
Haas Door
A Nofziger Company

Residential Product Line

2000 series

Color Options

Wood Grain



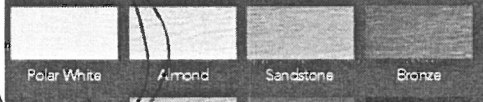
Bi-Directional American Walnut* | Bi-Directional English Oak | Bi-Directional Ash | Bi-Directional Mahogany

Uni-Directional American Walnut | Uni-Directional English Oak | Uni-Directional Ash | Uni-Directional Mahogany

Uni-Directional Graywood

The pre-painted wood grain finish is baked on to ensure a durable and long lasting door. Steel wood grain colors feature a 10 year finish warranty.
Bi-Directionals feature a light stucco embossment.
Uni-Directionals feature a wood grain embossment.
*Bi-Directional American Walnut not available on 70, 71, 72, 73, 74, 80, 81, 82 & 90 models

Solid



Polar White | Almond | Sandstone | Bronze

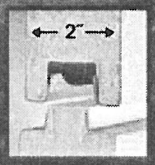
Brown | Gray | Charcoal | Carbon Black**

**Additional charge for Carbon Black which includes a cool chemistry paint finish but is not recommended for projects with extreme exposures to heat and sunlight.

Due to the printing process, colors may vary.
For accurate color samples, contact a Haas Door dealer for a color selector.

FEATURES

- 2" Thick with Full Thermal Break
- 0.094 Tested U-Factor with an Air Infiltration Joint Seal that meets IECC Requirements
- Environmentally Compliant Polyurethane Insulation
- 26-Gauge Galvanized Steel
- Available with Wind Load & Impact Options
- Decorative Glass Options (pg 24)
- SelectView Options (pg 22-23)
- 35 Window Options (pg 25-27)
- Industry Leading Warranty
  - Lifetime Rust-Through & Delamination
  - 10 Year Finish
  - 6 Year Hardware
  - 3 Year Spring
  - 1 Year All Other Components



2000 series doors include **Air Infiltration Seals**, which exceed the ASHRAE 90.1 Standard when installed with standard bottom seal and commonly available rigid/flexible vinyl door stop.

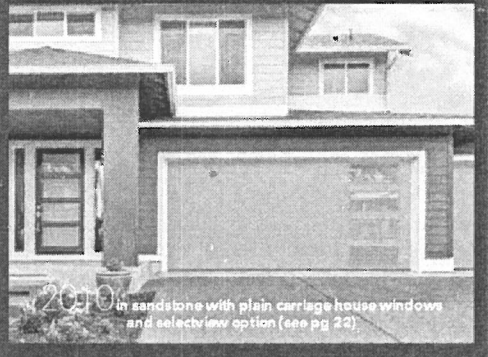
A **Full Thermal Break** is used in the tongue-and-groove construction. This rigid vinyl extrusion seals the joints and eliminates metal-to-metal contact, which limits the transfer of temperature.



2063 in uni-directional graywood with plain carriage house windows



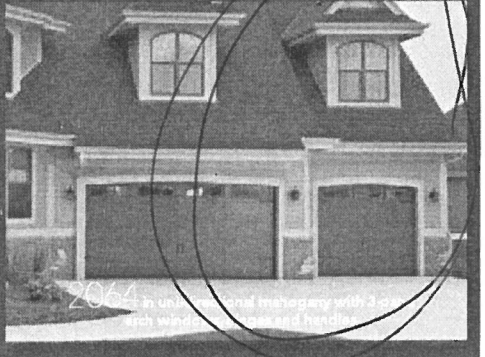
2067 in bi-directional english oak with 6-pane carriage house windows



2070 in sandstone with plain carriage house windows and selectview option (see pg 22)



2073 in polar white with prairie windows



2064 in uni-directional mahogany with 3 [illegible] arch windows, [illegible] and handing

Panel Options



Flush
Model 2010
All colors except Bi-Directional wood grains
Carriage Windows p24 & 25
Ranch Windows p24 & 26
TL Windows p26
Standard Windows p24 & 27

V-Groove
Model 2012
All colors except Bi-Directional wood grains
TL Windows p26

Ribbed Short Panel
Model 2060
Carriage Windows p24 & 25
Model 2072
Ranch Windows p24 & 26
Model 2082
Standard Windows p24 & 27

Recessed Short Panel
Model 2061
Carriage Windows p24 & 25
Model 2071
Ranch Windows p24 & 26
Model 2081
Standard Windows p24 & 27

Ribbed Long Panel
Model 2064
Carriage Windows p24 & 25
Model 2074
Ranch Windows p24 & 26

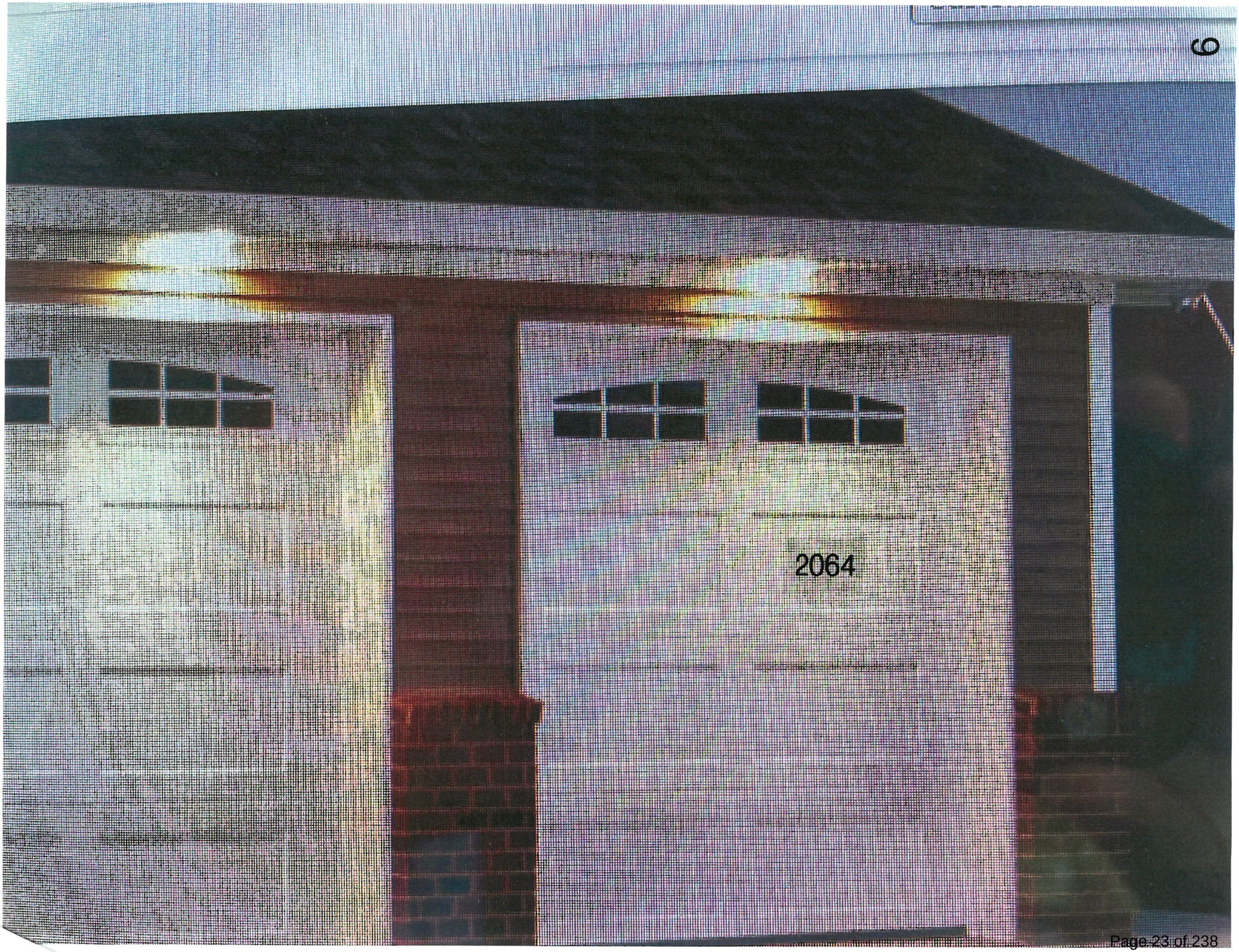
Recessed Long Panel
Model 2063
(Not available in 24" sections)
Carriage Windows p24 & 25
Model 2073
(Not available in 24" sections)
Ranch Windows p24 & 26

Raised Ranch Panel
Model 2070
Ranch Windows p24 & 26
Model 2067◊
Carriage Windows p24 & 25
Model 2087◊
Standard Windows p24 & 27

Raised Standard Panel
Model 2080
Standard Windows p24 & 27
Model 2068◊
Carriage Windows p24 & 25
Model 2078◊
Ranch Windows p24 & 26

Raised Sculptured Panel
Model 2090
Standard Windows p24 & 27
Model 2069◊
Carriage Windows p24 & 25
Model 2079◊
Ranch Windows p24 & 26

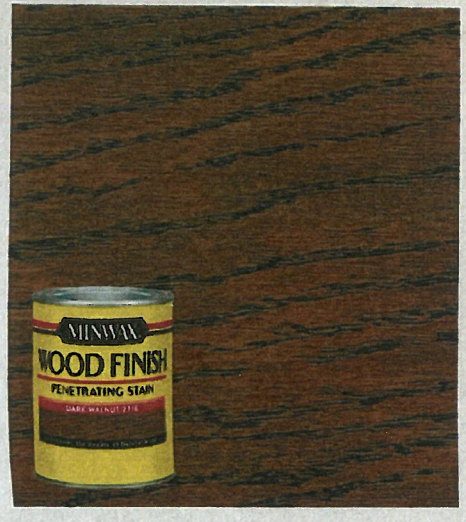
◊ = Due to variances in window sizes, not all window and panel stamp configurations align


6
2064

Color Pallet

Trim, Porch Ceiling & Columns

SW 7006
Extra White



Front Door

Lap Siding

SW 2833 ROYCROFT VELLUM

Colors Picked
from Sherwin Williams
Historical Colors

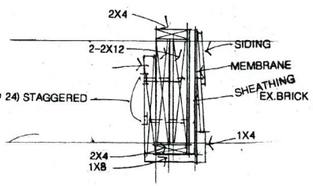
ORIGINAL COLORS APPROVED FOR RESIDENCE

APPLICABLE CODES
FBC 2023-RESIDENTIAL

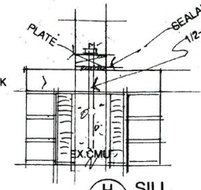
CODE CRITERIA
OCCUPANCY-R3
TYPE VB

PRODUCT APPROVALS

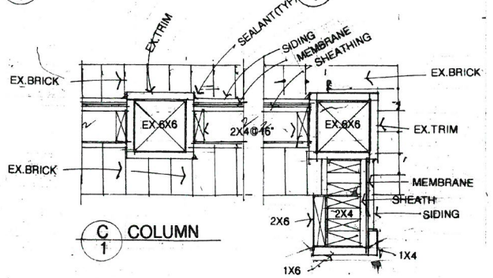
ITEM	MANUFACTURER	FPA
SIDING	JAMES HARDIE	FL-10477.1
OH DOOR	HAAS DOOR	
CONNECTORS	SIMPSON	



J/1 GARAGE HEADER



H/1 SILL



C/1 COLUMN

D/1 COLUMN

MATERIAL SPECS

A. CONCRETEWORK
1. Rebar-ASTM A615, Grade 40
2. Concrete-Plant mixed 2500 psi

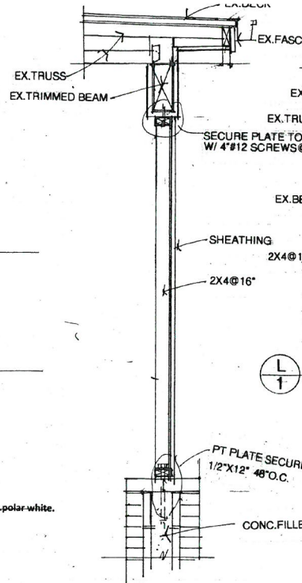
B. CARPENTRY
ROUGH
1. Base Plates- #2 SYP Treated
2. Studs/plates-Lodge Pole Pine
3. Wall sheathing- ½"CDX
4. Membrane-Tyvek or equal
5. Fasteners-galvanized
Sheathing: #8 ring shank 4"o.c edges/8"o.c/ field.
6. Connectors-Simpson as indicated.

FINISHED
1. Siding-James Hardie Cedarmill Lap Siding...wood grain.
2. Trim- James Hardie...wood grain
3. Interior Paneling- 4x8 ¼ beadbd.
4. Interior Trim- C grade pine.

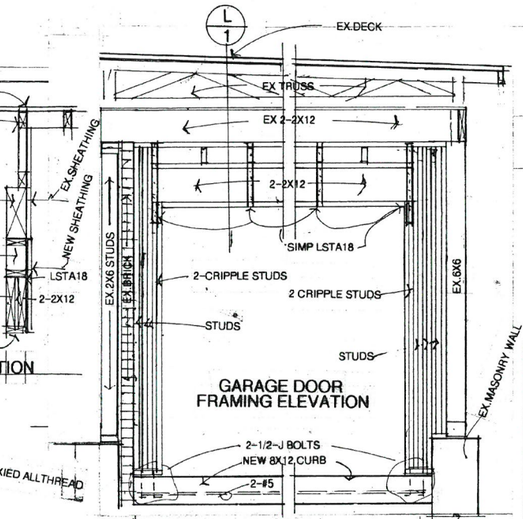
C. PAINTING
1. Exterior Siding/trim-2 coats acrylic Latex to match existing siding/trim.
2. Interior- 2 coats flat latex

D. OVERHEAD DOOR
Haas Door- Insulated metal series 2064...polar white.

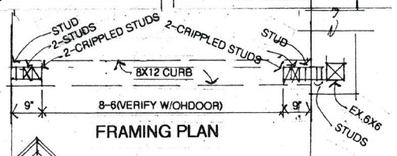
DETAILS
1 1/2":1'-0"



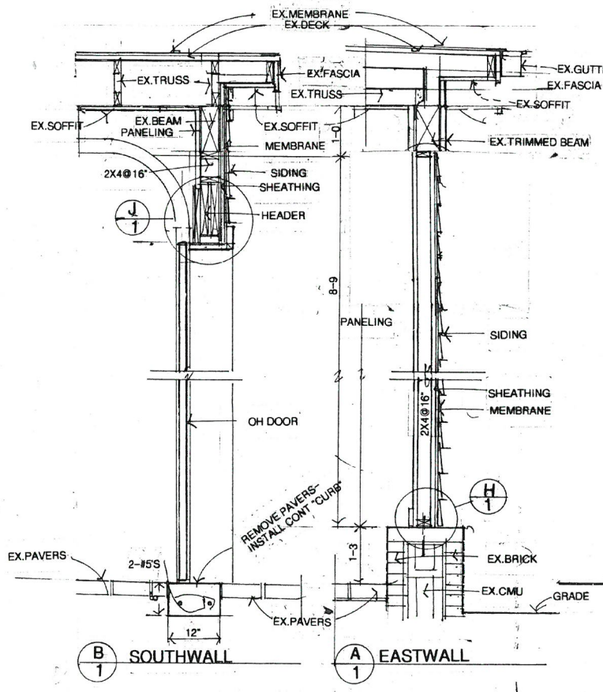
K/1 FRAMING SECTION



L/1 SECTION

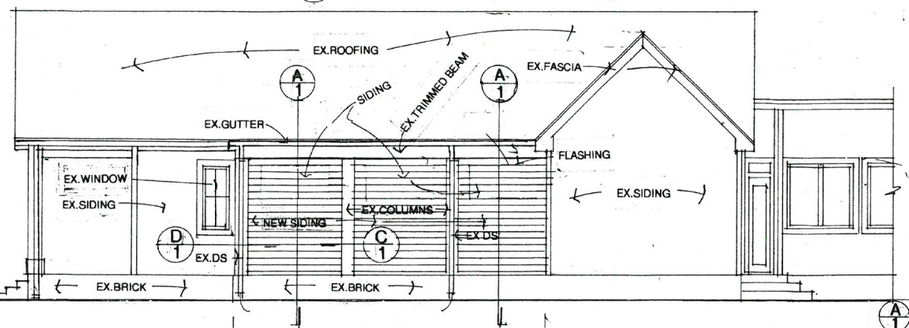


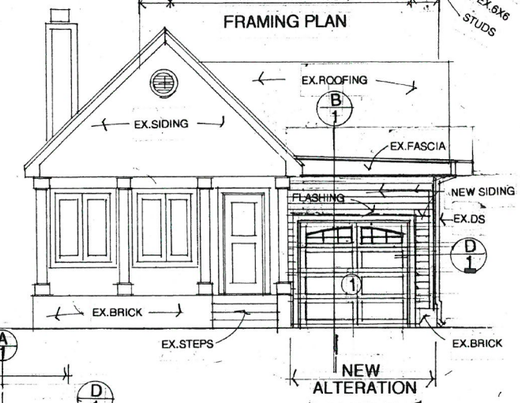
FRAMING PLAN



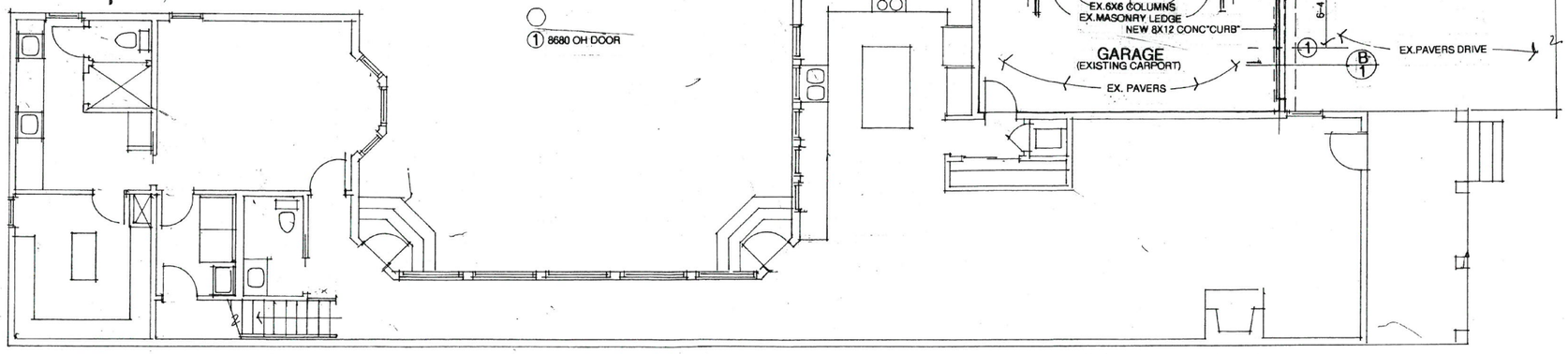
B/1 SOUTHWALL
A/1 EASTWALL

SECTIONS
3/4":1'-0"





ELEVATIONS
3/16":1'-0"



PLAN
3/16":1'-0"

CERTIFIED TO CONFORM TO FBC 2023 CHAPTER 16 LOADING CRITERIA

GREGORY R. UZDEVENES, ARCHITECT, P.A.
918 E. CERVANTES ST. PENSACOLA, FLA. 32501
850-432-9304 FAX: 438-4946 GUZD@BELLSOUTH.NET
FL REG 6869

ALTERATIONS TO THE
FETTERMAN RESIDENCE
514 E.GOVERNMENT STREET

DATE: 6MARCH24
JOB: 2403
REVISIONS:

1
SHEET

File #: 24-171 | Architectural Review Board | 4/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

611 Crown Cove
Pensacola Historic District / Zone SSD / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

SMP Architecture is seeking approval for exterior alterations at a non-contributing structure including new canopies and window configuration on the north elevation, new asphalt shingle roof, new Weather Shield windows and doors with simulated divided lites with an internal spacer bar and interior and exterior grille bars, new Hardie siding and paneling, exterior paint, hardscaping, and new fixtures.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for Review; Decisions; Rules governing decisions.
Sec. 12-3-10(1)e. PHD; Regulations and guidelines for any development within the historic zoning districts.
Sec. 12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures.

ATTACHMENTS:

1. Images
2. Application and Materials

611 Crown Cove





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

Architectural Review Board Application
Full Board Review

Application Date: 3/28/2024

Project Address: **611 CROWN COVE, PENSACOLA, FL 32502**

Applicant: SMP ARCHITECTURE, P.A.

Applicant's Address: 205 E INTENDENCIA ST.

Email: *ISABELLA@SMP-ARCH.COM; WILLIAM@SMP-ARCH.COM* Phone: 850-432-7772

Property Owner: SUSIE JOHNSON
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

PROJECT TO INCLUDE A FULL INTERIOR AND EXTERIOR RENOVATION OF AN EXISTING THREE-STORY HOUSE.

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

Applicant Signature

3/28/24
Date

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



smp. architecture

JOHNSON RESIDENCE

611 CROWN COVE PENSACOLA, FL 32502

A1

03/28/24

© SMP ARCHITECTURE 2024



SITE INDICATED IN RED



SITE INDICATED IN RED

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SITE CONTEXT

A2

03/28/24

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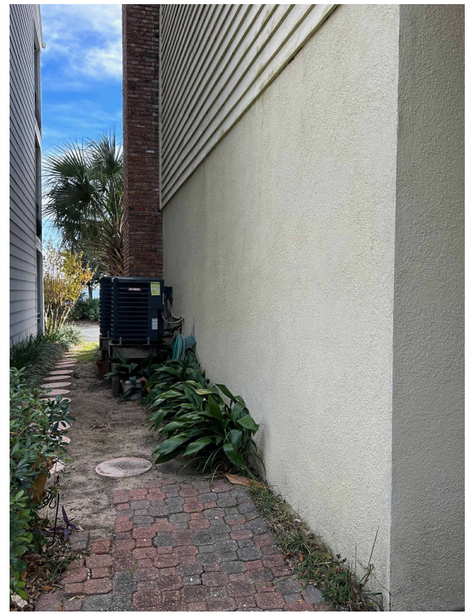
BAYFRONT PARKWAY VIEWS



CROWN COVE VIEW



ENTRY STAIRS



SIDE YARD

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EXISTING CONDITIONS

A3

03/28/24

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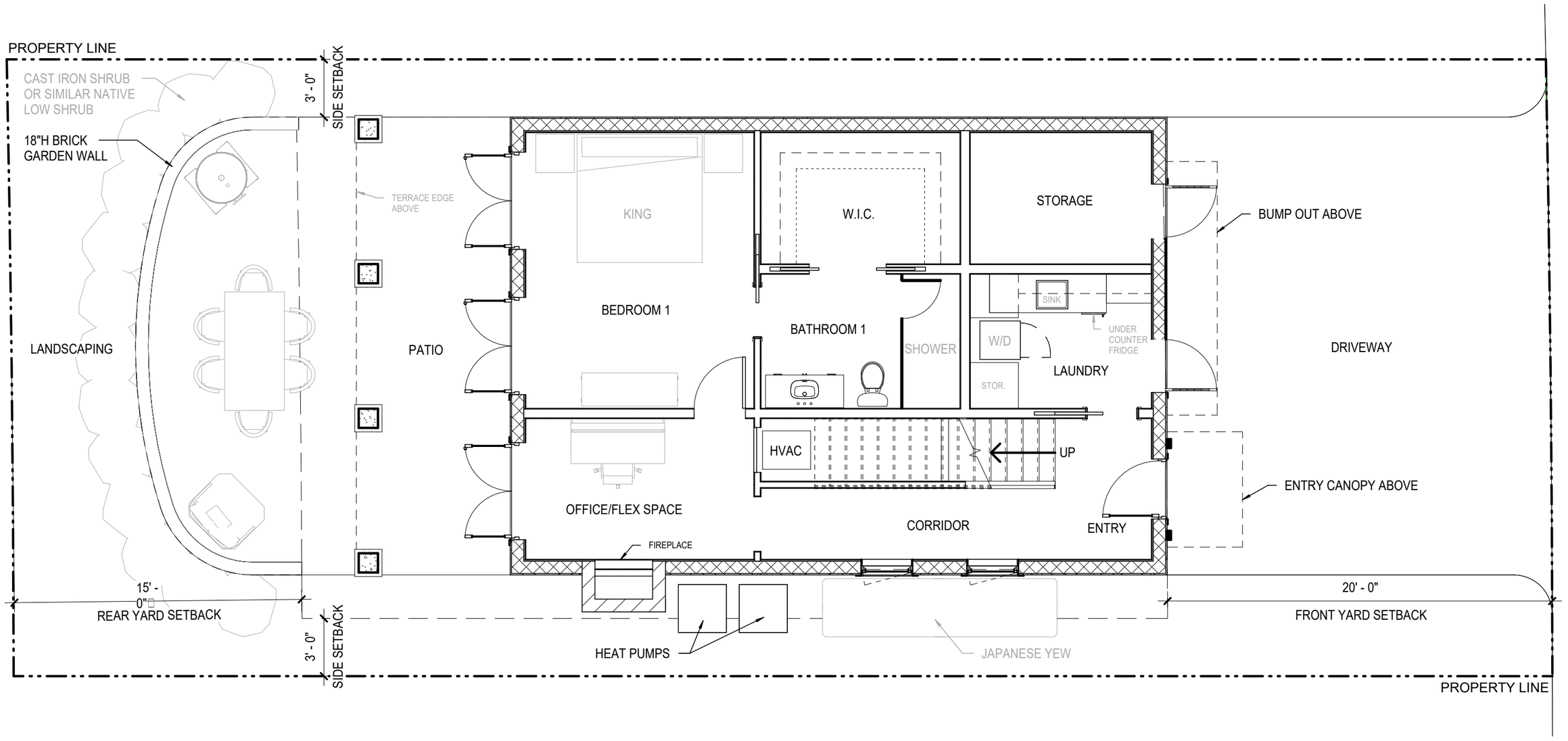

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LEVEL 1 PLAN

N

A4

03/28/24

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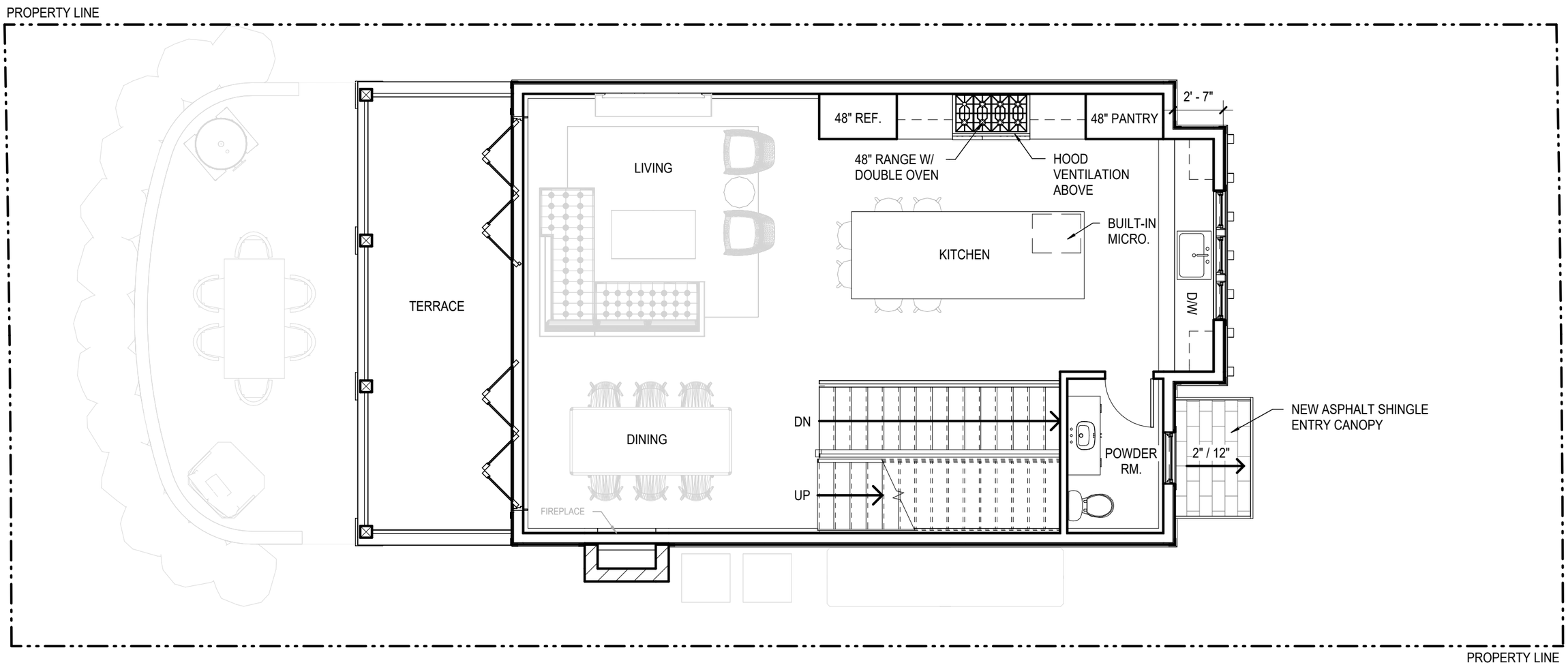

JOHNSON RESIDENCE

LEVEL 2 PLAN

N

A5

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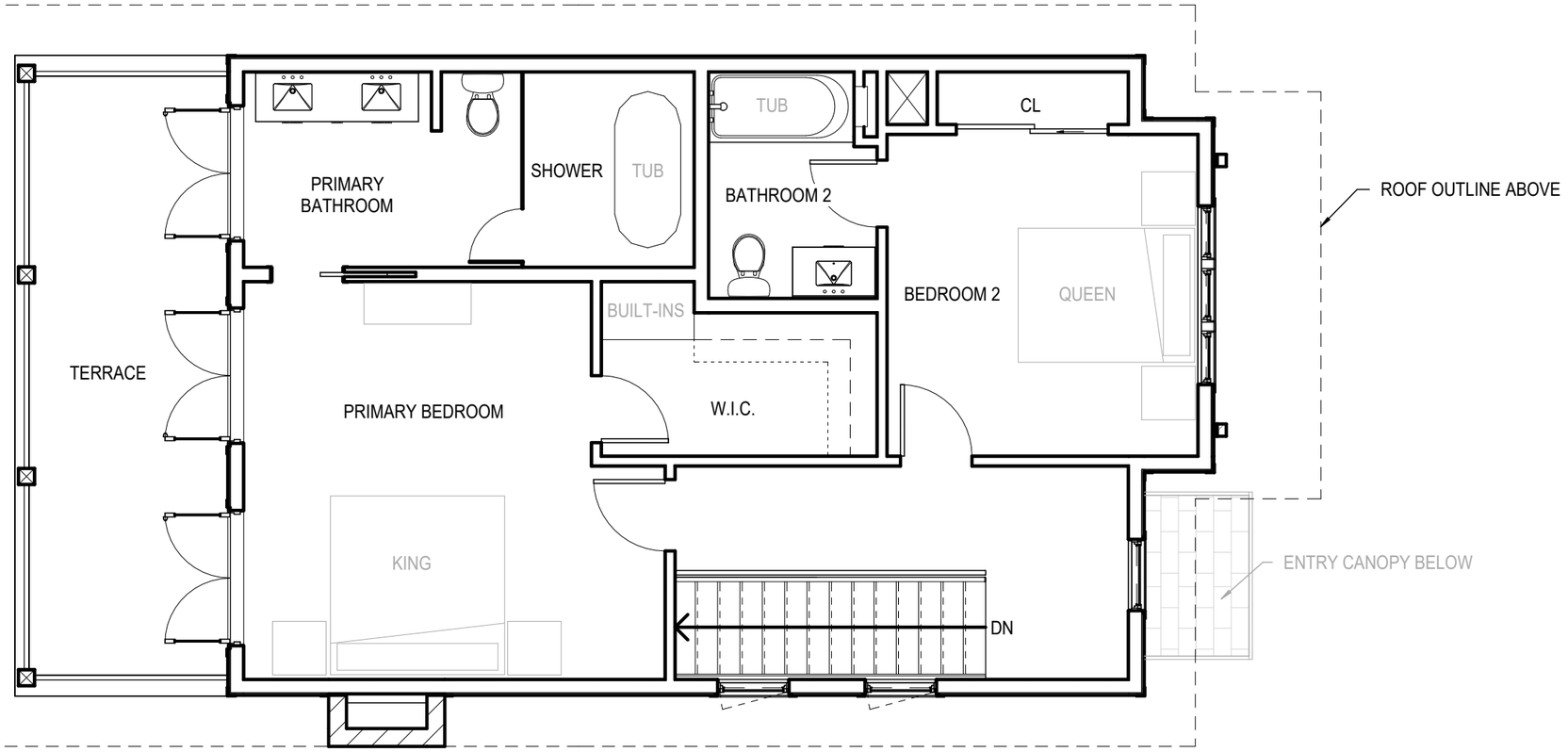
PROPERTY LINE



PROPERTY LINE

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JOHNSON RESIDENCE

LEVEL 3 PLAN

N

A6

03/28/24

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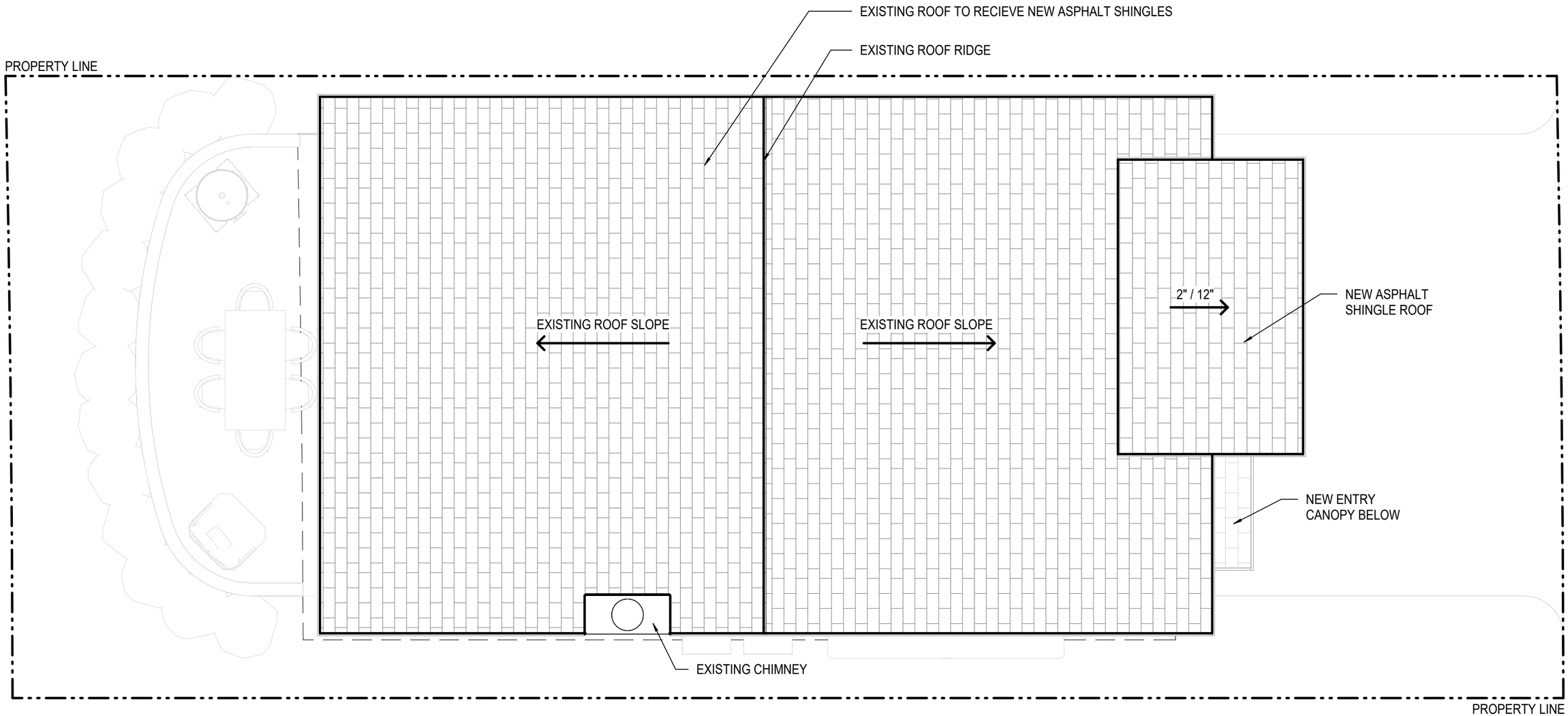

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JOHNSON RESIDENCE

ROOF PLAN

N

A7

03/28/24

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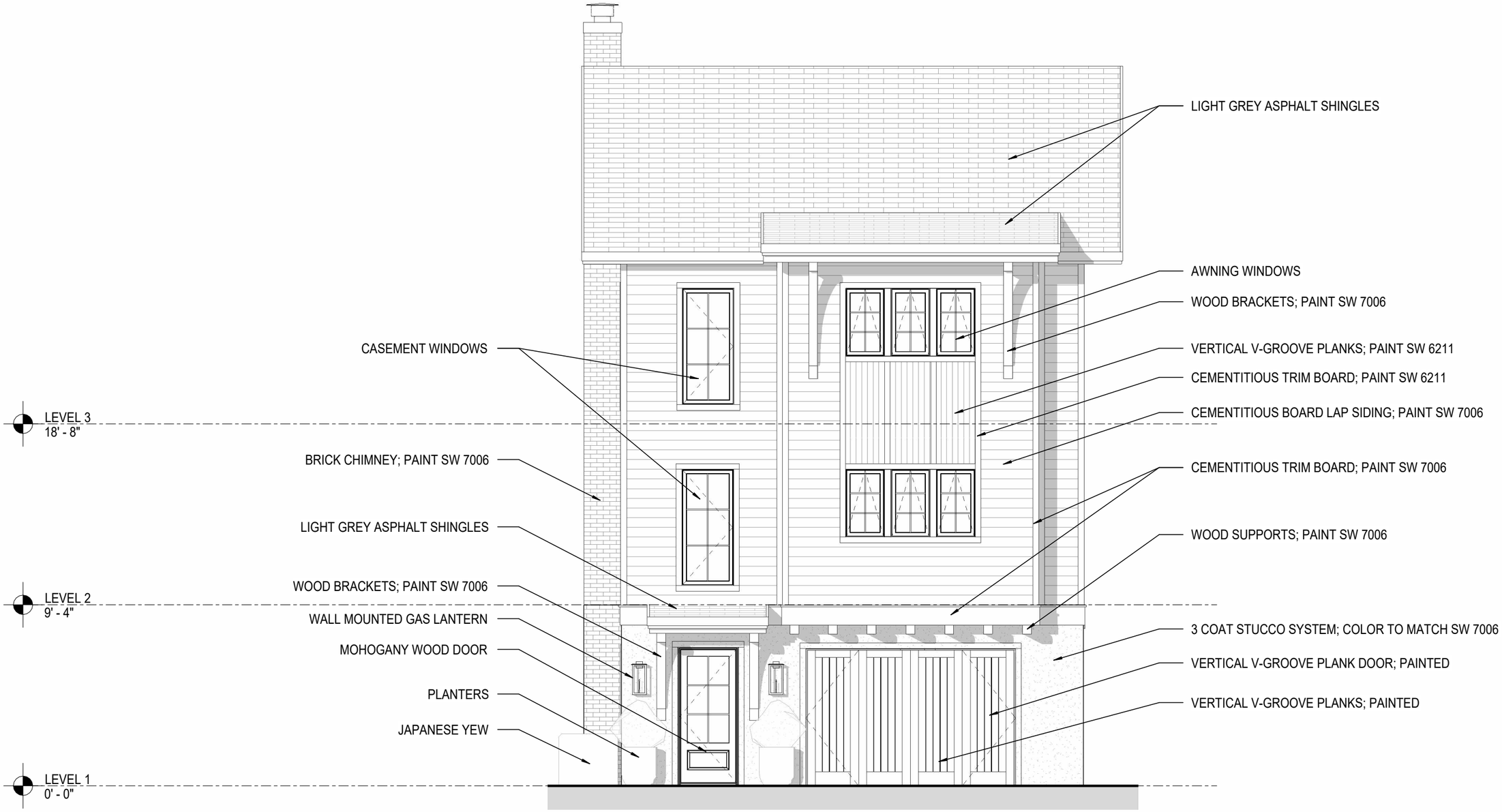

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JOHNSON RESIDENCE

NORTH ELEVATION

A8

03/28/24

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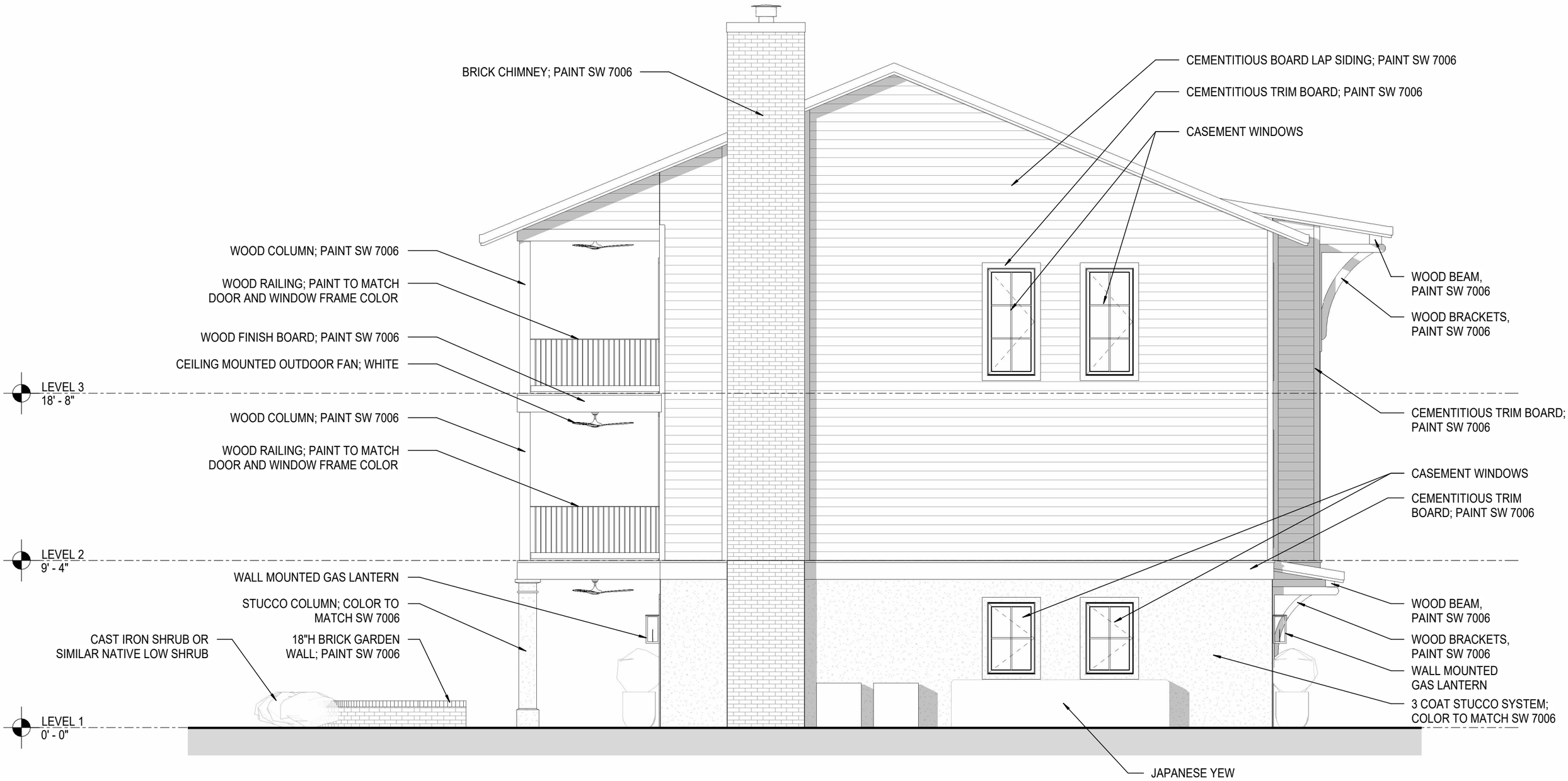

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JOHNSON RESIDENCE

EAST ELEVATION

A9

03/28/24

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JOHNSON RESIDENCE

SOUTH ELEVATION

A10

03/28/24

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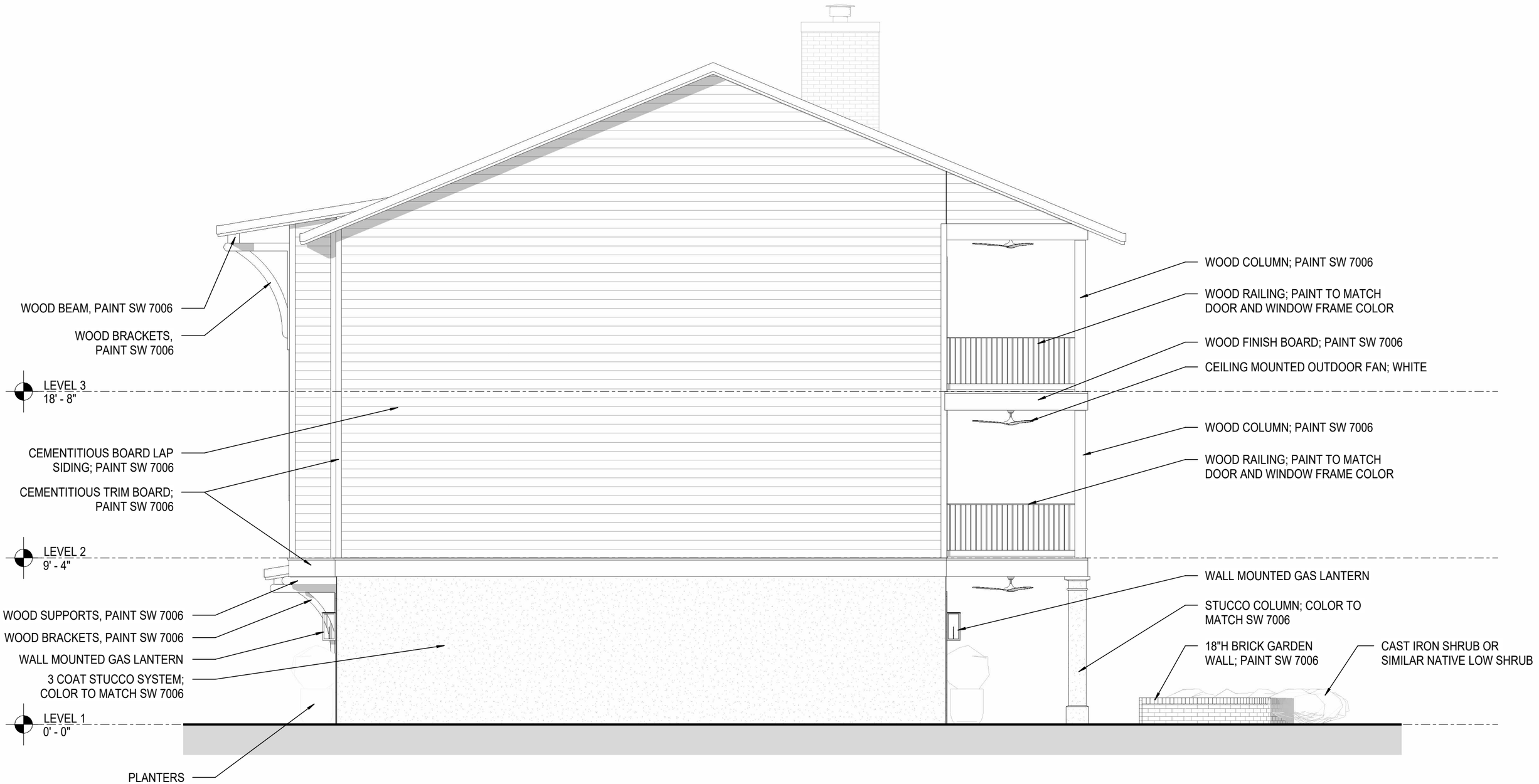

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JOHNSON RESIDENCE

WEST ELEVATION

A11

03/28/24

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JOHNSON RESIDENCE

NORTH FACADE RENDERING

A12

03/28/24

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JOHNSON RESIDENCE

SOUTH FACADE RENDERING

A13

03/28/24

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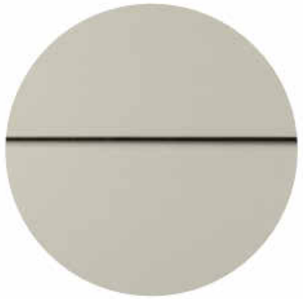
SIDING



Lap Siding

HARDIE® ARTISAN SIDING

Artisan Lap

Lap Siding		Thickness 5/8 in
Width	7.25 in (6 in exposure)	8.25 in (7 in exposure)
Length	12 ft	12 ft
Pcs/Pallet	144	125
Prime	Coming soon	Coming soon



SW 7006

V-GROOVE PLANKS



V-Groove

HARDIE® ARTISAN SIDING

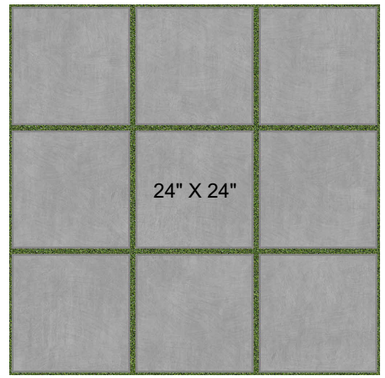
Artisan V Groove

V-Groove	Thickness 5/8 in
Width	8.25 in (7 in exposure)
Length	12 ft
Pcs/Pallet	126
Prime	•

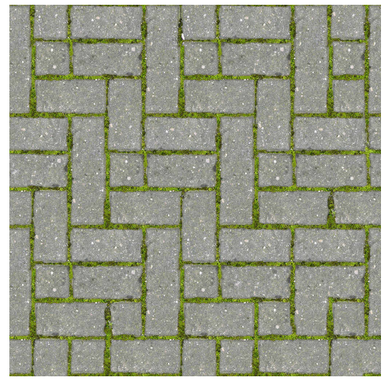


SW 6211

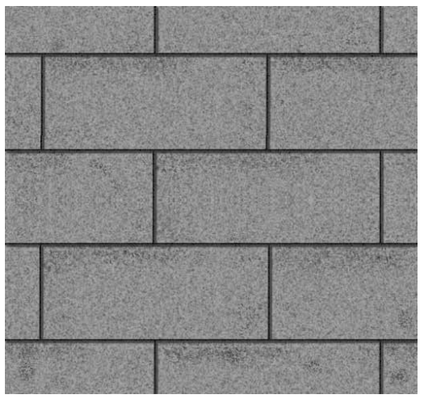
PAVERS - DRIVEWAY



PAVERS - PATIO



ROOF



PAINTED BRICK



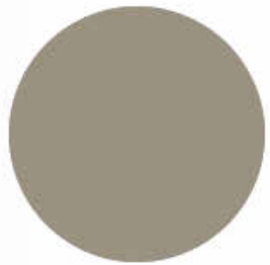
STUCCO - SMOOTH



WOOD RAILING



PAINT COLOR:



DRIFTWOOD

smp. architecture

JOHNSON RESIDENCE

MATERIAL LITERATURE

A14

03/28/24

© SMP ARCHITECTURE 2024

DOORS & WINDOWS

WEATHER SHIELD
WINDOWS & DOORS

CONTEMPORARY COLLECTION BI-FOLD



SIGNATURE SERIES HINGED PATIO



SIGNATURE SERIES CASEMENT



SIGNATURE SERIES AWNING



ALUMINUM CLAD DOORS & WINDOWS

NOTE: ALL EXTERIOR SWING DOORS AND WINDOWS TO HAVE SIMULATED DIVIDED LITES; TO INCLUDE INTERIOR & EXTERIOR GRILLE BARS WITH ALUMINUM SPACER BAR

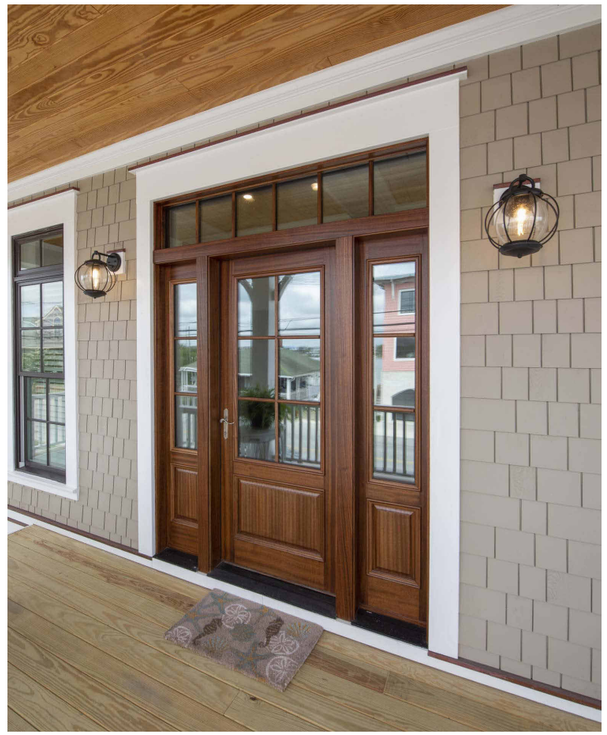
EXTERIOR FINISH COLOR:



DRIFTWOOD

ENTRY DOOR

Signature Door Inc.





STAINED MAHOGANY WOOD DOOR

© SMP ARCHITECTURE 2024

GAS LANTERNS



BEVOLO
-established 1945-
GAS & ELECTRIC LIGHTS

OUTDOOR CEILING FANS

TECHNICAL SPECIFICATIONS

HAIKU

THE WORLD'S SMARTEST FAN JUST GOT BRIGHTER.

BIG ASS FANS



Airfoil Finishes



Hardware Finishes



TERRACE DECKING



1X6 CUMARU PLANKS

TERRACE SOFFIT



1x4 PRESSURE TREATED TONGUE & GROOVE WOOD PLANKS WITH STAIN



STAIN COLOR

PLANTERS

REJUVENATION



DELL ALL WEATHER PLANTER
21-5/8"D x 22-3/8"H



smp. architecture

JOHNSON RESIDENCE

MATERIAL LITERATURE

A16

03/28/24

© SMP ARCHITECTURE 2024

File #: 24-172 | Architectural Review Board | 4/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

431 E. Zarragossa Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Exterior Alterations at a Contributing Structure

SUMMARY:

Highpointe DBR, LLC is seeking approval for exterior alterations at a contributing structure including new smooth Hardie plank lap siding with a 7 1/4 inch exposure, new Kolbe aluminum clad windows on the front and Jeld-Wen aluminum clad windows on the sides and rear all with simulated divided lites, replacement wood porch decking and railing, exterior paint, a new solid oak door, and a gas light fixture.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for Review; Decisions; Rules governing decisions.
Sec. 12-3-10(1)e. PHD; Regulations and guidelines for any development within the historic zoning districts.
Sec. 12-3-10(1)f. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures.

ATTACHMENTS:

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

HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

X Original
X Update

Site #8 ES 2498
Recorder #
Field Date 4 / 25 / 95
Form Date 7 / 24 / 95

SITE NAMES (addr. if none) WRIGHT HOUSE [MULT. LIST. #8]
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY # 4758]
NATIONAL REGISTER CATEGORY X building _structure X district _site _object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 431 E. ZARAGOZA ST.
CROSS STREETS nearest/between BETW. S. ALCANIZ ST. AND S. TARRAGONA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes no
COUNTY ESCAMBIA TAX PARCEL # 9001-006-023
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 5 LOT NO. 23
OWNERSHIP _private-profit _priv-nonprofit X priv-indiv _priv-unspecified _city _county _state _federal _unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 46 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING | | | | | 0 | NORTHING | | | | | | 0]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SHWD
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials BRIC LOCATIONS LEFT FRONT SIDE
WINDOWS (types, materials, and placements) DHS, 9/6, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open ____ #closed ____ #incised ____ Locations FULL WIDTH FRONT PORCH
Porch roof types
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: _excellent X good _fair _deteriorated _ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) _commercial S residential _institutional _rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? _y _n (No-explain; yes-attach!)
Artifacts or other remains
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
This is a small, rectangular-shaped house which sits about two feet off the ground on brick piers. There is a full-width front porch, wooden

HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1817 CIRCA x yes __no
ARCHITECT: (last name first) UNKNOWN
BUILDER: (last name first) UNKNOWN
MOVES __yes __no Dates _____ Orig.addr. _____
ALTERATIONS __yes __no Dates _____ Nature _____
ADDITIONS __yes __no Dates _____ Nature _____
ORIGINAL USES (give dates) RESIDENCE
INTERMEDIATE USES (give dates) _____
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) ANNA WALKER (ORIGINAL), DONNA D. SANDERS (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? _yes _no _insuff. info
Individually elig. for Nat. Register? _yes _no _insuff. info
Potential contributor to NR district? _yes _no _insuff. info

Local Designation Category
_____
_____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R8, F17-18

RECORDER

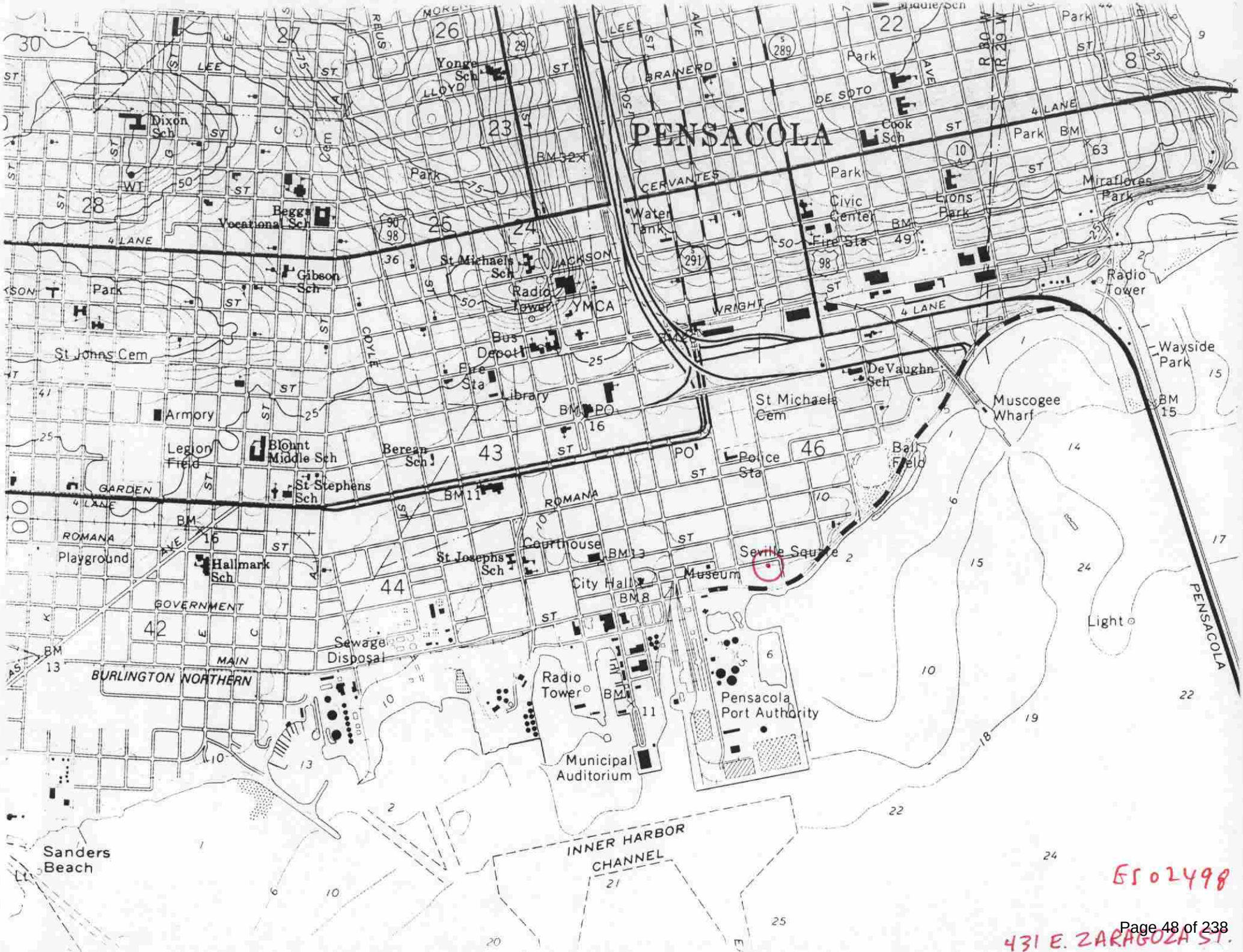
NAME (last first)/ADDR/PHONE/AFFILIATION HPPB

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

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

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

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



ES02498

431 E. ZARAGOZA ST.


Elect
Jo
GREEN
City Council District 5

1. THE WRIGHT HOUSE
2. 431 E. ZARAGOZA ST.
3. J. SCOTT JANCY
4. 25 APRIL 1995
5. HPPB
6. S
7. R8, F18

ES02498

431 E. Zarragossa Street





Architectural Review Board Application
Full Board Review

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

Application Date: 3/27/2024

***Project Address*:** **431 E. Zaragoza St. Pensacola FL. 32501**

Applicant: Highpointe DBR LLC, for William and Jamie Condon

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

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

Property Owner: William and Jamie Condon
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Final Review: William and Jamie Condon are seeking approval to exterior modifications to this historic residence. They would like to do the following: 1. Replace all siding with Hardie plank siding. Existing siding is rotten, warped, leaking, and in overall bad shape. 2. Replace all windows with new Aluminum clad windows. Existing windows are single pane, in poor condition or otherwise rotten. 3. Replace front door with new solid oak door. 4. Replace the decking with new painted PT T&G pine decking. Old decking is rotten. 5. Replace porch railings with new painted PT pine railings. Old railings are not to code, and in poor condition. 6. Paint residence. 7. Install new porch lighting.

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

signature on file — 3/27/2024

Applicant Signature — Date

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

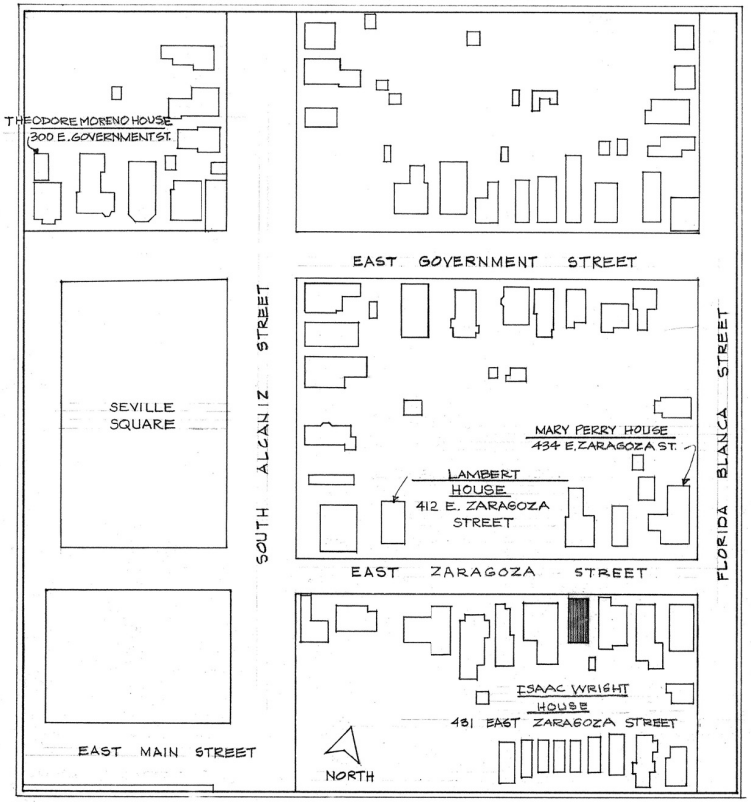
TRIM LINE

ISAAC WRIGHT HOUSE

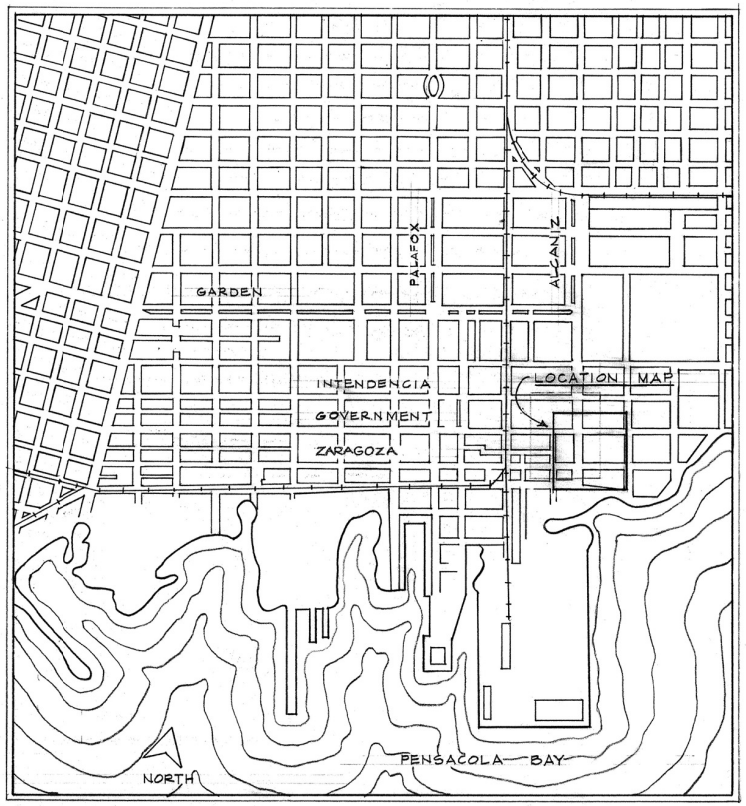
431 EAST ZARAGOZA STREET PENSACOLA ESCAMBIA COUNTY FLORIDA

THIS STRUCTURE IS TYPICAL OF THE MODEST BRACED FRAME COTTAGES BUILT AS TENANT HOUSES IN THIS LOCALE. ALTHOUGH MODIFIED TO MEET THE CHANGING NEEDS OF A SUCCESSION OF OCCUPANTS, A LARGE PORTION OF THE ORGINAL FABRIC REMAINS IN PLACE.

THIS PROJECT, SPONSORED BY THE PENSACOLA HISTORICAL RESTORATION AND PRESERVATION COMMISSION IN COOPERATION WITH THE HISTORIC AMERICAN BUILDINGS SURVEY, WAS MEASURED AND DRAWN JULY 1968, UNDER THE DIRECTION OF JAMES C. MASSEY, CHIEF OF HABS AND PROFESSOR F. BLAIR REEVES (UNIVERSITY OF FLORIDA) SUPERVISORY ARCHITECT, AND STUDENT ASSISTANT ARCHITECTS, JOHN O. CROSBY (UNIVERSITY OF FLORIDA), DAVID L. VAN DE VEN, JR. (TEXAS TECHNOLOGICAL COLLEGE) AND EDWARD BONDI JR. (UNIVERSITY OF FLORIDA).



LOCATION MAP
SCALE: 1" = 100'



REFERENCE MAP
SCALE: 1"-1000'

DRAWN BY: DAVID L. VAN de VEN, JR., 1968

HABS PENSACOLA FIELD OFFICE
OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
UNDER DIRECTION OF THE NATIONAL PARK SERVICE.
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
ISAAC WRIGHT HOUSE
431 E. ZARAGOZA STREET PENSACOLA ESCAMBIA COUNTY FLORIDA

SURVEY NO. FLA. 200

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 3 SHEETS

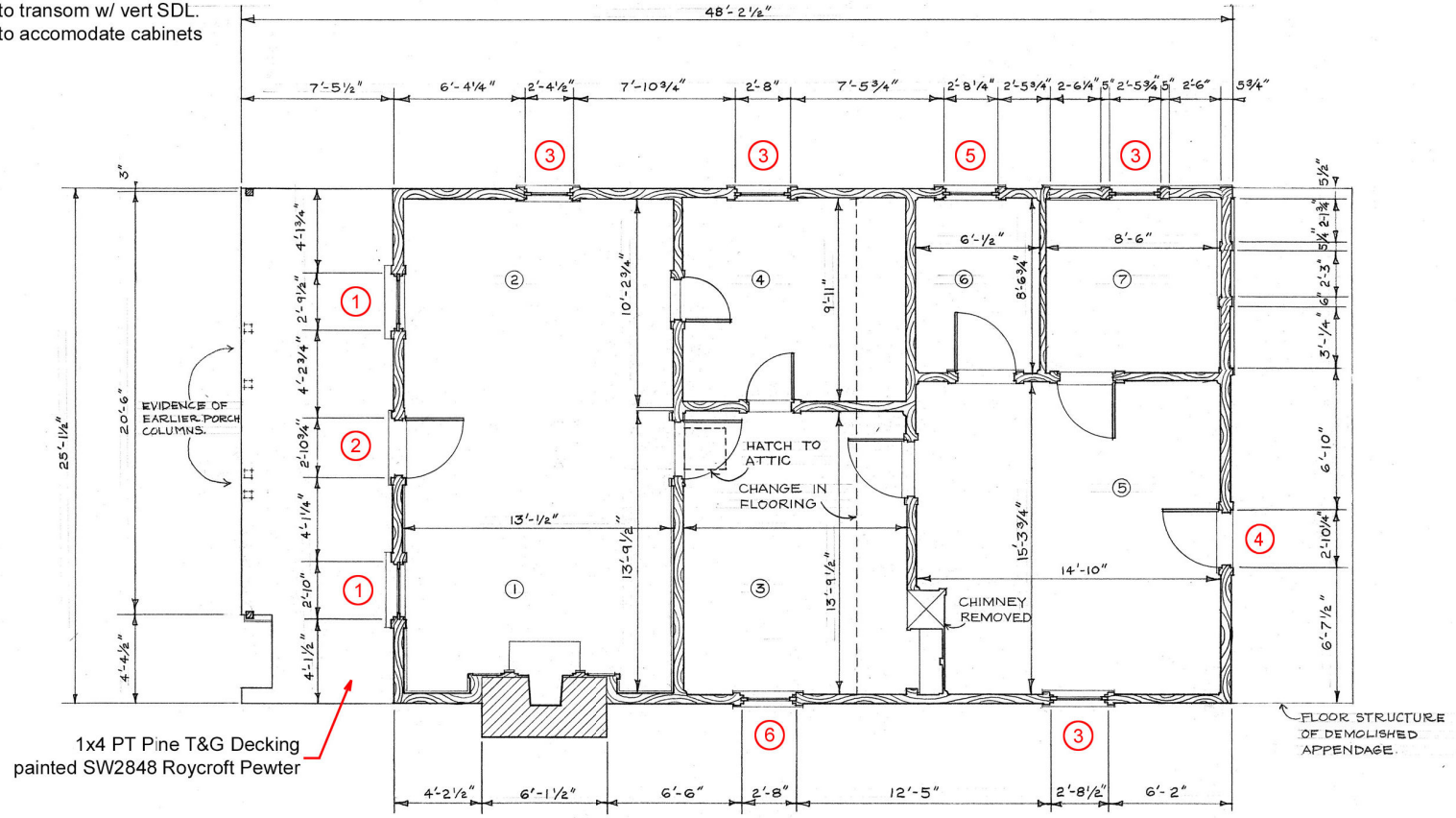
LIBRARY OF CONGRESS INDEX NUMBER

P. B. P. CO. 16-5559
TRIM LINE

TRIM LINE

KEY:
1. New front windows to match existing grid pattern (Kolbe).
2. New custom white oak wood door with 2/3 4-lite impact SDL glass.
3. New windows with impact SDL multi-lite top, single lite bottom sash.
4. New painted fiberglass single light rear door similar to existing.
5. Resized to transom w/ vert SDL.
6. Resized to accomodate cabinets below

NOTE:
Front windows Kolbe Aluminum Clad with impact PDL glass.
All other windows Jeld-Wen Aluminum Clad windows with impact SDL glass.



FLOOR PLAN
SCALE ¼"=1'-0"

NORTH

NOTES:
EVIDENCE INDICATES THAT THIS BUILDING PROBABLY BEGAN AS A TWO ROOM HOUSE WITH PORCHES AT BOTH SIDES; MODIFICATIONS INCLUDE ENCLOSING OF THE SOUTH PORCH AND CONSTRUCTION OF ADDITIONAL SPACES; REMODELING OF FIREPLACE OPENING AND TRIM. BRACED FRAME CONSTRUCTION IN EXTERIOR WALLS AND IN PARTITION BETWEEN ROOMS (2) AND (4). PARTITION BETWEEN ROOMS (1) AND (2) IS OF VERTICAL 1½" TONGUE AND GROOVE BOARDS OF VARIOUS WIDTHS; OTHER PARTITIONS OF HORIZONTAL FLUSH SIDING 6"-9" WIDE; CEILING FINISH OF FLUSH BOARDS OF VARIOUS WIDTHS. FINISH OF ROOM (1) EXTENSIVELY RE-WORKED c 1940.

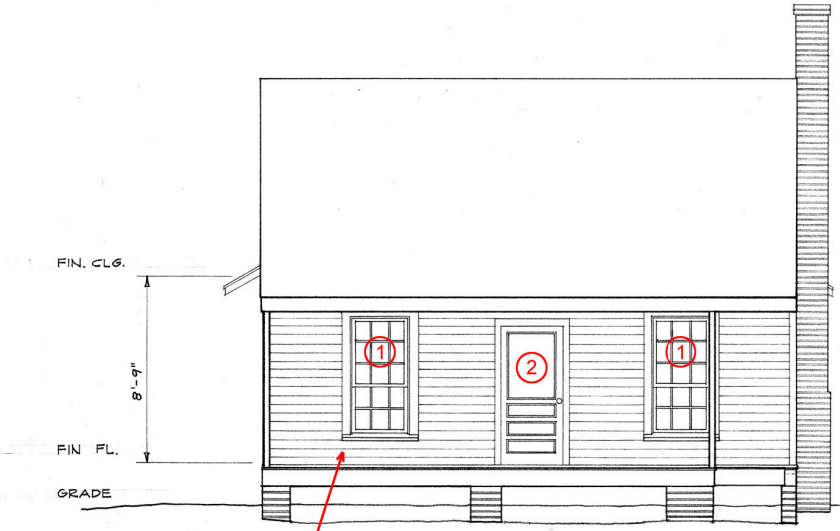
0 1 2 3 4 5 10
FEET

DRAWN BY: EDWARD BONDI, 1968.

HABS PENSACOLA FIELD OFFICE OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE ISAAC WRIGHT HOUSE 151 E. ZARAGOZA STREET — PENSACOLA — ESCAMBIA COUNTY — FLORIDA	SURVEY NO. FLA 200	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 2 OF 3 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

P. B. P. CO. 16-5559
TRIM LINE



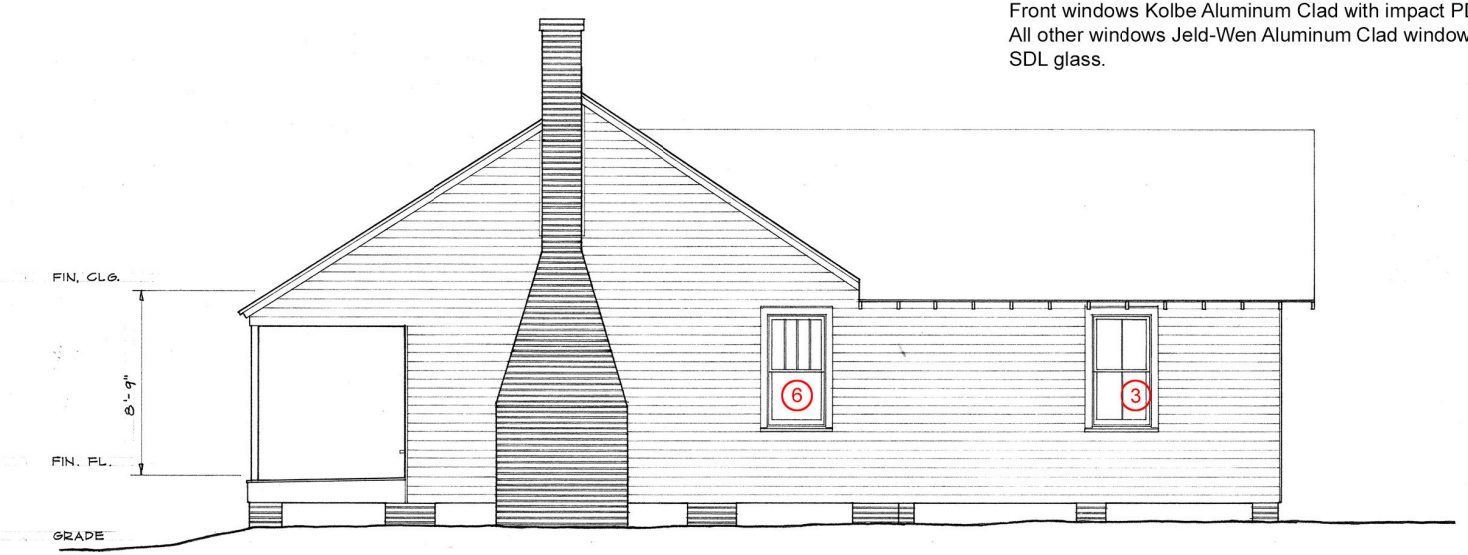
All siding, posts, and trim to be Painted SW 7008 Alabaster

NORTH ELEVATION
SCALE ¼"=1'-0"

NOTES:
- FOUNDATIONS: BRICK PIERS WITH FRAGMENTS OF SMOOTH CEMENT OR LIME AND SAND WASH OVER BRICKS.
- WALL CONSTRUCTION: BRACED WOOD FRAME, WEATHERBOARD SIDING ½"x 5⅝" WITH 5" AVERAGE EXPOSURE; SQUARE HEAD CUT NAILS; 1"x 4" CORNER BOARDS AT N.E. AND N.W. CORNERS, TRACES OF WHITE AND BEIGE PAINT; TRIM BOARD ⅞" x 2½" AT EACH SIDE OF CHIMNEY CUT TO FOLLOW SIDING PROFILE
- WINDOWS ARE 9/6 AND 6/6 OF VARIOUS SIZES, THIN MUNTINS, IRREGULAR GLASS; FRAGMENTS AT JAMBS OF NORTH AND SIDE WINDOW FRAMES INDICATE TWO SHUTTERS PER OPENING; MISC. WINDOW SASH IN APPENDAGE. DOOR AND WINDOW TRIM SHOW TRACES OF BROWN-RED PAINT.
- GABLE ROOF IS COVERED WITH CORRUGATED SHEET METAL OVER WOOD SHINGLES.

KEY:
1. New front windows to match existing grid pattern (Kolbe).
2. New custom white oak wood door with 2/3 4-lite impact SDL glass.
3. New windows with impact SDL multi-lite top, single lite bottom sash.
6. Resized to accomodate cabinets below

NOTE:
Front windows Kolbe Aluminum Clad with impact PDL glass.
All other windows Jeld-Wen Aluminum Clad windows with impact SDL glass.



WEST ELEVATION
SCALE ¼"=1'-0"

0 1 2 3 4 5 10
FEET

DRAWN BY: JOHN O. CROSBY, 1968.

HABS PENSACOLA FIELD OFFICE
OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
UNDER DIRECTION OF THE NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
ISAAC WRIGHT HOUSE
431 E. ZARAGOZA STREET PENSACOLA ESCAMBIA COUNTY FLORIDA

SURVEY NO. FLA 200

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 3 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER

Exterior Condition



Rot



Siding warped, chipped paint, and early rot.

Exterior Condition



Rot



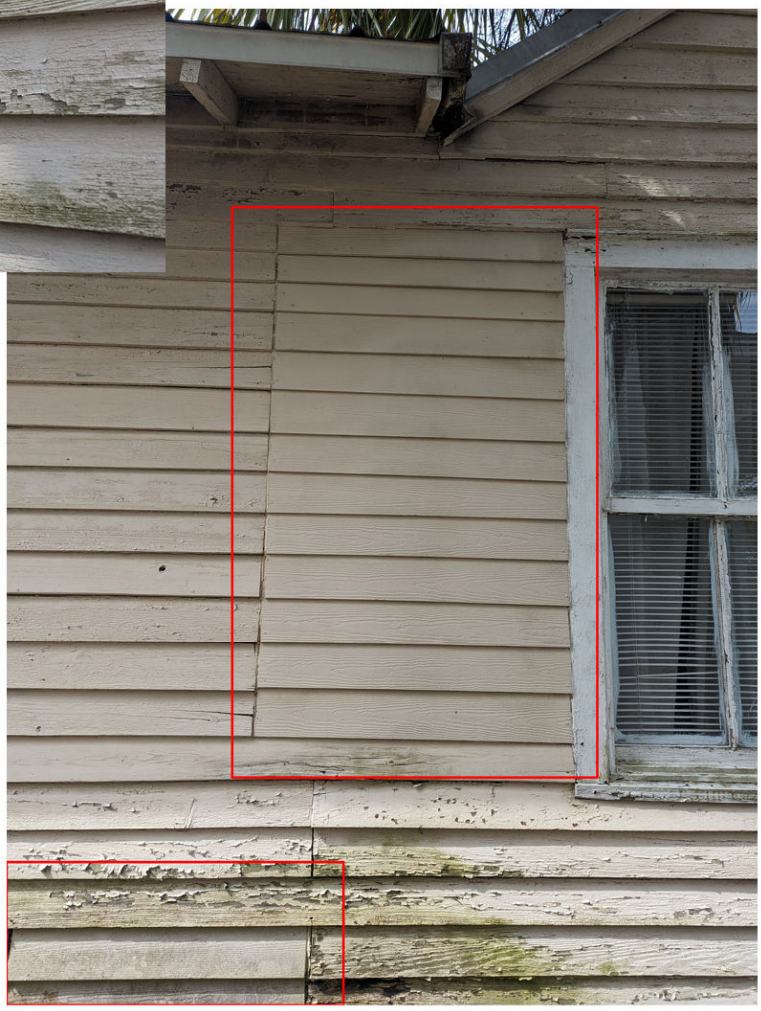


Window sash, casing, and sill showing rot.

Exterior Condition



Rot, bowed, flaking siding.



Hardie siding repairs made to existing siding.

Exterior Condition



Rot and bad Hardie repair.



Novelty siding instead of clap board.

Exterior Colors

SW 7008

Alabaster

Interior / Exterior

Location Number: 255-C2

SW 7008 Alabaster
All exterior siding and trim

SW 2848

Roycroft Pewter

Interior / Exterior

SW 2848 Roycroft Pewter
Font porch decking

Front Porch Railings

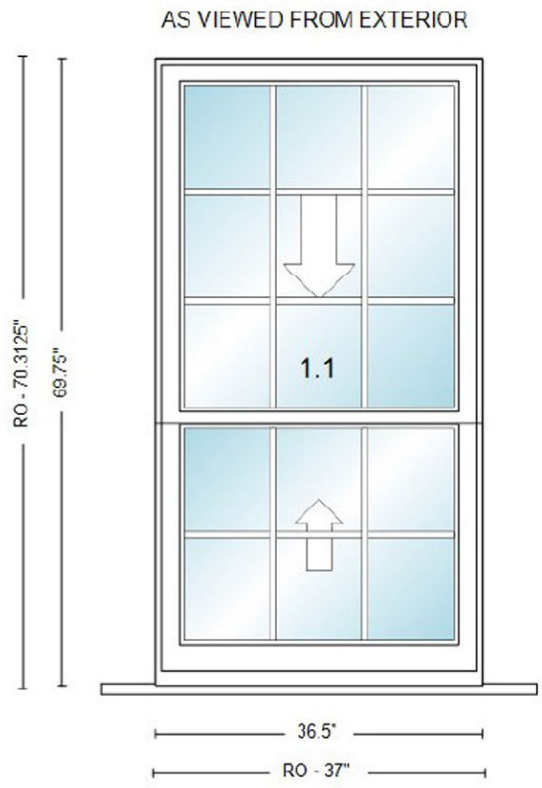


412 E. Zaragoza St.



425 E. Zaragoza St.

Kolbe Windows





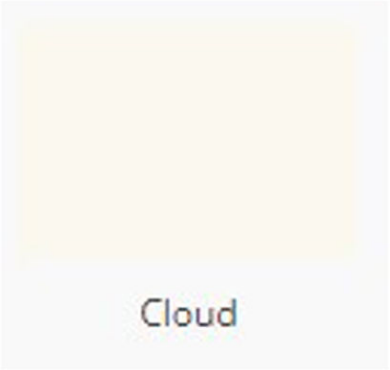
Kolbe Sterling Ultra Cald Windows with PDL impact glass



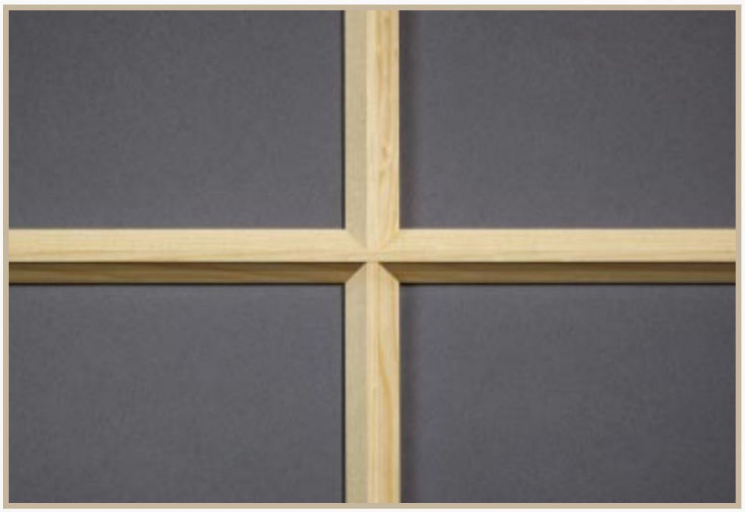
Alum. Cladding



Beveled Profile PDL Bars

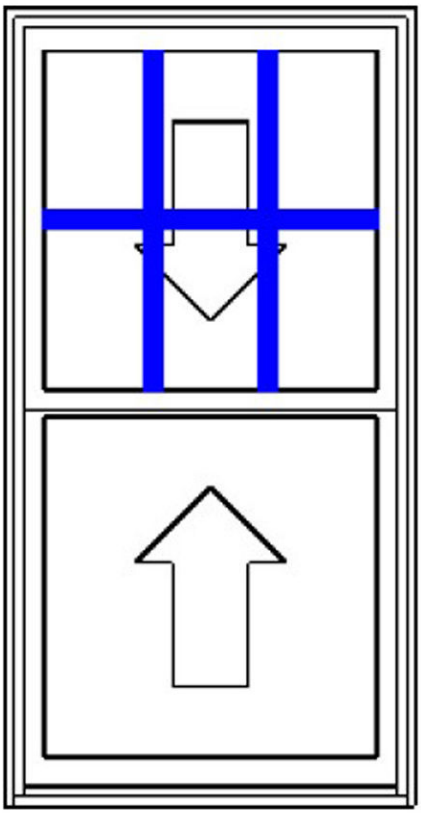


Exterior Color



5/8" Beveled Profile PDL Bars

Jeld-Wen Windows



Jeld Wen Custom Wood Window
AuraLast Pine and Precise SDL



Precise SDL



AuraLast Pine Interior

Exterior Color:
Bone White



5/8” Putty external Muntin

Custom Wood Front Door



2’-10” x 6’-8” custom oak door unit with 2/3 4-lite impact glass.



White Oak construction with natural finish.



Emtek Denver Entry Set

Front Porch Ligiting



Bevolo French Quarter gas light
14x9x9





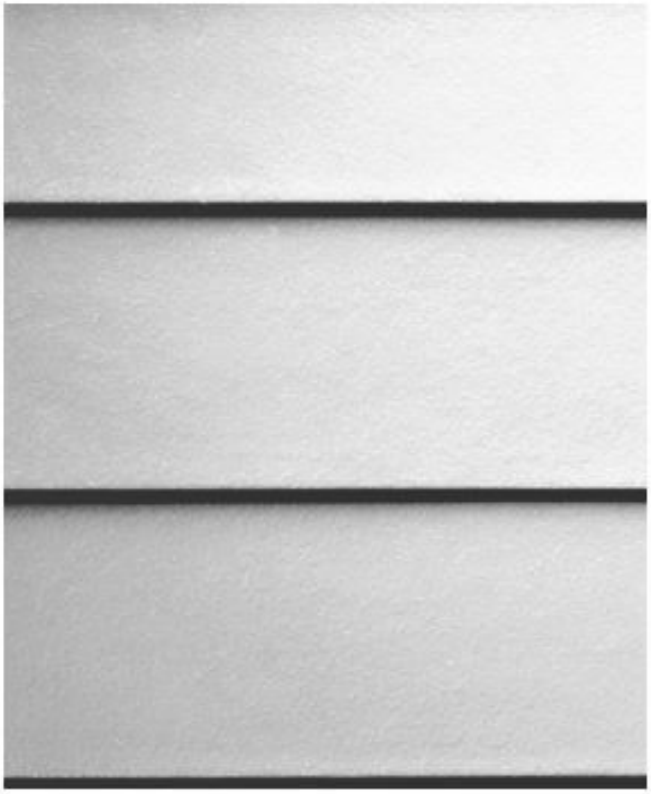
HARDIE® PLANK LAP SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Pearl Gray



Request a Quote ›

Request a Sample ›

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"	**WIDTHS:** 8.25"
LENGTH: 144" boards	**EXPOSURES:** 7"

Warranty Information ›

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-173 | Architectural Review Board | 4/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

424 W. Lloyd Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Chimney Removal at a Contributing Structure

SUMMARY:

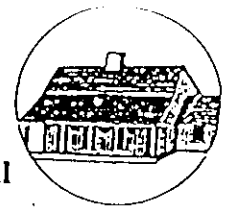
Weathertite Roofing of NWFL is seeking approval to remove three chimneys from a contributing structure. All three chimneys have been capped and are deteriorating.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-10(2)d.2.ii.(a) North Hill Preservation District; Procedure for review; Decisions; General consideration; Rules governing decisions.
Sec. 12-3-10(2)f. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in North Hill.

ATTACHMENTS:

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



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

__ Original
x Update

Site #8 ES00447
Recorder #
Field Date 5 / 4 / 95
Form Date 7 / 6 / 95

SITE NAMES (addr. if none) I. F. ELDREDGE HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY __building __structure X district __site __object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 424 W. LLOYD ST.
CROSS STREETS nearest/between BETW. N. REUS AND N. DE VILLIERS ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes __no
COUNTY ESCAMBIA TAX PARCEL # 9010-004-171
SUBDIVISION NAME NORTH HILL BLOCK 171 LOT NO. 1-4
OWNERSHIP __private-profit __priv-nonprofit X priv-indiv __priv-unspecified __city __county __state __federal __unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25 RANGE 30W SECT. 26 1/4 1/4-1/4 IRREG. SECT.? __y __n
[UTM: ZONE 16 17 EASTING 0 NORTHING 0]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

STYLE MEDR EXTERIOR PLAN RECT NO. STORIES 2
STRUCTURAL SYSTEMS MASO
FOUNDATION: Types SLAB Materials CONC
EXTERIOR FABRICS PEDA
ROOF: Types HPHP Materials SHCO
Secondary strucs. (dormers etc.)
CHIMNEY : No. 3 Materials BRIC LOCATIONS 2 NORTH LATERAL SLOPE
WINDOWS (types, materials, and placements) 1 EAST EXTERIOR
DHS, 1/1, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open ___ #closed ___ #incised ___ Locations S/1 STORY HIPPED PORCH WITH
Porch roof types PEBBLEDASH COLUMNS, 2 BAY, SOUTH ACCESS
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: X excellent __good __fair __deteriorated __ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) __commercial A residential __institutional __rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? _y _n (No-explain; yes-attach!)
Artifacts or other remains
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)

HR6E04606-92 Florida Site File, Div. of Historical Resources, Gray Bldg, 500 S Bronough, Tallahassee, FL 32399-0250/904-487-2299/Suncom 277-2299
Z:\4A CAFORMS\STRUCFNO.DOC

Page 68 of 238

HISTORICAL STRUCTURE FORM

Site #8_____

HISTORY

CONSTRUCTION DATE 1911 CIRCA X yes __no
ARCHITECT: (last name first) UNKNOWN
BUILDER: (last name first) UNKNOWN
MOVES __yes X no Dates _____ Orig.addr._____
ALTERATIONS __yes __no Dates _____ Nature _____
ADDITIONS __yes __no Dates _____ Nature _____
ORIGINAL USES (give dates) RESIDENCE
INTERMEDIATE USES (give dates) _____
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) INMAN F. ELDREDGE (1916-1921)
W. FRANK KING JR AND DOROTHEA F. KING (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? _yes _no _insuff. info
Individually elig. for Nat. Register? _yes _no _insuff. info
Potential contributor to NR district? _yes _no _insuff. info

Local Designation Category
_____
_____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.)_____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R22, F33-34

RECORDER

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

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

DHR USE ONLY	OFFICIAL EVALUATIONS	DHR USE ONLY
NR DATE / /	KEEPER-NR ELIGIBILITY*: y n pe ui	Date / /
DELIST DATE / /	SHPO-NR ELIGIBILITY*: y n pe ui	Date / /
	LOCAL DESIGNATION*: _____	Date / /
	Local office	

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

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

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

Site Name Eldredge, I.F., House 830 = = Site No. Es 447 1009 = =
Address of Site: 424 W. Lloyd Street, Pensacola, FL 32501 Survey Date 8005 820 = =
Instruction for locating N side of Lloyd St. between Reus and DeVilliers Streets 905 = =

Location: Clapp Tract (subdivision name) 171 (block no.) 1-4 (lot no.) 813 = =
County: Escambia 868 = =
Owner of Site: Name: King, W. Frank and Dorothea F. 808 = =
Address: 424 W. Lloyd Street, Pensacola, FL 32501
Type of Ownership Private 848 = = Recording Date 902 = =
Recorder: 832 = =
Name & Title: Guedez, Susan; and Gantzhorn, Alan
Address: HPPB

Condition of Site: (Check One)
- ☐ Excellent 863 = =
- ■ Good 863 = =
- ☐ Fair 863 = =
- ☐ Deteriorated 863 = =

Integrity of Site: (Check One or More)
- ■ Altered 858 = =
- ☐ Unaltered 858 = =
- ■ Original Site 858 = =
- ☐ Restored ( ) (Date:) ( ) 858 = =
- ☐ Moved ( ) (Date:) ( ) 858 = =

Original Use Residence 818 = =
Present Use Residence 838 = =
Dates: Beginning c +1916 850 = =
Culture/Phase American 844 = =
Period 20th Century 840 = =
845 = =

NR Classification Category: District 916 = =

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

Areas of Significance: Architecture, history 910 = =

Significance:

This unadorned Mediterranean Revival house was constructed for Inman F. Eldredge in about 1916. Eldredge, who owned the house until 1921, was a supervisor for the U.S. Forest Service.

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

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE rectangle 966 = =

EXTERIOR FABRIC(S) pebbledash 854 = =

STRUCTURAL SYSTEM(S) masonry 856 = =

PORCHES S/ 1 story hipped porch, 2 bay, access from S 942 = =

FOUNDATION: slab, concrete 942 = =

ROOF TYPE: hipped 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: N lat slope ext; E exterior; N lat slope int 942 = =

WINDOW TYPE: DHS, 1/1, wood 882 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: composition shingle, butt 882 = =

ORNAMENT EXTERIOR: exposed rafter ends 950 = =

NO. OF CHIMNEYS 3 952 = = NO. OF STORIES 2 954 = =

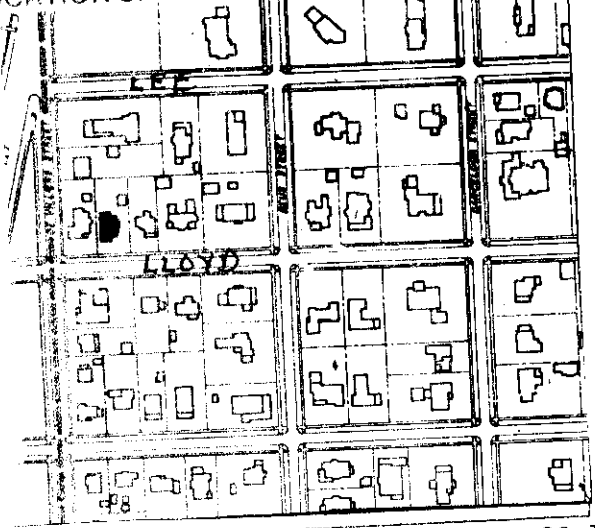
NO. OF DORMERS 0

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

Latitude and Longitude: ° ' " ° ' " 800 = =

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

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	26

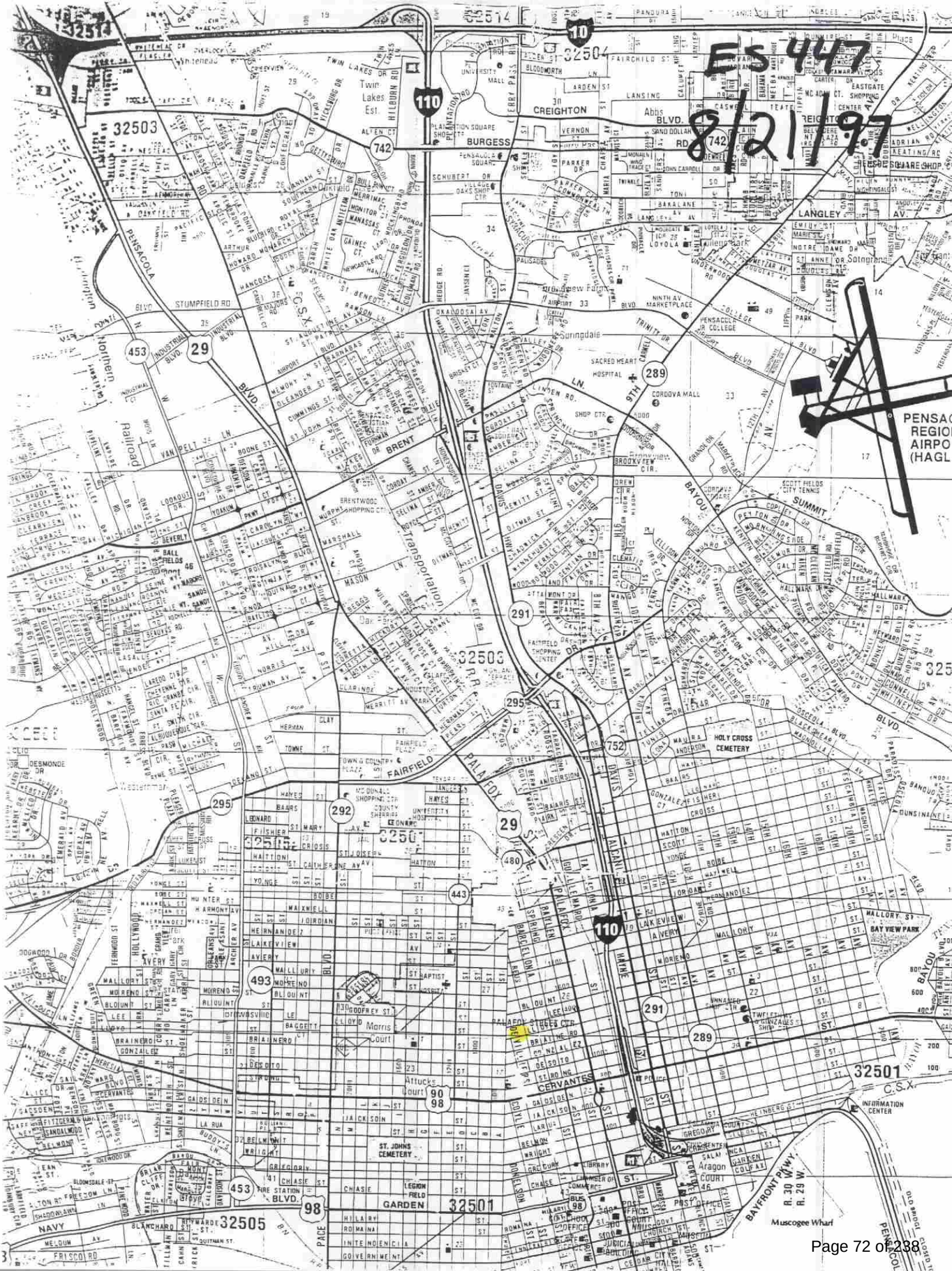
812 = =

UTM Coordinates: 890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P80.13, Fr 35A, 36A 860 = =

Print


ES 447
8/21/97
32503
32504
32505
32501
CREIGHTON
BURGESS
LANGLEY
PENSACOLA
STUMPFIELD RD
BRENT
FAIRFIELD
PALAFOX
CERVANTES
GARDEN
SUMMIT
BAYOU
HOLY CROSS CEMETERY
ST. JOHNS CEMETERY
BAY VIEW PARK
INFORMATION CENTER
Muscogee Wharf
BAYFRONT PKWY
R. 30 W.
R. 29 W.
PENSAC
REGIO
AIRPO
(HAGL
Twin Lakes Est.
Northern Railroad
Transportation
Springdale
Morris Court
Attucks Court
Aragon Court
C.S.X.
10
110
742
453
29
289
291
295
752
292
480
443
493
90
98

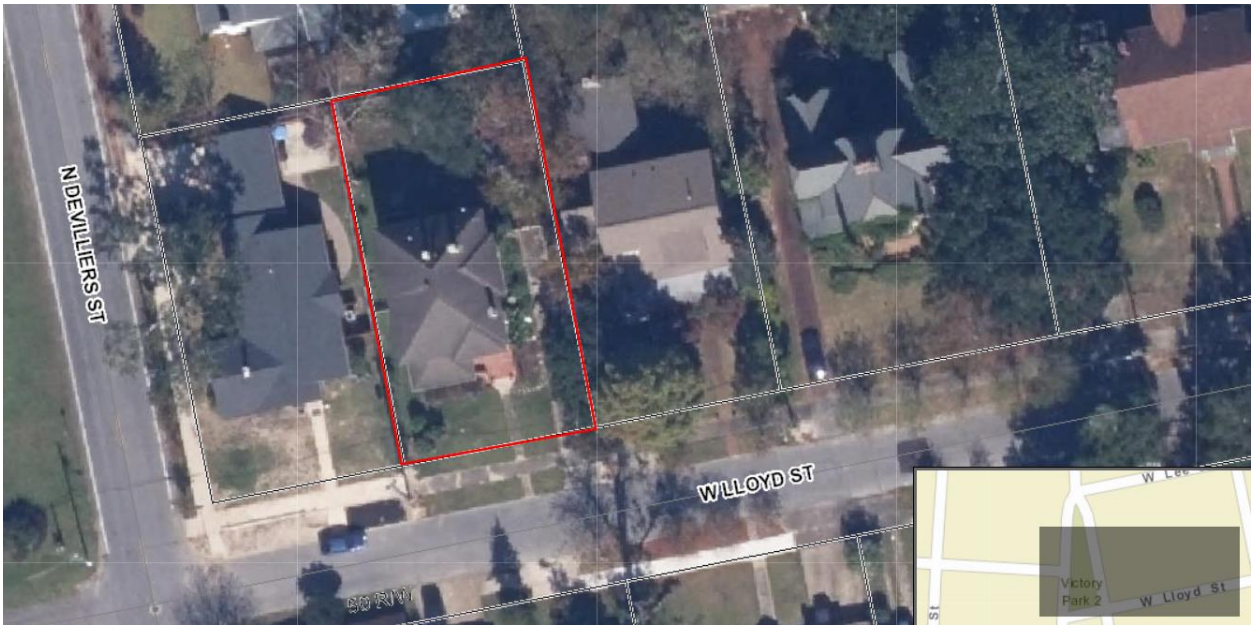

Radio Tower
Pensacola High Sch
McMillan Sch
Bibbs Sch
JORDAN
PALAFOX
St Anthonys Sch
Sacred Hea Sch
Pensacola Christian Sch
Playground
AVERY
Cobb Center
Park
Radio Tower
Baptist Hospital
MORENO
REUS
LEE
Yonge Sch
LLOYD
BRAINERD
Dixon Sch
PENSACOLA
Park
CERVANTES
Beggs Vocational Sch
Water Tank
4 LANE
St Michaels Sch
JACKSON
Gibson Sch
Park
Radio Tower
YMCA
WRIGHT
Bus Depot
St Johns Cem
COYLE
Fire Sta
Library
Armory
St Michae Cem
Legion Field
Blount Middle Sch
Berean Sch
Police Sta
GARDEN
St Stephens Sch
ROMANA
Playground
Hallmark Sch
St Josephs Sch
Courthouse
Seville Squ
City Hall
Museum
GOVERNMENT
Sewage Disposal
MAIN
BURLINGTON NORTHERN
BARRANCAS
Radio Tower
Pensacola Port Authority
Municipal Auditorium
Chico
Sanders Beach
INNER HARBOR
CHANNEL
EAST

ES00447





424 W. Lloyd Street





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

Architectural Review Board Application
Full Board Review

Application Date: 3/14/24

Project Address: **424 W Lloyd St**

Applicant: Weathertite Roofing NWFL (Agent-James Senarosa)

Applicant's Address: 56 S Alcaniz, Pensacola, Fl

Email: *jsenarosa.ecc@gmail.com* Phone: (850) 723-2000

Property Owner: Rachel Schill
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

The Homeowner is requesting the removal of the chimneys down to below the roof line due to ~~failing structural integrity.~~
1. Mortar debris is being found in the fireplaces on a regular basis.
2. Mortar debris can be seen in the attic on the ceiling
3. All the mortar is deteriorating due to years of water exposure
4. The chimney above the roof line has movement with minimal effort and could result in bodily injury
5. All 3 are capped with plywood and nonfunctional
~~6. With ARB approval they will be removed, decked like the rest of the roof and shingled over~~

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

Applicant Signature

3/1424
Date

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











File #: 24-174 | Architectural Review Board | 4/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

104 W. Romana Street
Palafox Historic Business District / Zone C-2A / City Council District 6
New Opening and Entry Door at a Non-Contributing Structure

SUMMARY:

Arcadia ICR Group, LLC is seeking approval to remove brick on the south elevation to create a new entry opening with brick sides, a beadboard ceiling painted Woodlawn Blue, a Gulf Armor Wood Glazed In-Swing Exterior Door in a dark walnut finish, and a gas light fixture. Arched brick will be added above the opening and shutters to the sides to match existing.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-27(f)(2)a. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.
Sec. 12-3-27(f)(4)b. PHBD; Architectural review of proposed exterior development; Board review standards; Building fronts, rears, and sides abutting streets and public areas.

ATTACHMENTS:

1. Images
2. Application and Materials

104 W. Romana Street





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

Architectural Review Board Application
Full Board Review

Application Date: 03/13/2024

Project Address: **104 West Romana Street, Pensacola, FL 32502**

Applicant: Arcadia ICR Group, LLC

Applicant's Address: P.O. Box 11977

Email: *lisa@arcadiaicr.com* Phone: 850-470-9827

Property Owner: Emmanuel, Sheppard & Condon
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:

Remove brick on South side of building to allow for new front door - W Romana St - Install new Gulf Armor Wood Glazed Single In-Swing Exterior Door with Single Stick Shaker for 1" Glass & Flat Panel (see attached diagram). Install arched brick over door to match existing. Install shutters beside door to match existing. Door finish to be dark walnut

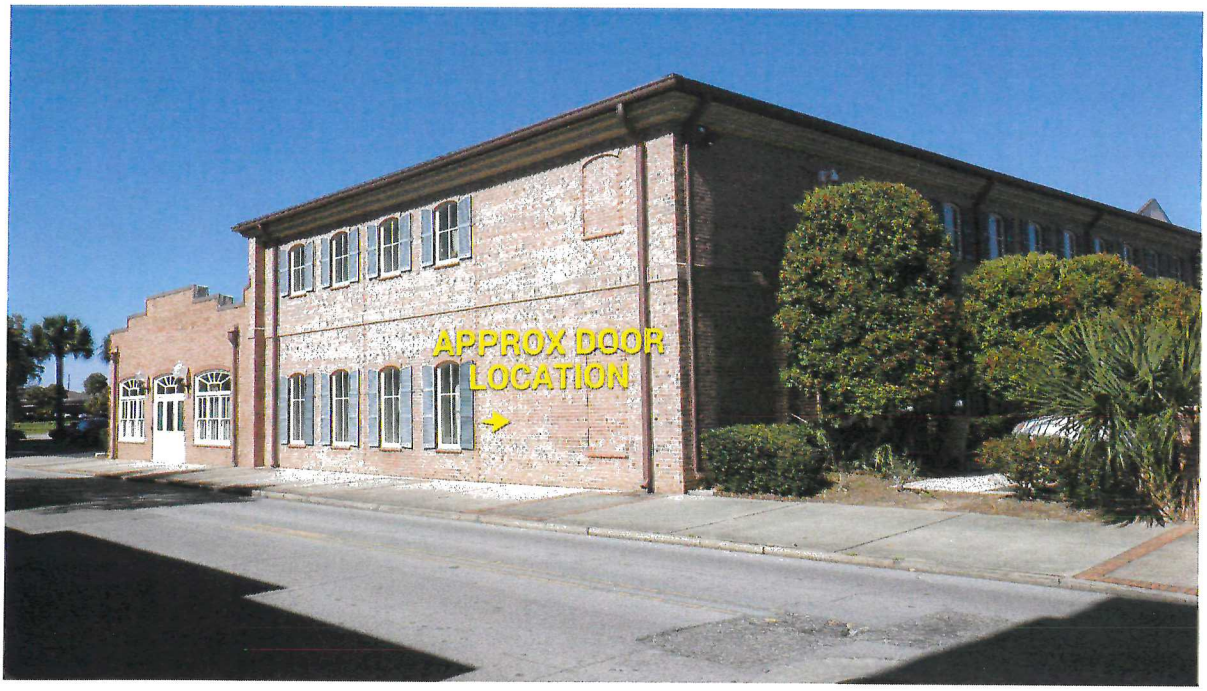
FL Approval Code: 22347.2

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

Lisa Hall
Applicant Signature

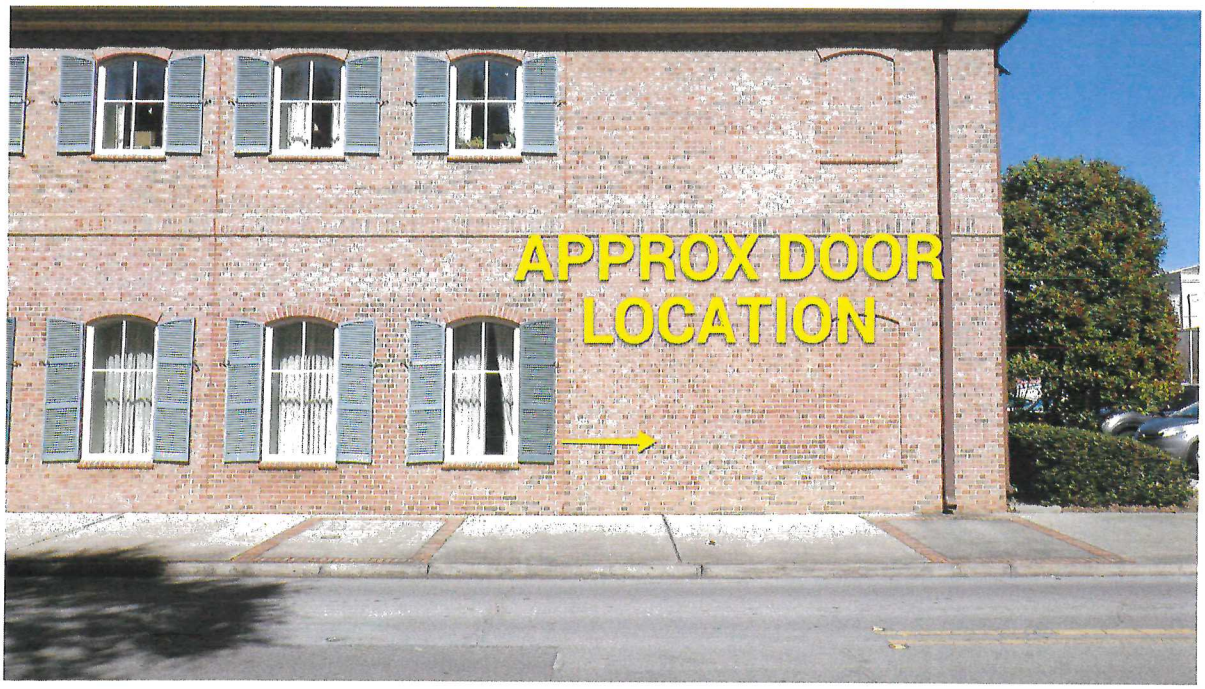
3-18-2024
Date

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



ESC Build Out II (Lease Space)
Acentria
104 W Romana St • Pensacola, FL 32502

Mon, Feb 13 12:12 pm
by Todd Alford



ESC Build Out II (Lease Space)
Acentria
104 W Romana St • Pensacola, FL 32502

Mon, Feb 13 12:13 pm
by Todd Alford

EST. 1996
SOUTHEASTERN
SASH & DOOR

94 Ready Avenue, Buildg. D
Ft. Walton Beach, FL 32548
(850) 664-5252
FAX (850) 664-0175

QUOTE

_____

Order Date: 3/14/2023 Slsm: 45

SOLD TO

Name: ARCADIA ICR GROUP
Phone: Cell:
Deliverly Date: Cust P.O. #
Our P.O. #
Our P.O. #

SHIP TO

Job Name: ESC EXTERIOR DOOR
Lot: Block:
Address: 30 S SPRING ST
City: PENSACOLA State: FL
County: ESCAMBIA Zip: 32541

TAXABLE: ☑ Yes ☐ No

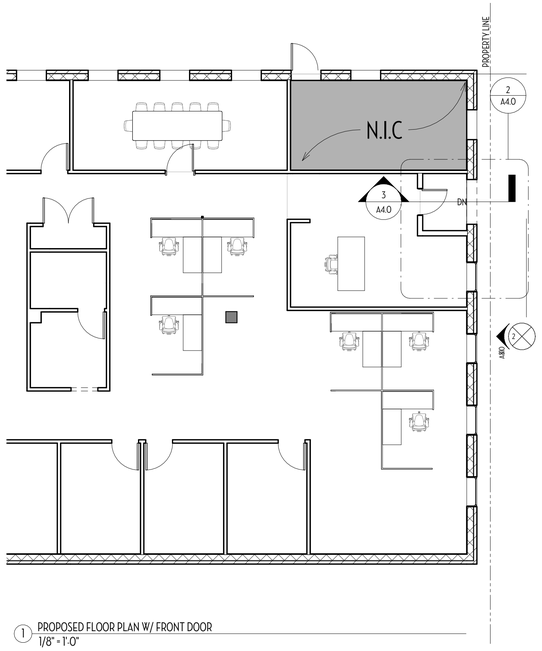
☑ CHARGE ☐ C.O.D ☐ Check Check #: ☑ CREDIT CARD Credit Card Approval #

QUANTITY	DESCRIPTION	PRICE EACH	TOTAL PRICE
	CUSTOM MAHOGANY EXTERIOR DOOR FLA #22347.2		
1	3/0 x 6/8 PREHUNG UNIT 4 9/16" JAMBS WITH BRICKMOULD	$4,250.00	$4,250.00
	ADA COMPLIANT BRONZE SILL		
	5"X5" BALL BEARING HINGES QTY 4 CUSTOM LOCATED		
	1 PANEL FLAT SHAKER BOTTOM W / CLEAR LOW E TEMP GLASS (NON IMPACT)		
	STANDARD LOCATION DOUBLE BORE 5 1/2" SPREAD		
1	PROPOSED EMTEK LOCK SEE ATTACHED	$285.00	$285.00

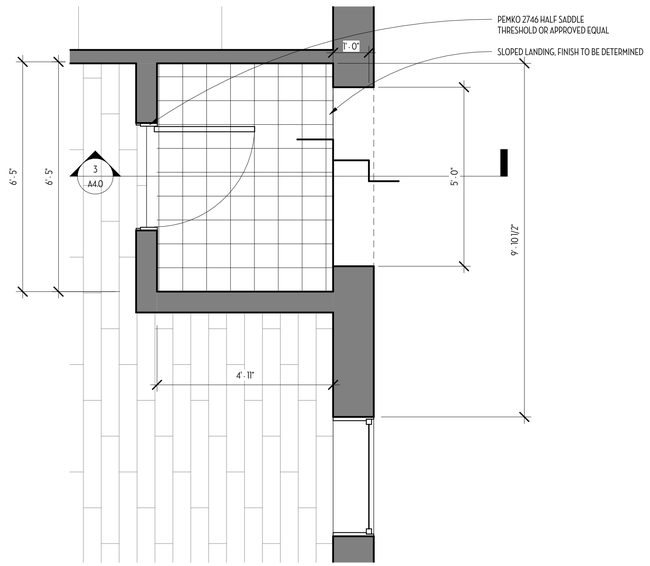
SUB-TOTAL	$4,535.00
TAX	$340.13
FREIGHT	
TOTAL	$4,875.13

All quotes, orders and sales by Fulcrum Building Group, LLC d/b/a Southeastern Sash & Door are subject to and governed by our Sales Terms which can be found at www.southeasternsashanddoor.com.

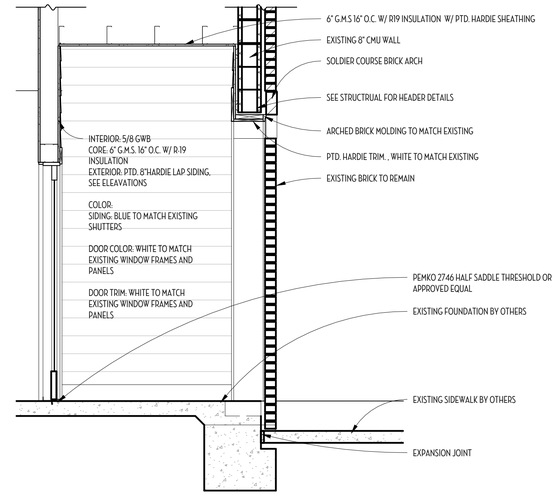
Salesman: JEFF SMITH



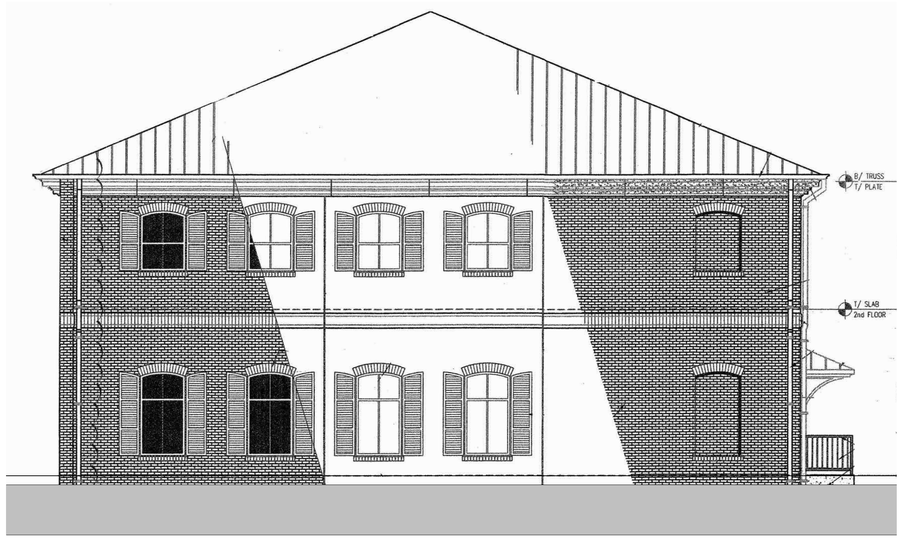
1 PROPOSED FLOOR PLAN W/ FRONT DOOR
1/8" = 1'-0"



2 PROPOSED FLOOR PLAN W/ FRONT DOOR - Callout 1
1/2" = 1'-0"



3 FRONT DOOR SECTION
1/2" = 1'-0"



4 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



5 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

architect of record :

McWhorter Vallee Design

FL - AA26003107

37 S N 10th Street
Defuniak Springs, FL 32435
Phone: 850.660.6675

www.mvr.design

seal:

Anthony J. Vallee, Architect -
seal: AR95108

project name

Acentria Insurance Office

project address:

104 W ROMANA ST
PENSACOLA, FL 32502

parcel:

000S009001001236

SHEET ISSUED:	05/16/2023
PROJECT NO:	2222
DRAWN BY:	MC
CHECKED BY:	AJV
SCALE:	As indicated

Issued for:	Date:
PERMIT	02/16/2023
DRB/PERMIT	05/22/2023

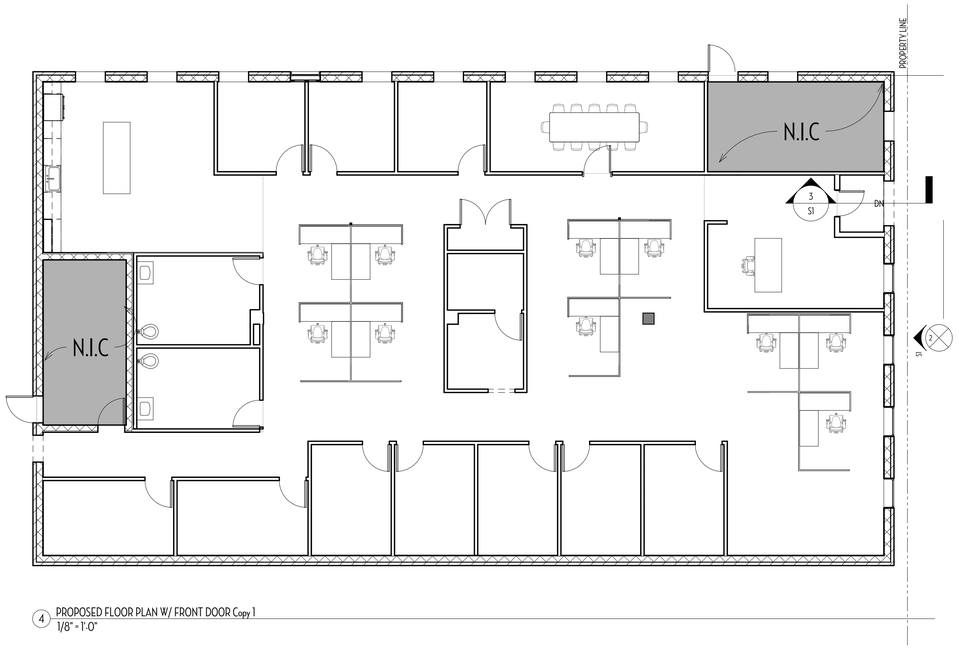
Revision Schedule

2	Revision 2	03/14/2023

FRONT DOOR ADDITION

A4.0

11/7/2023 4:49:27 PM



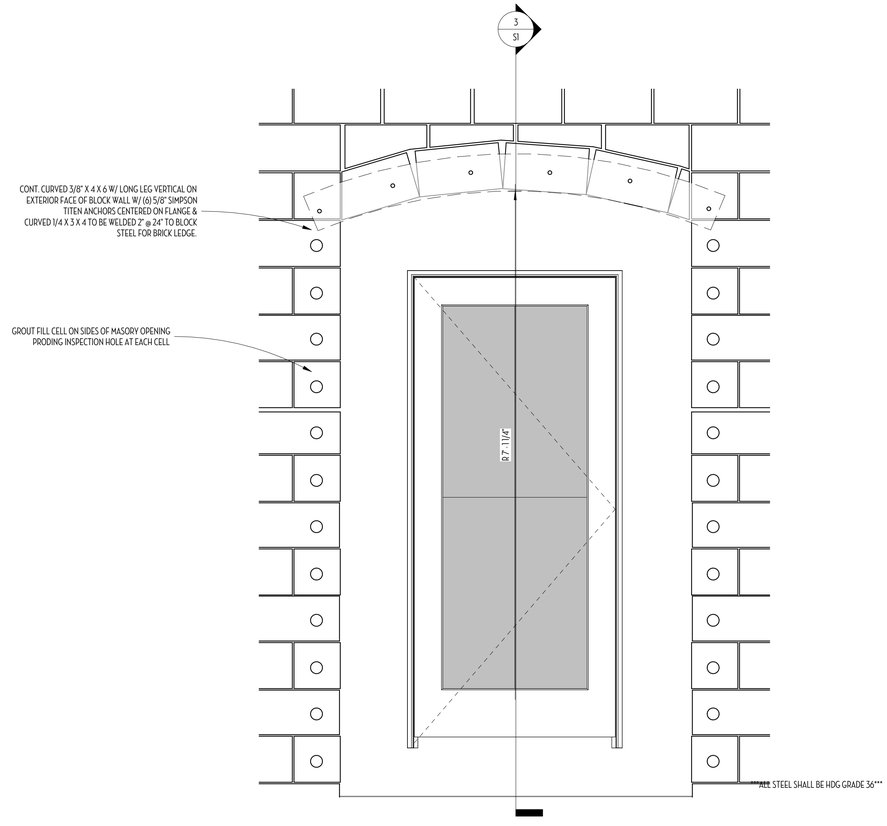
4 PROPOSED FLOOR PLAN W/ FRONT DOOR Copy 1
1/8" = 1'-0"

GENERAL

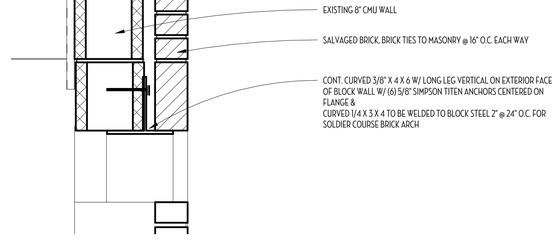
1. ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2020, 7th EDITION. REFERENCE TO OTHER CODES OR STANDARD SPECIFICATIONS REFER TO THE LATEST EDITION OF SUCH CODES OR SPECIFICATIONS, UNLESS STATED OTHERWISE.
2. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO STARTING WORK. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN EXISTING SITE CONDITIONS, DIMENSIONS, OR ELEVATIONS TO THOSE SHOWN IN THE STRUCTURAL CONTRACT DOCUMENTS.

STRUCTURAL STEEL

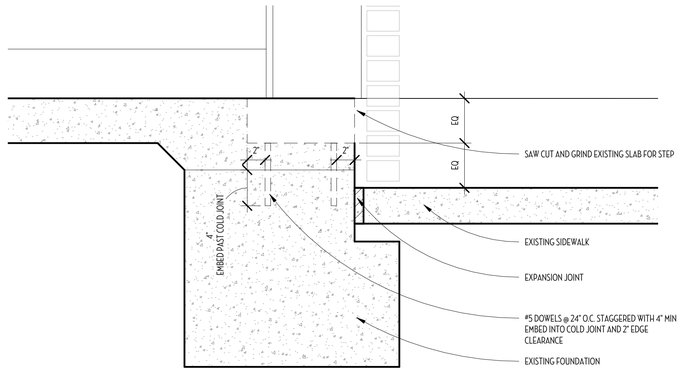
1. STEEL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOLERANCES, QUALITY, AND METHODS OF CONSTRUCTION AS SET FORTH IN THE FLORIDA BUILDING CODE AND WITH AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" NINTH EDITION.
2. STRUCTURAL STEEL SHALL CONFORM TO ASTM A572 GRADE 50 EXCEPT STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GRADE B.
3. STRUCTURAL STEEL SHALL HAVE THE FOLLOWING MINIMUM YIELD STRENGTHS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
   - STRUCTURAL TUBING — Fy= 46 KSI
   - ANGLES, CHANNELS, PLATES — Fy= 36 KSI
   - W-SECTIONS & WT's — Fy= 50 KSI
4. HIGH STRENGTH BOLTING SHALL BE IN ACCORDANCE WITH AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" (LATEST EDITION).
5. HIGH STRENGTH BOLTS, NUTS AND HARDENED WASHERS SHALL CONFORM TO ASTM A325; MACHINE BOLTS AND NUTS SHALL CONFORM TO ASTM A307.
6. ERECTION BOLTS USED IN HIGH STRENGTH BOLTED CONNECTIONS SHALL BE REMOVED AND REPLACED WITH HIGH STRENGTH BOLTS.
7. WHEN CONNECTIONS REQUIRE FIELD PREPARATION OF BOLT HOLES, THE HOLES SHALL BE DRILLED AND THE DIAMETER OF THE BOLT HOLES SHALL BE 1/16" GREATER THAN THE NOMINAL BOLT DIAMETER.
8. WELDING ELECTRODES USED FOR SHOP OR FIELD CONNECTIONS SHALL HAVE A MINIMUM ELECTRODE TENSILE STRENGTH OF 70 KSI. U.N.O. ELECTRODES SHALL CONFORM TO AWS A5.
9. FIELD CORRECTING OF FABRICATED STEEL BY GAS CUTTING SHALL NOT BE PERMITTED ON STRUCTURAL FRAMING MEMBERS WITHOUT PRIOR WRITTEN APPROVAL BY THE E.O.R.



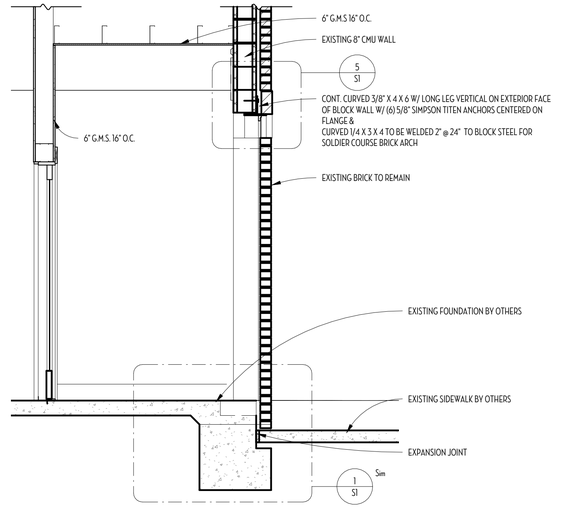
2 MASONRY OPENING ELEVATION DETAIL
1" = 1'-0"



5 FRONT DOOR SECTION Copy 1 - Callout 1
1 1/2" = 1'-0"



1 STEP DETAIL
1 1/2" = 1'-0"



3 FRONT DOOR SECTION Copy 1
1/2" = 1'-0"

11/7/2023 4:21:45 PM

architect of record :

McWhorter Vallee Design

FL - AA26003107

37 S N 10th Street
Defuniak Springs, FL 32435
Phone: 850.660.6675

www.mvr.design

seal:

Anthony J. Vallee, Architect -
seal: AR95108

on-site structural by:

ECM

a complete engineering & construction management company

FL Certificate of Authorization #8419

4639 GULF STARR DRIVE
DESTIN, FLORIDA 32541
E-MAIL: elamad@gnt.net

TELEPHONE: (850) 837-7454 (ENGR.)
TELEPHONE: (850) 837-7456 (INSP.)
FAX: (850) 654-2000

John H. Elamad, PE FL #68840

seal:

project name

Acentria Insurance Office

project address:

104 W ROMANA ST
PENSACOLA, FL 32502

parcel:

000S009001001236

SHEET ISSUED:	11/01/23
PROJECT NO:	2222
DRAWN BY:	MC
CHECKED BY:	JE
SCALE:	As indicated

Issued for:	Date:
PERMIT	02/16/2023
DRB/PERMIT	05/22/2023

Revision Schedule

FRONT DOOR DETAILS

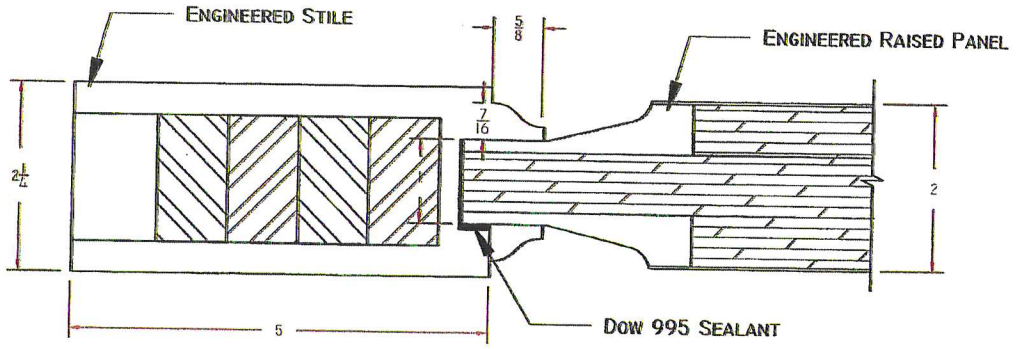
S1

SOUTHEASTERN DOOR
94 READY AVE
BUILDING D
FORT WALTON BEACH, FL 32548
MAIN: 850-664-5252 / FAX: 850-664-0175

NOTE: BY SIGNING THESE DRAWINGS YOU AGREE TO ALL SPECS.

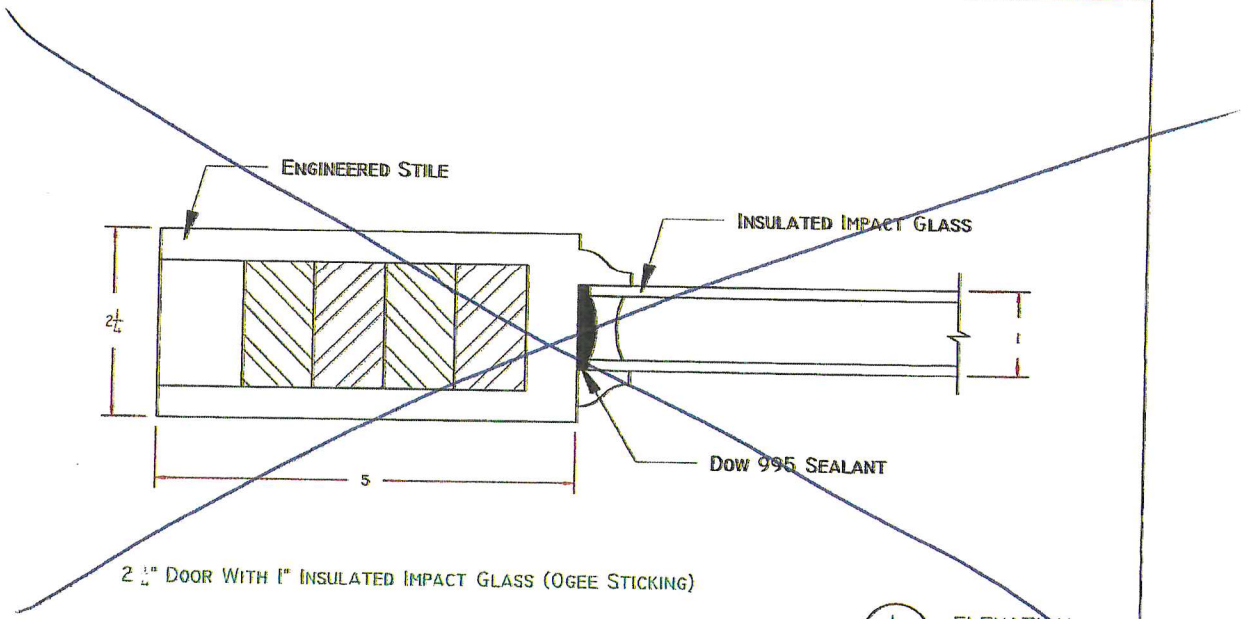
PLEASE REVIEW CAREFULLY PRIOR TO SIGNING

APPROVAL #: .....



2 1/4" DOOR WITH RAISED PANEL (OGEE STICKING)

1/1 ELEVATION
SCALE 6"= 1'-0"



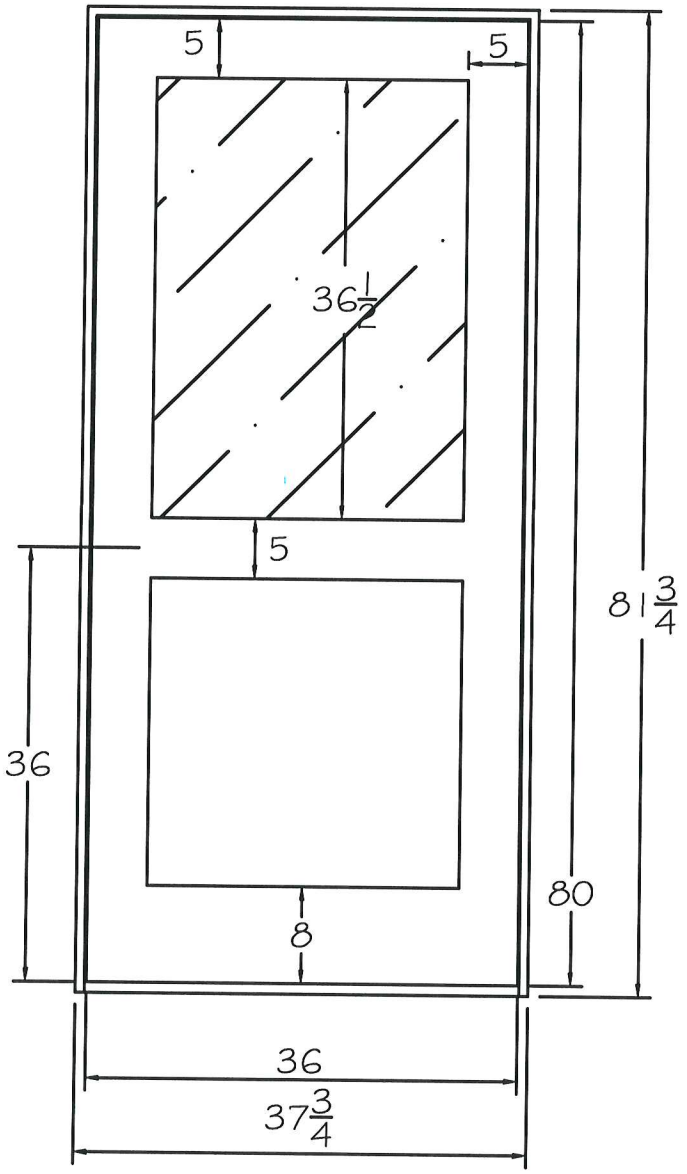
2 1/4" DOOR WITH 1" INSULATED IMPACT GLASS (OGEE STICKING)

1/1 ELEVATION
SCALE 6"= 1'-0

SALES NUMBER:	CUSTOMER NAME: BUILDER	DRAWING TITLE: JOB		SPECIES: ...
DOOR SWING: ...	ATTN: ...	DRAWN BY: RE	SIGNATURE / DATE:	DATE 3/14/18 / PAGE 1OF1
JAMB: PREHUNG ...	HINGE/FINISH: ...	W.S./THRESHOLD: ...	BORE/SPREAD: ...	GLASS: IMPACT I.G.

* ELEVATION AS VIEWED FROM OUTSIDE OF UNIT

Single Stick Shaker for 1" Glass & Flat Panel thickness
2-1/4" Door thickness.
Glass Size: 25-3/4" x 36-1/4"

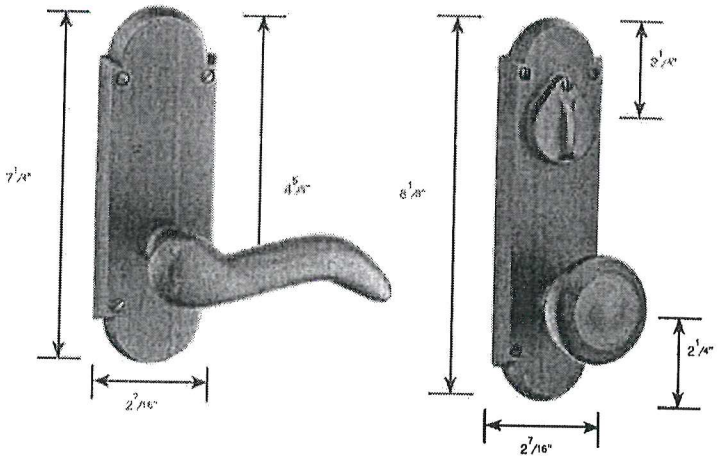


SOUTHEASTERN SASH & DOOR

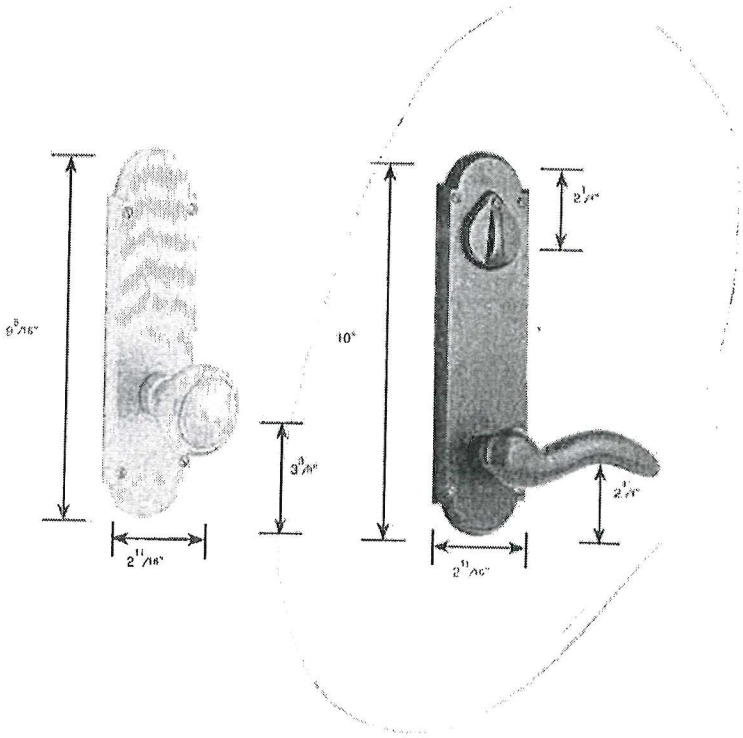
Builder: Arcadia ICR
Project: ESC Office
Approved By:

Sandcast Bronze #5 *Plates are ½" Thick*

Non-Keyed	Keyed 3 5/8" C-to-C
Passage (7107) Privacy (7207) Dummy (7057)	Single Cylinder (7070) Double Cylinder (7071) Dummy (7075)



Non-Keyed	Keyed 5 ½" C-to-C
Passage (7707) Privacy (7807) Dummy (7757)	Single Cylinder (7670) Double Cylinder (7671) Dummy (7675)

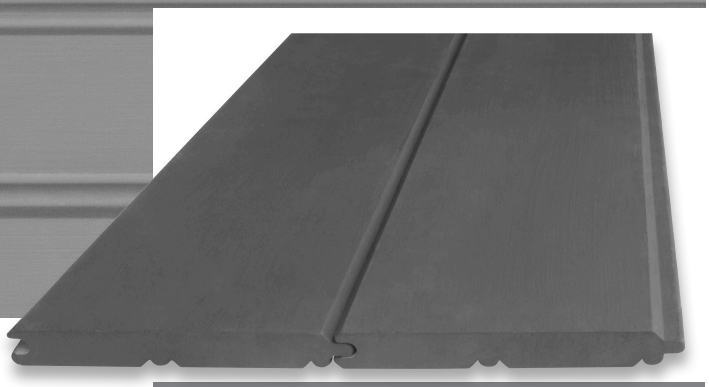




PORCH CEILING



TruExterior® Siding & Trim



TRUEXTERIOR BEADBOARD

Including single and double profiles, TruExterior® Beadboard is ideal for porch ceilings, soffits and decorative wall applications, and allows for a variety of installations, as it can be attached in either parallel or perpendicular directions.

Its smooth finish and “tongue-and-groove” design results in a clean look that can be reversed to offer a contemporary “V-groove” appearance.

Single		Double	
			
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-15/32"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

TruExterior.com

TRUEXTERIOR BEADBOARD FACTS

- Easy tongue-and-groove installation
- Reverses for a contemporary v-groove appearance
- Installed using proven woodworking tools and methods
- Accepts common high-quality, exterior-grade fasteners
- No need to prime end cuts
- Dimensionally stable, promoting long-lasting paint adhesions, even with dark colors*
- Can be installed 24" on-center and can be run parallel to the house
- Ideal for moisture-prone areas
- Resists rot and termite attacks*
- Won’t excessively swell*
- Comes pre-primed; does require paint
- 20-year limited warranty
- Made in the USA

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com.

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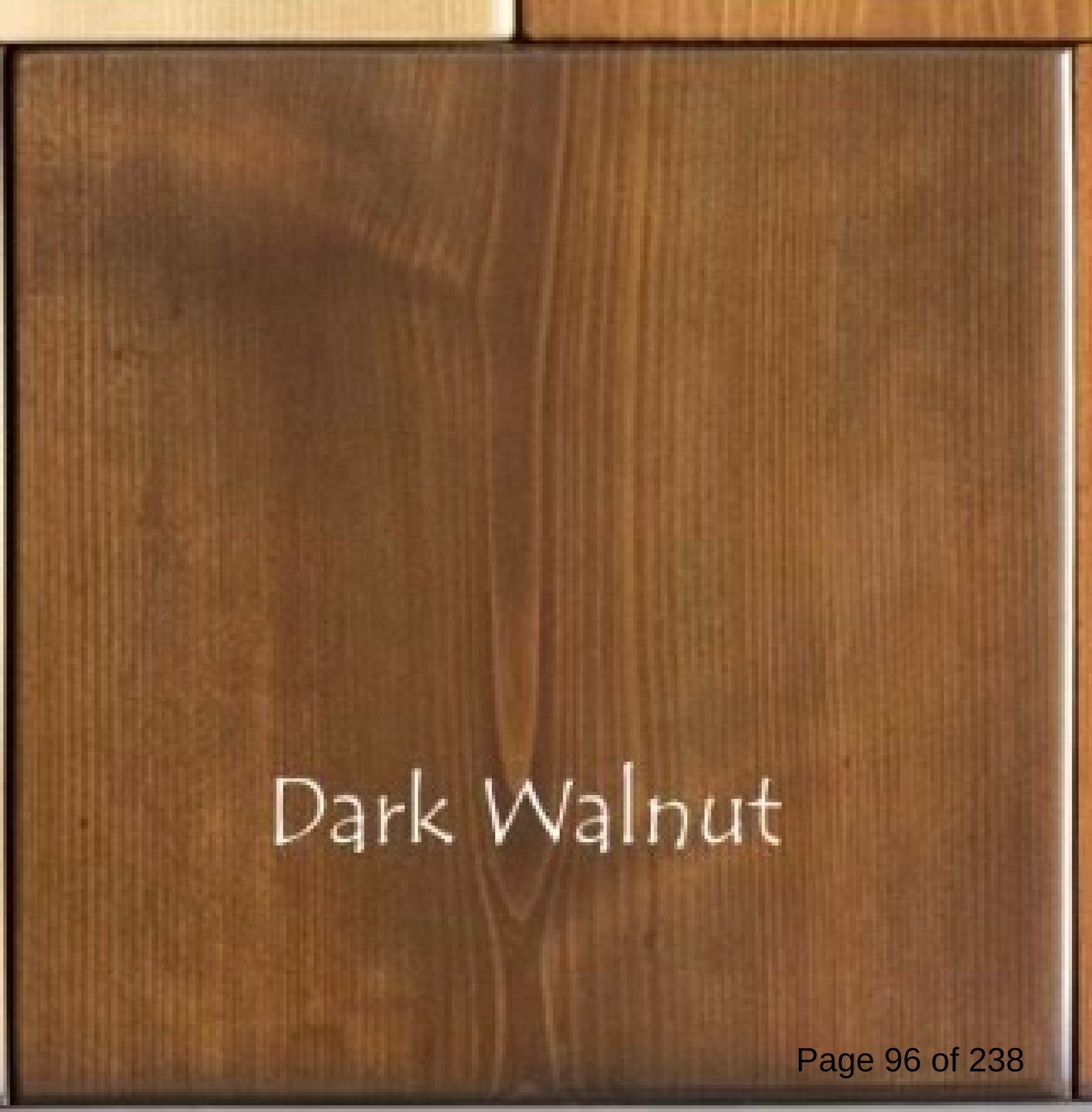
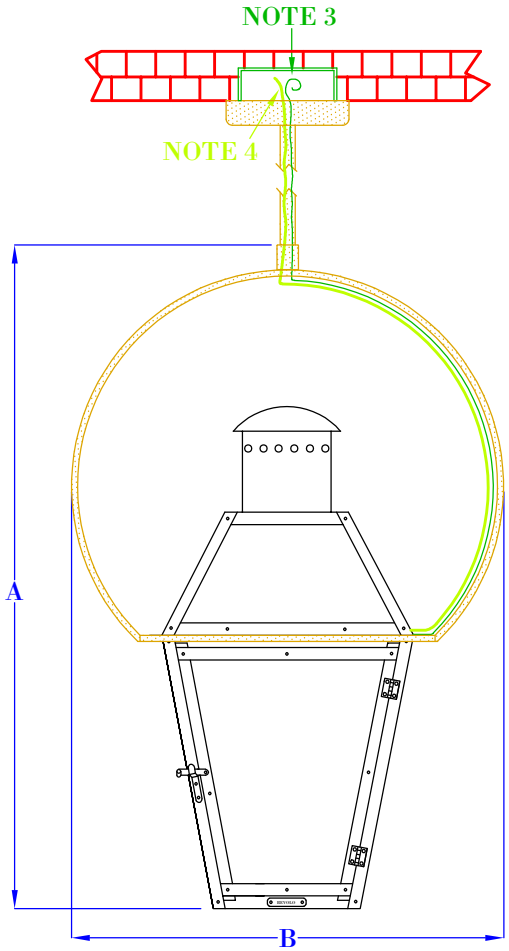
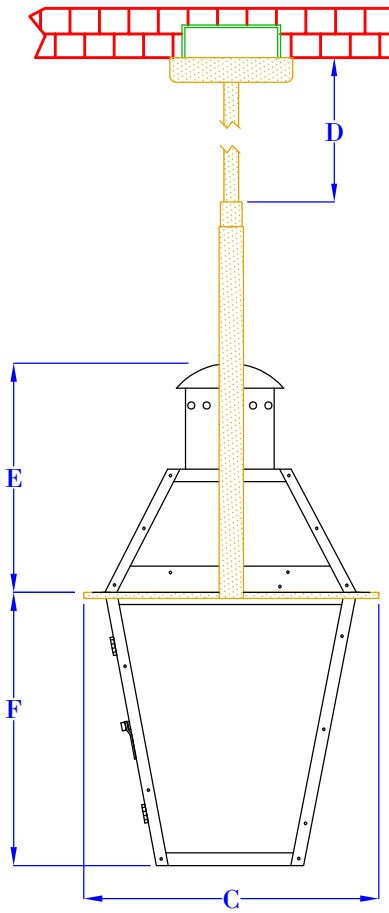

Dark Walnut

Woodlawn Blue

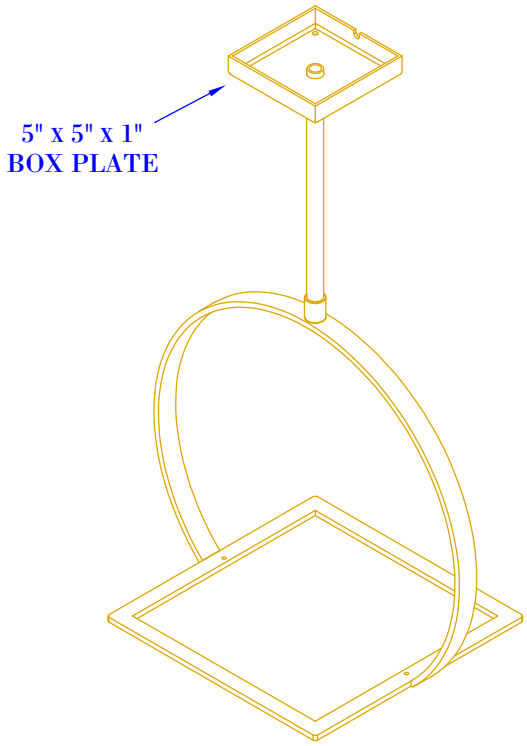
HC-147



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS- BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	20"	24"	26"	30"	33 $\frac{3}{4}$"	38 $\frac{3}{4}$"	46 $\frac{3}{4}$"
B:	14 $\frac{1}{4}$"	15 $\frac{7}{8}$"	17 $\frac{1}{4}$"	20 $\frac{1}{2}$"	21 $\frac{7}{8}$"	25 $\frac{7}{8}$"	31"
C:	9 $\frac{7}{8}$"	11 $\frac{1}{4}$"	12 $\frac{1}{8}$"	14 $\frac{3}{8}$"	15 $\frac{1}{4}$"	18 $\frac{1}{4}$"	22 $\frac{1}{4}$"
D:	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES
E:	6 $\frac{1}{4}$"	7 $\frac{5}{8}$"	9 $\frac{3}{8}$"	12 $\frac{3}{8}$"	11 $\frac{7}{8}$"	14 $\frac{1}{2}$"	17 $\frac{3}{8}$"
F:	8"	10 $\frac{1}{8}$"	11 $\frac{1}{8}$"	12 $\frac{7}{8}$"	14 $\frac{3}{8}$"	16 $\frac{1}{8}$"	19 $\frac{5}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	FRENCH QUARTER	DATE:	APP. BY:	JJG
BRACKET:	YOKE	3-25-21	REVISION:	12

DRW BY: JJG

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FRENCH QUARTER®

Yoke

BEVOLO
established 1945
GAS & ELECTRIC LIGHTS



FRENCH QUARTER®

YOKE

The French Quarter® Yoke makes hanging a gas light safe and beautiful. Over the years, this design has become one of our most popular. This bracket incorporates an extra level of symmetry to our original French Quarter® Lantern. The French Quarter® Yoke bracket is also available with a ladder rack. The Original French Quarter® Light on a Yoke is available in natural gas, liquid propane, and electric.

Standard Lantern Sizes

Height	Width	Depth
14.0"	9.3"	9.3"
18.0"	10.5"	10.5"
21.0"	11.5"	11.5"
24.0"	13.3"	13.3"
*27.0"	14.5"	14.5"
*30.0"	17.3"	17.3"
*36.0"	21.3"	21.3"

*Oversized lanterns are not returnable.

"Gulf Armor"

WOOD GLAZED OR OPAQUE SINGLE DOOR w/ SIDELITE(S)

INSWING/OUTSWING

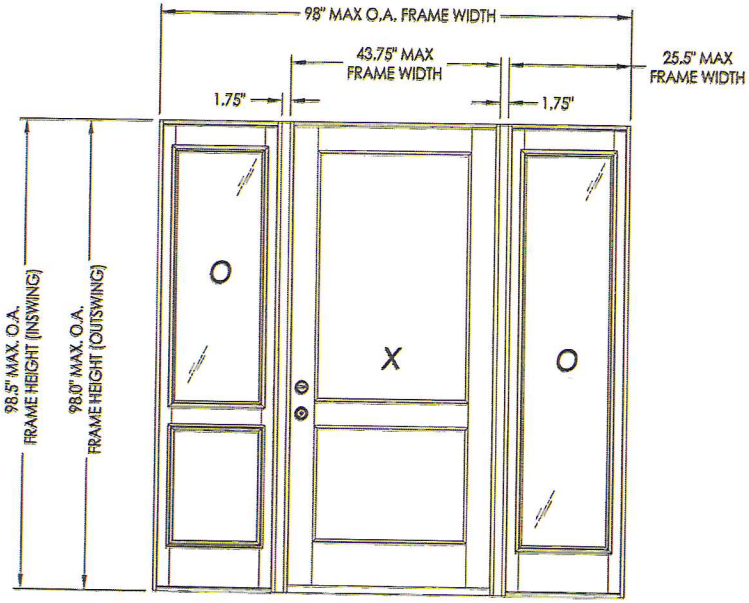
"IMPACT"

GENERAL NOTES

1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with FBC Sections 1609.1.2 & R301.2.1.2 and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E1996 and FBC Sections 1609.1.2.2 & R301.2.1.2.1.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS

SHEET#	DESCRIPTION
1	Typical Elevations, Design Pressures & General Notes
2	Door Panel Details
3	Sidelite Panel Details
4	Elevations
5	Horizontal & Vertical Cross Sections (2X Buck)
6	Horizontal & Vertical Cross Sections (1X Buck)
7	Horizontal Cross Sections
8	Vertical Cross Sections (Thresholds)
9	Buck & Frame Anchoring (OX)
10	Buck & Frame Anchoring (OXO)
11	Hardware Details
12	Bill of Materials & Components



CONFIGURATION	DESIGN PRESSURE (PSF) INSWING		DESIGN PRESSURE (PSF) OUTSWING	
	POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
OX, XO, OXO	+50.0	-50.0	+50.0	-50.0

August 10, 2020
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

L.F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

NO	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 1 OF 12

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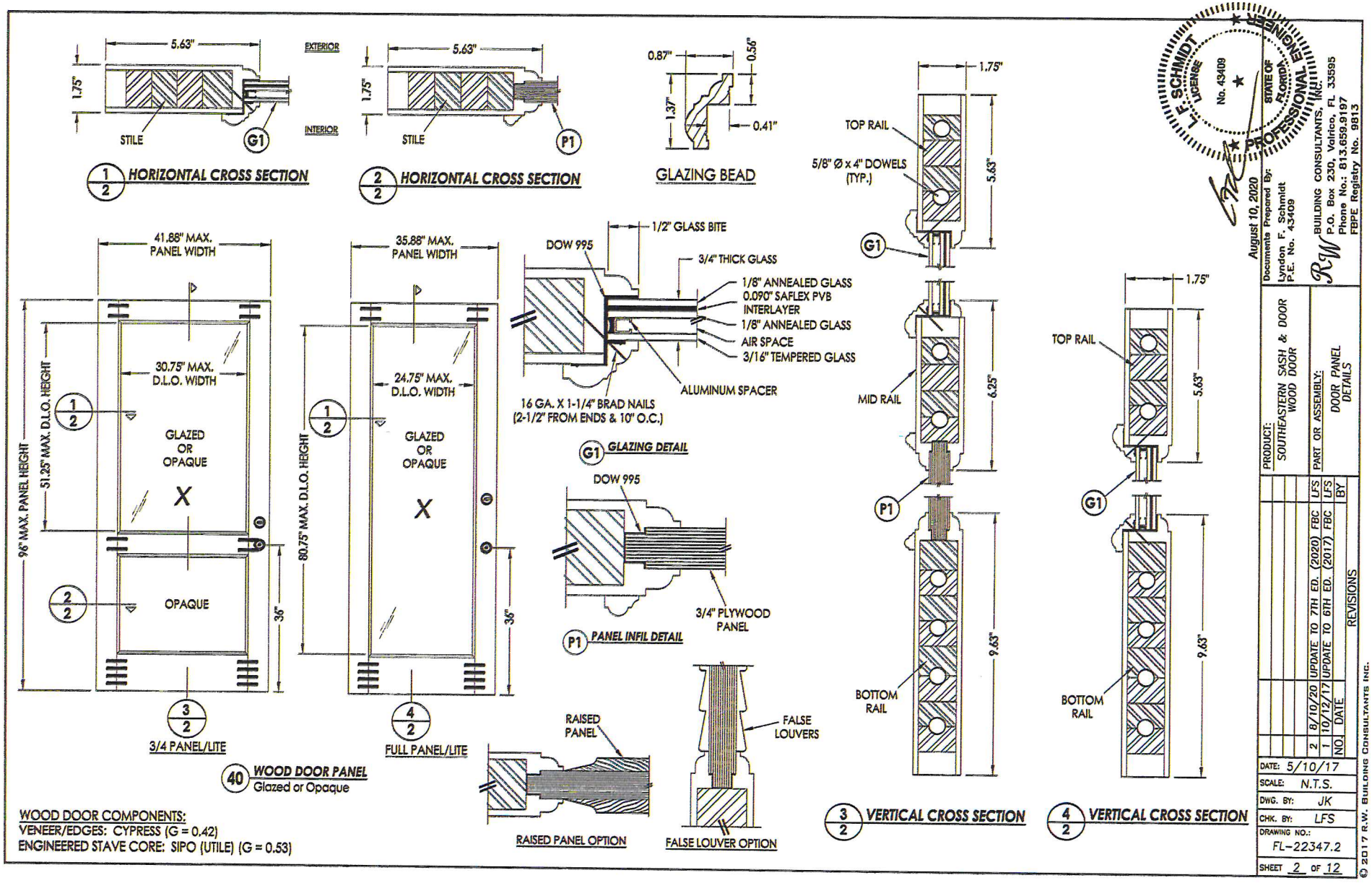
R:\Clients\Southeastern Sash & Door\A - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg, FL-22347.2



L. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
August 10, 2020
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

PART OR ASSEMBLY: DOOR PANEL DETAILS

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 2 OF 12

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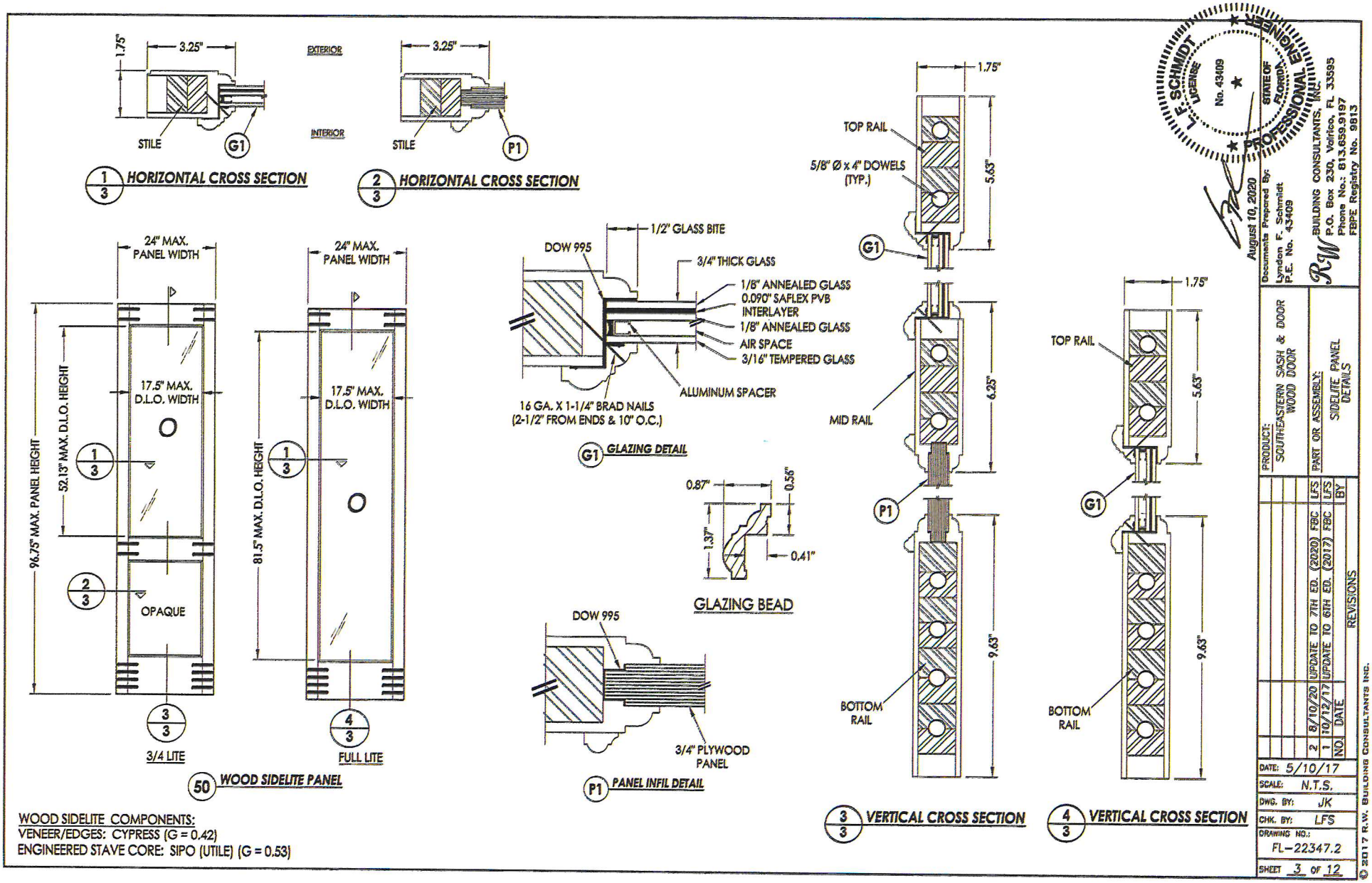
R:\Clients\Southeastern Sash & Door\A - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg, 2.2



WOOD SIDELITE COMPONENTS:
VENEER/EDGES: CYPRESS (G = 0.42)
ENGINEERED STAVE CORE: SIPO (UTILE) (G = 0.53)

T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
August 10, 2020
Documents Prepared By: Lyndon F. Schmidt P.E. No. 43409
R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Venice, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR
PART OR ASSEMBLY: SIDELITE PANEL DETAILS

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 3 OF 12

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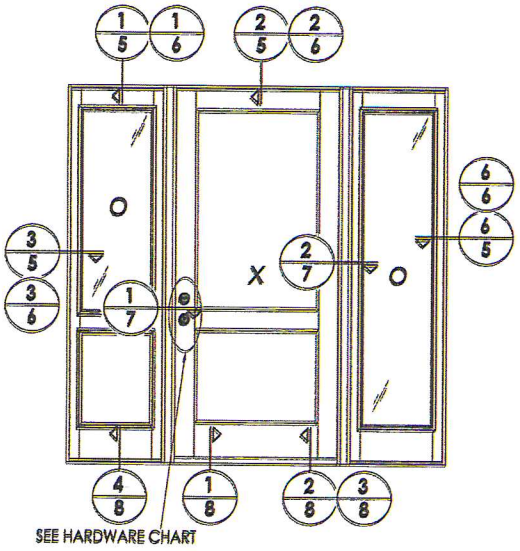
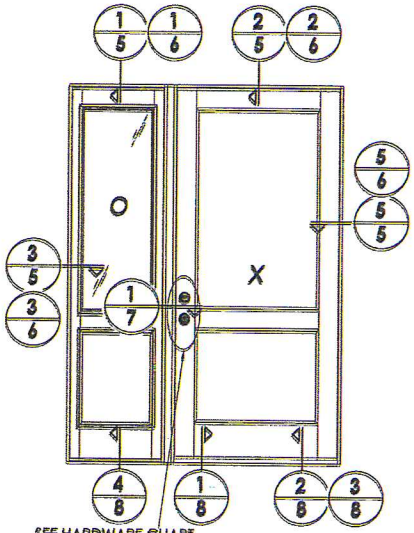
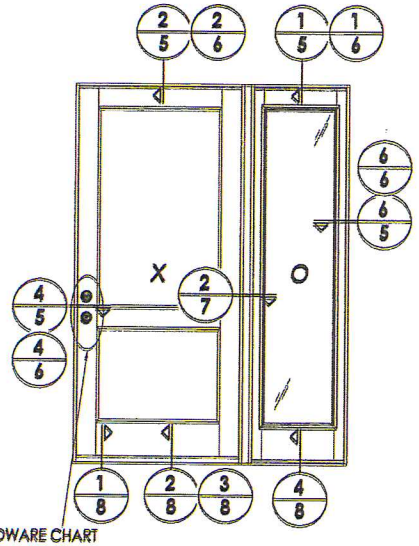
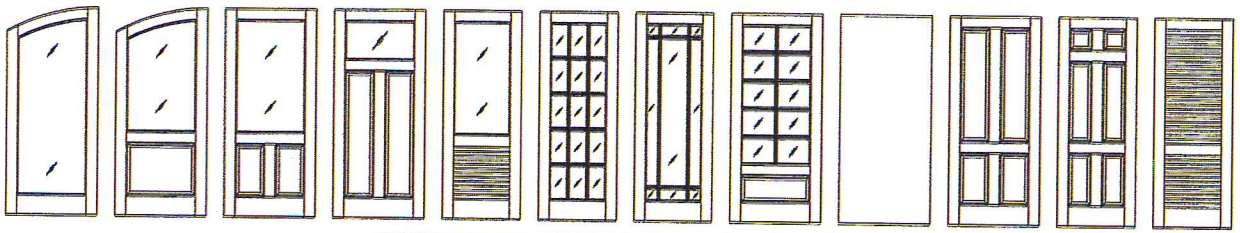
R:\Clients\Southeastern Sash & Door\A - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg 3.2









SOUTHEASTERN SASH & DOOR Door Panel Options

Panel options shown are for illustration and are representative only.
Surface applied muntins are used for simulated divided lites shown.

HARDWARE TABLE	
MANUFACTURER	MODEL
EMTEK	Mortise: 3545 Entry Set
SCHLAGE	KNOB: F51 DEADBOLT: B60N
KWIKSET	KNOB: SIGNATURE SERIES DEADBOLT: SIGNATURE SERIES (980)

August 10, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

RJW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

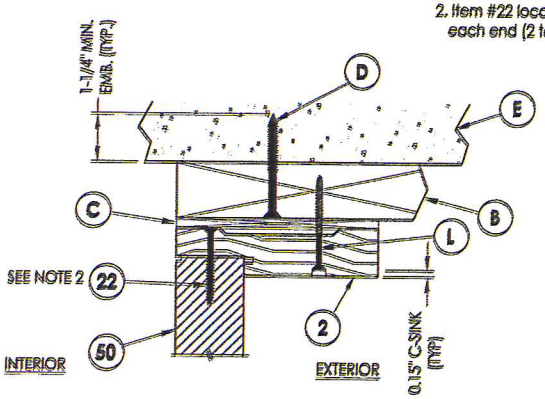
PART OR ASSEMBLY: ELEVATIONS

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

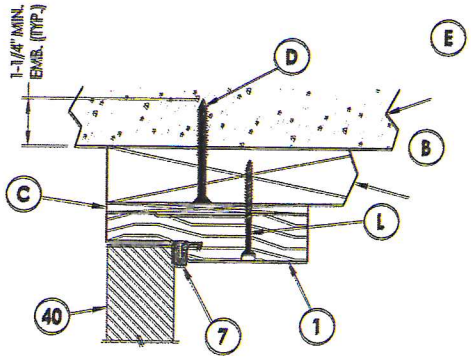
DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 4 OF 12

R:\Clients\Southeastern Sash & Door\VA - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg, 4.2

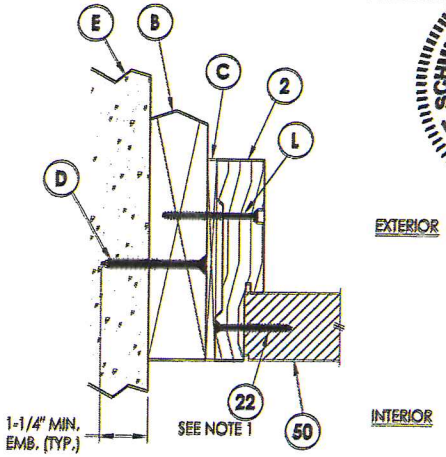
NOTE:
1. Item #22 located 4" from each end then 7 more (9 total).
2. Item #22 located 6" from each end (2 total).



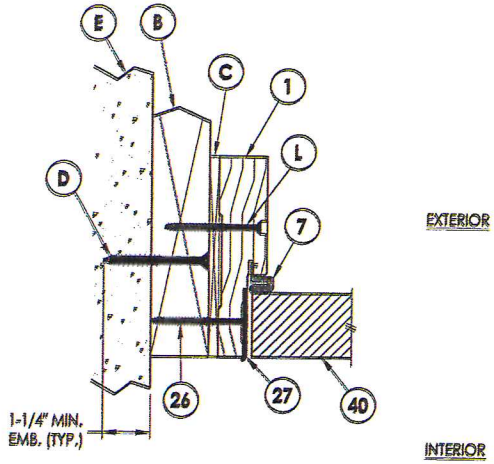
1/5 **VERTICAL CROSS SECTION**
Shown w/ 2X Buck
Inswing shown (Outswing similar)



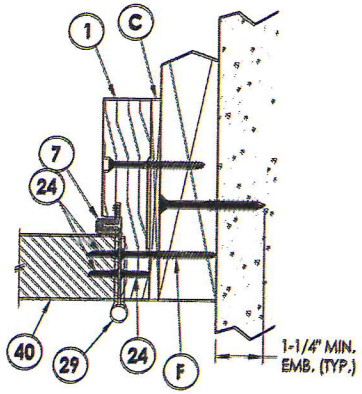
2/5 **VERTICAL CROSS SECTION**
Shown w/ 2X Buck
Inswing shown (Outswing similar)



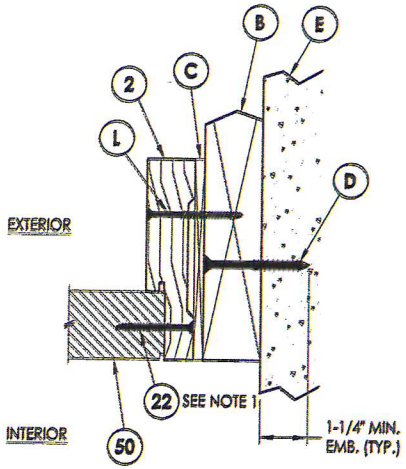
3/5 **HORIZONTAL CROSS SECTION**
Shown w/ 2X Buck
Inswing shown (Outswing similar)



4/5 **HORIZONTAL CROSS SECTION**
Shown w/ 2X Buck
Inswing shown (Outswing similar)



5/5 **HORIZONTAL CROSS SECTION**
Shown w/ 2X Buck
Inswing shown (Outswing similar)



6/5 **HORIZONTAL CROSS SECTION**
Shown w/ 2X Buck
Inswing shown (Outswing similar)

F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 10, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

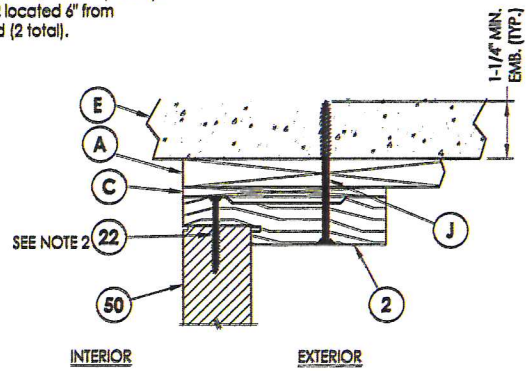
PART OR ASSEMBLY: HORIZONTAL & VERTICAL CROSS SECTIONS (2X BUCK)

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

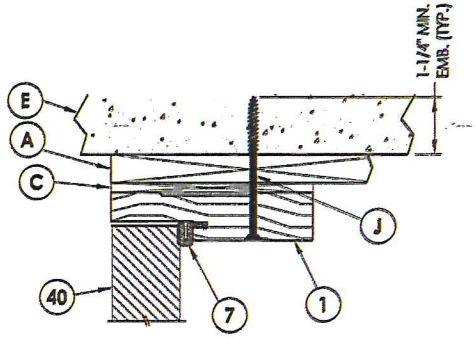
DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 5 OF 12

R:\Clients\Southeastern Sash & Door\VA - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg, 5.2

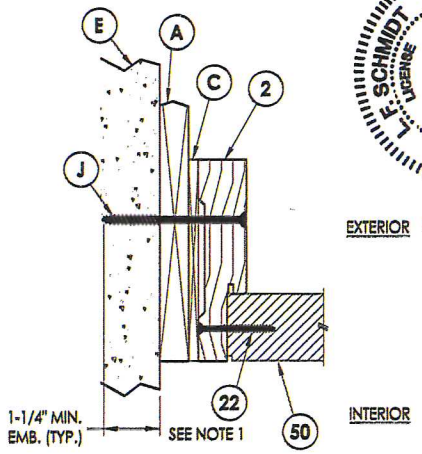
NOTE:
1. Item #22 located 4" from each end then 7 more (9 total).
2. Item #22 located 6" from each end (2 total).



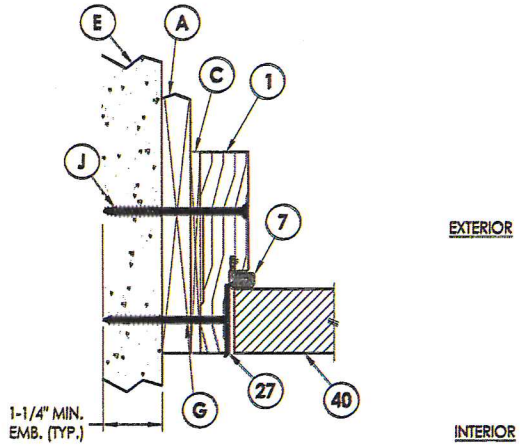
1/6 **VERTICAL CROSS SECTION**
Shown w/ 1X Buck
Inswing shown (Outswing similar)



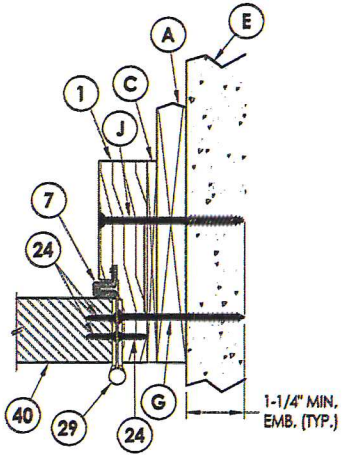
2/6 **VERTICAL CROSS SECTION**
Shown w/ 1X Buck
Inswing shown (Outswing similar)



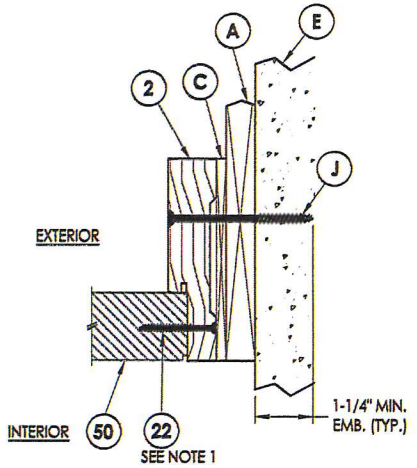
3/6 **HORIZONTAL CROSS SECTION**
Shown w/ 1X Buck
Inswing shown (Outswing similar)



4/6 **HORIZONTAL CROSS SECTION**
Shown w/ 1X Buck
Inswing shown (Outswing similar)



5/6 **HORIZONTAL CROSS SECTION**
Shown w/ 1X Buck
Inswing shown (Outswing similar)



6/6 **HORIZONTAL CROSS SECTION**
Shown w/ 1X Buck
Inswing shown (Outswing similar)

August 10, 2020

T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

Documents Prepared By:
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BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

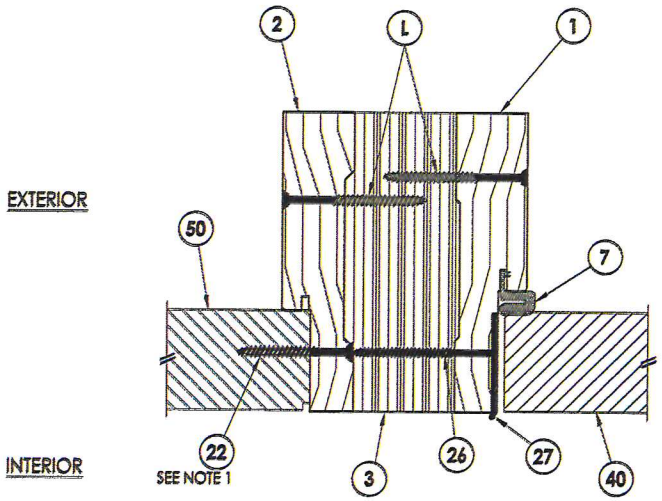
PART OR ASSEMBLY: HORIZONTAL & VERTICAL CROSS SECTIONS (1X BUCK)

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

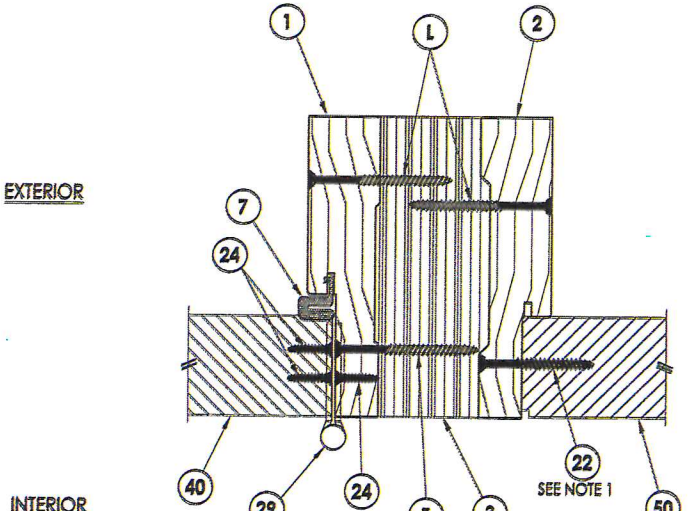
DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 6 OF 12

R:\Clients\Southeastern Sash & Door\A - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg, 6.2

NOTE:
1. Item #22 located 4" from each end then 7 more (9 total).



1/7 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)



2/7 HORIZONTAL CROSS SECTION
Inswing shown (Outswing similar)

F. SCHMIDT LICENSE No. 43409 PROFESSIONAL ENGINEER

August 10, 2020

Documents Prepared By:
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STATE OF FLORIDA

RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

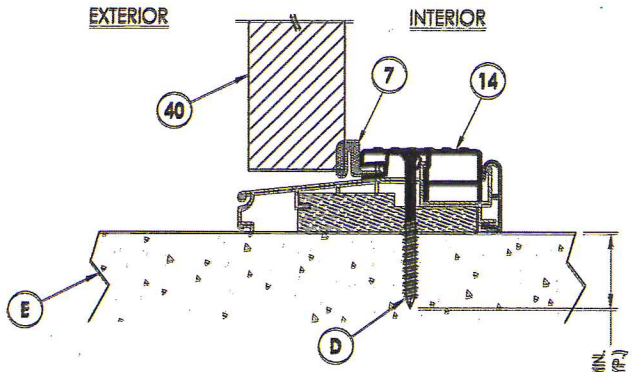
PART OR ASSEMBLY: HORIZONTAL CROSS SECTIONS

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

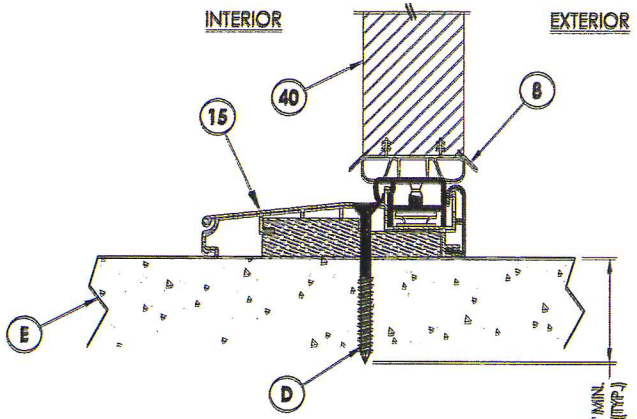
DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 7 OF 12

R:\Clients\Southeastern Sash & Door\FL - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg, 7.2

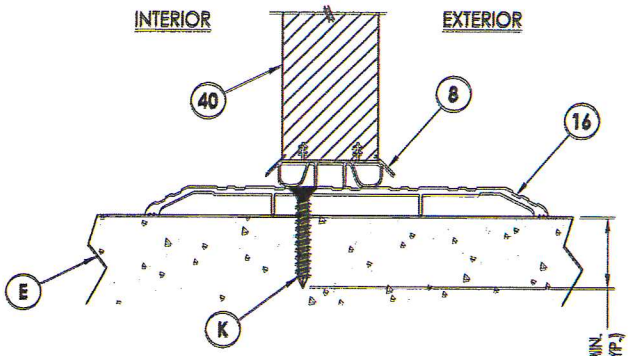
NOTE:
1. Item #22 located 6" from each end (2 total).



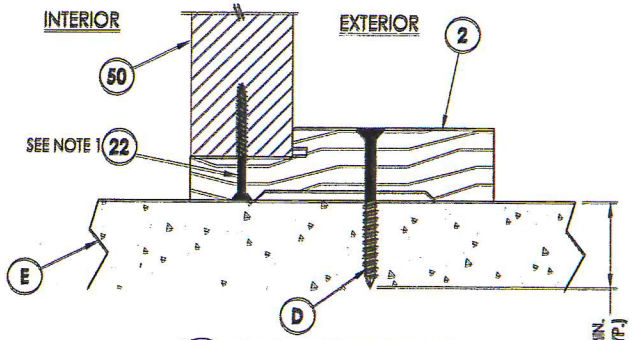
1/8 VERTICAL CROSS SECTION
Outswing



2/8 VERTICAL CROSS SECTION
Inswing



3/8 VERTICAL CROSS SECTION
Inswing shown (Outswing similar)



4/8 VERTICAL CROSS SECTION
Inswing shown (Outswing similar)

L.F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
August 10, 2020

Documents Prepared By:
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RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

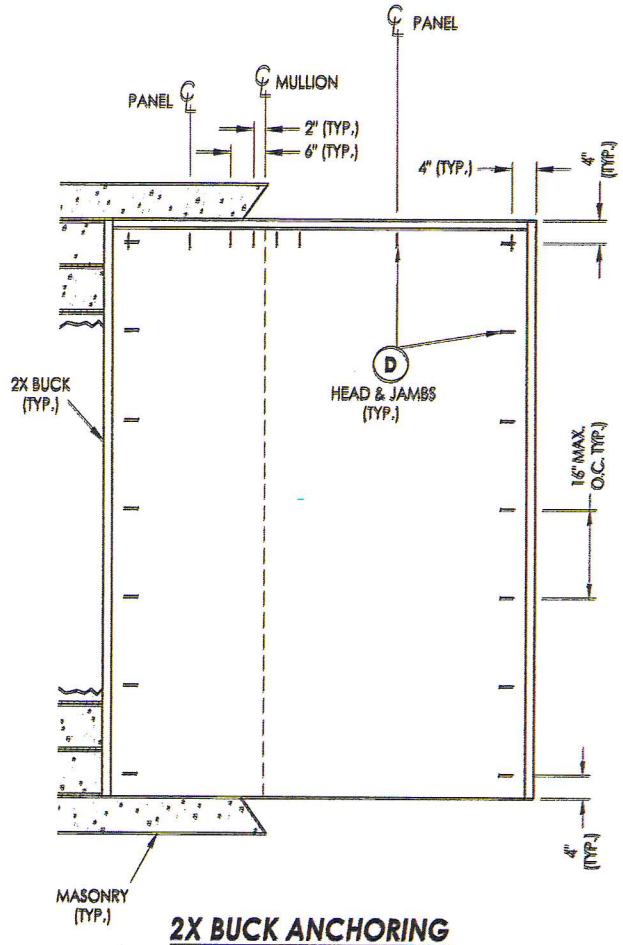
PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

PART OR ASSEMBLY: VERTICAL CROSS SECTIONS (THRESHOLD)

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

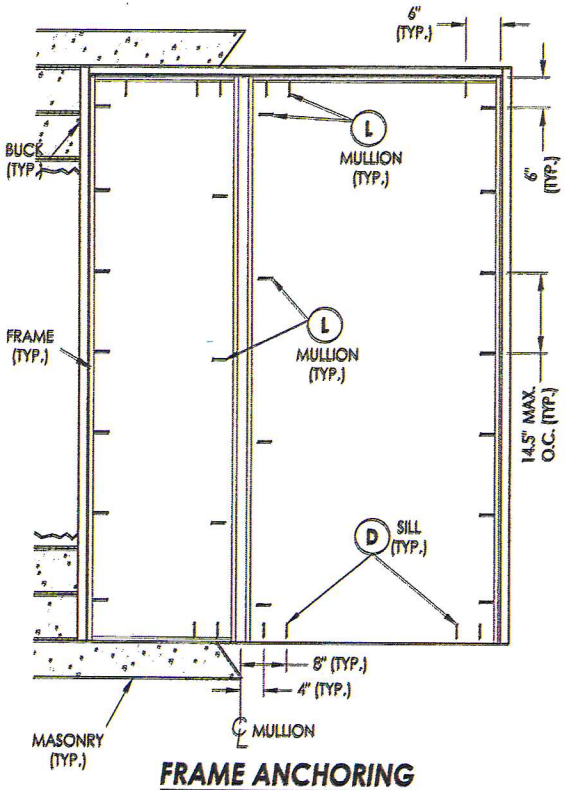
DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 8 OF 12

R:\Clients\Southeastern Sash & Door\FL - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg, 8.2



2X BUCK ANCHORING

OX Shown (XO - Similar)



FRAME ANCHORING

OX Shown (XO - Similar)

NOTE:
1. ALL FRAME CORNERS SECURED WITH (3) #8 X 2-1/2" FH DEEP THREAD WOOD SCREWS @ SILL.

F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 10, 2020

Documents Prepared By:
Lyndon F. Schmidt
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RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

PART OR ASSEMBLY: BUCK & FRAME ANCHORING (OX)

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 9 OF 12

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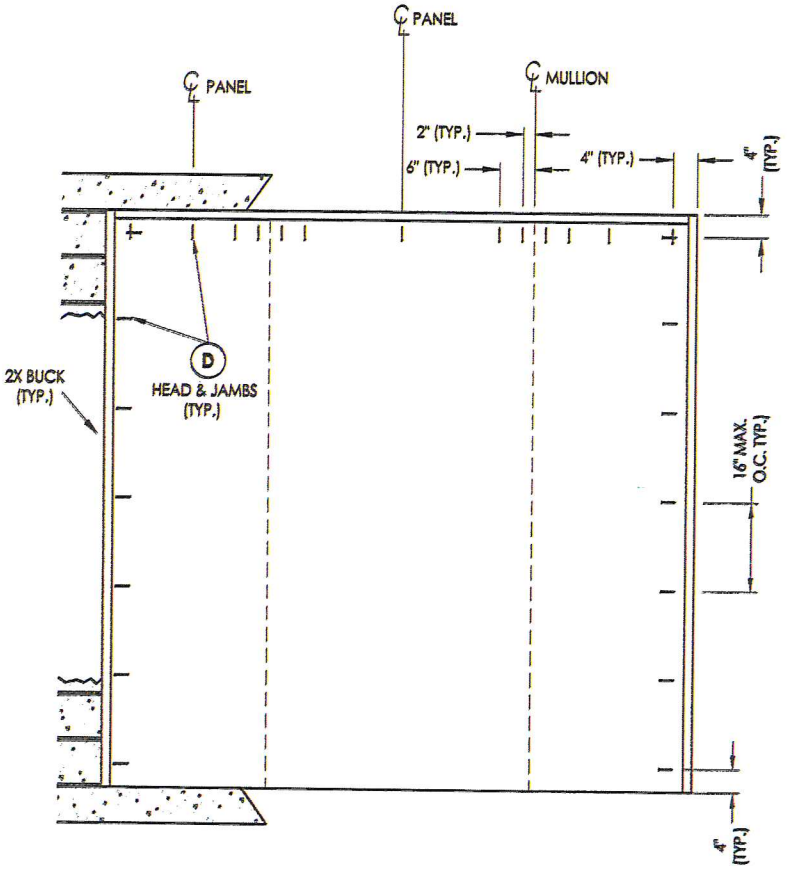
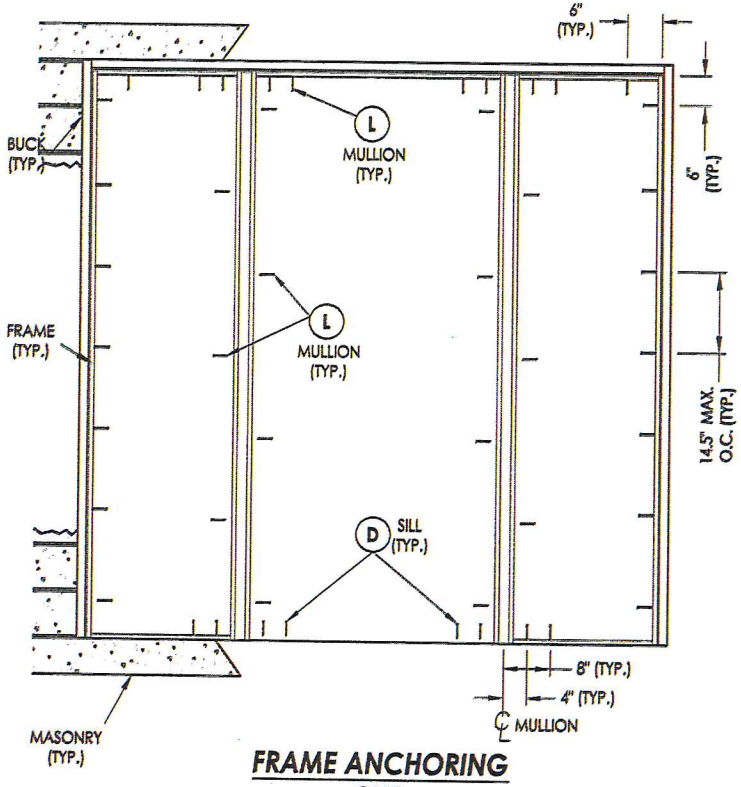


2X BUCK ANCHORING
OXO



FRAME ANCHORING
OXO

NOTE:
1. ALL FRAME CORNERS SECURED WITH (3) #8 X 2-1/2" FH DEEP THREAD WOOD SCREWS @ SILL.

STATE OF FLORIDA PROFESSIONAL ENGINEER
L.F. SCHMIDT LICENSE No. 43409

August 10, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

PART OR ASSEMBLY: BUCK & FRAME ANCHORING (OXO)

NO	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 10 OF 12

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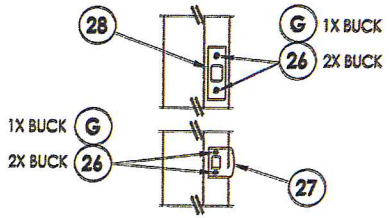
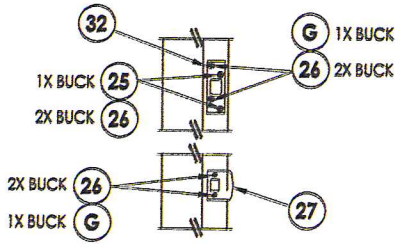
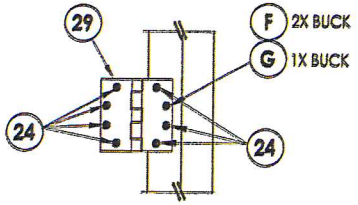


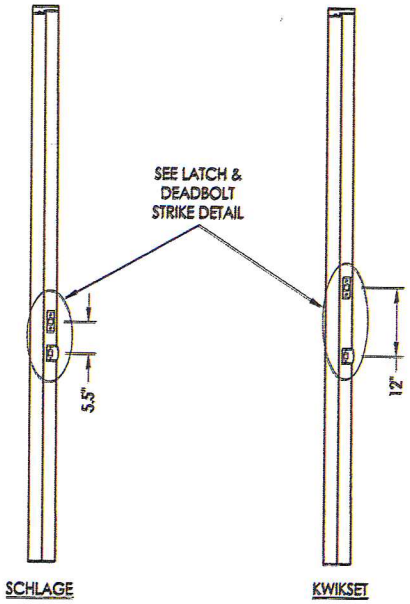
LATCH & DEADBOLT STRIKE DETAIL
SCHLAGE



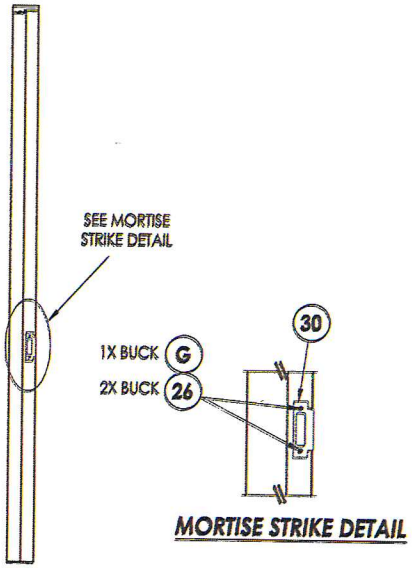
LATCH & DEADBOLT STRIKE DETAIL
KWIKSET



HINGE DETAIL

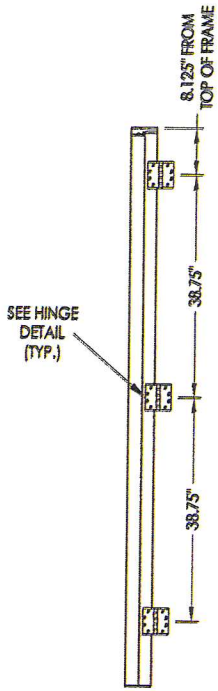


LATCH & DEADBOLT DETAILS



MORTISE STRIKE DETAIL

MORTISE LOCK DETAILS



HINGE JAMB

STATE OF FLORIDA
L.F. SCHMIDT
LICENSE
No. 43409
PROFESSIONAL ENGINEER

August 10, 2020
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Venice, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR
PART OR ASSEMBLY: HARDWARE DETAILS

NO.	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 11 OF 12

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BILL OF MATERIALS

ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK (SG >= 0.42)	WOOD
B	2X BUCK (SG >= 0.42)	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" X 2-3/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	#12 X 2-1/2" PFH WOOD SCREW	STEEL
G	3/16" X 3-1/4" PFH ITW CONCRETE SCREW	STEEL
J	1/4" X 3-3/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
L	#10 X 2-1/2" PFH WOOD SCREW (1.15" MIN. EMBEDMENT)	STEEL
K	1/4" X 1-3/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
1	JAMB (Door)	WOOD
2	JAMB (Sidelite)	WOOD
3	MULLION	LSL
7	WEATHERSTRIP	FOAM
8	SWEEP	VINYL
14	OUTSWING THRESHOLD	ALUM/COMP
15	INSWING THRESHOLD	ALUM/COMP
16	ADA THRESHOLD	ALUM
22	#10 X 2" PFH WOOD SCREW	STEEL
24	#12 x 1" PFH WOOD SCREW	STEEL
25	#8 x 1-3/4 PFH WOOD SCREW	STEEL
26	#8 x 2-1/2" PFH WOOD SCREW	STEEL
27	LATCH STRIKE PLATE	STEEL
28	DEADBOLT STRIKE PLATE	STEEL
29	4.5" X 4.5" HINGE	STEEL
30	MORTISE STRIKE PLATE	STEEL
32	DEADBOLT SECURITY STRIKE PLATE	STEEL
40	DOOR PANEL	-
50	SIDELITE PANEL	-
70	TRANSOM PANEL	-

WOOD FRAME COMPONENTS: SIPO (UTILE) (G = 0.53)

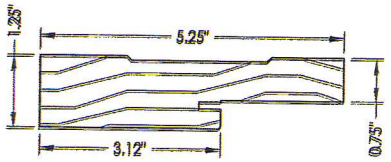
CONCRETE ANCHOR NOTES:

1. Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.
2. Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.
3. Concrete anchor table:

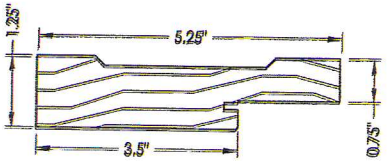
ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW TAPCON®	1/4"	1-1/4"	2"	4"
DeWALT ULTRACON®	1/4"	1-1/4"	1"	4"
ITW TAPCON®	3/16"	1-1/4"	3"	1-1/2"

WOOD SCREW INSTALLATION NOTES:

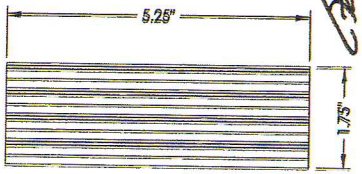
1. Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.



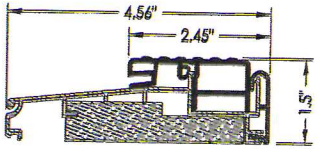
1 WOOD JAMB (Door)



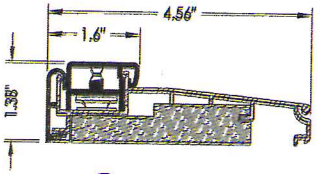
2 WOOD JAMB (Sidelite)



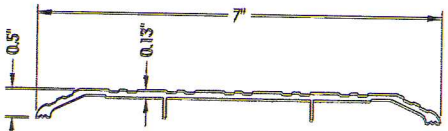
3 MULLION VERSA-LAM® 3100 Fb-2.0E



14 OUTSWING THRESHOLD WORLDWIDE



15 INSWING THRESHOLD WORLDWIDE



16 ADA THRESHOLD

L. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 10, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: SOUTHEASTERN SASH & DOOR WOOD DOOR

PART OR ASSEMBLY: BILL OF MATERIALS & COMPONENTS

NO	DATE	REVISIONS	BY
2	8/10/20	UPDATE TO 7TH ED. (2020) FBC	LFS
1	10/12/17	UPDATE TO 6TH ED. (2017) FBC	LFS

DATE: 5/10/17
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-22347.2
SHEET 12 OF 12

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R:\Clients\Southeastern Sash & Door\FL - Florida Product Approvals\FL-22347\C - Drawings\FL 22347 (2020)\FL-22347.1-3.dwg, 12.2

File #: 24-178 | Architectural Review Board | 4/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

31 E. Wright Street
Palafox Historic Business District / Zone C-2A / City Council District 6
New Storefront Doors at a Contributing Structure

SUMMARY:

Carter Quina is seeking approval for new aluminum storefront doors in bronze on the north elevation while retaining the Spanish Revival style.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-27(f)(2)a. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.
Sec. 12-3-27(f)(4)b. PHBD; Architectural review of proposed exterior development; Board review standards; Building fronts, rears, and sides abutting streets and public areas.

ATTACHMENTS:

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

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. ES 1241

Site Name 830= = Survey Date 8210 820= =
Address of Site: 31 E. Wright St., Pensacola, FL 32501 905= =
Instruction for locating S side of E. Wright St. between N. Palafox St. and N. Tarragona St. 813= =
Location: Old City Tract (subdivision name) Arpent lots (block no.) port. lt. 6 (lot no.) 868= =
County: Escambia 808= =
Owner of Site: Name: Rainy Day Enterprises Inc.
Address: P. O. Box 307
Pensacola, FL 32592 902= =
Type of Ownership Corporate 848= = Recording Date 832= =
Recorder:
Name & Title: Marcille, Ruth and Campbell, D. L.
Address: HPPB 818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☐ Good 863= =
- ■ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ■ Altered 858= =
- ☐ Unaltered 858= =
- ■ Original Site 858= =
- ☐ Restored( )(Date: X)858= =
- ☐ Moved( )(Date: X)858= =

Original Use Commercial 838= =
Present Use Vacant 850= =
Dates: Beginning +1927 844= =
Culture/Phase American 840= =
Period 20th Century 845= =

NR Classification Category: Building 916= =

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

Areas of Significance: Architecture 910= =

Significance:

S. M. McNeal built this masonry vernacular structure in 1927 to be the location for his furniture company. The building has been in continuous use but has been significantly altered.

911= =

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

ARCHITECT Unknown

BUILDER Unknown 872 = =

STYLE AND/OR PERIOD Masonry vernacular 874 = =

PLAN TYPE Rectangular 964 = =

EXTERIOR FABRIC(S) Fake lava rock # stucco: smooth 966 = =

STRUCTURAL SYSTEM(S) Masonry: brick # block 854 = =

PORCHES - 856 = =

FOUNDATION: Continuous: stucco 942 = =

ROOF TYPE: Flat: built-up 942 = =

SECONDARY ROOF STRUCTURE(S): - 942 = =

CHIMNEY LOCATION: - 942 = =

WINDOW TYPE: Fixed 942 = =

CHIMNEY: - 942 = =

ROOF SURFACING: Built-up 882 = =

ORNAMENT EXTERIOR: Fake lava rock 882 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 1 882 = =

NO. OF DORMERS 0 950 = =

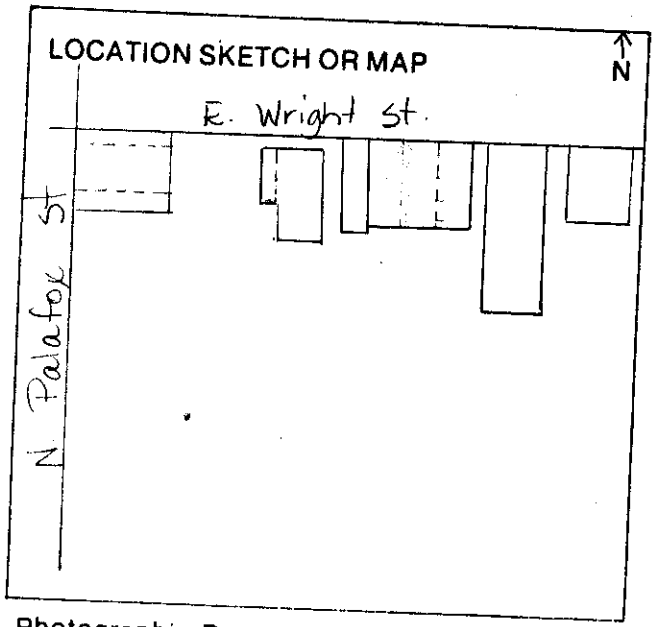
Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970 954 = =

Latitude and Longitude: ° ' " ° ' " 809 = =

Site Size (Approx. Acreage of Property): Lt. 1 800 = =

833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

812 = =

UTM Coordinates:

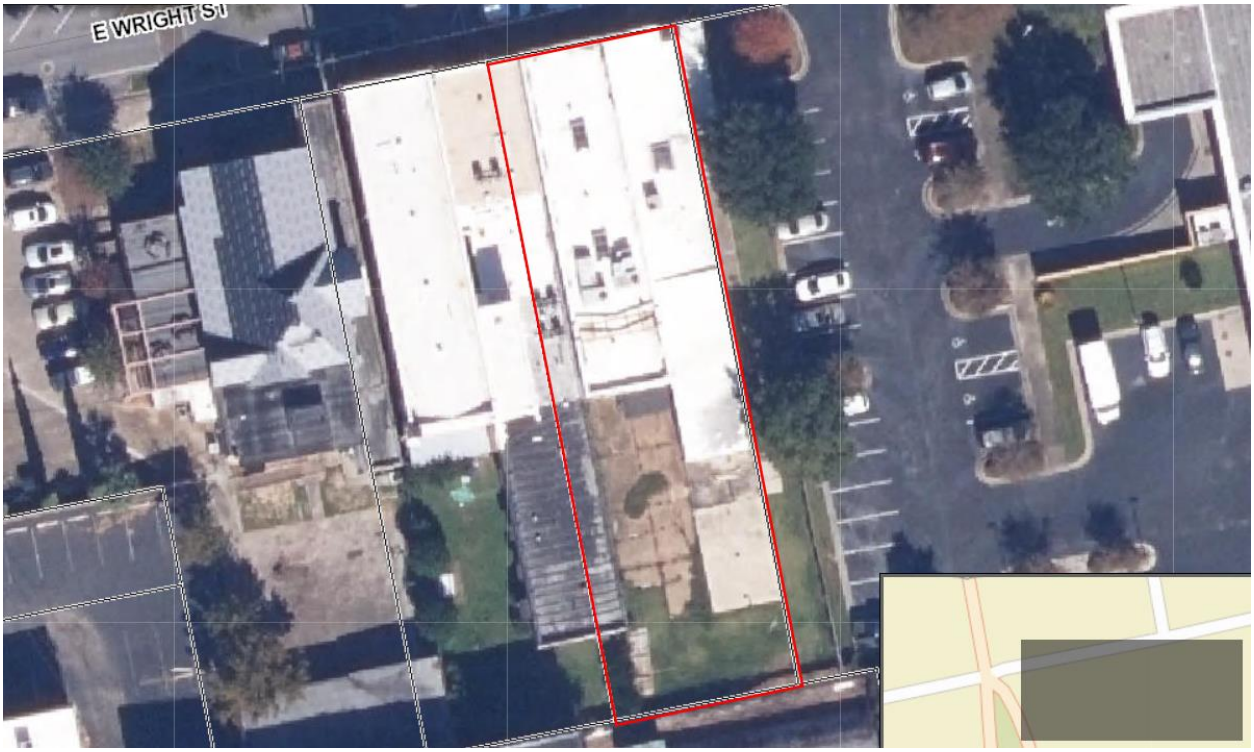
Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P.83.17 Frame 10A 860 = =

Contact Print



31 E. Wright Street





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

Architectural Review Board Application
Full Board Review

Application Date: **3/14/24**

***Project Address*:** **31 East Wright Street Pensacola, FL 32502**

Applicant: **Carter Quina**

Applicant's Address: **400 West Roman Street Pensacola, FL 32502**

Email: **cquina@qgarchitects.com** Phone: **850-433-5575**

Property Owner: **First United Methodist Church**
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

New storefront doors.

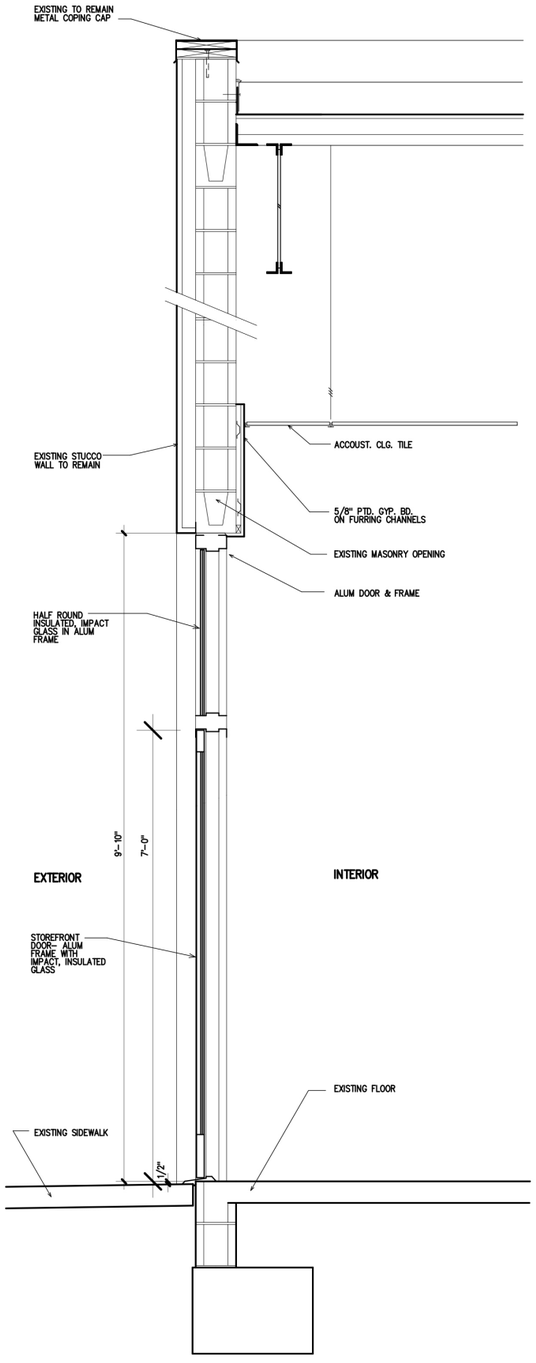
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.



Applicant Signature

3/14/24
Date

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



1/A7 Wall Section
1"=1'-0"

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

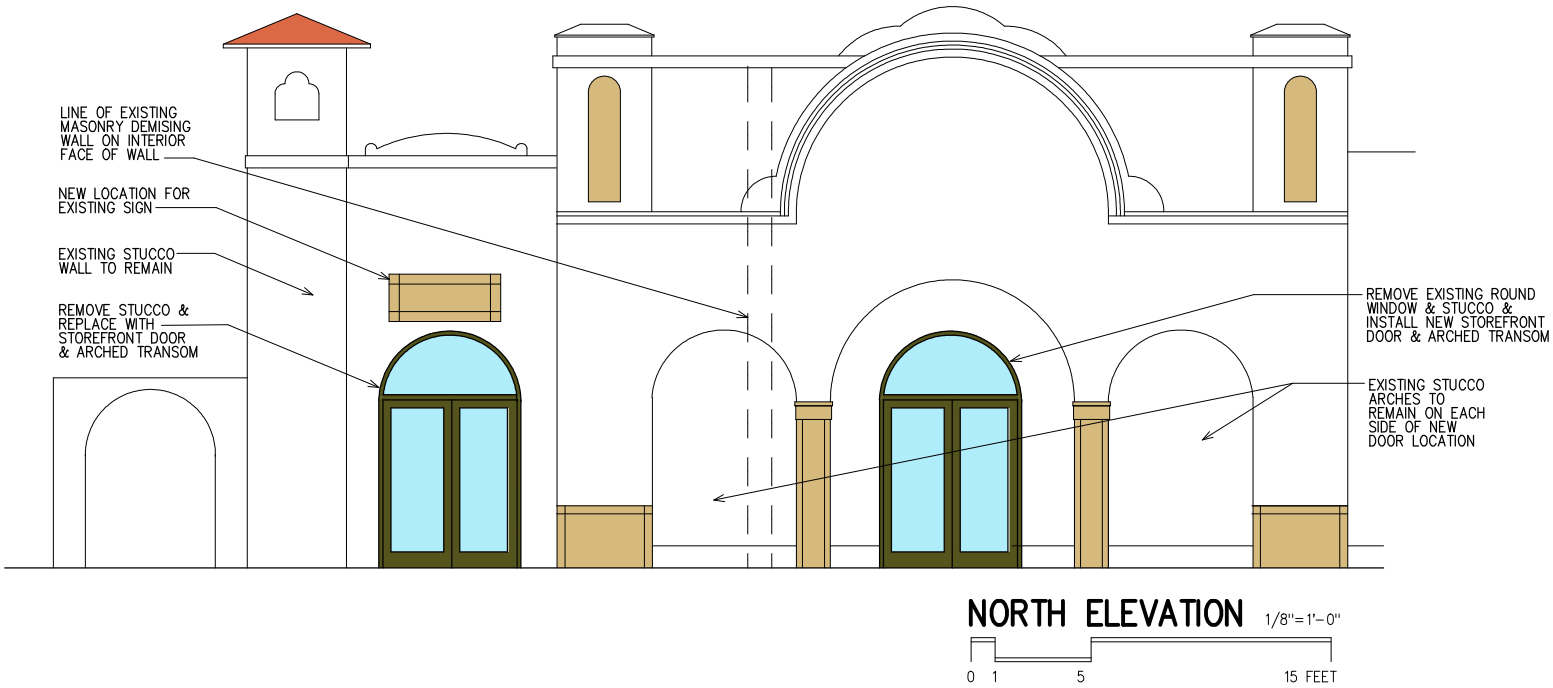
0 1 5 15 FEET



FIRST UNITED METHODIST CHURCH
MINISTRY OUTREACH BUILDING
31 EAST WRIGHT STREET

New storefront for the FUMC Pensacola Ministry Outreach Building. The present facade is not original to the building. but we intend to retain the Spanish Revival imagery while making the storefront more open to the street scape and allowing direct pedestrian access to the interior from the sidewalk.

The aluminum will be bronze. The glass will be clear, impact, insulated. All present colors to remain. The decorative terra cotta will also remain. The present signage will remain.


LINE OF EXISTING MASONRY DEMISING WALL ON INTERIOR FACE OF WALL
NEW LOCATION FOR EXISTING SIGN
EXISTING STUCCO WALL TO REMAIN
REMOVE STUCCO & REPLACE WITH STOREFRONT DOOR & ARCHED TRANSOM
REMOVE EXISTING ROUND WINDOW & STUCCO & INSTALL NEW STOREFRONT DOOR & ARCHED TRANSOM
EXISTING STUCCO ARCHES TO REMAIN ON EACH SIDE OF NEW DOOR LOCATION
NORTH ELEVATION
1/8"=1'-0"
0 1 5 15 FEET

Kawneer 33" and 9" Push and Pull Handle - Bronze



Sold By: Set (handle and hardware)

Finish: Bronze

Description: For 36" doors

$318.86 USD

QUANTITY

- 1 +

In stock

ADD TO CART

BUY NOW

ADDITIONAL PRODUCT INFO

OVERVIEW

PROJECT REPORTS

BIM MODELS

CAD & SPEC DOWNLOAD

HURRICANE RESISTANCE INFORMATION

FLORIDA PRODUCT APPROVAL DOCUMENTS (FL) AND TEXAS DEPARTMENT OF INSURANCE (TDI) DOCUMENTS

THERMAL TECHNOLOGY

BLAST RESISTANT INFORMATION

HARDWARE

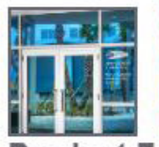
KAWNEER FINISHES

DOCUMENTS

LITERATURE

MY PRODUCTS Empty / View All ▸









+ ADD TO MY PRODUCT LIST SHARE

350/500 IR Entrances

- 3-1/2" (88.9mm) sightline or 5" (127mm) sightline
- 1-3/4" (44.5mm) depth
- Non-thermal performance
- Blast mitigation, hurricane resistance
- Meets Florida Building Code TAS-202 Standard
- Moderate to high traffic application

Product Features

SINGLE-SOURCE HURRICANE RESISTANT SOLUTIONS & MORE

350/500 IR Entrances provide extra strength for schools, institutions and other high traffic applications where codes require windborne debris protection, Florida Building Code TAS-202 Standards or blast mitigation protection.

Kawneer provides a single-source solution to the growing need for hurricane resistant products in Eastern and Gulf Coast states from New York through Texas. IR 500/501 Framing Systems and 350/500 IR Entrances are large missile impact resistant, fully tested and easy to fabricate and install. In addition, IR 501T and IR 501UT Framing provides improved thermal performance to increase energy efficiency by employing IsoLock™ thermal breaks. Our hurricane resistant framing systems are designed and engineered for single-span storefronts, low- to mid-rise ribbon window and punched opening applications.

Features

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-199 | Architectural Review Board | 4/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

600 S. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Approval to Remove Rooftop Floor and Minor Changes to Previously Approved Plans

SUMMARY:

Buck Lindsay is seeking final approval to remove the eighth / rooftop floor, adding a second-floor patio at Palafox and Cedar Streets, removing the mid-block Palafox Street entrance and canopy, minor adjustments to the building footprint, and minor adjustments to the Cedar Street entrance vestibule. This project received final approval at the December 2023 meeting.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

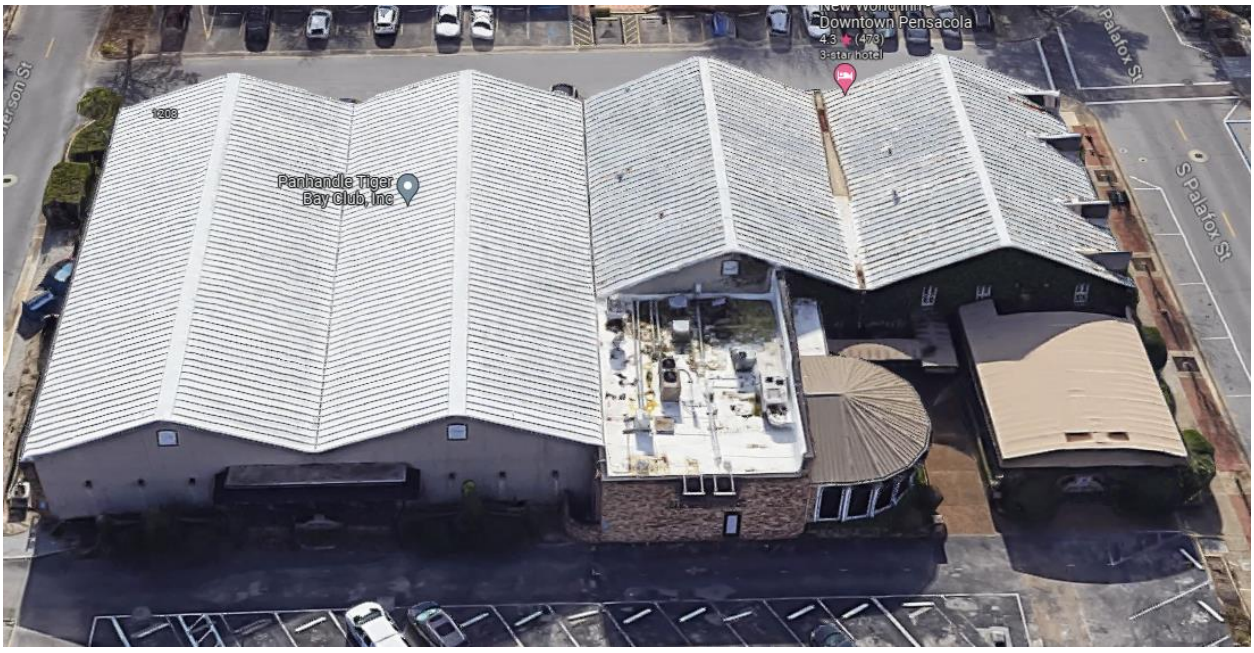
Sec. 12-3-27(f)(2)b-c. Palafox Historic Business District; General considerations; Decision guidelines.
Sec. 12-3-27(f)(3) PHBD; Recommendation for changes.

ATTACHMENTS:

1. Images
2. December 2023 minutes and ARB application
3. Application and Materials

600 S. Palafox Street





Board Member Mead made a motion to deny the application. Chairperson Salter clarified the motion was based on the discussion of the requirements of 12-3-10(1)f.6.3. Board Member Mead concurred, stating the status of his comments with respect to the contributing structure and lack of true divided lites and the fact the windows are vinyl would not be consistent with that portion of the code cited. Board Member Fogarty seconded the motion and it carried 4-0.

4. 23-1082 517 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A CONTRIBUTING STRUCTURE

Ronald Nelson is seeking approval to add a 46 x 76 inch window opening on the rear of a contributing structure. The proposed window is a Jeld Wen double hung siteline clad Auralast pine window in the color Hartford green with six over six simulated divided lites to match the existing windows. The shutters will be made of red cedar and will be painted green to match the existing and the hinges and tiebacks will match existing.

Mr. Nelson presented to the board. Chairperson Salter asked for clarification about the 5/8" putty SDL on the quote sheet and confirm it is correct. Mr. Nelson answered correct and it matches the existing windows. Board Member Mead asked for clarification about the side facades and Mr. Nelson clarified the photograph in question was the viewpoint taken from the house looking toward the neighbor. Both sides of the structure match with the ornate head casements above the windows. Board Member Mead asked about the shutter treatments and ornate header components. Mr. Nelson answered that the shutters and ornate header components will match the existing.

Board Member Fogarty made a motion to approve. Chairperson Salter seconded the motion and it carried 4-0.

5. 23-1083 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR A NEW HOTEL DEVELOPMENT

Buck Lindsay is seeking final approval for a new eight-story Tempo by Hilton hotel with 213 guest rooms, lobby area, dining, a meeting space, fitness area, swimming pool, and surface parking. This project received conceptual approval at the November 2023 meeting.

Winford Buck Lindsay presented to the board. Chairperson Salter asked about the west and east elevation through-the-wall mechanical units are identified but there is nothing for the north and south elevations. Mr. Lindsay answered that a vertical thin blade louver is depicted on the north and south elevations to service two rooms

and the louver becomes an architectural feature itself. The north and south rooms are Tempo rooms, which is more upscale than the Home 2 Suites rooms with louvers under the window. Chairperson Salter asked if there is information on the louver in the application package. Mr. Lindsay answered no, but there is information for the decorative, below the window louver. The vertical thin blade louvers will be painted to match the color of the wall surface to minimize their visual impact. Board Member Mead asked about the blade signage on the Palafox Street side. Mr. Lindsay noted a separate application for signage will be submitted and Historic Preservation Planner Walker answered that signage will be handled through an abbreviated review. Board Member Mead and Chairperson Salter complimented the application and efforts made by the applicant.

Board Member Yee made a motion to approve the application as submitted. Chairperson Salter offered an amendment that the product information for the thin blade louver come through for abbreviated review. Board Member Yee accepted the amendment. Board Member Fogarty seconded the motion and it carried 4-0.

6. 23-1084 DISCUSSION
NATIONAL PARK SERVICE PRESERVATION BRIEF NO. 16: THE USE OF SUBSTITUTE MATERIALS ON HISTORIC BUILDING EXTERIORS

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

Historic Preservation Planner provided context to the board regarding the preservation brief. Board Member Mead proposed to defer the discussion to the January meeting and suggested that staff publicize the discussion for more fruitful, public input. Chairperson Salter agreed that the topic comes up frequently and it would benefit from a full board discussion and public input. Board Member Mead strongly urged staff to publicize the discussion with neighborhood preservation associations, contractors, and previous applicants. Assistant Planning and Zoning Division Manager Harding noted this information can be provided with the new year meeting calendar that is sent out.

Board Member Mead made motion to move the discussion item to the January meeting. Board Member Fogarty seconded the motion and it carried 4-0.

ADJOURNMENT

TEMPO SUITES / HOME 2 SUITES by HILTON

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502



DECEMBER 2023 ARB MEETING

OWNER:

3H GROUP HOTELS
6716 HERITAGE BUSINESS COURT
SUITE 100
CHATTANOOGA, TN 37421

423-834-9311

DEVELOPER:

GRACE CONSTRUCTION CONSULTANTS
5720 MARLIN ROAD #200
CHATTANOOGA, TN 37411

423-208-9833

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ENGINEERING:
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

770-963-8989

CIVIL ENGINEER:

REBOL BATTLE AND ASSOCIATES
2301 N. 9TH AVE, SUITE 300
PENSACOLA, FLORIDA 32503

850-438-0400

LANDSACPE DESIGNER:

DANIEL ROGERS LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE,
SUITE 325
MAITLAND, FLORIDA 32751

407-353-0112

PROJECT DATA

PROPOSED:	213 ROOM HOTEL, 8 STORY		
ZONING:	C-2A		
SITE:	1.333 ACRES		
PARCEL NO.:	00-05-0900-001-012		
BUILDING HT.:	ALLOWED 100' PROPOSED 96'-0"		
SET BACKS:	ZERO REQUIRED, 2.5' PROVIDED		
PARKING:	REQUIRED	128	SPACES
	PROPOSED ON SITE	71	SPACES
	ON STREET	57	SPACES
	TOTAL	128	SPACES
FLOOD ZONE:	A E, SPECIAL FLOOD HAZARD AREA		

DRAWING INDEX

A1	COVER SHEET	A8	EIGHTH FLOOR PLAN
A2	SURVEY PLAN	A9	NORTH EXTERIOR ELEVATION
C200	SITE LAYOUT & DIMENSION PLAN	A10	SOUTH EXTERIOR ELEVATION
C201	SITE DETAILS	A11	WEST EXTERIOR ELEVATIONS
L-1.00	ILLUSTRATIVE HARDSCAPE PLAN & IMAGES	A12	EAST EXTERIOR ELEVATION
L-1.01	HARDSCAPE PLAN	A13	EXTERIOR ELEVATION FINISHES
L-1.02	HARDSCAPE PLAN	A14	EXTERIOR ARCHITECTURAL FEATURES
L-1.03	HARDSCAPE PLAN	A14.1	EXTERIOR MATERIAL SPECIFICATIONS
L-2.01	HARDSCAPE DETAILS	A14.2	MORGAN WINDOWS SPECIFICATIONS
L-3.00	ILLUSTRATIVE LANDSCAPE PLAN	A15	WEST WALL SECTION
L-3.00A	PLANT IMAGES	A16	EXTERIOR RENDERING
L-3.01	LANDSCAPE PLAN	A17	PERSPECTIVE VIEWS
L-3.02	LANDSCAPE PLAN	A18	PERSPECTIVE VIEW - NIGHT
L-3.03	LANDSCAPE PLAN	A19	PERSPECTIVE VIEW - NIGHT
L-3.10	PLANT SCHEDULE. DETAILS, & NOTES	A20	PERSPECTIVE VIEW - NIGHT
L-4.401	IRRIGATION PLAN & NOTES	A21	GOOGLE AERIAL VIEW 1
L-4.10	IRRIGATION DETAILS	A22	GOOGLE AERIAL VIEW 2
A3	DEMOLITION PLAN	A23	GOOGLE AERIAL VIEW 3
A4	FIRST FLOOR PLAN	E100	SITE LIGHTING PLAN
A5	SECOND FLOOR PLAN	E101	LIGHTING SPECIFICATION SHEETS
A6	THIRD - SIXTH FLOORS	E102	LIGHTING SPECIFICATION SHEETS
A7	SEVENTH FLOOR PLAN		

architecture
engineering
interiors
L P B

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

3H GROUP HOTELS

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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COVER SHEET

A1

N

W E

S

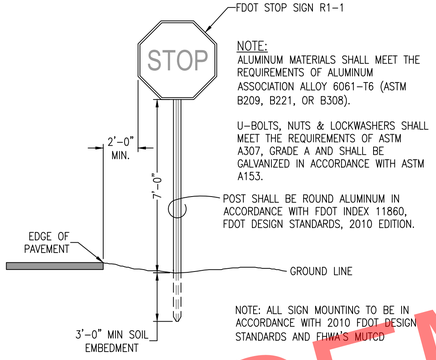
HORIZONTAL SCALE

20 0 10 20 40 80

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

LEGEND

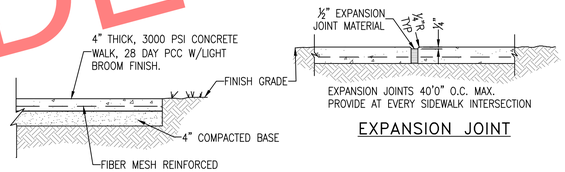
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT



SIGN MOUNTING DETAIL
N.T.S.



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



TYPICAL SECTION
N.T.S.

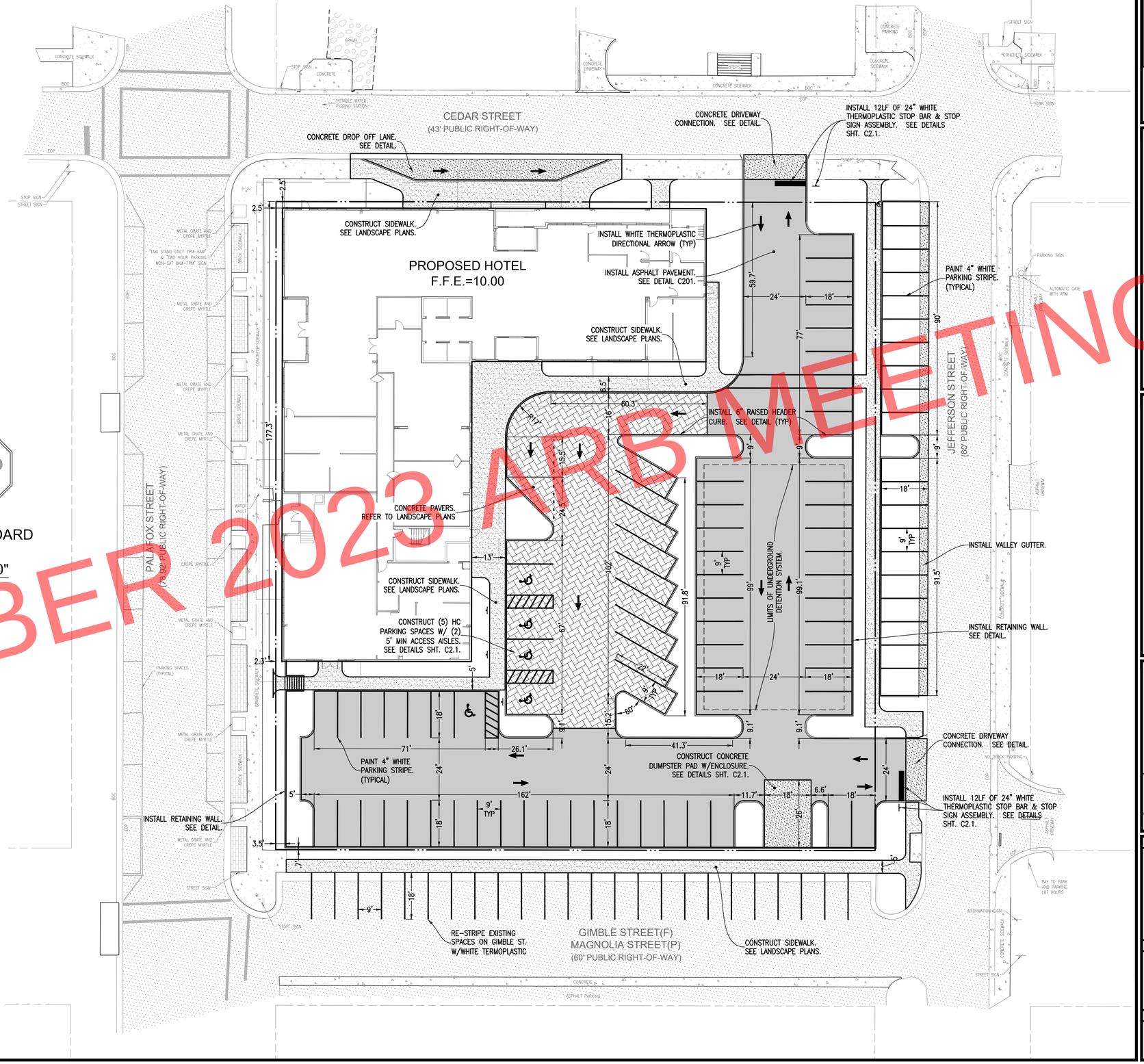
NOTE:
WALK SLOPE VARIES, SEE PLAN

EXPANSION JOINT

DUMMY GROVE

SIDEWALK DETAILS
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.



DECEMBER 2023 ARB MEETING

REBOLL - BATTLE & ASSOCIATES
RBA
EST. 2000
PENSACOLA, FL
850 • 438 • 0400
CIVIL ENGINEERS & SURVEYORS

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

SITE LAYOUT & DIMENSION PLAN

TEMPO SUITES
HOME 2 SUITES

600 South Palafox Street
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL

NOT FOR CONSTRUCTION

PAUL A. BATTLE, PE
53126

Dr. By: JRR
Ck By: PAB
Job No.: 2023.134
Date: Nov. 28, 2023

DRAWING No.

C200

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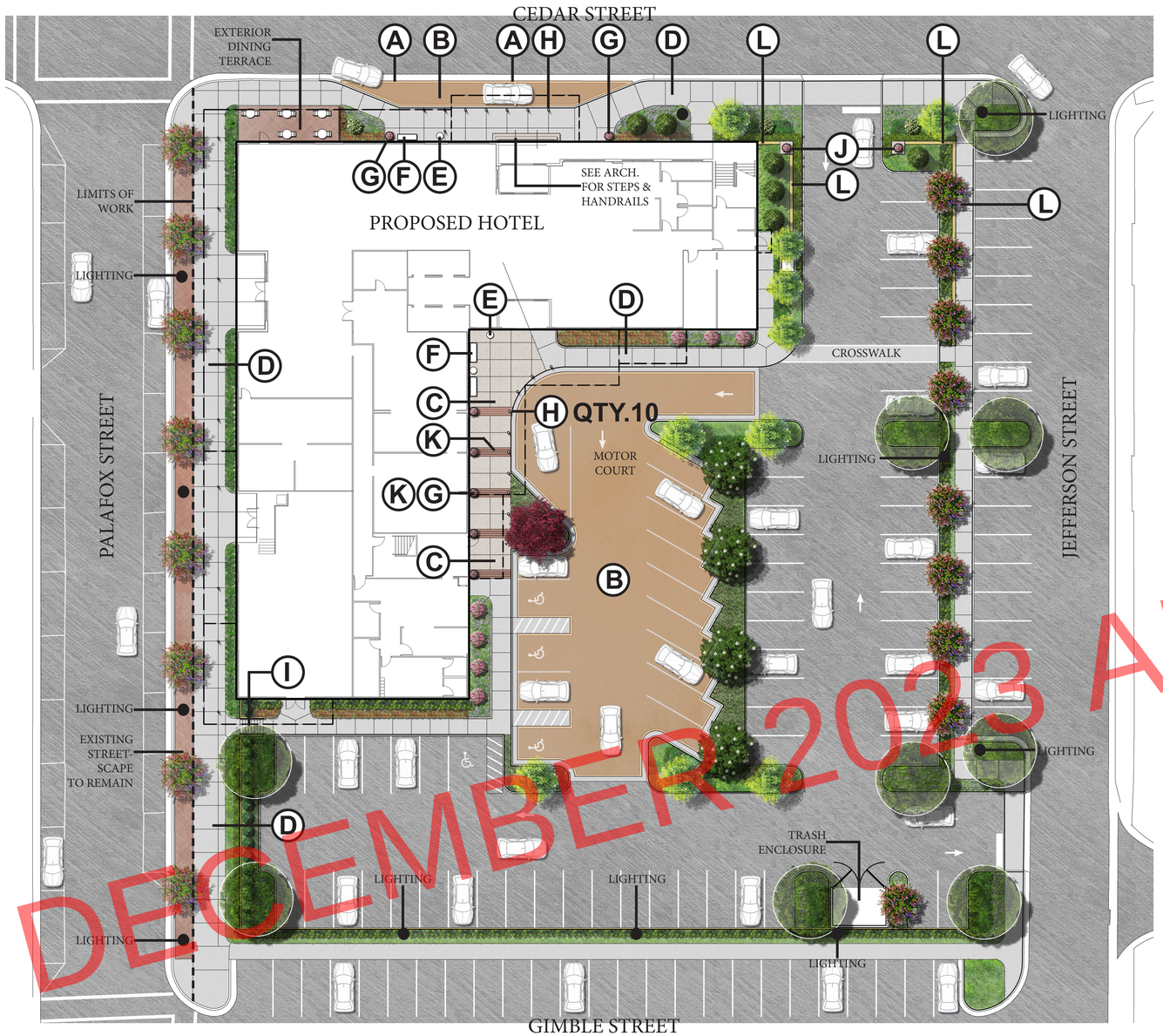



A VEHICULAR PAVING FIELD



B VEHICULAR CONCRETE BAND @ CURB FACE



C CONCRETE WALK - BROOM FINISH WITH 3" WINDOW PANE BORDER



D CONCRETE BROOM FINISH



E TRASH RECEPTACLE



F BENCH



G CAST IRON URN



H BOLLARD



I CIP STEPS W/ HANDRAIL

SHEET KEY & NOTES:

- (A) Vehicular Paving Field
- (B) Vehicular Concrete Band
- (C) Concrete Walk - W.P.
- (D) Concrete Walk - B.F.
- (E) Trash Receptacle
- (F) Bench
- (G) Cast Iron Urn
- (H) Bollard
- (I) CIP Steps w/ Handrail
- (J) Pilaster
- (K) Brick Accent Band
- (L) Retaining Wall

DECEMBER 2023 ARB MEETING

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023

REVISIONS

REV.	DATE	REVISION

daniel rogers
landscape architecture + site planning
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ARB Review

PROJECT NAME

HAMPTON INN & SUITES by HILTON

SHEET NAME

ILLUSTRATIVE HARDSCAPE PLAN & IMAGES

SCALE

AS SHOWN

DATE 11.30.2023

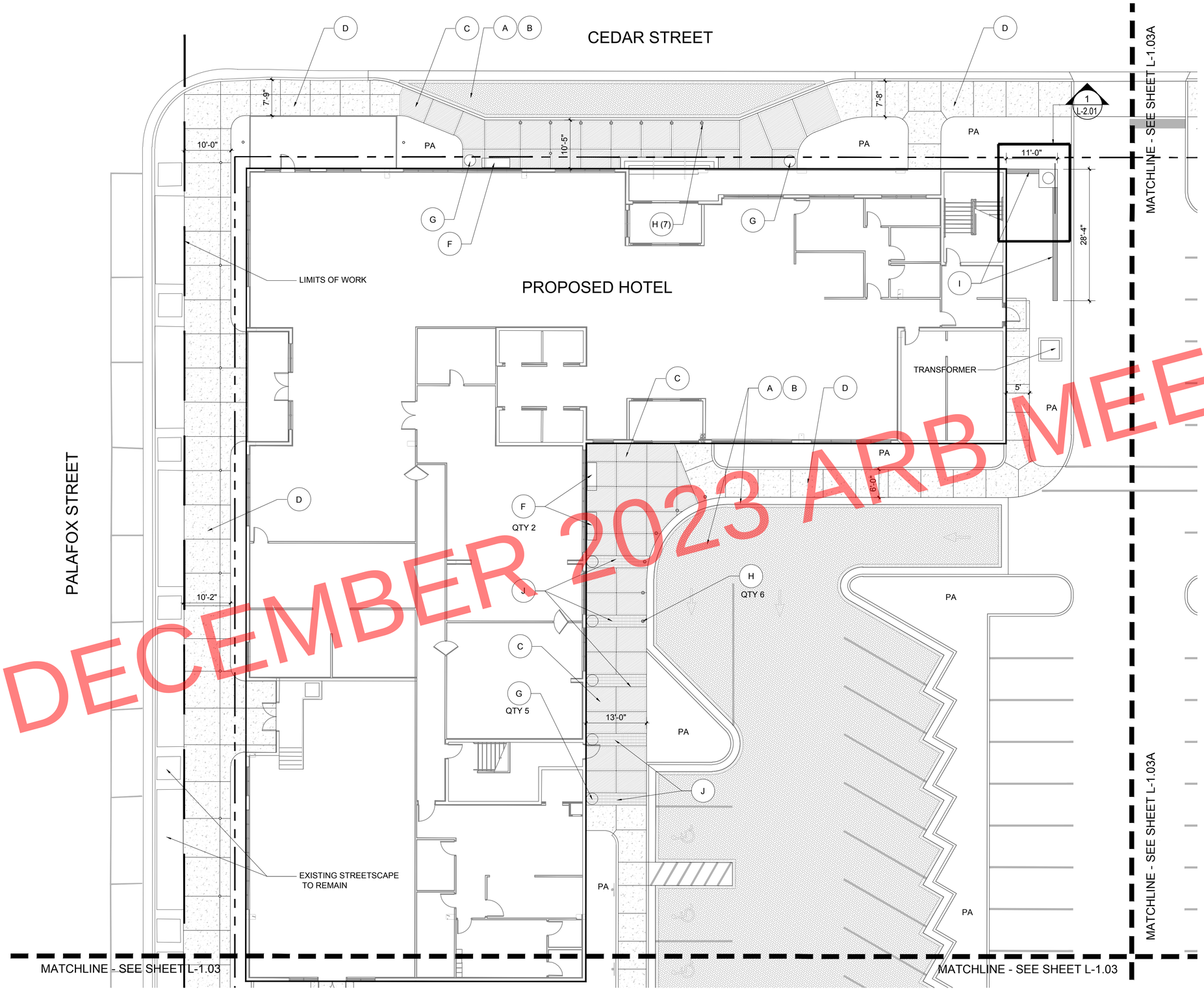
DRAWN DAR

SHEET NUMBER

L-1.00

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023



DECEMBER 2023 ARB MEETING

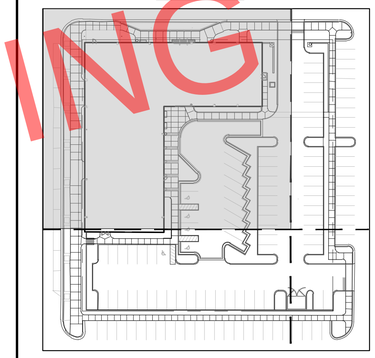
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

- A — VEHICULAR PAVING FIELD
- B — VEHICULAR CONCRETE BAND & CURB FACE
- C — CONCRETE WALK BROOM FINISH W/ 3" WINDOW PANE BORDER
- D — CONCRETE WALK BROOM FINISH
- E — TRASH RECEPTACLE
- F — BENCH
- G — CAST IRON URN
- H — BOLLARD
- I — RETAINING WALL
- J — BRICK ACCENT BAND

PA- PLANTING AREA

KEY MAP



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

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DANIEL A. ROGERS, RLA
6666866

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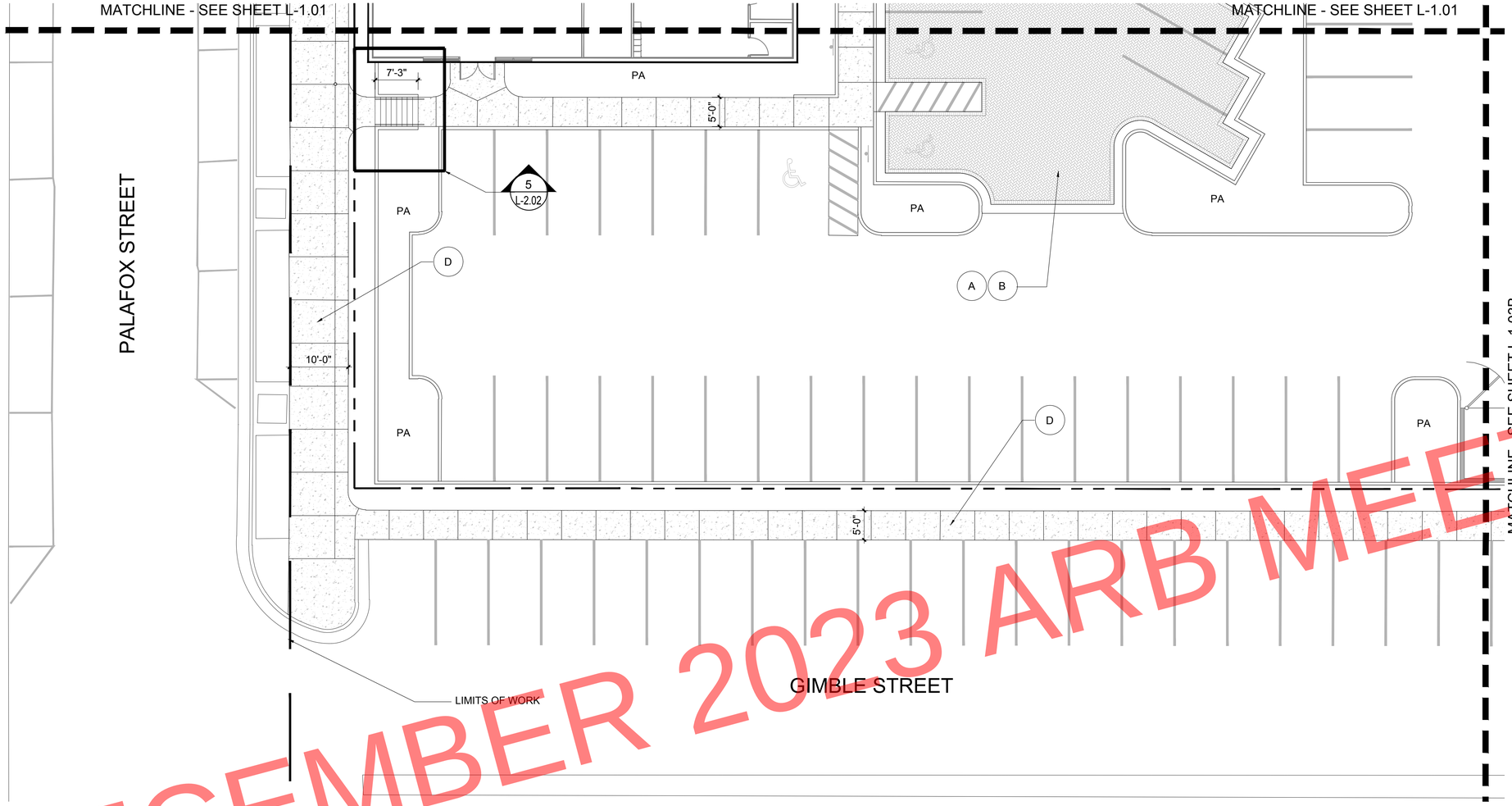

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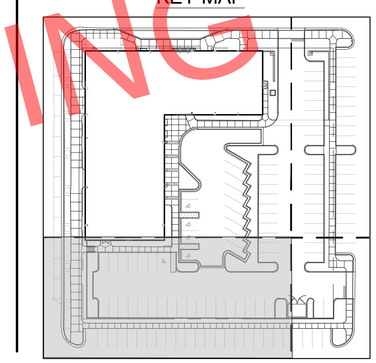

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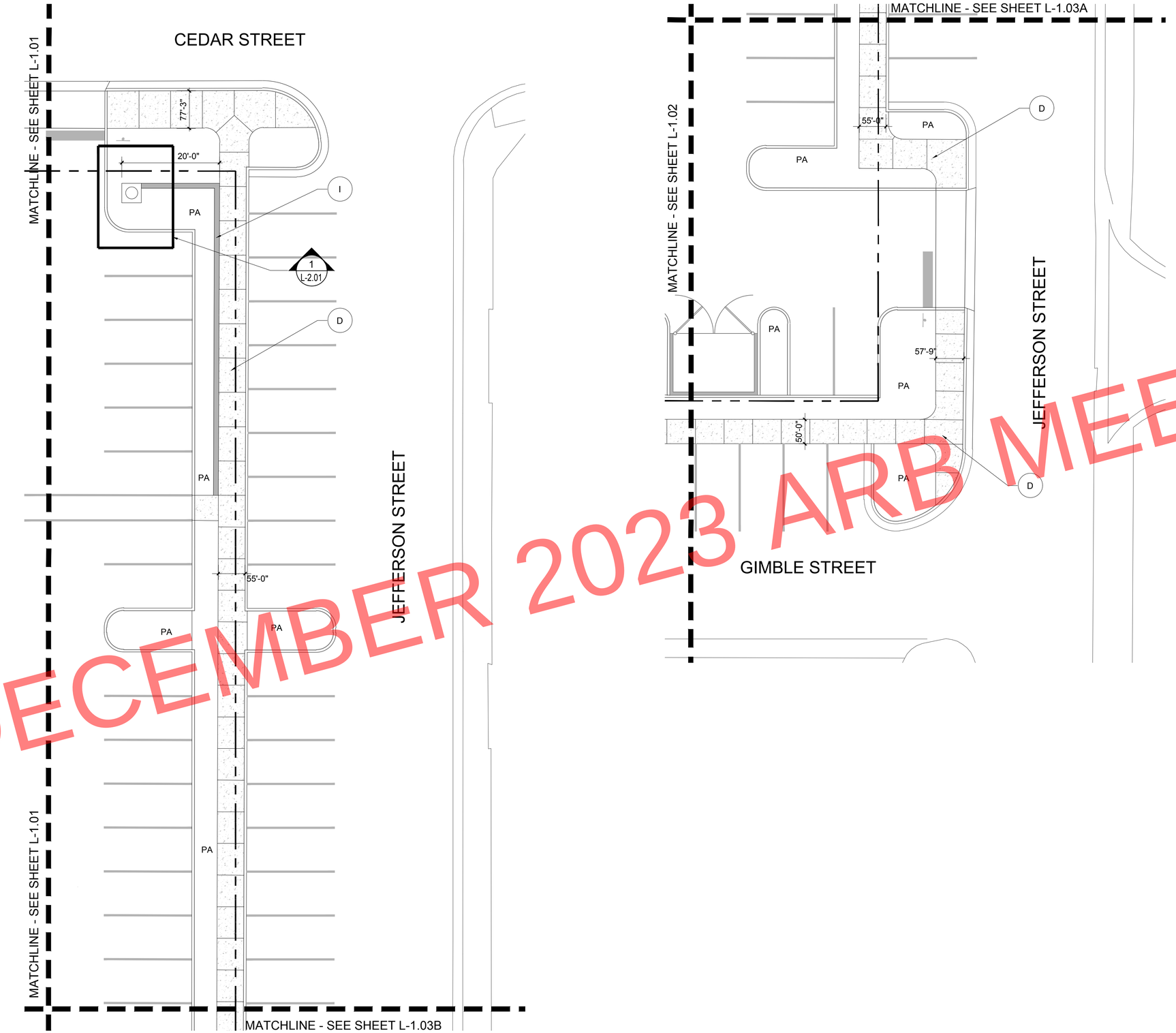
L-1.02



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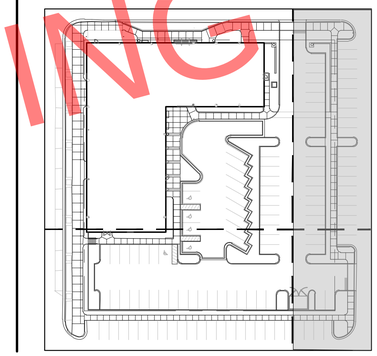

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DANIEL A. ROGERS, RLA
6666866

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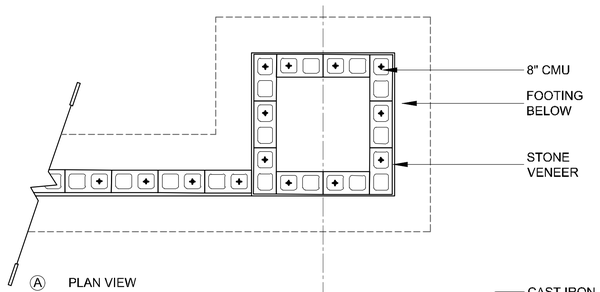
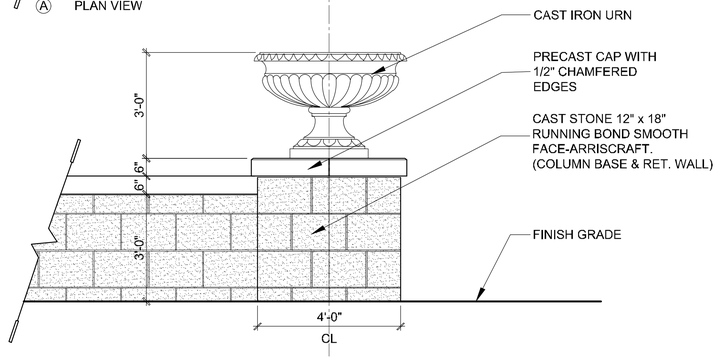
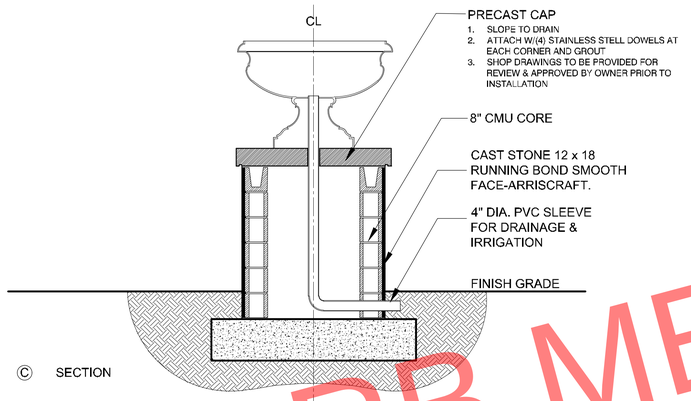
L-1.03



Ⓐ PLAN VIEW



Ⓑ ELEVATION

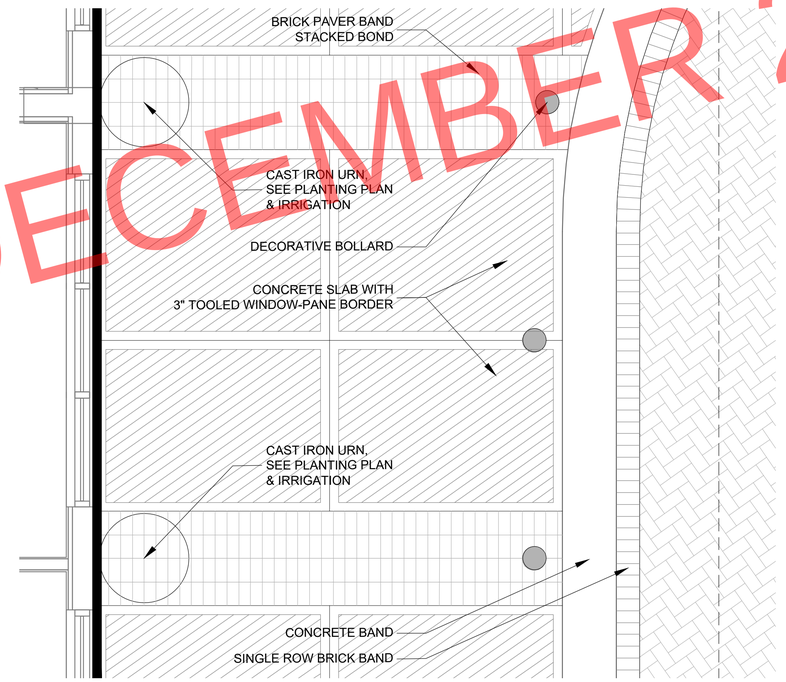


Ⓒ SECTION

1 ELEVATION/PLAN/SECTION VIEW 4' H COLUMN W/ URN

SHOP DRAWINGS TO BE PROVIDED BY STRUCTURAL ENGINEER (BY OWNER)

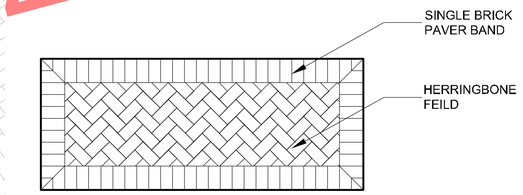
SCALE: 1/2"=1'-0"



2 PLAN VIEW ENLARGEMENT HARDSCAPE TREATMENT

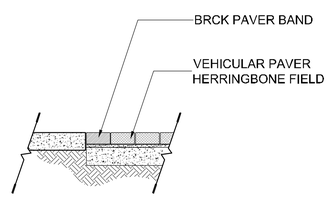
SHOP DRAWINGS TO BE PROVIDED BY STRUCTURAL ENGINEER (BY OWNER)

SCALE: 1/2"=1'-0"



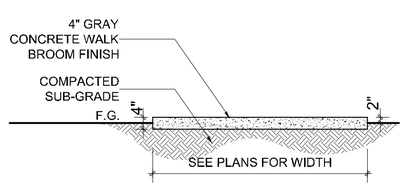
3 PLAN VIEW PAVER DETAIL

SCALE: 1/2"=1'-0"



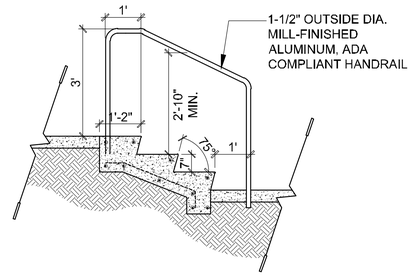
4 SECTION VEHICULAR PAVER DETAIL

SCALE: 1/2"=1'-0"



5 SECTION PEDESTRIAN WALK DETAIL

SCALE: 1/2"=1'-0"



6 SECTION TYPICAL STAIR/HANDRAIL DETAIL

SCALE: 1/2"=1'-0"

SHEET KEY & NOTES:

DECEMBER 2023 ARB MEETING

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HAMPTON INN & SUITES by HILTON

SHEET NAME

HARDSCAPE DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

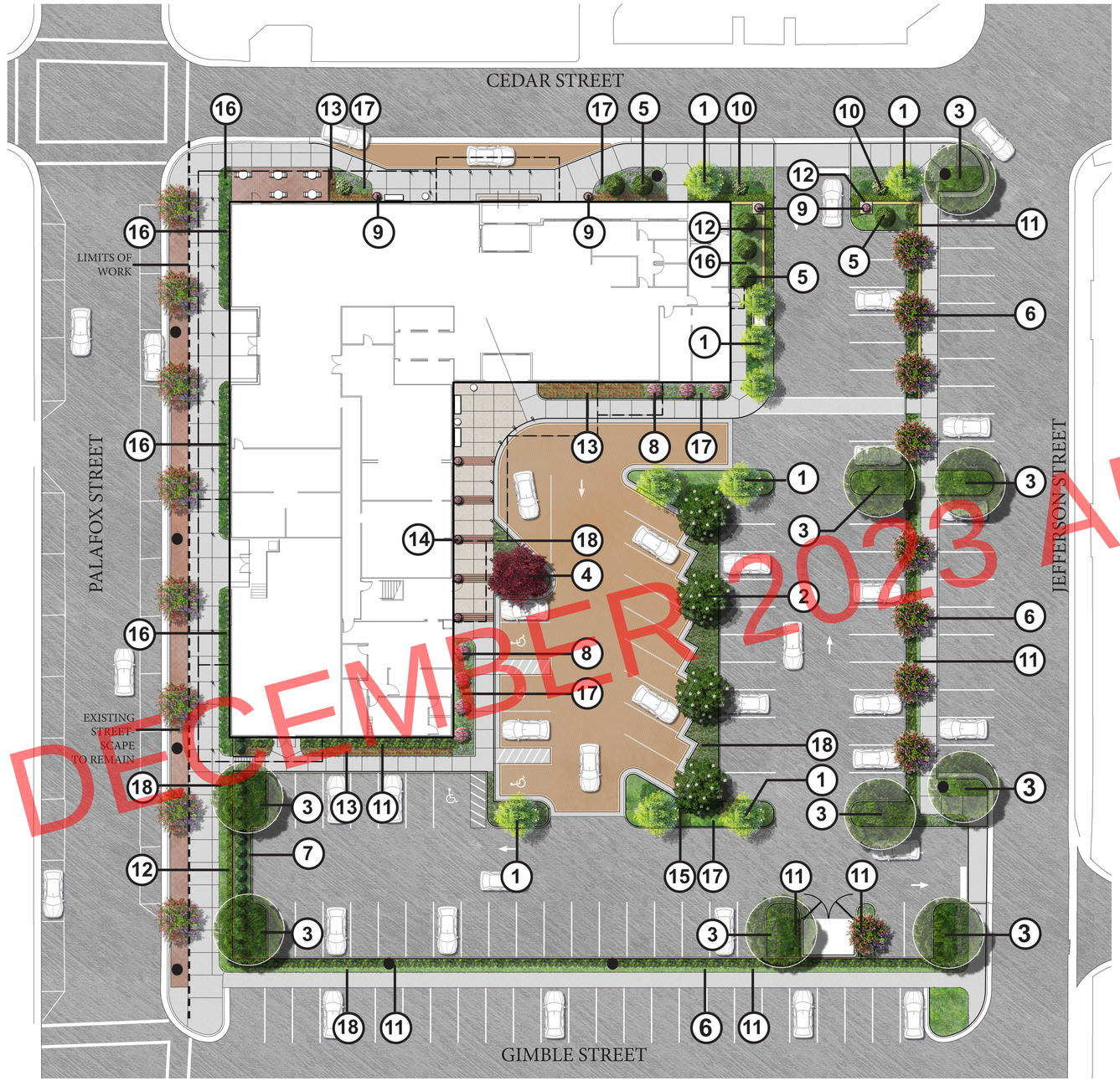
SCALE: AS SHOWN

DATE: 11.30.2023 DRAWN: DAR

SHEET NUMBER

L-2.01

Refer to Sheet L-3.00A for Plant Images



Plant Schedule

Medium / Large Trees

1. River Birch Multi-Trunk
2. D.D. Blanchard Southern Magnolia
3. Live Oak

Small Trees

4. Japanese Maple 'Blood Good'
5. Mary Nell Holly
6. Natchez Crape Myrtle

Large Shrubs / Accent Plants

7. Japanese Blueberry Hedge Row
8. Japanese Camellia
9. Panicle Hydrangea
10. Oakleaf Hydrangea
11. Podocarpus Hedge Row

Small Shrub / Groundcover

12. Littleleaf Boxwood
13. Red Ruffle Azalea
14. Gardenia
15. Coontie Palm
16. Cast Iron Plant
17. Evergreen Giant Liriope
18. Bronze Beauty Asiatic Jasmine

DECEMBER 2023 ARB MEETING

SHEET KEY & NOTES:

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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ILLUSTRATIVE LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE

AS SHOWN

DATE 11.30.2023 | DRAWN DAR

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L-3.00

CEDAR STREET

PALAFOX STREET

EXISITING TREE TO REMAIN

EXISITING STREETSCAPE TO REMAIN

LIMITS OF WORK

PROPERTY LINE

PLANTING POT

MATCHLINE - SEE SHEET L-3.02

MATCHLINE - SEE SHEET L-3.03A

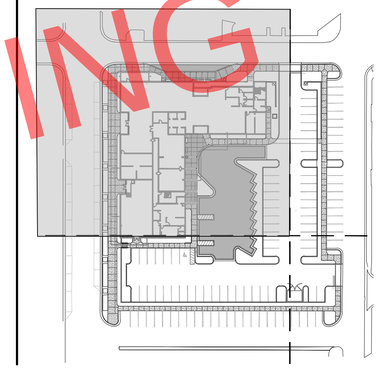
DECEMBER 2023 ARB MEETING

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

- EXISITING TREE TO REMAIN
- EXISITING STREETSCAPE TO REMAIN
- PROPERTY LINE
- MATCH LINE

KEY MAP



NORTH

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L-3.01

MATCHLINE - SEE SHEET L-3.01

MATCHLINE - SEE SHEET L-3.01

LIMITS OF WORK

EXISITING TREE TO REMAIN

PROPERTY LINE

EXISITING STREETSCAPE TO REMAIN

EXISITING TREE TO REMAIN

PALAFOX STREET

TRA 309 | ELD 2 | AZA 3 | POM 4 | POM 17 | AZA 20 | CAM 1 | MAG 1

QUV 1 | ZAP 1,834 | LIR 20 | ELD 20 | BXM 22 | QUV 1 | ZAP 1,811

BTN 1 | TRA 148 | BTN 1 | ZAP 2,170 | LIR 127 | BTN 1

POM 5 | ZAP 780 | QUV 1 | LIR 32

POM 65

MATCHLINE - SEE SHEET L-3.03B

GIMBLE STREET

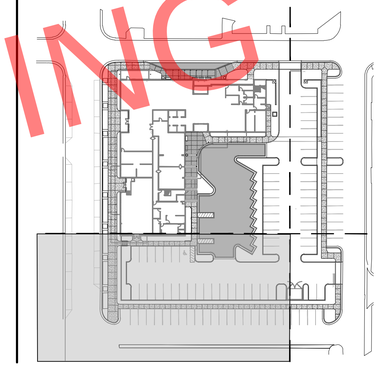
DECEMBER 2023 ARB MEETING

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

- EXISITING TREE TO REMAIN
- EXISITING STREETSCAPE TO REMAIN
- PROPERTY LINE
- MATCH LINE

KEY MAP



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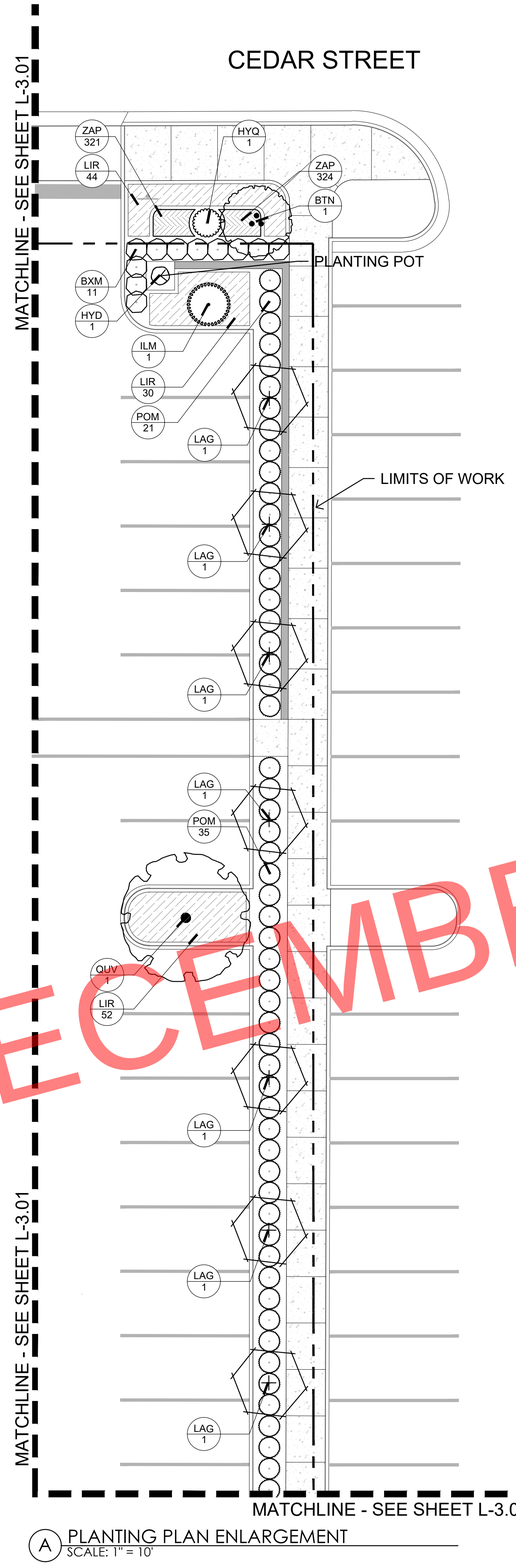
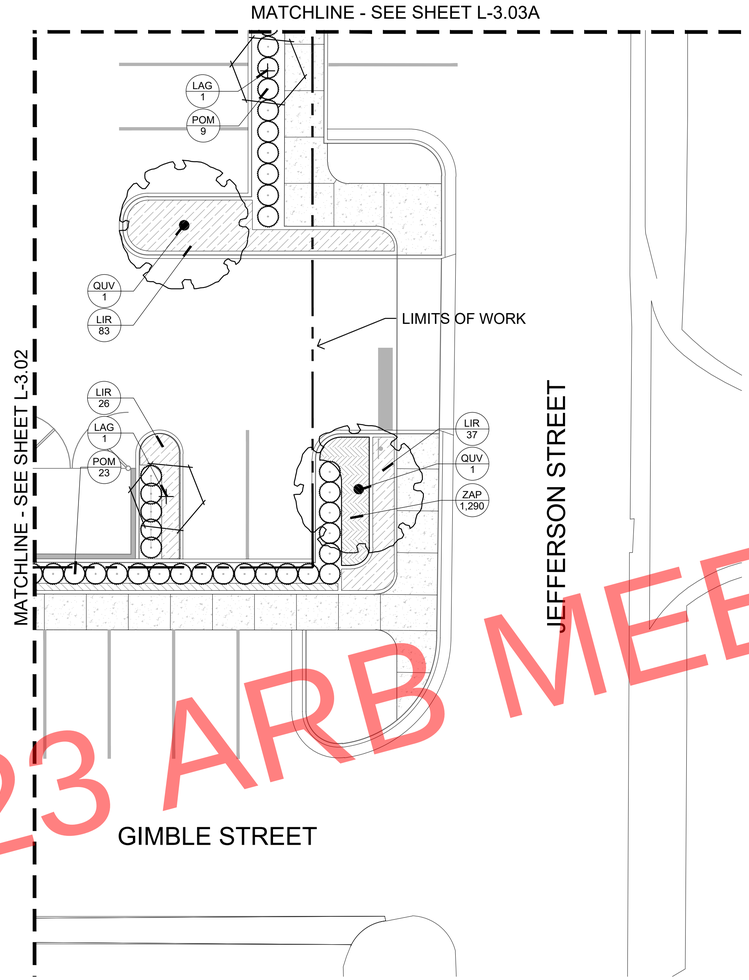
L-3.02



A PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'





B PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

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- EXISITING STREETSCAPE TO REMAIN
- PROPERTY LINE
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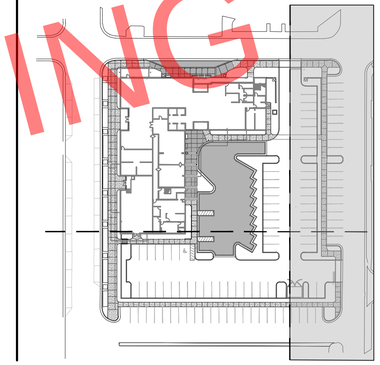
KEY MAP



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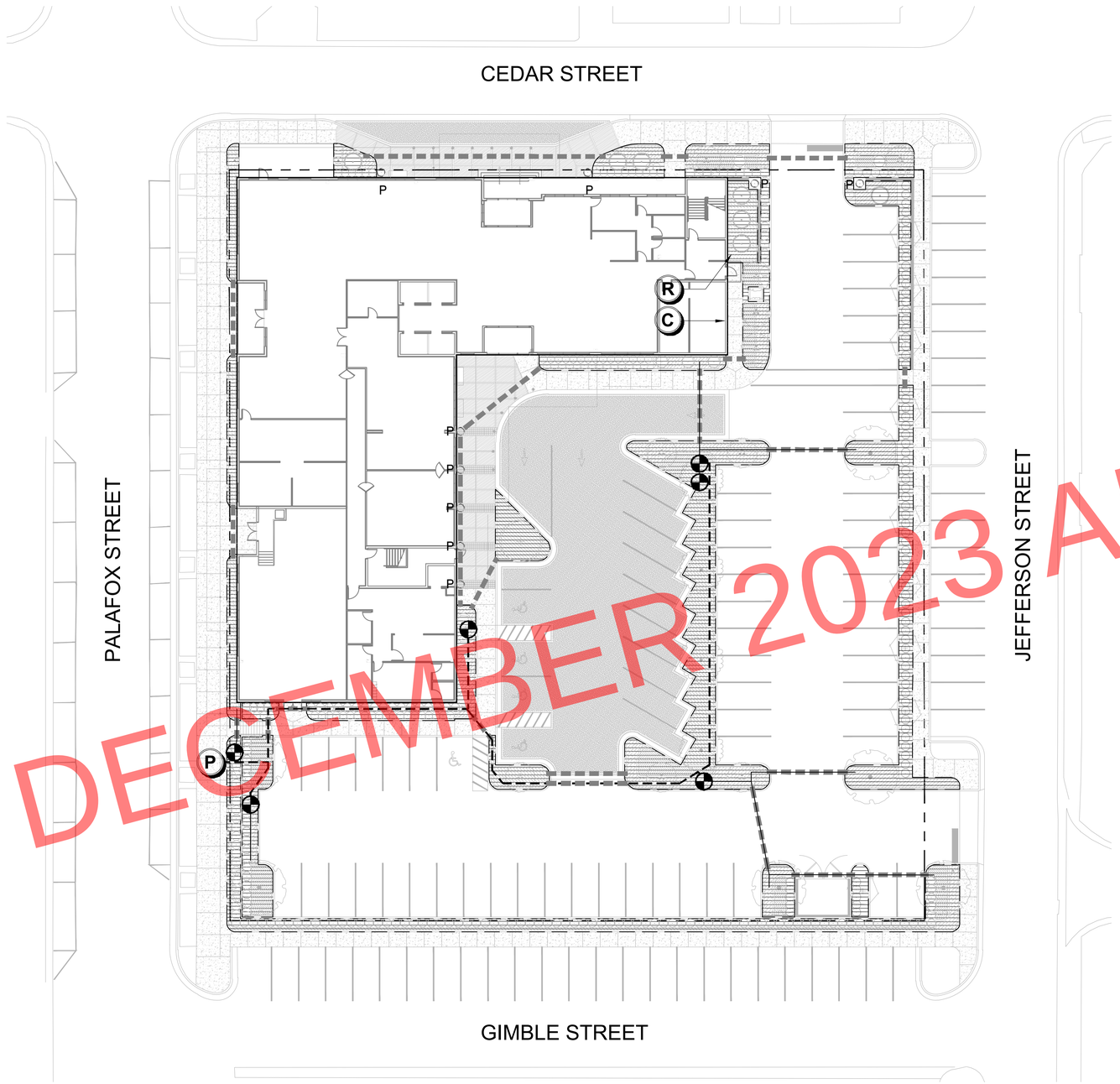


DECEMBER 2023 ARB MEETING

LEGEND

USE HUNTER MP ROTATOR NOZZLES

- HUNTER PRS40 6" POP-UP SPRAY HEAD
- CLASS 200 PVC DRIP HEADER PIPE-REFER TO DETAIL
- NETAFIM DRIP BUBBLER TREE RING- REFER TO DRIP BUBBLER DETAIL
- HUNTER DRIP ZONE ECO-INDICATOR- REFER TO THE DETAIL
- NETAFIM FLUSH VALVE
- HEDGE — NETAFIM TECHLINE CV 17MM DRIP TUBING- 1 GPH EMITTERS EVERY 12". PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
- CLASS 200 PVC MAINLINE-2 1/2"
- CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"
- SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
- HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" VALVE BOX AND COVER
  0-25 GPM=1" 26-50 GPM=1 1/2" 51 AND HIGHER GPM=2"
- HUNTER ZONE CONTROL KIT- REFER TO THE DETAIL.
- P — PLANTER POT LOCATION

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.

6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.

7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.

8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.

9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.

10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.

11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.

12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.

13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.

14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.

15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

DRIP TUBING NOTES

1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.

2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.

3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.

4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.

5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.

6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.

7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

9) INSTALL A A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.

10) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.

11) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)

12) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.

13) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.

14) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.

15) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS/HER WORK WITH THE LANDSCAPE CONTRACTOR.

SHEET KEY & NOTES:

PROPERTY LINE

MATCH LINE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023

REVISIONS

REV.	DATE	REVISION

daniel rogers
landscape architecture + site planning
1775 MOHAWK TRAIL | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ARB Review

PROJECT NAME

HAMPTON INN & SUITES by HILTON

SHEET NAME

IRRIGATION PLAN & NOTES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

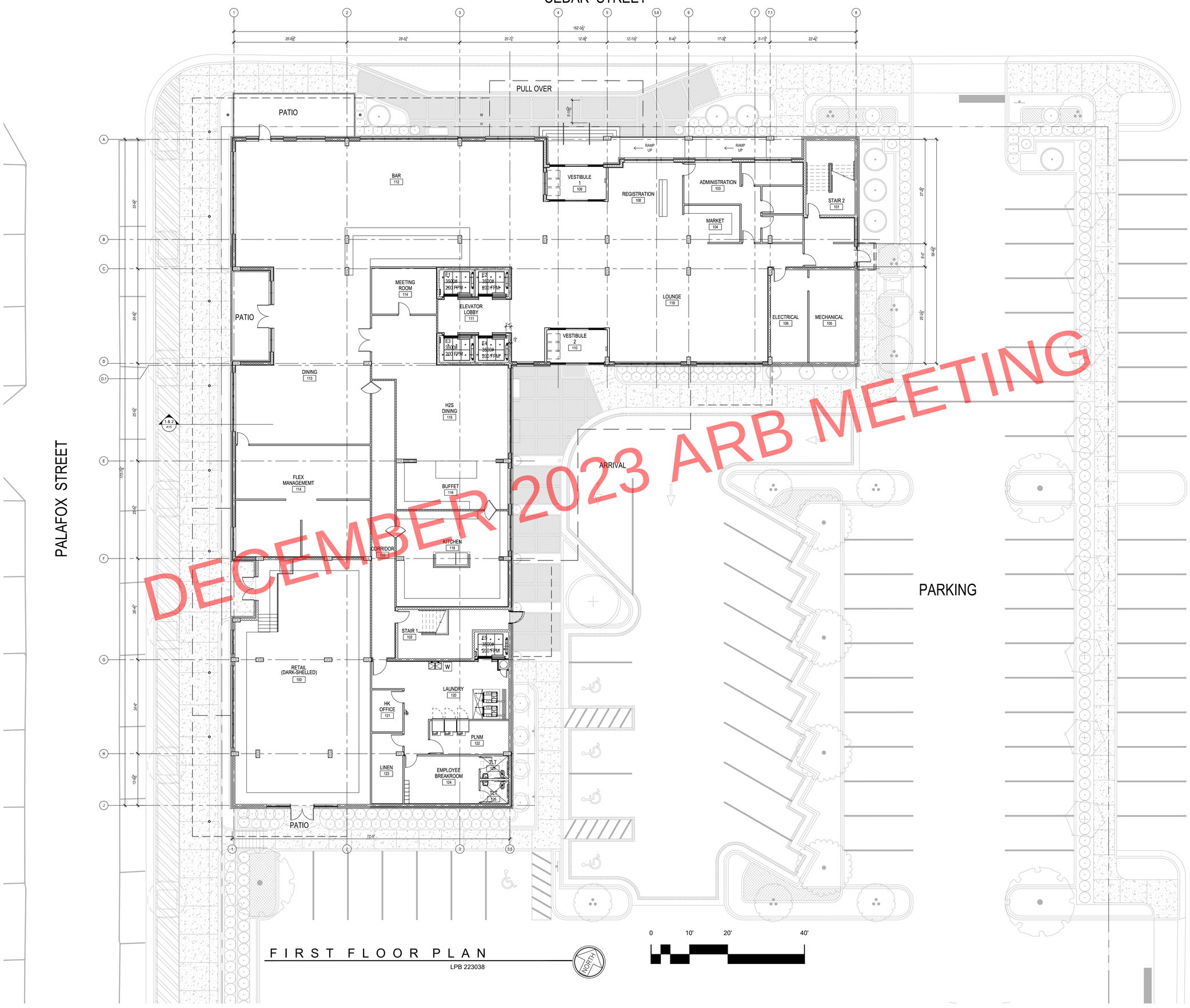
SCALE

AS SHOWN

DATE 11.30.2023 DRAWN DAR

SHEET NUMBER

L-4.01



DECEMBER 2023 ARB MEETING

FIRST FLOOR PLAN

LPB 223038

NORTH

0 10' 20' 40'

architecture
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CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
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10-26-23	ARB SUBMITTAL 2
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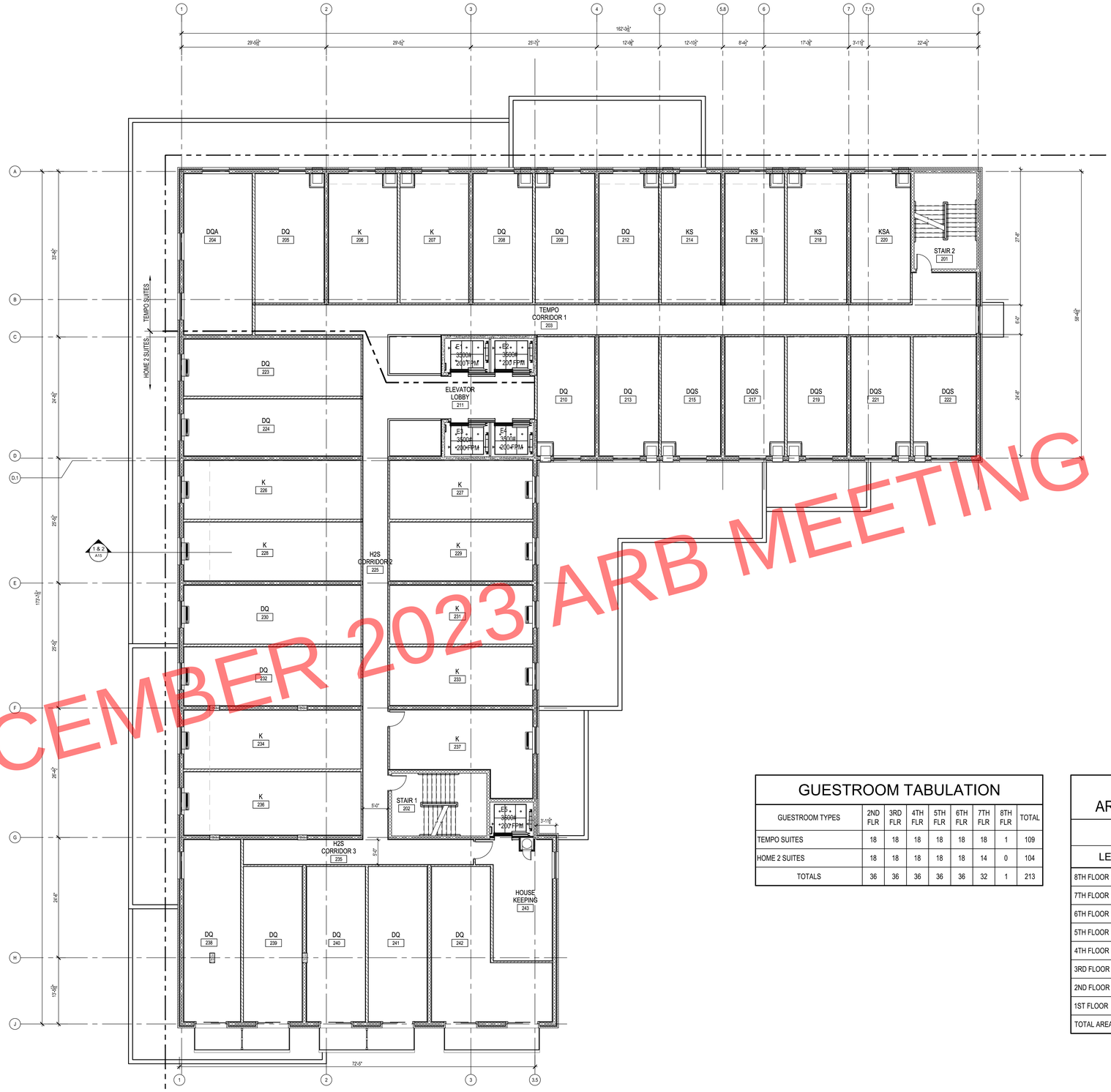
FIRST FLOOR PLAN

A4



DECEMBER 2023 ARB MEETING

SECOND FLOOR PLAN

1/8" = 1'-0" LPB 223038

NORTH

0 10' 20' 40'

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

GUESTROOM TABULATION

GUESTROOM TYPES	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	TOTAL
TEMPO SUITES	18	18	18	18	18	18	1	109
HOME 2 SUITES	18	18	18	18	18	14	0	104
TOTALS	36	36	36	36	36	32	1	213

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
8TH FLOOR	14,038
7TH FLOOR	17,930
6TH FLOOR	17,930
5TH FLOOR	17,930
4TH FLOOR	17,930
3RD FLOOR	17,930
2ND FLOOR	18,242
1ST FLOOR	18,242
TOTAL AREAS	140,172

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SECOND FLOOR PLAN

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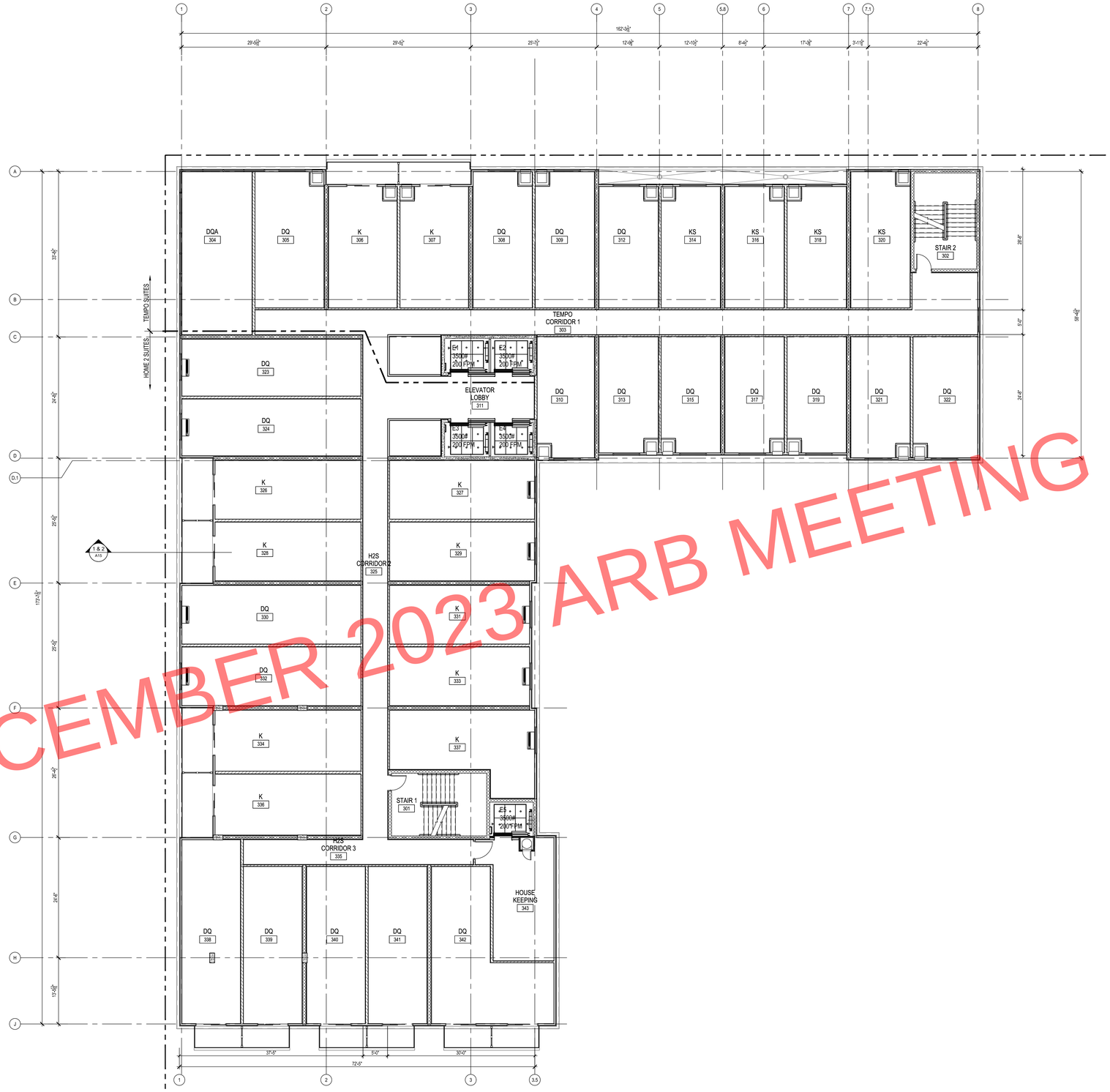

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THIRD - SIXTH FLOOR PLAN

LPB 223038

NORTH

0 10' 20' 40'

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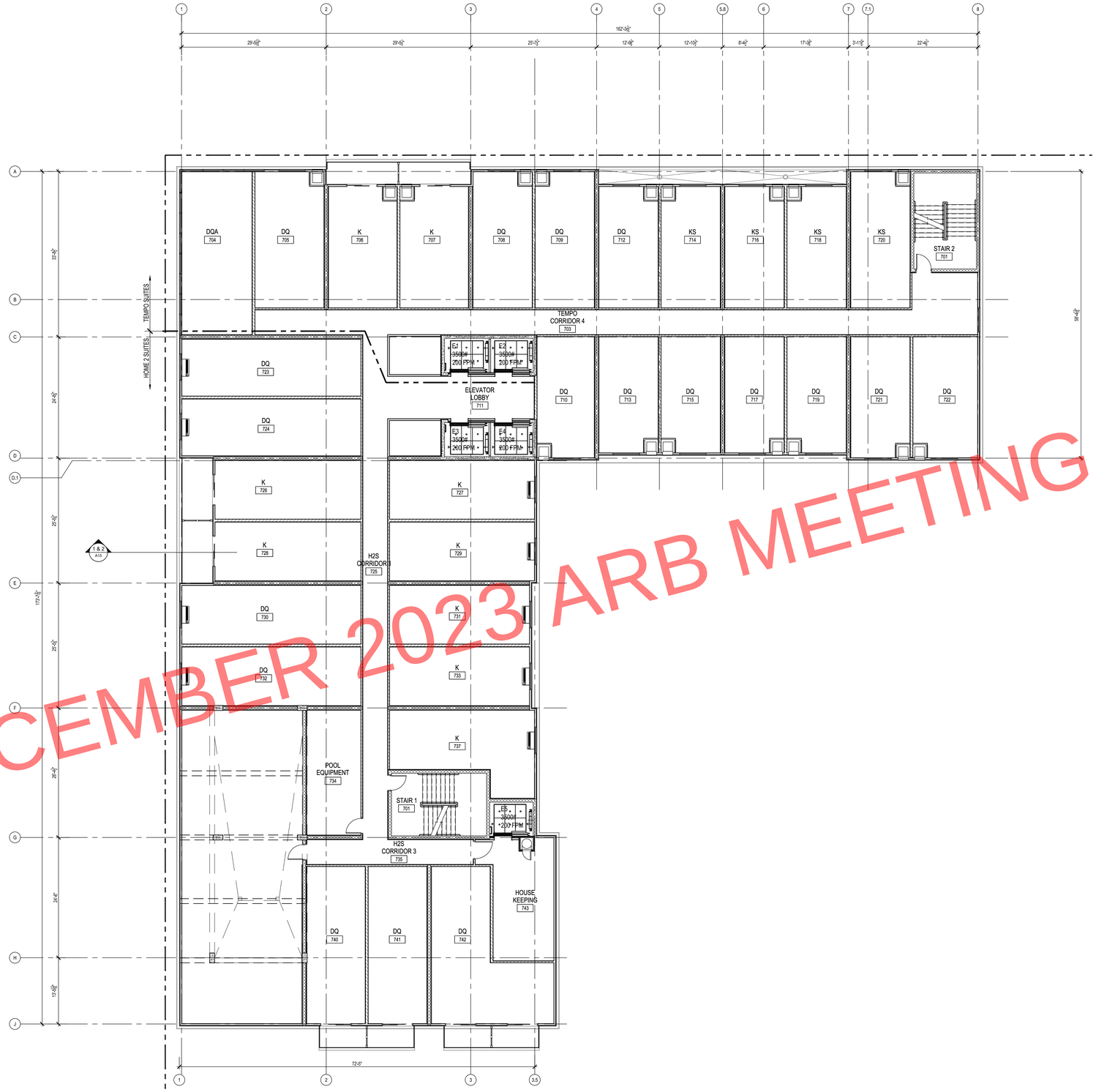
THIRD - SIXTH FLOORS FLOOR PLAN

A6



DECEMBER 2023 ARB MEETING

SEVENTH FLOOR PLAN

1/8" = 1'-0" LPB 223038

NORTH

0 10' 20' 40'

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

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SEVENTH FLOOR PLAN

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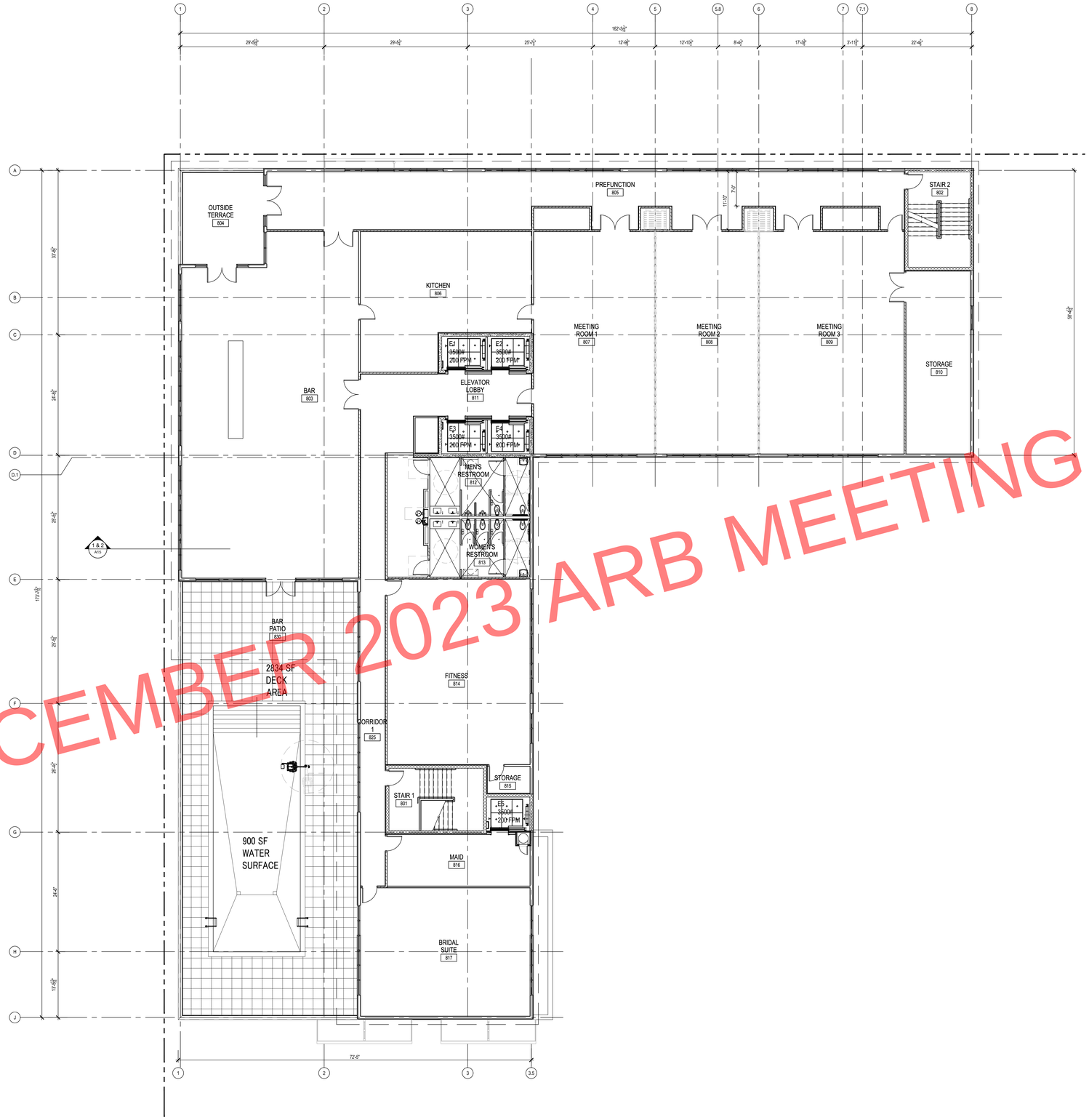

DECEMBER 2023 ARB MEETING

EIGHTH FLOOR PLAN

LPB 223038

NORTH

0 10' 20' 40'

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EIGHTH FLOOR PLAN

A8



DECEMBER 2023 ARB MEETING

N O R T H E L E V A T I O N

3/16" = 1'-0" LPB 223038

0 2'-8" 5'-4" 10'-8"

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











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NORTH EXTERIOR
ELEVATION

A9



DECEMBER 2023 ARB MEETING

SOUTH ELEVATION

3/16" = 1'-0" LPB 223038

0 2'-8" 5'-4" 10'-8"

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

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SOUTH EXTERIOR
ELEVATION

A10



DECEMBER 2023 ARB MEETING

W E S T E L E V A T I O N

3/16" = 1'-0" LPB 223038

0 2'-8" 5'-4" 10'-8"

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

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WEST EXTERIOR
ELEVATION

A11



DECEMBER 2023 ARB MEETING

EAST ELEVATION
3/16" = 1'-0" LPB 223038

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



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EAST EXTERIOR
ELEVATION

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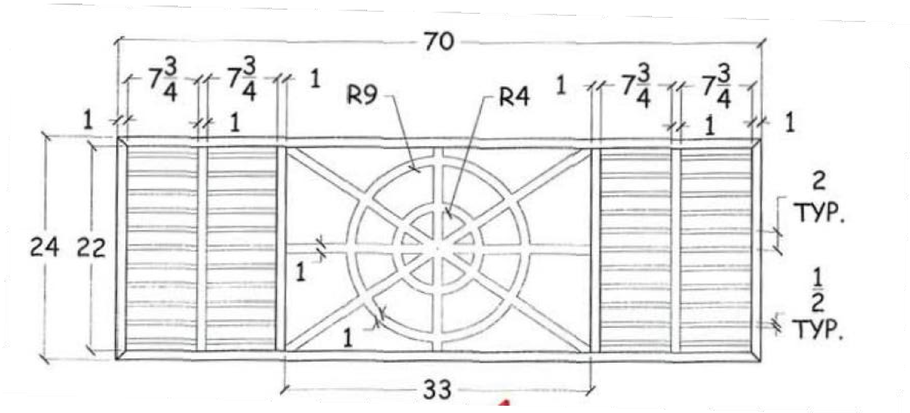
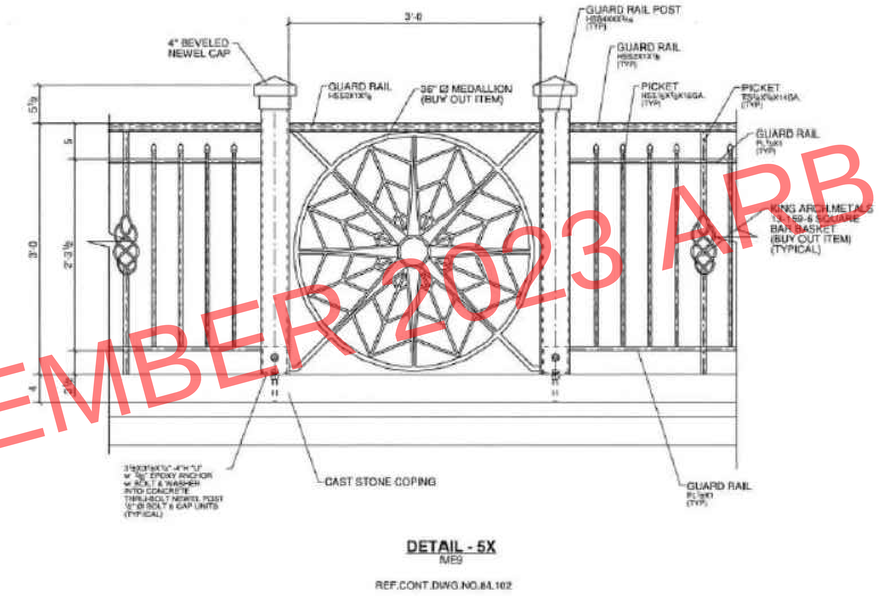
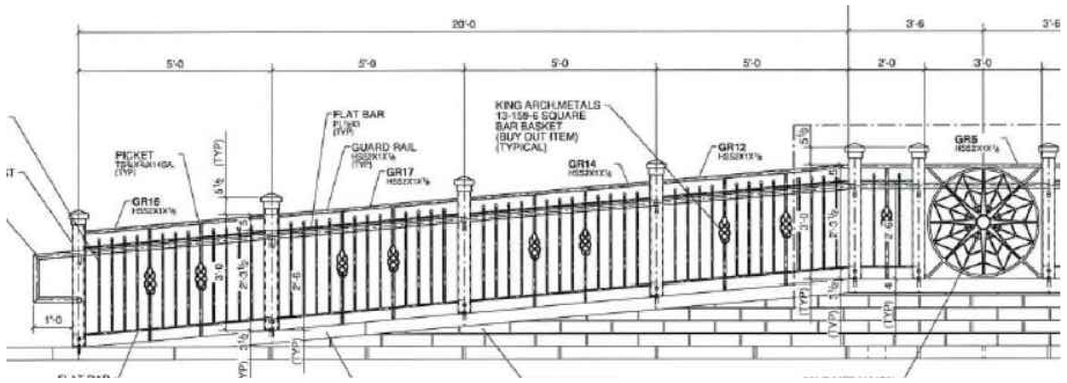


SPECIFICATIONS AT DECORATIVE LOUVER



SPECIFICATIONS AT ACCENT RAILING CORNER PATIO



SPECIFICATIONS AT ACCENT RAILING HANDICAP RAMP

Plastic Formliner Textures - Fractured | Scott System https://www.scottsystem.com/concrete-formliners/plastic/textures/t...

FORMLINERS THIN BRICK CNC MILLING
FORMWORK PROJECTS RESOURCES COMPANY
CONTACT



#1400 Fractured Rope 1/2"



#1401 Fractured 1-3/4" Deep 3" O.C. 1" Rib

REQUEST A QUOTE

2 of 8 12/11/2023, 9:28 AM

TEXTURED FORMLINER CUT SHEET

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EXTERIOR MATERIAL SPECIFICATIONS SHEET

A14.1

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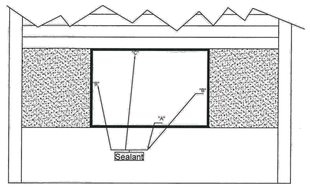
FIG. #1

PTAC SLEEVE - 42" WIDE X 16" HIGH



PTAC Sleeve is to be caulked / "sealed" by others.
(Morgan Window & Glass, Inc. does NOT caulk/seal PTAC sleeves)

Required Caulking Procedure:

-Lay a substantial "bed" of industrial type silicone based caulking at the bottom (location "A" - Fig. #1)
-Set the PTAC sleeve in place making sure that the bottom is sufficiently sealed by visual inspection, touch up as required.
-Caulk the sides (location "B" Fig. #1)
-Caulk the top portion (location "C" Fig. #1)

Failure to properly seal the PTAC Sleeve in the opening
Voids ALL WARRANTIES - Written or Implied.

Caution:
If you are purchasing a "Deliver Only" Window Package (You are sub-contracting the install to someone other than Morgan Window & Glass, Inc.)
You are **RESPONSIBLE** for assuring that the "Sill Pan" (See Fig. #3) is caulked as outlined and required in the attached "Instruction." Failure to properly caulk the "Sill Pan" will **VOID THE WARRANTY** - written or Implied.

If you have any questions regarding these instructions, please contact one of our "Estimator/Project Managers." They will be glad to assist you.

FIG. #2

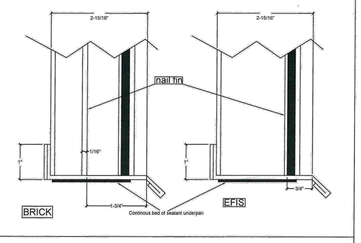
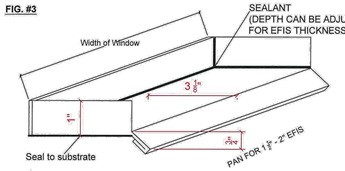
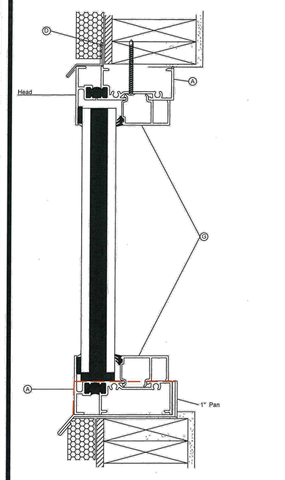
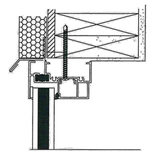


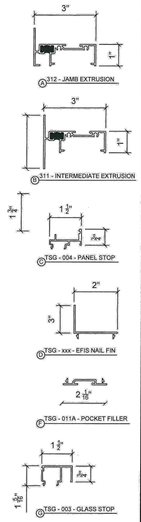
FIG. #3



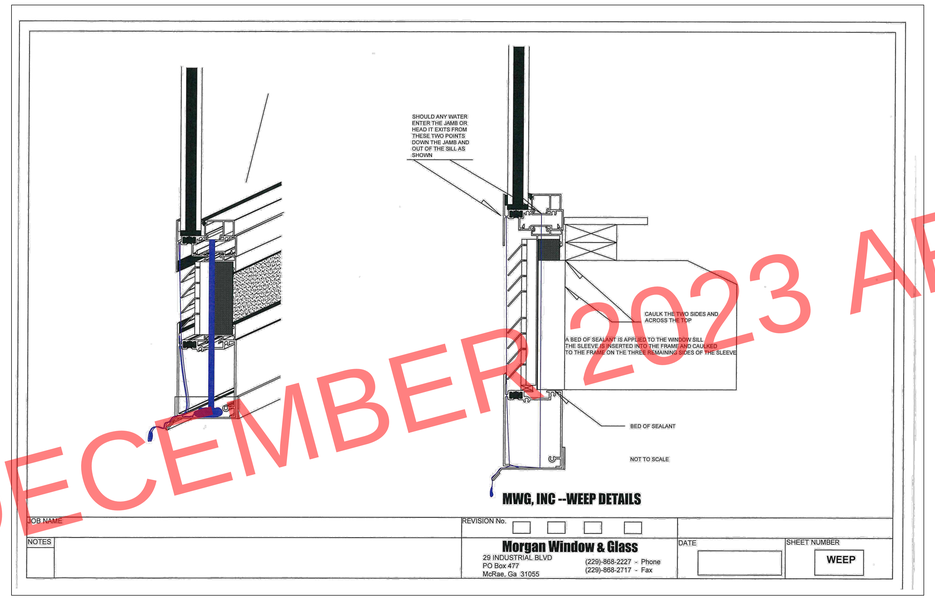
JOB NAME	REVISION No.		DATE	SHEET NUMBER
NOTES	**Morgan Window & Glass** 236 E Willow Creek Lane PO Box 477 McRae, Ga 31055 (229)-868-2227 - Phone (229)-868-2717 - Fax			PTAC





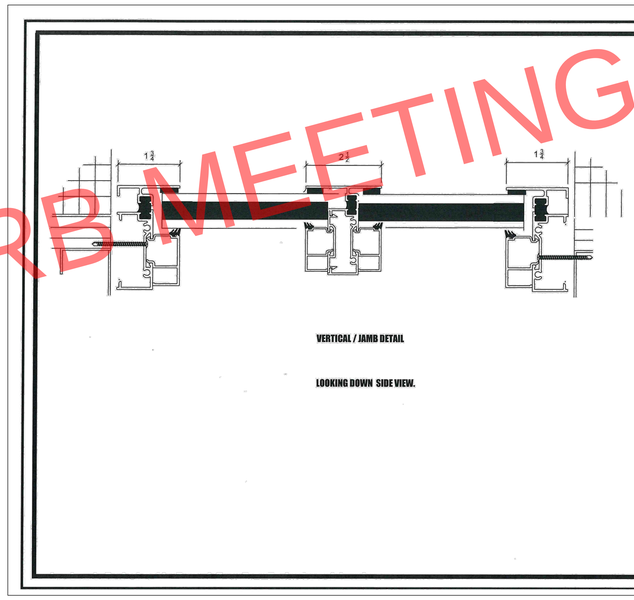


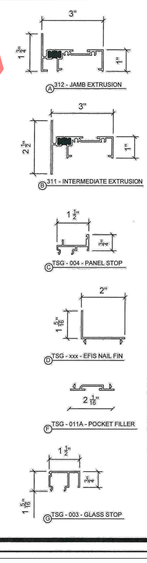
Morgan Window & Glass	(229)-868-2227 - Phone (229)-868-2717 - Fax
29 INDUSTRIAL BOULEVARD PO Box 477 McRae, Ga 31055	
PROJECT NAME: COMFORT INN & SUITES GAINSVILLE, FL	
DRAWING TITLE: MORGAN WINDOW SERIES M - 3100	
DRAWING BY:	
SCALE: N/A	
DATE: 4-21-20	
SHEET: D-2	



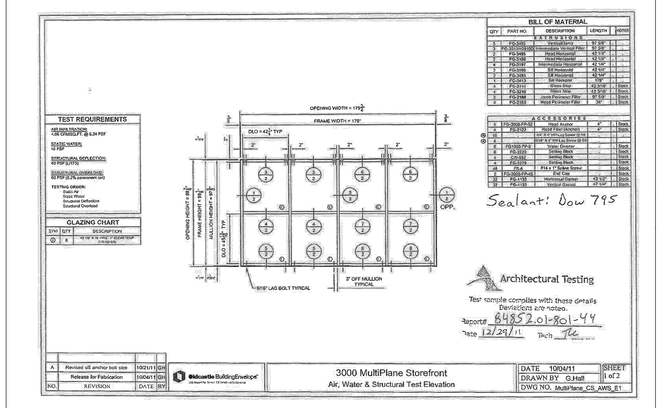
MWG, INC --WEEP DETAILS

JOB NAME	REVISION No.		DATE	SHEET NUMBER
NOTES	**Morgan Window & Glass** 29 INDUSTRIAL BLVD PO Box 477 McRae, Ga 31055 (229)-868-2227 - Phone (229)-868-2717 - Fax			WEEP





Morgan Window & Glass	(229)-868-2227 - Phone (229)-868-2717 - Fax
29 INDUSTRIAL BOULEVARD PO Box 477 McRae, Ga 31055	
PROJECT NAME:	
DRAWING TITLE: MORGAN WINDOW SERIES M - 3100	
DRAWING BY: V. SILVA	
SCALE: N/A	
DATE:	
SHEET: D-3	



BILL OF MATERIAL

QTY	PART NO.	DESCRIPTION	LENGTH	FINISH
		EXTRUSIONS		
1	FS-2000	Nailing Fin	12' 0.0"	1
1	FW-SS-DH3100	Intermediate Vertical Mullion	12' 0.0"	1
1	FS-3100	Head Horizontal	12' 0.0"	1
1	FS-3101	Sill Horizontal	12' 0.0"	1
1	FS-3102	Interlock Horizontal	12' 0.0"	1
1	FS-3103	Sill Horizontal	12' 0.0"	1
1	FS-3083	Sill Horizontal	48 3/4"	1
1	FS-3084	Head Stop	48 3/4"	1 Black
1	FS-3101	Sill Horizontal	48 3/4"	1 Black
1	FS-3034	Ribbon Wire	48 3/4"	1 Black
1	FS-3100	Jamb Perimeter Filler	96"	1 Black
1	FS-3102	Head Perimeter Filler	36"	1 Black
		ACCESSORIES		
4	FS-3000-PLUG	Head Plugs	2"	4 Black
4	FS-3101	Sill Vertical Divider	2"	4 Black
68		#8 x 1" Phillips Screws		68 Black
2		#10 x 1" Phillips Screws		2 Black
2	FS-1000-TP2	Water Diverter		1 Black
4	FS-3102	Jamb Stop		2 Black
4	FS-3103	Jamb Stop		2 Black
2	FS-3104	Ribbon Stop		1 Black
2	FS-4	#14 x 1" Phillips Screw		2 Black
4	FS-3000-CAP	End Cap		2 Black
2	FS-3105	Head Perimeter Gasket	48 3/4"	1 Black
2	FS-3106	Vertical Gasket	48 3/4"	1 Black

Sealant: Dow 795

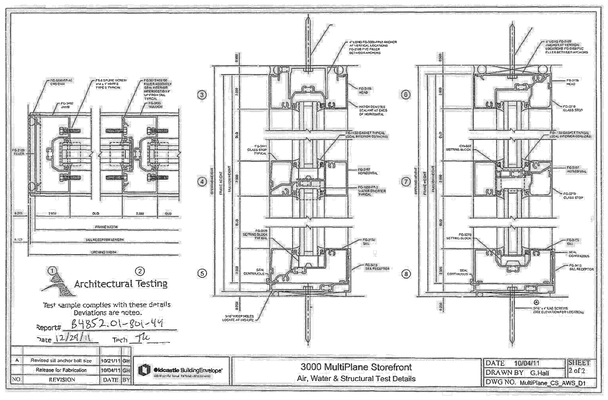
Architectural Testing
Test sample complies with these details
Deviations are noted.
Report# 84852.01-801-44
Date 12/29/11 Tech JLC

NO.	REVISION	DATE	BY
A	Revised sill anchor bolt size	10/21/11	DH
	Release for Fabrication	10/04/11	DH

Sdcastle BuildingEnvelope

3000 MultiPlane Storefront
Air, Water & Structural Test Elevation

DATE 10/04/11	SHEET 1 of 2
DRAWN BY G.Hall	
DWG NO. MultiPlane_CS_AWS_E1	

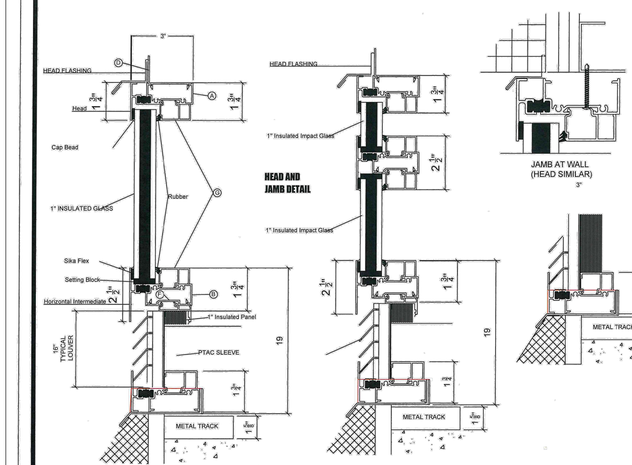


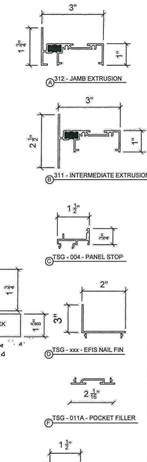
NO.	REVISION	DATE	BY
A	Revised sill anchor bolt size	10/21/11	DH
	Release for Fabrication	10/04/11	DH

Sdcastle BuildingEnvelope

3000 MultiPlane Storefront
Air, Water & Structural Test Details

DATE 10/04/11	SHEET 2 of 2
DRAWN BY G.Hall	
DWG NO. MultiPlane_CS_AWS_D1	





Morgan Window & Glass	(229)-868-2227 - Phone (229)-868-2717 - Fax
29 INDUSTRIAL BOULEVARD PO Box 477 McRae, Ga 31055	
PROJECT NAME:	
DRAWING TITLE: MORGAN WINDOW SERIES M - 3100	
DRAWING BY: VANESSA	
SCALE: N/A	
DATE:	
SHEET: D-5	

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CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton
HOME2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL

PROJECT NO.: 223038

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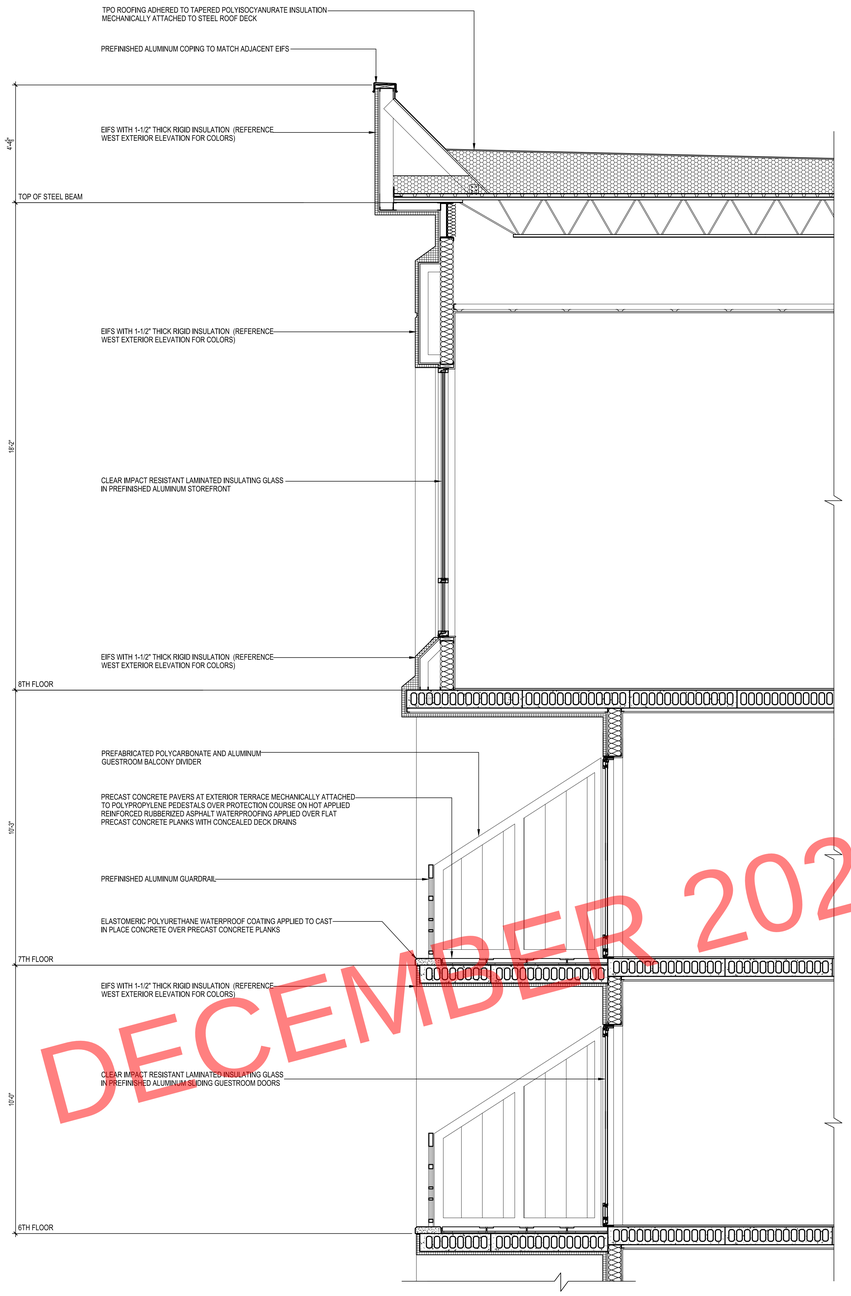
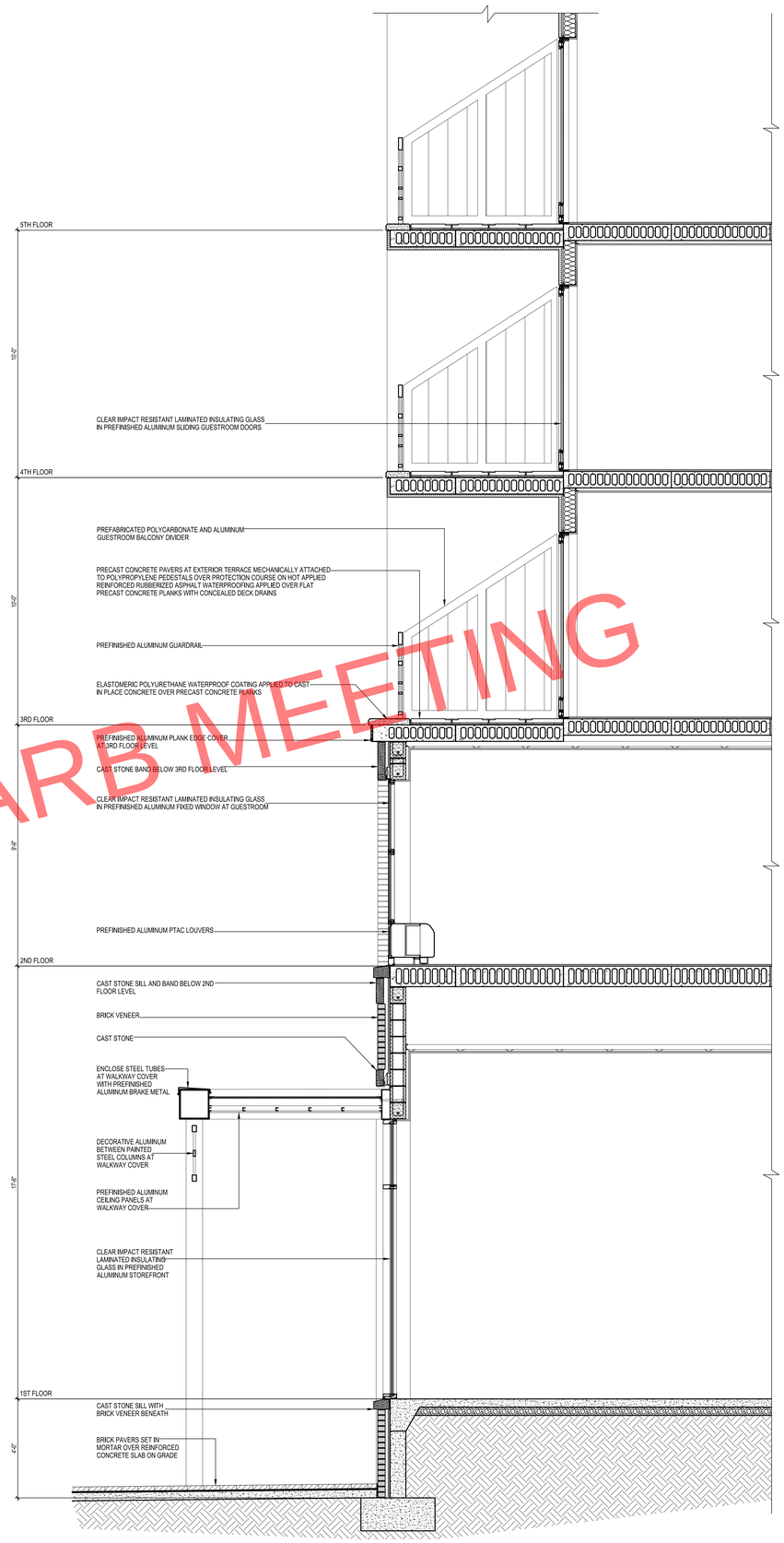
MORGAN WINDOWS SPECIFICATIONS

A14.2



2 WEST WALL SECTION - UPPER
SCALE 1/2" = 1'-0"



1 WEST WALL SECTION - LOWER
SCALE 1/2" = 1'-0"

DECEMBER 2023 ARB MEETING

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600 SOUTH PALAFOX ST.
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WEST WALL SECTION

A15



EXTERIOR RENDERING

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EXTERIOR
RENDERING

A16



PEDESTRIAN WALK VIEW @ CEDAR STREET



PEDESTRIAN WALK VIEW @ PARKING AREA



PEDESTRIAN WALK VIEW @ PALAFOX STREET



PEDESTRIAN VIEW @ BUILDING REAR



PEDESTRIAN VIEW @ BUILDING ARRIVAL

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PERSPECTIVE VIEWS

A17



PEDESTRIAN WALK VIEW @ PULLOVER LANE

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PERSPECTIVE
VIEW - NIGHT

A18



PEDESTRIAN WALK VIEW @ ARRIVAL LANE

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HOME2 SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

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PERSPECTIVE
VIEW - NIGHT

A19



DECEMBER 2023 ARB MEETING

AERIAL PERSPECTIVE VIEW @ POOL DECK

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HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
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11-30-23	ARB FINAL APPROVAL

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PERSPECTIVE
VIEW - NIGHT

A20



DECEMBER 2023 ARB MEETING

GOOGLE AERIAL VIEW 1

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TEMPO SUITES /
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600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
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10-26-23	ARB SUBMITTAL 2
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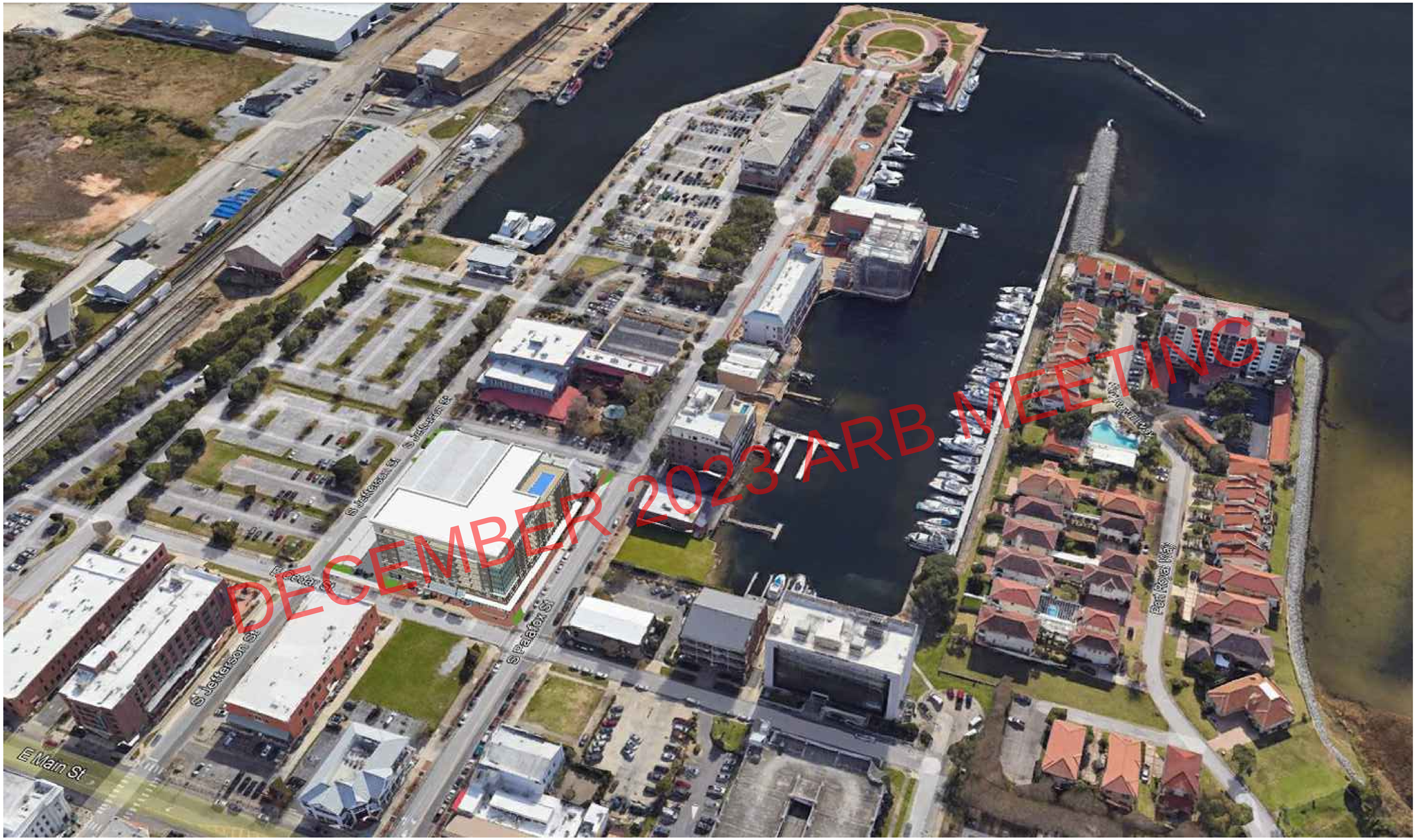
GOOGLE AERIAL
VIEW 1

A21



GOOGLE AERIAL VIEW 2

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GOOGLE AERIAL
VIEW 2

A22



GOOGLE AERIAL VIEW 3

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600 SOUTH PALAFOX ST.
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EDITION

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PROJECT NO.: 223038

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PLOT DATE:	

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GOOGLE AERIAL
VIEW 3

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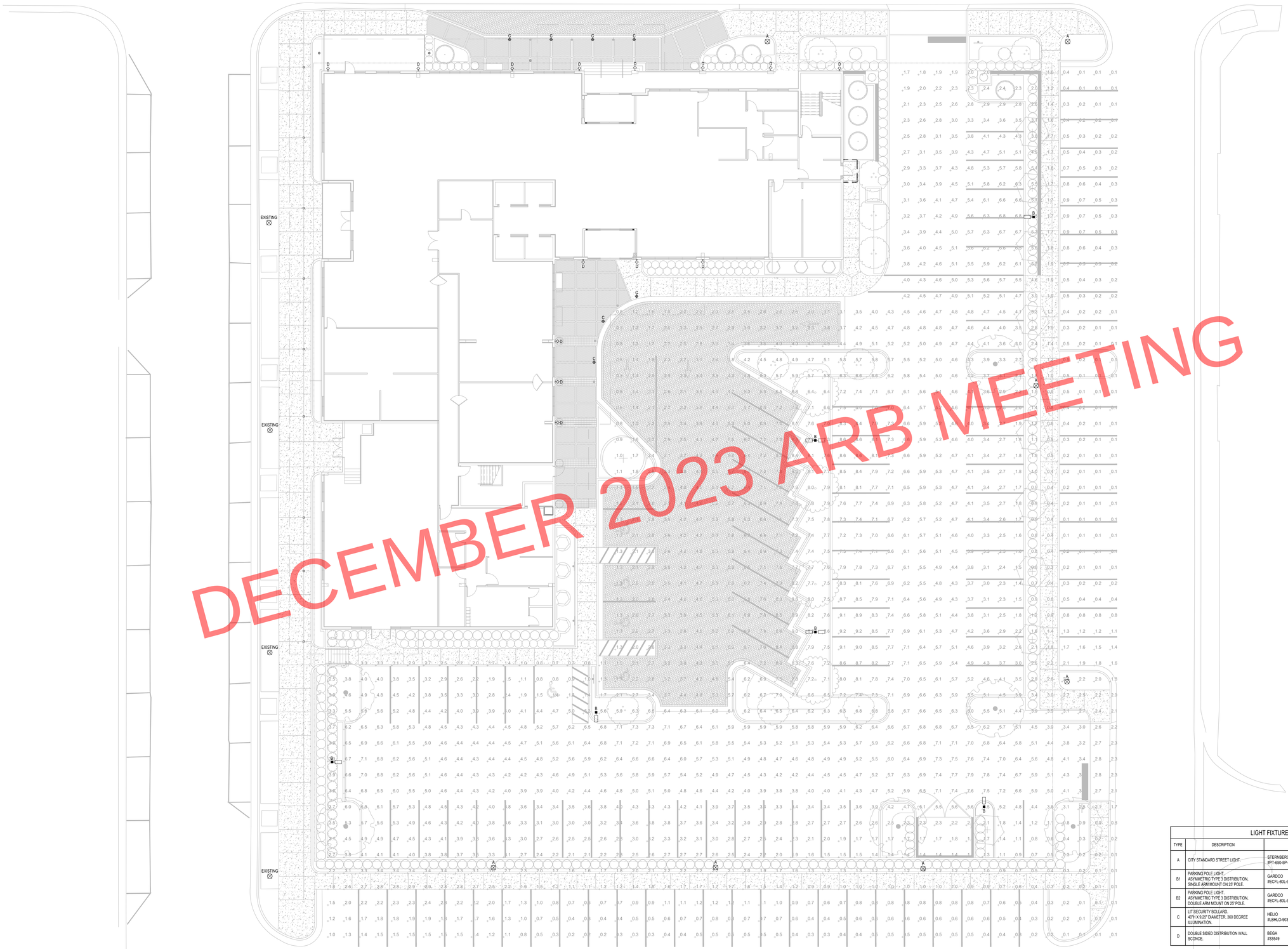

DECEMBER 2023 ARB MEETING

SITE PHOTOMETRIC PLAN

SCALE 3/32" = 1'-0"

NORTH

LIGHT FIXTURE SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	LAMPS	WATTS
A	CITY STANDARD STREET LIGHT.	STERNBERG LIGHTING #PT-650-SP-VCDB-4L-40-TS-MDL03-A	LED, 4000K 6430 LUMENS	56
B1	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION, SINGLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-900-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
B2	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION, DOUBLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-900-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
C	LIT SECURITY BOLLARD. 42"H X 9.25" DIAMETER, 360 DEGREE ILLUMINATION.	HELIO #LBHLO-903-SEC	LED, 4000K 604 LUMENS	40
D	DOUBLE SIDED DISTRIBUTION WALL SCONCE.	BEGA #33549	LED, 3000K 701 LUMENS	16

HOTEL SURFACE PARKING & DRIVE AISLE		
	REQUIRED	PROVIDED
AVERAGE	4.0 FC	4.8 FC
MAXIMUM	12.0 FC	9.3 FC
MINIMUM	1.0 FC	1.0 FC
AVG / MIN	5.0 : 1	4.8 : 1

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DEVELOPER

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#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO by Hilton

HOME 2 SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL

PROJECT NO.: 223038

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APPROVED BY:
PLOT DATE:

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SITE LIGHTING PLAN

E100

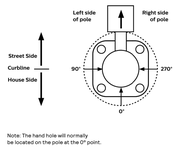
ECF-L EcoForm large

Area luminaire

Optical Orientation Information

Standard Optic Position

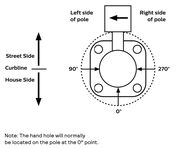
Luminaires ordered with asymmetric optistatic systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

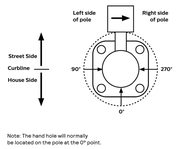
Luminaires ordered with optistatic systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

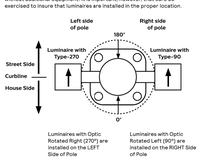
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-L EcoForm large

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
					Type AFR														
ECF-L-905-400-WW-G2-x	80	900	3000	225	29,124	B4-U0-G3	129	29,124	B4-U0-G3	129	27,554	B3-U0-G4	122	28,195	B3-U0-G4	125	28,844	B3-U0-G4	128
ECF-L-1S-1A-WW-G2-x	80	1060	3000	265	31,927	B4-U0-G4	120	31,986	B3-U0-G4	118	31,976	B3-U0-G4	121	32,884	B5-U0-G4	124	32,534	B5-U0-G4	123
ECF-L-1S-1A-WW-G2-x	80	1200	3000	289	35,277	B4-U0-G4	122	34,633	B3-U0-G4	120	35,358	B3-U0-G4	122	36,372	B5-U0-G4	126	35,886	B5-U0-G4	124
ECF-L-1S-600-WW-G2-x	96	900	3000	238	35,570	B4-U0-G4	129	35,071	B3-U0-G4	126	35,617	B3-U0-G4	129	37,457	B5-U0-G4	132	37,151	B5-U0-G4	131
ECF-L-1S-1A-WW-G2-x	96	1060	3000	316	38,558	B4-U0-G4	122	37,425	B3-U0-G4	118	38,706	B3-U0-G4	122	39,200	B5-U0-G4	124	38,783	B5-U0-G4	123
ECF-L-1S-1A-WW-G2-x	96	1200	3000	365	41,938	B4-U0-G4	115	40,709	B4-U0-G4	112	41,940	B3-U0-G4	115	42,842	B5-U0-G4	117	42,188	B5-U0-G4	116
ECF-L-1S-1A-WW-G2-x	96	1370	3000	422	44,568	B4-U0-G4	106	48,173	B4-U0-G5	109	45,813	B4-U0-G5	108	46,848	B5-U0-G5	111	45,530	B5-U0-G5	108
					BLC														
ECF-L-905-400-WW-G2-x	80	900	3000	225	29,065	B4-U0-G3	129	19,749	B1-U0-G3	89									
ECF-L-1S-1A-WW-G2-x	80	1060	3000	265	32,762	B4-U0-G4	124	22,375	B1-U0-G4	84									
ECF-L-1S-1A-WW-G2-x	80	1200	3000	289	36,162	B4-U0-G4	125	24,573	B1-U0-G4	85									
ECF-L-1S-600-WW-G2-x	96	900	3000	238	31,591	B4-U0-G3	133	23,294	B1-U0-G4	97									
ECF-L-1S-1A-WW-G2-x	96	1060	3000	316	38,558	B4-U0-G4	124	28,554	B1-U0-G4	91									
ECF-L-1S-1A-WW-G2-x	96	1200	3000	365	41,938	B4-U0-G4	118	28,885	B1-U0-G4	80									
ECF-L-1S-1A-WW-G2-x	96	1370	3000	422	48,540	B4-U0-G4	116	36,323	B1-U0-G5	86									

4000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
					Type AFR														
ECF-L-905-400-WW-G2-x	80	900	4000	225	29,124	B4-U0-G3	129	29,124	B4-U0-G3	129	27,554	B3-U0-G4	122	28,195	B3-U0-G4	125	28,844	B3-U0-G4	128
ECF-L-1S-1A-WW-G2-x	80	1060	4000	265	31,927	B4-U0-G4	120	31,986	B3-U0-G4	118	31,976	B3-U0-G4	121	32,884	B5-U0-G4	124	32,534	B5-U0-G4	123
ECF-L-1S-1A-WW-G2-x	80	1200	4000	289	35,277	B4-U0-G4	122	34,633	B3-U0-G4	120	35,358	B3-U0-G4	122	36,372	B5-U0-G4	126	35,886	B5-U0-G4	124
ECF-L-1S-600-WW-G2-x	96	900	4000	238	35,570	B4-U0-G4	129	35,071	B3-U0-G4	126	35,617	B3-U0-G4	129	37,457	B5-U0-G4	132	37,151	B5-U0-G4	131
ECF-L-1S-1A-WW-G2-x	96	1060	4000	316	38,558	B4-U0-G4	122	37,425	B3-U0-G4	118	38,706	B3-U0-G4	122	39,200	B5-U0-G4	124	38,783	B5-U0-G4	123
ECF-L-1S-1A-WW-G2-x	96	1200	4000	365	41,938	B4-U0-G4	115	40,709	B4-U0-G4	112	41,940	B3-U0-G4	115	42,842	B5-U0-G4	117	42,188	B5-U0-G4	116
ECF-L-1S-1A-WW-G2-x	96	1370	4000	422	48,178	B4-U0-G4	114	49,917	B4-U0-G5	118	49,311	B4-U0-G5	117	50,647	B5-U0-G5	120	49,221	B5-U0-G5	117
					BLC														
ECF-L-905-400-WW-G2-x	80	900	4000	225	30,586	B4-U0-G4	136	21,060	B1-U0-G4	94									
ECF-L-1S-1A-WW-G2-x	80	1060	4000	265	34,508	B4-U0-G5	130	24,182	B1-U0-G4	92									
ECF-L-1S-1A-WW-G2-x	80	1200	4000	289	38,093	B4-U0-G5	132	26,563	B1-U0-G4	93									
ECF-L-1S-600-WW-G2-x	96	900	4000	238	33,543	B4-U0-G5	139	25,181	B1-U0-G4	98									
ECF-L-1S-1A-WW-G2-x	96	1060	4000	316	41,137	B4-U0-G5	130	28,707	B1-U0-G4	82									
ECF-L-1S-1A-WW-G2-x	96	1200	4000	365	44,746	B4-U0-G5	133	31,226	B1-U0-G4	87									
ECF-L-1S-1A-WW-G2-x	96	1370	4000	422	52,478	B4-U0-G4	124	39,065	B2-U0-G5	92									

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations
It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

GARDCO by Signify

Site & Area
EcoForm
ECF-L large area luminaire



Project: ZZZZZ
Location:
Cat. No.
Type: BUG
Lamps: Qty:
Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 52,500 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide

example: ECF-L-96L-1A-CW-AR-AFR-R-120-00-PCB-F1-SP1-TP-RPA-HS-BK

Prefix	Number of LEDs	Drive Current	Color Temperature	Mounting	Optic	Voltage
ECF-L EcoForm site and area, large	80L 80 LEDs (5 modules)	900 900 mA 1A 1,000 mA 1.2A 1,200 mA	NW-G2 Warm White 3000K, 70CRI Neutral White 4000K, 70CRI Cool White 5000K, 70CRI Generation 2	AR* Arm Mount (standard) (The following mounting kits must be ordered separately (See accessories) SP* Slip Fitter Adapter (Fits to 2"-3" O.D. tenon) WS Wall mount surface mount kit with surface wiring permitted RAM* Retrofit Arm Mount kit	Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3-90 Type 3 Rotated left 90° 3-270 Rotated right 270° Type 4 4-90 Type 4 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5W Type 5W	AFR Auto Front Row Adapted left 90° AFR-90 Auto Front Row Adapted left 90° AFR-270 Auto Front Row Adapted right 270° BLC Back Light Control BLC-90 Back Light Control Adapted left 90° BLC-270 Back Light Control rotated at 270°	UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)

Options						
Dimming Controls	Motion Sensing Mode	Photometrics	Electrical	Lumens	Finish	
DD** 0-10V External dimming (for controls by others) DCC**** Dual Circuit Control FAWS**,*** Field Adjustable Wattage Selector integral wireless module SR*** Smart functionality ZM20**,**** ZM driver connected to Zhaga socket DynaDimmer: Automatic Profile Dimming CSS0** Safety 50% Dimming, 7 hours CMS0** Median 50% Dimming, 8 hours CS30** Safety 30% Dimming, 7 hours CM30** Median 30% Dimming, 8 hours	IMR3* Integral with #3 lens IMR7** Integral with #7 lens	PCB** Photocontrol Button TLRD** Twist Lock Receptacle, Red Wire TLR5**** Twist Lock Receptacle with Photocell TLR7**** Twist Lock Receptacle, 7 Pin TLRPC**** Twist Lock Receptacle w/Photocell	Fusing FP Single (120, 277, 347VAC) FP* Double (208, 240, 480VAC) Twist-Mount Fusing FPT* Single (120, 277, 347VAC) FPT* Double (208, 240, 480VAC) FPS* Canadian Double Pull (208, 240, 480VAC) Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter (included in standard if specified) RPA Round Pole Adapter (Fits to 3"-3.9" O.D. tenon) HSS** Internal House Side Shield	Textured BK Black WH White RZ Bronze DGY Dark Grey MGY Medium Grey Customer specified RAL Specify optional color or RAL: CC Custom color (Must supply color chip for required factory quote)	

1. SL-IMR3/7 equipped with cut-board sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensing.
6. Not available with photosensitive.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLR5S, TLR5D and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLR5D-7.
12. Not available with QDD.
13. Not available with SP and WS. RPA provided with black finish standard.
14. HSS not available with Type 5, 5W, BLC, BLC-90 or BLC-270.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SR3R, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. -M7 pins in NEMA receptacle are connected to SR driver. SR3R not available with TLR5S or TLRPC.
18. 0-10v dimming driver standard.
19. 120V or 277V only, not available with SR3R or any DynaDimmer options (due to driver limitations).

architecture
engineering
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D650-VCOB BOULEVARD SERIES

LED



EPA	7 YEAR WARRANTY	LUMEN RANGE	LIFE SPAN	UL LISTED	CLICK FOR FAQ'S
1.04 (ft²)		4,115 to 8,050	L70 = 100,000 HOURS		
WEIGHT 39 LBS					

JOB NAME 223038
FIXTURE TYPE A
MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: PT-D650-SP-VCOB-4L40TS-MDL03-A-PEC-FHD/4212FP4-18B/BKT

Mounting Config.	Fixture	Filter	LED	CCT	Type	Driver	Lens	Optical Control Receptacle	Option Control	Option	Option Fuse	Option Decorative Ring	Option GFI	Option Terminal Block	Option Internal Side Shield	Pole (Use with Spec Sheets)	Pole (Use with Spec Sheets)	Finish
PT	D650	SP	VCOB-L	4K5C	TS	MDL03	A											BKT

Mounting Configuration

(Click here to link to mounting configuration specification page)

- 1W
- PT
- 1A
- 1APT
- 2A
- 2A90
- 2APT
- 3A
- 3AX90
- 3APT
- 4A
- 4A90PB
- 1AM
- 2AM
- 4A90PB
- 4AAPT

W = Wall Mount PT = Post Top A = Arm Mount AM = Arm Mount PB = Pier Base

Fixture

- D650
- D650SR

Filter

- SP
- 73
- 76
- 990
- 991
- 992
- 993
- 994
- OL3
- OL4
- 5BE
- CLEAR*,**

* Add "T" after floor designation for optional "Twist-lock" floor.
** Consult factory for use on concave poles.

LED

- VCOB-4L

CCT - Color Temperature (K)

- 2700(0) - 3000(0) - 3500(0) - 4000(0) - 5000(0)

Type

- **TS** (Symmetric) - **TA** (Asymmetric)

Driver

- **MDL02** (120V-277V, 250mA)
- **MDL03** (120V-277V, 350mA)
- **MDL05** (120V-277V, 500mA)
- **MDH02** (347V-480V, 250mA)
- **MDH03** (347V-480V, 350mA)
- **MDH05** (347V-480V, 500mA)

Lens

- **A** (Textured Acrylic)
- **P** (Textured Poly)
- **WP** (White Textured Poly)

Options (Click here to view accessories sheet)

- **BT** 3-Pin control receptacle only
- **BS*** 5-Pin control receptacle only
- **R7*** 7-Pin control receptacle only
- **PE*** Twist-Lock Photocontrol (120V-277v)
- **PEP*** Twist-Lock Photocontrol (347V)
- **PEH*** Twist-Lock Photocontrol (480V)
- **BC*** Shorting Cap
- **PEC** Electronic Button Photocontrol (120v-277v)
- **PECA** Electronic Button Photocontrol (480v)
- **FHD*** Double Fuse and Holder
- **CDR** Cast Decorative Ring
- **CORC1*** Cast Decorative Ring with Custom Logo
- **PSDR*** Perforated Brass Decorative Ring
- **GFI*** 15A Duplex GFI for Utility Fitter
- **TB*** Terminal Block
- **HSS*** 120° House Side Shield

* For 900 series utility fitter only.
** Consult factory for options.
*** Ships loose for installation in base.
† Consult factory for specification details.
†† Standard is polished, for painted ring specify FRDR-P.
* For use with "TA" distribution type only.

Arm (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

- 50
- 70
- 480
- 6236
- TA
- BA
- 478
- 80
- 55
- 579
- TASCR

Pole (Click here to link to pole specification page)

See Pole specification sheets.

Finish (Click here to view paint finish sheet)

Standard Finishes*

- **BKT** Black Textured
- **WHT** White Textured
- **PWT** Dark Green Textured
- **ABZT** Architectural Medium Bronze Textured
- **DBT** Dark Bronze Textured

*Smooth finishes are available upon request

Custom Finishes*

- **CF** Old Iron
- **RT** Rust
- **WBR** Weathered Brown
- **CD** Cedar
- **WBK** Weathered Black
- **TG** Tree Tone

*Custom colors require upscharge.

Sternberg Select Finishes

- **VG** Verde Green
- **SI** Swedish Iron
- **OWGT** Old World Gray Textured

See next page

Specifications

Fixture

The fixture shall be 16" in diameter and 34-1/2" tall. It will be made of vandal resistant clear textured polycarbonate or dent resistant (DR) clear textured acrylic. White textured polycarbonate is also available. The fixture is available in a solid roof (SMOOS) for added disinction and reduced up-light. The solid roof will be made of spun aluminum and securely affixed to the top of the acorn. The luminaire shall be UL listed in US and Canada.

Filter - Standard

The filter shall be heavy wall cast aluminum, 350 alloy for high tensile strength. It shall have an 8-1/2" inside diameter opening to attach to the 8" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

900 Series Utility Fitter Option

The fitter shall be heavy wall cast aluminum, 350 alloy for high tensile strength. It shall have a 9-1/4" inside diameter opening to attach to the 8" neck of the acorn globe. It shall have a hinged, tool-less door for chamber maintenance and entry to electrical components. The 990 shall have an optional seminal block for ease of wiring, an optional Twist-Loch Photocell receptacle, an optional single CFCI outlet for auxiliary power needs. The top mounted driver mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 finger latches. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly. When supplied with CFI receptacle a hole will be provided for cord and plug installation with the access door closed. When cord and plug is not in use a filler plug will be provided.

Lens

Optical system shall be provided with individual, precision borosilicate refractor type optics applied to each COB (Chip On Board) LED assembly. The optics shall be at least 92% efficient while providing superior thermal, UV and impact resistance for the COB assembly. The optic helps efficiently shape and distribute the light while minimizing up-light. The luminaire shall provide symmetric and Asymmetric light distribution. Testing shall be done in accordance with IESNA LM-79.

Electronic Drivers

The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than .9. It shall be dimming capable using a 0-10v signal, consult factory for more information.

Photocontrols

Button Style: The photocontrol shall be mounted on the fixture and pre-wired to driver. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 1.5 foorcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years. See pole spec sheet for pole mounted version.

Twist-Lock: The photocontrol shall be mounted in the utility fitter and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-5 second turn off, and shall turn on at 1.5 foorcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

Warranty

Seven-year limited warranty. See product and finish warranty guide for details.

Finish

Refer to website for details.

Performance

LIGHT SOURCE	TS LUMENS	EFFICACY (LPW)	TA LUMENS	EFFICACY (LPW)	WATTAGE
4L40T...MDL05	8050	107.3	8050	107.3	75
4L30T...MDL05	7795	103.9	7795	103.9	75
4L27T...MDL05	7090	94.5	7090	94.5	75
4L40T...MDL03	6430	114.8	6325	112.9	56
4L30T...MDL03	6230	111.3	6125	109.4	56
4L27T...MDL03	5660	101.1	5570	99.5	56
4L40T...MDL02	4745	118.6	4675	116.9	40
4L30T...MDL02	4595	114.9	4530	113.3	40
4L27T...MDL02	4180	104.5	4115	102.9	40

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PROJECT

TEMPO by Hilton
HOME2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

ECF-L EcoForm large

Area luminaire

Specifications

Housing

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2018. Testing includes vibration in three axes, alternated on the same luminaire.

Vibration

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2018. Testing includes vibration in three axes, alternated on the same luminaire.

Light engine

Light engine comprises of a module of 16 LED aluminum metal clad board fully sealed with optics offered in multiples of 5 and 6 modules or 80 and 96 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 139 lm/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings using unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option must be ordered with the optical system available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC optic to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA type twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CSS/CM/CS/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response, it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile schedules with the following settings:

- CSS0/CS30: Security for 7 hours from dusk (Ex., 11 PM – 6 AM)
- CM50/CM30: Median for 8 hours from dusk (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid-point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

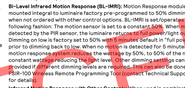
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMR3): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMR3 is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor the luminaire returns to 100% brightness and dimming on low is factory set to 50% with 5 minute default. Thus, during the night, when motion is detected, the luminaire is at 100%. When the motion response times out, they ramp the wattage by 50%, to 50% of the initial constant wattage, reducing the light level. Other dimming settings can be provided if different dimming levels are required, this can be done with PSIR-100 Wireless Remote Programming Tool. Contact Technical Support for details.

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile), motion response module will simply override controller's schedule with the user selected set of combined dimming and motion sensor detection. In this configuration, the motion response device cannot be re-programmed with PSIR-100 Wireless Remote Programming Tool. The sensors can only be re-programmed via the controller.

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations
It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

ECF-L EcoForm large

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	LED Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
					Type AFR														
ECF-L-905-400-CW-G2-x	80	900	5000	225	29,798	B3-U0-G3	132	29,299	B3-U0-G4	130	29,840	B3-U0-G5	133	30,689	B4-U0-G4	136	30,363	B4-U0-G4	135
ECF-L-1S-1A-CW-G2-x	80	1060	5000	265	33,857	B4-U0-G4	127	33,048	B3-U0-G4	125	33,857	B3-U0-G4	127	34,818	B5-U0-G4	131	34,346	B5-U0-G4	129
ECF-L-1S-1A-CW-G2-x	80	1200	5000	289	37,129	B4-U0-G4	128	36,453	B3-U0-G4	126	37,125	B3-U0-G5	128	38,181	B5-U0-G4	132	37,775	B5-U0-G4	131
ECF-L-1S-600-CW-G2-x	96	900	5000	238	37,376	B4-U0-G4	136	36,843	B3-U0-G4	134	37,398	B3-U0-G5	136	39,343	B5-U0-G4	140	38,961	B5-U0-G4	138
ECF-L-1S-1A-CW-G2-x	96	1060	5000	316	40,061	B4-U0-G4	127	39,395	B3-U0-G4	124	40,122	B3-U0-G5	127	41,263	B5-U0-G4	130	40,824	B5-U0-G4	129
ECF-L-1S-1A-CW-G2-x	96	1200	5000	365	43,577	B4-U0-G4	119	42,853	B4-U0-G5	117	43,642	B3-U0-G5	120	44,884	B5-U0-G4	123	44,409	B5-U0-G5	122
ECF-L-1S-1A-CW-G2-x	96	1370	5000	422	49,778	B4-U0-G4	118	49,917	B4-U0-G5	118	49,311	B4-U0-G5	117	50,647	B5-U0-G5	120	49,221	B5-U0-G5	117
					BLC														
ECF-L-905-400-CW-G2-x	80	900	5000	225	30,586	B4-U0-G4	136	21,060	B1-U0-G4	94									
ECF-L-1S-1A-CW-G2-x	80	1060	5000	265	34,508	B4-U0-G5	130	24,182	B1-U0-G4	92	

D

LED wall luminaire - light output on two sides

BEGA

Application
This LED wall mounted luminaire has light output on two sides. Thick-walled crystal glass characterizes the design of this distinctive luminaire. Arranged individually or in groups, this is a great design element for a host of lighting applications.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Crystal glass, inside white
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP64
Weight: 3.1 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	16.4 W
System wattage	20 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	701 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 40° C	118,000 h (L70)

LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type: 9
BEGA Product:
Project:
Modified:





LED wall luminaire - light output on two sides

	LED	A	B	C
33 549	16.4 W	4 ¼	6	5 ½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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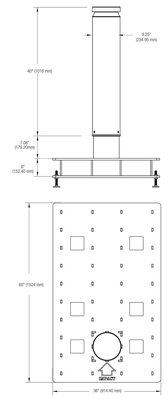
C

HELIO™ M30-P1/K4 SECURITY BOLLARD, SERIES 900

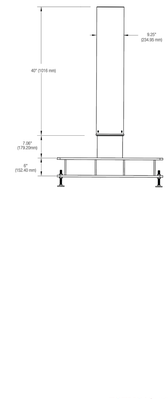
PRODUCT DATA

SHALLOW MOUNT EMBEDDED M30-P1/K4 SECURITY CORE

ILLUMINATED BOLLARD



NON-ILLUMINATED BOLLARD



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C

HELIO™ M30-P1/K4 SECURITY BOLLARD, SERIES 900

PRODUCT DATA



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C

HELIO™ M30-P1/K4 SECURITY BOLLARD, SERIES 900

PRODUCT DATA

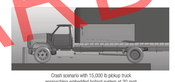
M30-P1/K4 SECURITY CORE

Site security is a major concern in today's unpredictable world. Public and private buildings, government facilities, campuses and public parks are all susceptible to accidental, as well as deliberate, vehicle infringement. Design professionals, city planners, facilities managers and engineers must now be especially sensitive to the safety and security requirements of public and private spaces. Security bollards placed at ingress points are an excellent way to guard against vehicle infringement while allowing pedestrian access.

Most security bollards have taken the form of generic pipes and cylinders that offered little in the way of design or lighting functionality. Forms+Surfaces Helio M30-P1/K4 Security Bollards bring a pre-engineered and fully-tested security core to our Helio line of functional beauty and efficient lighting bollards that also meets the stringent high-impact crash requirements normally attained only with unattractive pipe bollards.

Forms+Surfaces' security bollards have been tested using a Finite Element Analysis (FEA) by a professional engineering consultant. FEA is a software-based tool commonly used in the automotive industry and used extensively for crash test simulations. All of our bollards with this security solution option were tested and passed a very demanding set of impact criteria. Tests were performed using a bollard set in permanent concrete footings and struck by a vehicle at a 90-degree impact. The impact simulation found the bollard to be successful in stopping a 10,000 lb vehicle traveling at a horizontal velocity of 30 mph in less than 3.5 feet (1 meter).

Please contact us to discuss design and placement considerations for Helio bollards with security cores.



Crash scenario with 15,000 lb pickup truck approaching embedded bollard system at 30 mph



Full-scale crash immediately after impact

CERTIFICATION
- ETL and C-ETL listed for wet locations.
- Helio Bollard 3000K is International DarkSky Approved

ENVIRONMENTAL CONSIDERATIONS
- Please refer to the Helio M30/K4 Security Bollard, Series 900 Environmental Data Sheets for detailed environmental impact information.
- Metal components have a long life cycle and are 100% recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

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HELIO™ M30-P1/K4 SECURITY BOLLARD, SERIES 900

PRODUCT DATA

Helio M30-P1/K4 Security Bollards, Series 900 offer robust protection for public spaces of all kinds. Simply elegant in stainless steel, fixtures 9.25" in diameter have tested-proof security cores and are available in illuminated and non-illuminated designs. Illuminated bollards feature a frosted acrylic lens, 180° or 360° light distribution, and Cree® LEDs in 3000K warm white and 4000K neutral white. Helio Bollards with 3000K LEDs are approved by the International DarkSky Association to minimize light pollution. For expanded performance, the Helio Family also includes security bollards in other sizes and security ratings, all in illuminated and non-illuminated designs.

MATERIAL & CONSTRUCTION DETAILS

CONFIGURATIONS	LED LAMPS & DRIVER	INSTALLATION
• Series 900 Helio Bollards are 40" high x 9.25" diameter. • Illuminated security bollards are available with 180° and 360° light distribution options. • Non-illuminated Series 900 Helio Security Bollards are available. • Series 900 Helio Bollards without security cores are also available in illuminated or non-illuminated versions.	• Custom LED light engine with Cree® LEDs. • 3000K warm white and 4000K neutral white color temperatures. • Less than 5% upward lumen output. • LED driver input voltage is 120-277VAC, -30°C minimum starting temperature. • Driver has reverse-phase, forward-phase, and 0-10V dimming capabilities. • LED driver certifications include: IP64 enclosure and Class 2 rated output (UL8750).	• Security bollards have embedded security cores and can use either of two mounting styles: deep set or shallow mount. • Non-security bollards are surface mounted with J-bolts. • Installation of a surge protector as part of each unit's wiring is recommended. • Stainless steel mounting hardware sold separately. Templates are available upon request. • See pages 2-4 for more information. • Refer to installation instructions and foundation details for security rating requirements.
MATERIALS & FINISHES		**MAINTENANCE**
• Illuminated bollards have a tubular stainless steel column, frosted acrylic lens, and stainless steel head cap. • Non-illuminated bollards are tubular stainless steel with welded stainless steel cap. • Stainless steel is standard with a Satin finish and Ceramiloc treatment. See below for details. • For optional powdercoat colors see the Forms+Surfaces Powdercoat Chart. Custom RAL colors are available for an upcharge.		• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

CERAMILOC TREATMENT

Ceramiloc is an invisible surface treatment that offers significantly enhanced protection from weather and graffiti and increases the maintenance ease of stainless steel. Ceramiloc combines ceramic durability with an unparalleled ability to lock out water spots, fingerprints, graffiti and more. Patented technology bonds nano-silica particles to the surface of the stainless steel. The treatment minimally alters the surface appearance of the stainless and offers numerous benefits:

- Easily Cleaned: The Ceramiloc treatment creates a surface that simultaneously resists fingerprints and is easy to clean. Water spots, grease marks and more can be quickly wiped away. It also creates an "anti-graffiti" surface – even permanent marker is easily removed with a clean microfiber towel and water.
- Durable: Ceramiloc-treated materials are abrasion- and scratch-resistant. The treatment is permanent, UV stable, and will not degrade or discolor over time.
- Environmentally Sound: The Ceramiloc treatment is a no-VOC, water-based process. Because Ceramiloc surfaces are so easily maintained, cleaning solutions and maintenance are kept to a minimum.

LIGHT ENGINE DESCRIPTION

LED ENGINE	LIGHT DISTRIBUTION	DESCRIPTION	LUMINAIRE LUMENS*	B.U.G. RATING	STARTING TEMPERATURE °C
3000K LED	360°	40W LED driver	604	B0-U1-G0	-30
4000K LED	360°	40W LED driver	604	B0-U1-G0	-30
3000K LED	180°	20W LED driver	224	B0-U1-G0	-30
4000K LED	180°	20W LED driver	224	B0-U1-G0	-30

*Luminaire lumens represent the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

NOTE: Polar candela and isofootcandle plots can be found on the Helio M30-P1/K4 Security Bollard, Series 900 product page on our website.

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HELIO™ M30-P1/K4 SECURITY BOLLARD, SERIES 900

PRODUCT DATA

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
LBHLO-903-SEC	Helio M30/K4 Security Bollard, Series 900, illuminated
LBHLO-903-NSEC	Helio M30/K4 Security Bollard, Series 900, non-illuminated
LBHLO-903	Helio Bollard, Series 900, illuminated (non-security)
LBHLO-903-N	Helio Bollard, Series 900, non-illuminated (non-security)

PRODUCT OPTIONS
The following options are available for an upcharge

Add powdercoat color from Forms+Surfaces Powdercoat Chart	Custom RAL powdercoat color
Add stainless steel mounting hardware	

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, finish, LED color temperature, light distribution, and mounting. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

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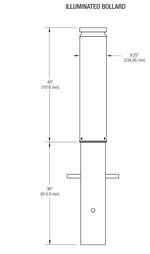
C

HELIO™ M30-P1/K4 SECURITY BOLLARD, SERIES 900

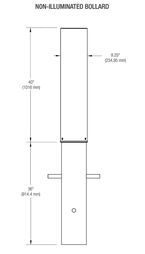
PRODUCT DATA

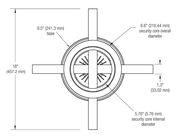
DEEP SET EMBEDDED M30-P1/K4 SECURITY CORE

ILLUMINATED BOLLARD



NON-ILLUMINATED BOLLARD





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DECEMBER 2023 ARB MEETING

architecture
engineering
interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

3H GROUP HOTELS

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LIGHTING SPECIFICATION SHEETS

E102

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

Architectural Review Board Application
Full Board Review

Application Date: _____

Project Address: **600 South Palafox St**

Applicant: Winford Lindsay

Applicant's Address: 344 West Pike St., Lawrenceville, GA 30046

Email: *blindsay@lpbatlanta.com* Phone: 770-407-5800

Property Owner: 3H Group
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Final Review - Project previous approved by ARB, but owner decided to adjust project program ~~and has eleminated the eighth floor, chaing the building from an eight story building to a seven~~ story building.

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

Applicant Signature

3/27/2024
Date

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

TEMPO SUITES / HOME 2 SUITES by HILTON

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

OWNER:

3H GROUP HOTELS
6716 HERITAGE BUSINESS COURT
CHATTANOOGA, TENNESSEE
37421

DEVELOPER:

GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD, #200
CHATTANOOGA, TENNESSEE
37411

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL ENGINEERING,
MECHANICAL, ELECTRICAL, PLUMBING
AND FIRE PROTECTION ENGINEERING:

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

777-963-8989

CIVIL ENGINEER:

REBOL BATTLE AND ASSOCIATES
2301 N. 9TH AVE, SUITE 300
PENSACOLA, FLORIDA 32503

850-438-0400

TEMPO by Hilton™

HOME 2 SUITES BY HILTON



PROJECT DATA

PROPOSED:	220 ROOM HOTEL, 7 STORY		
ZONING:	C-2A		
SITE:	1.333 ACRES		
PARCEL NO.:	00-05-0900-001-012		
BUILDING HT.:	ALLOWED 100' PROPOSED 87'-10"		
SET BACKS:	ZERO REQUIRED, 2.5' PROVIDED		
PARKING:	REQUIRED	131	SPACES
	PROPOSED ON SITE	70	SPACES
	ON STREET	57	SPACES
	OFF SITE	4	SPACES
	TOTAL	131	SPACES
FLOOD ZONE:	A E, SPECIAL FLOOD HAZARD AREA		

DRAWING INDEX

G001	COVER SHEET	
C100	SURVEY PLAN	
C101	DEMOLITION PLAN	
C200	SITE LAYOUT & DIMENSION PLAN	
C201	SITE DETAILS	
L-1.00	ILLUSTRATIVE HARDSCAPE PLAN & IMAGES	
L-1.01	HARDSCAPE PLAN	
L-1.02	HARDSCAPE PLAN	
L-1.03	HARDSCAPE PLAN	
L-2.01	HARDSCAPE DETAILS	
L-3.00	ILLUSTRATIVE LANDSCAPE PLAN	
L-3.00A	PLANT IMAGES	
L-3.01	LANDSCAPE PLAN	
L-3.02	LANDSCAPE PLAN	
L-3.03	LANDSCAPE PLAN	
L-3.10	PLANT SCHEDULE, DETAILS, & NOTES	
L-4.01	IRRIGATION PLAN & NOTES	
L-4.10	IRRIGATION DETAILS	
A100	ARCHITECTURAL SITE PLAN	
A101	FIRST FLOOR PLAN	(REV.)
A102	SECOND FLOOR PLAN	(REV.)
A103	THIRD - SEVENTH FLOOR PLANS	(REV.)
A201	NORTH EXTERIOR ELEVATION	(REV.)
A202	SOUTH EXTERIOR ELEVATION	(REV.)
A203	WEST EXTERIOR ELEVATION	(REV.)
A204	EAST EXTERIOR ELEVATION	(REV.)
A205	EXTERIOR RENDERING 1	(REV.)
A206	PERSPECTIVE VIEWS	(REV.)
A207	GOOGLE AERIAL VIEW 1	(REV.)
A208	GOOGLE AERIAL VIEW 2	(REV.)
A209	GOOGLE AERIAL VIEW 3	(REV.)
A210	EXTERIOR ELEVATION FINISHES	
A211	EXTERIOR ARCHITECTURAL FEATURES	(REV.)
A212.1	EXTERIOR MATERIAL SPECIFICATIONS	
A212.2	MORGAN WINDOWS SPECIFICATIONS	
A310	WALL SECTION	
E100	SITE LIGHTING PLAN	
E101	LIGHTING SPECIFICATION SHEETS	
E102	LIGHTING SPECIFICATION SHEETS	

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 822 9492 FAX
www.lpbatlanta.com

OWNER

3H GROUP HOTELS
6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-08-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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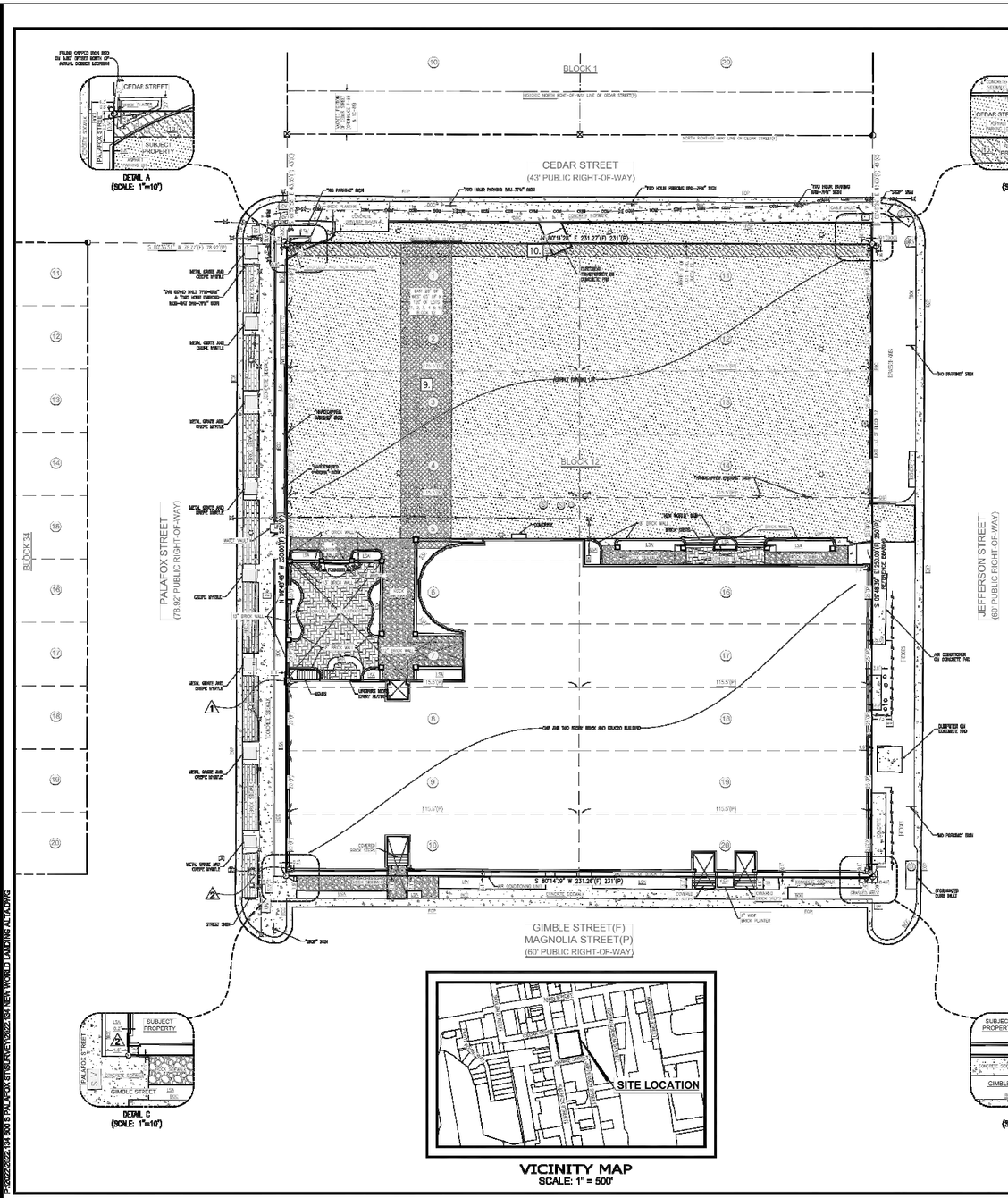
COVER SHEET

G001



LEGEND:

- FOUND 1/2" DIA CAPPED IRON ROD (No. 7748)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 7227)
- FOUND 1/2" DIA IRON ROD (UNREADABLE)
- FOUND "X" CUT IN CONCRETE
- DENOTES PLATTED LOT NUMBER
- DENOTES METAL LIGHT POLE
- DENOTES GROUND LIGHT
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
- DENOTES BOLLARD
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- DENOTES BACK FLOW PREVENTER
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- DENOTES GAS METER
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SOUTHERN LIGHT VAULT
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY VAULT
- DENOTES MONITORING WELL
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES WOOD PANEL FENCE
- DENOTES BURIED ELECTRIC LINE
- DENOTES BURIED COMMUNICATION LINE
- DENOTES BURIED GAS LINE
- DENOTES BURIED WATER LINE
- ALTA — DENOTES AMERICAN LAND TITLE ASSOCIATION
- BOC — DENOTES BACK OF CURB
- DA — DENOTES DIAMETER
- EOP — DENOTES EDGE OF PAVEMENT
- (F) — DENOTES FIELD INFORMATION
- LSA — DENOTES LANDSCAPED AREA
- No. — DENOTES NUMBER
- NSPS — DENOTES NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- (P) — DENOTES PLAT INFORMATION
- R/W — DENOTES RIGHT-OF-WAY
- 10. — DENOTES SCHEDULE B-II EXCEPTION NUMBER
- 1 — DENOTES ENCROACHMENT

HORIZONTAL SCALE
1 INCH = 20 FEET

DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)

LOTS 1 THROUGH 20, BLOCK 12, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

1. MONUMENTATION AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 00 DEGREES 04 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND WERE ESTABLISHED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2013.600, DATED 08/29/2013; COPY OF BOUNDARY SURVEY OF PARCEL TO THE NORTHEAST OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2014.330, REVISED 07/15/2017; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY NORTH-FIRST FLORIDA LAND SURVEYING, INC., PROJECT NO. 12742-ASBUILT, DATED 05/21/2020; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY CECIL W. FITHIAN, INC., JOB NO. 19139-90, FILE NO. E-1126, DATED 07/10/1992; COPY OF MAP OF PENSACOLA FLA., PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 128, AT PAGE 426 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 10733-612625, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES EXCEPTION MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.
6. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:

ITEM 1: ALL MONUMENTATION HAS BEEN PLACED OR RECOVERED WHILE CONDUCTING THE FIELD WORK FOR THE PREPARATION OF THIS SURVEY.

ITEM 3: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "AE"(ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0306G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

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ITEM 6(a): NO ZONING REPORT OR LETTER WAS PROVIDED TO THIS SURVEYOR, THE FOLLOWING INFORMATION WAS OBTAINED FROM THE CITY OF PENSACOLA COUNTY LAND DEVELOPMENT CODE:

SEC. 12-3-6 COMMERCIAL ZONING DISTRICT (C-3A) DOWNTOWN RETAIL COMMERCIAL.
(3) REGULATIONS.

MINIMUM YARD REQUIREMENTS (MINIMUM BUILDING SETBACKS): THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT THAT WHERE ANY NONRESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A 20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR SIMILAR BARRIER OR NATURAL BUFFER OF EQUAL WIDTH.

MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 100 FEET IN HEIGHT AT THE PROPERTY OR SETBACK LINES. THESE FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING FOR EACH FOOT THE BUILDING ELEVATION IS STAIR-STEPPED OR RECESSED BACK FROM THE PROPERTY OR SETBACK LINES BEGINNING AT THE HEIGHT PERMITTED UP TO A MAXIMUM HEIGHT OF 150 FEET.

LOT COVERAGE REQUIREMENTS (THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR BUILDINGS OVER 100 FEET IN HEIGHT, LOT COVERAGE SHALL NOT EXCEED 80 PERCENT.

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 139 DWELLING UNITS PER ACRE.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON.

ITEM 11: LOCATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.

ITEM 13: THERE ARE NO ADJOINING OWNERS ACCORDING TO THE CURRENT PUBLIC RECORDS. SUBJECT PROPERTY ABUTS RIGHT-OF-WAYS AS SHOWN HEREON.

ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS/UPON THE SUBJECT PROPERTY OR ADJOINING PARCELS.

ITEM 17: THE UNDERSIGNED IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 19: REBOL-BATTLE & ASSOCIATES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF $1,000,000.

SCHEDULE B-II EXCEPTIONS:

9. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 718 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
10. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4810, PAGE 188 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:

DARRYL LAPOINTE; SYNOVUS BANK, A GEORGIA BANKING CORPORATION; BEGGS & LANE, RLLP; FIRST AMERICAN TITLE INSURANCE COMPANY:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ADJOINING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 10733-612625, HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 20, 2022.

DATE OF PLAT OR MAP: _____

MARK A. MORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6511

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
3551 Hulsey Road, Suite 300
Jacksonville, Florida 32235
Telephone (904) 858-2400 Fax (904) 858-2440
CA 00003990 LB 7768

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
A PORTION OF SECTION 48, TOWNSHIP 2 SOUTH, RANGE 30 WEST, STATE FLORIDA
COUNTY: ESCAMBIA

NO.	DATE	APVL	REVISION/ACTION TAKEN

PROJECT NO: 2022.134
DRAWN BY: AMC
CHKD BY: MAH
SCALE: 1" = 20'
F.B.: 22-06
PG.: 39-57
DATE: 09/29/2022

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR: DARRYL LAPOINTE
REQUESTED BY: SUSAN J. BALLANCE; BEGGS & LANE, RLLP

1 of 1

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P:\2022\2022.134 600 S PALAFOX ST\SURVEY\2022.134 NEW WORLD LANDING ALTA.DWG

LPB architecture engineering interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 822 9492 FAX
www.lpbatlanta.com

OWNER
3H GROUP HOTELS
6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER
GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT
TEMPO by Hilton
HOME 2 SUITES BY HILTON
TEMPO SUITES / HOME 2 SUITES
600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-18-24	PROGRESS
03-27-24	ARB MOD1

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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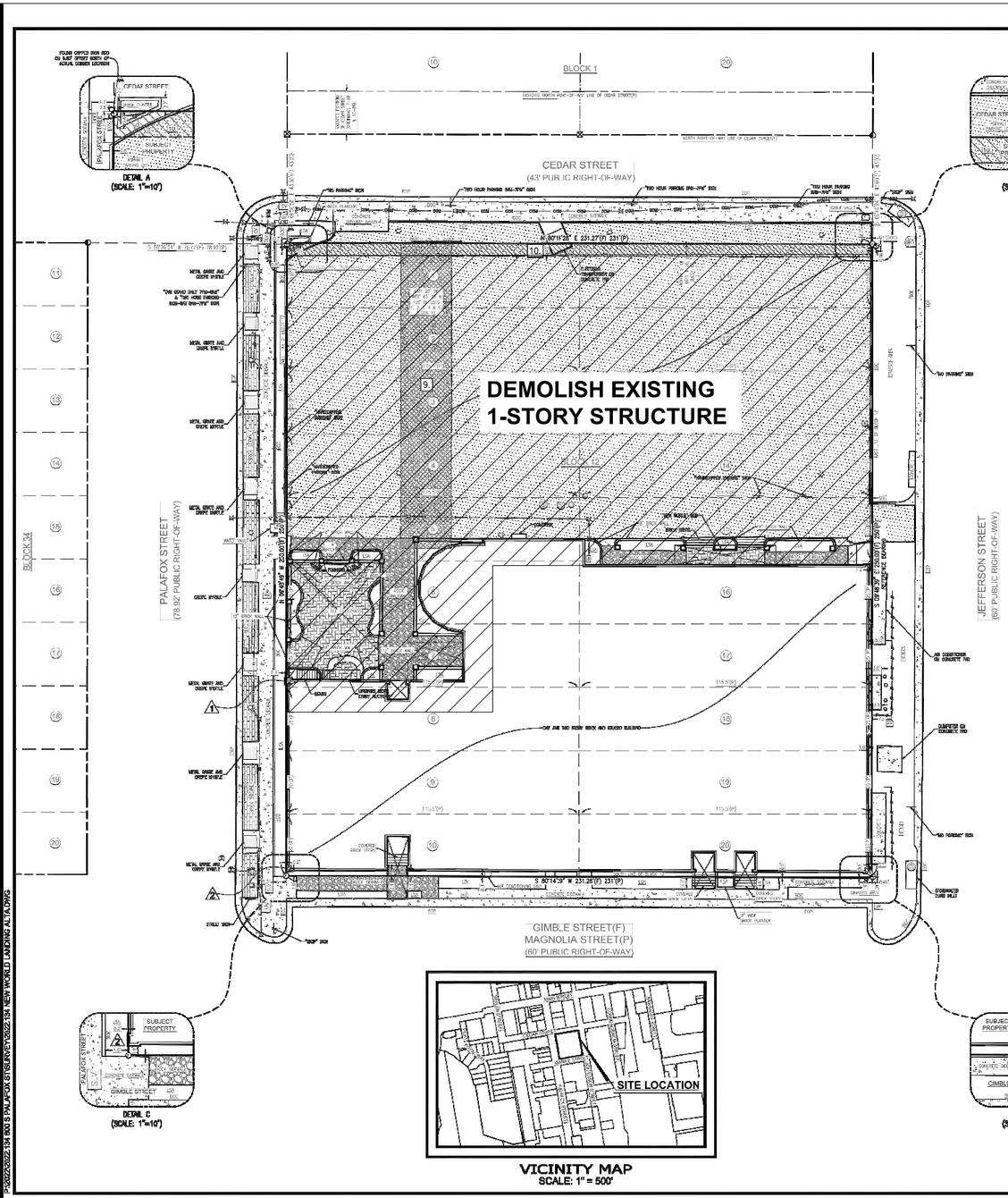
SURVEY PLAN

C100



VICINITY MAP
SCALE: 1" = 500'

N

W E

S

HORIZONTAL SCALE
1 INCH = 20 FEET

LEGEND:

⊙	FOUND 1/2" DIA CAPPED IRON ROD (No. 7748)
⊙	FOUND 1/2" DIA CAPPED IRON ROD (No. 7227)
⊙	FOUND 1/2" DIA IRON ROD (UNREADABLE)
⊠	FOUND "X" CUT IN CONCRETE
9	DENOTES PLATTED LOT NUMBER
☆	DENOTES METAL LIGHT POLE
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⊢	DENOTES SINGLE SUPPORT SIGN
⊢⊢	DENOTES MULTIPLE SUPPORT SIGN
⊙	DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
○	DENOTES BOLLARD
⊙	DENOTES CLEAN OUT
BFP	DENOTES BACK FLOW PREVENTER
⊙	DENOTES BURIED COMMUNICATIONS MARKER
⊙	DENOTES COMMUNICATIONS VAULT
⊙	DENOTES STORMWATER MANHOLE
FDC	DENOTES FIRE DEPARTMENT CONNECTION
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GM	DENOTES GAS METER
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⊙	DENOTES SOUTHERN LIGHT VAULT
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⊙	DENOTES UTILITY VAULT
⊙	DENOTES MONITORING WELL
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
//	DENOTES WOOD PANEL FENCE
UE	DENOTES BURIED ELECTRIC LINE
COM	DENOTES BURIED COMMUNICATION LINE
G	DENOTES BURIED GAS LINE
W	DENOTES BURIED WATER LINE
ALTA	DENOTES AMERICAN LAND TITLE ASSOCIATION
BOC	DENOTES BACK OF CURB
DIA.	DENOTES DIAMETER
EOP	DENOTES EDGE OF PAVEMENT
(F)	DENOTES FIELD INFORMATION
LSA	DENOTES LANDSCAPED AREA
No.	DENOTES NUMBER
NSPS	DENOTES NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
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R/W	DENOTES RIGHT-OF-WAY
10.	DENOTES SCHEDULE B-II EXCEPTION NUMBER
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DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)

LOTS 1 THROUGH 20, BLOCK 10, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

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1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 10723-612625, HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 30, 2022.

DATE OF PLAT OR MAP: _____

MARK A. MORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6511

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
3251 Ringling Boulevard, Suite 300
Sarasota, Florida 34237
Telephone 941.488.3249 Fax 941.488.3446
CA 00003989 LB 00003989

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, STATE OF FLORIDA

NO.	DATE	APVD.	REVISION/ACTION TAKEN

PROJECT NO: 2022.134
DRAWN BY: AMC
CHKD BY: MAH
SCALE: 1" = 20'
F.B.: 22-06
PG.: 39-37
DATE: 06/30/2022

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR: DARRYL LAPOINTE
REQUESTED BY: SUSAN J. BALANCHUK; BEGGS & LANE, RLLP

1 of 1

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P:\2022\2022.134 600 S PALAFOX ST\SURVEY\2022.134 NEW WORLD LANDING ALTA.DWG

LPB architecture engineering interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 822 9492 FAX
www.lpbatlanta.com

OWNER
3H GROUP HOTELS
6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER
GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT
TEMPO by Hilton
HOME2 SUITES BY HILTON
TEMPO SUITES / HOME 2 SUITES
600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-18-24	PROGRESS
03-27-24	ARB MOD1

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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DEMOLITION PLAN

C101



HORIZONTAL SCALE

20 0 10 20 40 80

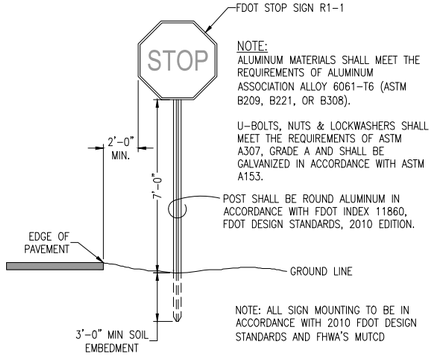
(IN FEET)

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

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

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT



NOTE:
ALUMINUM MATERIALS SHALL MEET THE REQUIREMENTS OF ALUMINUM ASSOCIATION ALLOY 6061-T6 (ASTM B209, B221, OR B308).

U-BOLTS, NUTS & LOCKWASHERS SHALL MEET THE REQUIREMENTS OF ASTM A307, GRADE A AND SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153.

POST SHALL BE ROUND ALUMINUM IN ACCORDANCE WITH FDOT INDEX 11860, FDOT DESIGN STANDARDS, 2010 EDITION.

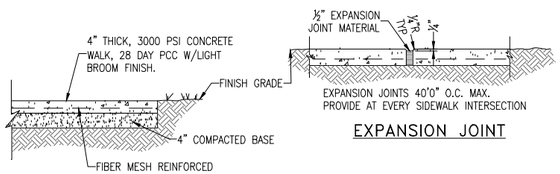
NOTE: ALL SIGN MOUNTING TO BE IN ACCORDANCE WITH 2010 FDOT DESIGN STANDARDS AND FHWA'S MUTCD

SIGN MOUNTING DETAIL

N.T.S.



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



TYPICAL SECTION

N.T.S.

NOTE:
WALK SLOPE VARIES, SEE PLAN

EXPANSION JOINT

DUMMY GROVE

SIDEWALK DETAILS

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.

REBOL - BATTLE & ASSOCIATES
RBA
ESTABLISHED 2007
PENSACOLA, FL
850 • 433 • 0400
CIVIL ENGINEERS & SURVEYORS

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

SITE LAYOUT & DIMENSION PLAN

TEMPO SUITES
HOME 2 SUITES

600 South Palafox Street
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL

NOT FOR CONSTRUCTION

PAUL A. BATTLE, PE
53126

Dr. By: JRR
Ck By: PAB
Job No.: 2023.134
Date: Nov. 28, 2023

DRAWING No.

C200

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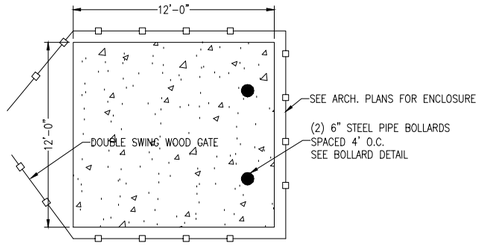
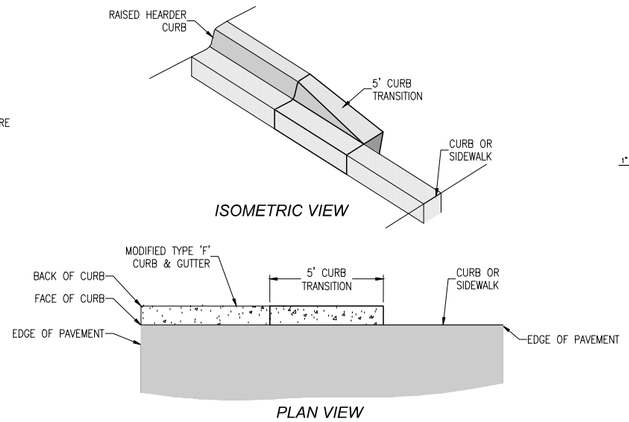


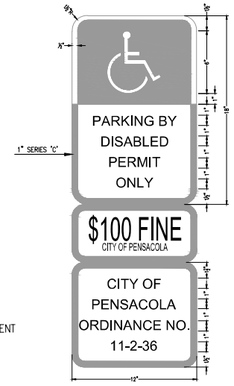
DUMPSTER PAD DETAIL

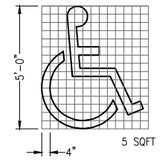
N.T.S.



CURB TRANSITION
RAISED HEADER CURB

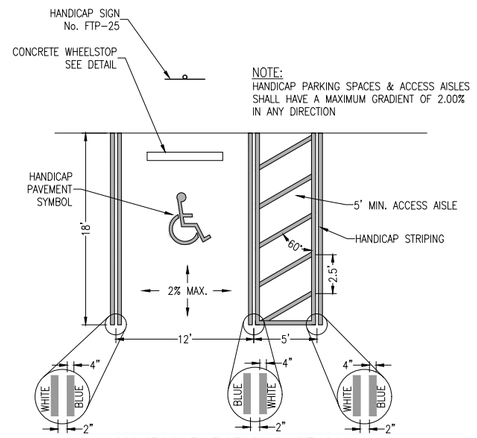
N.T.S.





HANDICAP PAVEMENT SYMBOL

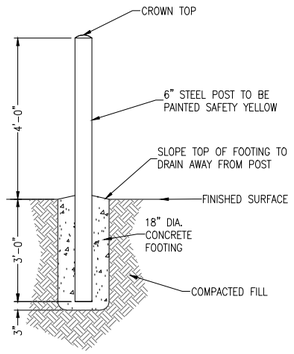
SIGN USED AS PER FLORIDA STATUTES
FTP 25 Per FS 316.1955, FS 316.1956

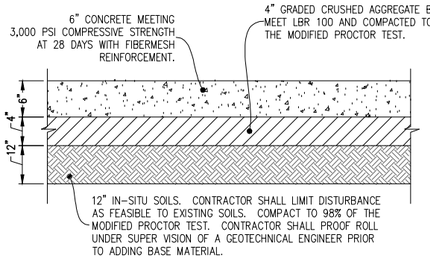


HANDICAP PARKING STALL

HANDICAP PARKING STALL DETAILS

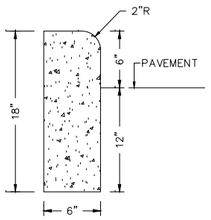
N.T.S.





REINFORCED CONCRETE PAVEMENT SECTION

N.T.S.

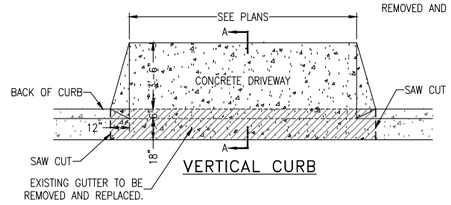


NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 60' ON CENTER. TYPICAL FOR ALL CURB.

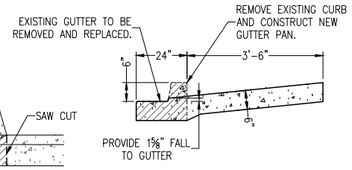
6" RAISED CURB

N.T.S.

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.



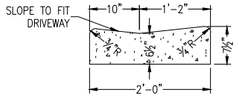
VERTICAL CURB



SECTION A–A

CITY OF PENSACOLA
STANDARD DRIVEWAY CONSTRUCTION DETAIL

N.T.S.

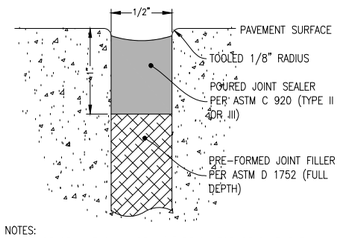


NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".

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

VALLEY CURB

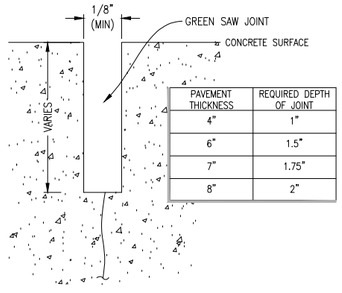
N.T.S.



NOTES:
1. TOP OF SEALANT SHALL BE 1/4" BELOW TOP OF PAVEMENT.
2. PRIOR TO SEALANT APPLICATION THOROUGHLY CLEAN JOINT.

EXPANSION JOINT DETAIL

N.T.S.

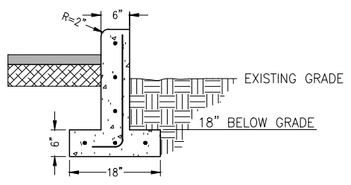


PAVEMENT THICKNESS	REQUIRED DEPTH OF JOINT
4"	1"
6"	1.5"
7"	1.75"
8"	2"

CONTRACTION JOINT DETAIL

N.T.S.

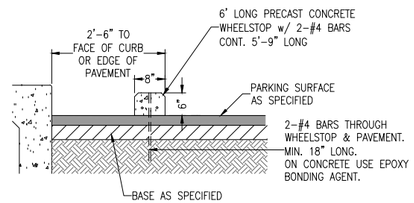
NOTE:
ALL CONCRETE SIDEWALKS, RAMPS, DRIVEWAYS AND CURBING SHALL BE MINIMUM 3000 PSI, 28 DAY PCC, FIBER MESH REINFORCED CONCRETE UNLESS NOTED OTHERWISE.



HORIZONTAL REINFORCING:
FOOTING: 3 #5 BARS EQUALLY SPACED
WALL: #5 BARS @12" O.C.
VERTICAL REINFORCING:
#4 BAR @18" O.C.

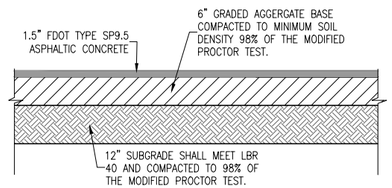
RETAINING WALL DETAIL

N.T.S.



WHEEL STOP DETAIL

N.T.S.



ASPHALT PAVEMENT DETAIL

N.T.S.

REBOL - BATTLE & ASSOCIATES
RBA
ESTABLISHED
PENSACOLA, FL
850 • 433 • 0400
CIVIL ENGINEERS & SURVEYORS
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB7916

SITE DETAILS

TEMPO SUITES
HOME 2 SUITES
600 South Palafox Street
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL
NOT FOR CONSTRUCTION

PAUL A. BATTLE, PE
53126

Dr. By: JRR
Ck By: PAB
Job No.: 2023.134
Date: Nov. 28, 2023

DRAWING No.
C201

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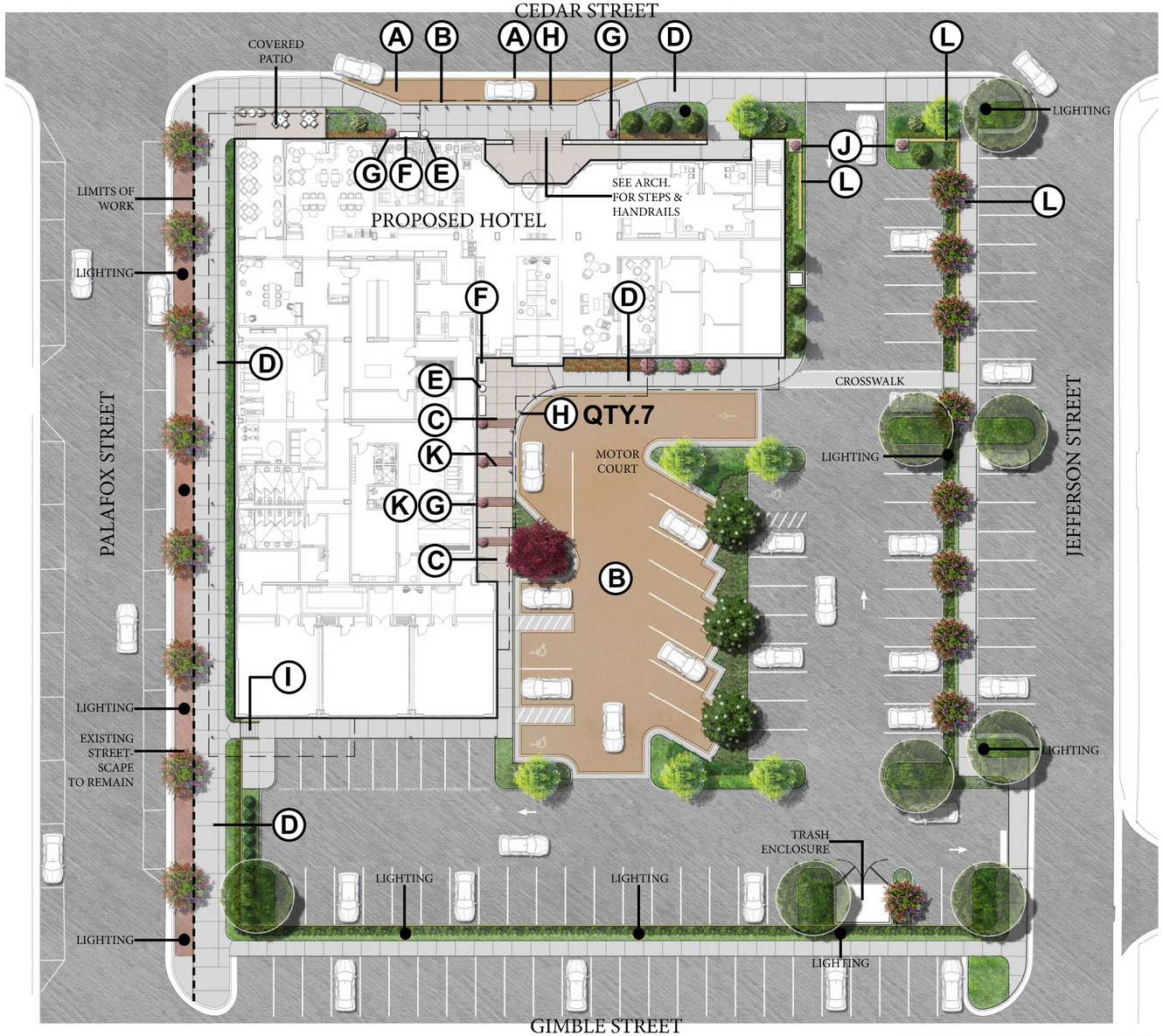
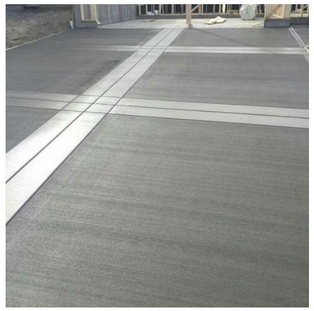




A VEHICULAR PAVING FIELD



B VEHICULAR CONCRETE BAND @ CURB FACE



C CONCRETE WALK - BROOM FINISH WITH 3" WINDOW PANE BORDER



D CONCRETE BROOM FINISH



E TRASH RECEPTACLE



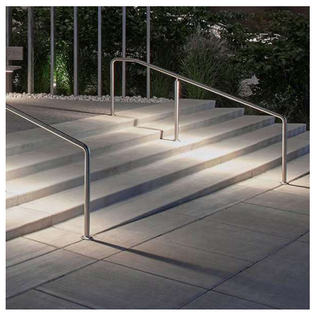
F BENCH



G CAST IRON URN



H BOLLARD



I CIP STEPS W/ HANDRAIL

SHEET KEY & NOTES:

- (A) Vehicular Paving Field
- (B) Vehicular Concrete Band
- (C) Concrete Walk - W.P.
- (D) Concrete Walk - B.F.
- (E) Trash Receptacle
- (F) Bench
- (G) Cast Iron Urn
- (H) Bollard
- (I) CIP Steps w/ Handrail
- (J) Pilaster
- (K) Brick Accent Band
- (L) Retaining Wall

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
2	ARB MOD 1	04-09-2024

REVISIONS

REV.	DATE	REVISION

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ARB Review

PROJECT NAME

TEMPO HOME2SUITES

SHEET NAME

ILLUSTRATIVE HARDSCAPE PLAN & IMAGES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

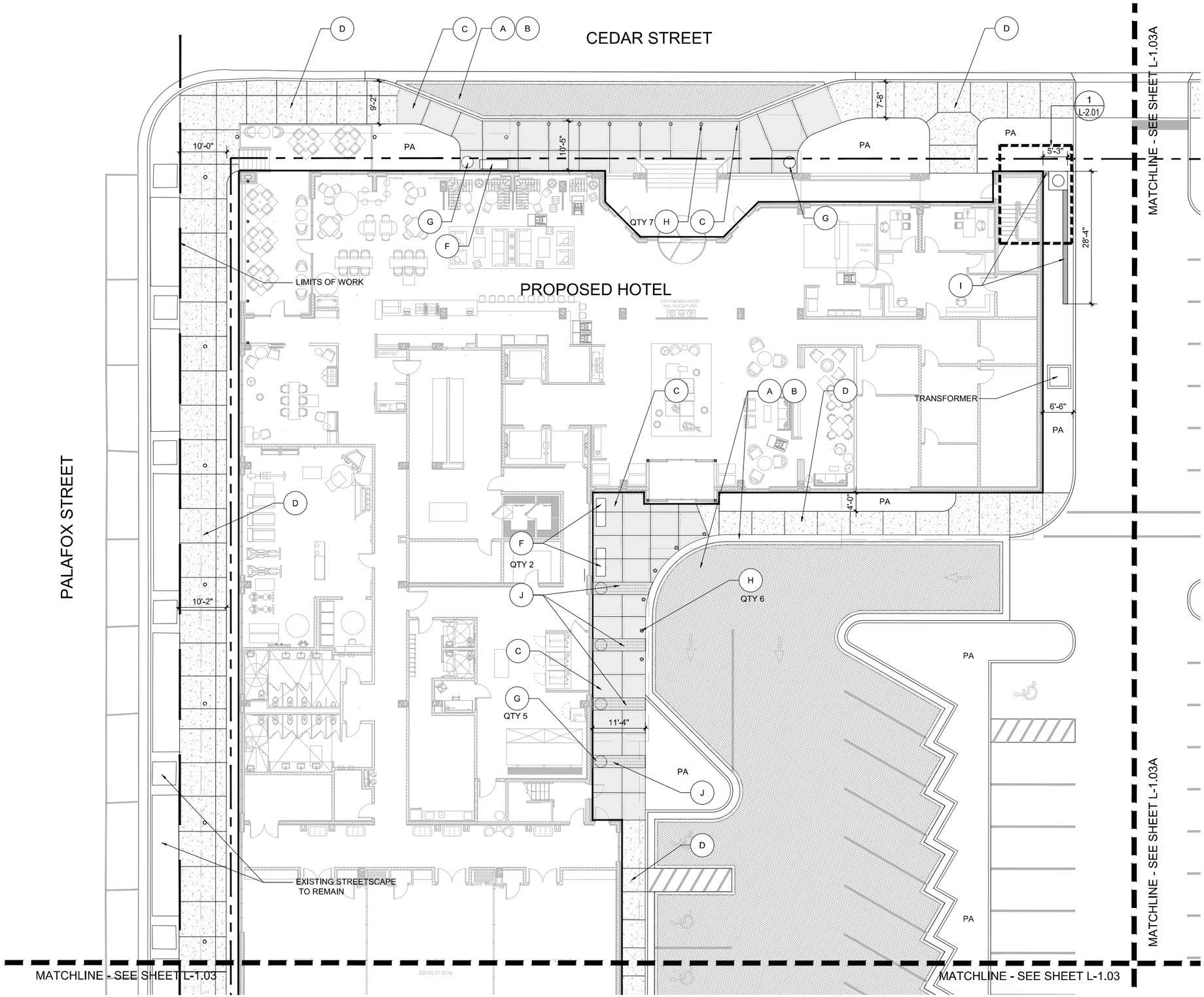
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-1.00



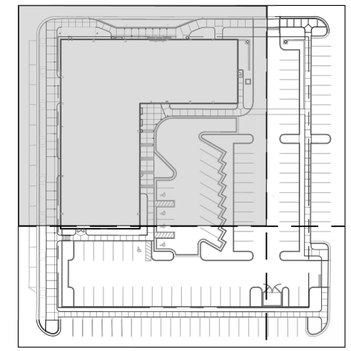
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

- A — VEHICULAR PAVING FIELD
- B — VEHICULAR CONCRETE BAND & CURB FACE
- C — CONCRETE WALK BROOM FINISH W/ 3" WINDOW PANE BORDER
- D — CONCRETE WALK BROOM FINISH
- E — TRASH RECEPTACLE
- F — BENCH
- G — CAST IRON URN
- H — BOLLARD
- I — RETAINING WALL
- J — BRICK ACCENT BAND

PA- PLANTING AREA

KEY MAP



DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ISSUED

NO.	DESCRIPTION	DATE
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2	ARB MOD 1	04-09-2024

REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

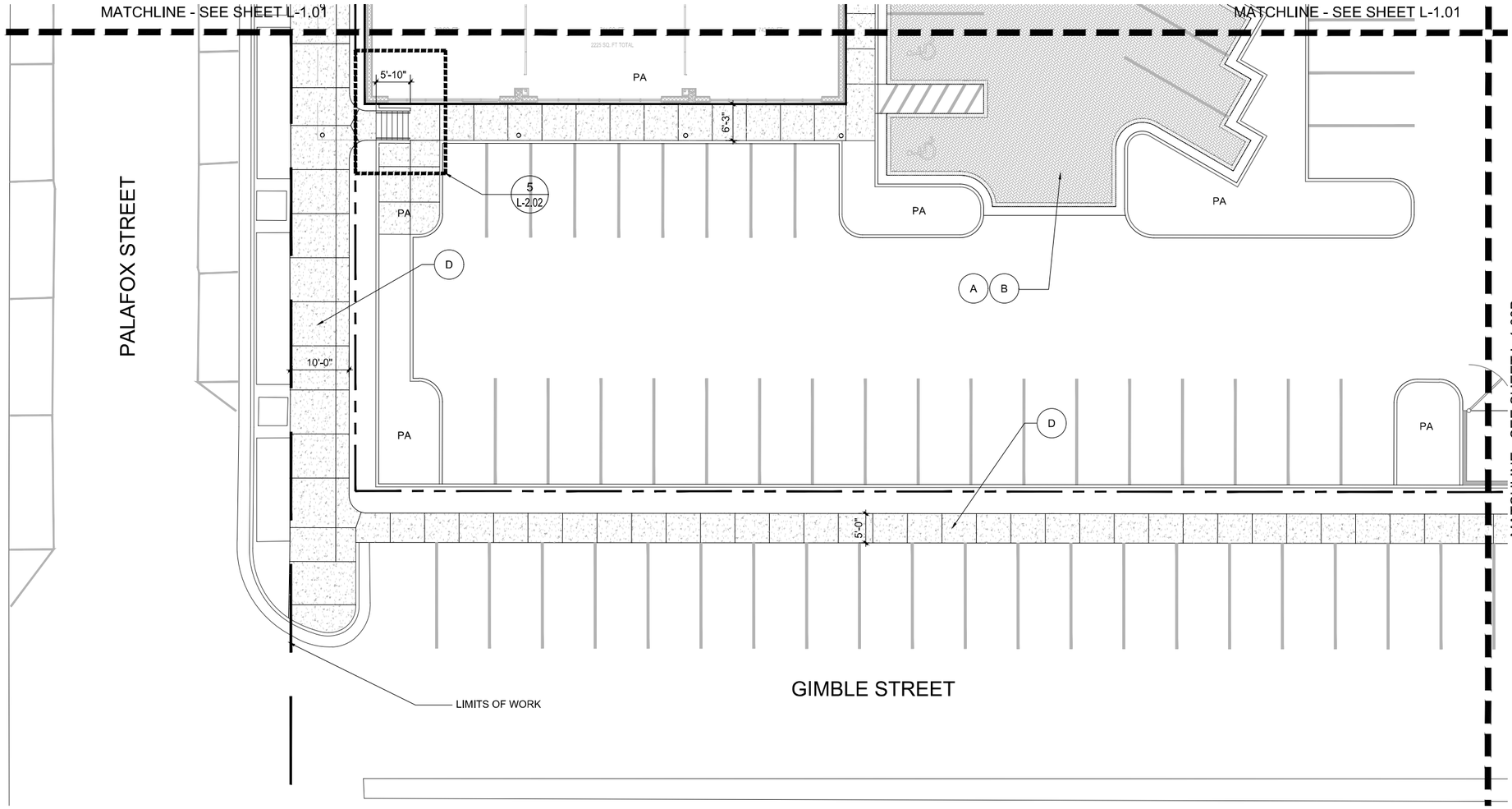
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-1.01



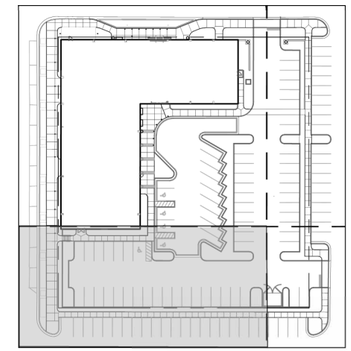
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

- (A) VEHICULAR PAVING FIELD
- (B) VEHICULAR CONCRETE BAND & CURB FACE
- (C) CONCRETE WALK BROOM FINISH W/ 3" WINDOW PANE BORDER
- (D) CONCRETE WALK BROOM FINISH
- (E) TRASH RECEPTACLE
- (F) BENCH
- (G) CAST IRON URN
- (H) BOLLARD
- (I) RETAINING WALL
- (J) BRICK ACCENT BAND

PA- PLANTING AREA

KEY MAP



DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
2	ARB MOD 1	04-09-2024

REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

HARDSCAPE
PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

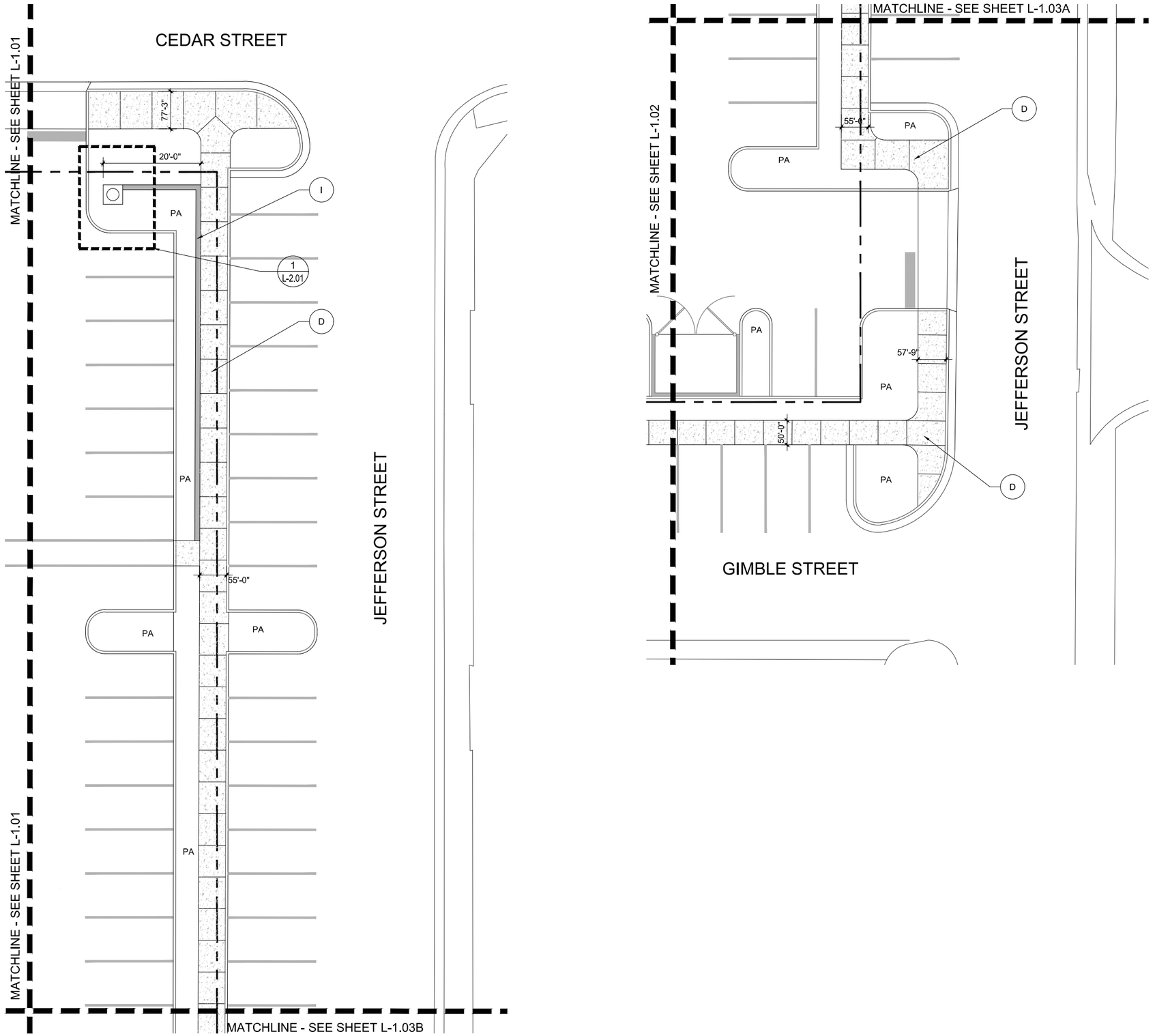
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-1.02



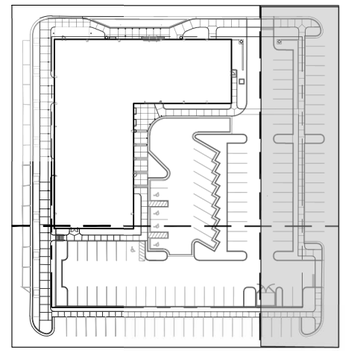
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

- (A) VEHICULAR PAVING FIELD
- (B) VEHICULAR CONCRETE BAND & CURB FACE
- (C) CONCRETE WALK BROOM FINISH W/ 3" WINDOW PANE BORDER
- (D) CONCRETE WALK BROOM FINISH
- (E) TRASH RECEPTACLE
- (F) BENCH
- (G) CAST IRON URN
- (H) BOLLARD
- (I) RETAINING WALL
- (J) BRICK ACCENT BAND

PA- PLANTING AREA

KEY MAP



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LANDSCAPE ARCHITECTURE
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REVISIONS

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PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

HARDSCAPE
PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE

AS SHOWN

DATE	DRAWN
11.30.2023	DAR

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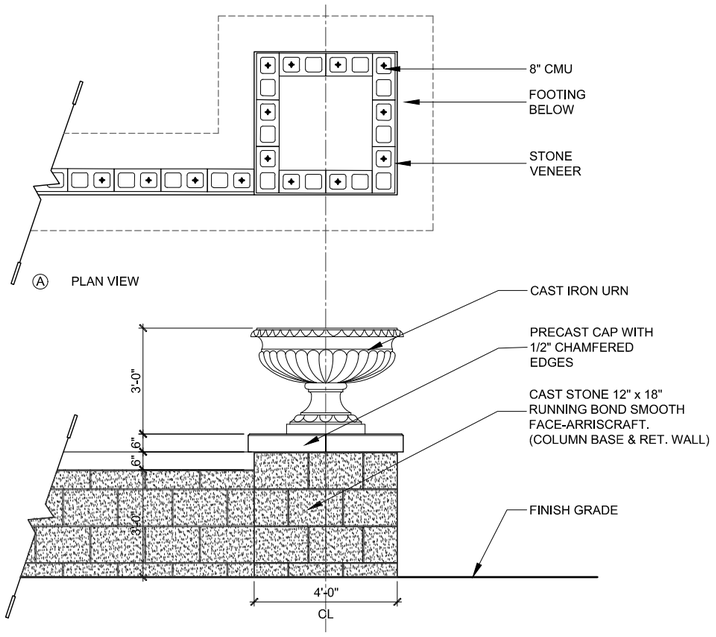
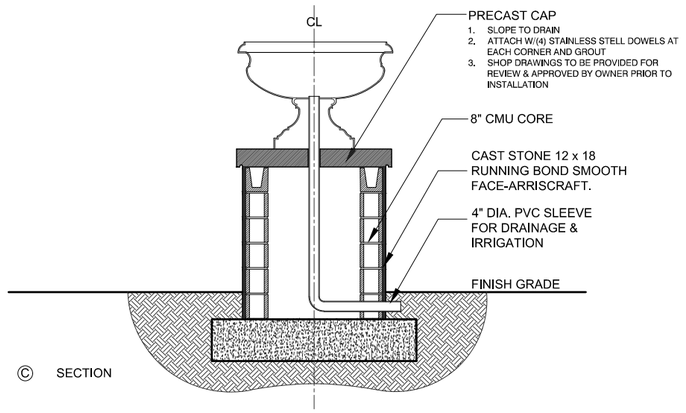
L-1.03

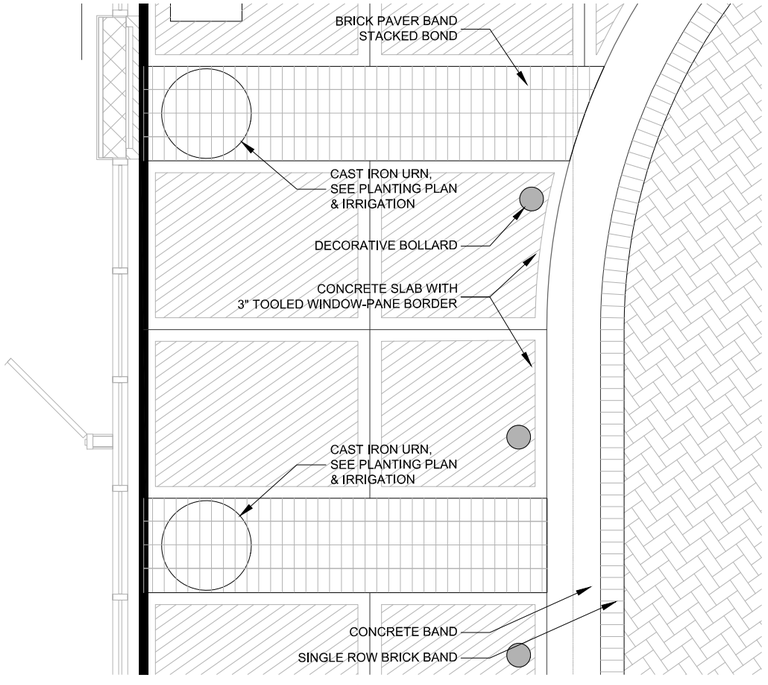




1 ELEVATION/PLAN/SECTION VIEW 4' H COLUMN W/ URN

SHOP DRAWINGS TO BE PROVIDED BY STRUCTURAL ENGINEER (BY OWNER)

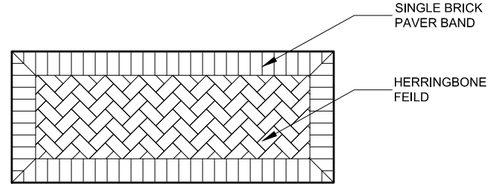
SCALE: 1/2"=1'-0"



2 PLAN VIEW ENLARGEMENT HARDSCAPE TREATMENT

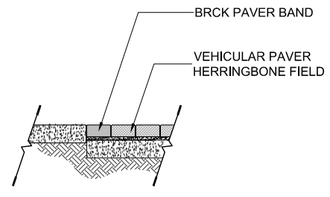
SHOP DRAWINGS TO BE PROVIDED BY STRUCTURAL ENGINEER (BY OWNER)

SCALE: 1/2"=1'-0"



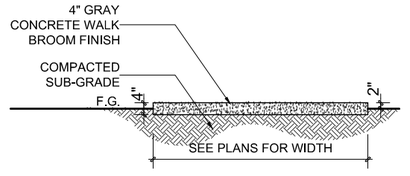
3 PLAN VIEW PAVER DETAIL

SCALE: 1/2"=1'-0"



4 SECTION VEHICULAR PAVER DETAIL

SCALE: 1/2"=1'-0"



5 SECTION PEDESTRIAN WALK DETAIL

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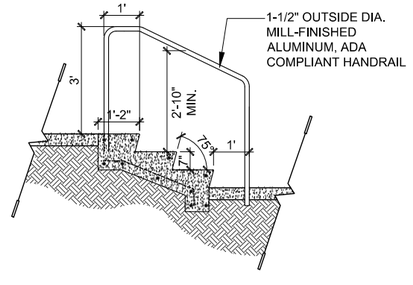

6 SECTION TYPICAL STAIR/HANDRAIL DETAIL

SCALE: 1/2"=1'-0"

SHEET KEY & NOTES:

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PROJECT NAME: TEMPO HOME2SUITES

SHEET NAME: HARDSCAPE DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

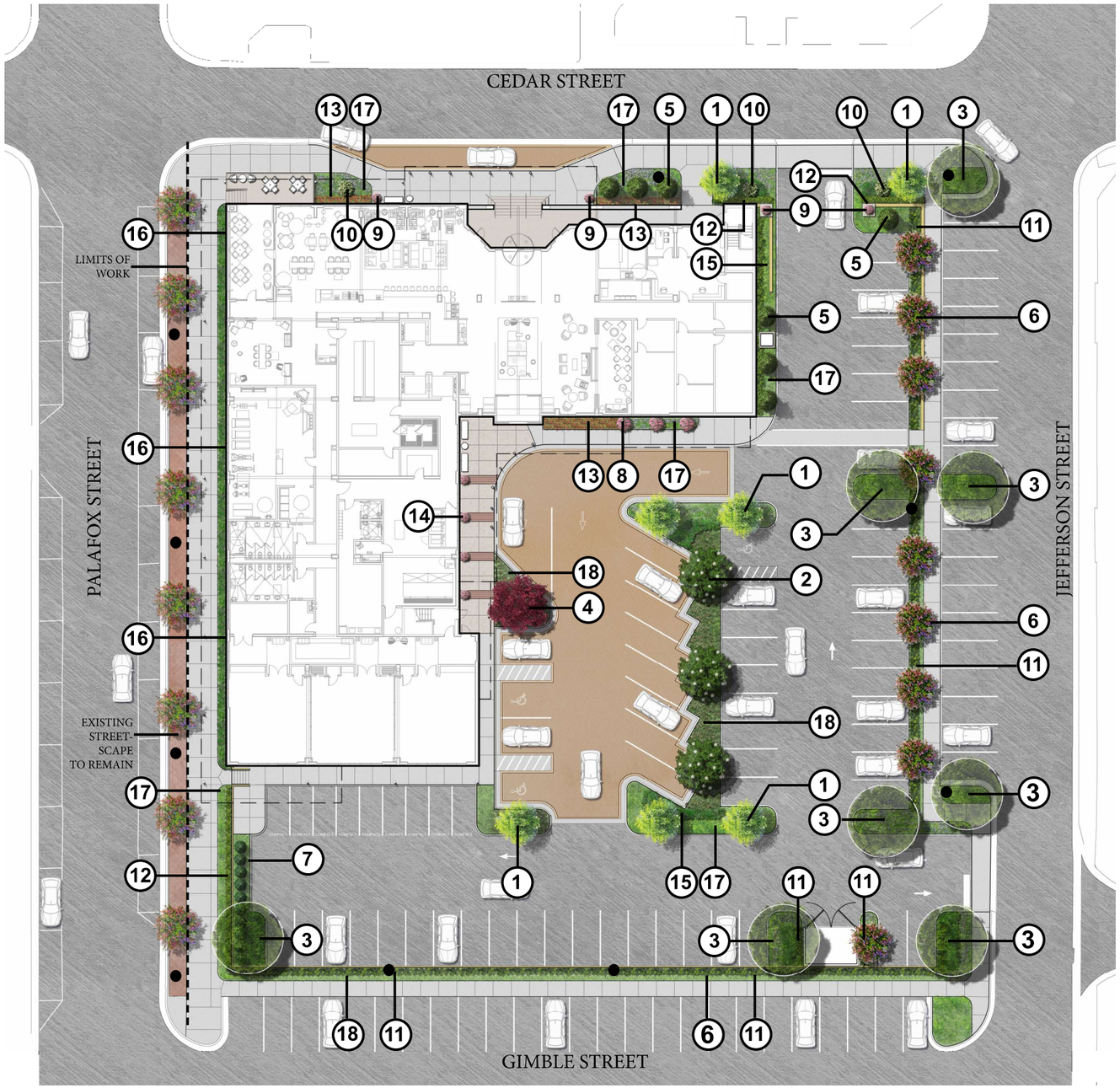
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER: L-2.01

Refer to Sheet L-3.00A for Plant Images



Plant Schedule

Medium / Large Trees

1. River Birch Multi-Trunk
2. D.D. Blanchard Southern Magnolia
3. Live Oak

Small Trees

4. Japanese Maple ‘Blood Good’
5. Mary Nell Holly
6. Natchez Crape Myrtle

Large Shrubs / Accent Plants

7. Japanese Blueberry Hedge Row
8. Japanese Camellia
9. Panicle Hydrangea
10. Oakleaf Hydrangea
11. Podocarpus Hedge Row

Small Shrub / Groundcover

12. Littleleaf Boxwood
13. Red Ruffle Azalea
14. Gardenia
15. Coontie Palm
16. Cast Iron Plant
17. Evergreen Giant Liriope
18. Bronze Beauty Asiatic Jasmine

SHEET KEY & NOTES:

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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ARB Review

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

ILLUSTRATIVE LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

SCALE

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L-3.00



1 RIVER BIRTCH MULTI-TRUNK



2 D.D. BLANCHARD SOUTHERN MAGNOLIA



3 LIVE OAK



4 BLOOD GOOD" JAPANESE MAPLE



5 MARY NELL HOLLY



6 NATCHEZ CRAPE MYRTLE



7 JAPANESE BLUEBERRY



8 JAPANESE CAMELLIA



9 PANICLE HYDRANGEA



10 OAKLEAF HYDRANGEA



11 PODOCARPUS



12 LITTLELEAF BOXWOOD



13 RED RUFFLE AZALEA



14 GARDENIA



15 COONTIE PALM



16 CAST IRON PLANT



17 EVERGREEN GIANT LILYTURF



18 BRONZE BEAUTY ASIATIC JASMINE

SHEET KEY & NOTES:

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PROJECT NAME
TEMPO
HOME2SUITES

SHEET NAME
PLANT IMAGES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE
AS SHOWN

DATE 11.30.2023 | DRAWN DAR

SHEET NUMBER
L-3.00A

CEDAR STREET

PALAFOX STREET

EXISITING TREE TO REMAIN

EXISITING STREETSCAPE TO REMAIN

EXISITING TREE TO REMAIN

LIMITS OF WORK

PROPERTY LINE

EXISITING TREE TO REMAIN

EXISITING TREE TO REMAIN

EXISITING TREE TO REMAIN

EXISITING TREE TO REMAIN

PLANTING POT

PLANTING POT

PLANTING POT

PLANTING POT

PLANTING POT

PLANTING POT

LIR 23

ILM 1

AZA 13

HYD 1

ASP 129

HYD 1

AZA 17

ILM 2

LIR 37

PLANTING POT

LIR 39

HYQ 1

ZAP 2

ZAP 2

BTN 1

BXM 7

HYD 1

ZAP 9

LIR 17

ILM 3

AZA 10

LIR 33

CAM 3

HYD 1

HYD 1

HYD 1

TRA 239

ACR 1

BTN 1

LIR 122

BTN 1

ZAP 10

TRA 741

MAG 1

MAG 1

MATCHLINE - SEE SHEET L-3.03A

MATCHLINE - SEE SHEET L-3.02

MATCHLINE - SEE SHEET L-3.02

MATCHLINE - SEE SHEET L-3.03A

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

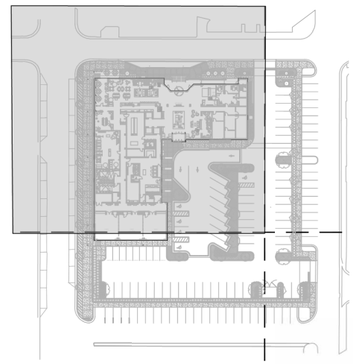
EXISITING TREE TO REMAIN

EXISITING STREETSCAPE TO REMAIN

PROPERTY LINE

MATCH LINE

KEY MAP



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

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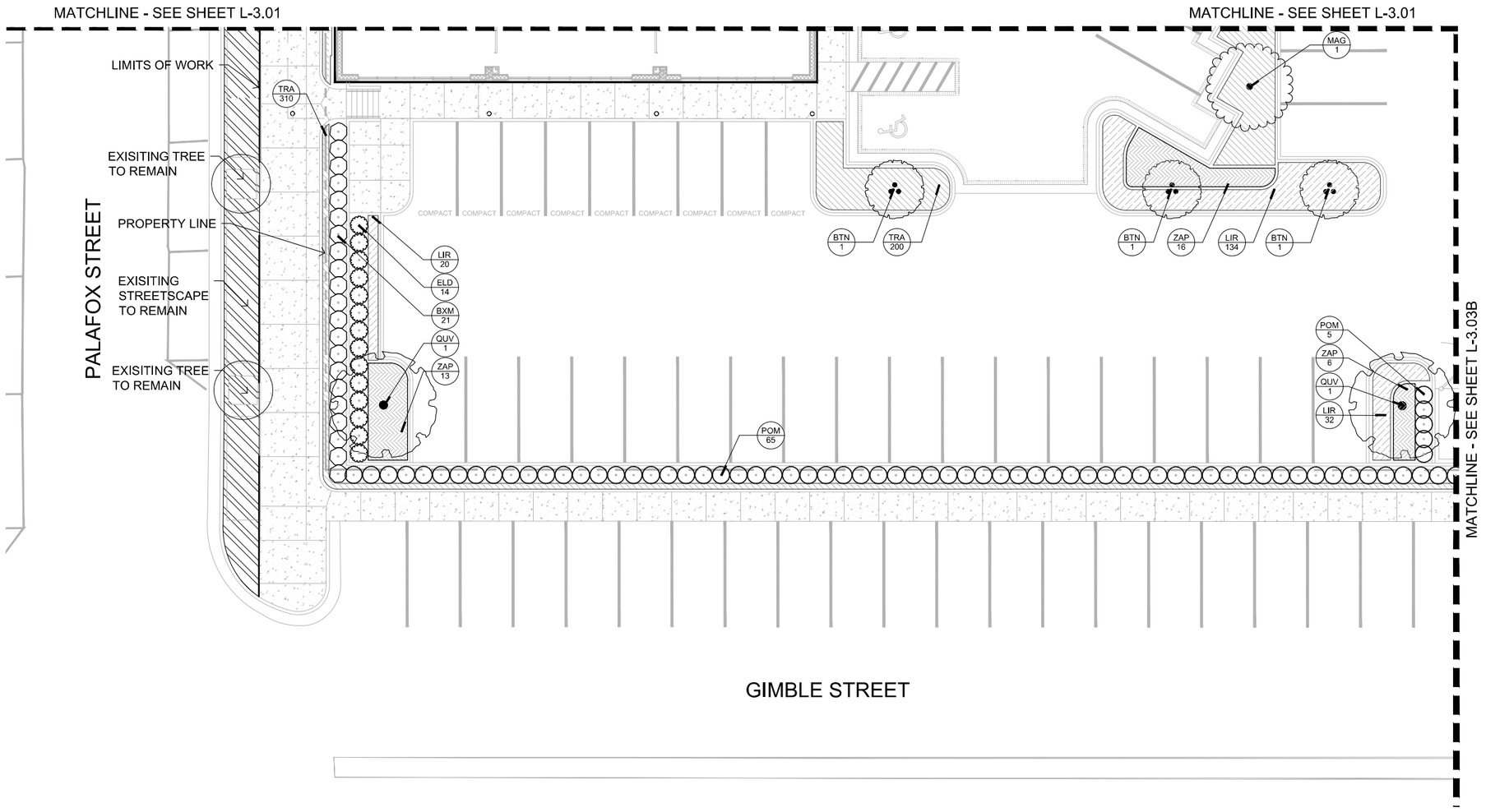
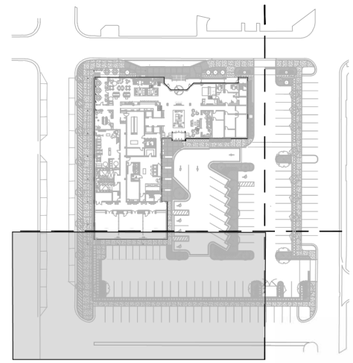


SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

- EXISITING TREE TO REMAIN
- EXISITING STREETSCAPE TO REMAIN
- PROPERTY LINE
- MATCH LINE

KEY MAP



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

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DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

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LANDSCAPE ARCHITECTURE
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PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

LANDSCAPE PLAN

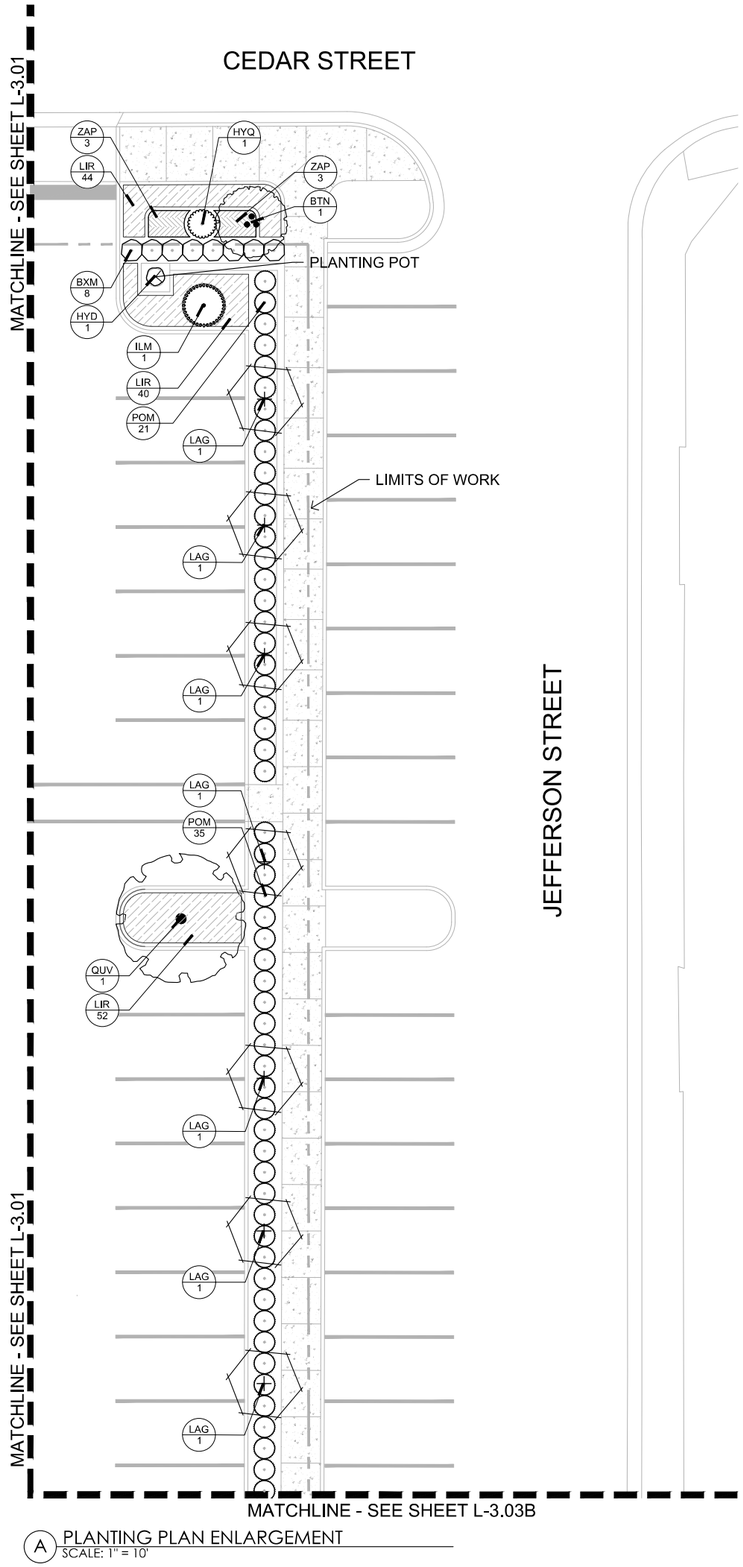
SCALE

AS SHOWN

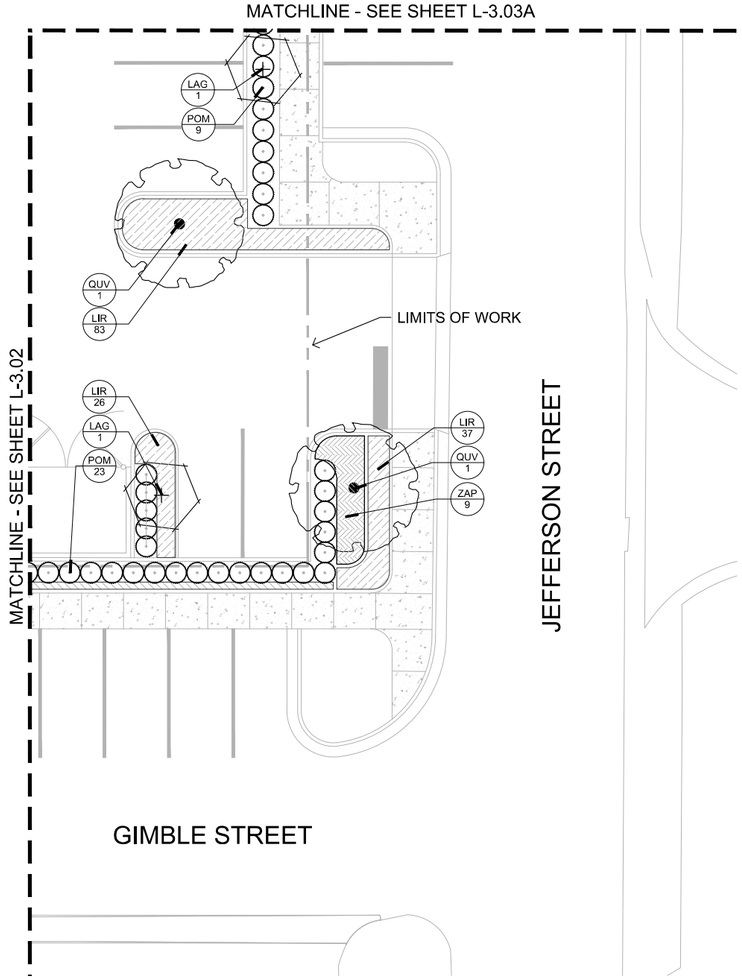
DATE	DRAWN
11.30.2023	DAR

SHEET NUMBER

L-3.02



A PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'



B PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

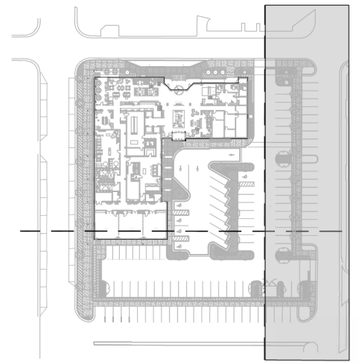
EXISITING TREE TO REMAIN

EXISITING STREETSCAPE TO REMAIN

PROPERTY LINE

MATCH LINE

KEY MAP



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

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PROJECT NAME

TEMPO HOME2SUITES

SHEET NAME

LANDSCAPE PLAN

LANDSCAPE ARCHITECT
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6666866

SCALE

AS SHOWN

NOVEMBER 30, 2023

DATE 11.30.2023

DRAWN DAR

SHEET NUMBER

L-3.03

LANDSCAPE NOTES

1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR D.B.H. MEASURED 4.5' ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

PLANTER / POT NOTES

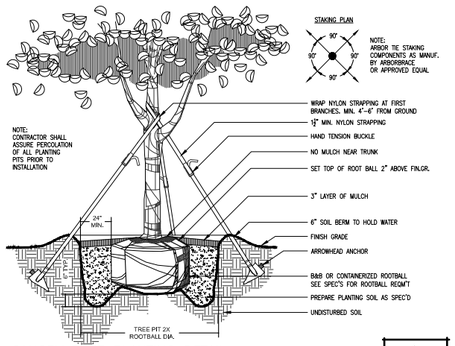
1. ALL POTS SHALL HAVE A 1" DIA DRAINAGE HOLE DRILLED INTO THE BASE, WITH A 4" GRAVEL LAYER IN THE BOTTOM. GEOTEXTURAL FABRIC SHALL BE PLACED ABOVE THE GRAVEL LAYER TO CONTAIN THE SOIL SUBSTRATE WITHIN THE PLANTER.

2. POTS TO BE SEALED ON THE INSIDE WITH A WATER PROOFING ASPHALT SEALER TO WITHIN 2" OF THE POT RIM.

3. ALL POTS ON PAVING TO RECEIVE IRRIGATION FROM TUBING RUNNING UP BACKSIDE OF POT OUT OF GUEST SIGHT. REFER TO IRRIGATION DRAWINGS FOR DETAILS. IRRIGATION CONTRACTOR TO VERIFY POT PLACEMENT PRIOR TO IRRIGATION INSTALLATION.

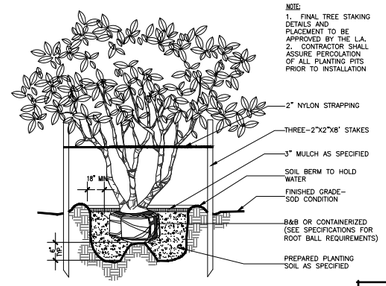
4. FINAL PLACEMENT OF ALL PLANT MATERIAL DESIGNATED TO BE LOCATED IN POTS SHALL BE DETERMINED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO REVIEW PLANT QUANTITIES & ARRANGEMENTS PRIOR TO PLANTING, ADJUSTMENTS MAY BE REQUIRED.

5. PROVIDE MATCHING SAUCER FOR EACH PLANTER / POT.



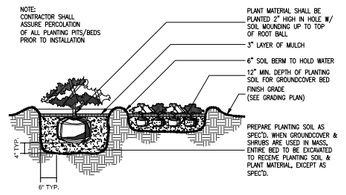
CANOPY TREE PLANTING DETAIL 1

SCALE: NTS



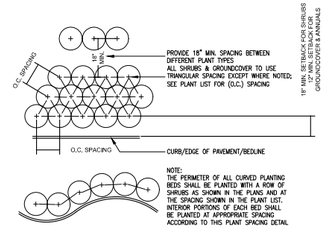
UNDERSTORY TREE PLANTING DETAIL 2

SCALE: NTS



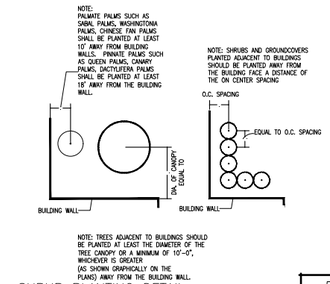
SHRUB & GROUNDCOVER PLANTING DETAIL 3

SCALE: NTS



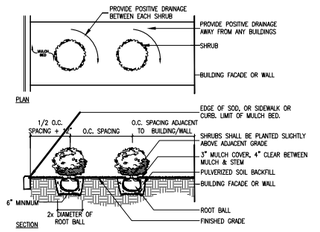
SHRUB PLANTING DETAIL 4

SCALE: NTS



SHRUB PLANTING DETAIL 5

SCALE: NTS



SHRUB PLANTING DETAIL 6

SCALE: NTS

PLANT SCHEDULE TEMPO-H2S PENSACOLA

MEDIUM AND LARGE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT TOLERANT	SPACING
	BTN	7	Betula nigra	River Birch Multi-Trunk	100 gal.	Yes	High	AS
	MAG	3	Magnolia grandiflora 'D.D. Blanchard'	D.D Blanchard Southern Magnolia	300 gal.	Yes	High	AS
	QUV	5	Quercus virginiana	Southern Live Oak	200 gal.	Yes	High	AS
SMALL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ACR	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	100 gal.	Yes	High	AS
	ILM	8	Ilex x 'Mary Nell'	Mary Nell Holly	8` Ht., Matched	Yes	High	AS
	LAG	9	Lagerstroemia indica	Crape Myrtle	10`-12` Ht., Multi., Specimen	No	Medium	AS
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	BXM	36	Buxus microphylla 'Apple Green'	Apple Green Littleleaf Boxwood	7 gal.	No	High	36" o.c.
	CAM	3	Camellia japonica	Camellia	15 gal.	No	High	AS
	ELD	14	Elaeocarpus decipiens	Japanese Blueberry Tree	6` Ht.	No	High	48" O.C.
	HYD	8	Hydrangea paniculata	Panicle Hydrangea	3 gal.	Yes	Medium	AS
	HYQ	2	Hydrangea quercifolia 'Gatsby Moon'	Oakleaf Hydrangea	7 gal.	Yes	Medium	AS
	POM	158	Podocarpus macrophyllus	Yew Podocarpus	15 gal.	No	High	36" o.c.
	AZA	40	Rhododendron x 'Red Ruffles'	Red Ruffles Rutherfordiana Azalea	3 gal.	No	Medium	36" o.c.
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ZAP	87	Zamia pumila	Coontie Cycad	3 gal.	Yes	High	36" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ASP	129	Aspidistra elatior	Cast Iron Plant	1 gal.	Yes	High	18" o.c.
	LIR	749	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lilyturf	1 gal.	No	High	18" o.c.
	TRA	1,490	Trachelospermum asiaticum 'Bronze Beauty'	Bronze Beauty Asiatic Jasmine	1 gal.	No	High	12" o.c.

SHEET KEY & NOTES:

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
2	ARB MOD 1	04-09-2024

REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

PLANT SCHEDULE, DETAILS, & NOTES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

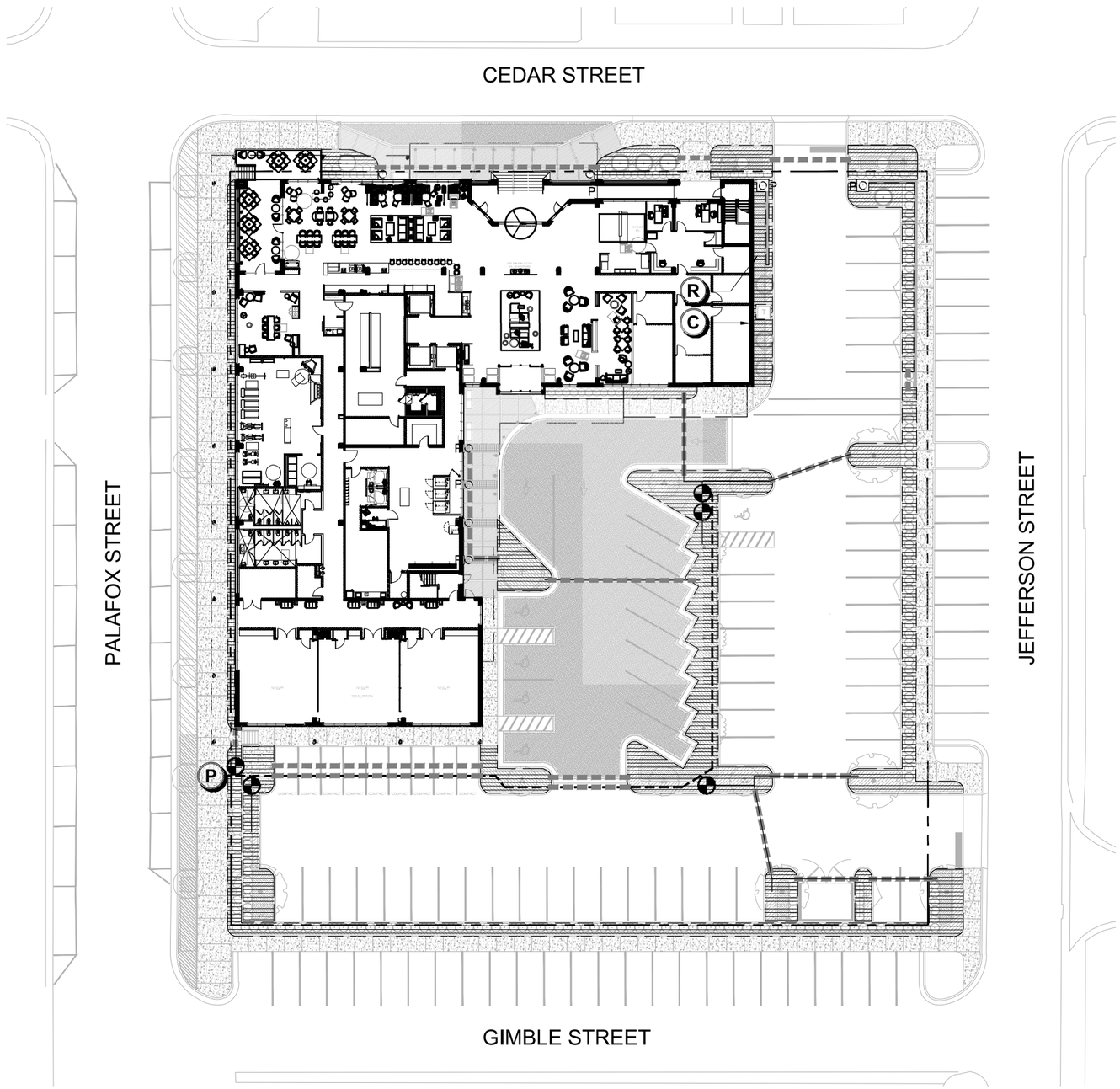
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-3.10



LEGEND

USE HUNTER MP ROTATOR NOZZLES

- HUNTER PRS40 6" POP-UP SPRAY HEAD
- CLASS 200 PVC DRIP HEADER PIPE-REFER TO DETAIL
- NETAFIM DRIP BUBBLER TREE RING- REFER TO DRIP BUBBLER DETAIL
- HUNTER DRIP ZONE ECO-INDICATOR- REFER TO THE DETAIL
- NETAFIM FLUSH VALVE
- HEDGE — NETAFIM TECHLINE CV 17MM DRIP TUBING- 1 GPH EMITTERS EVERY 12". PLACE ROWS 12" APART IN ALL GROUND COVER BEDS. INSTALL A DOUBLE ROW ON ALL HEDGE ROWS. REFER TO ALL NOTES AND DETAILS ON THIS SHEET.
- CLASS 200 PVC MAINLINE-2 1/2"
- CLASS 200 PVC LATERAL LINE- SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4"
- SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
- HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"X17" VALVE BOX AND COVER
  0-25 GPM=1" 26-50 GPM=1 1/2" 51 AND HIGHER GPM=2"
- HUNTER ZONE CONTROL KIT- REFER TO THE DETAIL.
- P — PLANTER POT LOCATION

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 737 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOWS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

5) ALL RISERS SHALL BE PAINTED BLACK OR A COLOR CHOSEN BY THE OWNER'S REPRESENTATIVE AND SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH STAINLESS STEEL CLAMPS. LEAVE THE BOTTOM 12" OF THE PIPE PURPLE ON RECLAIMED SYSTEMS.

6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBR-Y WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.

7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.

8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.

9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY, ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.

10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 6" FROM ANY SIDEWALK, PATIO OR ROAD. (MINIMUM OF 2'-0" WHERE THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 12" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.

11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.

12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.

13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.

14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.

15) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

16) INSTALL THREE EXTRA CONTROL WIRES TO EACH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

DRIP TUBING NOTES

1) INSTALL ALL DRIP TUBING AT GROUND LEVEL AFTER PLANT INSTALLATION. INSTALL NETAFIM TLS6 U SHAPED WIRE STABILIZERS A MIN. OF 4' O.C. TO HOLD THE LINES IN PLACE.

2) KEEP ALL DRIP LINE CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. ALL TUBE ENDS SHALL BE INTERCONNECTED TO ALL OTHER DRIP TUBES. DO NOT DEAD END TUBING. SINGLE ROWS SHALL HAVE A END CAP AND NOT BENT OVER OR TAPED.

3) AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 12" RADIUS. THERE SHALL NOT BE ANY KINKS IN THE TUBING.

4) ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH. THE PLAN DOES NOT ALWAYS REFLECT THE EXACT SPACING OR LAYOUT OF THE TUBING. LAYOUT THE TUBING DOWN THE LONGEST WIDTH WHEN POSSIBLE. ADAPT THE TUBING TO CURVED BEDS OR PLANTERS AS REQUIRED. ADJUST AND ADAPT THE TUBING FOR ALL TREES. REFER TO THE TREE DRIP RING DETAIL.

5) INSTALL DRIP TUBING TO ALL AREAS THAT SHALL RECEIVE PLANT MATERIAL. SEE THE LANDSCAPE PLAN FOR THE EXACT LOCATIONS. THERE SHALL BE A MINIMUM OF TWO ROWS OF TUBING ON A SINGLE ROW OF PLANTS.

6) SPACE TUBING AS NOTED ON THE PLAN. DO NOT SNAKE TUBING BACK AND FORTH EXCEPT WHERE SHOWN ON THE PLAN. ALWAYS INSTALL A HEADER PIPE UNLESS THE TOTAL GALLONAGE OF AN AREA IS 3 GPM OR LESS.

7) REFER TO THE MANUFACTURERS DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. ALL FITTINGS SHALL BE THE SAME TYPE AND MANUFACTURER AS THE DRIP TUBING.

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

9) INSTALL A A "SYSTEM ON" INDICATOR FLAG ON EVERY ZONE WHERE IT IS SEEN FROM THE CONTROL VALVE.

10) INSTALL FLUSH VALVES WHERE SHOWN AT THE ENDS OF EACH RUN OF DRIP TUBING AND ONE FOR EVERY 15 GPM OF TUBING.

11) CLEARLY AND NEATLY MARK THE TOP OF EACH VALVE BOX WITH THE TYPE OF EQUIPMENT THAT IT CONTAINS. (I.E. VALVE, FLUSH VALVE, ETC.)

12) THE DRIP ZONE VALVE ASSEMBLY SHALL BE PLACED INSIDE AN ARMOR JUMBO VALVE BOX. THE VALVE SHALL BE INSTALLED AS PER THE DETAIL ON THE PLANS.

13) THE DRIP TUBING SHALL HAVE EMITTERS EVERY 12" AND SHALL BE SPACED 12" APART IN GROUND COVER BEDS AND A MINIMUM OF TWO RUNS FOR EACH ROW OF SHRUBS WHEN THE SHRUBS ARE SPACED FARTHER THAN 2' ON CENTER.

14) REFER TO THE ZONE CONTROL KIT DETAIL FOR FILTER SIZES.

15) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS/HER WORK WITH THE LANDSCAPE CONTRACTOR.

SHEET KEY & NOTES:

- PROPERTY LINE
- MATCH LINE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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DANIEL ROGERS
LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0112

ARB Review

PROJECT NAME
TEMPO
HOME2SUITES

SHEET NAME
IRRIGATION PLAN & NOTES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

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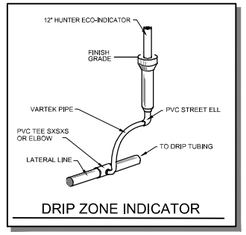
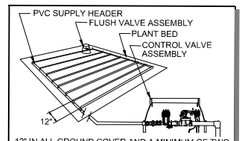


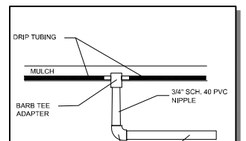
DRIP ZONE INDICATOR



12" IN ALL GROUND COVER AND A MINIMUM OF TWO TUBES PER PLANT ROW ON SHRUBS.

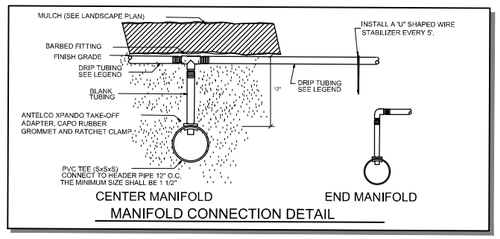
ALIGN LATERAL PIPES PARALLEL TO THE CONTOURS OF THE SLOPE OR ALONG THE LONGEST WIDTH OF THE BED. REFER TO DRIP NOTES AND THE MANIFOLD DETAIL.

MANIFOLD PLAN VIEW

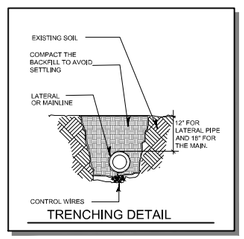


(FOR AREAS 5 GPM OR LESS)

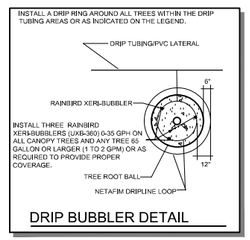
DRIP CONNECTION DETAIL



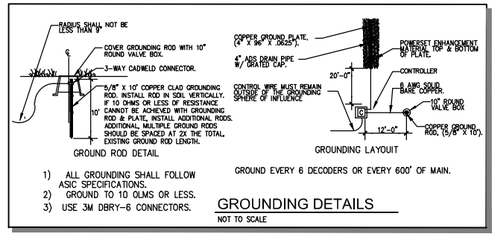
MANIFOLD CONNECTION DETAIL



TRENCHING DETAIL



DRIP BUBBLER DETAIL

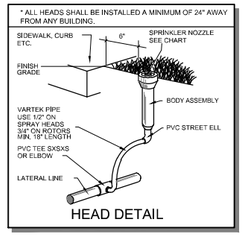


1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

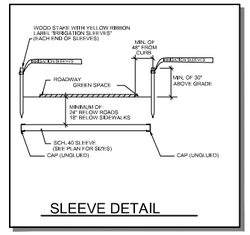
GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

GROUNDING DETAILS

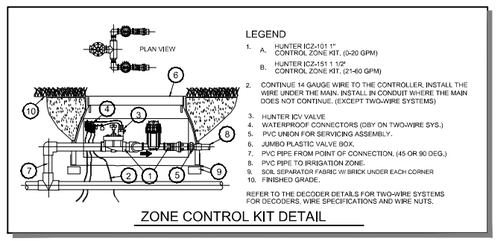
NOT TO SCALE



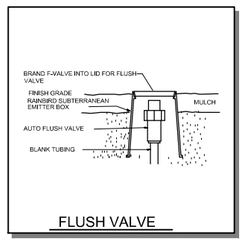
HEAD DETAIL



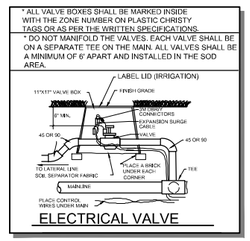
SLEEVE DETAIL



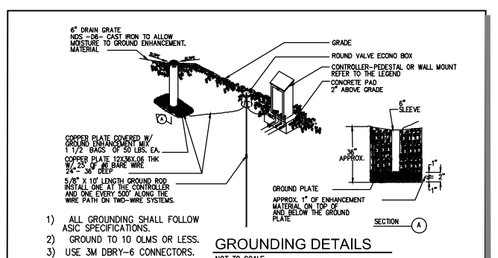
ZONE CONTROL KIT DETAIL



FLUSH VALVE



ELECTRICAL VALVE



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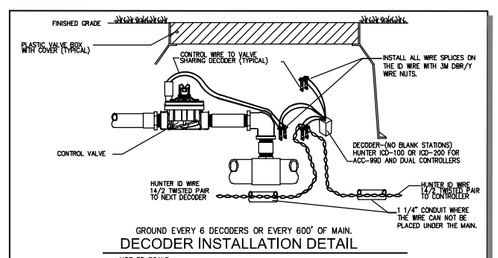
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

GROUNDING DETAILS

NOT TO SCALE



GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

DECODER INSTALLATION DETAIL

NOT TO SCALE

SHEET KEY & NOTES:

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
920 WINDERLEY PLACE SUITE 323 | MAITLAND, FLORIDA 32751 | P: 407.303.0113

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ARB Review

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SHEET NAME

IRRIGATION DETAILS

LANDSCAPE ARCHITECT
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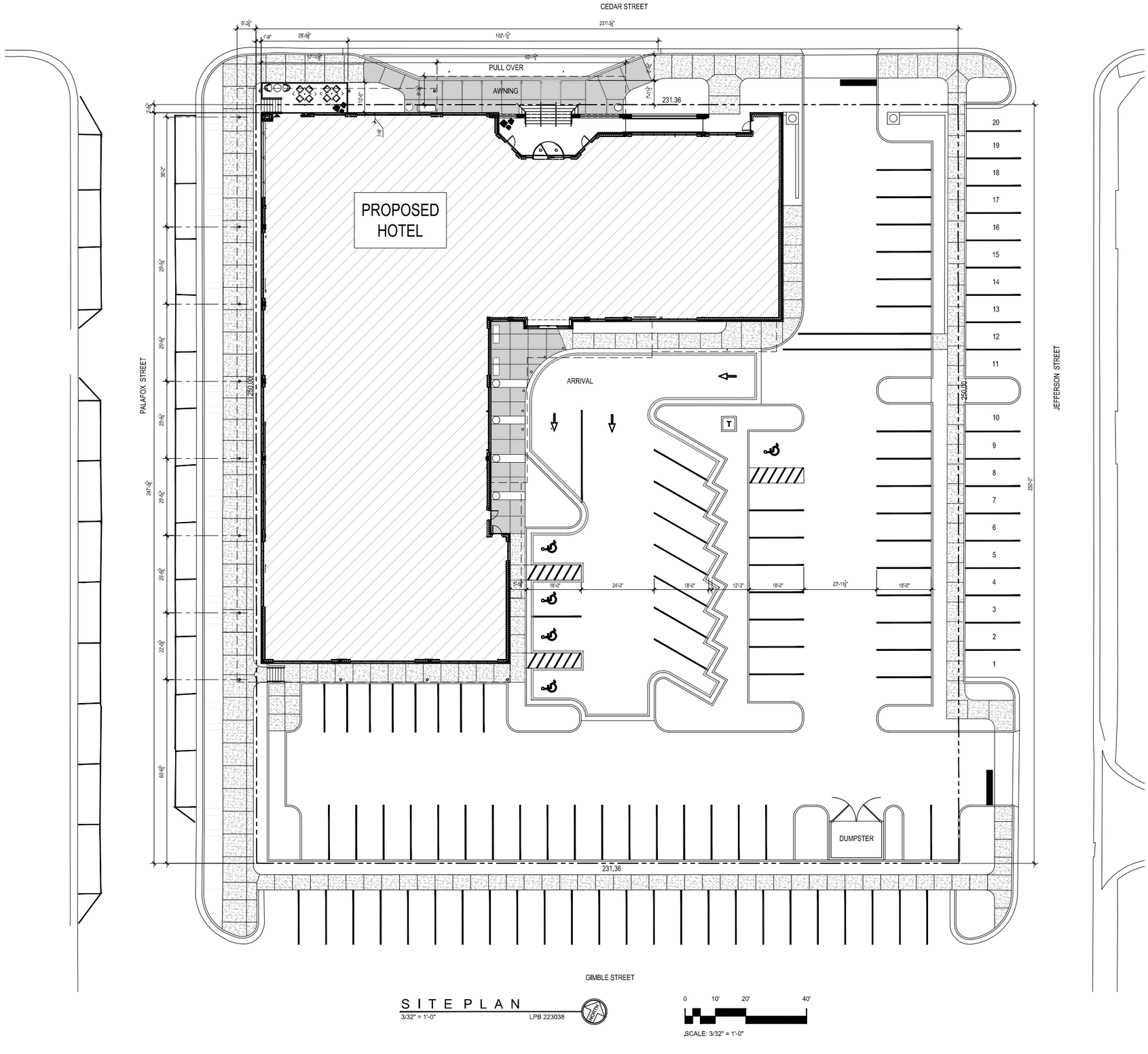

SITE PLAN
3/32" = 1'-0" LPB 223038

0 10' 20' 40'
SCALE: 3/32" = 1'-0"

architecture
engineering
interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

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OWNER

3H GROUP HOTELS

6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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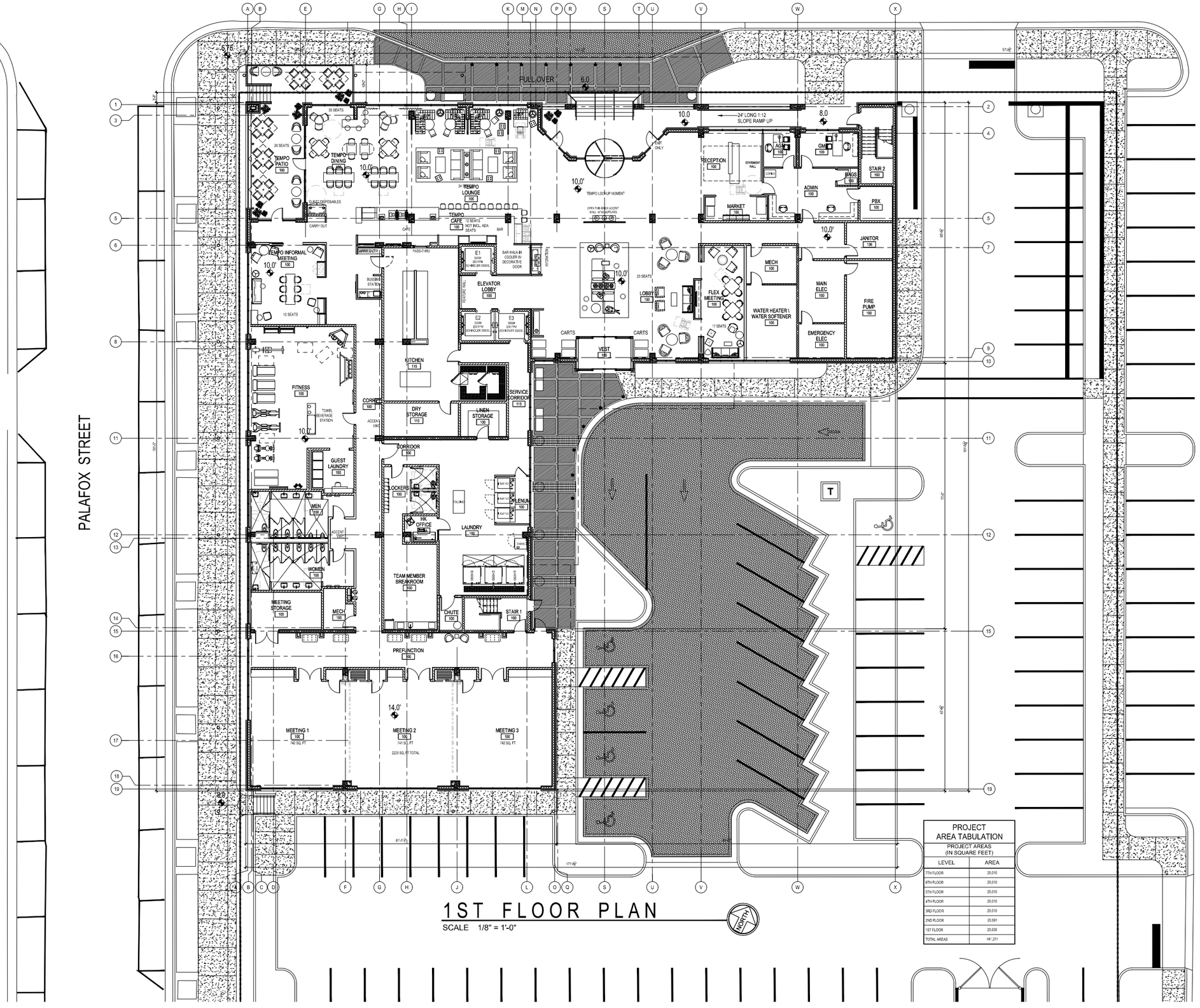
ARCHITECTURAL
SITE PLAN

A100

CEDAR STREET

PALAFOX STREET

JEFFERSON STREET



1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	20,010
6TH FLOOR	20,010
5TH FLOOR	20,010
4TH FLOOR	20,010
3RD FLOOR	20,010
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

LPB architecture engineering interiors

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DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

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CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

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DRAWN BY:
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APPROVED BY:
PLOT DATE:

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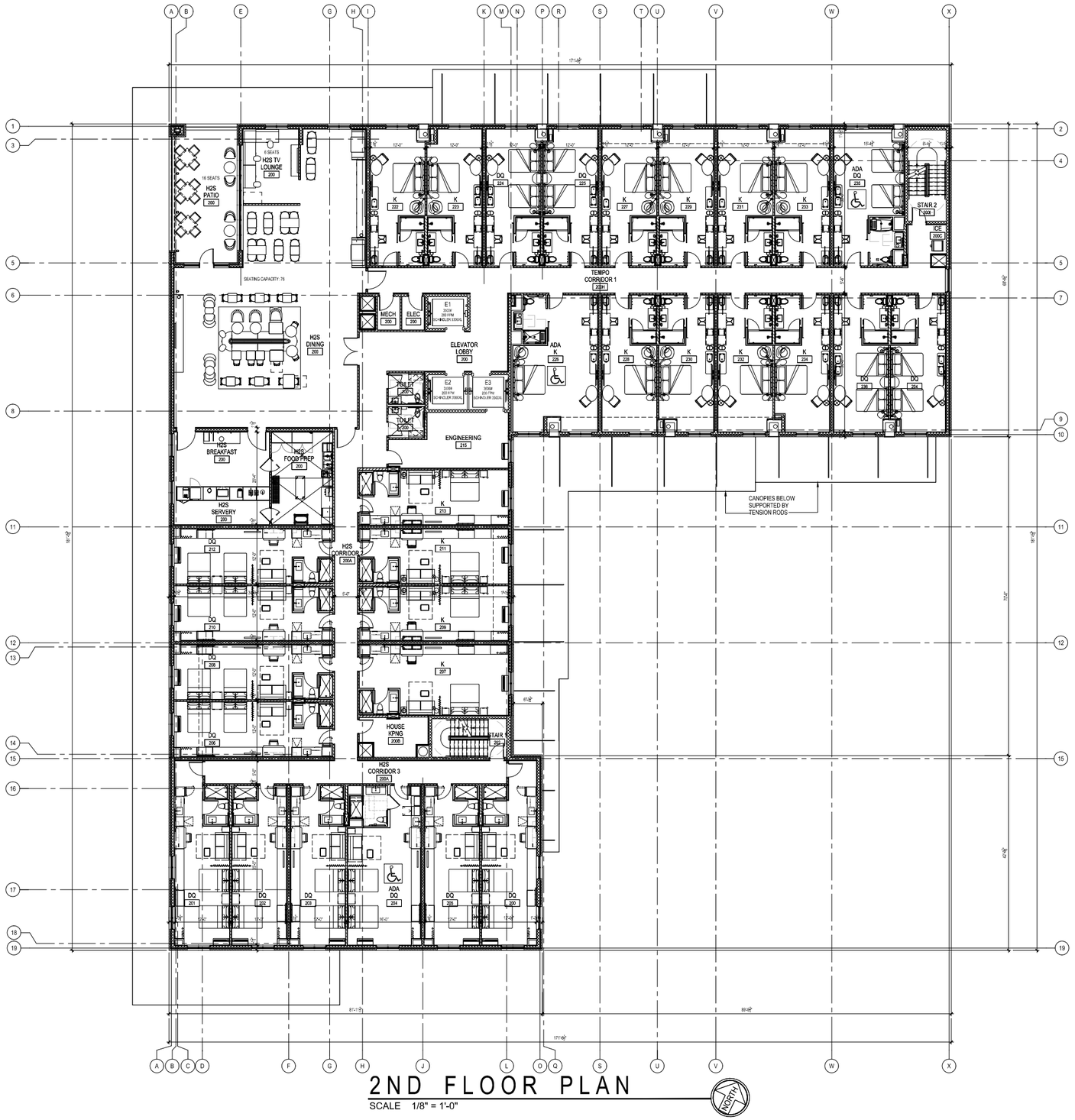
1ST FLOOR PLAN

A101



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	20,013
6TH FLOOR	20,013
5TH FLOOR	20,013
4TH FLOOR	20,013
3RD FLOOR	20,013
2ND FLOOR	20,391
1ST FLOOR	20,830
TOTAL AREAS	141,271

COMPREHENSIVE GUESTROOM TABULATION

FRANCHISE	GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	TOTAL
TEMPO	KING GUESTROOMS	0	11	13	13	13	13	13	76
	DOUBLE QUEEN GUESTROOMS	0	5	6	6	6	6	6	35
	SUB TOTAL (TEMPO)								111
HOME 2 SUITES	KING GUESTROOMS	0	4	8	9	9	9	9	48
	DOUBLE QUEEN GUESTROOMS	0	10	10	10	10	10	10	60
	SUB TOTAL (HOME 2 SUITES)								108
	TOTALS	0	30	37	38	38	38	38	219

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APPROVED BY:
PLOT DATE:

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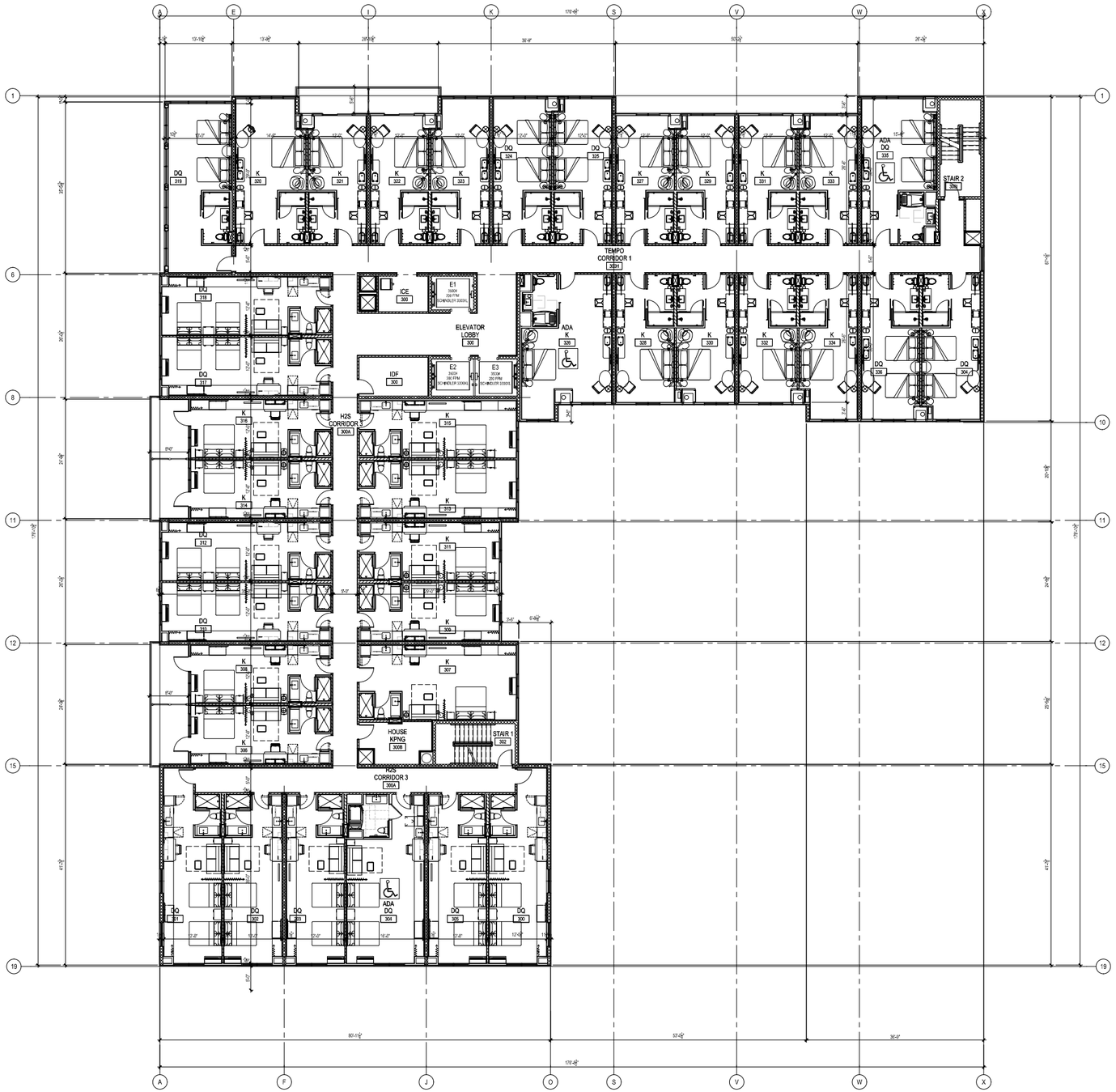
2ND FLOOR PLAN

A102



3RD-7TH FLOOR PLAN

SCALE 1/8" = 1'-0"

PROJECT AREA TABULATION	
PROJECT AREAS (IN SQUARE FEET)	
LEVEL	AREA
7TH FLOOR	26,010
6TH FLOOR	26,010
5TH FLOOR	26,010
4TH FLOOR	26,010
3RD FLOOR	26,010
2ND FLOOR	20,591
1ST FLOOR	26,830
TOTAL AREAS	141,271

COMPREHENSIVE GUESTROOM TABULATION

FRANCHISE	GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	TOTAL
TEMPO	KING GUESTROOMS	0	11	13	13	13	13	13	76
	DOUBLE QUEEN GUESTROOMS	0	5	6	6	6	6	6	35
	SUB TOTAL (TEMPO)								111
HOME 2 SUITES	KING GUESTROOMS	0	4	8	9	9	9	9	48
	DOUBLE QUEEN GUESTROOMS	0	10	10	10	10	10	10	60
	SUB TOTAL (HOME 2 SUITES)								108
	TOTALS	0	30	37	38	38	38	38	219

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DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
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PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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03-20-24	PROGRESS
04-10-24	ARB MOD1

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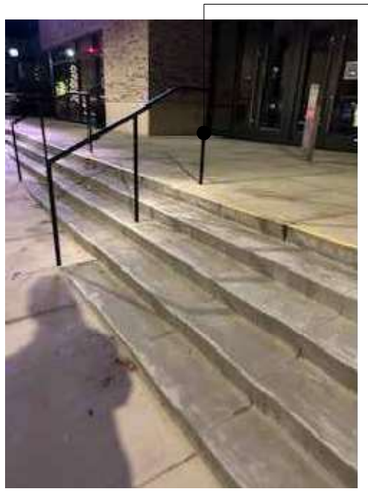
3RD FLOOR PLAN

A103



NORTH ELEVATION (CEDAR STREET)
SCALE: 3/16" = 1'-0"

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HOME2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

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NORTH EXTERIOR ELEVATION

A201



SOUTH ELEVATION (GIMBLE STREET)
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	EFIS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
3	EFIS	DRYVIT	SW 7063ST NEBULOUS WHITE
4	EFIS	DRYVIT	SW 6993ST BLACK OF NIGHT
5	CAST STONE	ARRISCRAFT - RENAISSANCE	OYSTER
6	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
7	GLASS	GUARDIAN GLASS	GREEN
8	ALUMINUM	MORGAN WINDOWS	BLACK

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PROJECT

TEMPO by Hilton
HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

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SOUTH EXTERIOR ELEVATION

A202



WEST ELEVATION (PALAFOX STREET)
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	EFIS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
3	EFIS	DRYVIT	SW 7063ST NEBULOUS WHITE
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PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

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WEST EXTERIOR ELEVATION

A203



EAST ELEVATION (JEFFERSON STREET)
SCALE: 3/16" = 1'-0"

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

EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	EFIS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
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6	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
7	GLASS	GUARDIAN GLASS	GREEN
8	ALUMINUM	MORGAN WINDOWS	BLACK

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TEMPO

HOME2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

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EAST EXTERIOR ELEVATION

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EXTERIOR RENDERING

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HOME 2 SUITES BY HILTON

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EXTERIOR RENDERING 1

A205



PEDESTRIAN VIEW @ CEDAR STREET



PEDESTRIAN VIEW @ PALAFOX STREET



PEDESTRIAN VIEW @ PARKING AREA



PEDESTRIAN VIEW @ BUILDING REAR



PEDESTRIAN VIEW @ BUILDING ARRIVAL

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PERSPECTIVE VIEWS

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GOOGLE AERIAL VIEW 1

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GOOGLE AERIAL VIEW 1

A207



GOOGLE AERIAL VIEW 2

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GOOGLE AERIAL VIEW 2

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GOOGLE AERIAL VIEW 3

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GOOGLE AERIAL VIEW 3

A209



EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	EFIS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
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8	ALUMINUM	MORGAN WINDOWS	BLACK

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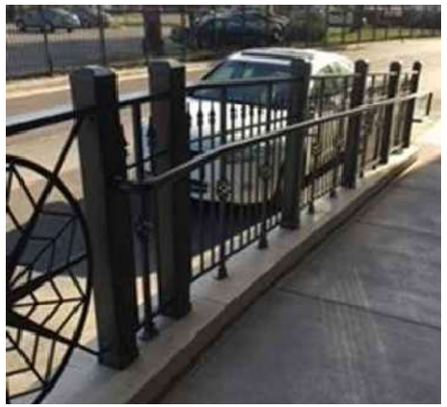
EXTERIOR ELEVATION FINISHES

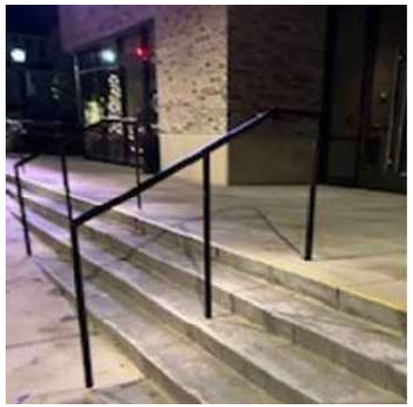
A210



1. HANDICAP RAMP AT ENTRY - CUSTOM



2. ACCENT RAILING AT CORNER PATIO - CUSTOM



4. TUBE RAILING AT FRONT STEPS



5. STOREFRONT - KAWNEER TRI-FAB 450, BLACK



3. GLASS RAILING AT 8TH FLOOR TERRACE



6. WINDOWS - MORGAN 3100, BLACK WITH PANNING



7. STEEL COLUMNS AT ARCADE, BLACK

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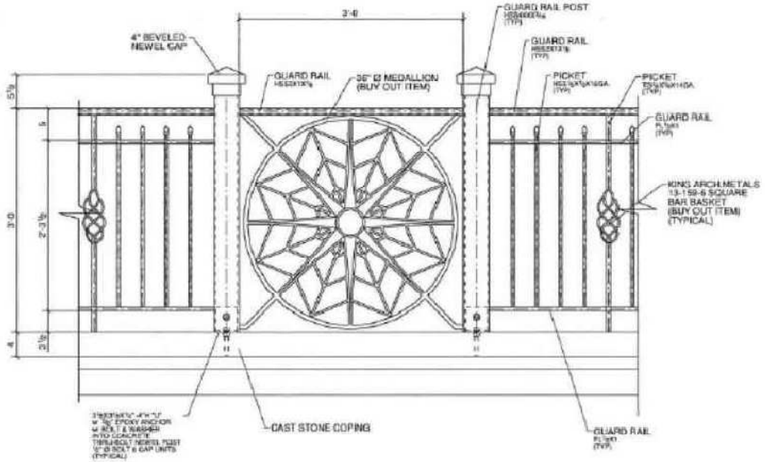
EXTERIOR ARCHITECTURAL FEATURES

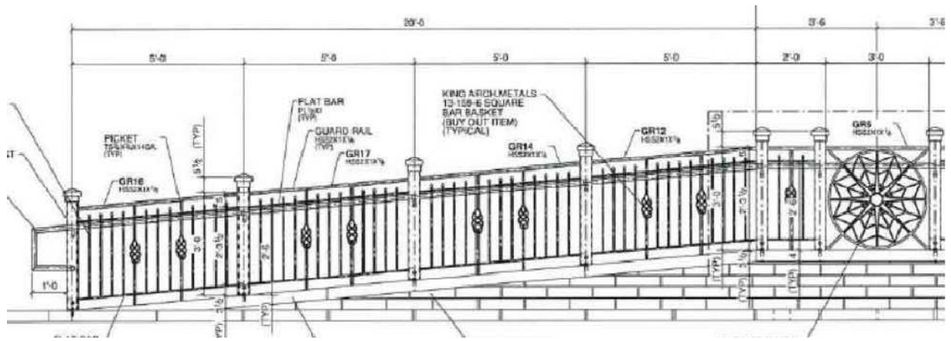
A211



DETAIL - 5X
M89

REF.CONT.DWG.NO.&&.102

SPECIFICATIONS AT ACCENT RAILING CORNER PATIO



SPECIFICATIONS AT ACCENT RAILING HANDICAP RAMP

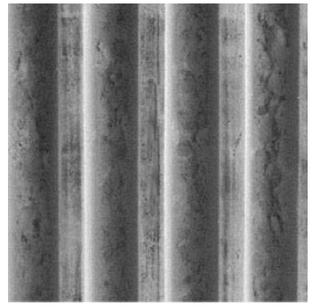
3/21/24, 9:11 AM Plastic Formliner Textures - Fractured | Scott System

FORMLINERS THIN BRICK CNC MILLING FORMWORK

PROJECTS RESOURCES COMPANY CONTACT



#1400 Fractured Rope 1/2"



#1401 Fractured 1-3/4" Deep 3" O.C. 1" Rib

REQUEST A QUOTE

https://www.scottsystem.com/concrete-formliners/plastic/textures/type/fractured/ 2/9

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TEMPO by Hilton

HOME 2 SUITES BY HILTON

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EXTERIOR MATERIAL SPECIFICATIONS SHEET

A212.1

FIG. #1

PTAC SLEEVE - 42" WIDE X 16" HIGH

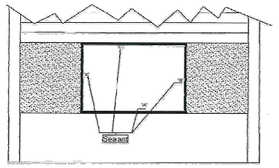
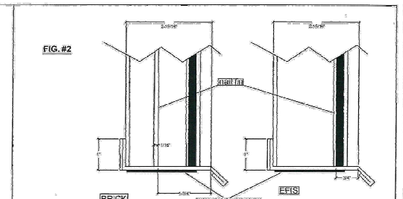


FIG. #2



PTAC Sleeve is to be caulked / "sealed" by others.
(Morgan Window & Glass, Inc. does NOT caulk/seal PTAC sleeves)

Required Caulking Procedure:

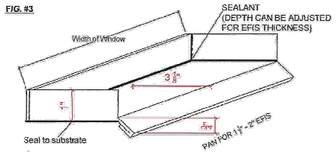
Lay a substantial "bed" of industrial type silicone based caulking at the bottom (location "A" - Fig. #1)
Set the PTAC sleeve in place making sure that the bottom is sufficiently sealed by visual inspection, touch up as required.
Caulk the sides (location "B" Fig. #1)
Caulk the top portion (location "C" Fig. #1)

Failure to properly seal the PTAC Sleeve in the opening;
Voids ALL WARRANTIES - Written or implied.

Caution:
If you are purchasing a "Indoor Only" Window Package. (You are sub-contracting the install to someone other than Morgan Window & Glass, Inc.)
You are **RESPONSIBLE** for assuring that the "Sill Pan" (See Fig. #3) is caulked as outlined and required in the attached "Instruction." Failure to properly caulk the "Sill Pan" will **VOID THE WARRANTY** - written or implied.

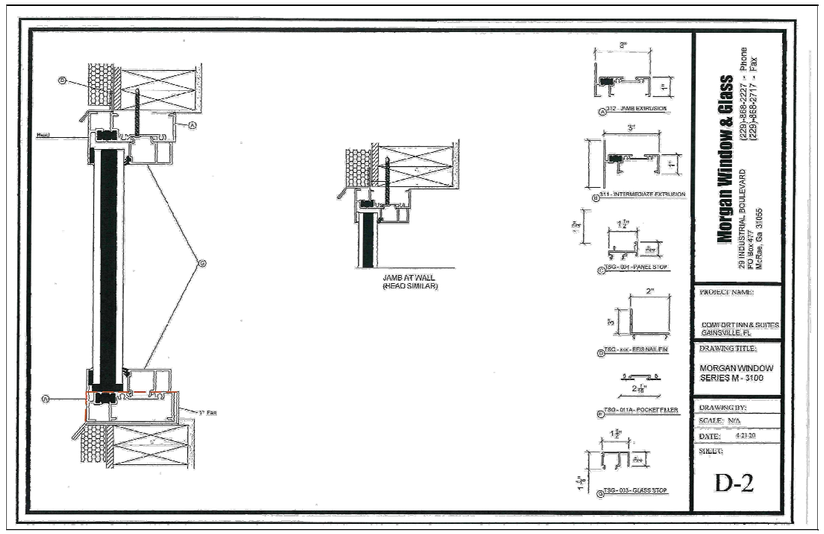
If you have any questions regarding these instructions, please contact one of our "Ultimate Project Managers." They will be glad to assist you.

FIG. #3



JOB NAME: | REVISION NO: | NOTES: | DATE: | SHEET NUMBER: PTAC

Morgan Window & Glass
236 C. Willow Creek Lane
PO Box 477
McRae, Ga 31055
(229) 868-2227 - Phone
(229) 868-2717 - Fax

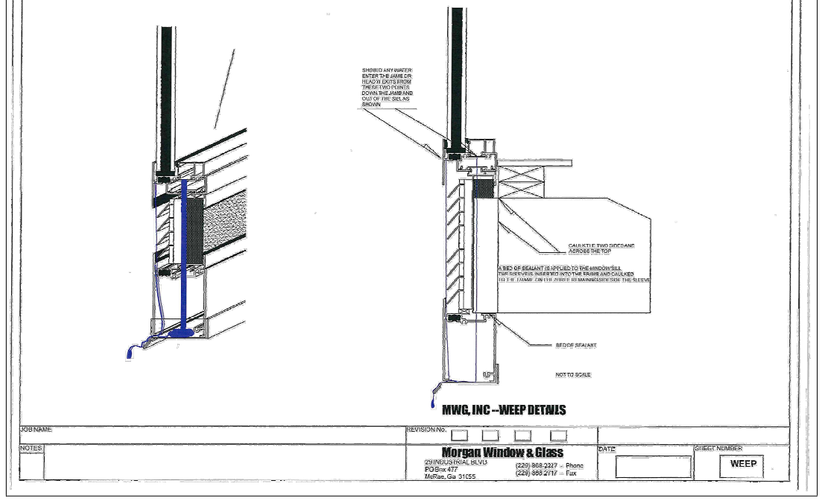


Morgan Window & Glass
29 INDUSTRIAL BOULEVARD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

PROJECT NAME:
COMFORT INN & SUITES
GAINSVILLE, FL

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

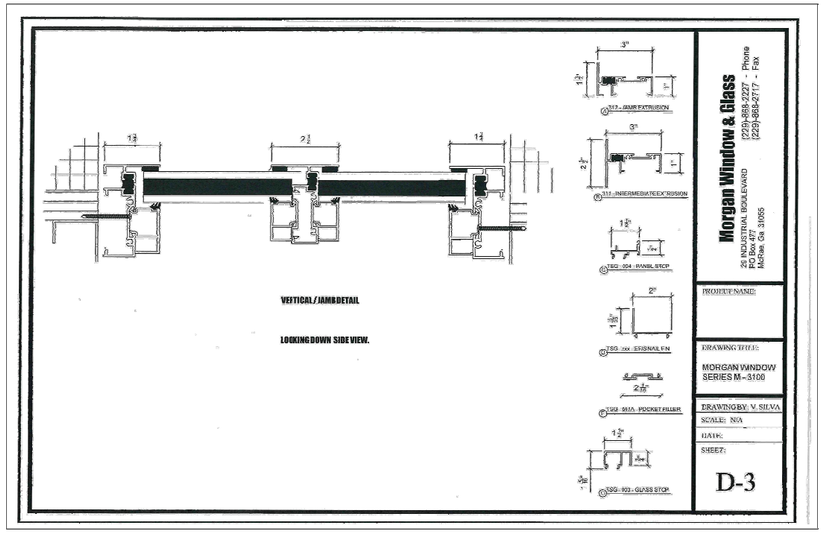
DRAWING BY:
SCALE: N/A
DATE: 4-21-25
SHEET:
D-2



MWG, INC - WEEP DETAILS

JOB NAME: | REVISION NO: | NOTES: | DATE: | SHEET NUMBER: WEEP

Morgan Window & Glass
29 INDUSTRIAL BLVD
PO Box 477
McRae, Ga 31055
(229) 868-2227 - Phone
(229) 868-2717 - Fax

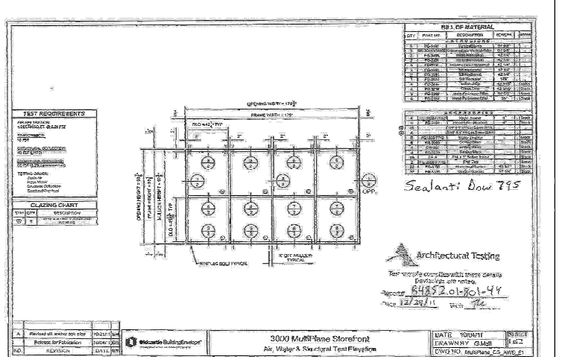


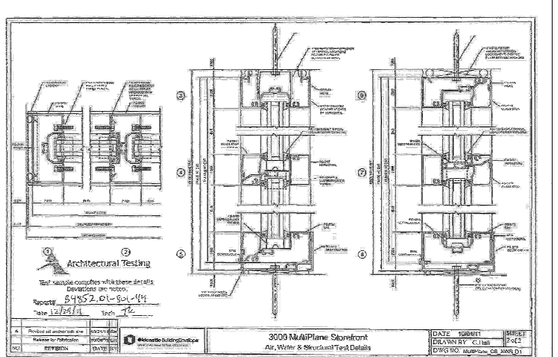
Morgan Window & Glass
25 INDUSTRIAL BOULEVARD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

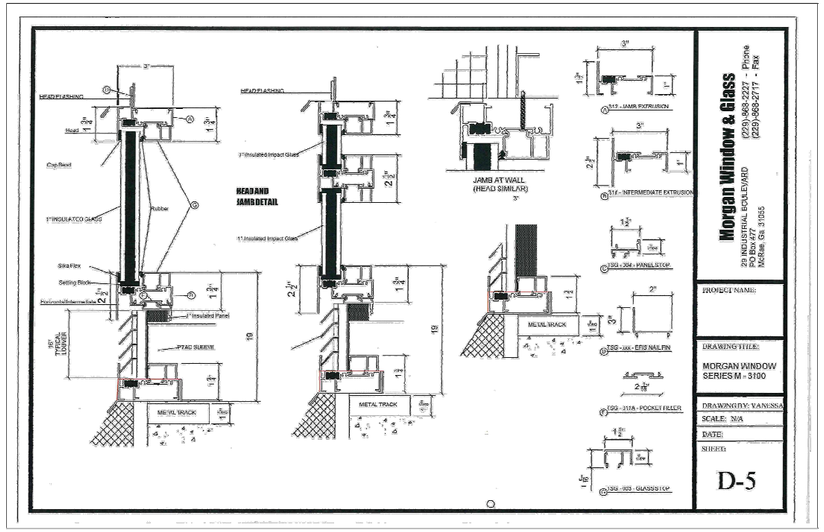
PROJECT NAME:

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY: V. SILVA
SCALE: N/A
DATE:
SHEET:
D-3







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PO Box 477
McRae, Ga 31055
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(229)-868-2717 - Fax

PROJECT NAME:

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY: VANESSA
SCALE: N/A
DATE:
SHEET:
D-5

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3H GROUP HOTELS

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN 37411

PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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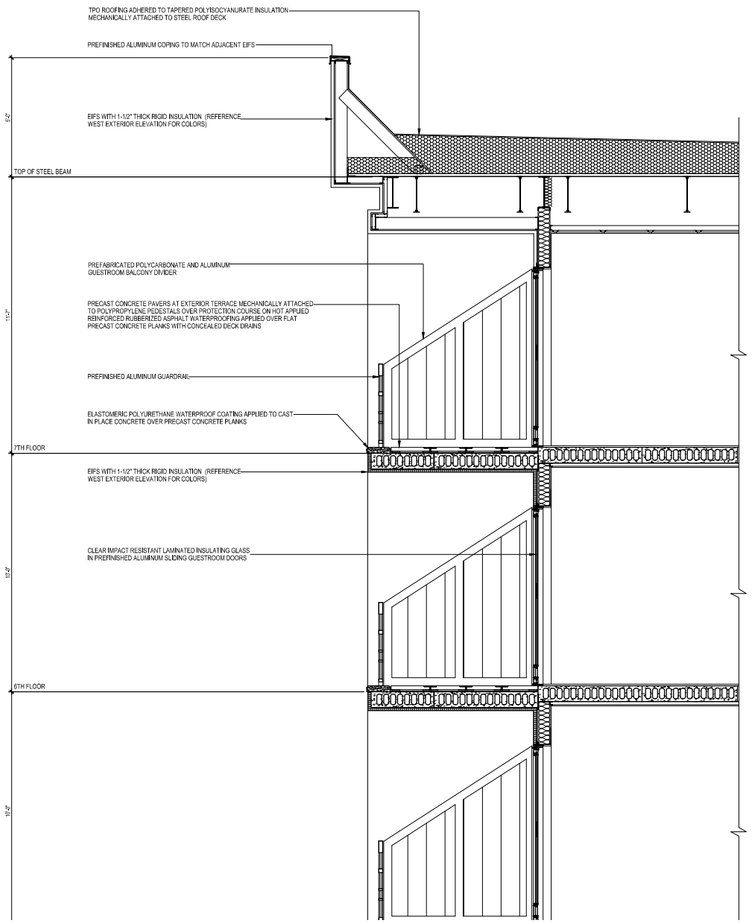
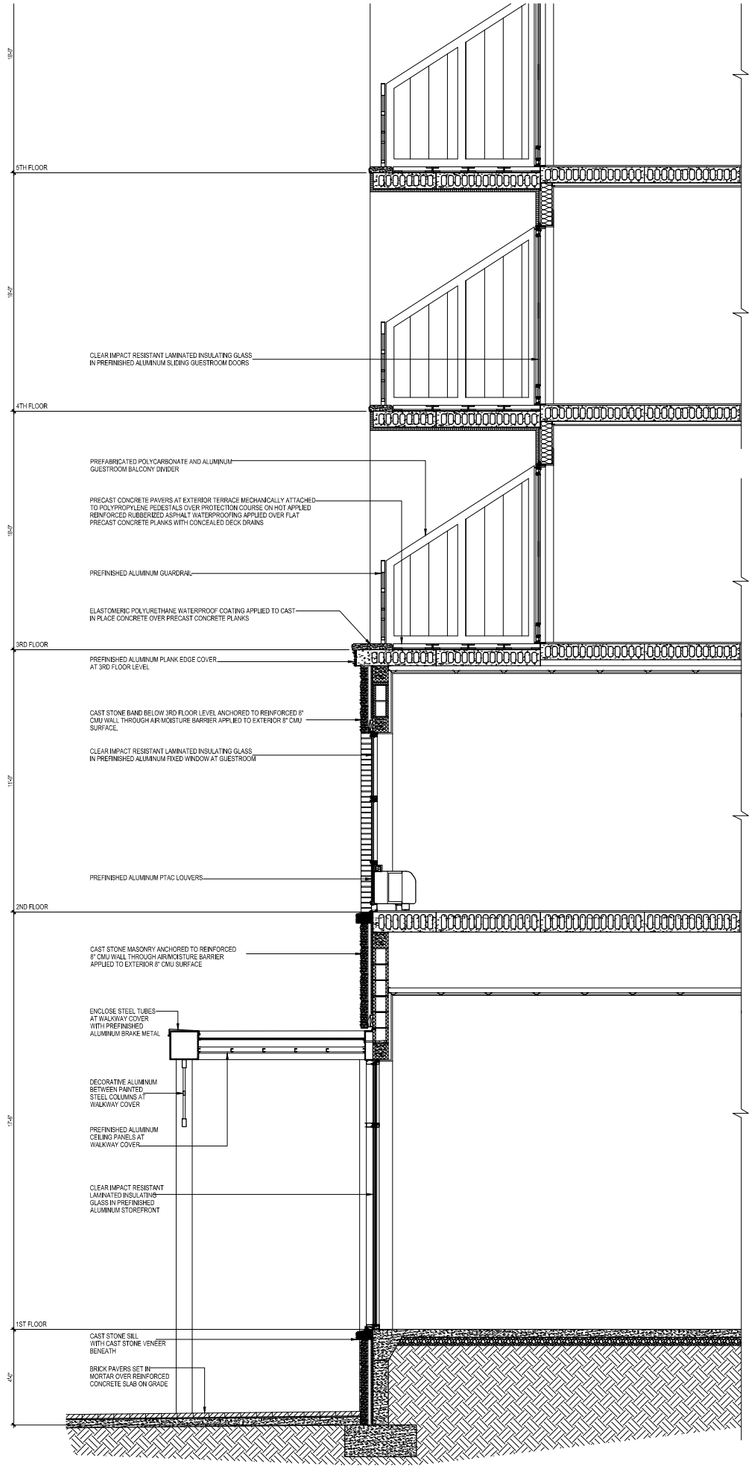
MORGAN WINDOWS SPECIFICATIONS

A212.2



2 TYPICAL WALL SECTION - UPPER
SCALE 1/2" = 1'-0"



1 TYPICAL WALL SECTION - LOWER
SCALE 1/2" = 1'-0"

architecture engineering interiors
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37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

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#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO by HILTON
HOME2 SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

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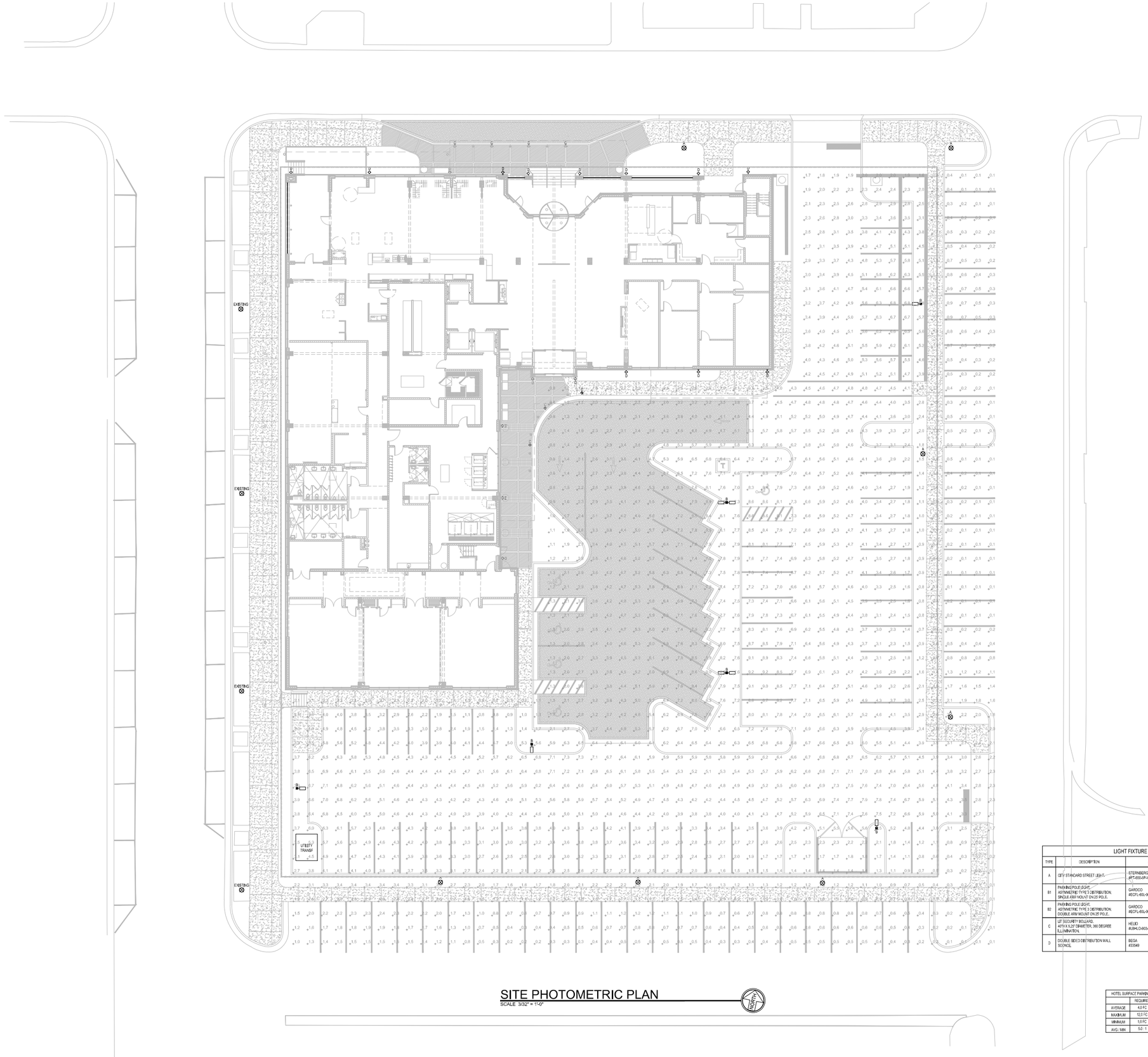
WALL SECTION

A310



SITE PHOTOMETRIC PLAN

SCALE 3/32" = 1'-0"

NORTH

LIGHT FIXTURE SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	LAMPS	WATTS
A	CITY STANDARD STREET LIGHT.	STERNBERG LIGHTING #PT-650-SP-VCOB-4L-40-TS-MDL63-A	LED, 4000K 6430 LUMENS	56
B1	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION. SINGLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-600-000-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
B2	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION. DOUBLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-600-000-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
C	LIT SECURITY BOLLARD. 40"H X 9.25" DIAMETER, 360 DEGREE ILLUMINATION.	HELIO #LBHLO-603-SEC	LED, 4000K 604 LUMENS	40
D	DOUBLE SIDED DISTRIBUTION WALL SCONCE.	BEGA #33549	LED, 3000K 701 LUMENS	16

HOTEL SURFACE PARKING & DRIVE AISLE		
	REQUIRED	PROVIDED
AVERAGE	4.0 FC	4.8 FC
MAXIMUM	12.0 FC	9.3 FC
MINIMUM	1.0 FC	1.0 FC
AVG / MIN	5.0 : 1	4.8 : 1

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CHATTANOOGA, TN 37411

PROJECT

TEMPO by Milton

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

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03-20-24	PROGRESS
04-10-24	ARB MOD1

PROJECT NO.: 223038

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PLOT DATE:

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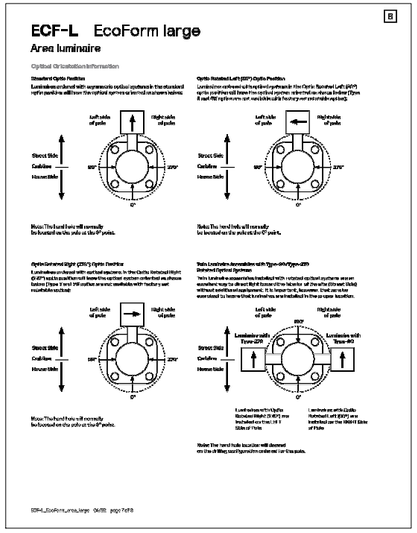
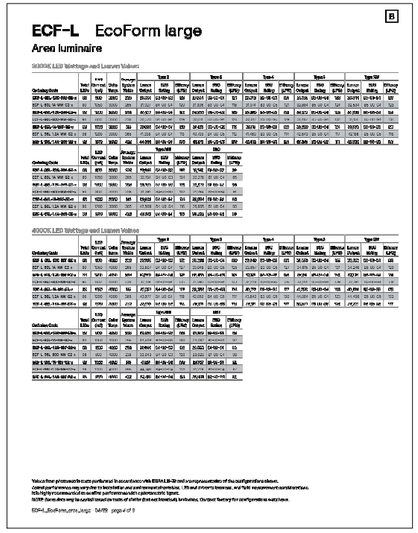
SITE LIGHTING PLAN

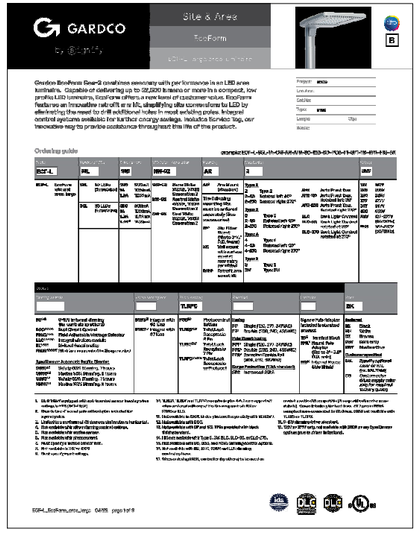
E100

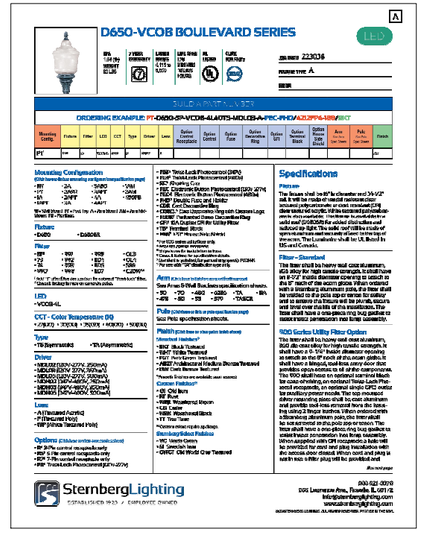
ECF-L EcoForm large

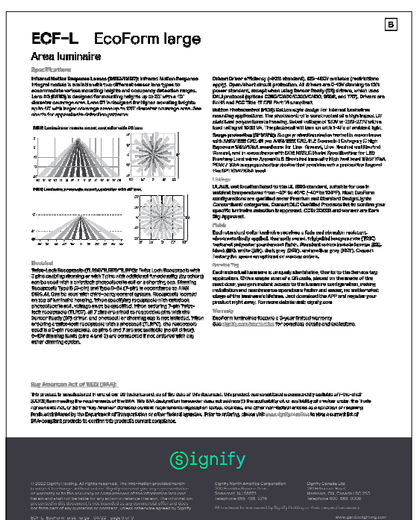
Area luminaire

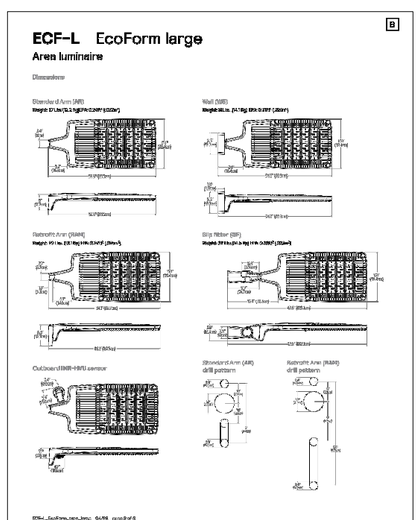


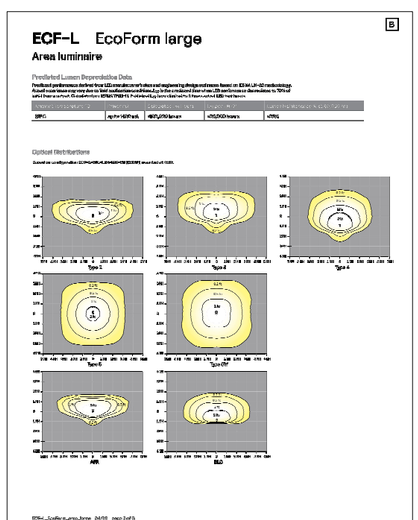


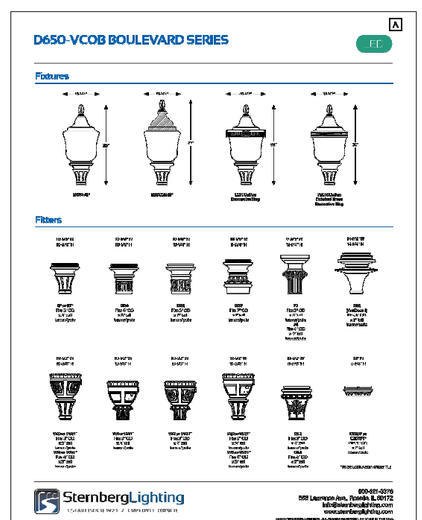












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TEMPO SUITES / HOME 2 SUITES

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04-10-24	ARB MOD1

PROJECT NO.: 223038

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PLOT DATE:

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LIGHTING SPECIFICATION SHEETS

E101

D

BEGA

LED wall luminaire - light output on two sides

Applications
Thin LED wall mounted luminaire with light outlet on two sides. Black-matted shaded glass characterizes the design of this distinctive luminaire. Arranged individually or in groups, this is a great design element for a front of lighting concepts.
Construction
Luminaire housing manufactured of die-cast stainless grade, recover free to 1.7% copper content) ASTM 5.0 aluminum alloy
Shaded glass, inside satin
High temperature silicone gasket
Mechanically mortise stainless steel fasteners
Mounting: base to North American fixture boxes, outside diameter and backplate
Protection class IP54
Weight: 5.1 lbs

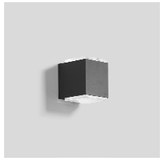
Electrical
Operating voltage: 100–277VAC
Ambient temperature: -30°C
LED module wattage: 16.4W
System wattage: 20W
Dimmability: 2-10V dimmable
Color rendering index: Ra> 80
Luminaire lumens: 720 lumens (3000K)
Lifetime up to 70°C: >50,000 h (L70)
Lifetime up to ta= 50°C: 1'000,000 h (L70)

LED color temperature
□ 4000K - Product number = 84
□ 3500K - Product number = 835
□ 3000K - Product number = 830
□ 2700K - Product number = 827

BEGA one family you will: Available LED replacement modules for up to 50 years after the discontinuation of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: □ Black (BLK) □ White (WHT) □ PWL:
□ Bronze (BRZ) □ Silver (SLV) □ OLS:

Type:
UL/CA Product:
Project:
Mod/Rev:



LED wall luminaire - light output on two sides

	LED	A	B	C
33446	16.4W	4⅞"	5"	3½"

BEGA 1000 US 9A Way, Carpinteria, CA 93013 (800)800-4020 info@bega-us.com

Words, the above mentioned BEGA marks and the name, World's best light, Made in Sachsenheim, Light at its best, Lichtwerkzeuge des Menschen, Mehr Sicherheit durch Licht, Lichtwerkzeuge des Menschen, Plan for real and all other BEGA marks, shown in this brochure, are registered and protected trademarks. Unauthorized use is illegal. All rights reserved. Copyright BEGA 2015

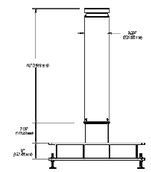
C

HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

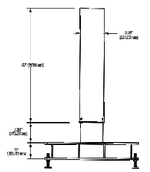
PRODUCT DATA

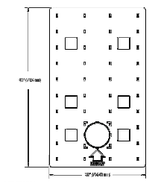
SMALL DIM SHADOW EMBOSSED M30-P1/M4 SECURITY BOLLARD

ILLUMINATED BOLLARD



NON-ILLUMINATED BOLLARD





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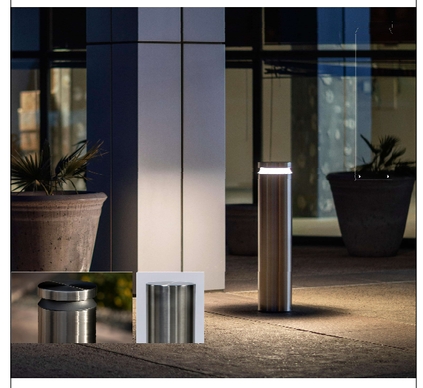
page 1 of 6 | Rev. 10-15-23

C

HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT DATA



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HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT DATA

M30-P1/M4 SECURITY ZONE

Site security is no longer a concern in today's unpredictable world. Public and private buildings, government facilities, and campuses of all types are all susceptible to vandalism, as well as deliberate, vehicle attack/ramming. Design professionals, city planners, facilities managers and engineers must now be increasingly sensitive to the safety and security requirements of public and private spaces. Security bollards placed at regular points are an excellent way to prevent against vehicle intrusion while allowing pedestrian access.

Most security bollards have taken the form of simple pipes and cylinders that offered little in the way of design or lighting functionality. Forms+Surfaces' Helio M30-P1/M4 Security Bollards bring a pre-engineered and fully-tested security component into Helio line to offer a beautiful and efficient lighting bollard that also meets the stringent M30-impact crash requirements normally obtained only with unattractive pipe bollards.

Forms+Surfaces' security bollards have been tested using a Reliance Ellwood Analysis (REA) for a pickup-load neighboring crash test. REA is a collision-based test to accurately assist in the auto-machine industry and most extensively for smash test simulations. All of our bollards with the security option option were loaded and passed a very demanding set of impact criteria. Both were performed using a tractor set to impact and accelerate a vehicle at a 90-degree impact. The impact simulation found the tractor to be successful in stopping at a 45,000 lb. vehicle traveling at a minimum test velocity of 30 mph in less than 3.3 feet (1 meter).

Please contact us to discuss design and installation considerations for Helio bollards with security zones.

Electric vehicle (EV) 15,000 lb pickup truck approximate velocities, limited to 30 mph

Test truck upon successful impact

CERTIFICATION
• CE, and ROHS. Rated for wet locations.
• Helio Bollard 3000K is International Dark-Sky Approved

ENVIRONMENTAL CONSIDERATIONS
• Please refer to the Helio M30/M4 Specific Bollard, Series 900 Environmental Data Sheets for detailed environmental information.
• Metal components have a long life cycle and are 100% recyclable.
• Standard aerodynamic finishes are no-VOC non-contact maintenance, finishes are no- or low-VOC, depending on color.
• Low-maintenance.

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page 2 of 6 | Rev. 10-15-23

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HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT DATA

Helio M30-P1/M4 Hamerly Bollards, Series 900 color-infused protection for public spaces of all kinds. Simply aligned in a solid cast steel, this one 6.25" in diameter have an unmatched security core and are available in illuminated and non-illuminated designs. Illuminated bollards feature a frosted acrylic lens, 180° or 360° light distribution, and Cree® LEDs in 3000K warm white and 4000K neutral white color temperatures. Helio Bollards with 3000K LEDs are approved by International Dark-Sky Association to minimize light pollution. For exposed performance, this fixture family also includes security bollards in other sizes and security ratings, all in illuminated and non-illuminated designs.

MATERIAL & CONSTRUCTION DETAILS

HOUSING/BODY	LED LENS & LENSES	DIFFUSER/PIN
• Series 900 Helio Bollards are 6"(15 cm) x 42"(107 cm) over • Wood-textured clip bollards are available with 180° and 360° light distributions. • Non-illuminated Series 900 Helio Security Bollards are available. • Series 900 Helio bollards without security zones are also available in illuminated or non-illuminated versions.	• Custom LED light engine with Cree® LEDs. • 3000K warm white and 4000K neutral white color temperatures. • Lens from 3D, opposed beam control • 0-10V dimmable to 10% from 100% - 40°C ambient working temperature. • Colored transparent glass, textured glass, and 10" (3 mm) thick clear BBL. • LED colors certified to Helio: PCB enclosure and Class 1 watt-hour (SHPTS)	• Security bollards have an hardened security screw and pin assembly of the security option (large or medium screw). • Non-security bollards are screwed with 2 M20. • Installation of a large penetrator in panel needs with fitting to secure mounted. • Stainless steel mounting hardware and expansion. Templates for custom sizes required. • See pages 3-4 for more information. • Note: Installation instructions and Installation details for non-security fitting replacement.
ENCLOSURE & FINISHES		**DIMENSIONS**
• Wood-textured bollards have a tubular stainless steel column, brushed acrylic lens, and stainless steel end cap. • Non-illuminated versions are tubular stainless steel with machined stainless steel cap. • Bollards shall be supplied with a Helio Grade and Cannabis textured, Red Helio Sa-Black. • For optional customized colors see Red Series Northern Precision, Llumi, Ombra RPL, colors are available for an upcharge.		• Mounting and base dimensions are detailed in drilling and cut-out templates and in M30-P1/M4 Mod. Mount dimension drawings.

CERAMIC TREATMENT

Ceramic is an invisible surface treatment that offers significantly enhanced protection from weather and graffiti and increases the maintenance ease of stainless steel. Ceramic's extreme ceramic durability with an unparalleled ability to block out water stains, fingerprints, graffiti and more. Patented technology bonds nano-silica particles to the surface of the stainless steel. The treatment minimally alters the surface appearance of the stainless and offers numerous benefits.

• Easily Cleaned: The Ceramic treatment creates a surface that simultaneously resists fingerprints and is easy to clean. Water beads, grease sheets and more can be quickly wiped away. It also provides an "anti-graffiti" surface – when permanent marker is easily removed with a clean microfiber towel and water.
• Durable: Ceramic-treated materials are abrasion- and scratch-resistant. The treatment is permanent, UV stable, and will not degrade or discolor over time.
• Environmentally Sound: The Ceramic treatment is a non-VOC, water-based formula. Because Ceramic bonds on an atomic scale, cleaning solutions and maintenance are kept to a minimum.

LIST CHOICE DESCRIPTION

DESIGNATION	LIGHT DISTRIBUTION	DESCRIPTION	LUMINAIRE LUMENS*	RAIL FINISH	CONSTRUCTION CONFIGURATION
3000LED	360°	40W LED-3000K	3000	BR-18-400	000
4000LED	360°	40W LED-4000K	3000	BR-18-400	-400
3600LED	360°	80W LED-3000K	2304	BR-18-400	-400
4600LED	360°	80W LED-4000K	2304	BR-18-400	-400

*Luminaire lumens represent the system's performance for the luminaire, and includes the lumens out of the driver fixture.

NOTE: Polar symbols and hashtag/metallic plate can be found on the Helio M30-P1/M4 Steam By Bollard, the has 000 powdered gauge can over available.

T 800.470.0900 | www.formsandsurfaces.com

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page 3 of 6 | Rev. 10-15-23

C

HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT DATA

MODELS, FEATURES AND DESCRIPTIONS

MODEL	DESCRIPTION
HELO-M30-SEC	Helio M30/M4 Security Bollard, Series 900, Illuminated
HELO-M30-NSEC	Helio M30/M4 Security Bollard, Series 900, non-Illuminated
HELO-SEN	Helio Sensor, Radar, PIR, Ultrasonic (see security)
HELO-SEN-B	Helio Sensor, Radar, PIR, Ultrasonic (see security)

PRODUCT OPTIONS
The following options are available for an upcharge:

Add stainless steel Tear Forms+Surfaces Ornamental Skirt	Surface Mt, Sand Finished color
Add stainless steel mounting hardware	

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

ORDERING: Please contact us at 800.491.0490 or sales@forms-surfaces.com. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to answer your still questions about our products, accounts for quotes, and orders. The Forms+Surfaces are located available to assist with the front-end specification and reading process, and our In-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER/SPECIFY: Carefully, model, finish, LED color temperature, light distribution, and mounting. Double Order Forms are available on our website to lead you through the specification process in a simple checklist format.

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page 4 of 6 | Rev. 10-15-23

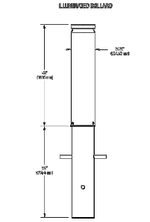
C

HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

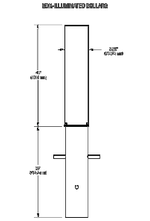
PRODUCT DATA

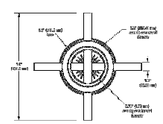
M30-P1/M4 SECURITY BOLLARD, SERIES 900

ILLUMINATED BOLLARD



NON-ILLUMINATED BOLLARD





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page 5 of 6 | Rev. 10-15-23

L P B
architecture
engineering
interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

3H GROUP HOTELS

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN 37411

PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LIGHTING SPECIFICATION SHEETS

E102

File #: 24-202 | Architectural Review Board | 4/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

Dalrymple Sallis Architecture is seeking final approval for a new 2.5 story multifamily lodging house and accessory structures to accompany a contributing structure. The lodging house matches the existing contributing structure and site improvements will include a swimming pool, a small accessory structure, and screened parking. This project was denied without prejudice for conceptual approval at the February 2024 ARB meeting.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3)e.3. Old East Hill preservation district; Procedure for review of plans; Decisions.
Sec. 12-3-10(3)f.1. OEHPD; Regulations and guidelines for any development within the Old East Hill preservation district; Off-street parking.
Sec. 12-3-10(3)f.2. OEHPD; Regulations and guidelines for any development within the Old East Hill preservation district; Landscaping.
Sec. 12-3-10(3)f.4. OEHPD; Regulations and guidelines for any development within the Old East Hill preservation district; Fences.
Sec. 12-3-10(3)i. OEHPD; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. February 2024 Application and Materials
4. Application and Materials

Page 1
_X_ original
__ update

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

Site # ES 02122
Recorder #_____

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

HISTORY

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

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR
NO.: STORIES 2 OUTBLDGS 1 PORCHES 4 DORMERS 0
STRUCTURAL SYSTEM(S) ballon wood framing
EXTERIOR FABRIC(S) drop siding
FOUNDATION: TYPE pier MATLS brick
INFILL brick/lattice
PORCHES w/porch/chamfered column/1/E-1st story w/porch/chamfered columns/1/E (see narrative)
ROOF: TYPE cross-gable SURFACING composition shingles
SECONDARY STRUCS. porch, shed, parallel gables
CHIMNEY: NO 2 MTLS brick LOCNS w:center, ridge e: offset, lateral
WINDOWS DHS,2/2 wood; DHS,1/1 aluminum; alum storm windows over; transom, 3; fixed, 2 in door frame; doors have arched lights ½ way down; SHS,2/2 wood floor length
EXTERIOR ORNAMENT wood jigsaw cut decorative pieces on porch columns corners
CONDITION SURROUNDINGS
NARRATIVE (general, interior, landscape, context; 3 lines only)
st floor-s/porch/chamfered columns/3/N, s/porch/chamfered columns/3/s-2nd floor
typical house in size & scale w/ surroundings; pecans, evergreens, camilias

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? _ Y _xn (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

FMSF HISTORICAL STRUCTURE FORM

Site 8 ES

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE local community development
Social History

ELIGIBLE FOR NAT. REGISTER? _y _n _likely, need info _insf inf
SIGNIF. AS PART OF DISTRICT? xy _n _likely, need info _insf inf
SIGNIFICANT AT LOCAL LEVEL? xy _n _likely, need info _insf inf

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

* * *DHR USE ONLY* * * * * * * * * * * * * * * * * * DHR USE ONLY * *
*
* DATE LISTED ON NR _____
* KEEPER DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____
* SHPO EVALUATION OF ELIGIBILITY(DATE): -YES _____ -NO _____
* LOCAL DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____
* OFFICE _____
*
* * *DHR USE ONLY* * * * * * * * * * * * * * * * * * DHR USE ONLY * *

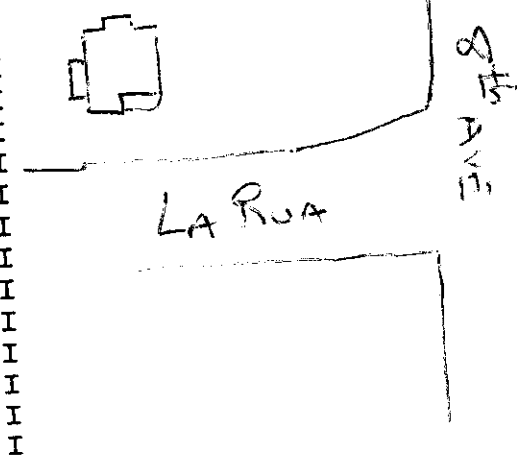
RECORDER INFORMATION: NAME F Richard M T L Brosnaham
DATE: MO 8 YR 90 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS 91N119WEH (Frames 1-2)

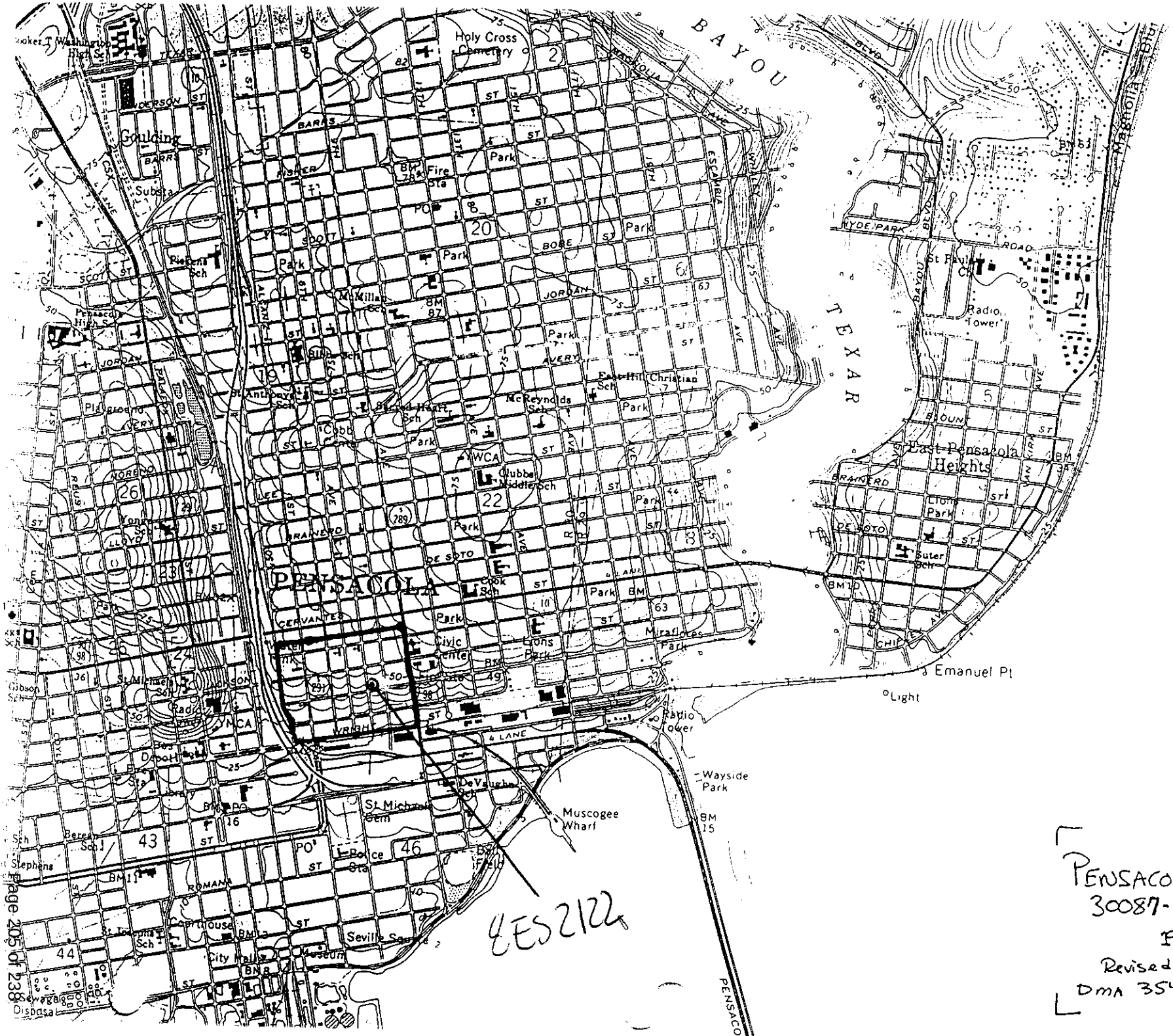
P H O T O G R A P H

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

M A P
Street/plat map, not USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



YES2124

PENSACOLA, FLA.
30087-D2-TF-024
1970
Revised 1987
DMA 3544 I NW-Series

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =
Site No. 8S255
Site Name 706 E. LaRua St. 830= = Survey Date 8011 820= =
Address of Site: 706 E. LaRua St., Pensacola, Fl. 32501 905= =
Instruction for locating on NE cor. E. LaRua St. and N. 7th Ave., East Hill
813= =
Location: East King Tract (subdivision name) 7 (block no.) Port. 2 & 3 (lot no.) 868= =
County: Escambia 808= =
Owner of Site: Name: Elliott, Beverly Schroder ;
Address: 706 E. LaRua St.
Pensacola, Fl. 32501 902= =
Type of Ownership private 848= = Recording Date ___ 832= =
Recorder:
Name & Title: Hawley, Nancy; Wells, Merrily ;
Address: HPPB
818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☐ Good 863= =
- ☐ Fair 863= =
- ■ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ☐ Altered 858= =
- ■ Unaltered 858= =
- ■ Original Site 858= =
- ☐ Restored ( )(Date:)( )858= =
- ☐ Moved ( )(Date:)( )858= =

Original Use residence 838= =
Present Use residence 850= =
Dates: Beginning c+1890 844= =
Culture/Phase American 840= =
Period 19th Century 845= =

NR Classification Category: Building 916= =

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

Areas of Significance: Architecture 910= =

Significance:

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

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

911= =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Frame Vernacular 964 = =

PLAN TYPE L-shape 966 = =

EXTERIOR FABRIC(S) Wood: novelty siding, corner boards 854 = =

STRUCTURAL SYSTEM(S) Wood Frame 856 = =

PORCHES W/2-tier, 1-bay, hipped roof; S/2-tier, 3-bay, shed roof 942 = =

FOUNDATION: piers: brick, brick, pierced 942 = =

ROOF TYPE: intersecting gables 942 = =

SECONDARY ROOF STRUCTURE(S): Hipped porch 942 = =

CHIMNEY LOCATION: Offset: ridge 942 = =

WINDOW TYPE: DHS, 2/2, wood; louvered shutters 942 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: composition shingles: diamond pattern 882 = =

ORNAMENT EXTERIOR: wood, gingerbread, board and batten 882 = =

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

NO. OF DORMERS - 954 = =

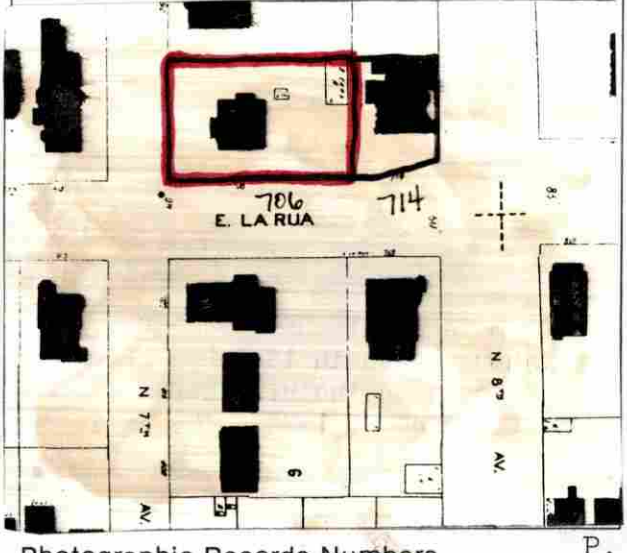
Map Reference (incl. scale & date) USGS 7.5 min., Pensacola, 1970 809 = =

Latitude and Longitude:

° ' " ° ' " 800 = =

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

LOCATION SKETCH OR MAP N

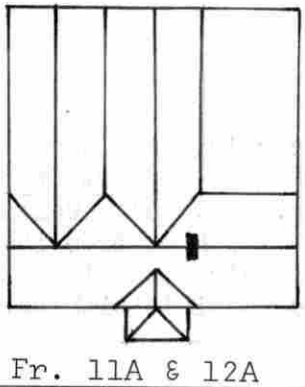


Township	Range	Section
2S	30W	19

812 = =

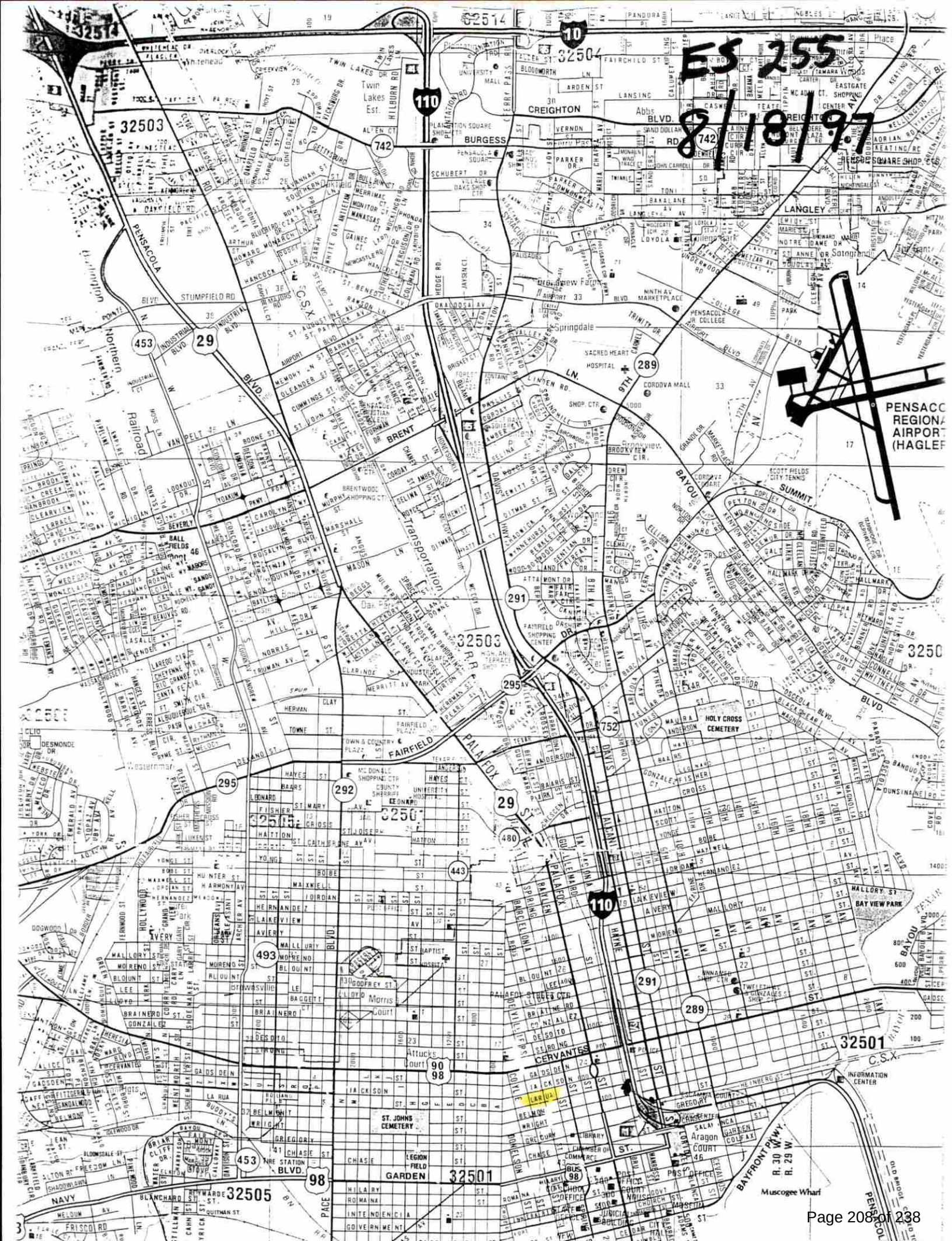
UTM Coordinates: 890 = =

Zone Easting Northing



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

Contact Print


ES 255
8/19/97
PENSACOLA REGIONAL AIRPORT (HAGLER
CREIGHTON
BURGESS
LANGLEY
PENSACOLA
BRENT
FAIRFIELD
PALAFOX
CERVANTES
GARDEN
SUMMIT
BAYOU
HOLY CROSS CEMETERY
ST. JOHNS CEMETERY
BAY VIEW PARK
INFORMATION CENTER
Muscogee Wharf
32503
32504
32505
32501
32514
10
110
29
742
453
289
291
295
292
480
443
493
90
98
752








705





706 E. La Rua Street



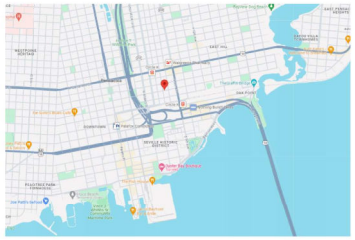


The Brass Hat

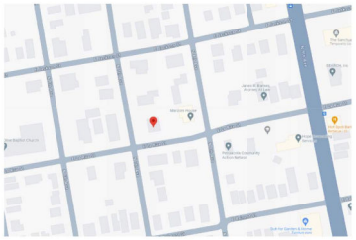
NEW 2.5 STORY WOOD FRAMED BOUTIQUE HOTEL ON LOT WITH EXISTING HISTORIC HOUSE

706 E LaRua St
Pensacola, FL

VICINITY MAP

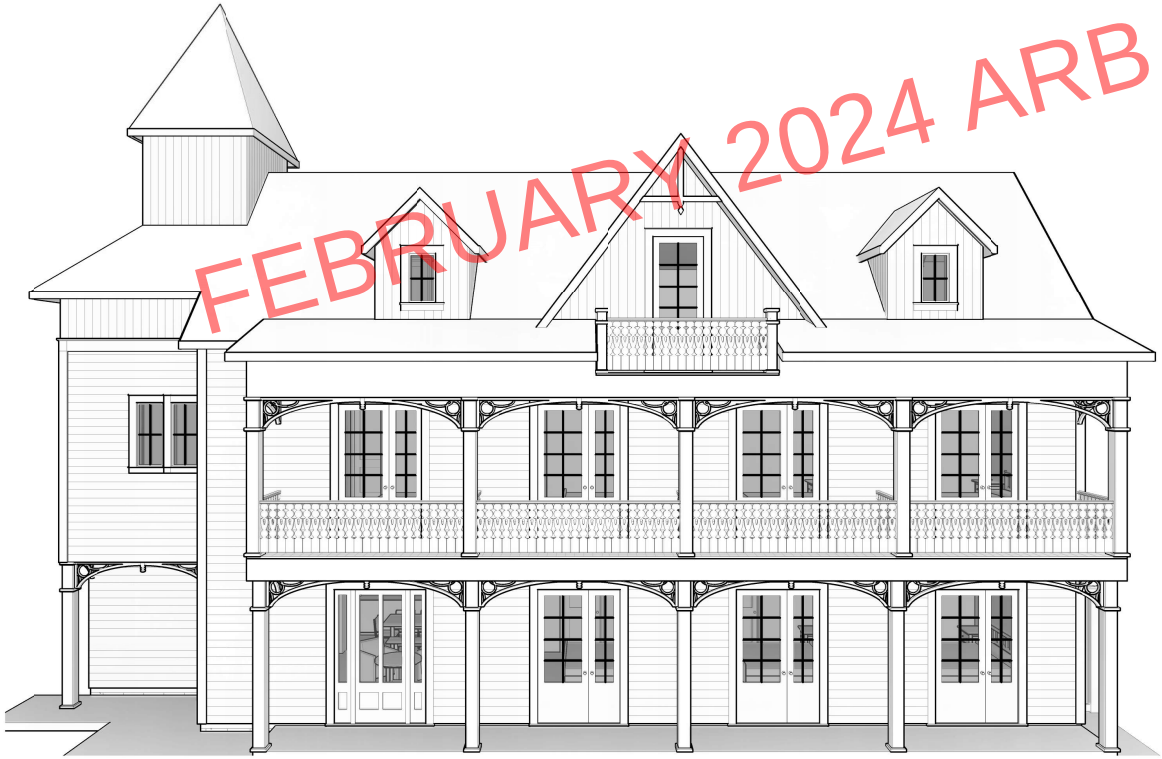


SITE MAP



FEMA FLOOD MAP





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

FEBRUARY 2024 ARB MEETING

PROJECT TEAM:

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

STRUCTURAL ENGINEERING:
MAX SPENCER, PE
dean.spencer.pe@gmail.com
DEAN A. SPENCER ENGINEERING, INC
103 S. ALCANIZ ST.
PENSACOLA, FL 32502
(850) 932-8730

INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A001	SITE & LANDSCAPING PLAN	
A101	FIRST & SECOND FLOOR PLANS	
A102	ATTIC FLOOR & ROOF PLANS	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A302	BUILDING SECTIONS	

BUILDING DATA:

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

CONSTRUCTION TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

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

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

FLOOD ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT: 35'-0"

NO. OF STORIES: 2.5

FLOOR AREA: 2965 sf

BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS
GROUND LEVEL	990 SF	
SECOND LEVEL	1,058 SF	
ATTIC	1,045 SF	
TOTAL BUILDING AREA (CONDITIONED)	3,092 SF	

GENERAL NOTES:

1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
3. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
4. CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
5. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
6. PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
8. DO NOT SCALE DRAWINGS; USE DIMENSIONS.
9. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
10. PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
11. PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE, ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
12. COMPLY WITH 2023 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK, OR 2023 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

ANNOTATIONS LEGEND:

ELEVATION REFERENCES

INTERIOR — 1 VIEW # / A420 SHEET #
EXTERIOR — 1 VIEW # / A201 SHEET #

SECTION REFERENCES

BUILDING — 1 VIEW # / A101 SHEET # / SIM
WALL — 1 VIEW # / A101 SHEET # / SIM
ENLARGEMENT / DETAIL — 1 VIEW # / A101 SHEET # / SIM

ANNOTATION REFERENCES

WALL TAG — WALL TYPE, STC, FIRE RATING
DOOR TAG — 999A DOOR #
WINDOW TAG — A WINDOW TYPE
DATUM LEVEL — NAME, ELEVATION
GRID LINE — 4 COLUMN GRID #
CENTERLINE
ROOM TAG — Room name 101 ROOM NAME
CEILING TAG — XX 11'-8" MATERIAL, HEIGHT AFF
REVISION TAG — 1 REVISION #

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

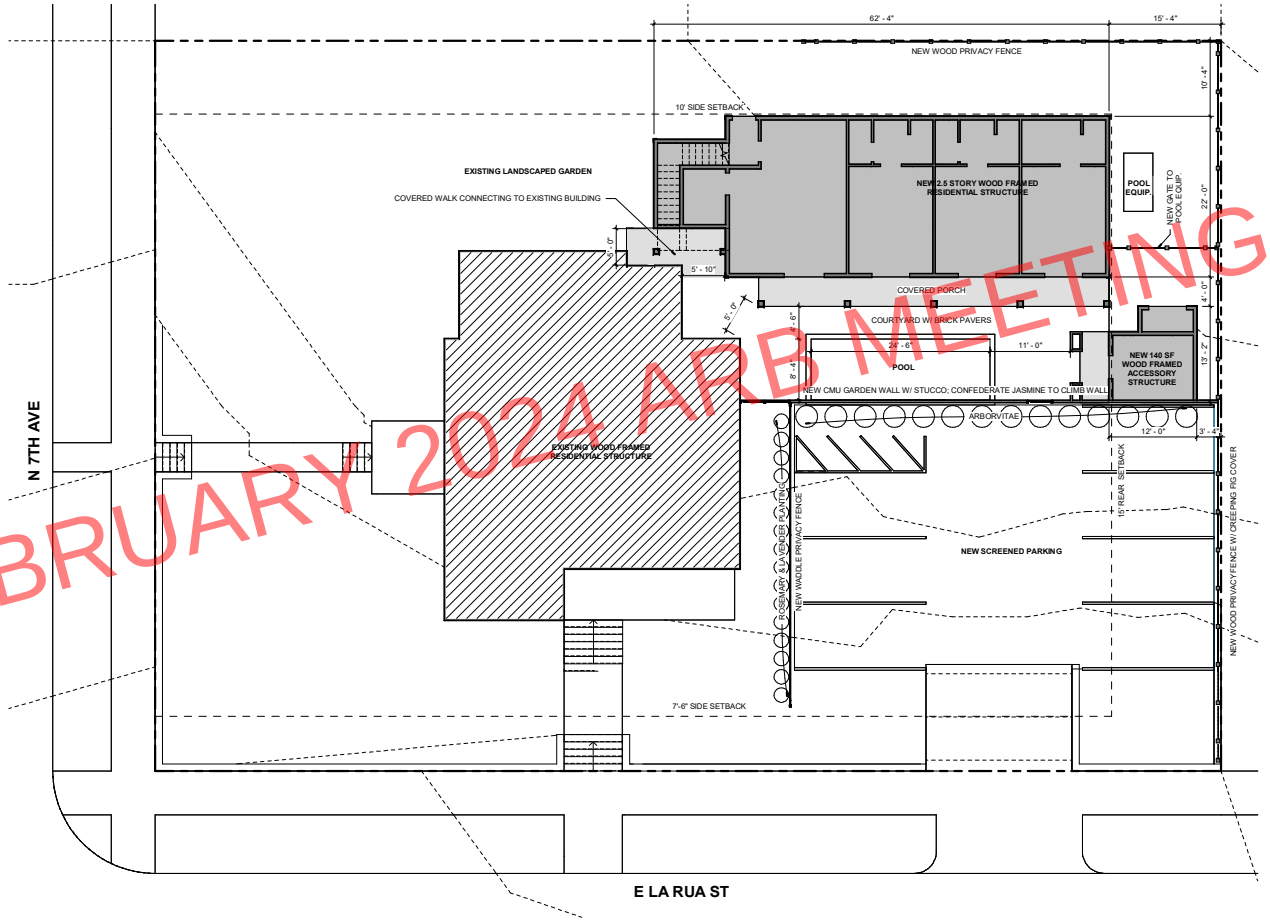
The Brass Hat
706 E LaRua St
Pensacola, FL

DRAWN BY: AMM
CHECKED BY: JSS
ISSUE DATE: 01-25-2023
REVISIONS: No. Desc. Date

SHEET TITLE: **TITLE SHEET**

SHEET NO: **G001**

PROJECT NO: 23025



1 ARCHITECTURAL SITE & LANDSCAPING PLAN
1/8" = 1'-0"

FEBRUARY 2024 ARB MEETING

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706 E LaRua St
Pensacola, FL

DRAWN BY:	CHECKED BY:
AMM	JSS

ISSUE DATE: 01-25-2023

REVISIONS

No.	Des.	Date

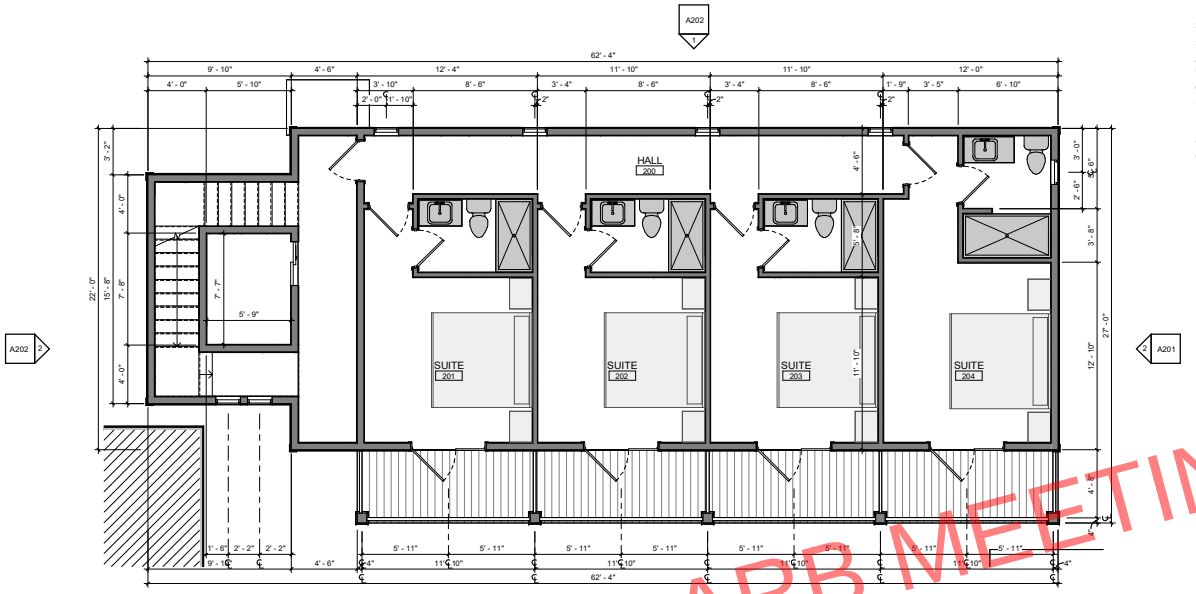
SHEET TITLE: **SITE & LANDSCAPING PLAN**

SHEET NO: **A001**

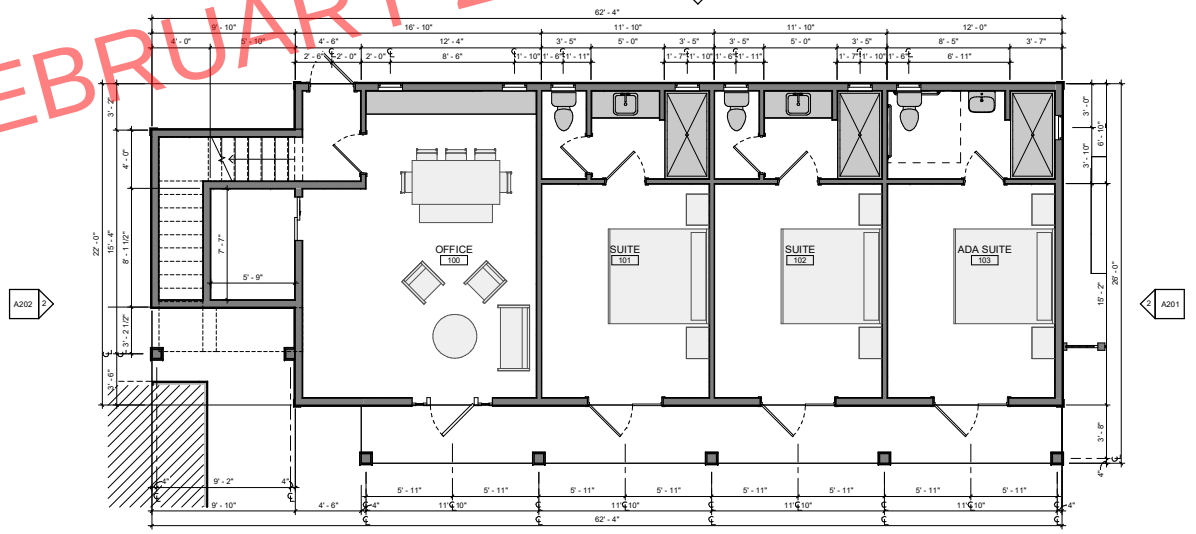
PROJECT NO: 23025

NEW WORK NOTES:

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



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



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

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CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

The Brass Hat
706 E LaRua St
Pensacola, FL

DRAWN BY:	CHECKED BY:
AMM	JSS

ISSUE DATE: 01-25-2023

REVISIONS

No.	Des.	Date

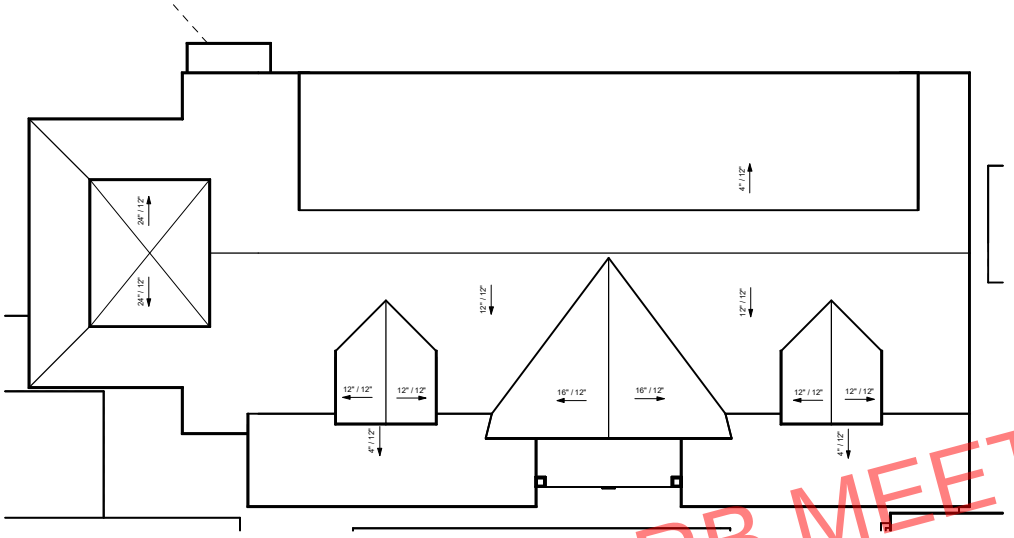
SHEET TITLE:
FIRST & SECOND FLOOR PLANS

SHEET NO:
A101

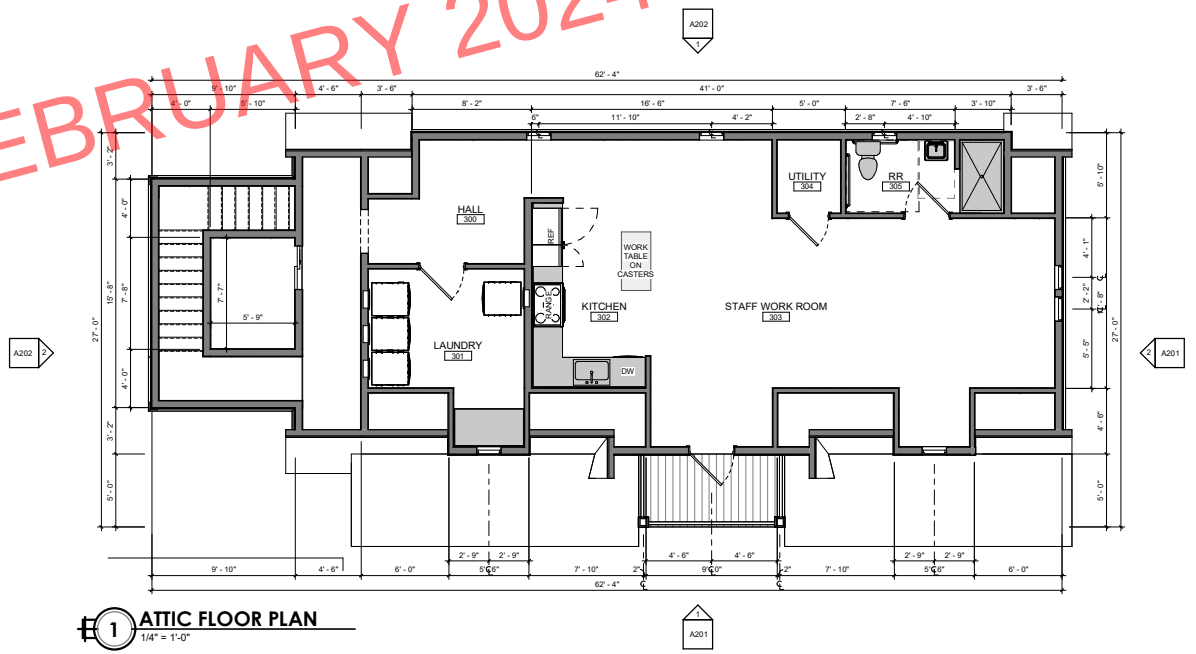
PROJECT NO:
23025

NEW WORK NOTES:

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



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



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

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CERTIFICATION

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706 E LaRua St
Pensacola, FL

DRAWN BY:	CHECKED BY:
AMM	JSS

ISSUE DATE: 01-25-2023

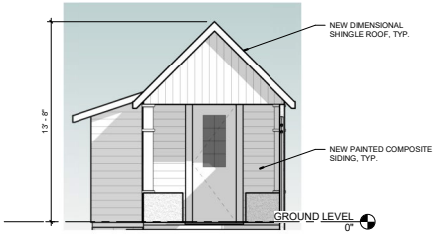
REVISIONS

No.	Des.	Date

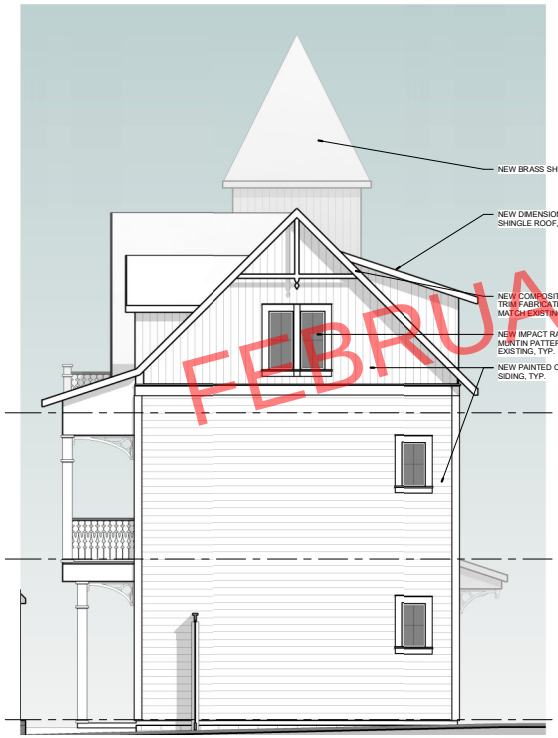
SHEET TITLE:
ATTIC FLOOR & ROOF PLANS

SHEET NO:
A102

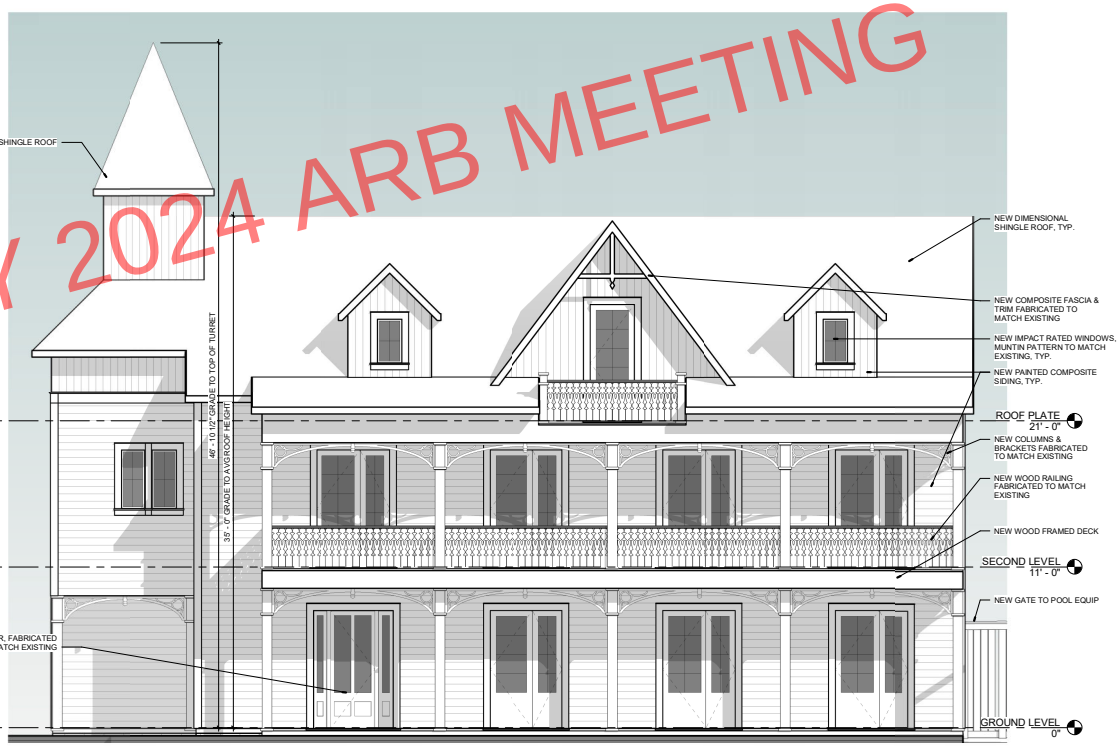
PROJECT NO: 23025



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



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



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

FEBRUARY 2024 ARB MEETING

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CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

The Brass Hat
706 E LaRua St
Pensacola, FL

DRAWN BY:	CHECKED BY:
AMM	JSS

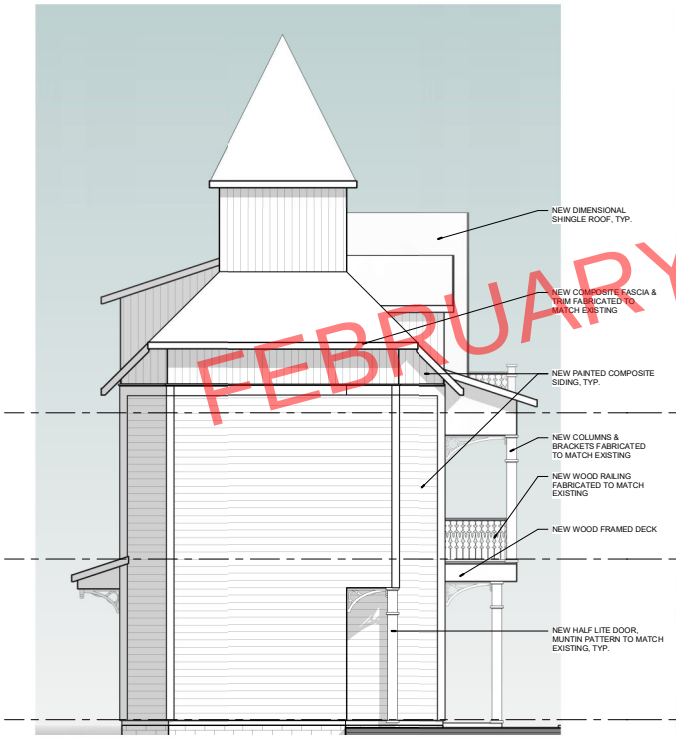
ISSUE DATE: 01-25-2023

REVISIONS
No. Des. Date

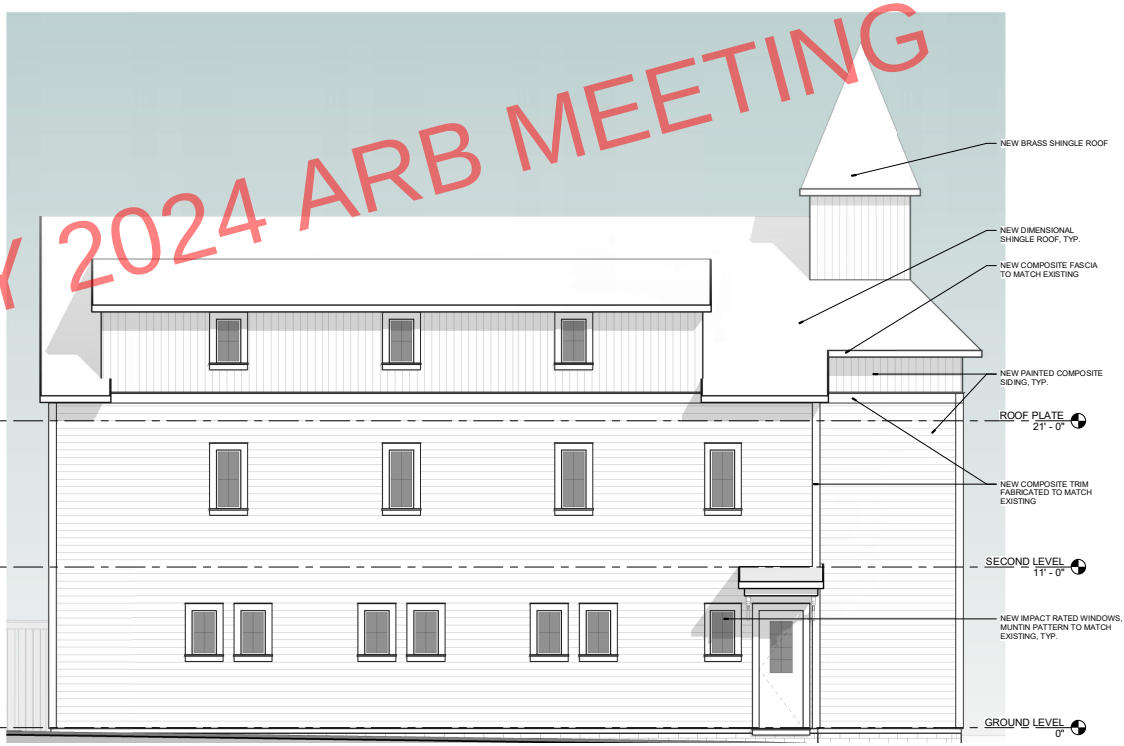
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NO: A201

PROJECT NO: 23025



2 **WEST SIDE ELEVATION**
1/4" = 1'-0"



1 **NORTH (REAR) ELEVATION**
1/4" = 1'-0"

FEBRUARY 2024 ARB MEETING

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Pensacola, FL

DRAWN BY:	CHECKED BY:
AMM	JSS

ISSUE DATE: 01-25-2023

REVISIONS
No. Des. Date

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A202

PROJECT NO:
23025

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

Architectural Review Board Application
Full Board Review

Application Date: 03-28-24

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

Applicant: Dalrymple Sallis Architecture | Scott Sallis

Applicant's Address: 503 E. Government St.

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

Property Owner: Nannette Chandler
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:

This project creates a new 2.5 story multifamily lodging house built to accompany an existing historic house. Smooth face, durable lap siding and dimensional roof shingles will echo the construction of the existing home. A courtyard for use by both the existing and new residence guests will utilize reclaimed materials and feature a pool for outdoor living. The balcony will feature wood railings, columns, and brackets fabricated to match those on the existing house. Custom exterior light fixture sconces and crafted trim details tie together the historic appearance to blend seamlessly with the original home.

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

J. Scott Sallis

Applicant Signature

03-28-24

Date

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

dalrymple | sallis
architecture

503 E. Government S
Pensacola, FL 3250

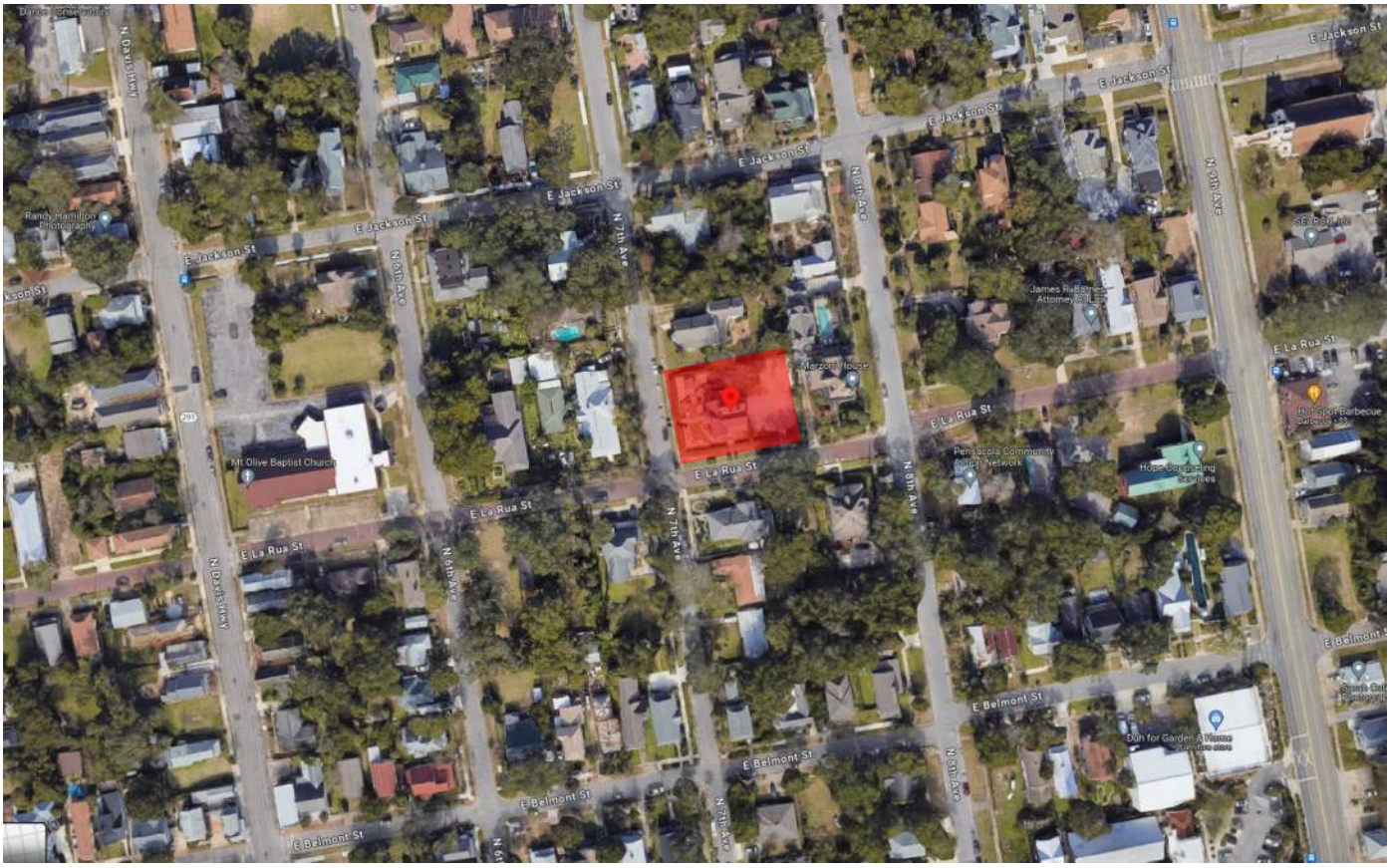
V 850.470.639
F 850.470.639
www.dalsal.con

Date: Thursday, January 25, 2024

Project: 706 E La Rua
Pensacola, FL 32501

Recipient: **Architectural Review Board – City of Pensacola**

Project Location



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V 850.470.639
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Existing Photographs





Views of Existing Front

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Views of Existing Rear

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Historic Photograph





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Exterior Color and Finish Schedule

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

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BUILDING ELEMENTS



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



Railing to match existing



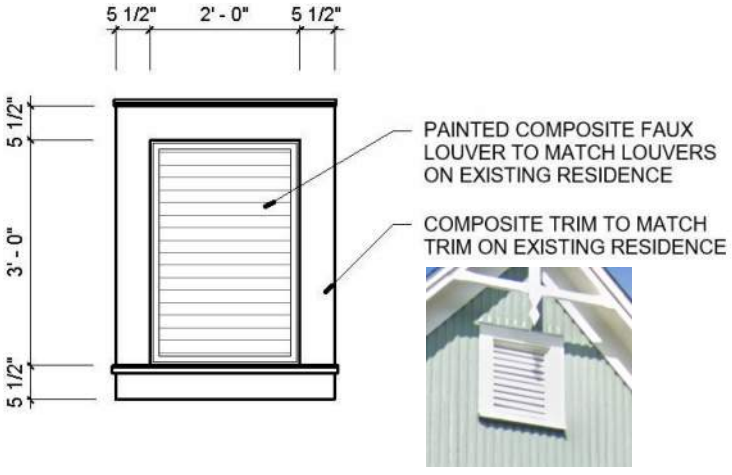
Jeldwen V2500 Impact Vinyl Windows
w/ internal SDL & external grid



Custom wood door to match existing



Masonite Door Unit
w/ internal SDL & external grid
FL# 22363.12



Faux Louver to match Existing

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PAVING



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

MATERIALS

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





SW 2810
Rookwood Sash Green
Interior / Exterior



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PLANTING



FL Grasses



Rosemary



Climbing Roses



Juniper Ground Cover



Creeping Fig



Camelias



Gardenia



Tea Olive



Arborvitae

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Dahoon Holly



Sweet Bay Magnolia



River Birch

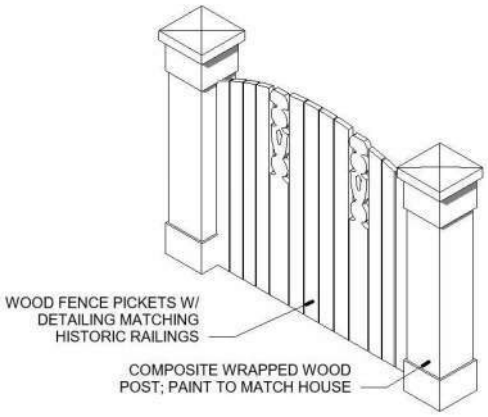


Mulberry

SITE ELEMENTS



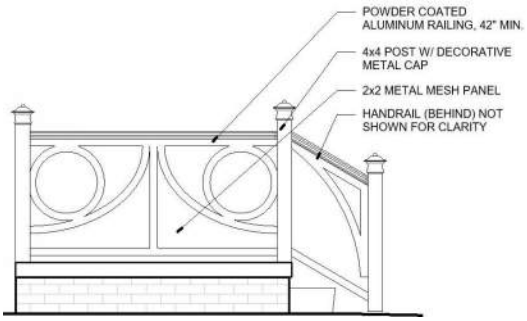
Entry Gate



Min. 48" Wood Pool Fence



6' Wood Privacy Fence w/ French Gothic style pickets



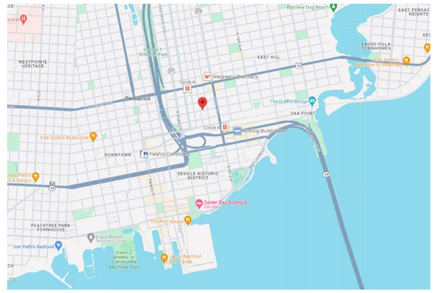
Custom Exterior Railings

The Brass Hat

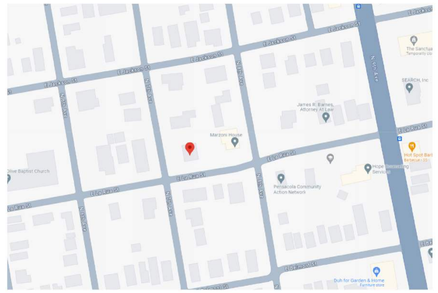
NEW 2.5 STORY WOOD FRAMED BOUTIQUE HOTEL ON LOT WITH EXISTING HISTORIC HOUSE

706 E La Rua St
Pensacola, FL

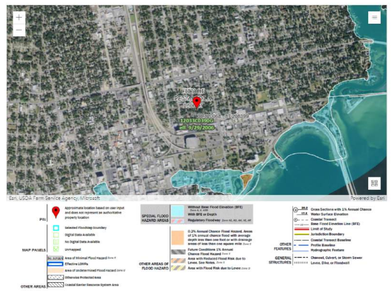
VICINITY MAP



SITE MAP



FEMA FLOOD MAP





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

INDEX OF DRAWINGS

#	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A001	SITE & LANDSCAPING PLAN	
A002	SITE ELEVATIONS	
A101	FIRST & SECOND FLOOR PLANS	
A102	ATTIC FLOOR & ROOF PLANS	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A701	3D EXTERIOR PERSPECTIVE VIEWS	

PROJECT TEAM:

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

STRUCTURAL ENGINEERING:
MAX SPENCER, PE
dean.spencer.pe@gmail.com
DEAN A SPENCER ENGINEERING, INC
103 S. ALCANIZ ST.
PENSACOLA, FL 32502
(850) 932-8730

BUILDING DATA:

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

CONSTRUCTION TYPE:
TYPE VB: UNPROTECTED, UNSPRINKLERED

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

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

FLOOD ZONE: X

PHYSICAL PROPERTIES:
BUILDING HEIGHT: 35'-0"

NO. OF STORIES: 2.5

BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS
GROUND LEVEL	1,359 SF	
SECOND LEVEL	1,111 SF	
ATTIC	1,084 SF	
TOTAL BUILDING AREA (CONDITIONED)	3,553 SF	

GENERAL NOTES:

1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
3. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
4. CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
5. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
6. PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
8. DO NOT SCALE DRAWINGS; USE DIMENSIONS.
9. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
10. PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON. ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
11. PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
12. COMPLY WITH 2023 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2023 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

ANNOTATIONS LEGEND:

ELEVATION REFERENCES

INTERIOR — 1 (VIEW #) / A420 (SHEET #)

EXTERIOR — 1 (VIEW #) / A201 (SHEET #)

SECTION REFERENCES

BUILDING — SIM / 1 (VIEW #) / A101 (SHEET #)

WALL — SIM / 1 (VIEW #) / A101 (SHEET #)

ENLARGEMENT / DETAIL — SIM / 1 (VIEW #) / A101 (SHEET #)

ANNOTATION REFERENCES

WALL TAG — 1HR / STC 50 / FIRE RATING — WALL TYPE, STC, FIRE RATING

DOOR TAG — 888A — DOOR #

WINDOW TAG — A — WINDOW TYPE

DATUM LEVEL — NAME ELEVATION

GRID LINE — 4 — COLUMN GRID #

CENTERLINE — ℄

ROOM TAG — Room name / 101 — ROOM NAME

CEILING TAG — XX / 11'-8" — MATERIAL HEIGHT AFF

REVISION TAG — 1 — REVISION #

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CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

The Brass Hat
706 E La Rua St
Pensacola, FL

DRAWN BY:	CHECKED BY:
AMM	JSS

ISSUE DATE: 04-01-2024

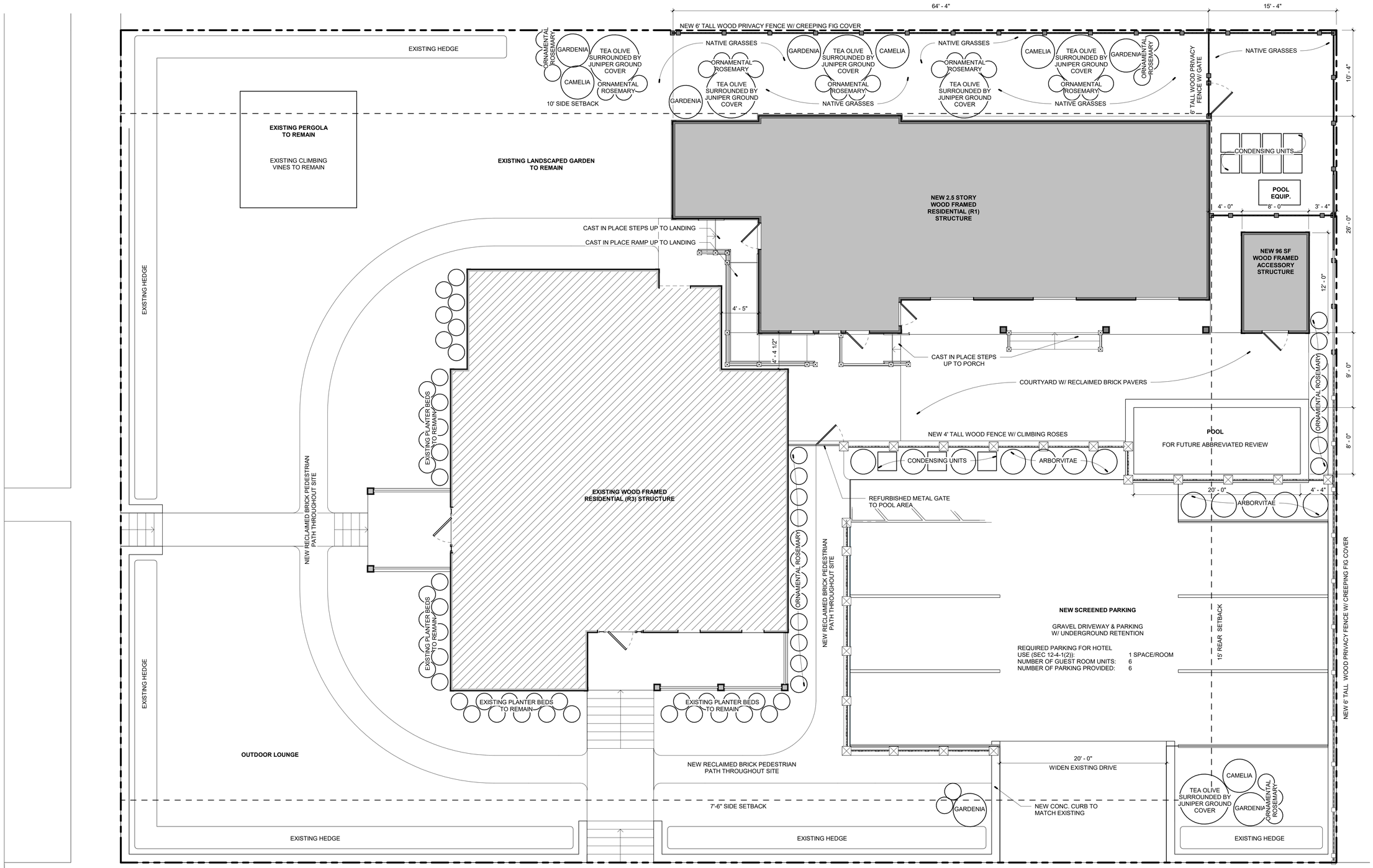
REVISIONS:

No.	Desc.	Date

SHEET TITLE: **TITLE SHEET**

SHEET NO: **G001**

PROJECT NO: 23025



1 **ARCHITECTURAL SITE & LANDSCAPING PLAN**
3/16" = 1'-0"

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SHEET TITLE: **SITE & LANDSCAPING PLAN**

SHEET NO: **A001**

PROJECT NO: 23025



2 WEST SITE ELEVATION

1/8" = 1'-0"



1 SOUTH SITE ELEVATION

1/8" = 1'-0"

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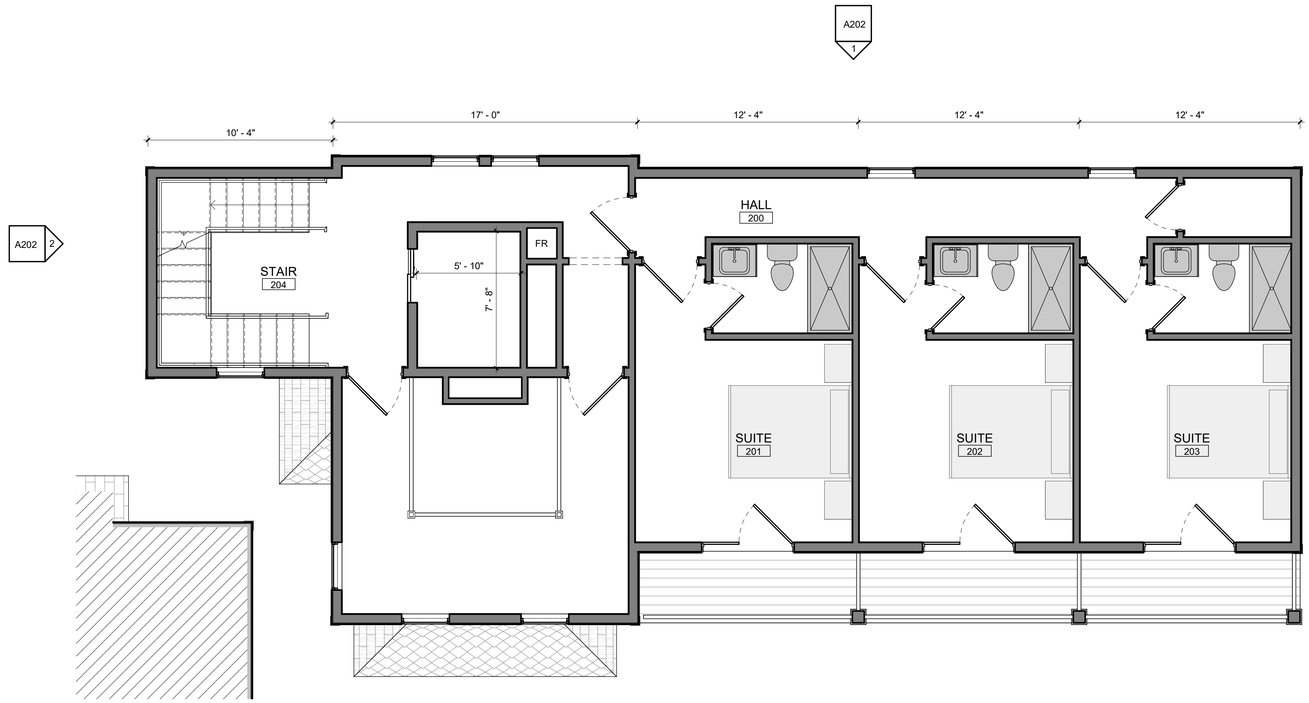
SHEET TITLE: **SITE ELEVATIONS**

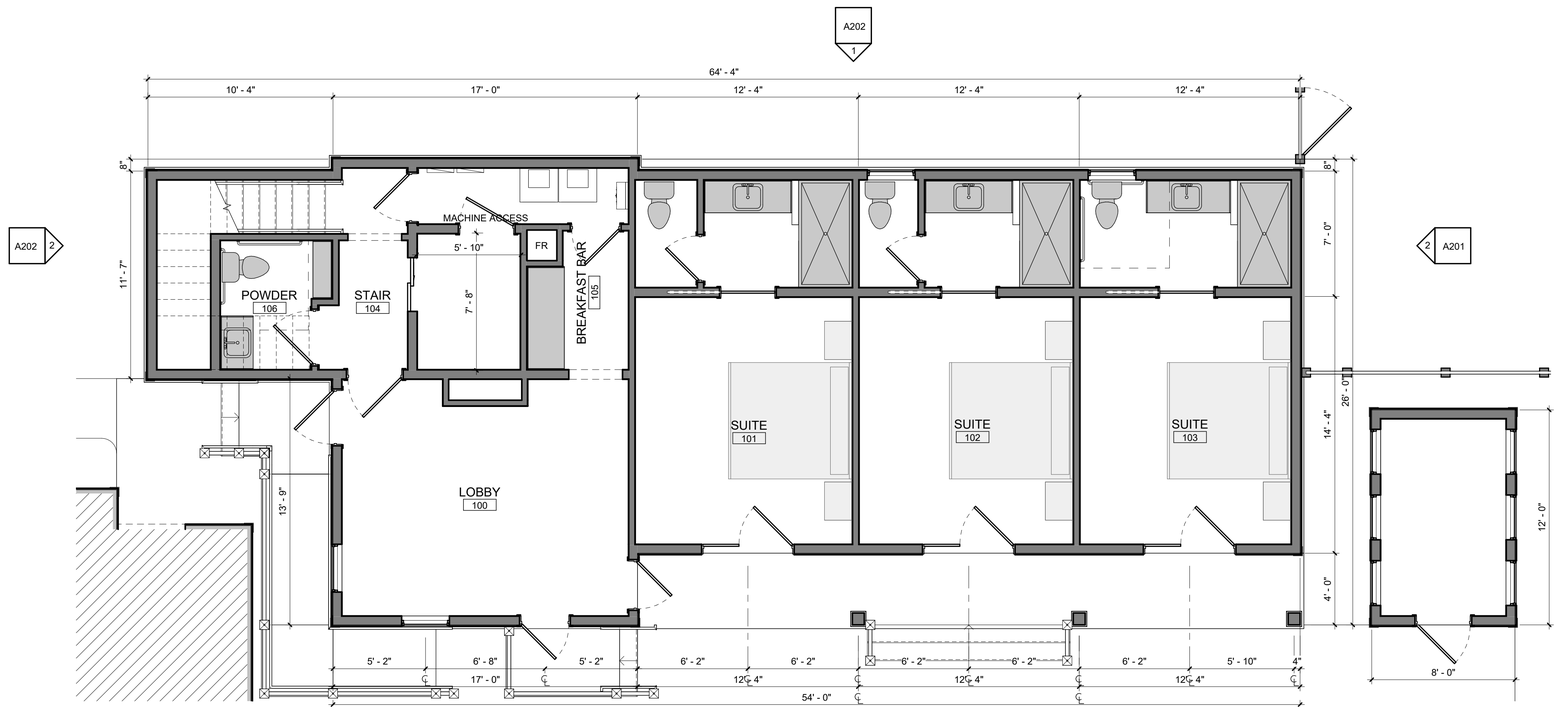
SHEET NO: **A002**

PROJECT NO: 23025



2 SECOND FLOOR PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

NEW WORK NOTES:

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

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SHEET TITLE:

FIRST & SECOND FLOOR PLANS

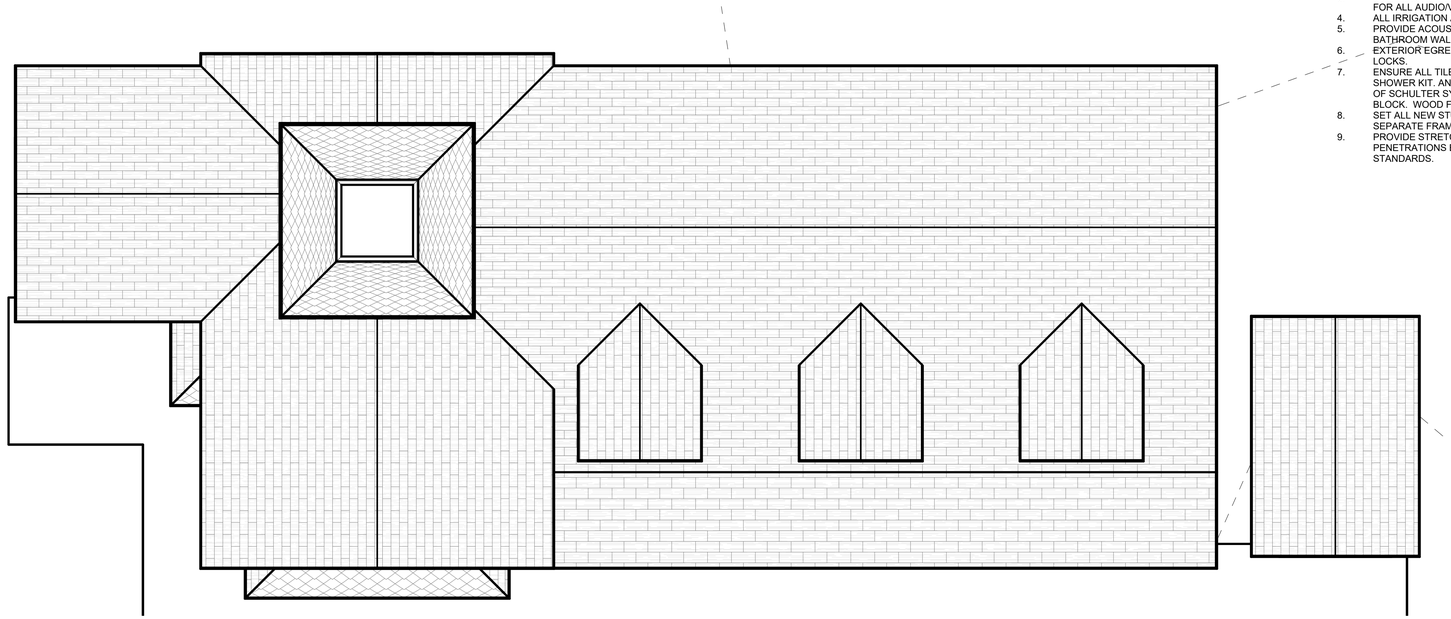
SHEET NO:

A101

PROJECT NO: 23025

NEW WORK NOTES:

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



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



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

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ISSUE DATE: 04-01-2024

REVISIONS

No.	Des.	Date

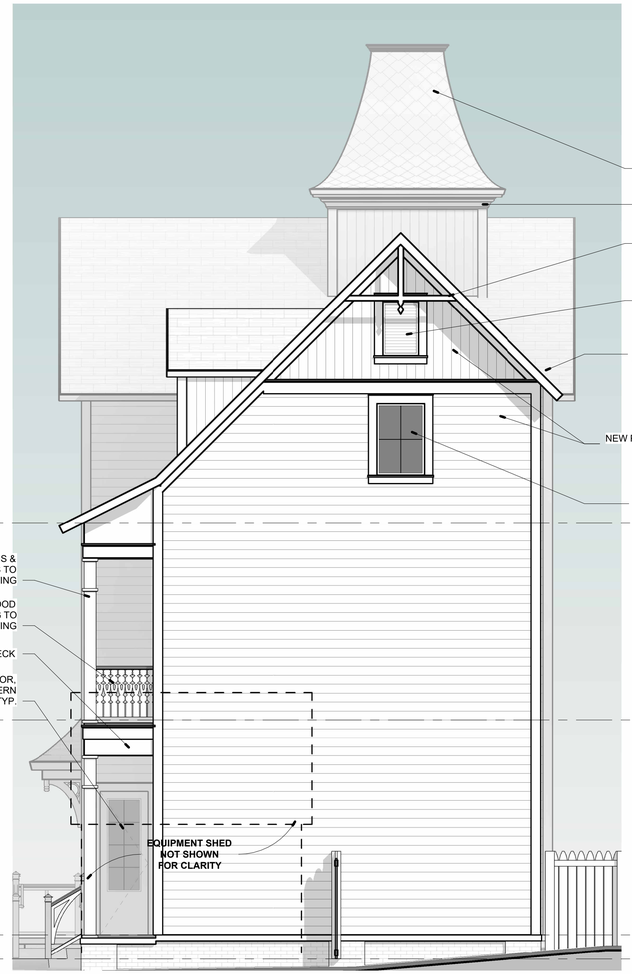
SHEET TITLE:

ATTIC FLOOR & ROOF PLANS

SHEET NO:

A102

PROJECT NO: 23025



2 EAST SIDE ELEVATION

1/4" = 1'-0"



1 SOUTH (FRONT) ELEVATION

1/4" = 1'-0"

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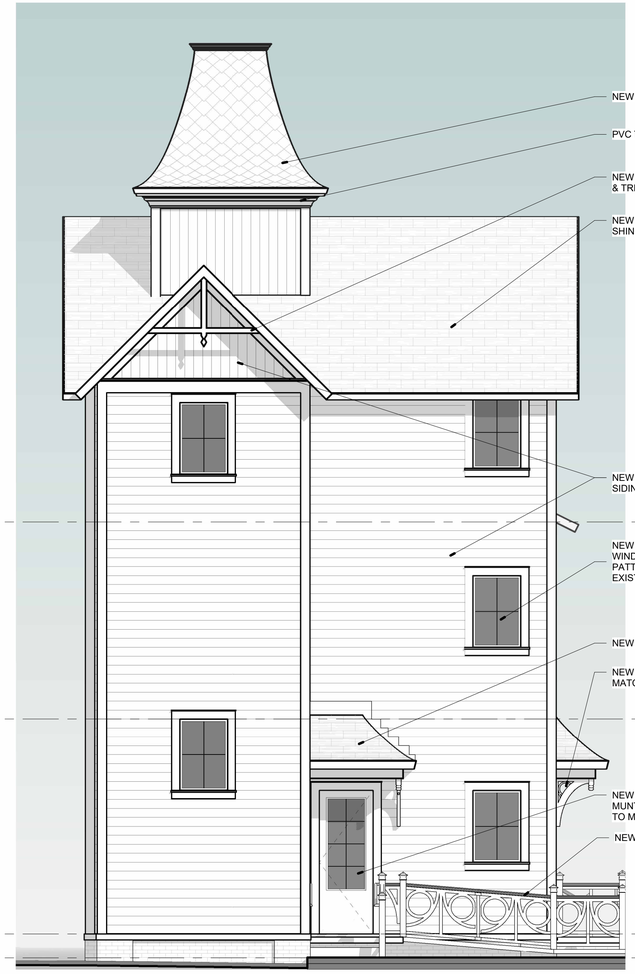
REVISIONS

No.	Des.	Date

SHEET TITLE: **EXTERIOR ELEVATIONS**

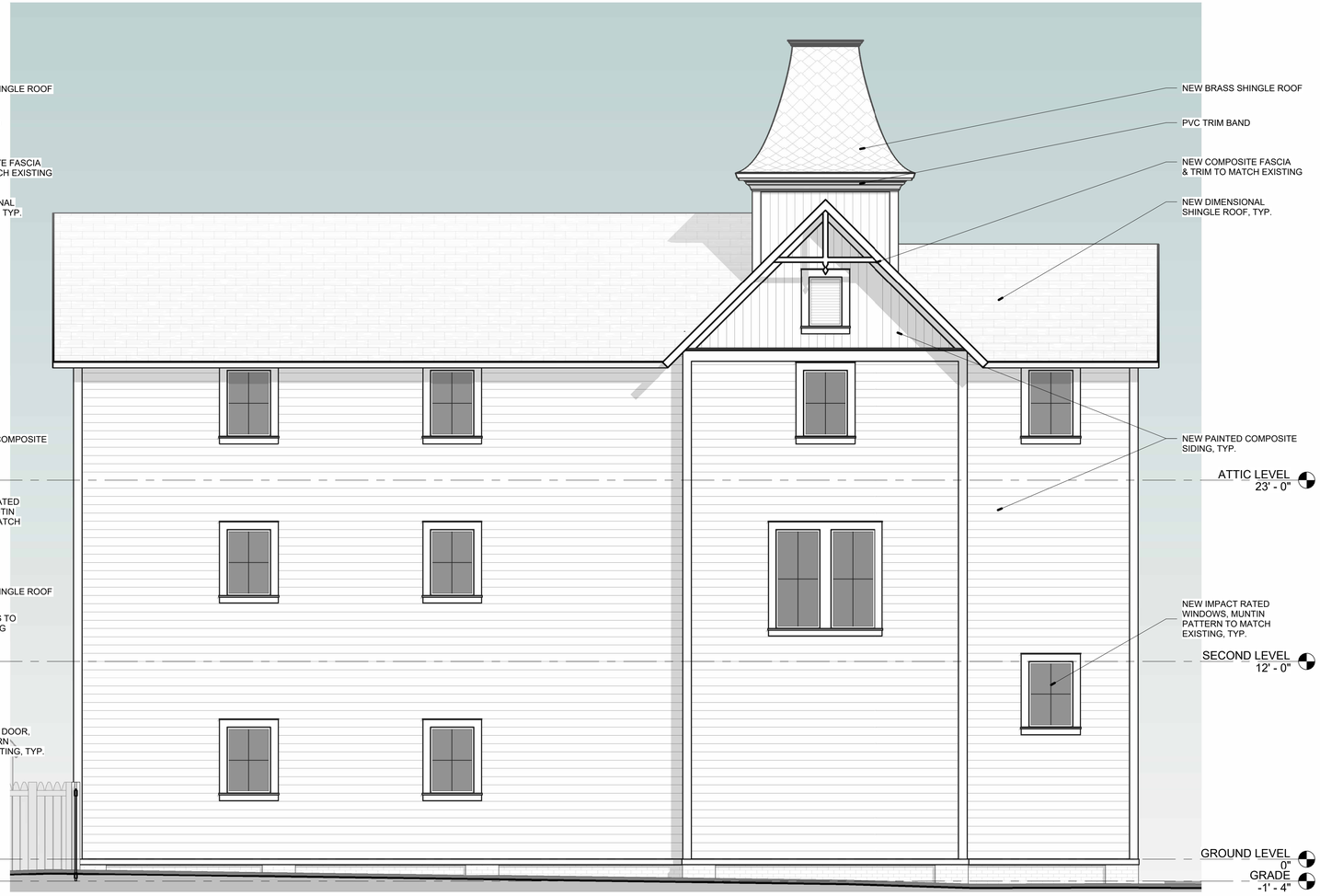
SHEET NO: **A201**

PROJECT NO: 23025



2 WEST SIDE ELEVATION

1/4" = 1'-0"



1 NORTH (REAR) ELEVATION

1/4" = 1'-0"

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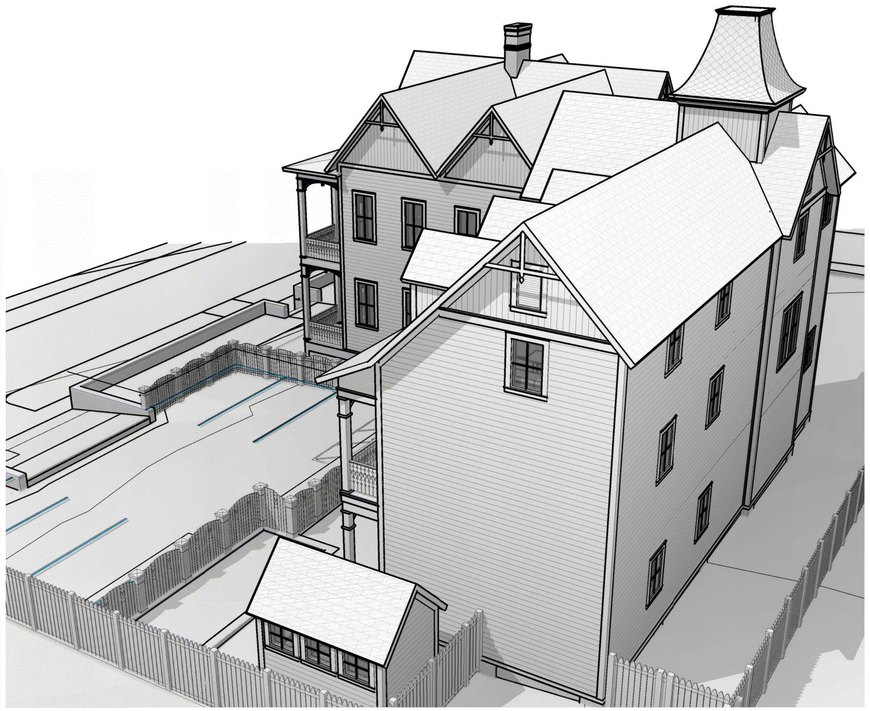
SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A202**

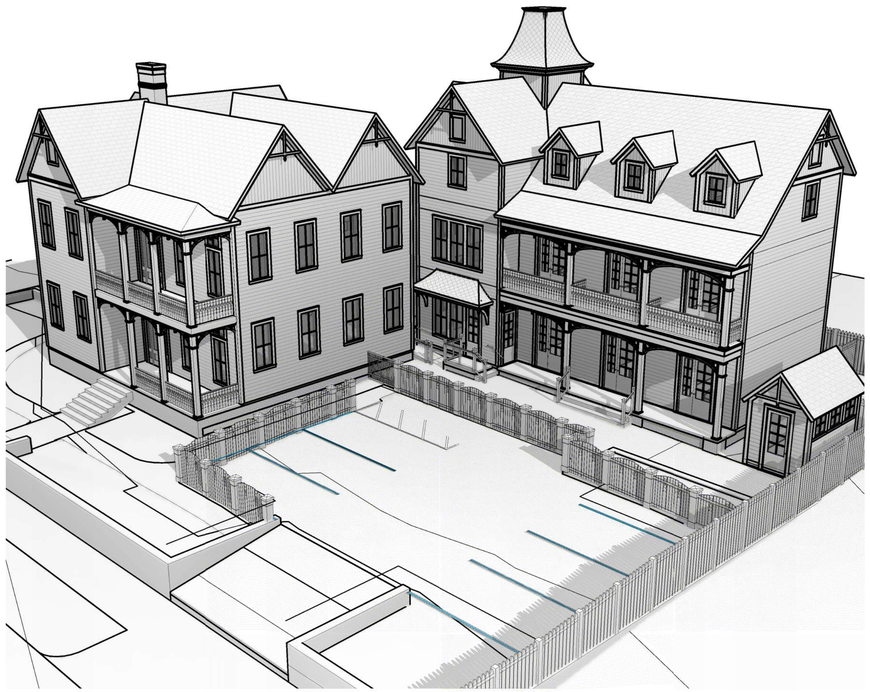
PROJECT NO: 23025



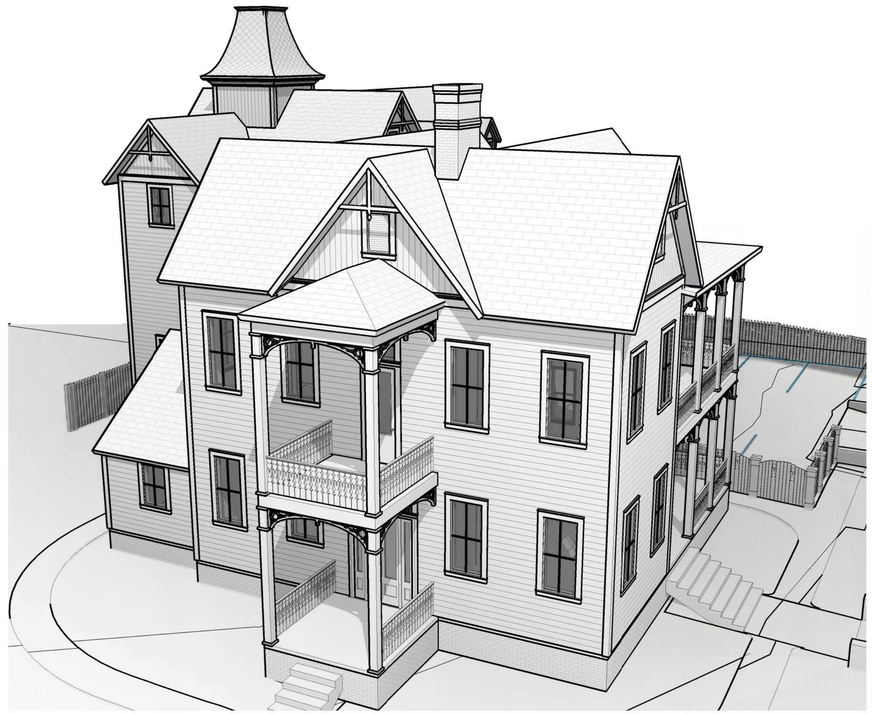
1 REAR EAST CORNER PERSPECTIVE



2 REAR WEST CORNER PERSPECTIVE



3 ENTRY CORNER PERSPECTIVE



4 STREET CORNER PERSPECTIVE

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

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No.	Des.	Date

SHEET TITLE: **3D EXTERIOR PERSPECTIVE VIEWS**

SHEET NO: **A701**

PROJECT NO: 23025