# City of Pensacola

## Architectural Review Board

## Agenda

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

**July 16, 2026, 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.** 26-815 ARCHITECTURAL REVIEW BOARD MEETING MINUTES FROM JUNE 18, 2026

***Recommendation:***

***Sponsors:***

***Attachments:*** *06-18-2026_ARB minutes*

**OPEN FORUM**

**NEW BUSINESS**

**2.** 26-789 18 W. WRIGHT STREET
NORTH HILL PRESERVATION DISTRICT & PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF NEW PLAYGROUND EQUIPMENT AND LANDSCAPING AT A CONTRIBUTING STRUCTURE

***Attachments:*** *Images*
*18 W. Wrigth Street_Applicaiton and Materials*

**3.** 26-796 608 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW FOR EXTERIOR RENOVATIONS AT A CONTRIBUTING STRUCTURE

***Attachments:*** *ES02144*
*Images*
*Application and Materials*
*Email regarding conceptual review*

**4.** 26-795 209 S. BAYLEN STREET

PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW TO DEMOLISH A NONCONTRIBUTING ADDITION AND NEW CONSTRUCTION

***Attachments:*** *ES01076*
*Images*
*Applications and Materials*

**5.** 26-792 200 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF A NEW SHOPPING CENTER

***Attachments:*** *Images*
*Application and Materials*
*Materials Packet*
*Landscape plantings page*
*Sightline study for rooftop equipment*

## 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.

**MINUTES OF THE ARCHITECTURAL REVIEW BOARD**
**June 18, 2026**

**MEMBERS PRESENT:** Chairperson Brantley, Board Member Mead, Board Member Sisson, Board Member Del Gallo, Board Member Garrett, Board Member Fisher, Board Member Ramos, & Board Advisor Pristera

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Assistant Planning & Zoning Manager Harding, Historic Preservation Planner Foster, Digital Media Specialist Booth, Deputy City Attorney Goldsmith

**STAFF VIRTUAL:** Development Services Director Morris, Planning & Zoning Division Manager Cannon, Associate City Administrator for Strategic Initiatives Collins

**OTHERS PRESENT:** Bob Greene, Judy Churchwell, Marty Mullin, Nannette Chandler, Sierra Hogan, Scott Sallis, Nico Camero, & David Del Gallo

**AGENDA:**

- Roll Call
- Quorum / Call to Order
- Approval of Meeting Minutes from May 21, 2026
- Open Forum

**New Business:**

- 114 W. Wright Street
- 322 E. Intendencia Street
- 211 W. Cervantes Spring Street
- 518 N. Baylen Street
- 110 W. Strong Street
- 523 & 527 E. Government Street
- 618 Bayou Blvd - Demolition
- Adjournment

**Call to Order / Quorum Present**

Chairperson Brantley called the meeting to order at 2:00 PM with a quorum present. All board members stated their name for the record.

**Approval of Meeting Minutes** – **Board Member Garrett made a motion to approve the May 21, 2026, minutes, seconded by Board Member Fisher, and it carried 5-0.**

**Open Forum – none**

Chairperson Brantley explained the procedures of the Board meeting, including requirements for audience participation. He also explained that all items are quasi-judicial and that Deputy City Attorney Goldsmith will swear in City Staff and each applicant.

**New Business**

**Item 2 – 114 W. Wright Street**
**Palafox Historic business district / C-2A / City Council District 6**
**Final Review of a New Detached Garage at a Contributing Structure**
**Action Taken –**

Advanced Construction Services is requesting approval to construct a new 22' x 20' detached garage in the rear yard of a single-family residence. The proposed garage will have Hardie lap siding with a smooth finish, vinyl impact windows, a fiberglass half glass entry door, and carriage house garage doors.

David Del Gallo recused himself to present this agenda item to the Board.

Board Member Ramos asked for clarification on the location of windows and doors and Mr. Del Gallo answered that they would not be shown from the street. Questions were also asked about the roof slope and surrounding properties.

Board Member Mead arrived, bringing board attendance to 7 with Board Member Del Gallo recused.

**Board Member Fisher made a motion to approve as submitted. The motion was seconded by Board Member Garrett, and it carried 6-0.**

Board Member Del Gallo excused himself from the meeting, bringing board attendance to 6 and with a quorum retained.

**Item 3 – 322 E. Intendencia Street**
**Pensacola historic district / Zone HR-2 / City Council District 6**
**Final Review of Window Replacement & Other Improvements at a Non-Contributing Structure**
**Action Taken –**

Martin Mullin is requesting approval to replace thirteen windows with cellular PVC windows, install a metal gate, install a new brick sidewalk, repair several windows, and paint the window trim in Sherwin William Dover White (SW 6385).

Board Member Sisson asked for clarifications on the treatment of vinyl windows and Chairman Brantley answered that with vinyl windows, the board was looking at profile and how the window sat in the wall to match the aesthetics of a wood window. Generally, wood-clad is preferred. Advisor Pristera provided additional insight. These windows would have simulated divided lites (with exterior and interior grilles) which are consistent with board

requirements. Board Member Mead asked about the longevity and performance of the proposed windows and Mr. Mullin provided an example of using the product 12 years ago on a home right on the coast and the windows have held up very well.

**Board Member Mead made a motion to approve as submitted. The motion was seconded by Board Member Fisher, and it carried 6-0.**

**Item 4 – 211 W. Cervantes Street**
**North Hill preservation district / Zone PC-1 / City Council District 6**
**Final Review of Window Replacement, Repairs & Landscaping at a Contributing Structure**
**Action Taken –**

Nannette Chandler is requesting approval to replace the windows with aluminum-clad wood windows, replace the doors with mahogany doors, paint, and landscape.

Ms. Chandler presented to the board. Board Member Mead asked for clarification on the rail heights and the board and Ms. Chandler discussed. The railings are a little lower than what would normally be allowed. The railing itself will remain, except for a railing addition which will be raised up a little bit on the second story – similar to a stair rail newel connection. Several of the structural posts will be braced and supported. The front gable detail is planned to be replicated pending project costs. The board continued discussion on the rails and window trim.

**Board Member Mead made a motion to approve with the condition that the railing be submitted for abbreviated review in concept as described to the board or with some alternate with a top-affixed rail that is less visually prominent (no preference as to which option), and the treatment of the gable end ornament if it's done and which should be consistent with the historic treatment. The motion was seconded by Board Member Ramos, and it carried 6-0.**

**Item 5 – 518 N. Baylen Street**
**North Hill preservation district / Zone PR-2 / City Council District 6**
**Final Review of Repairs, Landscaping and a New Conservatory at a Contributing Structure**
**Action Taken –**

Nannette Chandler is requesting approval to refinish the porch floors, repair the doors and windows, paint, landscape, repair and paint the fence, install a new gate at the driveway, and install a new conservatory. Please note the carriage house was deemed an "unsafe structure" by the City's Building Inspections Department, is scheduled to be demolished, and does not require ARB approval for demolition since it is on the City's unsafe building list.

Ms. Chandler presented to the board and the board discussed the application.

**Board Member Garrett made a motion to approve as submitted. The motion was seconded by Board Member Mead, and it carried 6-0.**

**Item 6 – 110 W. Strong Street**
**North Hill preservation district / Zone PR-2 / City Council District 6**
**Final Review of a Complete Window Replacement at a Contributing Structure**
**Action Taken –**

Martha's Vineyard Foundation is requesting approval to replace the historic wood windows at a contributing structure with Sierra Pacific, impact resistant, double hung, aluminum

wood-clad windows. The current windows on the home are the original wood windows. This proposed project would be partially funded by grant money, if awarded.
Mr. Bob Green presented to the board. Advisor Pristera spoke to the condition of the windows and found that one window under the porch was original and in good condition, but the others were not in great condition and either need to be replaced or restored. Only the front windows had some decorative features, but the rest are standard windows seen in North Hill. Chairman Brantley thought the proposed replacement materials met the intent of the code but wanted to make sure simulated divided lites were used. Board Member Mead asked for clarification on the window materials and if the board has seen it before. Staff responded that the brand has been seen but were unsure if the line has been seen by the board. The board discussed past applications on windows and general materials of window materials. Board Member Mead asked that if approved, there be some finding as to why it's being approved – such as the visual profile is meeting the same profile as a traditional wooden window which is the intent of the code to mirror historic materials. Board Member Ramos thought that the window line had been approved in Old East Hill, but maybe not North Hill; though North Hill did not any specific comments.
**Board Member Mead made a motion to approve, finding that the composite H3 is approved since it otherwise meets the same visual expectations and standards the board would have with traditional wood or wood-clad windows. The motion was seconded by Board Member Garrett, and it carried 6-0.**

**Item 7 – 523 & 527 E. Government Street**
**Pensacola historic district / Zone HC-1 / City Council District 6**
**Conceptual Review of a New Two-Story Single-Family Residence and an ADU at a Contributing Structure**
**Action Taken –**
Scott Sallis is requesting conceptual approval to relocate a contributing structure to the rear of the property and perform repairs; construct a new residence above a detached garage / workshop; construct a new two-story, single-family residence with an attached garage; construct a new pool in a courtyard; install a driveway, and landscape. The proposed development will include a lot split with the existing home and the new ADU on one lot, and the new single-family residence and the existing historic cottage on the other lot.
Mr. Sallis presented to the board and provided an overview of plans to split the lot, relocated the front cottage, and previous code enforcement action. Board Member Mead asked for clarification on the existing larger structure which was confirmed to be original to the lot. If the smaller cottage structure were moved to the rear of the lot, the board was concerned that with losing the visual relationship of the smaller cottage with the streetscape would be visually averse to the historic district. Board Member Mead stated that sticking the historic cottage off where it can't be seen and where it's not offering any benefit to the streetscape isn't a good solution, though he certainly understood the challenge of meeting Mr. Sallis' clients' objectives. But from the standpoint of the historic district ordinances and policies, he did not see that as a solution that the board could realistically approve. Mr. Sallis said that he'd let his client know. Mr. Sallis did let the board know that his team has drafted many options and the one presented to the board was the one that worked best for his client's goals and for development of the lots. The board discussed historic district lot shapes, curb cuts, and easements. Chairman Brantley was concerned with creating challenging situations for future property owners in case the

current owners were to sell one day.
Advisor Pristera advised that circular driveways are not consistent with the historic district since they are uncommon. He was concern with the amount of pavement shown on the lots. Although it was nice the original small cottage was being left on the lot, he didn't think that pushing it to the back of the lot was appropriate. He was concerned with the massing of new development in the historic district and that the district is losing the smaller wood cottages which is historically and architecturally important to the district. Mr. Sallis understood the board's concerns and asked the board to trust that his team has played through every scenario that the board has presented. He agreed that the circular drive should be removed. Moving the cottage off-site is not ideal, but he asked for help from the city and Historic Trust to offer advice as to a lot where the cottage could be moved to. The board continued to discuss the layout of the property, condition of the smaller cottage and it's relocation, and provided some thoughts to Mr. Sallis.
**Board Member Mead made a motion to deny the application for conceptual approval for the reasons discussed by board. Board Member Mead amended the motion, that the board deny the request for conceptual review with encouragement to resubmit on the basis of the comments given. The motion was seconded by Board Member Sisson, and it carried 6-0.**

**Item 8 – 618 Bayou Blvd**
**City Council District 4**
**Historic Structure Demolition Application**
**Action Taken –**
Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its architecture. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.
Advisor Pristera provided testimony on history of the surrounding properties and the architectural significance on the home. He felt like it did contributed to the historic and architectural character of the neighborhood as well as to the historic development of the area. It embodies the architectural style of the 1900s on the east side of Pensacola. The board asked questions on the demolition and notification process to advertise that the structure is planned to be demolished. Board Member Fisher felt like the structure should be delayed the full 60 days.
**Board Member Mead made a motion to impose the full 60-day delay in finding that the property met historic and architectural significance and that the delay was preferable than its immediate demolition. Board Member Fisher seconded the motion, and it carried 6-0.**

**Adjournment** – With no further business, the Board adjourned at 4:01 p.m.

Respectfully Submitted,

Gregg Harding
Assistant Planning & Zoning Division Manager
Secretary of the Board

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

| LAST NAME—FIRST NAME—MIDDLE NAME | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE |
|---|---|
| Del Gallo, David | Architectural Review Board |
| MAILING ADDRESS<br>1550 E. Gonzalez St. | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br>☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY |
| CITY / COUNTY<br>Pensacola / Escambia | NAME OF POLITICAL SUBDIVISION: |
| DATE ON WHICH VOTE OCCURRED<br>06/18/2026 | MY POSITION IS:<br>☐ ELECTIVE ☑ APPOINTIVE |

## WHO MUST FILE FORM 8B

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

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

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * * * * * * * * * * * * *

## ELECTED OFFICERS:

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

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

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

* * * * * * * * * * * * * * * *

## APPOINTED OFFICERS:

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

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

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

## APPOINTED OFFICERS (continued)

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

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

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

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, David Del Gallo, hereby disclose that on Thursday, June 18, 20 26 :

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

X inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____ ;

___ inured to the special gain or loss of my relative, _____ ;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

Agenda Item 02 - 114 W. Wright Street

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

6/18/26
Date Filed

Signature

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

**File #:** 26-789 | Architectural Review Board | 7/16/2026

**QUASI-JUDICIAL HEARING**

**SUBJECT:**

18 W. Wright Street
North Hill preservation district & Palafox historic business district / Zone C-2A / City Council District 6
Final Review of New Playground Equipment and Landscaping at a Contributing Structure

**SUMMARY:**

Outerspaces Landscapes is requesting approval to install a new playground at Christ Episcopal Church. The proposal includes the use of artificial turf, two 12-by-12-foot sun-sail canopies installed over new pavers arranged in a checkerboard pattern, and additional pavers of various sizes configured as hopscotch and stepping-stone pathways. The sun-sail structures will be 12 feet tall and supported by wooden posts.

RECOMMENDED CODE SECTIONS
Sec. 12-3-10(2)d.2.ii.(b). North Hill; Procedure for review; Decisions; Rules governing decisions
Sec. 12-3-27(f)(2)a. Palafox historic business district; Architectural review of exterior development; Decision guidelines

**ATTACHMENTS:**

1. Images
2. 18 W. Wrigth Street_Applicaiton and Materials

18 W. Wright Street

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

***Architectural Review Board Application***
***Full Board Review***

Application Date: June 22, 2021

***Project Address:*** 18 W. Wright St., Pensacola, FL

Applicant: Outerspaces Landscapes, LLC; Ellis Bullock

Applicant's Address: 500 E. Cross St.

Email: **Email on file** Phone: (850) 982-6624

Property Owner: Christ Episcopal 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 seven (7) 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.**

This application is for a final review of a playground located at Christ Episcopal Church. Please see attached narrative for more detailed information.

*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

June 22, 2026
Date

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

# Description of Project

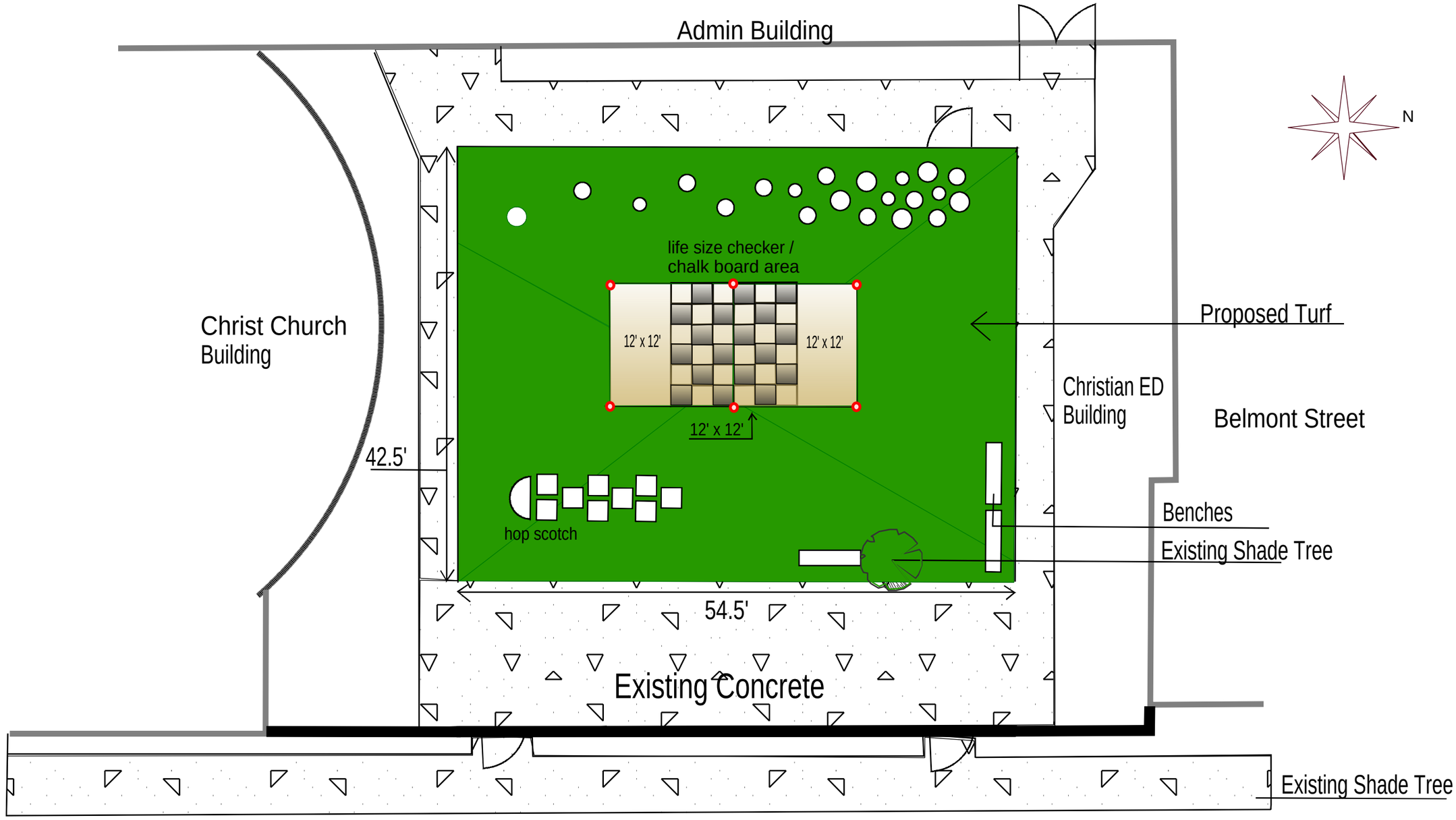
Outerspaces Landscapes has designed and intends to install a new playground at Christ Episcopal Church. The church is located at 18 W. Wright St. and the courtyard faces east on Palafox St.

The artificial turf is proposed for its durability and texture. Sod gets beat up and destroyed in a short amount of time and eventually turns into a dirty mess. (See arial photo).

Our improvements in using the artificial turf will keep the play area attractive, comfortable, and usable. Within the approximate 43’ x 55’ turf section we are constructing a life size 12’ x 12’ checkerboard, hopscotch, and a sensory play space. The checkerboard and hopscotch will be constructed using pavers.

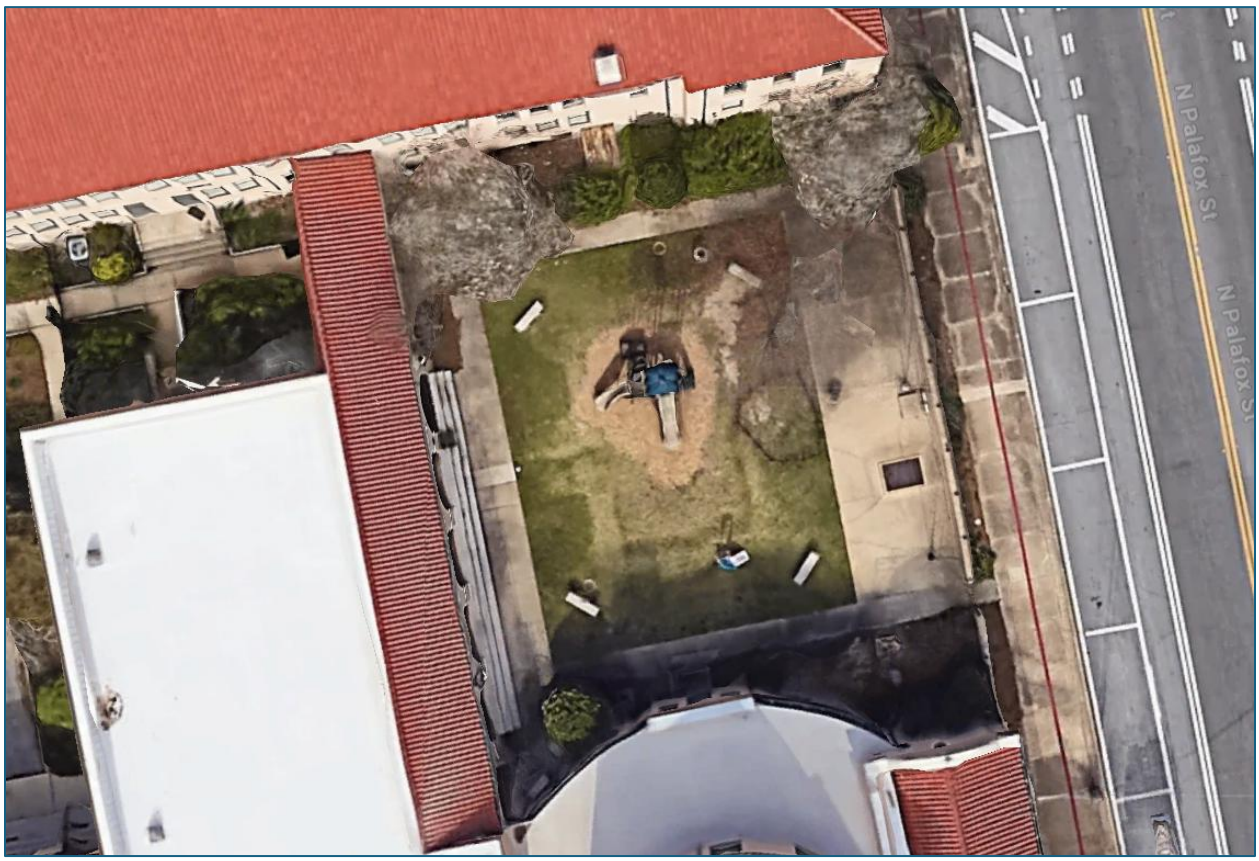
For reprieve from the brutal summer sun, we propose installing (2) 12’ x 12’ removable shade canopies which stand 10-12’ off the ground. The canopies can be stored in the winter, when there is shade from the southern oriented buildings.

We intend for the construction to begin on July 20, 2026 and be completed by August 5, 2026, while the children are gone for the summer.




| Revision #: | Scale: | Landscape Plan: | Landscape Design by: |
|---|---|---|---|
| Date: 6/17/2026 | 1" = 10' | Christ Church Playground | Outerspaces Landscapes, LLC |

Site location

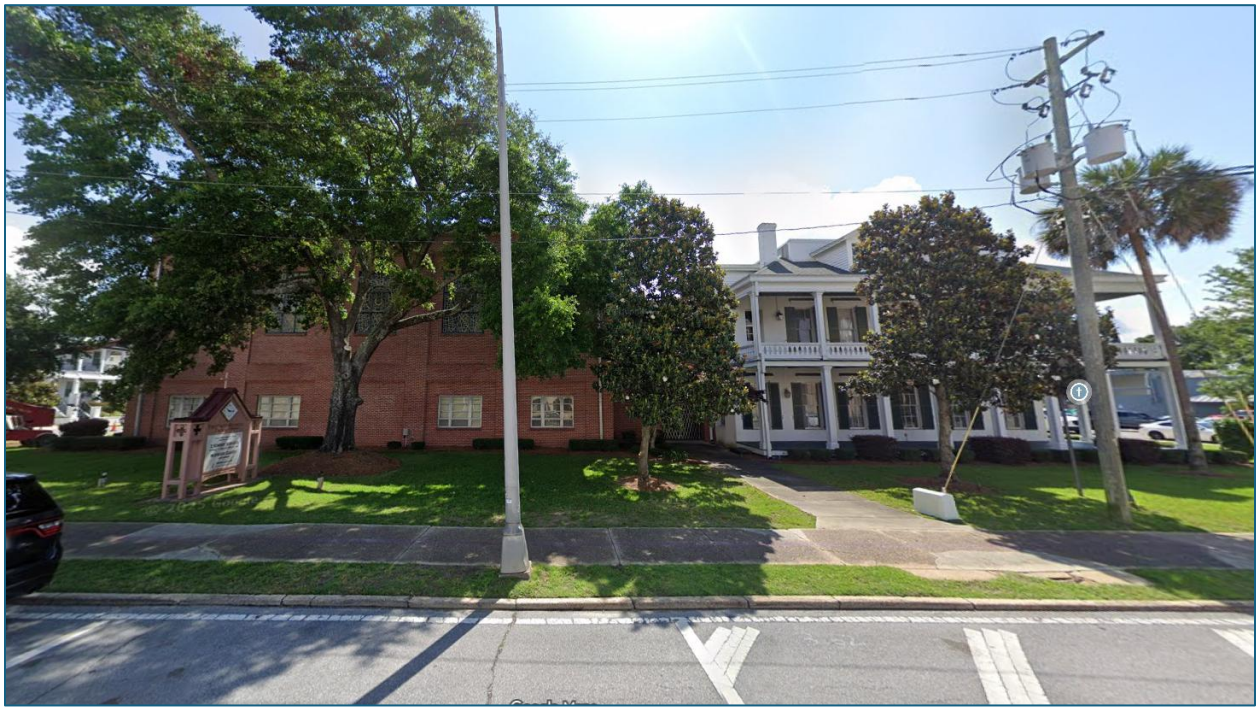


Play area looking west from Palafox Street

Play area looking north from Palafox Street

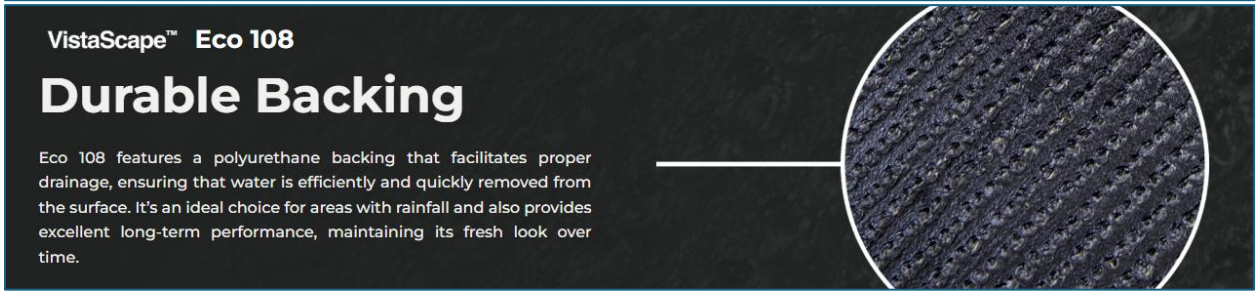
Play area looking south from Palafox Street

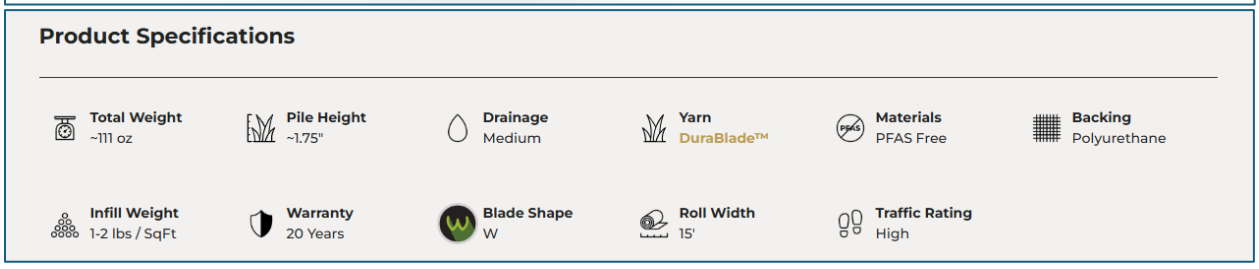
Streetscape to the east of play area from Palafox Street



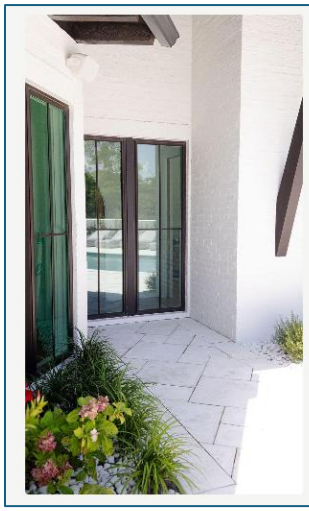
Products and materials

Artificial turf product - https://www.turfdistributors.com/all-products/vistascape/eco-108/





Pavers - https://rivierastoneworks.com/



# Architectural Grade Concrete Pavers

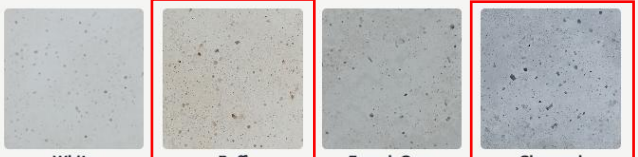
With a wide selection of colors and sizes, Riviera Stoneworks' concrete pavers are built to enhance any indoor or outdoor setting with lasting beauty and design flexibility

START A PROJECT WITH US ›

Checkerboard 24" x 24"

## Paver Colors

Our precast products are available in four refined colors — White, Buff, French Gray, and Charcoal — giving you the flexibility to complement any architectural style or design palette.



White | Buff | French Gray | Charcoal

Hopscotch and Stepping Stones 16", 18", and 20" various

## Paver Sizes

**Standard Pavers**

12x12x1
12x18x1
18x18x1
18x24x1
18x30x1
12x24x1
24x24x1
12x12x1 3/4
12x24x1 3/4
18x24x1 3/4
12x18x1 3/4
18x18x1 3/4
24x24x1 3/4
18x30x1 3/4
36x36x2

**Stairtreads**

12x36x1

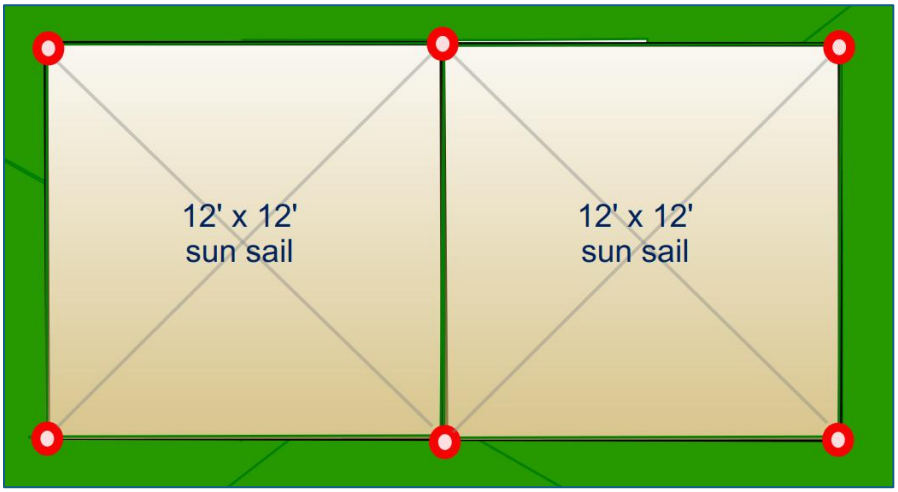
**Bullnose**

13X24X1 BN
16X30X1 BN
12X24X1 BN
12X36x2 BN
12x36x2 DBL BN

**Eased Edge**

13x30x1 3/4

Shade sail - https://wecanshadeit.com/fabric-coatings/
Posts (shown in red for example of layout) – to be wooden posts measuring 8” x 8” and proposed to be 12’ tall.




Example of shade sails –

Fabric to be high-density polyethylene and is 96% UV protection.
Canvas color

Natural
445003
495541

**File #:** 26-796 | Architectural Review Board | 7/16/2026

**QUASI-JUDICIAL HEARING**

**SUBJECT:**

608 E. Belmont Street
Old East Hill preservation district / Zone OEHR-2 / City Council District 6
Conceptual review for exterior renovations at a contributing structure

**SUMMARY:**

Grace Jinnah is requesting conceptual approval for exterior renovations to a contributing structure. The proposal includes adding a new rear porch; replacing all existing windows with single-hung vinyl units; replacing the current vinyl siding with new fiber-cement lap siding; installing a new asphalt shingle roof; and updating the front porch trim, balusters, brackets, and spandrels. Several paint scheme options are also being considered. Because this is a conceptual review, a complete application packet will be submitted for final approval at a future meeting.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-10(3)e.3.ii.(a) Old East Hill preservation district, Rules governing decisions
Sec. 12-3-10(3)g. Old East Hill preservation district, Restoration to existing contributing structures

**ATTACHMENTS:**

1. ES02144
2. Images
3. Application and Materials
4. Email regarding conceptual review

Page 1
_X_ original
___ update

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

Site # ES 02144

Recorder #_____

SITE NAME Seeger, 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 608 E. Belmont St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood, N. side of E. Belmont St. between N. 6th Ave. and N. 7th Ave.
SUBDIVISION East King Tract BLOCK NO 5 LOT NO 20
PLAT OR OTHER MAP county appraiser's atlas 68
TOWNSHIP 2S RANGE 30W SECTION 19 1/4 ___ 1/4-1/4 ____
IRREGULAR SEC? x y _ n LAND GRANT _____
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE ____ EASTING _____ NORTHING _____
COORDINATES: LATITUDE ____D ___M ___S LONGITUDE ____D ___M ___S

HISTORY
ARCHITECT: F _____ M _____ L unknown
BUILDER: F _____ M _____ L unknown
CONST DATE 1885 CIRCA C RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION
STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR _____
NO.: STORIES 2 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) ballon wood framing
EXTERIOR FABRIC(S) vinyl siding
FOUNDATION: TYPE pier MATLS brick
INFILL vinyl
PORCHES s/porch/brick columns/3/5
ROOF: TYPE hip SURFACING composition shingles
SECONDARY STRUCS. _____
CHIMNEY: NO 0 MTLS n/a LOCNS n/a
WINDOWS shs, 2/2 aluminum

EXTERIOR ORNAMENT none observed
CONDITION good SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
bigger two story house than surroundings - pecans and oaks

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? _ y _x n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

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 * *

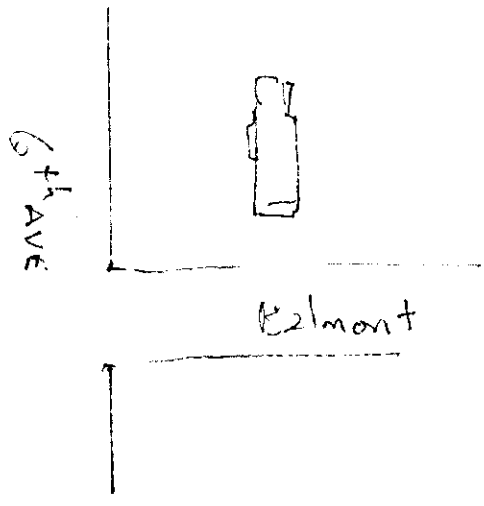
RECORDER INFORMATION: NAME F Richard M T L Brosnaham
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS 9IN117WEH (frames 10-11)

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**

608 E. Belmont Street

# 608 E Belmont Street

Pensacola, FL  32503

*c. 1885 · Queen Anne Victorian*

*Old East Hill Preservation District*

Prepared by

**Grace Jinnah**

grace@netivity.com

Barnes Geary Design · Perdido Key, FL

**ARB Hearing: July 16, 2026**

Deadline: June 25, 2026

# DOCUMENT INDEX

608 E Belmont Street · Pensacola, FL 32503

ARB Full Board Review · Old East Hill Preservation District · Applicant: Grace Jinnah · Hearing: July 16, 2026


| | |
|---|---|
| **COVER** | Title Page — 608 E Belmont Street · c. 1885 Queen Anne Victorian |
| **OVERVIEW** | Letter of Intent, Property Overview & Applicant Background |
| **HISTORY** | Queen Anne Architecture, Character-Defining Features & Historic Research |
| **SECTION 1** | ARB Application Form — City of Pensacola Full Board Review |
| **SECTION 2** | Architectural Drawings — Barnes Geary Design, Issued 06.03.2026 |
| | S1.1 Site Plan · D1.1 Demolition · A1.1–A1.3 Floor / Roof / Ceiling Plans |
| | A2.1–A2.3 Exterior Elevations (Front, Rear, East, West) & Interior Details |
| **SIDING** | Evidence, Code Compliance & Historic Material Analysis |
| **WINDOWS** | Evidence, Code Compliance & 24-Unit Replacement Schedule |
| | Range Window & Door LLC — Quote 2334332/1 (4 pages) |
| **ROOFLINE** | Evidence, Code Compliance & Historic Geometry Analysis |
| **TRIM** | Exterior Elements — Trim, Porches, Brick Columns & Historic Millwork |
| | Durabrac® Architectural Ornament Order Reference (2 pages) |
| **PRODUCTS** | Product Reference — All FL-Approved Materials with Specifications |
| **SECTION 3** | Exterior Color Schemes — Five Sherwin-Williams Historic Palette Options |
| **SECTION 4** | Photographs — Existing Window & Siding Conditions |
| **SECTION 5** | Product Literature — CWS Hurricane Guard Vinyl Impact Windows & Doors |


**Hearing:** July 16, 2026 — 2:00 PM | Hagler-Mason Conference Room, City Hall | **Deadline:** June 25, 2026 | Planning Services, 222 W. Main St., Pensacola FL 32502

# OVERVIEW & LETTER OF INTENT

*608 E Belmont Street · c. 1885 Queen Anne Victorian · Old East Hill Preservation District*

## About the Property

608 E Belmont Street is a two-story Queen Anne Victorian home built no later than 1885, confirmed by its appearance on the 1885 and 1896 Bird's Eye maps of Pensacola. The property represents over 140 years of continuous neighborhood history and is one of the most intact Victorian structures remaining in the preservation district.

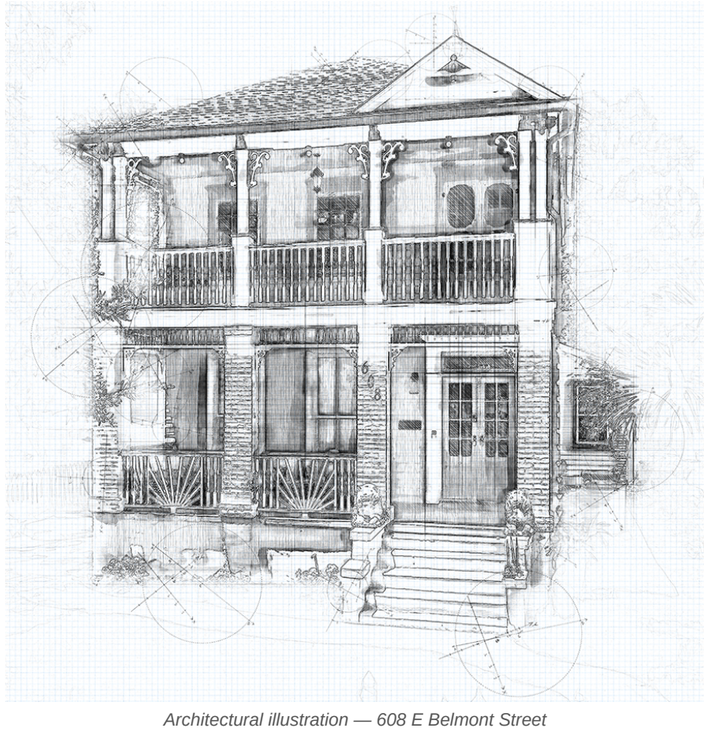
## About the Applicant

Grace Jinnah is the property owner and applicant. Her mission is to preserve, restore, and protect one of Old East Hill's original Victorian homes. Grace is currently unable to reside in the home due to confirmed black mold from defective vinyl siding — an urgent health risk requiring immediate remediation.

## Letter of Intent

Every proposed change honors the historic character of this Queen Anne Victorian. All materials carry Florida Product Approval for the 130 mph wind zone. Architectural drawings by Barnes Geary Design conform to OEHPD guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Expedited review is respectfully requested given the documented health hazard.

*— Grace Jinnah, Applicant & Owner*



*Architectural illustration — 608 E Belmont Street*

*Grace Jinnah at 608 E Belmont Street*

# QUEEN ANNE ARCHITECTURE & HISTORIC RESEARCH

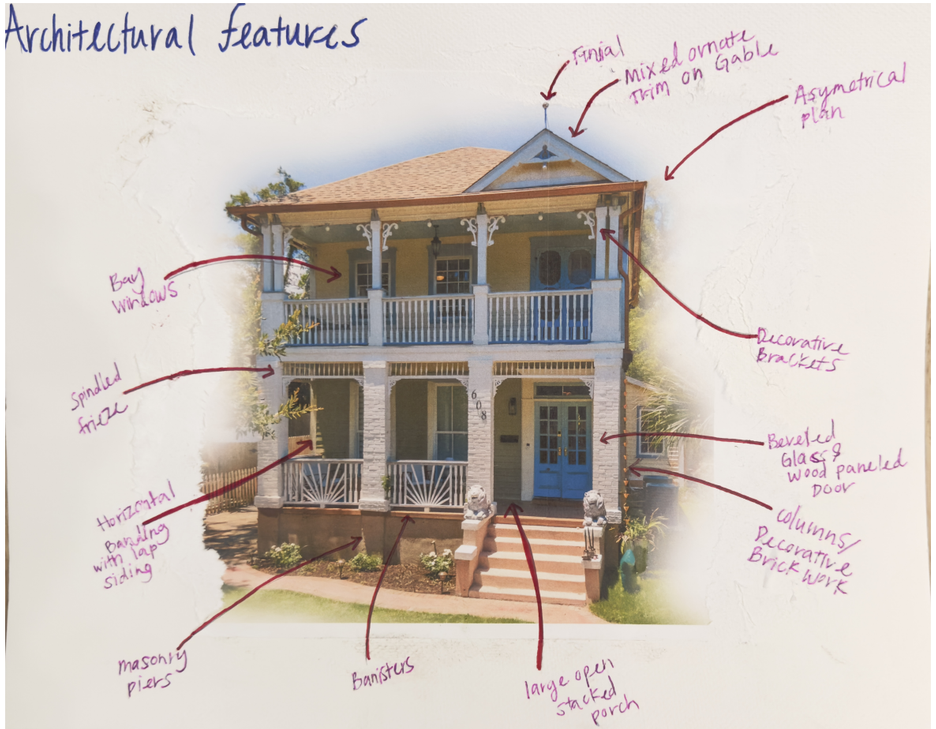
*Honoring Every Character-Defining Feature — c. 1885 · All Changes Consistent with OEHPD Guidelines*

## Character-Defining Features — All Identified & Preserved

- Asymmetrical plan — varied massing and rooflines
- Prominent front gable with ornate trim & finial
- Projecting bay windows — three-dimensional depth
- Decorative brick columns & masonry piers
- Scroll-cut brackets & Queen Anne spandrel
- Beveled glass entry door with transom panel
- Multi-level open stacked porch — Victorian statement
- Turned banisters — lathe-turned spindle profile
- Horizontal lap siding — original wood profile

## Historical Research & Compliance

Confirmed on both the 1885 and 1896 Bird's Eye maps of Pensacola. The 1968 photograph (right) shows mid-century alterations already in place — the renovation reverses those changes and restores the Victorian character. All work follows the Secretary of the Interior's Standards for Rehabilitation and the City of Pensacola OEHPD design guidelines.




*Queen Anne character features identified on-site*

*608 E Belmont St., c. 1968 — mid-century modifications visible (UWF Historic Trust)*

## *Architectural Review Board Application — Full Board Review*

**City of Pensacola**
*America's First Settlement*

**Application Date:** June 19, 2026

**Project Address:** 608 E Belmont Street, Pensacola, FL 32503

**Applicant / Owner:** Grace Jinnah

**Email / Phone:** grace.jinnah@teksynap.com / _____

**District:**

■ PHD ■ NHPD ■ **OEHPD** ■ PHBD ■ GCD

■ **Residential Homestead — $50.00 hearing fee**

**Conceptual review per attached email. GH 7.9.2026**

**Project Description — FINAL REVIEW:**

*Comprehensive renovation and rear addition — 608 E Belmont Street, Pensacola FL 32503, Old East Hill Preservation District (OEHPD).*

***Rear Addition:*** *Squaring irregular rear; new covered porch; 1st-floor 1,369 → 1,963 SF.*
***Windows:*** *24-unit CWS StormStrong Vinyl impact (FL5823.1/FL13010.3), Low-E 366, SDL grids, 130 mph.*
***Siding:*** *Remove defective vinyl; James Hardie Fiber Cement Lap (FL13192.1) and Board (FL32103.1).*
***Roofing:*** *Tamko Heritage (FL18355.1), 8:12/3:12 pitch, Ice & Water Shield SWR (FL12328.2).*
***Porches:*** *Period railings, balusters, brackets, frieze, spandrel. Brick piers repointed/sealed.*
***Colors:*** *Five Sherwin-Williams Historic palette options for board consideration.*

*I understand payment of fees does not entitle me to approval. I have reviewed zoning requirements and will be present at the ARB meeting.*

_____ _____

Applicant Signature Date

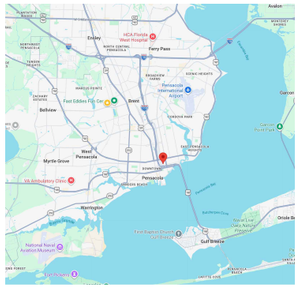
Planning Services 222 W. Main Street, Pensacola, FL 32502 (850) 435-1670

# SECTION 2 — ARCHITECTURAL DRAWINGS

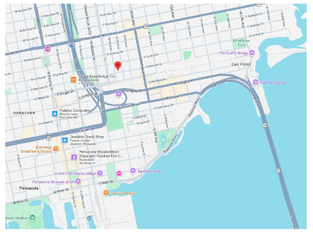
*Barnes Geary Design · 5612 N Shore Way, Perdido Key, FL 32071 · Issued 06.03.2026*

Eight architectural sheets conforming to OEHPD guidelines, the Florida Building Code, and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Drawings follow on the next eight spreads.

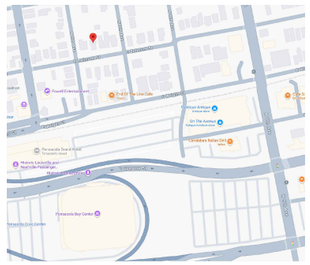
| | | |
|---|---|---|
| **S1.1** | **Site Plan** | Property footprint, rear addition, setbacks, site improvements. |
| **D1.1** | **Demolition Plans** | Walls, windows, doors to be removed — 1st & 2nd floor. |
| **A1.1** | **Floor Plans & Window Schedule** | All 24 CWS replacement units with FL approval numbers. |
| **A1.2** | **Roof Plan & Wall Sections** | 8:12 hip main + 3:12 addition. Hardie assembly detail. |
| **A1.3** | **Reflected Ceiling Plans** | Heights, lighting, HVAC — 1st & 2nd floor, updated 06.03.2026. |
| **A2.1** | **Elevations — Front & Rear** | All Queen Anne features: gable, bay, porch, windows — dimensioned. |
| **A2.2** | **Elevations — East & West** | Consistent siding and window replacement, all four faces. |
| **A2.3** | **Interior Details** | Millwork, porch bracket and baluster details. |



AREA MAP

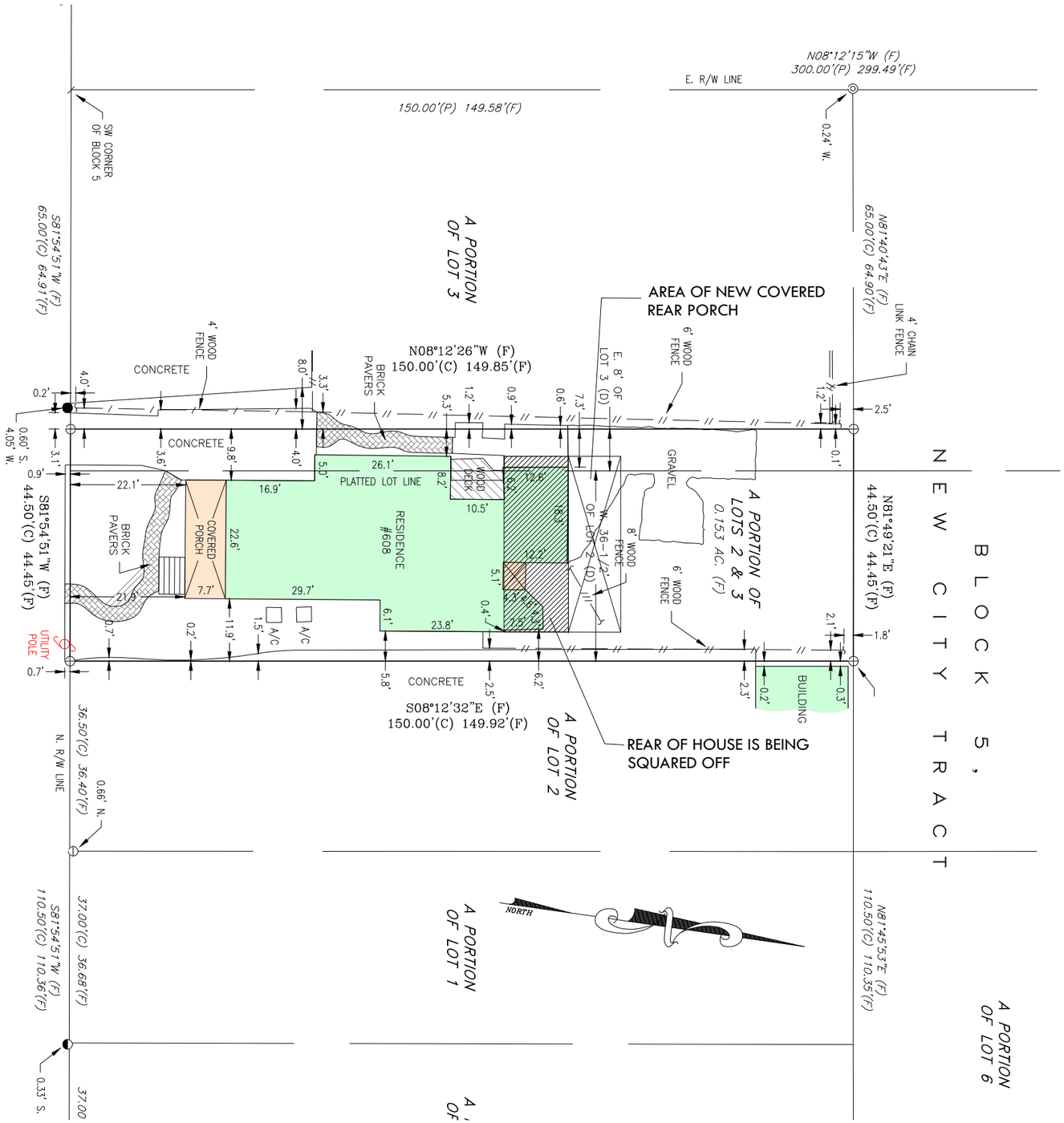


VICINITY MAP



LOCATION MAP

EAST BELMONT STREET (50' RIGHT-OF-WAY)




1 Proposed Site Plan
Scale: 3/32"=1'-0"


BARNES GEARY DESIGN
Architecture & Interiors

Barnes Geary Design
412.901.5846

5612 N Shore Way
Perdido Key, FL 3207

Barnesgearydesign.com


URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

DRAWING TITLE:
Site Plan

DATE:
06.03.2026

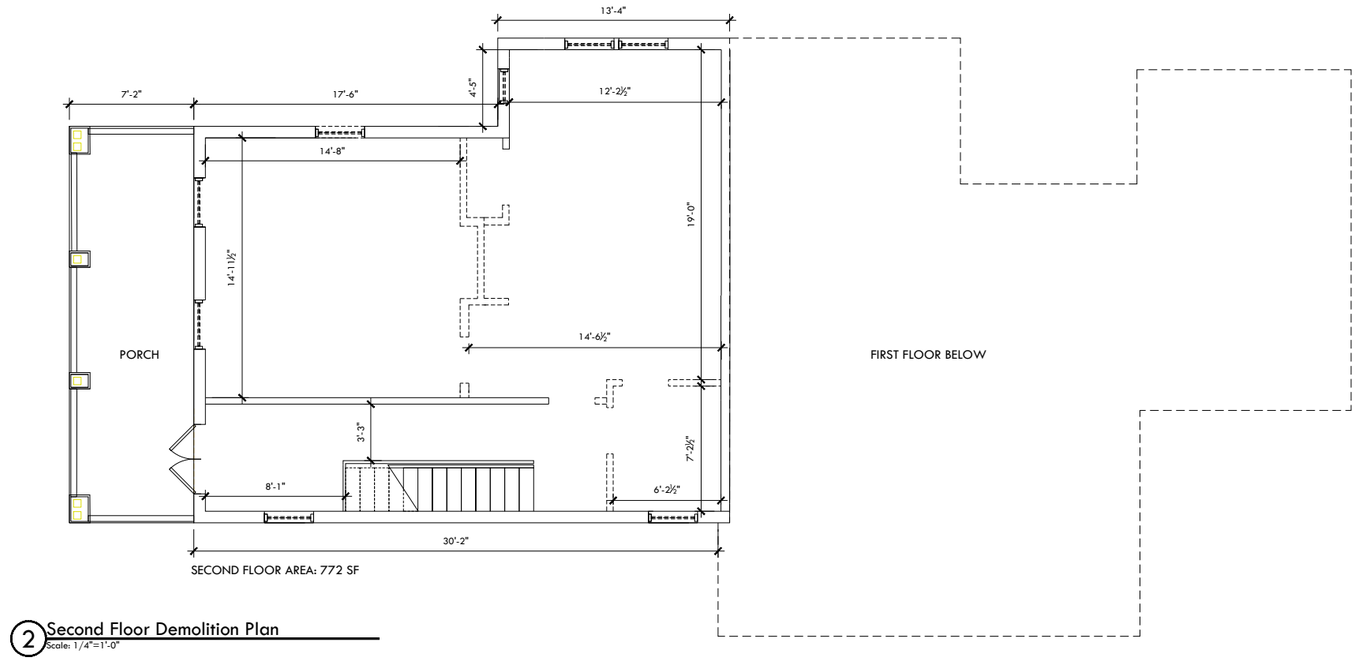
SHEET #:
S1.1


© BARNES GEARY DESIGN 2026



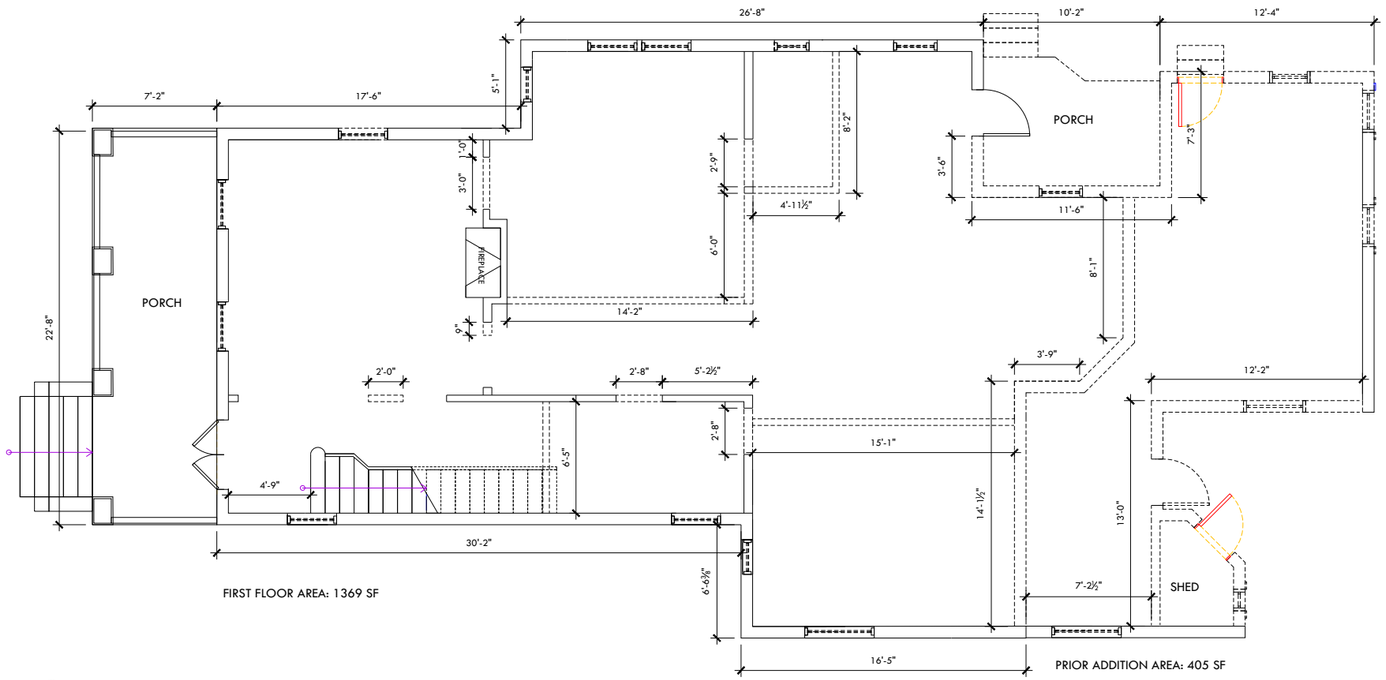


C:\Users\Geary\Desktop\BGD\1 Front D Drive\MARNES GEARY DESIGN\Active Projects\Jinnah Renovation\Jinnah Renovations.dwg
6.3.2026




2 Second Floor Demolition Plan
Scale: 1/4"=1'-0"

Demolition Notes:
1. Remove the Paint from the Existing Brick Porch Piers.
2. Remove all existing porch railings.
3. Remove all existing windows.
4. Remove all walls shown with a dashed line.




1 First Floor Demolition Plan
Scale: 1/4"=1'-0"

BARNES GEARY DESIGN
Architecture & Interiors

Barnes Geary Design
412.901.5846

5612 N Shore Way
Perdido Key, FL 3207

Barnesgearydesign.com

URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

DRAWING TITLE:
Demolition Plans

DATE:
6.03.2026

SHEET #:
D1.1

© BARNES GEARY DESIGN 2026





6.3.2026
C:\Users\Geary\Desktop\DATA From D Drive\BARNES GEARY DESIGN\Active Projects\Jinnah Renovation\Jinnah Renovations.dwg

| NEW EXTERIOR WINDOWS | | | | | | |
|---|---|---|---|---|---|---|
| Window # | Width | Height | Head Height | Type | | |
| W1 | 3'-0" | 7'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W2 | 3'-0" | 7'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W3 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W4 | 3'-0" | 4'-6" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W5 | 3'-0" | 3'-0" | 8'-0" AFF | Picture Window | Impact Rated | White Vinyl |
| W6 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W7 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W8 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W9 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W10 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W11 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W12 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W13 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W14 | 3'-0" | 4'-6" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W15 | 3'-0" | 4'-6" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W16 | 2'-6" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W17 | 2'-6" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W18 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W19 | 2'-0" | 4'-6" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W20 | 2'-0" | 4'-6" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W21 | 3'-0" | 6'-0" | 8'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W22 | 3'-0" | 6'-0" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W23 | 3'-0" | 6'-0" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W24 | 3'-0" | 5'-0" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W25 | 2'-0" | 4'-6" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W26 | 2'-0" | 5'-0" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W27 | 3'-0" | 5'-0" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W28 | 3'-0" | 5'-0" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W29 | 2'-0" | 5'-0" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |
| W30 | 3'-0" | 5'-0" | 7'-0" AFF | Single Hung | Impact Rated | White Vinyl |

| EXTERIOR DOORS | | | | |
|---|---|---|---|---|
| Door # | Width | Height | Type | |
| D1 | 4'-0" | 7'-0" | Restore Existing Double Doors | |
| D2 | 2'-8" | 7'-0" | | Impact Rated |
| D3 | 5'-0" | 8'-0" | Full Glass Lite Double Doors | Impact Rated |
| D4 | 4'-0" | 6'-8" | Restore Existing Double Doors | |

| NEW INTERIOR DOORS: | | | | |
|---|---|---|---|---|
| Door # | Width | Height | Type | |
| D5 | 3'-0" | 6'-8" | Hinged Door | |
| D6 | 2'-8" | 6'-8" | Pocket Door | |
| D7 | 2'-8" | 6'-8" | Hinged Door | |
| D8 | 2'-8" | 6'-8" | Pocket Door | |
| D9 | 2'-0" | 6'-8" | Pocket Door | |
| D10 | 2'-8" | 6'-8" | Pocket Door | |
| D11 | 2'-8" | 6'-8" | Hinged Door | |
| D12 | 2'-0" | 6'-8" | Arch Top Hinged Door | |
| D13 | 2'-8" | 6'-8" | Hinged Door | |
| D14 | 2'-8" | 6'-8" | Hinged Double Closet Door | |
| D15 | 2'-8" | 6'-8" | Hinged Door | |
| D16 | 2'-8" | 6'-8" | Pocket Door | |
| D17 | 2'-0" | 6'-8" | Hinged Door | |
| D18 | 2'-8" | 6'-8" | Hinged Double Closet Door | |

WINDOW TYPES

All Windows meet Florida Building Code FL15757.1 for Impact Resistance.
Zone 4 Rating, Level D ASTM Projectile Missile Impact

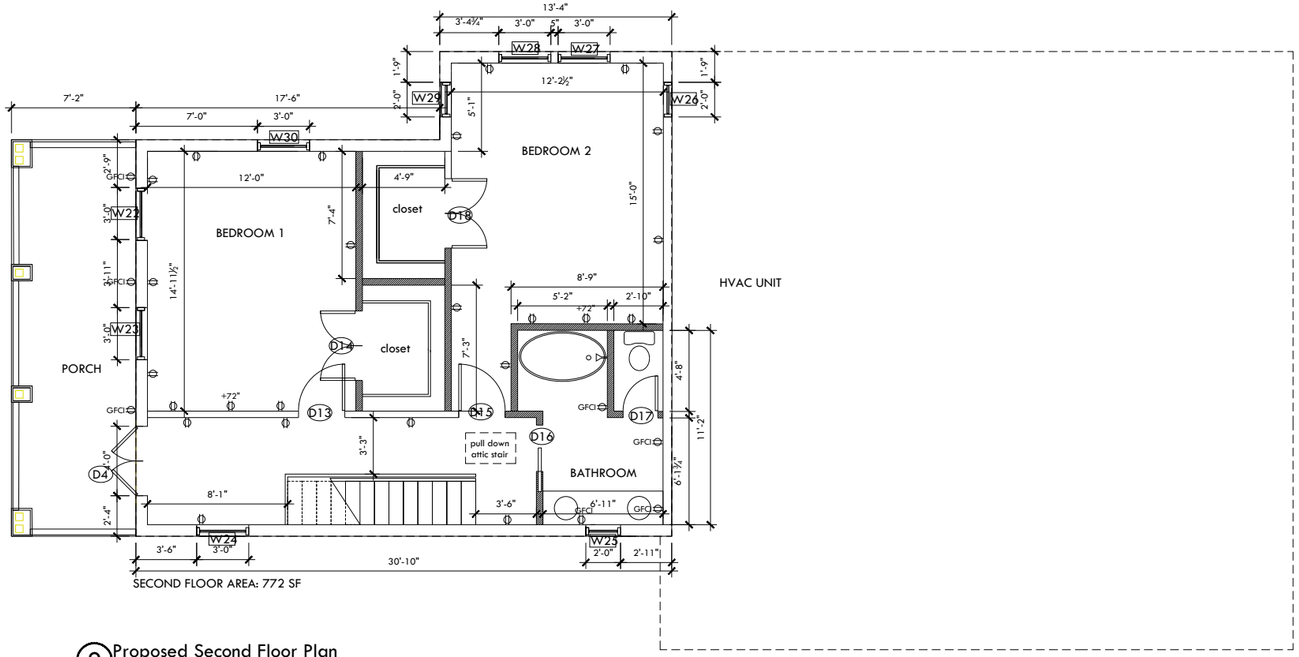
Windows are to be White Exterior finish and White Interior finish.

CWS Storm Strong Vinyl Single Hung Windows
6100 Series, Impact Rated
White Interior, White Exterior,
FL17791.1 R2

CWS Storm Strong Vinyl Picture Window
6150 Series, Impact Rated
White Interior, White Exterior,
FL17794.1-R0

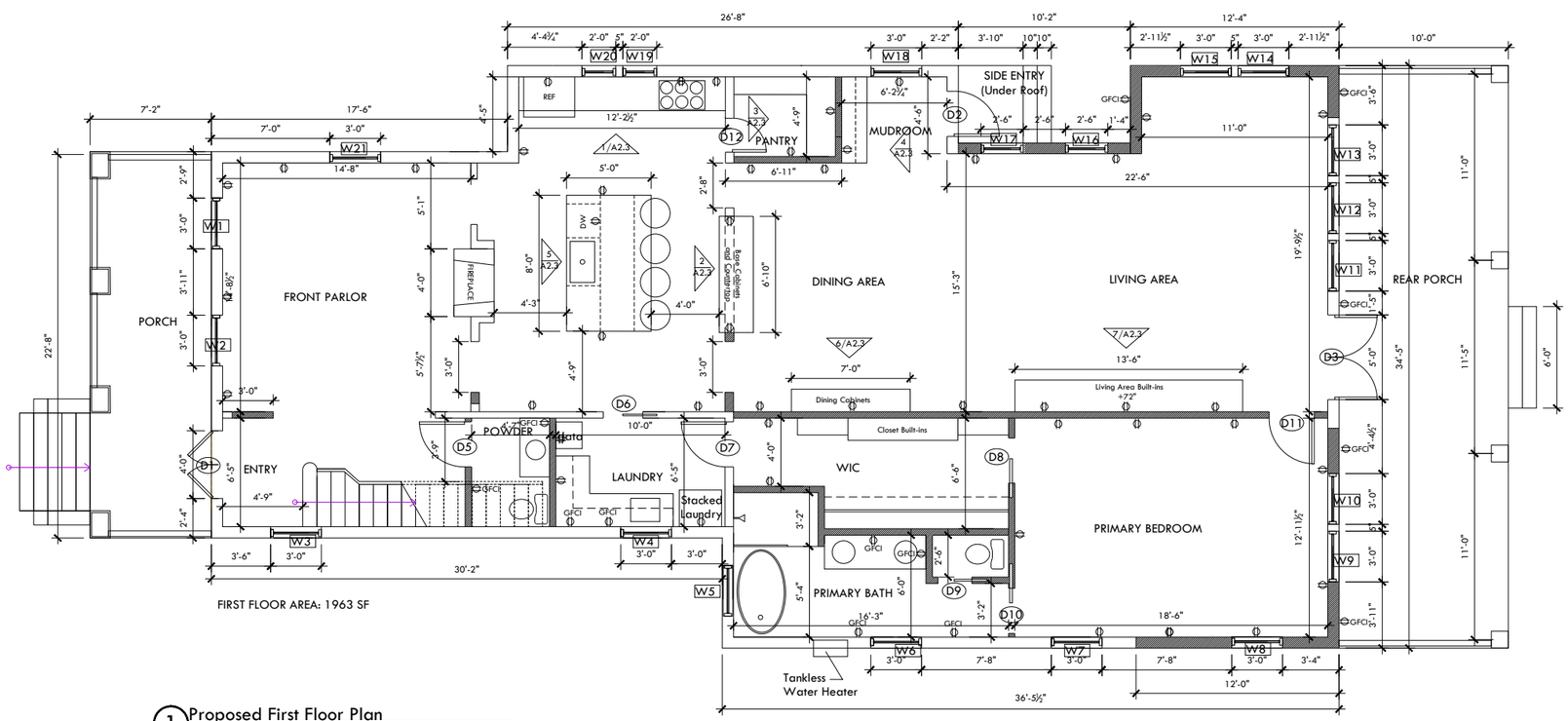
- The StormStrong line has a maximum Design Pressure of DP +/-50

Rear Door:
CWS
WindPact Plus Series 8750 French Door
5'-0"x 8'-0"
FL16093.1




SECOND FLOOR AREA: 772 SF

## 2 Proposed Second Floor Plan
Scale: 1/4"=1'-0"




FIRST FLOOR AREA: 1963 SF

## 1 Proposed First Floor Plan
Scale: 1/4"=1'-0"



C:\Users\Geary\Desktop\DATA From D Drive\BARNES GEARY DESIGN\Active Projects\Jinnah Renovation\Jinnah Renovations.dwg
6.3.2026

BARNES GEARY DESIGN
Architecture & Interiors
Barnes Geary Design
412.901.5846
5612 N Shore Way
Perdido Key, FL 32507
Barnesgearydesign.com

URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

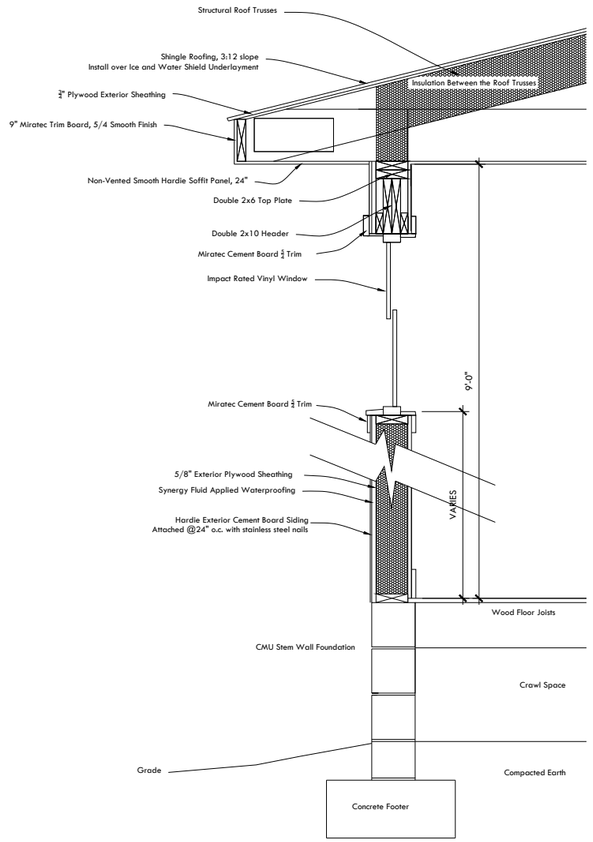
DRAWING TITLE:
New Floor Plans

DATE:
6.03.2026

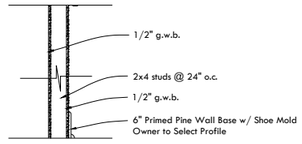
SHEET #:
A1.1



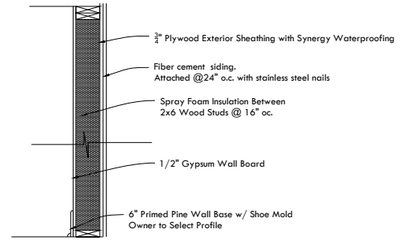
© BARNES GEARY DESIGN 2026



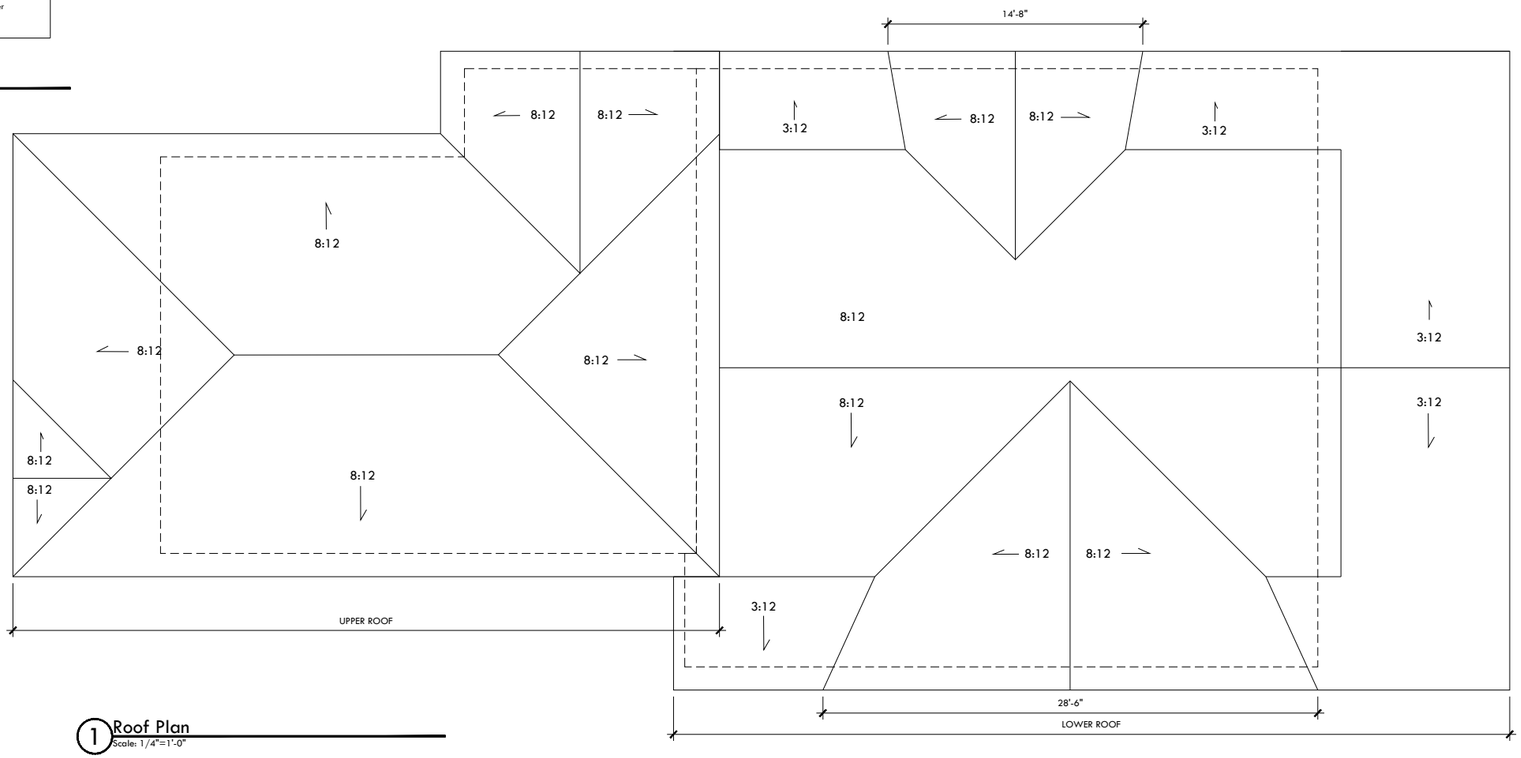

2 Section at Addition
Scale: 1"=1'-0"




3 Typical Interior Wall Type
Scale: 3/4"=1'-0"




4 Typical Exterior Wall Type
Scale: 3/4"=1'-0"




1 Roof Plan
Scale: 1/4"=1'-0"

BARNES GEARY DESIGN
Architecture & Interiors
Barnes Geary Design
412.901.5846
5612 N Shore Way
Perdido Key, FL 3207
Barnesgearydesign.com

URBAN INFILL CORPORATION

Interior Renovations
Jinnah Residence
608 E Belmont
Pensacola, FL

DRAWING TITLE:
New Roof Plan

DATE:
6.03.2026

SHEET #:
A1.2

© BARNES GEARY DESIGN 2026





C:\Users\Geary\Desktop\DATA From D Drive\BARNES GEARY DESIGN\Active Projects\Jinnah Renovations\Jinnah Renovations.dwg
6.3.2026

Contractor to Provide a fixture box for an Owner Provided ceiling fan.

Contractor to Provide a moisture rated LED recessed light

Contractor to Provide a 6" LED recessed down light.

Contractor to Provide a fixture box for an Owner Provided ceiling mount chandelier

Contractor to Provide a fixture box for an Owner Provided ceiling mount light fixture

Contractor to Provide a fixture box for an Owner Provided wall mount light fixture

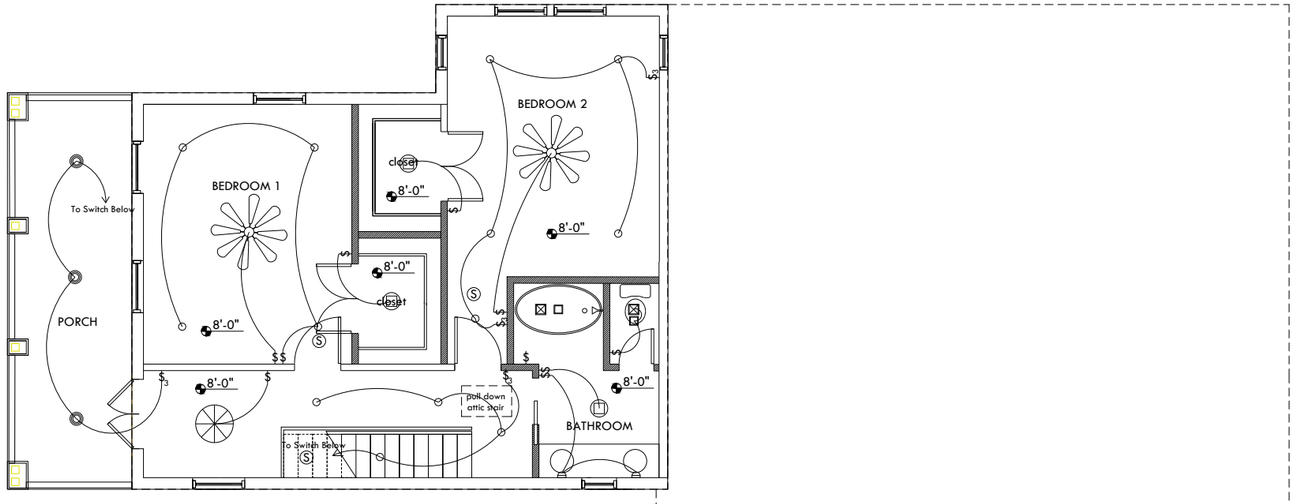
Contractor to Provide an exhaust fan of 1.0 sones or less.

Contractor to Provide a fixture box for an owner provided decorative pendant fixture

Contractor Provided Smoke Detector

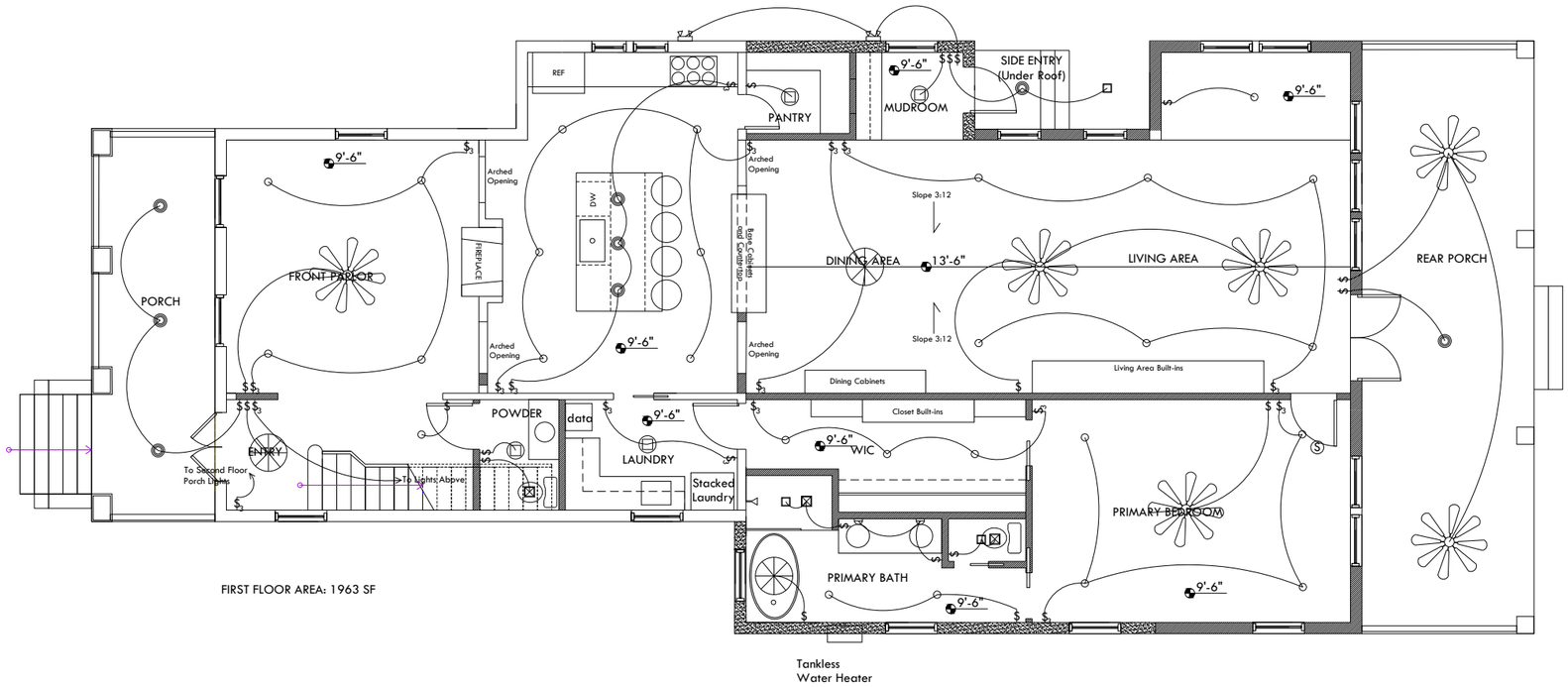
Contractor to Provide a fixture box for an Owner Provided exterior flood light

Lighting Notes:
1. All Down Lights are to be on Dimmer Switches.




SECOND FLOOR AREA: 772 SF

## 2 Second Floor Reflected Ceiling Plan
Scale: 1/4"=1'-0"




FIRST FLOOR AREA: 1963 SF

## 1 First Floor Reflected Ceiling Plan
Scale: 1/4"=1'-0"


BARNES GEARY DESIGN
Architecture & Interiors

Barnes Geary Design
412.901.5846

5612 N Shore Way
Perdido Key, FL 3207

Barnesgearydesign.com


URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

DRAWING TITLE:
Reflected Ceiling Plans

DATE:
6.03.2026

SHEET #:
A1.3

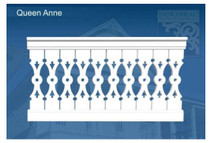

© BARNES GEARY DESIGN 2026





C:\Users\Geary\Desktop\DATA From D Drive\BARNES GEARY DESIGN\Active Projects\Jinnah Renovation\Jinnah Renovations.dwg
6.4.2026

Upper Porch Frieze Trim




Porch Balusters

Front Gable Bracket

Lower Porch Spandrel

Bracket for Upper Front Porch

Bracket for Back Porch

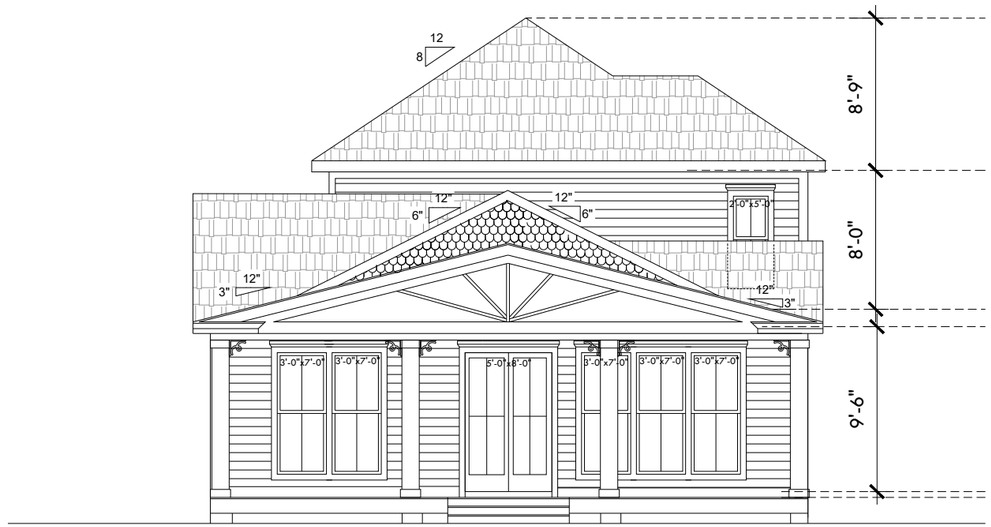
James Hardie
Fiber Cement Lap Style Siding
FL 13192.1

James Hardie
Fiber Cement Board Siding
FL 32103.1

Tamko Asphalt Shingles
FL 18355.1

Roofing Underlayment
FL 12328.2

1 Front Elevation
Scale: 1/4"=1'-0"




2 Rear Elevation
Scale: 1/4"=1'-0"

BARNES GEARY DESIGN
Architecture & Interiors

Barnes Geary Design
412.901.5846

5612 N Shore Way
Perdido Key, FL 3207

Barnesgearydesign.com

URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

DRAWING TITLE:
Exterior Elevations

DATE:
6.03.2026

SHEET #:
A2.1

© BARNES GEARY DESIGN 2026



C:\Users\Geary\Desktop\DATA From D Drive\BARNES GEARY DESIGN Active Projects\Jinnah Renovation\Jinnah Renovation.dwg

1 Side Elevation
Scale: 1/4"=1'-0"

2 Side Elevation
Scale: 1/4"=1'-0"

BARNES GEARY DESIGN
Architecture & Interiors

Barnes Geary Design
412.901.5846

5612 N Shore Way
Perdido Key, FL 32507

Barnesgearydesign.com

URBAN INFILL CORPORATION

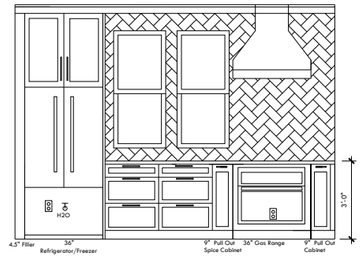
Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

DRAWING TITLE:
Exterior Elevations

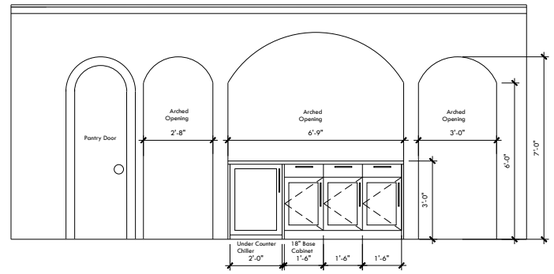
DATE:
6.03.2026

SHEET #:
A2.2

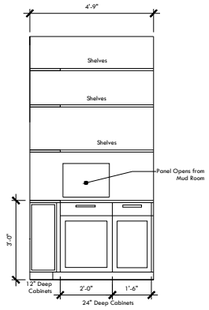
C:\Users\Geary\Desktop\DATA From D Drive\BARNES GEARY DESIGN\Active Projects\Jinnah Renovation\Jinnah Renovations 6.3.26.dwg
6.3.2026



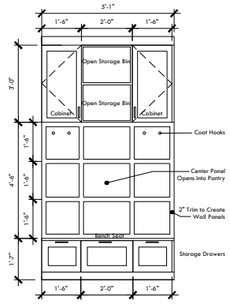

1 Kitchen Elevation
Scale: 3/8"=1'-0"



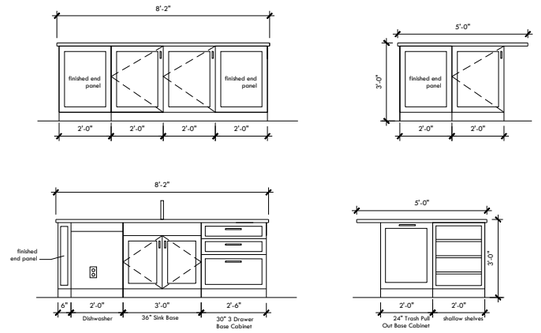

2 Kitchen Elevation
Scale: 3/8"=1'-0"



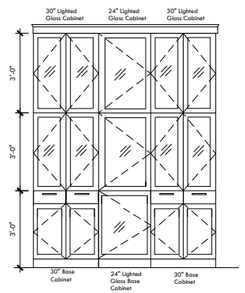

3 Pantry Elevation
Scale: 3/8"=1'-0"



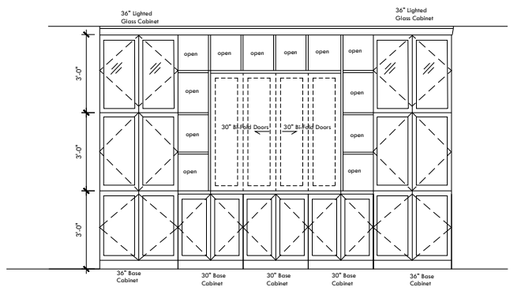

4 Mudroom Elevation
Scale: 3/8"=1'-0"




5 Kitchen Island Elevations
Scale: 3/8"=1'-0"




6 Dining Area Elevation
Scale: 3/8"=1'-0"




7 Living Area Built-Ins
Scale: 3/8"=1'-0"

BARNES GEARY DESIGN
Architecture & Interiors

Barnes Geary Design
412.901.5846

5612 N Shore Way
Perdido Key, FL 32507

Barnesgearydesign.com

URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

DRAWING TITLE:
Interior Details

DATE:
6.03.2026

SHEET #:
A2.3

C:\Users\Geary\Desktop\DATA From D:Drive\BARNES GEARY DESIGN\Active Projects\Jinnah Renovation\Jinnah Renovations.rvt
6.3.2026

# SIDING — EVIDENCE, CODE COMPLIANCE & HISTORIC ANALYSIS

*Scope: Full Replacement · James Hardie Fiber Cement · FL13192.1 (lap) / FL32103.1 (board)*

## Why Replacement Is Required — Documented Evidence

Existing vinyl siding is defective and improperly installed on all four elevations, confirmed by Panhandle Inspection Services (07/31/2024). Water intrusion has caused black mold and structural rot — a documented health hazard preventing occupancy. Vinyl is *not* the original material; it replaced original wood lap siding in a mid-century modification. Removal restores authentic material character.

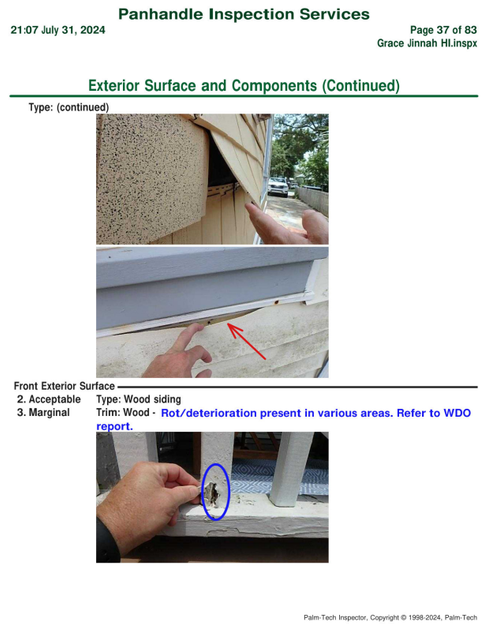
*Inspection Evidence (07/31/2024, Bill Ivey, Panhandle Inspection Services):*

- All four elevations: vinyl loose, incorrectly installed throughout
- Black mold confirmed in wall cavity behind failed siding
- Rot and WDO evidence in trim throughout
- Balcony wood de-laminating from water infiltration
- White fungus substance observed in crawl space

## Historic Accuracy & Code Compliance

James Hardie HardiePlank (FL13192.1) matches the original wood lap profile; HardiePanel (FL32103.1) used at gable fields for Queen Anne vertical accent. Installation includes proper WRB and flashing to correct the documented water intrusion deficiency. Both products are FL-approved for 130 mph wind zone.

*Water intrusion and mold behind defective vinyl — exposed wall cavity*



Panhandle Inspection Services

21:07 July 31, 2024 — Page 37 of 83

Grace Jinnah HI.inspx

Exterior Surface and Components (Continued)

Type: (continued)

Front Exterior Surface

2. Acceptable — Type: Wood siding

3. Marginal — Trim: Wood - Rot/deterioration present in various areas. Refer to WDO report.

Palm-Tech Inspector, Copyright © 1998-2024, Palm-Tech

*Home inspection — Exterior Surface section (07/31/2024, Panhandle Inspection)*

# WINDOWS — EVIDENCE, CODE COMPLIANCE & REPLACEMENT SCHEDULE

*Scope: 24-Unit Full Replacement · CWS StormStrong Vinyl Impact · 130 mph · Total: $21,015.17*

## Why Replacement Is Required — Wind Mitigation Level X

Uniform Mitigation Verification Inspection (09/28/2023, Robert Genovese, One Source Home Inspectors) confirmed every opening rated **Level X — no windborne debris protection.** Structure is pre-FBC (1918), does not meet FBC 2001. Inspection also found fogged/failed seals and inoperable sash hardware.

| Unit Type | Model | Qty | DLO Size | FL # | Ext. $ |
|---|---|---|---|---|---|
| Picture Window | 8300-PW | 2 | 33¼"×89" | FL13010.3 | $4,229 |
| Single Hung 2860 | 8100-SH | 4 | 31½"×71½" | FL5823.1 | $3,196 |
| Double SH (wide) | SH-SH mull | 1 | 64¼"×59½" | FL5823.1 | $1,503 |
| Single Hung 2850 | 8100-SH | 9 | 31½"×59½" | FL5823.1 | $6,341 |
| Single Hung 2040 | 8100-SH | 4 | 23¼"×47½" | FL5823.1 | $2,070 |
| SH custom width | 8100-SH | 1 | 29¼"×59½" | FL5823.1 | $696 |
| SH tempered | 8100-SH | 1 | 31½"×59½" | FL5823.1 | $789 |
| Casement Left | 8400-CS-L | 2 | 31½"×59½" | FL6890.1 | $2,106 |
| Add-A-Fin fins | PVC ext | 4 | accessory | — | $85 |
| | | | | | **$21,015** |

## Historic Accuracy

CWS 8100-SH single-hung profile matches original wood double-hung windows. SDL grids replicate original multi-pane configuration per OEHPD standards.

**Uniform Mitigation Verification Inspection Form**

Maintain a copy of this form and any documentation provided with the insurance policy

| | | | |
|---|---|---|---|
| Inspection Date: **09/28/2023** | | | |
| **Owner Information** | | | |
| Owner Name: **Morgan Spear** | | Contact Person: **Morgan Spear** | |
| Address: **608 E Belmont St** | | Home Phone: | |
| City: **Pensacola** | Zip: **32501** | Work Phone: | |
| County: **Escambia** | | Cell Phone: **407-832-0313** | |
| Insurance Company: | | Policy #: | |
| Year of Home: **1918** | # of Stories: **2** | Email: **morgankspear@gmail.com** | |

**NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 though 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.**

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?
   - ☐ A. Built in compliance with the FBC: Year Built _____. For homes built in 2002/2003 provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY) ____/____/_____
   - ☐ B. For the HVHZ Only: Built in compliance with the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996 provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) ____/____/_____
   - ☑ C. Unknown or does not meet the requirements of Answer "A" or "B"
2. **Roof Coverings:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

| 2.1 Roof Covering Type | Permit Application Date | FBC or MDC Product Approval # | Year of Original Installation or Replacement | No Information Provided for Compliance |
|---|---|---|---|---|
| ☑ 1. Asphalt/Fiberglass Shingle | 4.10.2012 | FL764 | 2012 | ☐ |
| ☐ 2. Concrete/Clay Tile | ____/____/____ | | | ☐ |
| ☐ 3. Metal | ____/____/____ | | | ☐ |
| ☐ 4. Built Up | ____/____/____ | | | ☐ |
| ☐ 5. Membrane | ____/____/____ | | | ☐ |
| ☐ 6. Other _____ | ____/____/____ | | | ☐ |

   - ☑ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
   - ☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
   - ☐ C. One or more roof coverings do not meet the requirements of Answer "A" or "B".
   - ☐ D. No roof coverings meet the requirements of Answer "A" or "B".
3. **Roof Deck Attachment:** What is the **weakest** form of roof deck attachment?
   - ☐ A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.
   - ☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16"inch attached to the roof truss/rafter (spaced a maximum of 24"inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field.-OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
   - ☑ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16"inch attached to the roof truss/rafter (spaced a maximum of 24"inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter

**Inspectors Initials** RG **Property Address** 608 E Belmont St, Pensacola, FL 32501

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**
**OIR-B1-1802 (Rev. 01/12) Adopted by Rule 69O-170.0155** Page 1 of 6

*Wind Mitigation Report (09/28/2023) — Opening Protection: Level X, no windborne debris protection*

**Panhandle Inspection Services**

21:07 July 31, 2024 Page 35 of 83
Grace Jinnah HI.inspx

**Lots and Grounds (Continued)**

| | |
|---|---|
| 14. Not Present | Pool Steps/Rails: |
| 15. Not Present | Pool Enclosure: |
| 16. Not Present | Pool Electrical: |
| 17. Acceptable | Fences: Wood |
| 18. Acceptable | Sprinkler System: Front Yard |

Palm-Tech Inspector, Copyright © 1998-2024, Palm-Tech

*Home inspection — fogged window seals and inoperable sash hardware (07/31/2024)*

# ROOFLINE — EVIDENCE, CODE COMPLIANCE & HISTORIC ANALYSIS

*Scope: Rear Roof Replacement & New Addition Roof · Tamko Heritage (FL18355.1) · Ice & Water Shield (FL12328.2)*

## Why Roof Work Is Required — Documented Evidence

Wind mitigation confirmed no secondary water resistance (Level B) and clip-only roof-to-wall connections — neither meets FBC. Home inspection found rear rolled roof nearing end of useful life. Attic shows evidence of prior fire with odor-suppression spray on original framing members (right).

*Wind Mitigation Evidence (09/28/2023):*

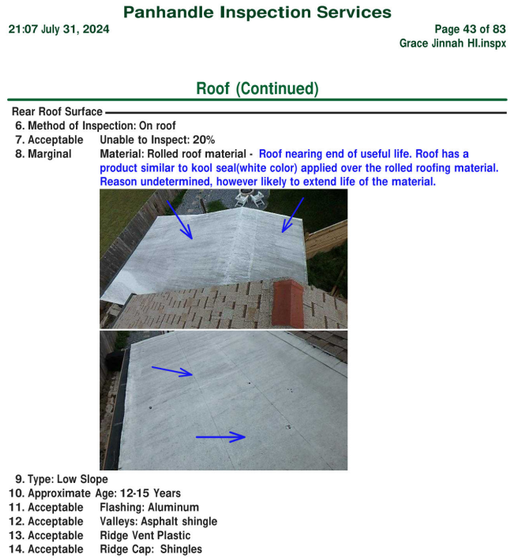
- Secondary Water Resistance: Level B — no SWR underlayment
- Roof-to-Wall: Level B — clips only; 130 mph zone requires H2.5 straps
- Building Code: C — pre-FBC, does not meet FBC 2001
- Roof Geometry: Level A — hip roof (preserved; most wind-resistant)

*Inspection Evidence (07/31/2024):*

- Rear rolled roof: **nearing end of useful life**
- Attic: fire-damaged framing, silver odor-suppression spray on members

## Proposed System & Historic Accuracy

Tamko Heritage (FL18355.1) + Ice & Water Shield (FL12328.2) correct all deficiencies. The 8:12 hip geometry on the main house is fully preserved. The 3:12 addition roof is set back below the main ridge — visually subordinate per OEHPD guidelines.



Panhandle Inspection Services

21:07 July 31, 2024 — Page 43 of 83 — Grace Jinnah HI.inspx

Roof (Continued)

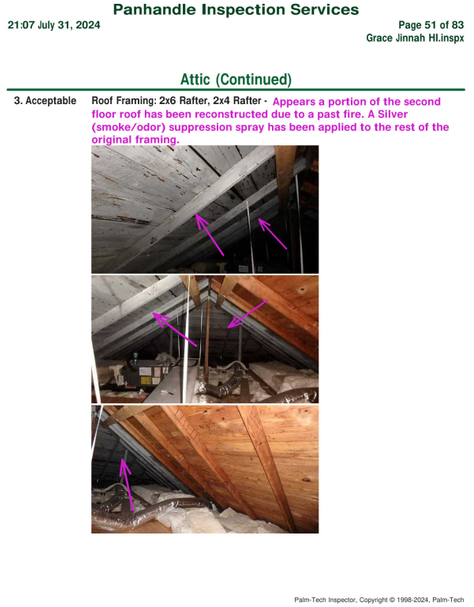
Rear Roof Surface

6. Method of Inspection: On roof
7. Acceptable — Unable to Inspect: 20%
8. Marginal — Material: Rolled roof material - Roof nearing end of useful life. Roof has a product similar to kool seal(white color) applied over the rolled roofing material. Reason undetermined, however likely to extend life of the material.

9. Type: Low Slope
10. Approximate Age: 12-15 Years
11. Acceptable — Flashing: Aluminum
12. Acceptable — Valleys: Asphalt shingle
13. Acceptable — Ridge Vent Plastic
14. Acceptable — Ridge Cap: Shingles

Palm-Tech Inspector, Copyright © 1998-2024, Palm-Tech

*Inspection report — Rear roof: nearing end of useful life (07/31/2024)*



Panhandle Inspection Services

21:07 July 31, 2024 — Page 51 of 83 — Grace Jinnah HI.inspx

Attic (Continued)

3. Acceptable — Roof Framing: 2x6 Rafter, 2x4 Rafter - Appears a portion of the second floor roof has been reconstructed due to a past fire. A Silver (smoke/odor) suppression spray has been applied to the rest of the original framing.

Palm-Tech Inspector, Copyright © 1998-2024, Palm-Tech

*Inspection report — Attic: fire-damaged framing with odor-suppression spray on original members (07/31/2024)*

# EXTERIOR ELEMENTS — TRIM, PORCHES, BRICK & HISTORIC DETAILS

*Scope: Board-for-Board Trim Restoration · Porch Reconstruction · Brick De-paint · Period-Accurate Durabrac® Millwork*

## Evidence & Scope

The home inspection identified widespread rot and deterioration throughout exterior trim, banisters, and decorative millwork. These elements — brackets, frieze boards, banisters, column caps, corner trim, and gable adornments — are the most character-defining features of a Queen Anne Victorian.

*Inspection Evidence (07/31/2024):*

- Rot/deterioration in exterior trim and banisters throughout
- Balcony wood de-laminating — structural deterioration
- Multiple rotted patio/porch decking boards

## Porch Reconstruction — Period-Appropriate Elements

- Turned banisters — replaced to original Victorian spindle profile
- Scroll-cut brackets — matched to surviving original millwork
- Spandrel — decorative spindle screen at frieze line
- Porch decking — rotted boards replaced, proper slope maintained
- Brick piers — paint removed, mortar repointed, sealer applied
- Durabrac® cellular PVC (Classic Design & Mfg., 909 N. Tarragona, Pensacola)

*Durabrac® order reference with SKUs, dimensions & pricing follows.*

5. Trim: Wood - **Rot/deterioration present in various areas. Refer to WDO report.**

*Inspection finding — rot/WDO at trim (07/31/2024)*

Trim: (continued)

*Porch column base deterioration (07/31/2024)*

*608 E Belmont — painted brick column piers at porch*

# 608 E BELMONT STREET — ORDER REFERENCE

Durabrac® architectural ornament · Pensacola, Florida

CLICKABLE LINKS

**PROPERTY** 608 East Belmont Street, Pensacola FL 32501 · Folk Victorian, c. 1918 · Old East Hill

*Seven items below. Click any product link to open the Durabrac® page in your browser. Prices reflect catalog rates at time of generation; verify before ordering.*

| # | ELEMENT / LOCATION | PRODUCT | SKU | DIMENSIONS | QTY | UNIT $ | EXT. $ | LINK |
|---|---|---|---|---|---|---|---|---|
| 1 | **GABLE PEAK BRACKET**<br>*Front gable / pediment peak* | **La Rua Royale Gable**<br>PVC Gable Bracket | — | 36" W × 32" H × 1" T<br>*Single piece. Field-paint to match trim.* | 1 | $147.00 | **$147.00** | durabrac.com/la-rua-royale-v…<br>*click to open product page* |
| 2 | **UPPER PORCH BRACKETS**<br>*Each upper column head* | **LaRua**<br>PVC Porch Bracket · East Hill Collection | **PB121** | 15-3/8" × 15-3/8" × 3/4"<br>*Price varies by size/framing: $30.40–$76.35 ea.* | 8 | $45.40 | **$363.20** | durabrac.com/LaRua-PB121.html<br>*click to open product page* |
| 3 | **UPPER PORCH FRIEZE TRIM**<br>*Beneath upper porch cornice* | **Caribbean Lace**<br>PVC Running Trim | **RT101** | 6" H × 92" L per section<br>*Pattern continues seamlessly across joints.* | 3 sections (≈ 24 ft) | $96.35 | **$289.05** | durabrac.com/Caribbean-Lace-…<br>*click to open product page* |
| 4 | **UPPER PORCH BALUSTERS**<br>*Balcony railing* | **Queen Anne**<br>PVC Sawn Baluster | — | 23-1/2" / 27" / 31-1/2" H · 5-5/8" W<br>*Select height to match existing rail clearance.* | 42 | $37.75 | **$1,585.50** | durabrac.com/Queen-Anne-vict…<br>*click to open product page* |
| 5 | **LOWER PORCH SPANDREL**<br>*Between lower columns (3 runs)* | **La Salle Porch Spandrel**<br>PVC Porch Spandrel (made to length) | — | Custom · sections up to 8 ft<br>*Call 850.433.4981 for quote. 14–21 day lead time.* | 3 runs · cut to fit | Quote | **Quote** | durabrac.com/la-salle-porch-…<br>*click to open product page* |
| 6 | **LOWER PORCH BRACKETS**<br>*Each lower column head* | **Devilliers**<br>PVC Porch Bracket | **PB115** | 11-1/2" × 11-1/2" × 3/4"<br>*Smaller profile than upper; pairs with spandrel.* | 8 | $26.50 | **$212.00** | durabrac.com/Devilliers-PB11…<br>*click to open product page* |

| # | ELEMENT / LOCATION | PRODUCT | SKU | DIMENSIONS | QTY | UNIT $ | EXT. $ | LINK |
|---|---|---|---|---|---|---|---|---|
| 7 | **LOWER PORCH BALUSTERS** *Lower railing — OPTIONAL* | **Heartland** PVC Sawn Baluster | — | 23-1/2" / 27" / 31-1/2" H *Per recommendation: retain existing sunburst panels.* | 36 · OPTIONAL | $37.75 | **Quote** | durabrac.com/heartland-pvc-b… *click to open product page* |

## PRICING SUMMARY

| | |
|---|---|
| Subtotal — items 1, 2, 3, 4, 6 (firm pricing) | **$2,596.75** |
| Item 5 — La Salle Porch Spandrel (quote required) | $700.00 – $1,400.00 est. |
| *Item 7 — Heartland baluster (OPTIONAL, recommend skip)* | excluded |
| **ESTIMATED MATERIAL TOTAL (excl. shipping & tax)** | **$3,296.75 – $3,996.75** |

## SUPPLIER & ORDERING

**CLASSIC DESIGN & MANUFACTURING, INC.**
909 N. Tarragona Street · Pensacola, Florida 32501
**850.433.4981** · durabrac.com

**ORDERING NOTES**
- Lead time: 10–15 working days (brackets, balusters)
- Spandrel fabrication: 14–21 working days
- All ornament: 100% cellular PVC with U/V inhibitors
- Field-paint to coordinate with existing trim
- Field-verify all dimensions before ordering

# PRODUCT REFERENCE — ALL FL-APPROVED MATERIALS

*CWS StormStrong Impact Windows · Hardie Siding · Tamko Roofing · Durabrac® Millwork · All FL-Approved for 130 mph Wind Zone*

## Window & Door Schedule — CWS StormStrong Vinyl Impact · Low-E 366, SDL grids, White/White

| # | Element / Location | Product / Model | FL Approval | DLO Size | Qty | Ext. $ |
|---|---|---|---|---|---|---|
| 1 | Picture Windows | CWS 8300-PW impact | FL13010.3 | 33¼"×89" | 2 | $4,229 |
| 2 | Single Hung 2860 | CWS 8100-SH fin | FL5823.1 | 31½"×71½" | 4 | $3,196 |
| 3 | Double SH wide | CWS SH-SH mull | FL5823.1 | 64¼"×59½" | 1 | $1,503 |
| 4 | Single Hung 2850 | CWS 8100-SH fin | FL5823.1 | 31½"×59½" | 9 | $6,341 |
| 5 | Single Hung 2040 | CWS 8100-SH fin | FL5823.1 | 23¼"×47½" | 4 | $2,070 |
| 6 | SH custom width | CWS 8100-SH | FL5823.1 | 29¼"×59½" | 1 | $696 |
| 7 | SH tempered glass | CWS 8100-SH | FL5823.1 | 31½"×59½" | 1 | $789 |
| 8 | Casement Left | CWS 8400-CS-L | FL6890.1 | 31½"×59½" | 2 | $2,106 |
| 9 | Add-A-Fin fins | PVC extension | — | W=1" / H=143.5 | 4 | $85 |
| | | | | | **TOTAL** | **$21,015** |

## Exterior Material Schedule — All FL Product Approved

| # | Element | Product | FL Approval | Application |
|---|---|---|---|---|
| A | Lap Siding | James Hardie HardiePlank | FL13192.1 | All four elevations — matches original wood lap profile |
| B | Board Siding | James Hardie HardiePanel | FL32103.1 | Gable fields and vertical accent areas |
| C | Roof Shingle | Tamko Heritage Fiberglass | FL18355.1 | Addition roof + rear rolled roof replacement |
| D | SWR Underlayment | Ice & Water Shield | FL12328.2 | All eaves, valleys, penetrations — corrects Level B deficiency |
| E | Gable Bracket | Durabrac La Rua Royale PVC | — | Front gable peak 36"W × 32"H (1 pc) |
| F | Upper Porch Brackets | Durabrac LaRua PB121 PVC | — | Upper column head 15-3/8" sq. (8 pcs) |
| G | Frieze Running Trim | Durabrac Caribbean Lace RT101 | — | Upper porch cornice 6"H (3 sections) |
| H | Upper Balusters | Durabrac Queen Anne Sawn PVC | — | Balcony railing 23½"–31½"H × 5-5/8"W (42 pcs) |
| I | Lower Spandrel | Durabrac La Salle PVC | — | Between lower columns (3 runs, custom length) |
| J | Lower Brackets | Durabrac Devilliers PB115 | — | Lower column head 11½" sq. (8 pcs) |

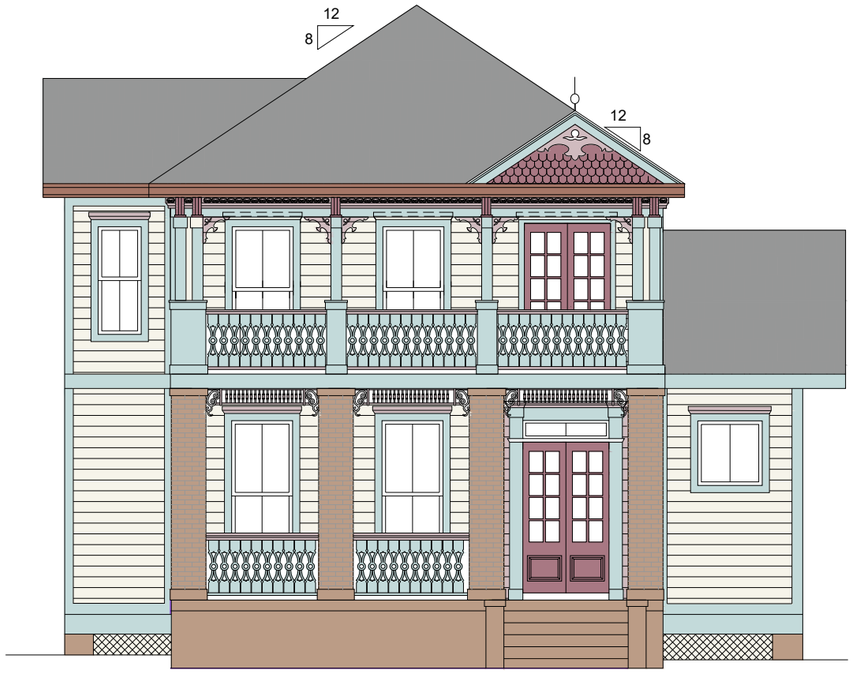
**Windows:** Range Window and Door LLC · P.O. Box 30142, Pensacola FL · 850-393-0838 · rangewindow.com | **Ornament:** Classic Design & Manufacturing (Durabrac®) · 909 N. Tarragona St., Pensacola FL · 850.433.4981

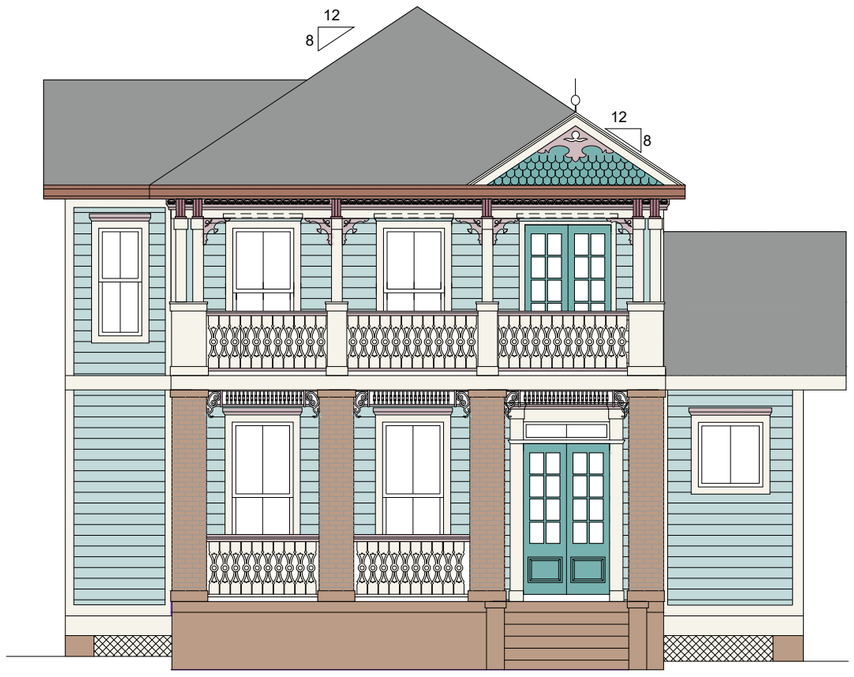
# SECTION 3 — EXTERIOR COLOR SCHEMES

*Five Sherwin-Williams Historic Palette Options for ARB Consideration*

Five complete schemes developed from Sherwin-Williams historic collections, each curated to honor the Victorian character and complement Queen Anne architectural details. The ARB may select, modify, or approve any scheme. Full paint boards follow on the next spread.

| | |
|---|---|
| **White Hyacinth** | Off-white body, gray-green undertones, bright white trim. Clean and understated — architectural details read forward. |
| **Festoon Aqua** | Muted period teal/aqua body, cream trim. Strong precedent in Old East Hill Victorian streetscape. |
| **Peacock Plume** | Deep jewel-tone green-blue — historically accurate Queen Anne choice. Bold against white gingerbread trim. |
| **Queen Anne Lilac** | Dusty rose-lilac with sage green and cream accents. Period-authentic palette from surviving Queen Anne surveys. |
| **Patchwork Plum** | Deep plum-burgundy, gold and cream trim. Maximum Queen Anne character expression. |




Historic Color
SW 0046
White Hyacinth
FULL DETAILS

Historic Color
SW 0019
Festoon Aqua

Historic Color
SW 0020
Peacock Plume

Historic Color
SW 0021
Queen Anne Lilac

Historic Color
SW 0022
Patchwork Plum

# SECTION 4 — PHOTOGRAPHS & EXISTING CONDITIONS

*Existing Conditions · Siding · Windows · Water Damage*

### 608 E Belmont Street — Current Exterior

The home retains its Queen Anne Victorian form — stacked open porch, turned banisters, decorative brackets, bay windows, gable finial, and masonry piers — but requires urgent exterior remediation to the siding, windows, trim, and roofline as documented throughout this application.

### Defective Vinyl Siding — Water Intrusion

Where defective vinyl was removed, mold growth and rotted framing were exposed — the direct result of the failed installation documented in the inspection report. This condition is present on all four elevations.

### Additional Photographs

Four-sided elevation photographs and streetscape views are submitted separately to the ARB Secretary per submittal requirements. Window condition photographs are included with the CWS product literature in Section 5.

*608 E Belmont Street — current exterior condition*

*Defective vinyl removed — mold and rot visible in wall cavity*

# SECTION 5 — PRODUCT LITERATURE

*CWS Hurricane Guard Vinyl Impact Windows · All FL Product-Approved Materials*

All products proposed at 608 E Belmont carry Florida Product Approval numbers, tested to meet impact resistance, pressure, and installation requirements of the Florida Building Code for the Pensacola 130 mph wind zone. The CWS Hurricane Guard brochure follows on the subsequent spreads.

| | | |
|---|---|---|
| **CWS StormStrong 8100-SH** | FL5823.1 | Single-hung vinyl impact — primary unit. SDL grids, Low-E 366, White/White. |
| **CWS StormStrong 8300-PW** | FL13010.3 | Picture window (fixed) — tall openings. Low-E 366, tempered. |
| **CWS 8400-CS-L Casement** | FL6890.1 | Casement — two side-hinged egress openings. |
| **James Hardie HardiePlank** | FL13192.1 | Fiber cement lap siding — original wood lap profile. 130 mph approved. |
| **James Hardie HardiePanel** | FL32103.1 | Fiber cement board — gable fields, vertical accent areas. |
| **Tamko Heritage Shingles** | FL18355.1 | Dimensional fiberglass asphalt — addition and rear roof replacement. |
| **Ice & Water Shield** | FL12328.2 | SWR underlayment — corrects wind mitigation Level B deficiency. |

EXCEPTIONAL PERFORMANCE

White four-panel sliding patio door with energy-efficient, impact-resistant glass provides comfort and peace of mind.

# Why You Can Trust CWS.

CWS has an unwavering dedication to our customers to go beyond expectations with the highest quality window, door and sunroom solutions.

## After-sales service you can count on.

With CWS, you can have complete confidence that you and your customers are taken care of. Your business is personal to us and we're committed to providing support you can count on. We have dedicated local sales managers that are window and door experts with valuable industry experience. Our customer service team is equipped to assist in everything from simple quoting to complex product application questions.

## Exceptional products for every project.

CWS is here to help protect it all, bringing the right products to the right locations to help protect what matters to your customers most. We offer vinyl and aluminum products for virtually every performance and customer need. CWS designs, builds, and tests our high-quality non-impact and impact-resistant windows, doors, and sunroom products to endure harsh Florida conditions.

## A local brand you can trust.

Founded in 1986, CWS has put trust into practice in Florida for generations and is proud to call Ocala, Miami and Medley home. We are backed by Pella, a national leader in quality windows and doors with a century of experience. We stand behind our products with strong warranties because they are built to weather any storm.

# Easy hurricane protection, effortless everyday performance

### Intentionally strong design
With up to 16 insulating chambers and recessed sash design, our windows have been intentionally designed for structural strength, storm safety, comfort and energy efficiency.

### Easy and accurate installation
Proper installation is critical to performance. That's why we have factory-drilled installation locations based on testing and requirements to create an easy and accurate installation experience.

### Built for Florida
CWS Hurricane Guard offers options tested to meet or exceed the strictest requirements of the Florida Building Code. Select options are rated to be installed in all coastal areas, including the High Velocity Hurricane Zone. CWS Hurricane Guard is our highest-rated and most complete hurricane impact-resistant product line.

### Automatic locking hardware
When you close your single-hung and sliding windows, they automatically lock to help keep your home more secure.

### Impact laminated glass helps prevent damage
Laminated glass has a strong polymer interlayer to help reinforce the window and hold the glass together if shattered. This helps prevent damage and injury that can be caused by wind, water and debris entering your home. Impact laminated glass also:

- Reduces more outside noise
- Blocks nearly 100% of UV rays
- Keeps your home more comfortable
- Helps prevent forced entry

### Backed by our dedicated team
CWS Hurricane Guard products are sold, made, designed and serviced by a team dedicated to serving you and protecting what matters most.

## Finishes & Colors

**Frame Colors**

Create a signature look with solid-color and dual-color frames. Made with our performance-tested, exclusive vinyl formula, you won't have to paint, stain or refinish your windows or patio doors.

**Solid Color Frame[1]:**

White



Bronze

**Dual-Color Frame[1]:**

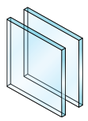
White interior with Bronze exterior

White interior with Black exterior

## Glass

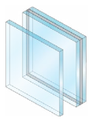
**Glass Options[2]**

Our insulated glass collection, with argon, offers energy saving choices like Low-E coatings and decorative styles.



Non-Laminated, non-impact glass

Non-impact laminated glass

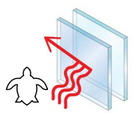


Impact-resistant, laminated glass

**Low-E Glass**

Low-E 270 insulating dual-pane glass with argon

Low-E 366 insulating dual-pane glass with argon



Low-E 340 insulating, laminated or impact dual-pane glass with argon

**Insulated Glass Options**

Neat® Low-E Glass
Obscure Low-E Glass
Frosted Low-E Glass
Bronze Glass
Light Gray Glass
Azurlite Blue Glass

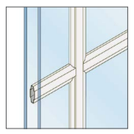
**Grille Types**

Achieve the look of divided light with exterior applied grilles with grilles-between-the-glass or simply choose grilles-between-the-glass for easy glass cleaning.

**Exterior Applied Grilles with Grilles-Between-the-Glass:**

7/8" Contour Exterior Applied Grille with 1" Contour Grilles-Between-the-Glass

**Grilles-Between-the-Glass:**

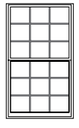


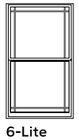
3/4" or 1" Contour

5/8" Flat

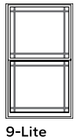
**Grille Patterns**

Choose from a variety of grille patterns for the traditional look of divided light.

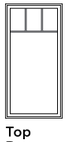




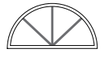
6-Lite Prairie



9-Lite Prairie



Top Row



Starburst

Sunburst

Custom[3]

## Window Hardware

**Casement & Awning**

A fold-away crank folds neatly out of the way so it won't interfere with roomside window treatments. Stainless steel hinges and a zinc die cast fold-away crank withstand harsh coastal spray.

Fold-Away Crank

Finishes:



White

Bronze

**Sliding & Single-Hung**

Automatically locking hardware comes standard on your single-hung and sliding windows. When you close the window, they automatically lock to help keep your home more secure.

Finishes:



White

Bronze

## Patio Door Hardware

Match your door's interior and exterior color with a color-matched, corrosion-resistant handle or upgrade the finish to add a touch of style. Multi-slide patio doors available with a standard or flush handle.

Sliding Patio Door Handle

Finishes:



White

Bronze

Black

Additional Finishes:[5]

Satin Nickel

Oil-Rubbed Bronze

Hinged Patio Door Handle[4]

## Screens[6]

**BetterVue® half screen**

BetterVue offers 10% better insect protection, 20% better airflow and 10% clearer view.[7] The BetterVue screen will not rust, corrode or stain. Roll form or extruded screen available.

[1] Exterior is an applied color, not an extruded color.
[2] Annealed and tempered glass strengths available. Tempered in bottom sash available on single-hung windows only.
[3] Custom patterns only available with Decralite SDL.
[4] Hinged patio door handle available in White, Black, Satin Nickel and Oil-Rubbed Bronze only.
[5] Available on hinged patio door handles only.
[6] Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
[7] Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

## Gregg Harding

**From:** Grace Jinnah <grace@netivity.com>
**Sent:** Tuesday, July 7, 2026 11:23 AM
**To:** Gregg Harding; Grace Jinnah
**Cc:** chris@urbaninfillco.com; Leslie Statler
**Subject:** Re: [EXTERNAL] Re: ARB Application

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Gregg,

Please keep us on the schedule as a conceptual review. I will be providing supplemental materials shortly.

Best,

Grace
(704) 401-4531

---

**From:** Gregg Harding <GHarding@cityofpensacola.com>
**Date:** Tuesday, July 7, 2026 at 11:04 AM
**To:** Grace Jinnah <grace@netivity.com>; Grace Jinnah <grace.jinnah@teksynap.com>
**Cc:** chris@urbaninfillco.com <chris@urbaninfillco.com>; Leslie Statler <LStatler@cityofpensacola.com>
**Subject:** RE: [EXTERNAL] Re: ARB Application

Good morning, Grace. Thank you for getting back to me. Unfortunately, I'm not able to extend the deadline any farther due to internal timelines, ordinance requirements, and current workload. This prevents me from reviewing new revisions to determine application completeness, so I'm unable to accept new information at this point.

Please let me know **by noon today** whether you would prefer to remain on the agenda as a conceptual review or postpone the application to a future meeting. If I do not hear back, I will unfortunately need to postpone the application to a future meeting date.

Thank you very much.

**Gregg Harding, RPA**
*Assistant Planning & Zoning Division Manager*

Visit us at cityofpensacola.com
Address: 222 W. Main St. Pensacola, FL 32502
Office: 850.435.1676
Email: gharding@cityofpensacola.com

*Florida has a very broad public records law. As a result, any written communication created or received by the City of Pensacola officials and employees will be available to the public and media upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.*

THE CITY OF PENSACOLA
WHERE FLORIDA BEGINS

**From:** Grace Jinnah <grace@netivity.com>
**Sent:** Tuesday, July 7, 2026 10:43 AM
**To:** Gregg Harding <GHarding@cityofpensacola.com>; Grace Jinnah <grace.jinnah@teksynap.com>
**Cc:** chris@urbaninfillco.com; Leslie Statler <LStatler@cityofpensacola.com>
**Subject:** [EXTERNAL] Re: ARB Application

⚠️ **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT** ⚠️

Hi Gregg,

Thank you for your detailed notes and feedback. We are meeting today to update the application with the requested changes. We hope to have a new draft for your review sometime this evening. We have been waiting a long time to start this project, and we do not want to postpone the hearing. Is there any way that you can give us a little grace to proceed with the application, given that the updates are in by EOD?

Thank you,

Grace
(704) 401-4531

---

**From:** Gregg Harding <GHarding@cityofpensacola.com>
**Date:** Monday, July 6, 2026 at 12:22 PM
**To:** Grace Jinnah <grace.jinnah@teksynap.com>; Grace Jinnah <grace@netivity.com>
**Cc:** chris@urbaninfillco.com <chris@urbaninfillco.com>; Leslie Statler <LStatler@cityofpensacola.com>
**Subject:** RE: ARB Application

Good afternoon, Grace. I hope all is well.

I'm following up on my 7/1 email regarding the ARB application for 608 E. Belmont Street. Since the application is incomplete and since we've past the deadline for additions, **could you please let me know if you'd like to move the application forward as a *conceptual review* or postpone the hearing to a future meeting**.

Moving the application to a conceptual review will allow the board to provide you with comments in preparation for a final submittal at a future meeting. Otherwise, we can postpone this item to a future meeting which will provide you with more time to make additions to the packet.

Please let me know how you would like to proceed and thank you very much.

**Gregg Harding, RPA**
*Assistant Planning & Zoning Division Manager*

Visit us at cityofpensacola.com
Address: 222 W. Main St. Pensacola, FL 32502
Office: 850.435.1676
Email: gharding@cityofpensacola.com

*Florida has a very broad public records law. As a result, any written communication created or received by the City of Pensacola officials and employees will be available to the public and media upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.*

THE CITY OF PENSACOLA
WHERE FLORIDA BEGINS

**From:** Gregg Harding
**Sent:** Wednesday, July 1, 2026 10:44 AM
**To:** Grace Jinnah <grace.jinnah@teksynap.com>
**Cc:** chris@urbaninfillco.com; Leslie Statler <LStatler@cityofpensacola.com>
**Subject:** RE: ARB Application

Hi, Grace,

I've received the packet and have the following comments.

As it stands, the application is incomplete and cannot move forward to the July 16 ARB meeting as a final review. If you can provide me with the below items by Monday, July 6, by noon we can keep your application on the agenda. If not, the application will need to be postponed to the August meeting OR it will need to move forward as a "conceptual review". Please feel free to give me a call if you have any questions at 850-435-1676.

1. Site plan. Can you please confirm on the site plan that the planned rear addition will meet the property's 5' side setbacks. These buildings are not always straight on the parcel and we need to ensure setbacks are met.
2. Elevations. Please indicate which part of the building is being reconstructed / newly constructed – a dashed line will work.
3. Photographs. Provide photographs of each side of the existing building.
4. Siding. For contributing structures, fiber cement siding is only approved on a case-by-case basis, and the board typically requires traditional wood siding.
    1. For the proposed Hardie, please provide the following on page 17 or in the back materials pages: An image of the Hardie product. Also include the profile, thickness, and proposed exposure measurements. These items should show that the new material will match the old. I recommend bringing a sample to the meeting along with a sample of the existing siding showing the match.
5. Roofing. Include an image of shingle primarily to show color.
6. Porches.
    1. For the porch items – just a heads up – the board will very likely not approve PVC as a material on a contributing structure. The porch items specifically should be wood.
    2. Provide a close-up photograph of the existing front porch unless it's clearly shown in the photos mentioned in #3 above.
    3. Include height on porch railings.
    4. Provide additional materials information on rear porch addition to include:

        i. Porch floor materials

        ii. Column details – include dimensions and materials.

        iii. Image of brick for new piers and example of new lattice.

        iv. Provide image of scalloped siding inside new gable.
7. Windows.
    1. Please provide a visual or key showing which windows are planning to be replaced on the existing part of the building (calling them out on the elevations or floor plan would work). We'll also need photographs of each existing window planned to be

replaced. Vinyl windows will very likely not be approved to replace existing historic windows. Typically, a matching wood or wood clad is needed. I can't recall if the board has ever reviewed a CWS product, but it looks very flat which doesn't normally match historic design.

2. For all windows with a grille, simulated divide lites is a requirement (internal and external grilles). Please confirm this is what you are planning. This will also need to be marked on the windows specs page which lists both simulated divided lites AND grilles between the glass.


**Gregg Harding, RPA**
*Assistant Planning & Zoning Division Manager*

Visit us at cityofpensacola.com
Address: 222 W. Main St. Pensacola, FL 32502
Office: 850.435.1676
Email: gharding@cityofpensacola.com



*Florida has a very broad public records law. As a result, any written communication created or received by the City of Pensacola officials and employees will be available to the public and media upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.*


THE CITY OF PENSACOLA
WHERE FLORIDA BEGINS

---

**From:** Leslie Statler <LStatler@cityofpensacola.com>
**Sent:** Tuesday, June 23, 2026 9:22 AM
**To:** Grace Jinnah <grace.jinnah@teksynap.com>
**Cc:** Planning Applications <PlanningApplications@cityofpensacola.com>; chris@urbaninfillco.com
**Subject:** RE: ARB Application

Thank you Grace! As Amy & I mentioned, Gregg has set aside a block of time to review applications when he returns on Monday. He will advise if there is anything additional required for the submittal.

*Also, please take our survey to let us know how we're doing!*

*Leslie*


**Leslie Statler**
*Development Services Coordinator*

Visit us at cityofpensacola.com
Address: 222 W. Main St. Pensacola, FL 32502
Office: 850.435.1673 | Cell: 850.384.0960
Email: lstatler@cityofpensacola.com



*Florida has a very broad public records law. As a result, any written communication created or received by the City of Pensacola officials and employees will be available to the public and media upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.*



THE CITY OF PENSACOLA
WHERE FLORIDA BEGINS


---

**From:** Grace Jinnah <grace.jinnah@teksynap.com>
**Sent:** Tuesday, June 23, 2026 8:56 AM

**File #:** 26-795 | Architectural Review Board | 7/16/2026

**QUASI-JUDICIAL HEARING**

**SUBJECT:**

209 S. Baylen Street
Palafox historic business district / Zone C-2A / City Council District 6
Conceptual review to demolish a noncontributing addition and new construction

**SUMMARY:**

Jennifer Jackson and Scott Zepp are requesting conceptual review for the demolition of a noncontributing 1950s rear addition and the development of the site as a new tiki-themed bar. The applicants are under a purchase agreement with the current property owner and are seeking general feedback from the board before proceeding further.

As proposed, the rear wing would be removed to create space for a new courtyard and a central entryway. The site would feature extensive landscaping, along with the construction of a tiki bar, canopy, and designated food truck area. Conceptual site plans and a rendering from S. Baylen Street have been provided for review.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-27(b) Palafox historic business district; Character of the district
Sec. 12-3-27(f)(2)a. Palafox historic business district; Architectural review of exterior development; Decision guidelines

**ATTACHMENTS:**

1. ES01076
2. Images
3. Applications 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. 8S 1076
Site Name 830= = Survey Date 8210 820= =
Address of Site: 209 & 211 S. Baylen St., Pensacola, FL 32501 905= =
Instruction for locating W side of S. Baylen St. between W. Intendencia St. and W. Government St. 813= =
Location: Old City Tract (subdivision name) 14 (block no.) port. 137 (lot no.) 868= =
County: Escambia 808= =
Owner of Site: Name: Doctors Business Service, Inc. ;
Address: 213 S. Baylen St.
Pensacola, FL 32501 902= =
Type of Ownership Corporate 848= = Recording Date 832= =
Recorder:
Name & Title: Campbell, D. L./Moore-Popalis, Diane ;
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 Commercial 838= =
Present Use Commercial 850= =
Dates: Beginning C+ 1910 844= =
Culture/Phase American 840= =
Period 20th 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:

This masonry vernacular building was built c. 1910, in what was once a black commercial area. A cook shop and horseshoeing company were two businesses that first utilized the building. The structure has housed many businesses over the years. It now stands near Pensacola's new Judicial Center.

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

911= =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Masonry vernacular 964 = =

PLAN TYPE Irregular 966 = =

EXTERIOR FABRIC(S) Brick: common 854 = =

STRUCTURAL SYSTEM(S) Masonry: brick 856 = =

PORCHES None

942 = =

FOUNDATION: Continuous: brick 942 = =

ROOF TYPE: Flat, built-up with parapet 942 = =

SECONDARY ROOF STRUCTURE(S): Marquee: metal 942 = =

CHIMNEY LOCATION: None 942 = =

WINDOW TYPE: DHS, 6/6, wood # fixed, wood 942 = =

CHIMNEY: - 882 = =

ROOF SURFACING: Built-up 882 = =

ORNAMENT EXTERIOR: Relieving arches over window and doors 882 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 1 950 = =

NO. OF DORMERS 0 954 = =

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

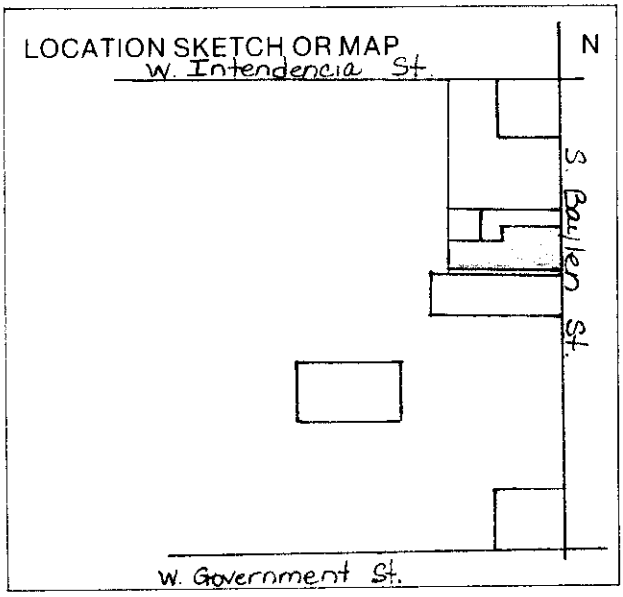
809 = =

Latitude and Longitude:

° ' " ° ' " 800 = =

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

LOCATION SKETCH OR MAP




| Township | Range | Section |
|---|---|---|
| 2S | 30W | 46 |

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P.82.37 Frame 31; HPPB P.82.44 Frame 14 860 = =

Contact Print

Page 1

☐ Original
☒ Update

# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
**Version 4.0 1/07**

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site #8 ES01076
Field Date 8-21-2011
Form Date 8-29-2011
Recorder # _____

Site Name(s) (address if none) 209-211 S. Baylen St Pensacola, Fl — Multiple Listing (DHR only) _____
Survey Project Name Downtown Pensacola Historic Business District — Survey # (DHR only) _____
National Register Category (please check one) ☐building ☐structure ☒district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

## LOCATION & MAPPING

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 209-211 | S | Baylen | Street | |

Cross Streets (nearest / between) W. side between W. Intendencia St & W. Governement
USGS 7.5 Map Name PENSACOLA — USGS Date 2009 — Plat or Other Map _____
City / Town (within 3 miles) Pensacola — In City Limits? ☒yes ☐no ☐unknown — County Escambia
Township 2S — Range 30W — Section 46 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 000S009001004137 — Landgrant _____
Subdivision Name Old City Tract — Block 14 — Lot pt 137
UTM Coordinates: Zone ☒16 ☐17 — Easting 479206 — Northing 3364210
Other Coordinates: X: 30.409745 — Y: -87.216491 — Coordinate System & Datum NAD83/WGS84
Name of Public Tract (e.g., park) _____

## HISTORY

Construction Year: 1910 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Blacksmith/Smithy — From (year): _____ To (year): _____
Current Use Commercial — From (year): _____ To (year): _____
Other Use Cafeteria/Restaurant/Diner — From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1956 — Nature _____
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.) Built in 1910 in what was a black commercial area. It served as a horseshoing company and cook shop.
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe _____

## DESCRIPTION

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Brick 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. w/ parapet
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) _____

Distinguishing Architectural Features (exterior or interior ornaments) _____

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) An addition was made on the North West corner of the building in the alley between 209 and 205 in 1956 that serves as professional office space

| DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY |
|---|---|---|
| NR List Date _____ ☐Owner Objection | SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____<br>KEEPER – Determined eligible: ☐yes ☐no Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 ES01076

## DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. Brick 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Masonry vernacular commercial structure built 1910. Once a cook shop and a horseshoing company occupied the building when Baylen Street contained many businesses run by African Americans.
Archaeological Remains _____ ☐Check if Archaeological Form Completed

## RESEARCH METHODS (check all that apply)

| | | | |
|---|---|---|---|
| ☒FMSF record search (sites/surveys) | ☐library research | ☐building permits | ☐Sanborn maps |
| ☐FL State Archives/photo collection | ☒city directory | ☐occupant/owner interview | ☐plat maps |
| ☒property appraiser / tax records | ☐newspaper files | ☐neighbor interview | ☐Public Lands Survey (DEP) |
| ☐cultural resource survey (CRAS) | ☐historic photos | ☐interior inspection | ☐HABS/HAER record search |

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Photographic reference numbers: HPPB P.82.37 Frame 31; HPPB P.82.44 Frame 14

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed) commercial vernacular structure typical in size and scale for the district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Commerce 3. _____ 5. _____
2. African American 4. _____ 6. _____

## DOCUMENTATION

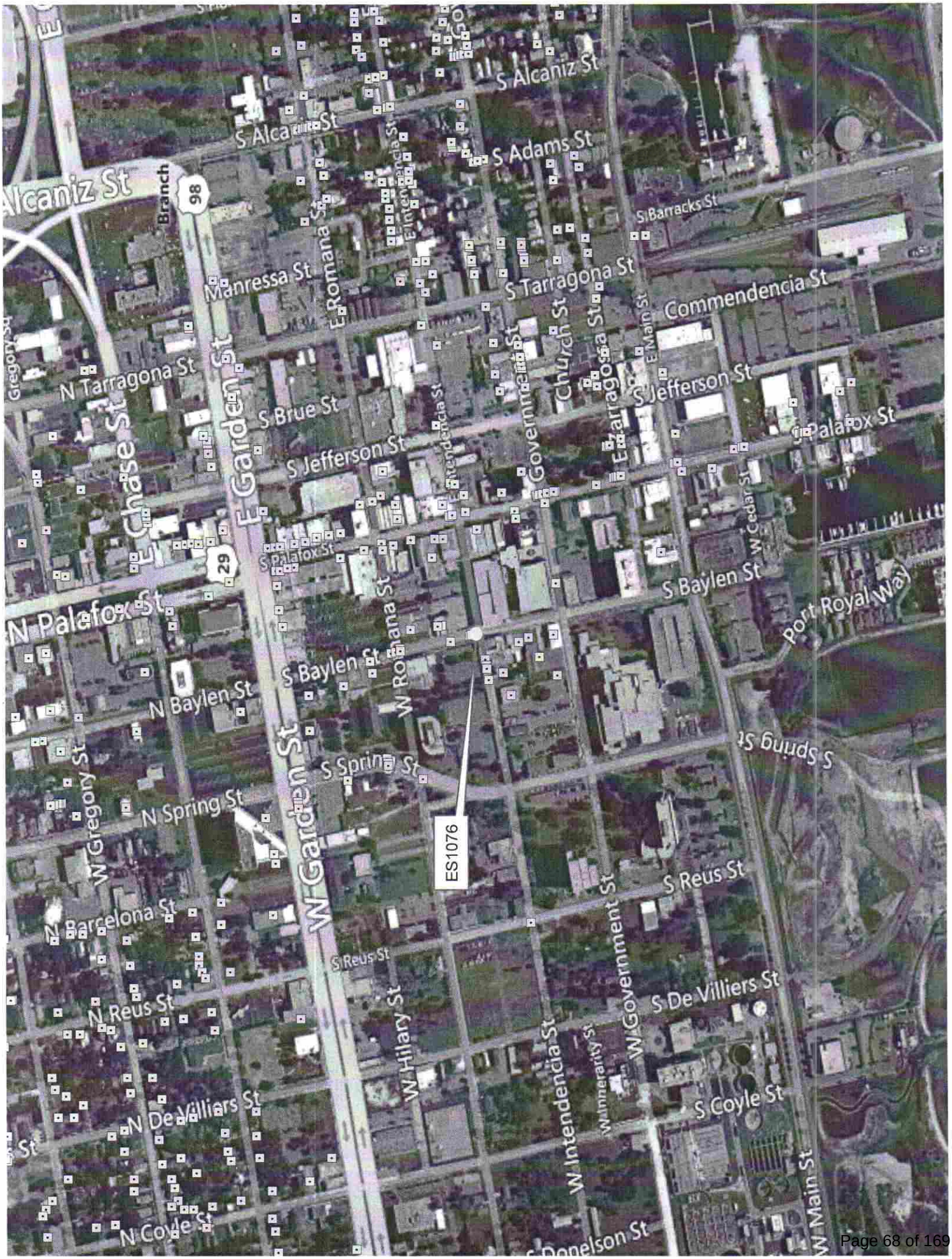
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization _____
Document description Architectural Review Board Files File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

## RECORDER INFORMATION

Recorder Name Cynthia A. Catellier 850-288-0189 Affiliation City of Pensacola/University of West Florida
Recorder Contact Information 222 Main St Donald W. Kelly Planning Services Coordinator 850-436-5655
(address / phone / fax / e-mail)

**Required Attachments**

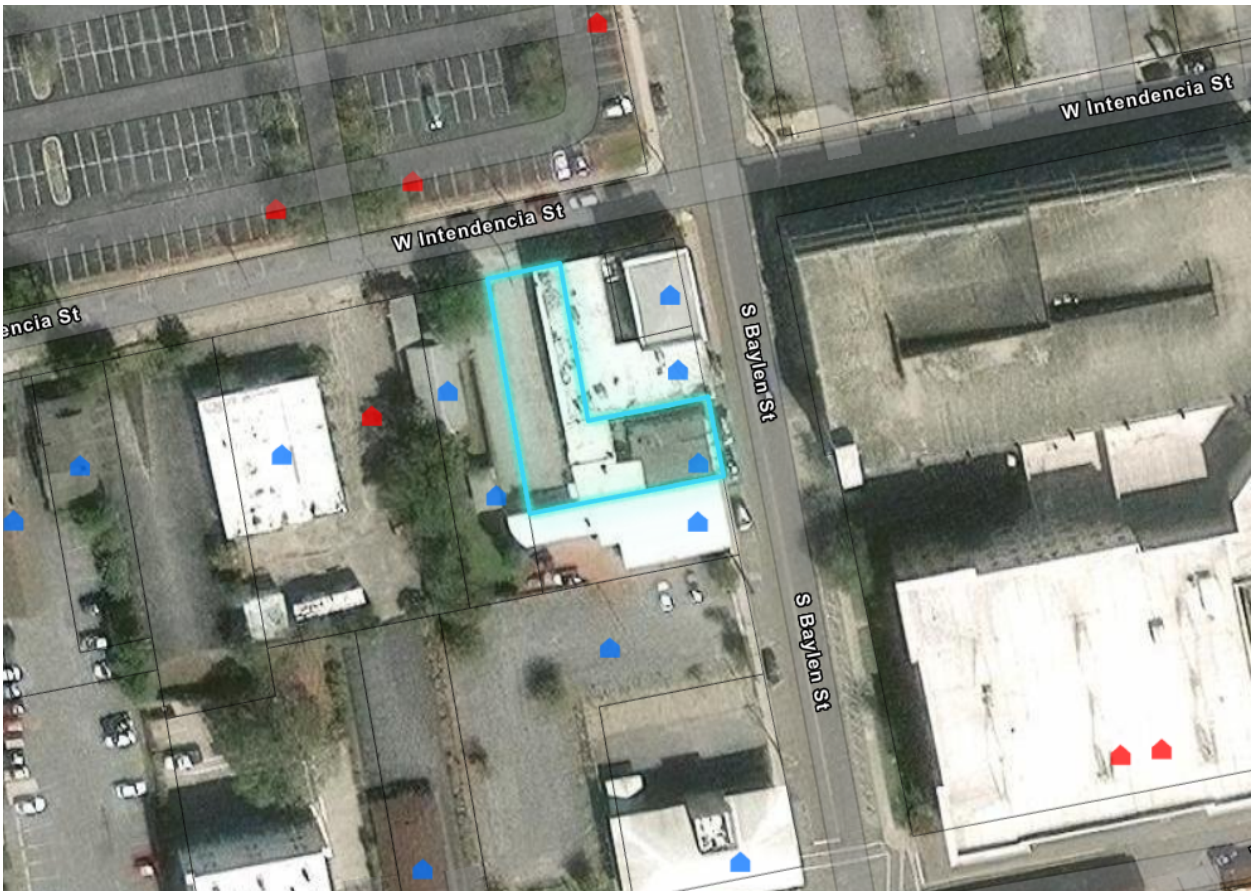
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.


S Alcaniz St
S Adams St
Alcaniz St
Branch
98
S Barracks St
Manressa St
E Romana St
E Intendencia St
S Tarragona St
Commendencia St
N Tarragona St
Gregory Sq
E Garden St
Church St
E Main St
S Jefferson St
S Brue St
N Chase St
29
S Palafox St
N Palafox St
W Cedar St
S Baylen St
Port Royal Way
N Baylen St
W Romana St
S Spring St
N Spring St
W Gregory St
ES1076
N Barcelona St
S Reus St
W Garden St
W Government St
W Intendencia St
W Hilary St
S De Villiers St
N Reus St
N De Villiers St
S Coyle St
N Coyle St
W Main St
Donelson St

EDWARD C. SEITZ III
Attorney at Law
209

209
LEASE
WAP 580
GEAUX TIGERS

18 W. Wright Street



Google Maps

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

***Architectural Review Board Application***
***Full Board Review***

Application Date: 6-26-2026

***Project Address*:** **209 S. Baylen Street, Pensacola, Fl. 32502**

Applicant: Jennifer Jackson & Scott Zepp (REP. BY Charles Kunze)

Applicant's Address: 201 Pensacola Beach Road, A5, Gulf Breeze, Fl. 32561

Email: *email on file* Phone: 602-400-6150

Property Owner: Under a purchase agreement with Jennifer Jackson & Scott Zell
*(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 seven (7) 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.

**We are asking for a "Conceptual Demolition Review" to remove a 317 s.f. portion of the existing 2,490 s.f. office building. The proposed demolition is located at the West end of the existing front courtyard. Demolition will be limited to the portion of the building, determined by the City, to be a "Non-contributing Addition" to the original "Contributing Structure." A new exterior courtyard wall will be required to support & enclose the area exposed by the demolition. This demolition will create a new courtyard connection to the rear parking area.**

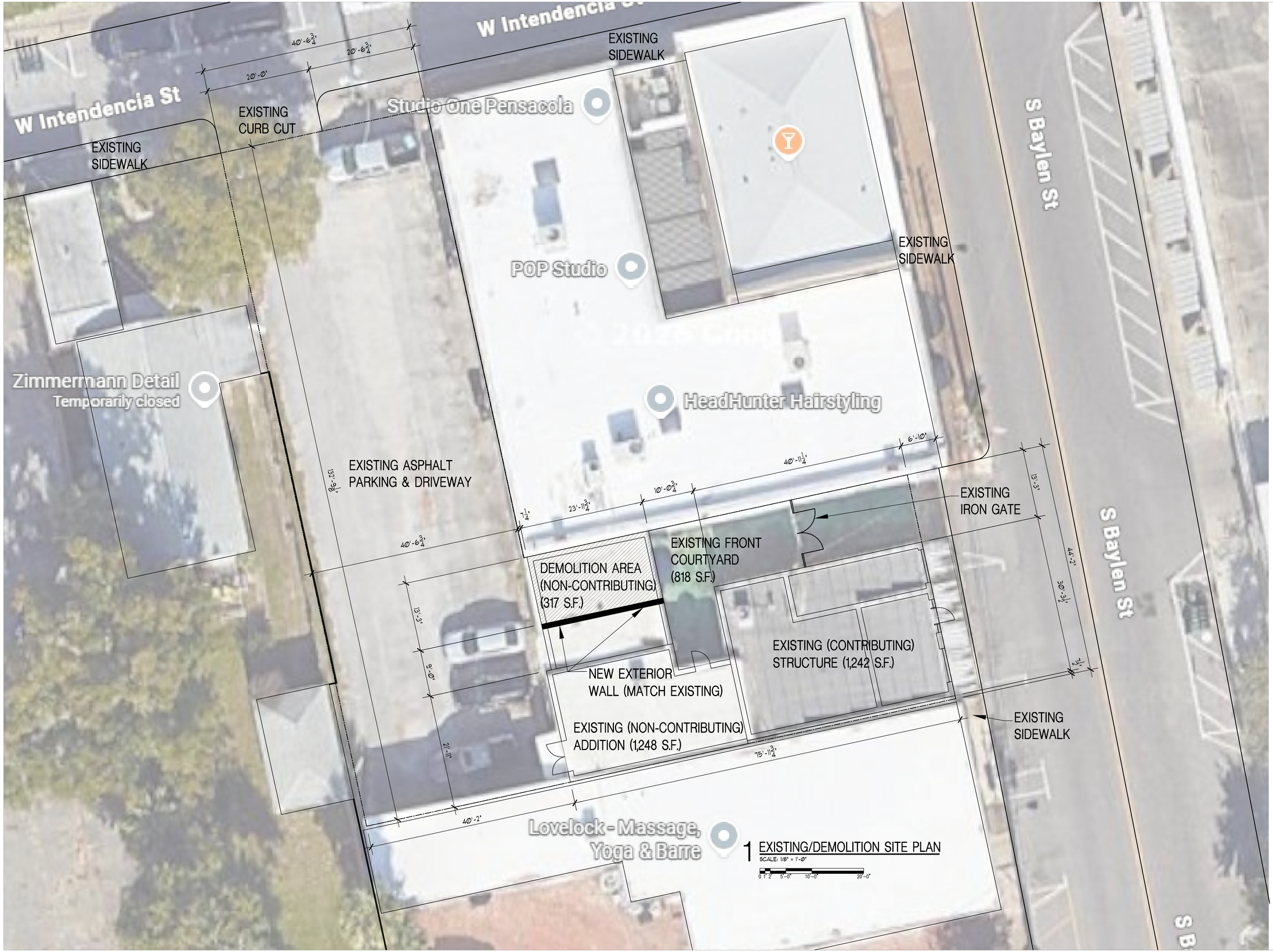
**If demolition is approved, the required drawings will be developed for an ARB "Final Project Review" at a later date. The future scope would include a new Baylen St. courtyard entry gateway, replacing the existing iron gate. The design would add an outdoor/covered Tiki Bar located in the rear parking area. The Tiki Bar would be accessible through the new front courtyard created by the demolition. The new scope would also include plans to provide a Food Truck, new courtyard accessible restrooms, outdoor seating areas, tropical landscaping, a new fence separating the rear parking from the Tiki Bar/Food Truck courtyard, and finally H.C. parking provided in the remaining parking area. Thank You For Your Consideration!**

*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.*

Charles E. Kunze Jr. 7-1-2026

Applicant Signature Date

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




1 EXISTING/DEMOLITION SITE PLAN

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

0 1' 2' 5'-0" 10'-0" 20'-0"

**REVISIONS**

**ARCHITECT'S SEAL & SIGNATURE**

Creating Architecture as an Art Form

**ARTISAN'S ARCHITECTURE LLC**

Charles E. Kunze Jr

25 W. Cedar St., Suite #106, Pensacola, Fl. 32502

FL REGISTRATION #84

FL LLC'S AUTHORITY

ARTISAN'S ARCHITECTURE

**PROJECT TITLE**

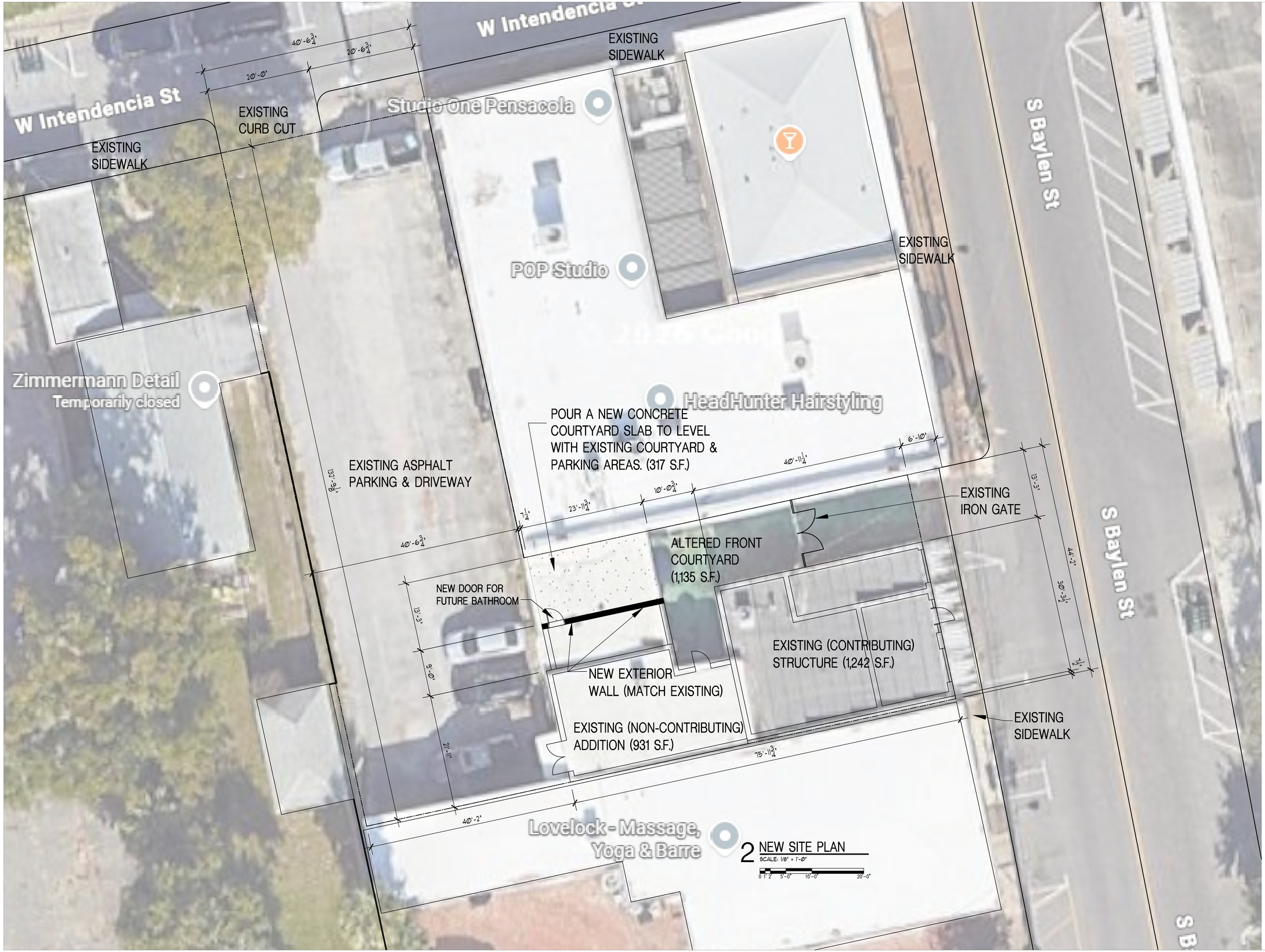
**TIKI BAR & FOOD TRUCK**
**209 S. BAYLEN ST.**
**PENSACOLA, FL. 32502**

| | |
|---|---|
| PROJ. NO. | 2024-018C |
| DATE: | 6-22-2026 |
| DRAWN BY: | C.E.K.J. |
| CHECKED BY: | C.E.K.J. |

**SHEET TITLE**

EXISTING/DEMOLITION SITE PLAN

**A1.0**




**REVISIONS**

**ARCHITECT'S SEAL & SIGNATURE**

Creating Architecture as an Art Form

**ARTISAN'S ARCHITECTURE LLC**

Charles E. Kunze Jr. 25 W. Cedar St., Suite #106, Pensacola, Fl. 32502

FL. REGISTRATION #84

FL. LLC'S AUTHORITY

ARTISAN'S ARCHITECTURE

**PROJECT TITLE**

**TIKI BAR & FOOD TRUCK**
**209 S. BAYLEN ST.**
**PENSACOLA, FL. 32502**

| | |
|---|---|
| PROJ. NO. | 2024-018C |
| DATE: | 6-22-2026 |
| DRAWN BY: | C.E.K.J. |
| CHECKED BY: | C.E.K.J. |

**SHEET TITLE**

**NEW SITE PLAN**

# A2.0

W Intendencia St

W Intendencia St

EXISTING SIDEWALK

EXISTING CURB CUT

H.C. PARKING

15'-0"

20'-0"

EXISTING ASPHALT PARKING & DRIVEWAY

Studio One Pensacola

POP Studio

EXISTING SIDEWALK

S Baylen St

NEW EXIT GATE

NEW TRUCK GATE

Zimmermann Detail
Temporarily closed

NEW FOOD TRUCK

NOTE: LANDSCAPE NEW COURTYARD & TIKI BAR/FOOD TRUCK AREAS WITH NEW PAVERS, SAND & PLANTING BEDS, AND TROPICAL PLANTS. PAINT ALL EXTERIOR WALLS WITH APPROVED HISTORIC COLOR PALLET & MURALS.

DEMOLISH IRON GATE

NEW ENTRY GATE

30'-0"

10'-0"

10'-0"

10'-0"

NEW COURTYARD (1,135 S.F.)

M.

W.

13'-4"

NEW TIKI BAR & CANOPY (1,200 S.F.)

EXISTING 209 S. BAYLEN (WITH EXIST. TLT.) (2,490 S.F.)

40'-0"

13'-4"

13'-4"

15'-5 3/4"

6"

6'-0"

10'-0 3/4"

1'-0"

ALTERATION/ADDITION (BATHROOMS) (360 S.F.)

EXISTING SIDEWALK

NEW STAGE (73 S.F.)

Lovelock - Massage, Yoga & Barre

3 PROPOSED FUTURE SITE PLAN

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

0 1' 2' 5'-0" 10'-0" 20'-0"

**REVISIONS**

**ARCHITECT'S SEAL & SIGNATURE**

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

ARTISAN'S ARCHITECTURE

Charles E. Kunze Jr 25 W. Cedar St., Suite #106, Pensacola, Fl. 32502

FL. LIC'S. ARCHITECT

FL. REGISTRATION #984

**PROJECT TITLE**

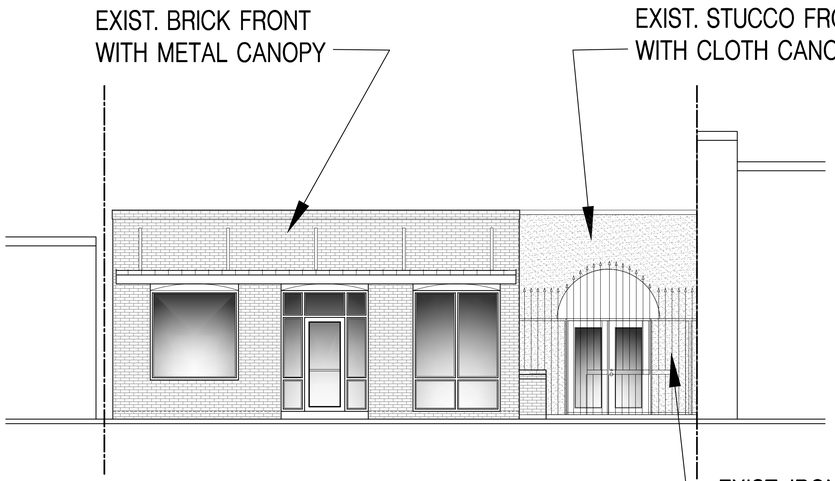
**TIKI BAR & FOOD TRUCK**
**209 S. BAYLEN ST.**
**PENSACOLA, FL. 32502**

| | |
|---|---|
| PROJ. NO. | 2024-018C |
| DATE: | 6-22-2026 |
| DRAWN BY: | C.E.K.J. |
| CHECKED BY: | C.E.K.J. |

**SHEET TITLE**

**PROPOSED FUTURE SITE PLAN (FUTURE TIKI BAR/FOOD TRUCK)**

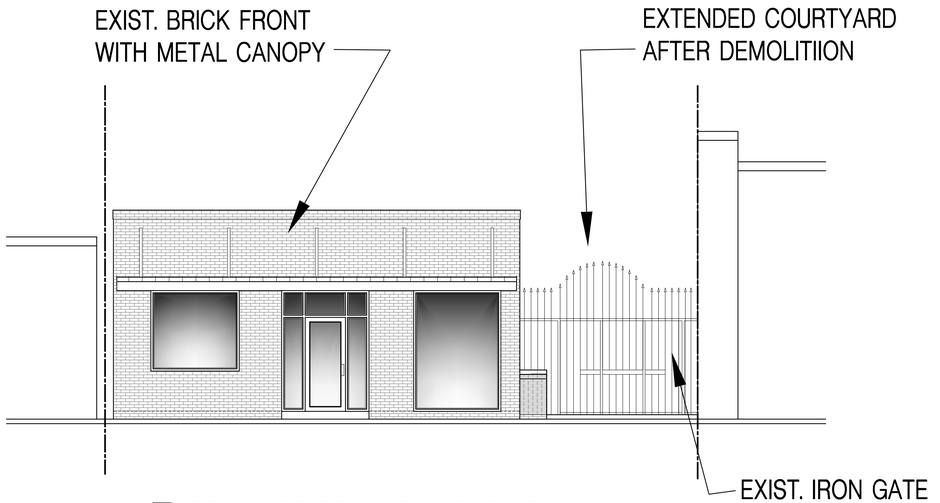
**A3.0**




A EXSITING BAYLEN ST. ELEVATION

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

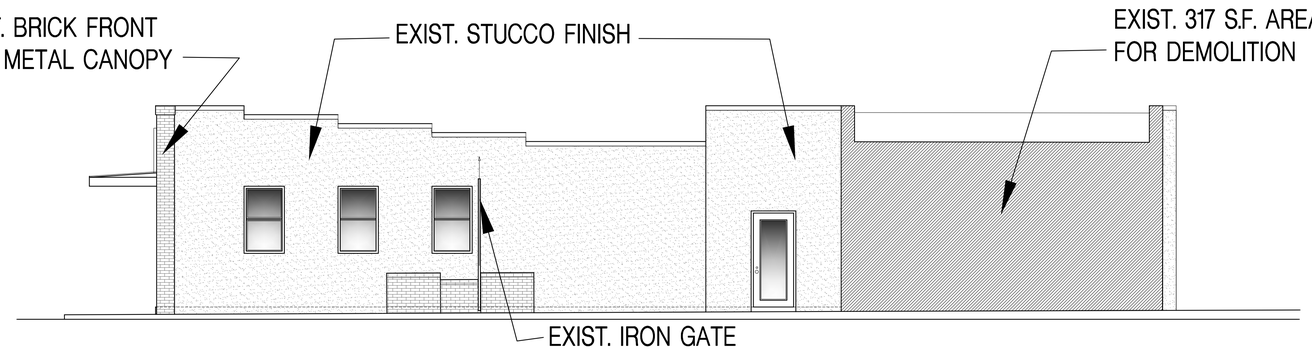
0 6" 1'-0" 5'-0" 10'-0" 20'-0"




B PROPOSED DEMOLITION ELEVATION

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

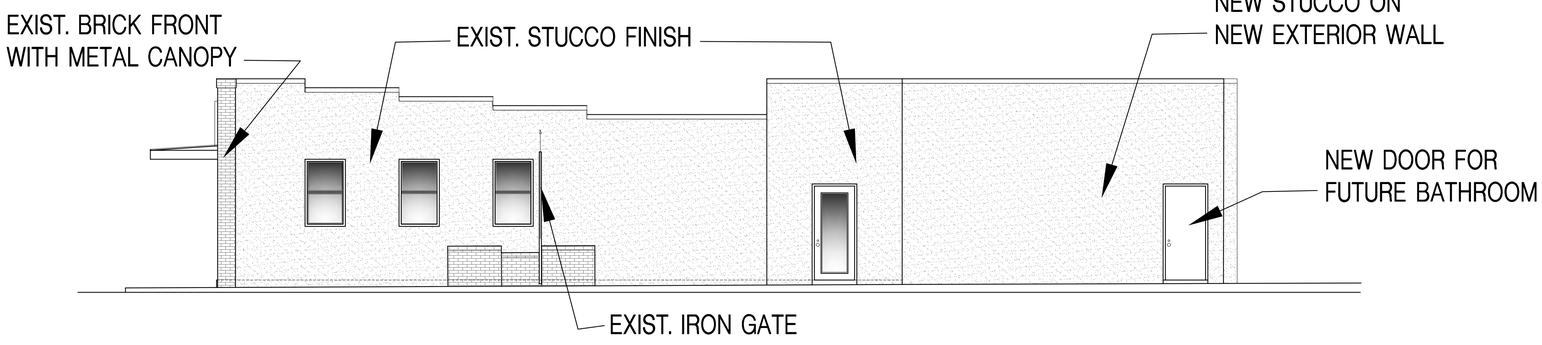
0 6" 1'-0" 5'-0" 10'-0" 20'-0"




C EXSITING COURTYARD SIDE ELEVATION

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

0 6" 1'-0" 5'-0" 10'-0" 20'-0"




D PROPOSED DEMOLITION SIDE ELEVATION

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

0 6" 1'-0" 5'-0" 10'-0" 20'-0"

REVISIONS

ARCHITECT'S SEAL & SIGNATURE

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

Charles E. Kunze Jr. 25 W. Cedar St., Suite #106, Pensacola, Fl. 32502

FL. REGISTRATION #984

FL. LIC.# AR0009781

ARTISAN'S ARCHITECTURE

**PROJECT TITLE**

**TIKI BAR &
FOOD TRUCK
209 S. BAYLEN ST.
PENSACOLA, FL. 32502**

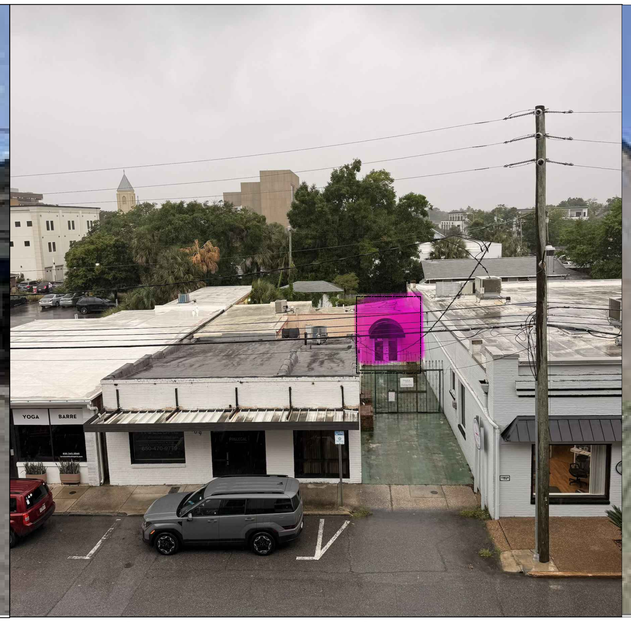
| | |
|---|---|
| PROJ. NO. | 2024-018C |
| DATE: | 6-22-2026 |
| DRAWN BY: | C.E.K.J. |
| CHECKED BY: | C.E.K.J. |

**SHEET TITLE**

EXTERIOR ELEVATIONS

# A4.0

209 S. Baylen St. (East Elevation)
(demo area at end of front courtyard)



(East Elevation)
(demo area in pink)

Front Courtyard (East Elevation)
(demo area straight ahead)

(Parking area facing South)
(demo area on left side)

(West Elevation)
(demo area on left side)

209 S. Baylen St. (East Elevation)
(proposed courtyard after demolition)

REVISIONS

ARCHITECT'S SEAL & SIGNATURE

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

Charles E. Kunze Jr. 25 W. Cedar St., Suite #106, Pensacola, Fl. 32502

FL. REGISTRATION #984

FL. LLC'S ASSIGNED

ARTISAN'S ARCHITECTURE

**PROJECT TITLE**

TIKI BAR &
FOOD TRUCK
209 S. BAYLEN ST.
PENSACOLA, FL. 32502

| | |
|---|---|
| PROJ. NO. | 2024-018C |
| DATE: | 6-22-2026 |
| DRAWN BY: | C.E.K.J. |
| CHECKED BY: | C.E.K.J. |

**SHEET TITLE**

EXISTING & PROPOSED DEMOLITION PHOTOS

**A5.0**

209 S. Baylen St. (Proposed Future East Elevation)
( New gateway and Tiki Bar entry courtyard)

**REVISIONS**

**ARCHITECT'S SEAL & SIGNATURE**

Creating Architecture as an Art Form
ARTISAN'S ARCHITECTURE LLC
Charles E. Kunze Jr. 25 W. Cedar St., Suite #106, Pensacola, Fl. 32502
FL. REGISTRATION #84
FL LLC's ASSIGNED
ARTISAN'S ARCHITECTURE

**PROJECT TITLE**

TIKI BAR &
FOOD TRUCK
209 S. BAYLEN ST.
PENSACOLA, FL. 32502

| | |
|---|---|
| PROJ. NO. | 2024-018C |
| DATE: | 6-22-2026 |
| DRAWN BY: | C.E.K.J. |
| CHECKED BY: | C.E.K.J. |

**SHEET TITLE**

PROPOSED FUTURE TIKI BAR & ENTRY GATE PHOTOS

**A6.0**

Historic photographs

**File #:** 26-792 | Architectural Review Board | 7/16/2026

**QUASI-JUDICIAL HEARING**

**SUBJECT:**

200 W. Garden Street
Palafox historic business district / Zone C-2A / City Council District 6
Final Review of a New Shopping Center

**SUMMARY:**

Branch Acquisition Company, LLC is requesting final review for a new shopping center development. The project includes a 33,700-square-foot grocery store situated within the interior of the site, along with 30,500 square feet of retail space fronting Garden and Spring Streets. The design incorporates the existing historic brick walls to highlight the new retail buildings and create distinct entry and gathering areas. Architectural elements include brick and stucco facades complemented by a variety of canopies and awnings. At the corner of Palafox and Spring Streets, the plan reserves space for a pocket park featuring an elevated sign element that welcomes pedestrians into the site.

A conceptual review of the project was approved by the board in May. While the project is being presented for final review, additional consideration of the southeast colonnade feature will be required at a later date. Detailed reviews of site signage will proceed as abbreviated submissions from individual tenants as the project move forward.

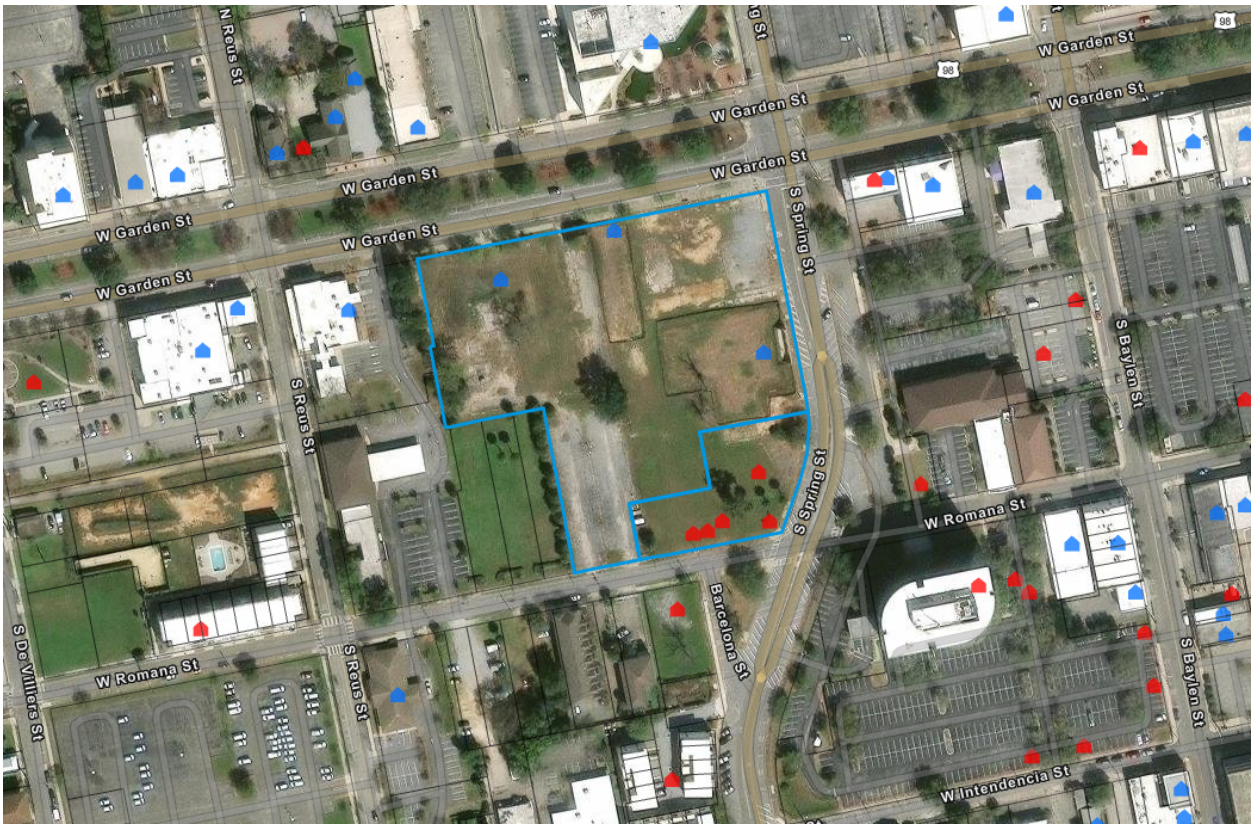
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
Sec. 12-3-27(f)(2)(b) & (c), Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines

**ATTACHMENTS:**

1. Images
2. Application and Materials
3. Materials Packet
4. Landscape plantings page
5. Sightline study for rooftop equipment

200 W. Garden Street



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

***Architectural Review Board Application***
***Full Board Review***

Application Date: 6/25/26

***Project Address*:** **200 West Garden St, Pensacola, Fl**

Applicant: Branch Acquisition Company, LLC

Applicant's Address: 3340 Peachtree Rd NE Suite 2775 Atlanta, Ga 30326

Email: *Email on file* Phone: 404-832-8925

Property Owner: 200 West Garden, LLC and 97 Spring Condos, LLC
*(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 seven (7) 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 - Grocery anchored shopping center.**

*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.*

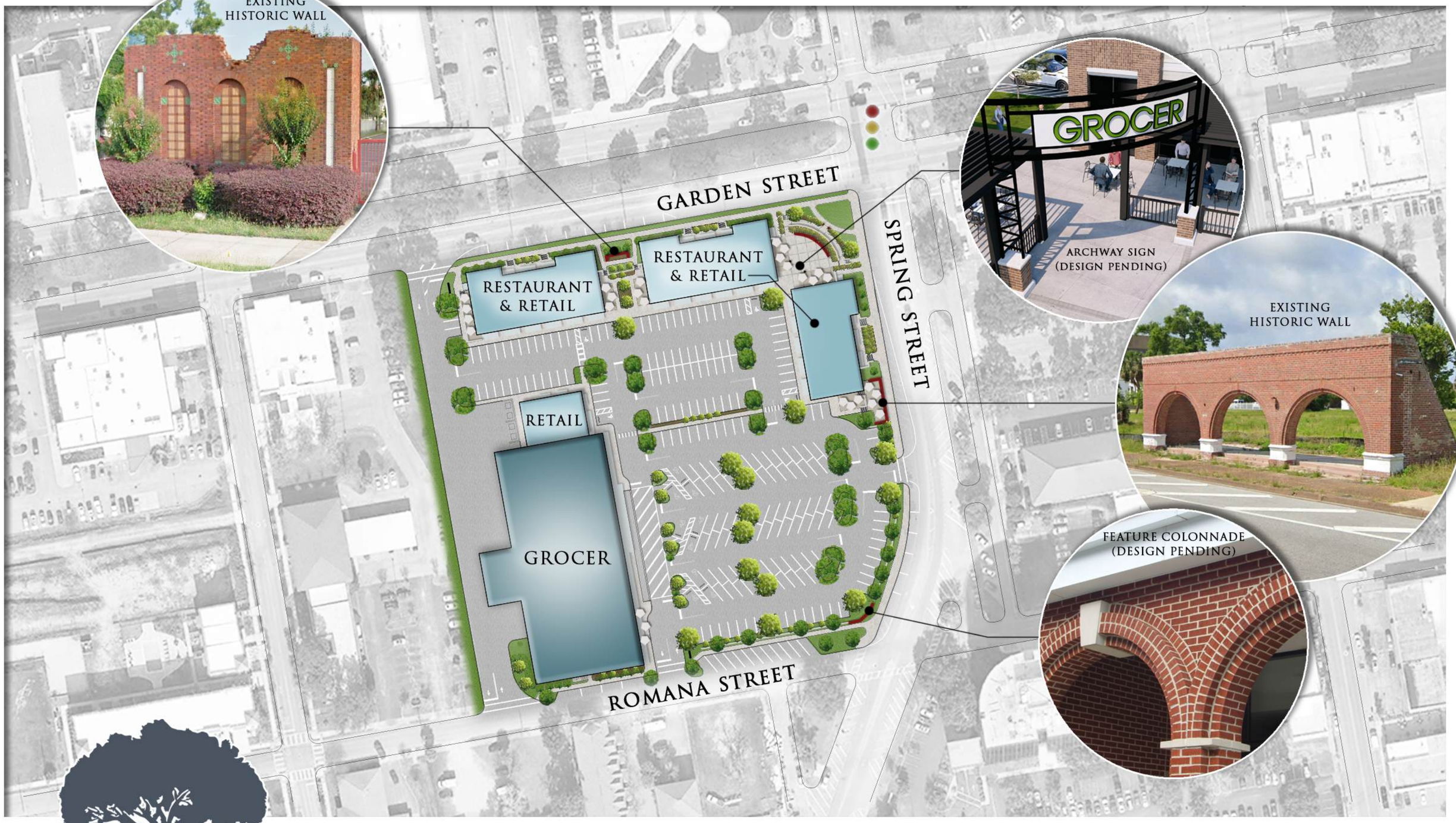
Branch Acquisition Company, LLC

Applicant Signature

6/25/26

Date

Carleton Baker
Authorized Signatory

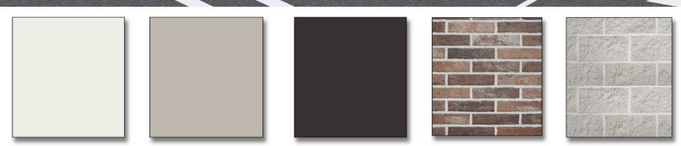



BRANCH
PROPERTIES

# Downtown Pensacola

**PENSACOLA, FLORIDA**

06-25-2026



# CONCEPTUAL DESIGN RENDERING

GROCER + SHOPS

2026.06.25

## DOWNTOWN PENSACOLA

GARDEN STREET & SPRING STREET

PENSACOLA, FLORIDA

BRANCH

3340 PEACHTREE RD NE ▪ SUITE 2775 ▪ ATLANTA, GA 30326

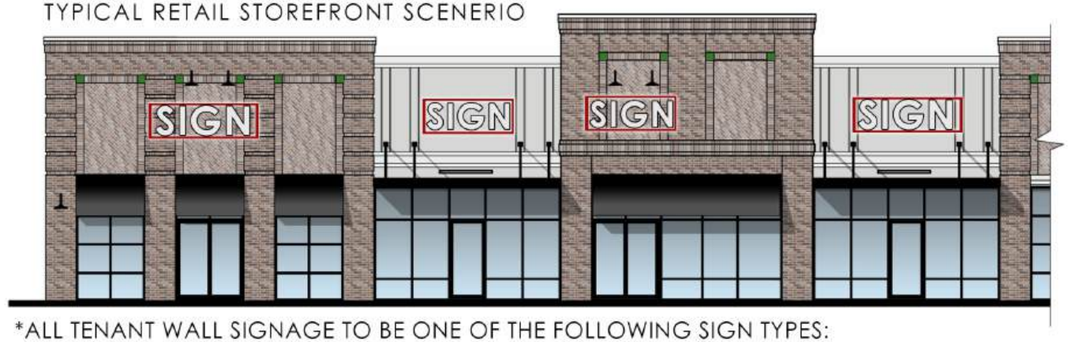
404▪832▪8900

SPRING STREET FREESTANDING SIGN (GROCER TENANT NAME TO BE BDISPLAYED)

*SIGN FACE AREA SHALL BE THE SUM OF THE AREAS OF THE REGULAR GEOMETRIC SHAPE THAT CAN ENCOMPASS ALL WORDS, FIGURES, AND EMBLEMS PER (SEC. 12-5-3)

FREESTANDING SIGN EXAMPLE.
- SIGNS #1 & #3 NOT TO EXCEED 200SF OR 35' IN HEIGHT (SEC.12-5-4 (d.)(1)THROUGH(2)
* CALCULATED SIGN AREA IS EXCLUSIVE OF STRUCTURE

TYPICAL RETAIL STOREFRONT SCENERIO




*ALL TENANT WALL SIGNAGE TO BE ONE OF THE FOLLOWING SIGN TYPES:
1. EXTERNALLY LIT
2. HALO LIT
3. ROUTED PUSH-THROUGH

NOTE: INTERNALLY LIT SIGNS ARE NOT PERMITTED

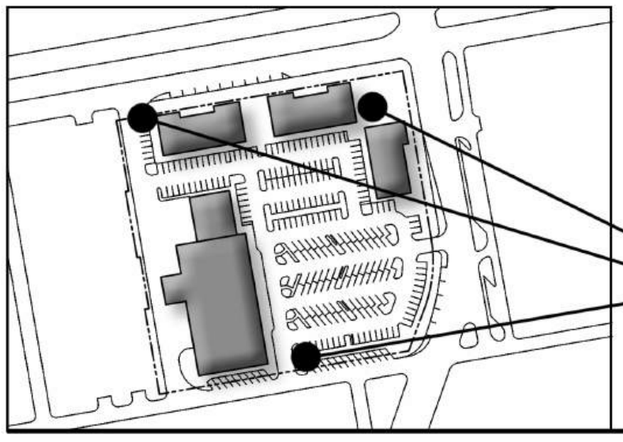
*EACH TENANT SUITE PERMITTED ONE (1) SIGN PER FACADE
* ONE (1) ATTACHED WALL SIGN OR COMBINATION OF WALL SIGNS AT 10% OF THE BUILDING FACADE, NOT TO EXCEED 100SF PER FACADE (NOTE: THIS DOES NOT APPLY TO THOSE TENANT SIGNS THAT FALL UNDER THE RULES OF THOSE ABUTTING GARDEN STREET)

HISTORIC PLAQUES (2) *DESIGN PENDING

SIGN LIMITATIONS FOR GARDEN STREET SIGNAGE SPECIFICALLY (SEC.12-5-4(b.)(1)THROUGH (4)):
- ONE (1) FREESTANDING OR PROJECTING SIGN NOT TO EXCEED 100SF
- ONE (1) ATTACHED WALL SIGN OR COMBINATION OF SIGNS AT 10% OF THE BUILDING STREET FRONT ELEVATION, NOT TO EXCEED 200SF
- SIGN MAY BE PLACED ON THE FRONT OR ONE SIDE OF THE BUILDING (DOES NOT RESTRICT SIGNAGE ALLOTMENT NOT VISIBLE FROM GARDEN ST.)
- FREESTANDING SIGNS NOT TO EXCEED 25' IN HEIGHT

*EXAMPLE SQUARE FOOTAGE CALCULATION FOR BLDG 300
*MAX PERMITTED AREA 200 SF

*LIMIT TO ONE (1) FREESTANDING OR ONE (1) PROJECTING SIGN PER STREET FRONTAGE (SEC.12-5-4(a.))



SIGN #1 (SPRING STREET)
SIGN #2 (GARDEN STREET)
SIGN #3 (ROMANA STREET)

ANY & ALL SIGN STRUCTURE MATERIALS TO MATCH THOSE PROVIDED ON THE BUILDINGS TO MAINTAIN A UNIFORM APPEARANCE

PANTONE COLOR #363C TO BE USED FOR GROCER

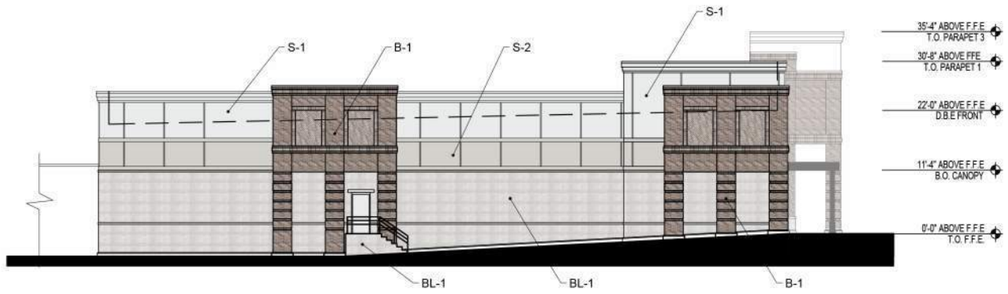
# CONCEPTUAL SIGN PLAN
FREESTANDING & WALL SIGNS
2026.06.25

DOWNTOWN PENSACOLA
GARDEN STREET & SPRING STREET
PENSACOLA, FLORIDA

BRANCH
3340 PEACHTREE RD NE ▪ SUITE 2775 ▪ ATLANTA, GA 30326
404▪832▪8900

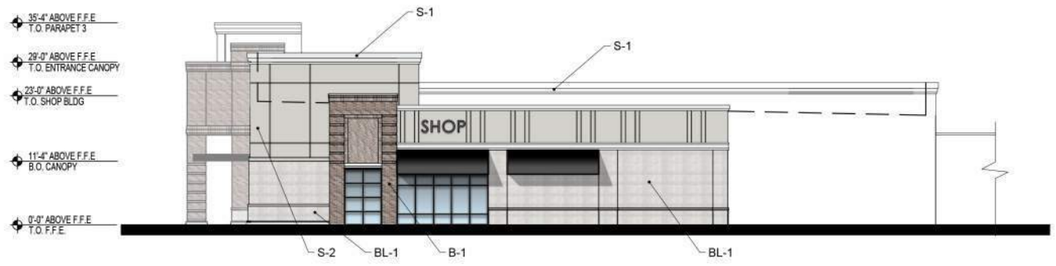
1 / 1.1 SPRING STREET ELEVATION

SCALE: 1"=30'-0"



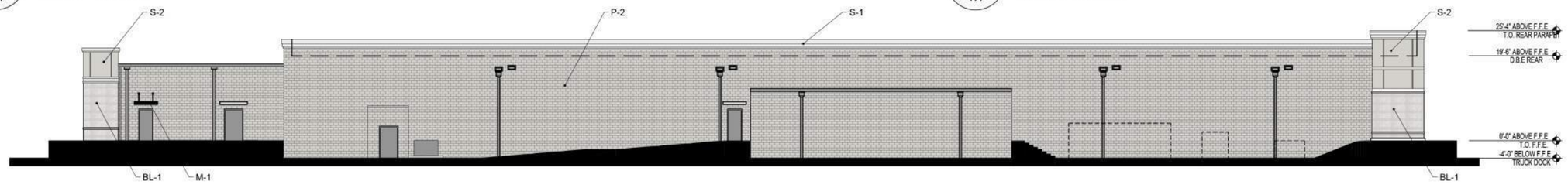

2 / 1.1 ROMANA STREET ELEVATION

SCALE: 1/30"=1'-0"



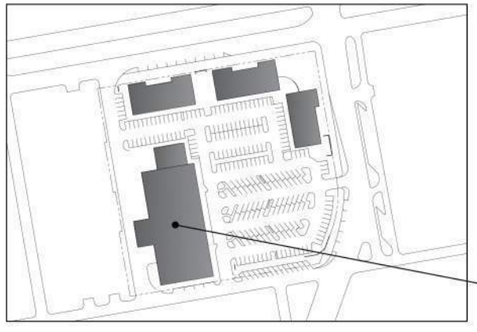

3 / 1.1 INTERNAL SIDE ELEVATION

SCALE: 1/30"=1'-0"




4 / 1.1 REAR ELEVATION

SCALE: 1/30"=1'-0"




S-1: STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"

S-2/P-2 (CMU): STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"

M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

B-1: BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"

BL-1: MASONRY BLOCK UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"

BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

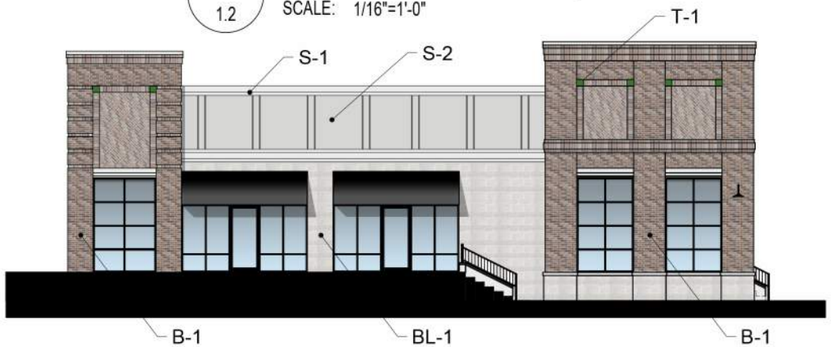
JOB NUMBER: 2617702 | DATE: 06.24.2026 | BY: JJW / RWF

DRAWING: **BLDG 100 (GROCERY) - ELEVATIONS**

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

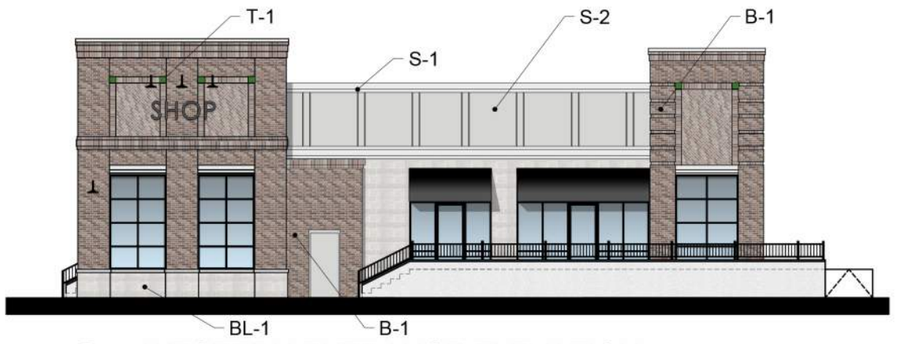
1 / 1.2 GARDEN STREET ELEVATION

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




3 / 1.2 PASEO ELEVATION

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

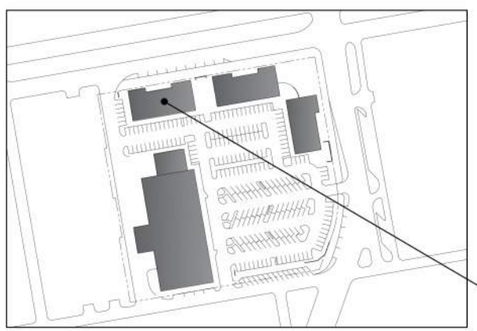



4 / 1.2 WESTERN ENTRANCE ELEVATION

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

5 / 1.2 INTERIOR LOT ELEVATION

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




SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH"

T-1: ORNAMENTAL TILE

S-1: STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"

S-2/P-2 (CMU): STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"

M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

B-1: BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"

BL-1: MASONRY BLOCK UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"

BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 06.25.2026 | BY: JJW / RWF

DRAWING: **BLDG 200 - ELEVATIONS**

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

1 / 1.3 GARDEN STREET ELEVATION

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

3 / 1.3 PASEO ELEVATION

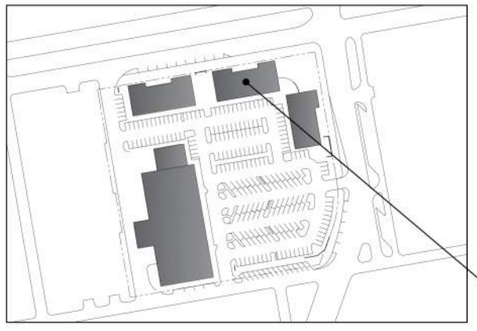
SCALE: 1/16"=1'-0"

2 / 1.3 SPRING STREET ELEVATION

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

4 / 1.3 INTERIOR LOT ELEVATION

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




SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH

T-1: ORNAMENTAL TILE

S-1: STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"

S-2/P-2 (CMU): STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"

M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

B-1: BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"

BL-1: MASONRY BLOCK UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"

BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 06.25.2026 | BY: JJW / RWF

DRAWING: **BLDG 300 - ELEVATIONS**

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

1 / 1.4 SPRING STREET ELEVATION

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

2 / 1.4 HISTORIC WALL PATIO ELEVATION

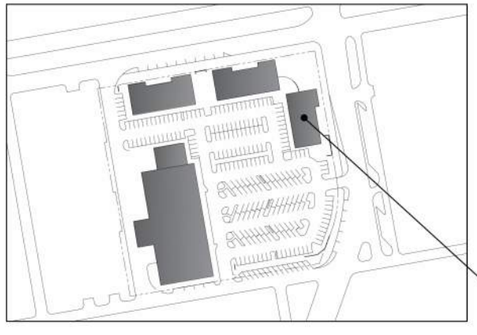
SCALE: 1/16"=1'-0"

3 / 1.4 GARDEN STREET ELEVATION

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

4 / 1.4 INTERIOR LOT ELEVATION

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

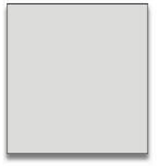



SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH"

T-1: ORNAMENTAL TILE

S-1: STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"

S-2/P-2 (CMU): STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"



M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

B-1: BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"

BL-1: MASONRY BLOCK UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"

BRANCH

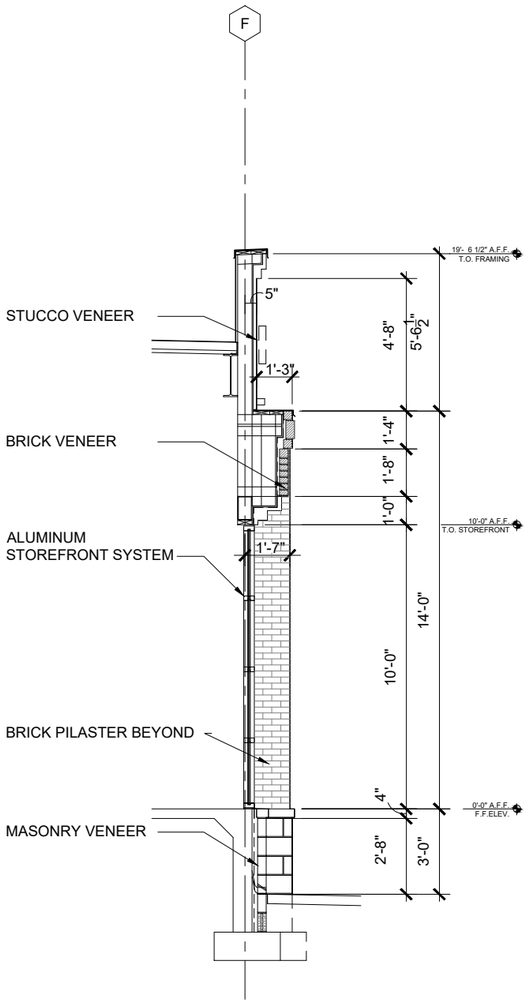
**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 06.25.2026 | BY: JJW / RWF

DRAWING: **BLDG 400 - ELEVATIONS**

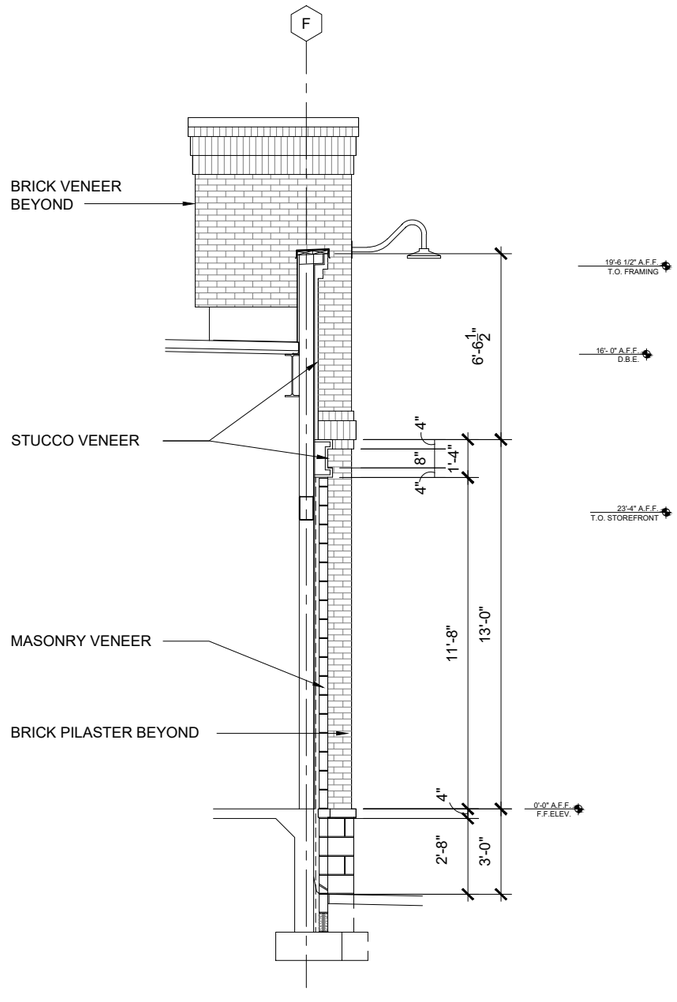
PHILLIPS
ARCHITECTURE · CONSULTANTS

5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616



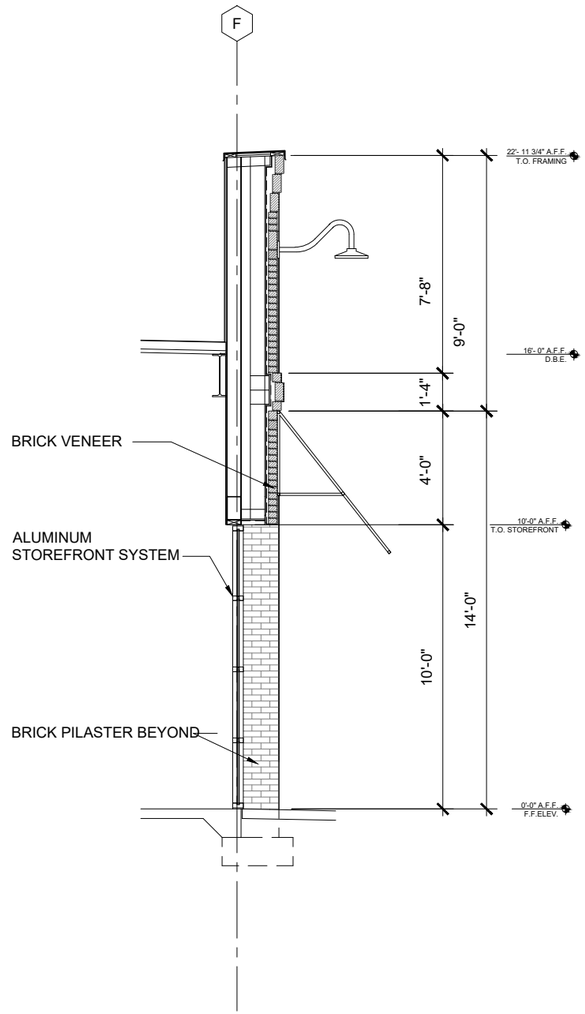

1 1.1 WALL SECTION 1

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



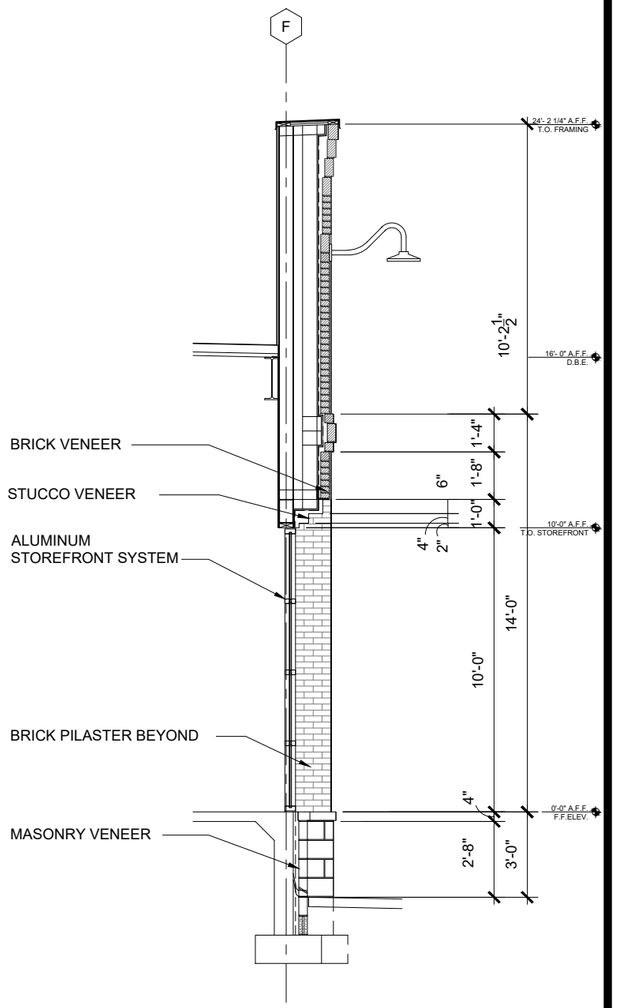

2 1.1 WALL SECTION 2

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




3 1.1 WALL SECTION 3

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




4 1.1 WALL SECTION 4

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

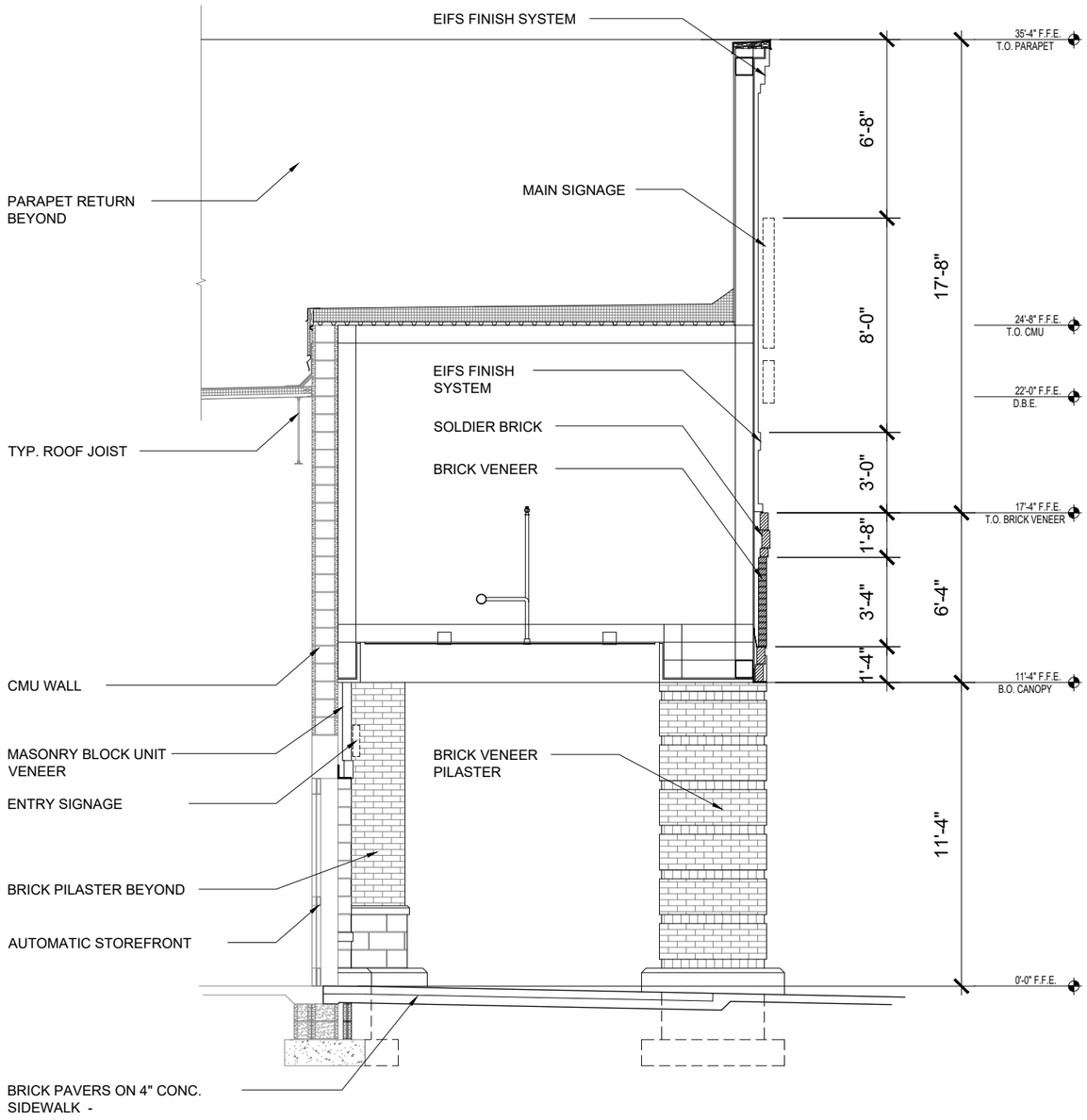
BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 06.25.2026 | BY: MRE / MRE

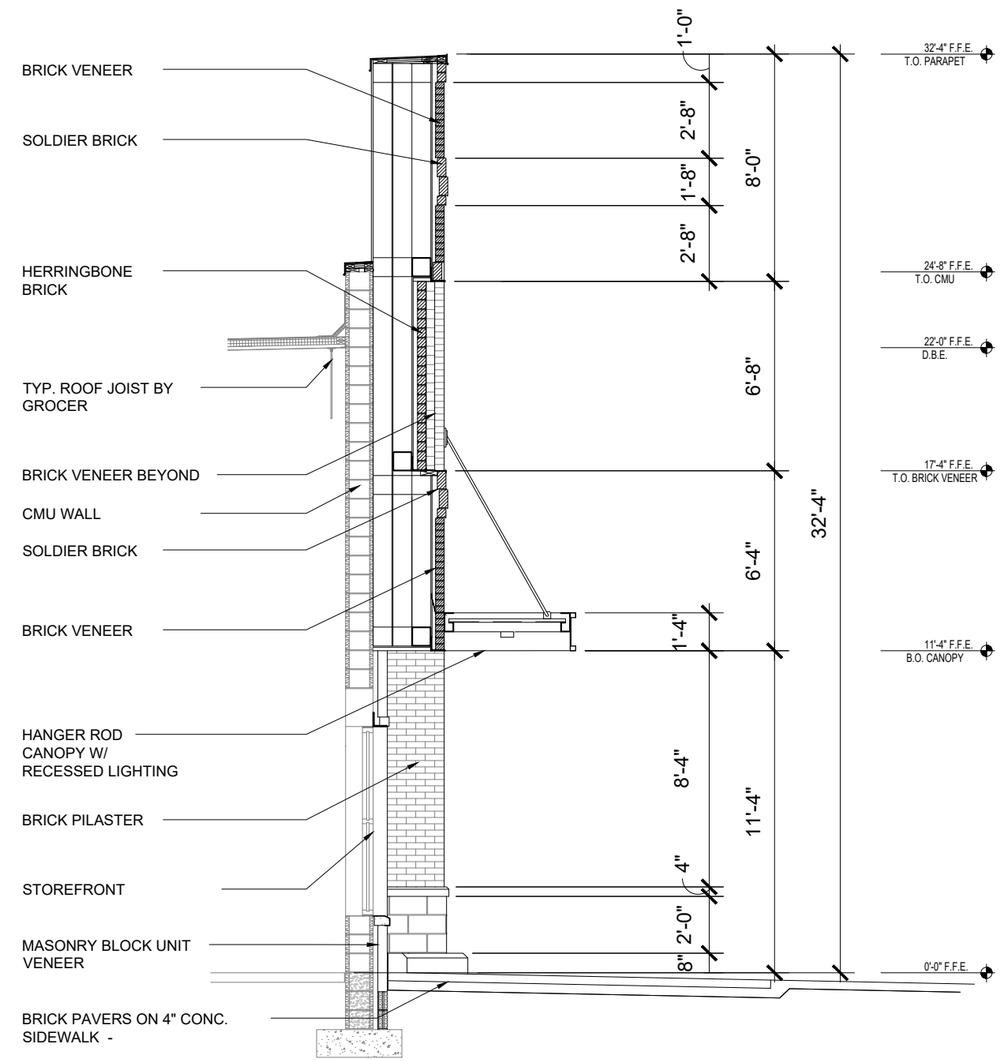
DRAWING: **BLDG 200 & 300 (SHOPS) - WALL SECTIONS**

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616




1 / 1.1 WALL SECTION 1

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




1 / 1.1 WALL SECTION 2

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

BRANCH

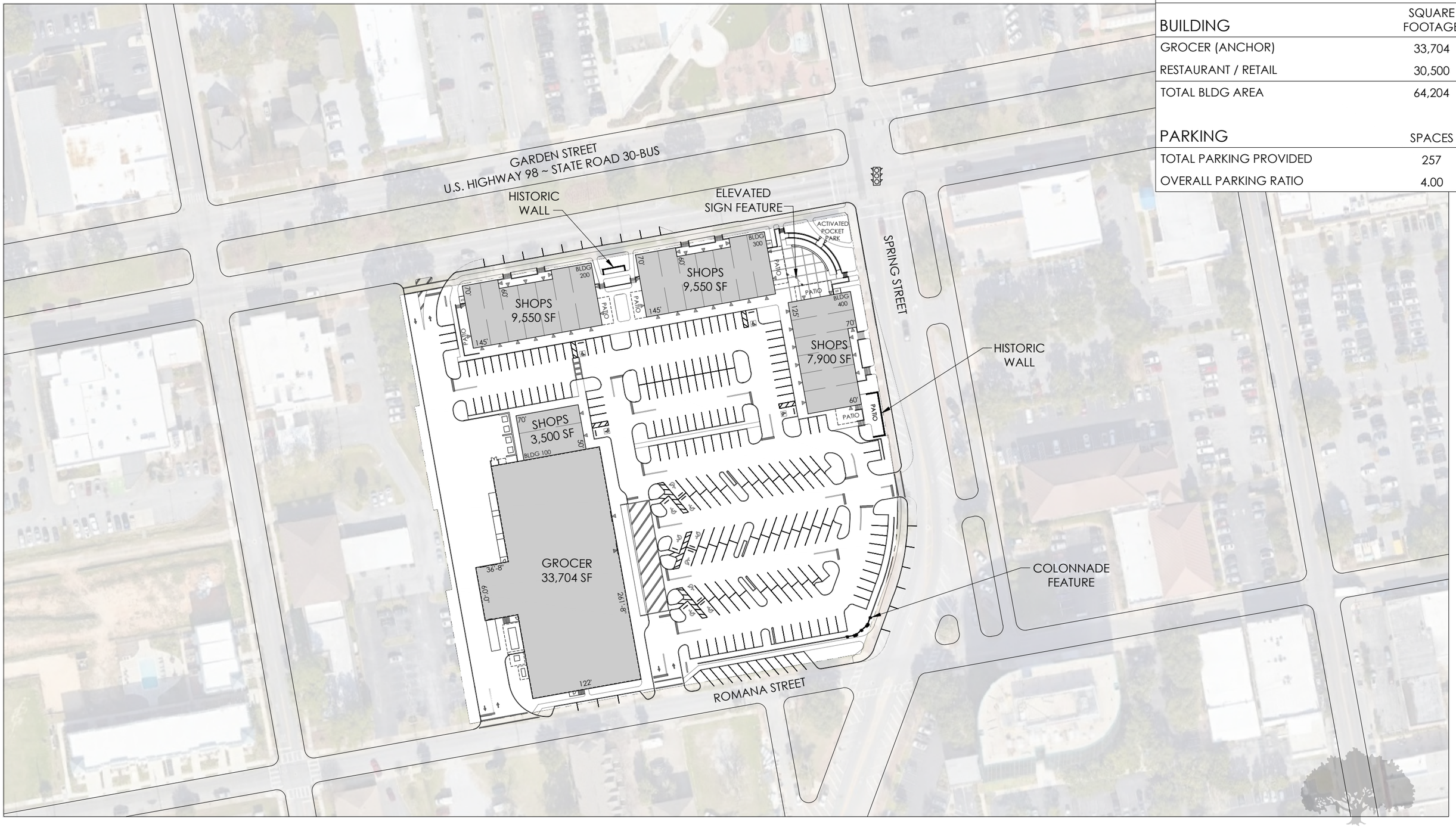
**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 06.25.2026 | BY: JJW / MRE

DRAWING: **BLDG 100 (GROCERY) - WALL SECTIONS**

PHILLIPS
ARCHITECTURE · CONSULTANTS
5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616

| DATA SUMMARY | |
|---|---|
| **BUILDING** | **SQUARE FOOTAGE** |
| GROCER (ANCHOR) | 33,704 |
| RESTAURANT / RETAIL | 30,500 |
| TOTAL BLDG AREA | 64,204 |
| **PARKING** | **SPACES** |
| TOTAL PARKING PROVIDED | 257 |
| OVERALL PARKING RATIO | 4.00 |




0 50 100 200

SCALE: 1" = 100'

N

DOWNTOWN PENSACOLA
WEST GARDEN STREET
PENSACOLA, FLORIDA

SP-6.2
SCHEMATIC SITE PLAN
2026.06.25

BRANCH
3340 PEACHTREE RD NE ▪ SUITE 2775 ▪ ATLANTA, GA 30326
404▪832▪8900

HORIZONTAL SCALE

30 0 15 30 60 120

( IN FEET )
1 INCH = 30 FT. (22"x34")
1 INCH = 60 FT. (11"x17")

INSTALL 4" PVC SANITARY SEWER LATERAL WITH CLEANOUT FROM EACH RETAIL BUILDING; CONNECT TO 8" PUBLIC SEWER WITH DOGHOUSE MANHOLE (TYP. OF 4)

SAWCUT AND REMOVE DEPRESSED CURB AND DRIVEWAY/SIDEWALK AND RECONSTRUCT 6" RAISED CURB

INSTALL SANITARY SEWER MANHOLE

RIGHT-IN/RIGHT-OUT DRIVEWAY WITH CROSSWALK

CONCRETE SIDEWALK (TYP.)

SAWCUT AND REMOVE DEPRESSED CURB AND DRIVEWAY/SIDEWALK AND RECONSTRUCT 6" RAISED CURB

INSTALL SANITARY SEWER MANHOLE

SAWCUT AND REMOVE DEPRESSED CURB AND DRIVEWAY/SIDEWALK AND RECONSTRUCT TYPE F CURB & GUTTER

REUS STREET
(50' PUBLIC RIGHT-OF-WAY)

FDOT CR-E CURB RAMP

PRESERVE & PROTECT EXISTING TREE

PARKING SUMMARY

CITY OF PENSACOLA – RETAIL SALES/RENTAL, INCLUDING GROCERY: 1 SPACE PER 300 SF
TOTAL PROPOSED RETAIL AREA = 64,623 SF

TOTAL PARKING SPACES REQUIRED = 216
INCLUDING 7 HANDICAP SPACES

TOTAL PARKING SPACES PROVIDED = 222 (ON-SITE PARKING ONLY)
INCLUDING 13 HANDICAP SPACES

PROTECT & PRESERVE EXISTING TREES

FDOT CR-E CURB RAMP

PRESERVE & PROTECT HISTORIC WALL

RETAIL
9,550 SF
FFE=12.00'

FDOT CR-A CURB RAMP

1" HDPE WATER SERVICE TO EACH TENANT SPACE (TYP. OF 22)

RETAIL
9,550 SF
FFE=12.00'

6" PVC FIRE PROTECTION TO EACH RETAIL BUILDING (TYP. OF 4)

FDOT CR-A CURB RAMP

ELEVATED SIGNAGE FEATURE

ACTIVATED POCKET PARK

ECUA WATER LINE AS PER ECUA UTILITY MAPS

PATIO

6" PVC FIRE PROTECTION SERVICE WITH 6" GATE VALVE IN VALVE BOX AND BACKFLOW PREVENTER; CONNECT TO MAIN VIA 6"x6" TAPPING SLEEVE & VALVE

2" HDPE POTABLE WATER SERVICE – CONNECT TO MAIN VIA 12"x4" TAPPING SLEEVE & VALVE, INSTALL 4"x2" REDUCER, 2" METER VAULT, 2" OWNER CONTROL VALVE IN VALVE BOX, AND REDUCED PRESSURE ASSEMBLY

SAWCUT AND REMOVE DEPRESSED CURB AND DRIVEWAY ACROSS SIDEWALK AND RECONSTRUCT TYPE F CURB & GUTTER AND SIDEWALK

INSTALL SANITARY SEWER MANHOLE

FDOT CR-E CURB RAMP

6" PVC FIRE PROTECTION LINE
2" HDPE POTABLE WATER LINE

DUMPSTER ENCLOSURES

RETAIL
1,400 SF
FFE=12.00'

LIQUOR
2,100 SF
FFE=12.00'

RETAIL
7,900 SF
FFE=12.00'

FDOT CR-A CURB RAMP

PRESERVE & PROTECT HISTORIC WALL

"DRIVE UP & GO" AND "PARKING"

RETAINING WALL

FDOT CR-F CURB RAMP

TYPE F CURB & GUTTER

RIGHT-IN/RIGHT-OUT DRIVEWAY WITH CROSSWALK

SPRING STREET
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

4" GREASE LINE

3" VENT LINE

FDOT CR-A CURB RAMP

DETECTABLE WARNING SURFACE FLUSH WITH ASPHALT

TWO (2) 1,250-GALLON GREASE INTERCEPTORS WITH CLEANOUTS

4" PVC SANITARY LATERAL

SANITARY SEWER MANHOLE WITH SUMP PUMP

2" SANITARY FORCEMAIN

GROCERY
34,123 SF
FFE=12.00'

TYPE F CURB & GUTTER

6" RAISED CURB, TYP.

PROTECT & PRESERVE EXISTING TREES

INSTALL SANITARY SEWER MANHOLE FOR FORCEMAIN CONNECTION FROM GREASE TRAP SUMP PUMP

INSTALL 4" PVC SANITARY SEWER LATERAL WITH CLEANOUT AND CONNECT TO PROPOSED SANITARY MANHOLE

6" PVC FIRE PROTECTION SERVICE WITH 6" GATE VALVE IN VALVE BOX, AND BACKFLOW PREVENTER; CONNECT TO MAIN VIA 6"x6" TAPPING SLEEVE & VALVE

2½" HDPE POTABLE WATER SERVICE – CONNECT TO MAIN VIA 6"x4" TAPPING SLEEVE & VALVE, INSTALL 4" GATE VALVE IN VALVE BOX, 4"x3" REDUCER, 3" METER VAULT WITH BYPASS, 3" OWNER CONTROL VALVE, 3"x2½" REDUCER, AND REDUCED PRESSURE ASSEMBLY

WALL-MOUNTED FIRE DEPARTMENT CONNECTION

TYPE F CURB & GUTTER

DETECTABLE WARNING SURFACE (TYP.)

FDOT CR-E CURB RAMP

FDOT CR-A CURB RAMP

TYPE F CURB & GUTTER

FDOT CR-E CURB RAMP

INSTALL SANITARY SEWER MANHOLE FULL ACCESS DRIVEWAY WITH CROSSWALK

FDOT CR-E CURB RAMP

3' VALLEY GUTTER

ROMANA STREET
(45' PUBLIC RIGHT-OF-WAY)

3' VALLEY GUTTER

ECUA WATER LINE AS PER ECUA UTILITY MAPS

ECUA WATER LINE AS PER ECUA UTILITY MAPS

ZONE "X"
ZONE "AE"

ZONE "AE"

ZONE "X"


REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: 850.438.0446 Fax: 850.438.0448
EB 00009657 LB7916


CONCEPTUAL PRICING PLAN
LAYOUT & UTILITIES

GARDEN STREET RETAIL CENTER
200 W. Garden St
Pensacola, FL
Branch Properties

| No. | DATE | REVISION |
|---|---|---|
| 1 | 3/26/2026 | REVISED SITE LAYOUT |
| 2 | 6/25/2026 | REVISED SITE LAYOUT |

SEAL

NOT FOR CONSTRUCTION

CHRIS DOMBROSKIE, P.E.
No.73867

Dr. By: CMD
Ck By: JRR
Job No.: 2021.158
Date: 2/11/2026

DRAWING No.

1
SHEET 1 OF 4


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

N
W E
S

HORIZONTAL SCALE
30 0 15 30 60 120
( IN FEET )
1 INCH = 30 FT. (22"x34")
1 INCH = 60 FT. (11"x17")

| STORM SEWER INVENTORY | |
|---|---|
| TYPE | QUANTITY |
| TYPE A CURB INLET | 1 EA |
| FDOT TYPE D INLET | 11 EA |
| JUNCTION BOX | 4 EA |
| 12" HDPE | 21 EA |
| 18" HDPE | 385 EA |
| 24" RCP | 464 LF |
| 24" HDPE | 266 LF |
| 24" CORRUGATED ALUMINUM PIPE | 225 LF |
| PERFORATED 24" CORRUGATED ALUMINUM PIPE | 7,422 LF |
| PERFORATED 24" CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW) | 439 LF |

NOTE: ROOF RUNOFF FROM ALL BUILDINGS MUST BE DIRECTLY CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM UPSTREAM OF THE ISOLATOR ROWS.

REUS STREET
(50' PUBLIC RIGHT-OF-WAY)

RETAIL
9,550 SF
FFE=12.00'

RETAIL
9,550 SF
FFE=12.00'

ACTIVATED
POCKET PARK

RETAIL
7,900 SF
FFE=12.00'

RETAIL
1,400 SF
FFE=12.00'

LIQUOR
2,100 SF
FFE=12.00'

GROCERY
34,123 SF
FFE=12.00'

PATIO

122 LF 18" HDPE

115 LF 18" HDPE

148 LF 18" HDPE

60 LF 24" HDPE

45 LF 24" CMP

15 RUNS OF 90L F OF PERFORATED 24" CORRUGATED ALUMINUM PIPE @ 0.0%

21 LF 12" HDPE

124 LF 24" HDPE

15 RUNS OF 137 LF OF PERFORATED 24" CORRUGATED ALUMINUM PIPE @ 0.0%

82 LF 24" HDPE

366 LF 24" RCP

86 LF 24" PREFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)

23 RUNS OF 72 LF OF PERFORATED 24" CORRUGATED ALUMINUM PIPE @ 0.0%

67 LF 24" PREFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)

180 LF 24" MANIFOLD CMP

JUNCTION BOX

98 LF 24" RCP

SET DOGHOUSE JUNCTION BOX

EX. JUNCTION BOX
EX. TOP EL=14.58'
EX. IE=UNKNOWN (72" RCP)
PROPOSED IE=5.25 (PD-101; W)

112 LF 24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)

10 RUNS OF 58 LF OF PERFORATED 24" CORRUGATED ALUMINUM PIPE @ 0.0%

112 LF 24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)

13 RUNS OF 137 LF OF PERFORATED 24" CORRUGATED ALUMINUM PIPE @ 0.0%

26 LF 24" PREFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)

TYPE D GRATE INLET, TYP.

26 LF 24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)

ECUA WATER LINE AS PER ECUA UTILITY MAPS

SPRING STREET
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

ROMANA STREET
(45' PUBLIC RIGHT-OF-WAY)

"DRIVE UP & WALK AND TAKEOUT"

ZONE "X"
ZONE "AE"


RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
850.438.0446 Fax 850.438.0448
Telephone Business Number
EB 00003657 LB7916


CONCEPTUAL PRICING PLAN
GRADING & DRAINAGE

GARDEN STREET RETAIL CENTER
200 W. Garden St
Pensacola, FL
Branch Properties

| No. | DATE | REVISION |
|---|---|---|
| 1 | 3/26/2026 | REVISED SITE LAYOUT |
| 2 | 6/25/2026 | REVISED SITE LAYOUT |

SEAL
NOT FOR CONSTRUCTION

CHRIS DOMBROSKIE, P.E.
No.73867

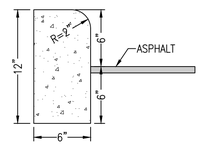
Dr. By: CMD
Ck By: JRR
Job No.: 2021.158
Date: 2/11/2026

DRAWING No.
2
SHEET 2 OF 4


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

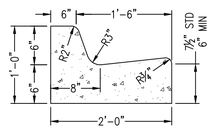
| Table 2 - Recommended Rigid Pavement Sections | | |
|---|---|---|
| STANDARD DUTY PAVEMENT SECTION (PARKING STALLS, ETC.) | | |
| Minimum Pavement Thickness | Maximum Control Joint Spacing | Recommended Saw-Cut Depth |
| 6 Inches | 12 feet x 12 feet | 1½ Inches |
| HEAVY DUTY PAVEMENT SECTION (MAIN ENTRANCE DRIVES, DUMPSTER PADS) | | |
| Minimum Pavement Thickness | Maximum Control Joint Spacing | Recommended Saw-Cut Depth |
| 7 Inches | 14 feet x 14 feet | 1¾ Inches |

| Table 3 – Recommended Flexible Pavement Sections | |
|---|---|
| STANDARD DUTY PAVEMENT SECTION (PARKING STALLS, ETC.) | |
| Asphaltic surface course (SuperPave SP-Fine) | 1½ inches |
| FDOT Approved Graded Aggregate Base (GAB) or Crushed Limerock Base | 6 inches |
| Stabilized Subgrade Course (min. LBR 40) | 12 inches |
| HEAVY DUTY PAVEMENT SECTION (DRIVE LANES) | |
| Asphaltic surface course (SuperPave 9.5 mm) | 1 inch |
| Asphaltic binder course (SuperPave 19 mm) | 1½ inches |
| FDOT Approved Graded Aggregate Base (GAB) or Crushed Limerock Base | 8 inches |
| Stabilized Subgrade Course (min. LBR 40) | 12 inches |



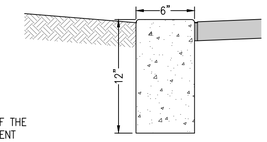

NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

## 6" RAISED CURB
N.T.S.



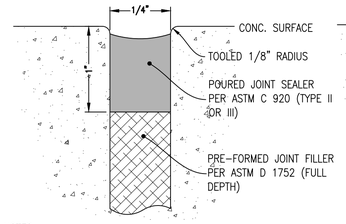

NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
3. EXPANSION JOINTS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

## TYPE 'F' CURB & GUTTER
N.T.S.



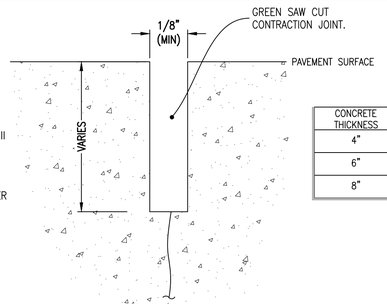

NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

## 6" RIBBON CURB
N.T.S.




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

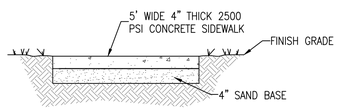
## EXPANSION JOINT DETAIL
N.T.S.




| CONCRETE THICKNESS | REQUIRED DEPTH OF JOINT |
|---|---|
| 4" | 1" |
| 6" | 1.5" |
| 8" | 2" |

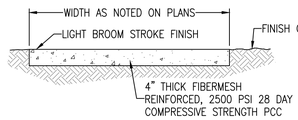
## CONTRACTION JOINT DETAIL
N.T.S.

DRIVEWAY NOTE:
AT DRIVEWAYS, A MINIMUM THICKNESS OF SIX INCHES (6"), OR FOUR INCHES (4") WITH WOVEN WIRE FABRIC REINFORCEMENT, SHALL BE REQUIRED.

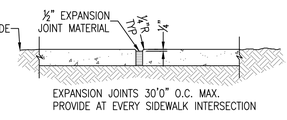



## SIDEWALK DETAIL
N.T.S.

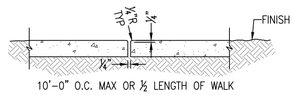
NOTE:
WALK SLOPE VARIES, SEE PLAN



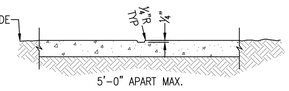

## WALK SECTION




## EXPANSION JOINT

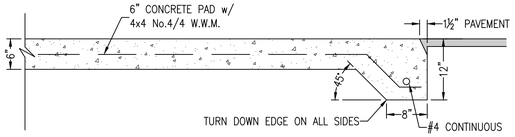



## CONSTRUCTION JOINT

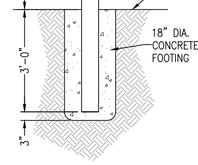



## DUMMY GROOVE

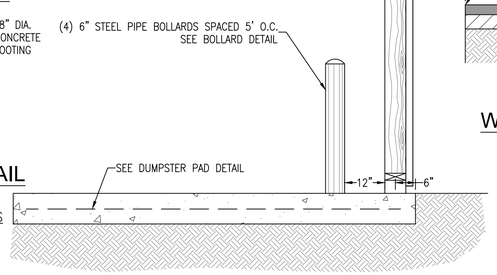
## SIDEWALK JOINT DETAILS
N.T.S.



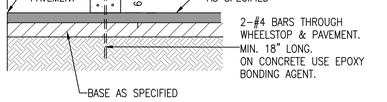

## DUMPSTER PAD DETAIL
N.T.S.



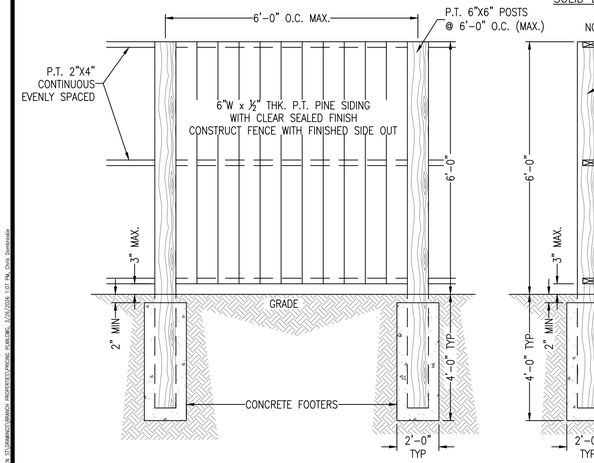

## BOLLARD DETAIL
N.T.S.



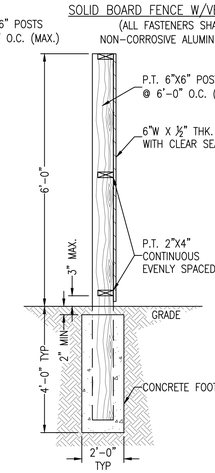

## DUMPSTER PAD SECTION




## WHEEL STOP DETAIL
N.T.S.

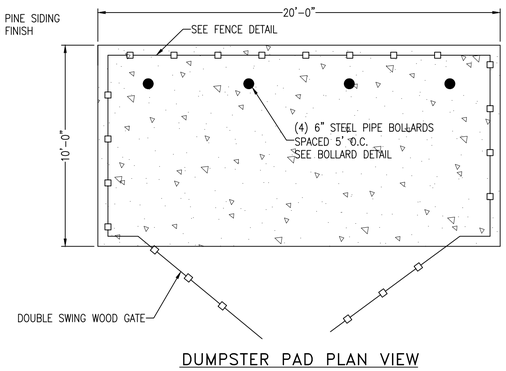



FRONT VIEW



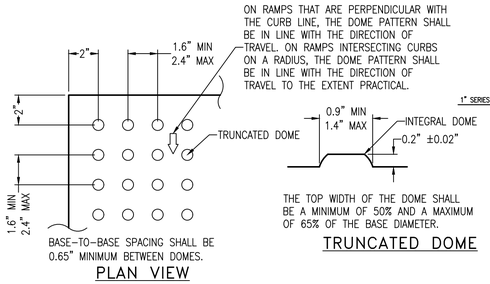

SIDE VIEW

## 6' WOOD FENCE DETAIL
N.T.S.




## DUMPSTER PAD PLAN VIEW

## DUMPSTER ENCLOSURE DETAIL
N.T.S.




PLAN VIEW

ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.




THE TOP WIDTH OF THE DOME SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE DIAMETER.

TRUNCATED DOME

NOTES:
1. ALL SIDEWALKS THAT DIRECT PEDESTRIAN TRAFFIC INTO VEHICULAR-USE AREAS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP OR LANDING, TO A MINIMUM DEPTH OF 2 FEET MEASURED PERPENDICULAR TO THE CURB LINE AND NO GREATER THAN 5 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT.

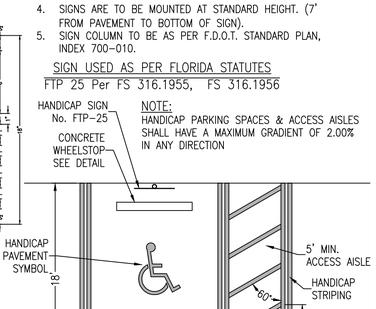
2. USE DETECTABLE WARNINGS PROVIDING A LIGHT-ON-DARK OR DARK-ON-LIGHT COLOR CONTRAST WITH ADJOINING SURFACES THAT MEET A 70% CONTRAST RATIO AS DESCRIBED IN ADAAG APPENDIX SECTION A4.29.2. ACCEPTABLE COLORS INCLUDE: BLACK, BROWN, BRICK-RED, GREEN AND SAFETY YELLOW (US-ANSI Z535.1-1991, 6.3; INTERNATIONAL-ISO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

## DETECTABLE WARNING MAT DETAIL
N.T.S.

## HANDICAP PAVEMENT SYMBOL

NOTES:
1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).
5. SIGN COLUMN TO BE AS PER F.D.O.T. STANDARD PLAN, INDEX 700-010.

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




## HANDICAP PARKING STALL DETAILS
N.T.S.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone (850) 438-0446 FAX (850) 438-0448
EB 00008657 LB7916

CONCEPTUAL PRICING PLAN
SITE CONSTRUCTION DETAILS

**GARDEN STREET RETAIL CENTER**
200 W. Garden St
Pensacola, FL
Branch Properties

| No. | DATE | REVISION |
|---|---|---|

SEAL
NOT FOR CONSTRUCTION

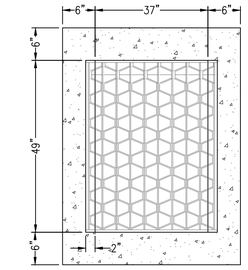
CHRIS DOMBROSKIE, P.E.
No.73867

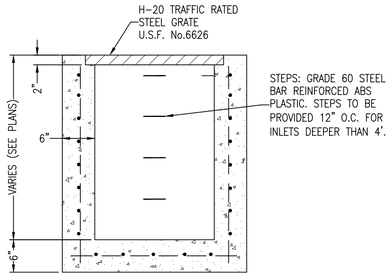
Dr. By: CMD
Ck By: JRR
Job No.: 2021.158
Date: 2/11/2026

DRAWING No.
3
SHEET 3 OF 4

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

P:\2021\2021.158_BRANCH_CMD_GARDEN_ST\DRAWINGS\BRANCH_REPORTS\1-PRICING_PLAN.DWG, 1/26/2026 1:07 PM, Chris Dombroskie

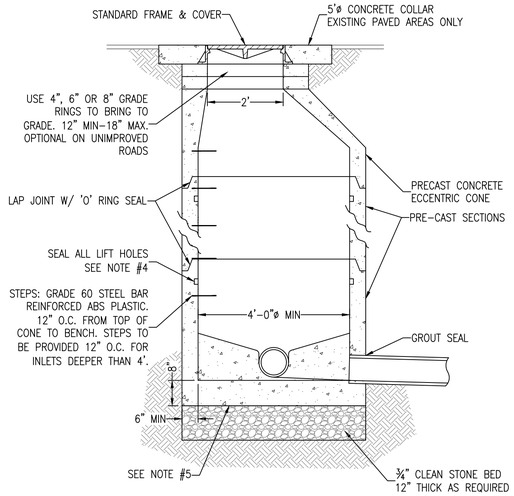



## FDOT TYPE 'D' INLET

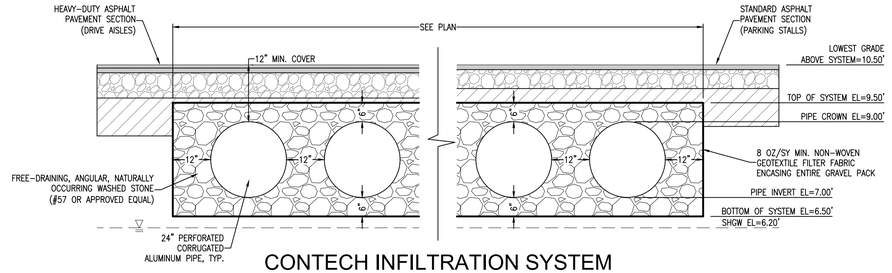
N.T.S.

NOTES:
1. MANHOLE SHALL CONFORM TO A.S.T.M. C 478 SPECIFICATIONS WITH 4000 PSI CONCRETE.
2. DIAMETER OF OPENING FOR PIPE SHALL BE 1" LARGER DIAMETER THAN BELL OF THE PIPE BEING USED.
3. JOINTING COMPOUND SHALL BE RAM NECK, TYPE 1, ROPE FORM PLASTIC GASKET OR EQUAL.
4. ALL PATCHING TO BE DONE WITH HYDRAULIC CEMENT. NO MORTAR REPAIRS PERMITTED.
5. CONCRETE TO BE 2500 P.S.I., REINFORCING STEEL TO BE A.S.T.M. A 615 GRADE 60 OR PROVIDE PRE-CAST MANHOLE BASE SECTION IN CONFORMANCE WITH ASTMA C-478.
6. CAST IN PLACE MANHOLE MAY BE ALLOWED IN PRE-APPROVED LOCATIONS.



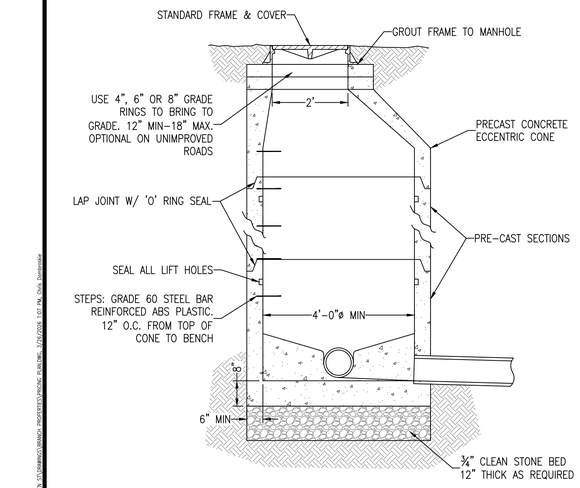

## STORMWATER MANHOLE DETAIL

N.T.S.



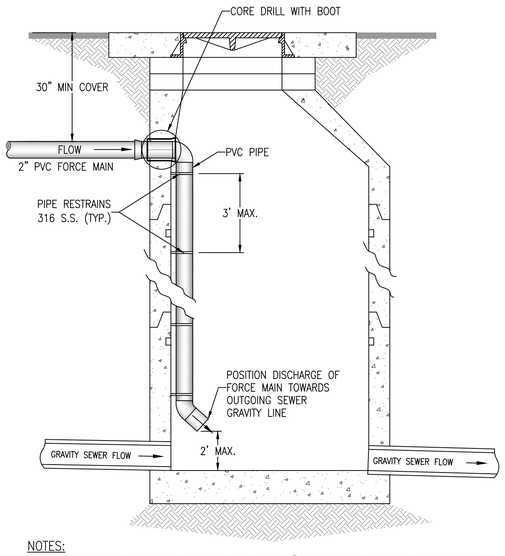

## CONTECH INFILTRATION SYSTEM TYPICAL CROSS SECTION

N.T.S.




## SANITARY SEWER MANHOLE DETAIL

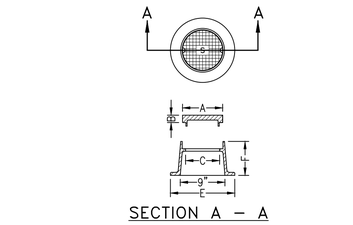
N.T.S.



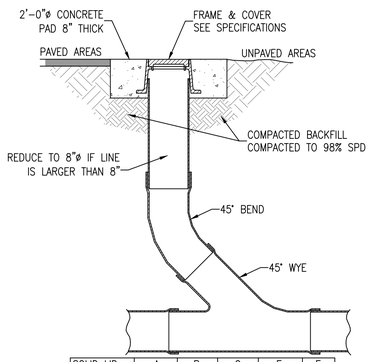

NOTES:
1. 1. THIS DETAIL APPLIES TO FORCE MAINS UP TO 4" IN DIAMETER. FORCE MAINS GREATER THAN 4" SHALL USE AN OUTSIDE DROP CONNECTION.
2. PIPE GLUE FITTINGS/JOINTS REQUIRED IN MANHOLE ALONG WITH A MINIMUM OF THREE (3) S.S. SCREWS IN EVERY FITTING.
3. SPRAY-APPLY CEMENT-BASED OR CEMENT/EPOXY COMPOSITE MATERIAL TO WALLS, INVERTS, AND BENCHES OF THE EXISTING SANITARY SEWER MANHOLE, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (CEMTEC SILATEC CAM, PERMAFORM CR-9000, QUADEX ALUMINALINER, SEWPERCOAT 2000 HS REGULAR, STRONG-SEAL HIGH PERFORMANCE MIX, OR APPROVED EQUAL).

## FORCE MAIN CONNECTION DETAIL

N.T.S.




## SECTION A – A

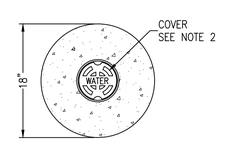



| SOLID LID | A | B | C | E | F |
|---|---|---|---|---|---|
| R-1792-AL | 10 ¼" | 1 ½" | 8 ½" | 14 ½" | 4" |
| R-1792-BL | 13 ¼" | 1 ½" | 11 ½" | 7 ½" | 4" |

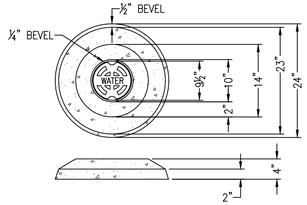
## CLEANOUT DETAIL

N.T.S.

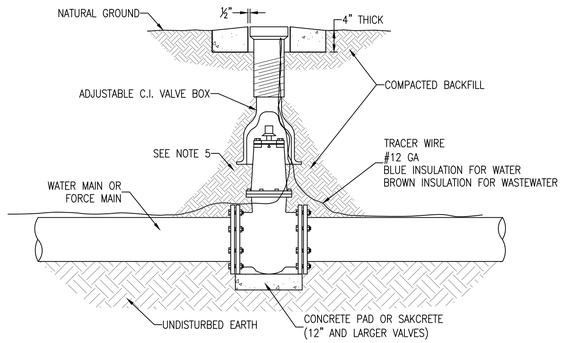
NOTES:
1. VALVE BOX AND BOOT SHALL BE CAST IRON.
2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE.
3. VALVE BOX TOP SHALL BE FLUSH WITH FINISHED GRADE OR ½" ABOVE NATURAL GROUND LEVEL.
4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUIVALENT.
5. EARTH UNDER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




## CAST-IN-PLACE COLLAR




## 24" PRE-CAST VALVE PAD




## TYPICAL VALVE & BOX INSTALLATION

N.T.S.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.433.1541 Fax 850.438.0448
EB 00003857 LB7916

CONCEPTUAL PRICING PLAN
DRAINAGE & UTILITY DETAILS

**GARDEN STREET RETAIL CENTER**
200 W. Garden St
Pensacola, FL
Branch Properties

| No. | DATE | REVISION |
|---|---|---|

SEAL

NOT FOR CONSTRUCTION

CHRIS DOMBROSKIE, P.E.
No.73867

Dr. By: CMD
Ck By: JRR
Job No.: 2021.158
Date: 2/11/2026

DRAWING No.

4
SHEET 4 OF 4

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

P:\2021\2021.158_BRANCH_FOOD_CANTON_ST\DRAWINGS\BRANCH_REPORTS\1-PRICING_PLAN.DWG, 1/15/2026 1:07 PM, Chris Dombroskie

AJC DESIGN GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA
30338

STAMP

OWNER

BRANCH PROPERTIES, LLC
3340 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900

PROJECT

GARDEN STREET RETAIL
PENSACOLA, FLORIDA

200 W. GARDEN STREET
PENSACOLA, FLORIDA

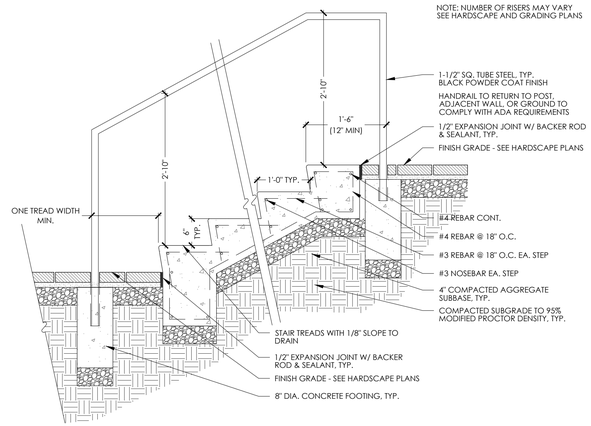
ISSUE SCHEDULE

| NO. | DATE: | ISSUE DESCRIPTION |
|---|---|---|
| | 06/26/26 | ARB SUBMISSION |

SHEET NAME: HARDCAPE PLAN

PROJECT NUMBER: 26-0201

SHEET NO: L101



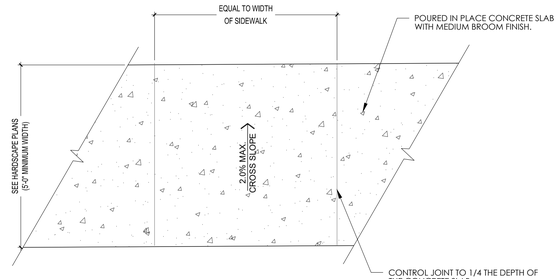

## 10 CONCRETE SEAT WALL
SCALE: 1" = 1'-0"



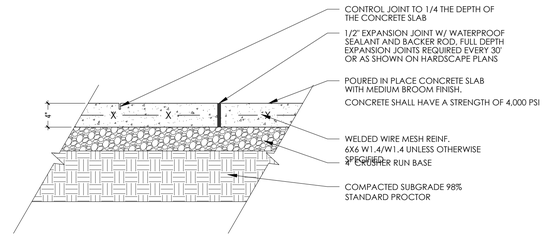

## 9 CONCRETE SEAT WALL
SCALE: 1" = 1'-0"



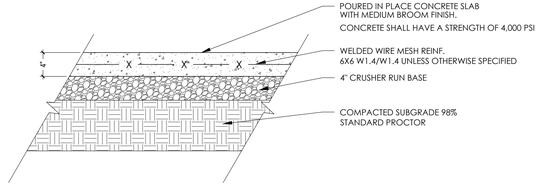

## 8 RETAINING WALL
SCALE: 1" = 1'-0"



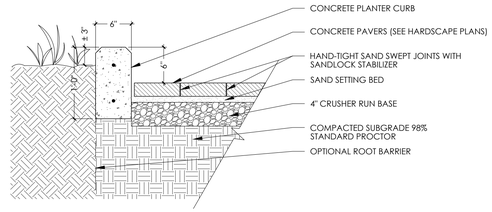

## 7 CONCRETE SIDEWALK
SCALE: 1" = 1'-0"



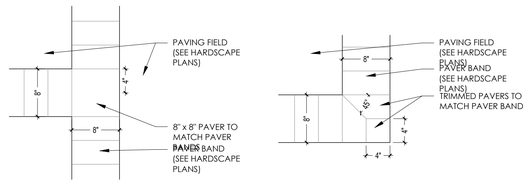

## 6 CONCRETE JOINT DETAIL
SCALE: 1" = 1'-0"



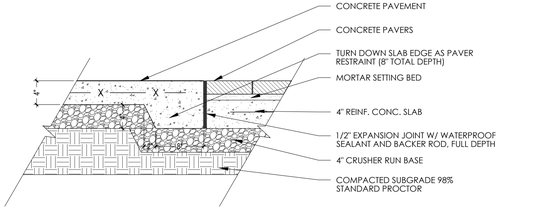

## 5 CONCRETE PAVEMENT
SCALE: 1" = 1'-0"



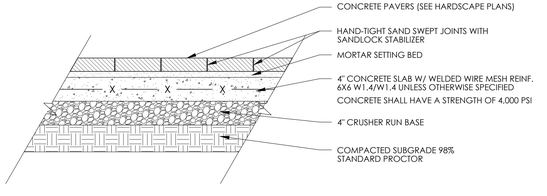

## 4 CONCRETE PLANTER CURB
SCALE: 1" = 1'-0"




## 3 PAVER BAND CORNER DETAIL
SCALE: 1" = 1'-0"




## 2 CONCRETE TRANSITION AT PAVERS
SCALE: 1" = 1'-0"




## 1 PAVERS
SCALE: 1" = 1'-0"


AJC DESIGN GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA 30338

OWNER
BRANCH PROPERTIES, LLC
3340 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900


STAMP

PROJECT
GARDEN STREET RETAIL
PENSACOLA, FLORIDA
200 W. GARDEN STREET
PENSACOLA, FLORIDA

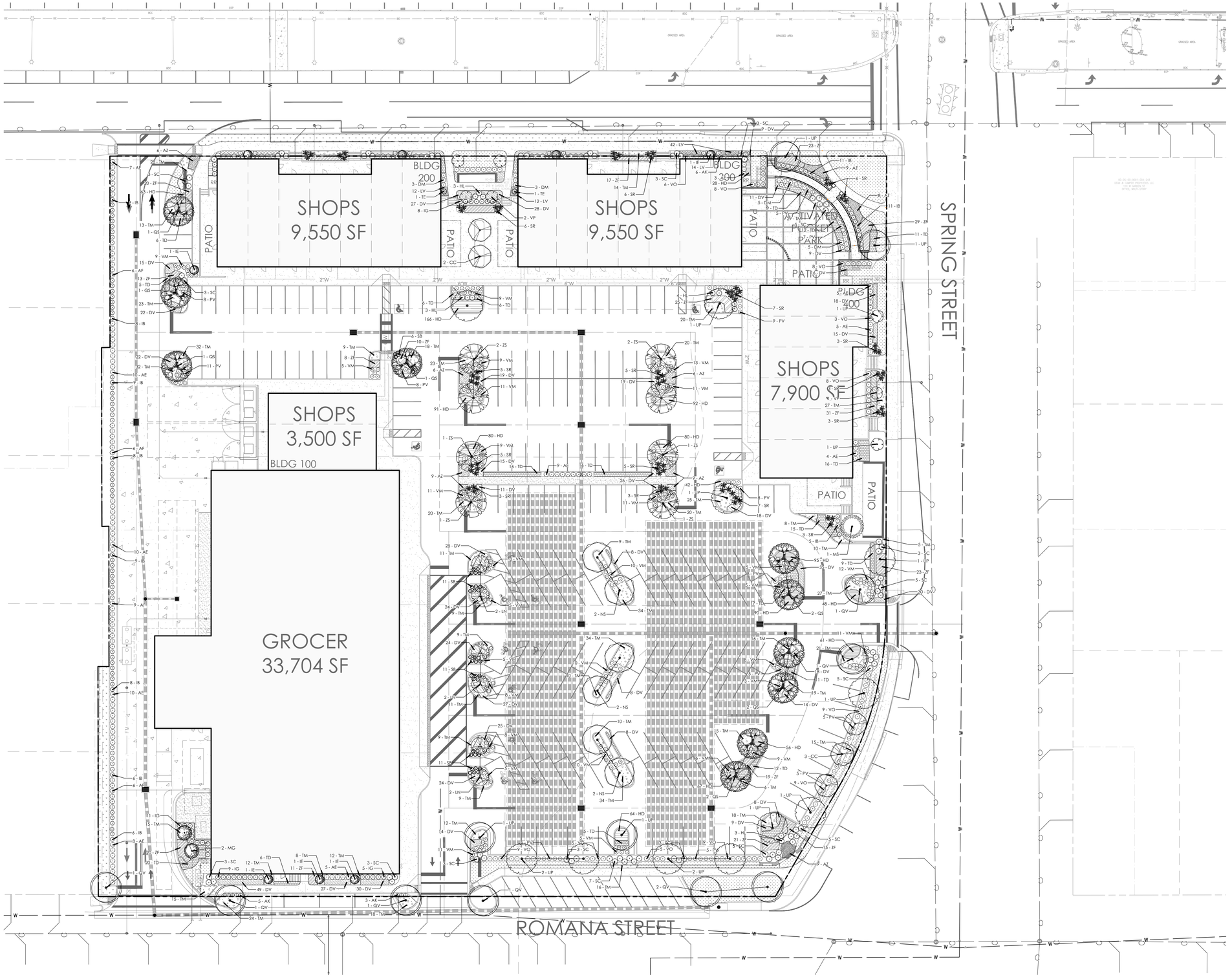
ISSUE SCHEDULE

| NO. | DATE: | ISSUE DESCRIPTION |
|---|---|---|
| | 06/26/26 | ARB SUBMISSION |

SHEET NAME: HARDSCAPE DETAILS

PROJECT NUMBER: 26-0201

SHEET NO: L201




## PLANT KEY

| SYMBOL | CODE | COMMON NAME |
|---|---|---|
| **EVERGREEN TREES** | | |
| | IE | Eagleston Holly |
| | TE | Emerald Arborvitae |
| | MS | Sweetbay Magnolia |
| **UNDERSTORY TREES** | | |
| | CC | Eastern Redbud |
| | LN | Natchez Crape Myrtle |
| **LARGE TREES** | | |
| | UP | Drake Elm |
| | ZS | Japanese Zelkova |
| | QS | Shumard Oak |
| | QV | Southern Live Oak |
| | MG | Southern Magnolia |
| | NS | Tupelo |
| **SHRUBS** | | |
| | IB | Dwarf Burford Holly |
| | AE | Edward Goucher Abelia |
| | IP | Florida Anise |
| | AF | Formosa Indica Azalea |
| | RIC | Indian Hawthorn |
| | AK | Kaleidoscope Glossy Abelia |
| | CA | Karl Foerster Feather Reed Grass |
| | HL | Little Lime Hydrangea |
| | VM | Mrs. Schillers Delight Viburnum |
| | SB | Sand Cordgrass |
| | SR | Saw Palmetto |
| | IG | Shamrock Inkberry Holly |
| | VO | Sweet Viburnum |
| | PV | Variegated Japanese Pittosporum |
| **SHRUB AREAS** | | |
| | ZF | Coontie Palm |
| | TD | Dwarf Fakahatchee Grass |
| **GROUND COVERS** | | |
| | HD | Dune Sunflower |
| | TM | Minima Asiatic Jasmine |
| | SS | St. Augustine Grass |
| | DV | Variegated Flax Lily |
| | LV | Variegated Lilyturf |

0 30 60 90 FEET

SCALE: 1" = 30'-0"

NORTH

AJC DESIGN GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA
30338

STAMP

OWNER

BRANCH PROPERTIES, LLC
3340 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900

PROJECT

GARDEN STREET RETAIL
PENSACOLA, FLORIDA

200 W. GARDEN STREET
PENSACOLA, FLORIDA

ISSUE SCHEDULE

| NO. | DATE: | ISSUE DESCRIPTION |
|---|---|---|
| | 03/26/26 | ARB SUBMISSION |
| | 06/26/26 | ARB SUBMISSION |

SHEET NAME: LANDSCAPE PLAN

PROJECT NUMBER: 26-0201

SHEET NO: L501

## LANDSCAPE INSTALLATION NOTES :

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTOR'S EXPENSE.
18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
21. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
26. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.

## PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CAL | SIZE | CONT | | QTY | REMARKS |
|---|---|---|---|---|---|---|---|---|
| EVERGREEN TREES | | | | | | | | |
| | IE | Ilex x attenuata 'Eagleston' / Eagleston Holly | 2" Cal. | 6` Min. Height | B&B | | 8 | 4' C.T.; NURSERY GROWN; FULL AND HEALTHY; WELL BRANCHED; MATCHED |
| | MS | Magnolia virginiana / Sweetbay Magnolia | 2" Cal. | | | | 1 | |
| | TE | Thuja occidentalis `Emerald` / Emerald Arborvitae | - | 6` Min. Height | B&B | | 2 | NURSERY GROWN: FULL AND HEALTHY; SYMMETRICAL AND WELL BRANCHED; MATCHED |
| LARGE TREES | | | | | | | | |
| | MG | Magnolia grandiflora / Southern Magnolia | 2" Cal. | 8` Min Height | | | 2 | NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED AND SYMMETRICAL; MATCHED |
| | NS | Nyssa sylvatica / Tupelo | 3" Cal. | 10` Min Height | | | 6 | NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED |
| | QS | Quercus shumardii / Shumard Oak | 2" Cal. | 10` Min Height | | | 10 | NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED |
| | QV | Quercus virginiana / Southern Live Oak | 2" Cal. | 10` Min Height | | | 12 | NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED |
| | UP | Ulmus parvifolia 'Drake' / Drake Elm | 2" Cal. | 10` Min Height | | | 11 | NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED |
| | ZS | Zelkova serrata / Japanese Zelkova | 2" Cal. | 10` Min Height | B&B | | 8 | 5` C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED |
| UNDERSTORY | | | | | | | | |
| | VP | Vitex trifolia / Purple Vitex | 8`-10` HT. 4`-6` SPD | | | | 7 | NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED |
| UNDERSTORY TREES | | | | | | | | |
| | CC | Cercis canadensis / Eastern Redbud | 2" Cal. | 8` Min Height | | | 5 | NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED |
| | LN | Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle | 2" Cal. | 10` Min Height | B&B | | 6 | 5` C.T.; MULTI-TRUNK; 3 CANES MIN.; 2" EA CANE MIN.; FULL AND HEALTHY; WELL BRANCHED; MATCHED |

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | SIZE | | | QTY | REMARKS |
|---|---|---|---|---|---|---|---|---|
| SHRUBS | | | | | | | | |
| | AE | Abelia x 'Edward Goucher' / Edward Goucher Abelia | 3 Gal. | | | | 79 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | AK | Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia | 3 Gal. | | | | 32 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | AF | Azalea indica `Formosa` / Formosa Indica Azalea | 3 Gal. | 18" Min. Ht. | | | 27 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | DM | Distylium 'Vintage Jade' / Distylium | 3 Gal. | | | | 16 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | HL | Hydrangea paniculata `Little Lime` / Little Lime Hydrangea | 3 Gal. | | | | 13 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | IB | Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly | 3 Gal. | 18" Min. Ht. | | | 90 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | IG | Ilex glabra 'Shamrock' / Shamrock Inkberry Holly | 3 Gal. | | | | 33 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | PV | Pittosporum tobira 'Variegata' / Variegated Japanese Pittosporum | 3 Gal. | | | | 89 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | SR | Serenoa repens / Saw Palmetto | 10 Gal. | | | | 76 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | SC | Serenoa repens 'Cinerea' / Silver Saw Palmetto | 7 Gal , 30" HT. | | | | 77 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | SB | Spartina bakeri / Sand Cordgrass | 1 Gal. | | | | 39 | NURSERY GROWN: FULL AND HEALTHY |
| | VM | Viburnum obovatum `Mrs. Schillers Delight` / Mrs. Schillers Delight Viburnum | 3 Gal. | | | | 247 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | VO | Viburnum odoratissimum / Sweet Viburnum | 24" x 24" | | | | 101 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |

| SYMBOL | CODE | BOTANICAL / COMMON NAME | CONT | | | SPACING | QTY | REMARKS |
|---|---|---|---|---|---|---|---|---|
| SHRUB AREAS | | | | | | | | |
| | AZ | Alpinia zerumbet / Shell Ginger | 1 GAL. | | | 36" o.c. | 62 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | TD | Tripsacum dactyloides nana / Dwarf Fakahatchee Grass | 1 Gal. | | | 30" o.c. | 221 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | ZF | Zamia floridana / Coontie Palm | 3 gal. | | | 24" o.c. | 325 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| GROUND COVERS | | | | | | | | |
| | DV | Dianella caerulea 'Variegata' / Variegated Flax Lily | 1 GAL. FULL POT | | | 18" o.c. | 742 | NURSERY GROWN: FULL AND HEALTHY |
| | HD | Helianthus debilis / Dune Sunflower | 4" POT | | | 12" o.c. | 1,275 | NURSERY GROWN: FULL AND HEALTHY; MATCHED |
| | LV | Liriope muscari 'Variegata' / Variegated Lilyturf | 1 GAL. FULL POT | | | 18" o.c. | 122 | NURSERY GROWN: FULL AND HEALTHY |
| | SS | Stenotaphrum secundatum / St. Augustine Grass | - | | | | 8,901 sf | |
| | TM | Trachelospermum asiaticum 'Minima' / Minima Asiatic Jasmine | 1 GAL. FULL POT | | | 24" o.c. | 824 | NURSERY GROWN: FULL AND HEALTHY |


AJC DESIGN GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA
30338


STAMP

OWNER

BRANCH PROPERTIES, LLC
3340 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900

PROJECT

GARDEN STREET RETAIL
PENSACOLA, FLORIDA

200 W. GARDEN STREET
PENSACOLA, FLORIDA

ISSUE SCHEDULE

| NO. | DATE: | ISSUE DESCRIPTION |
|---|---|---|
| | 03/26/26 | ARB SUBMISSION |
| | 06/26/26 | ARB SUBMISSION |

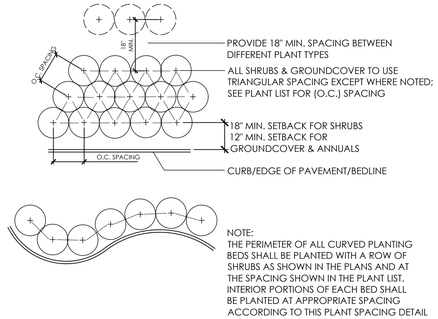
SHEET NAME: PLANTING SCHEDULE

PROJECT NUMBER: 26-0201

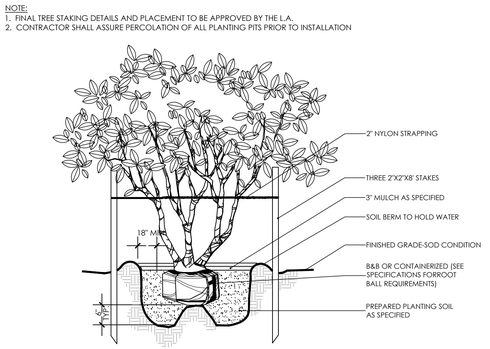
SHEET NO: L510

## LANDSCAPE INSTALLATION NOTES :

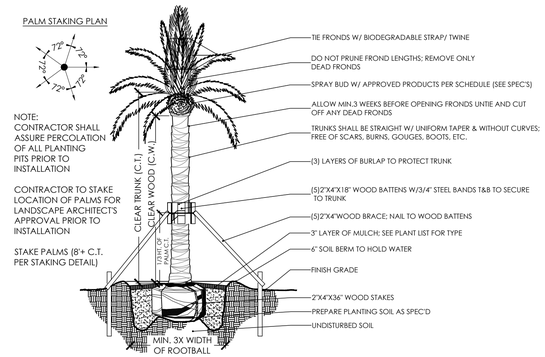
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTOR'S EXPENSE.
18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
21. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
26. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.



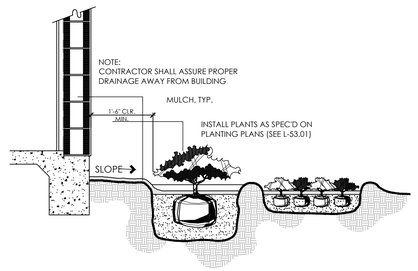

9 Shrub and Groundcover Spacing
Scale: N.T.S.



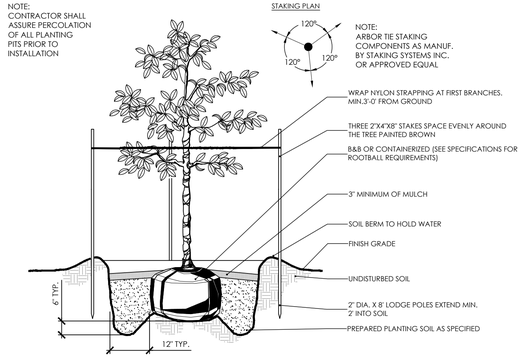

6 Multi-Trunk Tree Planting
Scale: N.T.S.



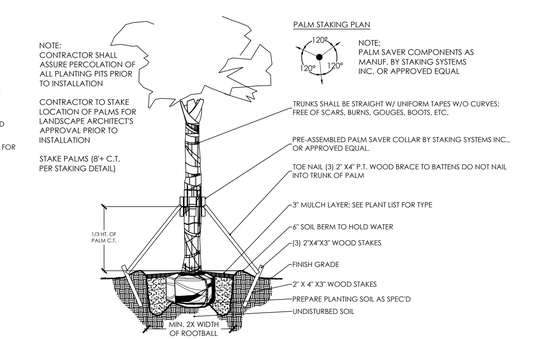

3 Phoenix Palm Planting
Scale: N.T.S.



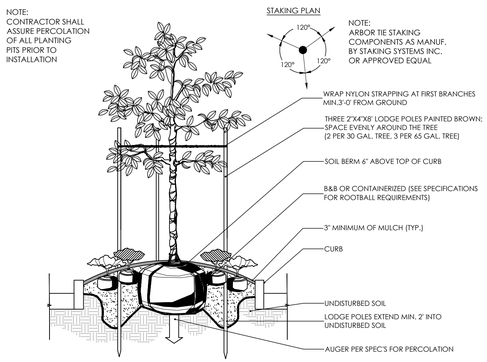

8 Foundation Planting
Scale: N.T.S.



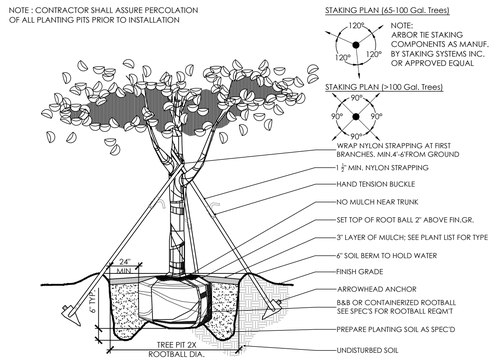

5 Tree Planting (15-45 Gal.)
Scale: N.T.S.



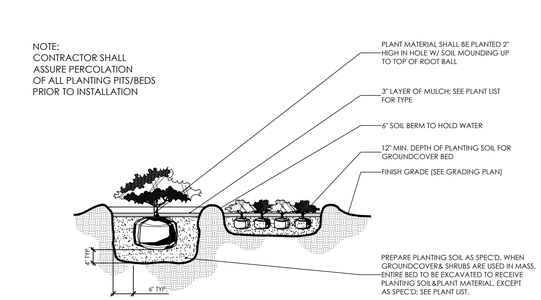

2 Sabal Palm Planting
Scale: N.T.S.




7 Curbed Island Plantings
Scale: N.T.S.




4 Tree Planting (65-100 Gal.)
Scale: N.T.S.




1 Shrub & Groundcover Planting
Scale: N.T.S.

AJC DESIGN GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA
30338

STAMP

OWNER
BRANCH PROPERTIES, LLC
3340 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900

PROJECT
GARDEN STREET RETAIL
PENSACOLA, FLORIDA
200 W. GARDEN STREET
PENSACOLA, FLORIDA

ISSUE SCHEDULE

| NO. | DATE: | ISSUE DESCRIPTION |
|---|---|---|
| | 03/26/26 | ARB SUBMISSION |
| | 06/26/26 | ARB SUBMISSION |

SHEET NAME: PLANTING NOTES AND DETAILS
PROJECT NUMBER: 26-0201
SHEET NO: L511

# MATERIAL INFORMATION PACKAGE

**DOWNTOWN PENSACOLA**
PENSACOLA, FL

BRANCH

PHILLIPS
ARCHITECTURE · CONSULTANTS
5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616

# TABLE OF CONTENTS

I. BRICK VENEER

II. BLOCK MASONRY VENEER

III. STUCCO VENEER + PAINT COLORS

IV. STOREFRONT SYSTEM

V. GOOSENECK + SCONSE LIGHTING

VI. EXTERIOR SIGNAGE UPLIGHT

VII. CANOPIES

VIII. RAILING

IV. SITE LIGHTING

# I. BRICK VENEER

## GENERAL SHALE - MILLSTONE 6040

# II. BLOCK MASONRY VENEER

ECHELON MASONRY (GMS) - SPLIT FACE

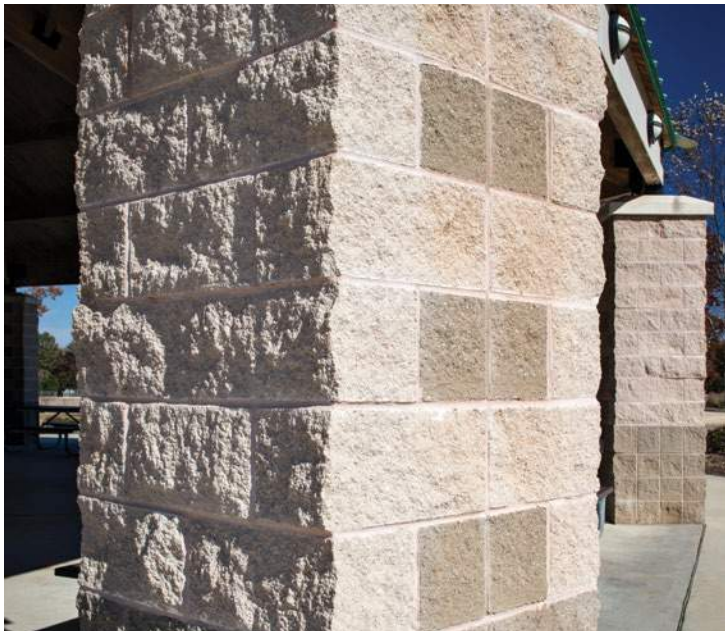
"LIGHT CREAM"

# SPLIT FACE

## CLASSIC DESIGN THAT NEVER GOES OUT OF STYLE

Split Face concrete masonry units are molded with two concrete units attached face to face. The units are cured and then mechanically split apart, leaving the split face with a rough texture that emulates natural quarried stone and a distinctive appearance unique to every block.

ECHELON® MASONRY



## COLOR & TEXTURES

White Birch

Black Cherry

Ash

Charcoal

ADDITIONAL COLORS AVAILABLE

Scan the QR code to see your full regional color offering.

## FEATURES & BENEFITS

- Rough hewn texture emulates quarried stone
- Key colors available in stock
- Integral color and water repellant

## TECHNICAL INFORMATION

ASTM C1634 - Specification for solid dry-cast, concrete facing units. All tests performed in accordance with ASTM C140.

## SHAPES & SIZES

Shapes and sizes vary by region. Please contact a rep for additional product information.


© Copyright 2023 Oldcastle APG, Inc. ECH23-D-115 rev2. All Rights Reserved.

# III. STUCCO + PAINT

STO POWERWALL - EXTRASEAL

SHERWIN WILLIAMS - EXTERIOR PAINT
SW 7005 "PURE WHITE"
SW 7029 "AGREEABLE GRAY"

Building with conscience.

# StoPowerwall®

## Stucco systems

**Facades**

StoPowerwall® Stucco systems offer fully engineered systems incorporating Sto's wide range of aesthetic options. These high performance systems include crack prevention, increased drainage and continuous insulation options and meet all US energy and building codes.

# StoPowerwall Systems

StoPowerwall systems combine Portland cement stucco with a fluid-applied air and water-resistive barrier system, advanced cavity wall design, continuous insulation (where specified), and Sto high-performance aesthetics.

Stucco has been used and trusted for centuries since ancient Greeks used it in temple walls in 1400 BCE. Today, stucco is an advanced system with a proven record of durability and performance. With StoPowerwall systems, Sto has applied the latest building science to improve moisture resistance, drainage capabilities, continuous insulation, cracking mitigation and aesthetic choices.

Sto offers a variety of stucco systems to meet various energy and building codes, including Hurricane systems, that comply with Miami Dade requirements. When paired with other building-code-compliant materials—metal lath, building paper, sheathing over wood framing, metal framing, or CMU back-up wall construction—and properly integrated into wall construction, StoPowerwall systems provide lasting beauty and protection.

Style number G1.VT242021

## Creating lasting impression

Stucco has evolved in every way, including its appearance. With StoPowerwall, you have nearly unlimited creative possibilities. Custom finish options, coatings, colors, and textures are all at your fingertips.

If you want a non-traditional stucco look, you can use StoSignature® or StoCast. StoSignature provides a virtually endless blend of color, texture, profiles, and effects utilizing Sto products to achieve the look of limestone, concrete and more. StoCast uses lightweight, flexible, resin-cast planks to authentically mimic the look and feel of natural wood or brick.

The StoCreativ® finishes offer the look of granite or natural stone at a fraction of a cost of the original material.





# Deflect it to protect it

**Three elements of moisture management:**

Controlling moisture is the key to minimizing maintenance and preserving the curb appeal of exterior stucco walls. StoPowerwall® Systems are engineered for superior moisture management by implementing three design principles for any exterior cladding: Deflection, Drainage, and Drying. When correctly installed and maintained, these components work together to keep the wall system dry and free from water-related issues.

**Deflect**
Sto high-performance coatings and finishes along with Sto Crack Defense provide a strong, flexible outer layer that protects stucco buildings from moisture by deflecting water off the face of the cladding, which:

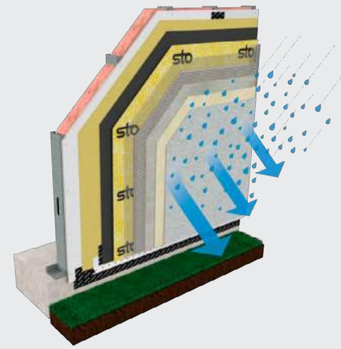
- Creates a more durable, easier-to-maintain surface with excellent weatherability
- Stands up to wind-driven rain and UV light degradation
- Resists algae, mildew, and mold growth

For example, Stolit® Lotusan® offers a super-hydrophobic, high-performance finish that delivers unprecedented water repellence and boasts self-cleaning properties. For a durable wood look with extended UV performance, simply use StoColor Wood Stain—a stain and sealer in one over StoCast Wood.

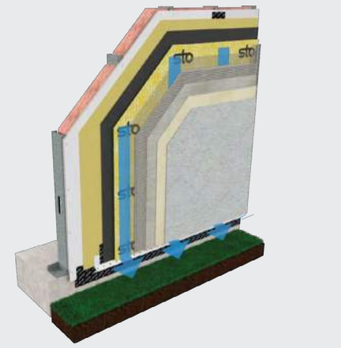
**Drain**
The Sto DrainScreen® drainage mat is an essential component of Sto's fully engineered stucco system. It facilitates continuous ventilation and drainage, effectively removing incidental moisture and helping to preserve the integrity of the wall assembly. When combined with the StoGuard® air and water-resistive barrier, Sto DrainScreen® offers optimal protection against moisture intrusion.

**Dry**
StoPowerwall systems let water vapor escape from the wall assembly, allowing it to breathe. This helps prevent moisture buildup inside the walls, which can lead to mold, mildew, and structural damage.

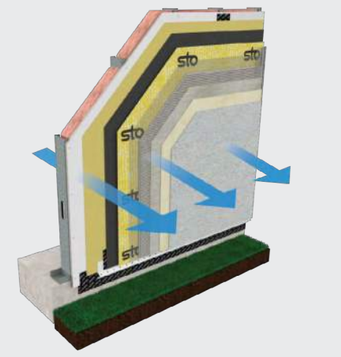
**Deflect**



**Drain**



**Dry**



# Building code-compliant wall assemblies

StoPowerwall Systems incorporate stucco products produced by Sto or its manufacturing partners that comply with ICC Acceptance Criteria for Cementitious Exterior Wall Coverings (AC 11) and ASTM C 926.

**Energy efficiency**
To meet energy codes, StoPowerwall ci systems can incorporate up to 3" thick Sto GPS rigid foam insulation, providing an R-value of up to 15. StoPowerwall ci complies with regulatory requirements for continuous insulation over steel and wood framing, including ASHRAE Standard 90.1-2022, the new IGCC/IECC energy code requirements for continuous insulation, and the Title 24 requirements for energy efficiency.

**Water management**
For water management, the StoPowerwall ci and StoPowerwal ci DrainScreen Systems incorporate advanced cavity wall design with Sto DrainScreen and a continuous fluid-applied, vapor-permeable air and water-resistive barrier, Sto Gold Coat®. Both are listed components in ICC-ESR 1233 and meet ASTM E2357 standards for air leakage resistance in air and water-resistive barrier assemblies.

**Fire testing compliance**
For fire safety, StoPowerwall ci and StoPowerwall DrainScreen systems have been tested in accordance with NFPA 285 and ASTM E119, meeting the acceptance criteria for use in noncombustible construction (Types I–IV) and combustible construction (Type V), as outlined in ICC-ESR 1233. StoPowerwall ci is also available with Sto Fireblocking, which complies with the 2022 NYC Building Code.

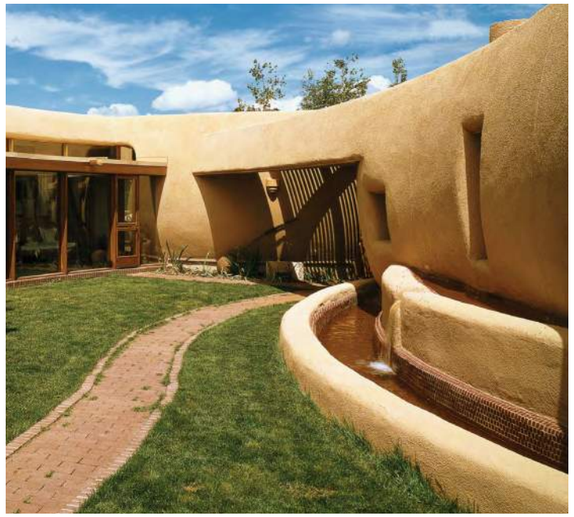
| System | StoPowerwall ci | StoPowerwall DrainScreen | StoPowerwall DrainScreen MVES |
|---|---|---|---|
| **Air and water-resistive barrier** | ✓ | ✓ | ✓ |
| **Enhanced drainage plane** | ✓ | ✓ | ✓ |
| **Continuous insulation** | GPS | | |
| **R-value** | 4.7 / inch | | |
| **Insulation thickness** | 1,2, and 3 inches | | |
| **Weight** (not including sheathing and frame) | ~13 lbs psf | ~12 lbs psf | ~12 - 27 lbs psf |
| **Wind Load Resistance** | Tested up to +65, -48 lbs/ft² | Tested up to +65, -48 lbs/ft² | Tested up to +65, -48 lbs/ft² |
| **Dark Color Aesthetic Surfaces (LRV < 20)** | ✓ | ✓ | ✓ |
| **Masonry Veneer Surfaces** | | | ✓ |
| **Miami Dade County, Florida NOA Compliance** | Noncombustible: use on all types of construction | | |
| **Fire Resistance** | NFPA 285 tested for Types I - IV Construction | Types I - IV Construction | Types I - IV Construction |
| **System Warranty** | 15 years | 10 years | 12 years |



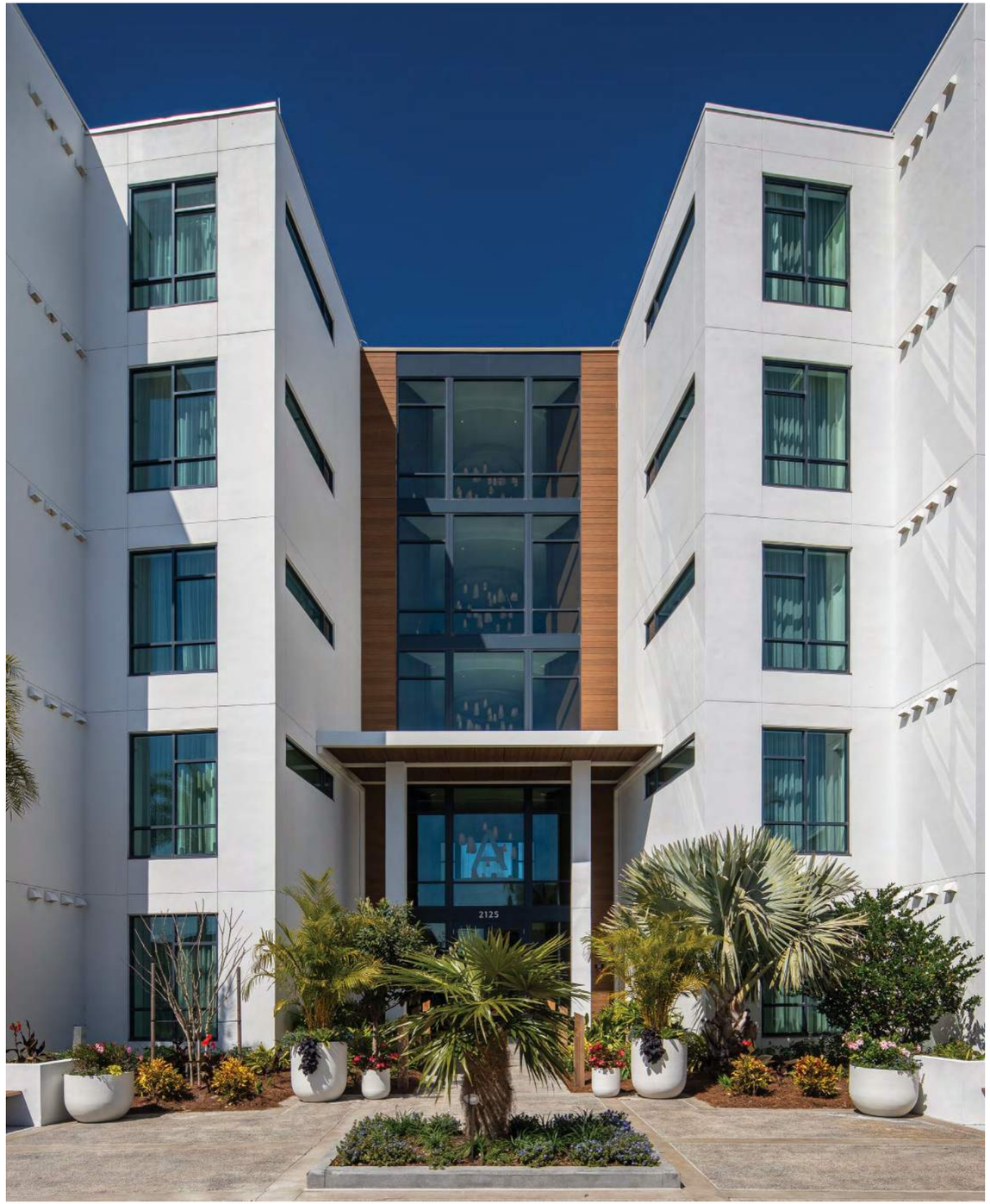


# All StoPowerwall ci Systems feature:

- A fully integrated and seamless air and moisture barrier to promote compatibility and continuity of the air/water/vapor control layer
- A wide range of aesthetic surfaces selection to ensure design freedom
- Sto Crack Defense option to prevent hair line cracking
- Cement based systems mean ultra impact and puncture resistance facades (birds, termites, pests), easy to maintain and with low maintenance costs
- Code compliant and fire resistant as all our system comply with NFPA 285, NFPA 268 and ASTM E84 and can used in type I-IV construction



| StoPowerwall ExtraSeal | StoPowerwall ExtraSeal MVES | StoPowerwall GMG | StoPowerwall GMG Structa Wire | StoPowerwall GMG DrainScreen |
|---|---|---|---|---|
| ✓ | ✓ | ✓ | ✓ | ✓ |
| | | | | ✓ |
| | | | | |
| | | | | |
| | | | | |
| ~7 lbs psf | ~7 - 19 lbs psf | ~12 lbs psf | ~12 lbs psf | ~12 lbs psf |
| Equivalent to CMU wall construction | Equivalent to CMU wall construction | Tested up to +100, -100 lbs/ft² | Tested up to +100, -100 lbs/ft² | Tested up to +100, -100 lbs/ft² |
| ✓ | ✓ | ✓ | ✓ | ✓ |
| | ✓ | | | |
| | | ✓ | ✓ | ✓ |
| Types I - IV Construction | Types I - IV Construction | Types I - IV Construction | Types I - IV Construction | Types I - IV Construction |
| 10 years | 10 years | 10 years | 10 years | 10 years |



StoPowerwall®
**Stucco systems**

## StoPowerwall® ci

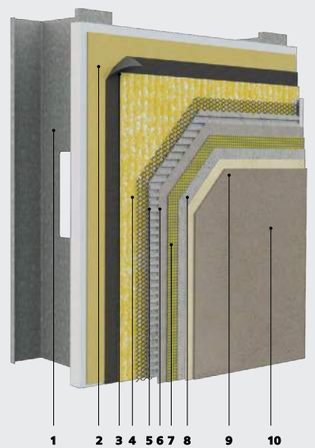
with Sto Fireblocking and Sto Crack Defense option

1. Structural Wall Assembly
2. StoGuard air and water-resistive barrier
3. Sto GPS Board
4. Code Compliant WRB paper or Felt
5. Sto DrainScreen
6. Metal Lath
7. Sto Stucco Scratch Coat
8. Sto Stucco Brown Coat
9. Sto Crack Defense (optional): Sto Mesh with Sto Basecoat
10. Sto Primer (optional)
11. Sto Architectural Surface

| Features | Benefits |
|---|---|
| Compatible with Sto Fireblocking option | Engineered and patent pending solution to offer compliance with New York City 2022 Building Code, section 718.2.6. of 2000° F |
| Continuous Sto GPS insulation | High thermal efficiency with an R-value of up to 15 (3 inch) |
| Sto DrainScreen | Promotes drainage and drying; complies with codes that require a drainage cavity beneath stucco |

## StoPowerwall® DrainScreen

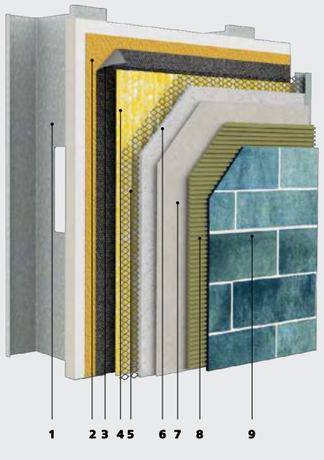
With Sto Crack Defense option




1. Structured Wall Assembly
2. StoGuard air and water-resistive barrier
3. Code compliant WRB paper or Felt
4. Sto DrainScreen
5. Metal Lath
6. Sto Stucco Scratch Coat
7. Sto Stucco Brown Coat
8. Sto Crack Defense (optional): Sto Mesh with Sto Basecoat
9. Sto Primer (optional)
10. Sto Architectural Surface

| Features | Benefits |
|---|---|
| Sto DrainScreen advanced | Promotes drainage and drying; complies with codes that require a drainage cavity beneath stucco |

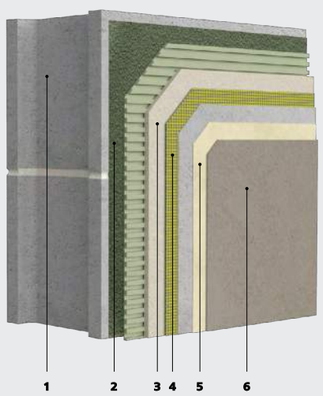
### StoPowerwall® DrainScreen MVES




1. Structural Wall Assembly
2. StoGuard air and water-resistive barrier
3. Code Compliant WRB paper or Felt
4. Sto DrainScreen
5. Metal Lath
6. Sto Stucco Scratch Coat
7. Sto Stucco Brown Coat
8. Sto Masonry Veneer Adhesive
9. Masonry Veneer Grout
10. Aesthetic Surface Option: featured here with tile

| Features | Benefits |
|---|---|
| Sto DrainScreen | Promotes drainage and drying: complies with codes that require drainage cavity beneath stucco |
| Fire Resistant Wall Design | Occupant safety |
| Variety of masonry veneers – brick, stone, tile – that integrate seamlessly with Sto Architectural surfaces | Design versatility on a single compatible substrate |

### StoPowerwall® ExtraSeal®
With Sto Crack Defense option

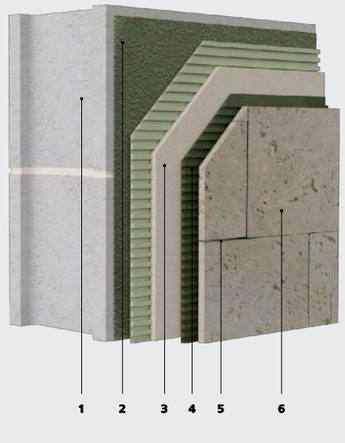



1. Structural Wall Assembly
2. Sto ExtraSeal
3. Sto Stucco Brown Coat
4. Sto Crack Defense (optional): Sto Mesh with Sto Basecoat
5. Sto Primer (optional)
6. Sto Architectural Surface

| Features | Benefits |
|---|---|
| Facilitates prescriptive compliance with IECC air barrier requirements | Promotes drainage and drying: complies with codes that require drainage cavity beneath stucco |
| Maintains 5/8″ stucco thickness per ASTM C926 | Occupant safety |
| Resists wind-driven rain | Design versatility on a single compatible substrate |

StoPowerwall®
**Stucco systems**

### StoPowerwall ExtraSeal MVES




1. Structural Wall Assembly
2. Sto ExtraSeal
3. Sto Stucco Brown Coat
4. Sto Masonry Veneer Adhesive
5. Masonry Veneer Grout
6. Aesthetic Surface Option: featured here with stone veneer

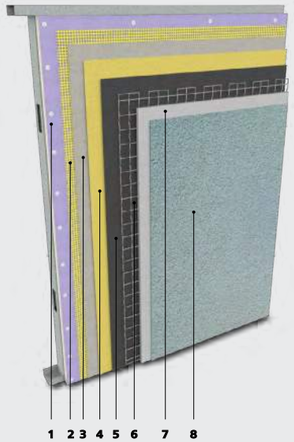
| Features | Benefits |
|---|---|
| Facilitates prescriptive compliance with IECC air barrier requirements | Speed of installation, waterproofing basecoat that also functions as a stucco scratch coat. |
| Maintains 5/8″ stucco thickness per ASTM C926 | Minimizes occurrence of cracking |
| Resists wind-driven rain | Lower cost and faster installation: no lath, no mechanical fasteners |
| Variety of masonry veneers – brick, stone, tile – that integrate seamlessly with Sto Architectural surfaces | Design versatility on a single compatible substrate |

### StoPowerwall GMG

1. Glass mat gypsum sheathing
2. Sto Mesh
3. Sto Basecoat
4. StoGuard air and water-resistive barrier
5. Building paper
6. Metal Lath
7. Sto Powerwall® Stucco Scratch & Brown
8. Sto Architectural Surfaces

| Features | Benefits |
|---|---|
| Large and small missile impact wall assembly | Meets Miami-Dade County, Florida NOA criteria for impact resistance, air and water infiltration, and wind load resistance |

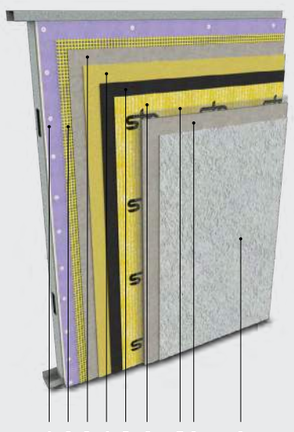
### StoPowerwall GMG with Structa Wire




1. Glass mat gypsum sheathing
2. Sto Mesh
3. Sto Basecoat
4. StoGuard air and water-resistive barrier
5. Building paper
6. Structa Wire Lath
7. Sto Stucco
8. Sto Architectural Surfaces

| Features | Benefits |
|---|---|
| Large and small missile impact wall assembly | Meets Miami-Dade County, Florida NOA criteria for impact resistance, air and water infiltration, and wind load resistance |
| Structa Wire Lath | Ensured proper thickness of stucco |

### StoPowerwall GMG with Sto DrainScreen




1. Glass mat gypsum sheathing
2. Sto Mesh
3. Sto Basecoat
4. StoGuard air and water-resistive barrier
5. Building paper
6. Sto Drainscreen
7. Metal Lath
8. Sto Stucco
9. Sto Architectural Surfaces

| Features | Benefits |
|---|---|
| Large and small missile impact wall assembly | Meets Miami-Dade County, Florida NOA criteria for impact resistance, air and water infiltration, and wind load resistance |
| Sto DrainScreen | Optimal water drainage performance |

StoPowerwall®
**Stucco systems**

# The foundation for creativity.

Inspiration favors the open mind. With Sto, your creative exploration can take you anywhere. Our proven products give you unmatched freedom and the ability to achieve your vision in any color, any form, any texture, any material.

Leveraging the very latest in building science, StoPowerwall Stucco Systems deliver unprecedented design–functional and aesthetic–freedom. If you can imagine it, you can do it. StoPowerwall Stucco Systems improve moisture resistance, drainage capabilities, continuous insulation, cracking mitigation and aesthetic choices. Additionally, with Sto, you have a company that stands behind its products and will stand with you and your team through project completion.

Creativity Begins. **Sto Finishes.®**

**Sto Americas**

**Sto Corp.**
3800 Camp Creek Pkwy
Building 1400, Suite 120
Atlanta, GA 30331
USA

Phone 1-800-221-2397
www.stocorp.com

**ATTENTION**

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESSED OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

S883A 03/2025

# IV. STOREFRONT

KAWNEER - ANODIZED

"BLACK"

# KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

| | KAWNEER FINISH NO. | COLOR | ALUMINUM ASSOCATION SPECIFICATION | OTHER COMMENTS |
|---|---|---|---|---|
| | #14 | CLEAR | AA-M10C21A41 | Architectural Class I (0.7 mils minimum) |
| | #17 | CLEAR | AA-M10C21A31 | Architectural Class II (0.4 mils minimum) |
| | #40 | DARK BRONZE | AA-M10C21A44 | Architectural Class I (0.7 mils minimum) |
| | #29 | BLACK | AA-M10C21A44 | Architectural Class I (0.7 mils minimum) |

©Kawneer Company, Inc. 2022

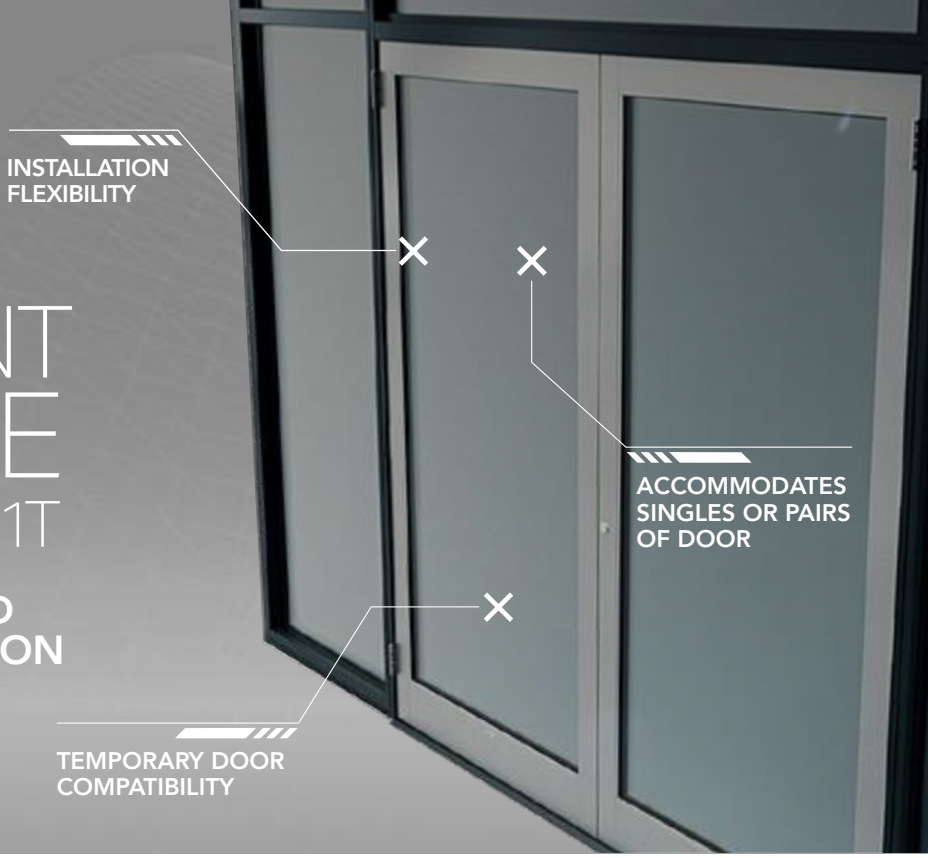


Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

770.449.5555 TEL

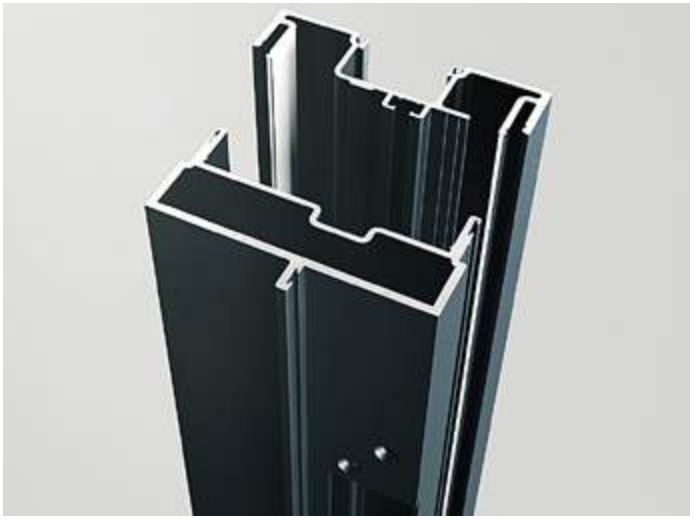
www.kawneer.com

KAWNEER




# STOREFRONT SUBFRAME FOR TRIFAB® 451/451T

## STAY AHEAD OF THE BUILD WITH FLEXIBLE INSTALLATION



Designed for commercial storefront projects, the Storefront Subframe for Trifab® 451/451T has been engineered to provide the flexibility needed to keep projects on schedule.

As the first and only commercial storefront solution that enables phased door installation, the system allows storefront framing, sidelites, and transoms to be installed independently of doors and hardware. This separation ensures that projects can adapt to schedule changes and site delays while maintaining high-performance standards.

### INNOVATION ENGINEERED

The patent-pending two-piece male/female jamb system delivers reliable performance and tested durability:

- Reduces delays that can be caused by complex entrance components and systems
- Simplifies sequencing across trades through phased installation
- Allows early framing installation while protecting final entrances from damage
- Maintains project momentum with temporary doors or coverings that protect openings during construction and help secure an earlier certificate of occupancy
- Accommodates variable door and transom heights, singles or pairs, with or without transoms

This innovative design allows critical work on the job-site to advance without waiting for final door components, streamlining jobsite coordination and instilling confidence in project delivery.

### FLEXIBLE INSTALLATION, MAXIMUM EFFICIENCY

The Trifab® 451/451T Subframe provides a large temporary opening that allows glazing and adjacent trades to progress safely, while final doors and hardware can be installed later. By phasing the installation, projects can move forward efficiently without compromising performance or aesthetic standards.

©Kawneer Company, Inc. 2025
Form Number 17-2251.B

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

# Thermal Technology

## Taming the Elements to Increase Your Competitive Edge

KAWNEER

kawneer.com

Today's architects, contractors and building owners help create buildings that offer occupants better performance, protection and possibility. They work to build their legacies by meeting evolving market demands, incorporating sustainable solutions and using durable products built to last. And they are more aware of stretching their dollars than ever before. In short, they demand performance that withstands climate extremes, while maintaining fiscal and environmental responsibility.

To meet the demands of decision-makers in both the new construction and remodel/restoration markets, manufacturers must improve quality, enhance durability, make design improvements and test thoroughly before, during and after manufacture.

Whether your building is new, retrofit or historically restored, you should consider the energy savings that result from the latest thermal technologies. They provide your building with a competitive edge – both now and for the future.

When designing systems and products, Kawneer considers the benefits of thermal barriers and how they relate to your needs and applications. Occupant comfort, energy savings, structural performance, sustainability and condensation resistance all remain top of mind.

### Heat Transfer

To keep buildings running efficiently, commercial façade and fenestration products need to combat the transfer of heat from exterior and interior environments. There are three basic types of heat transfer: **conduction**, **convection** and **radiation**.

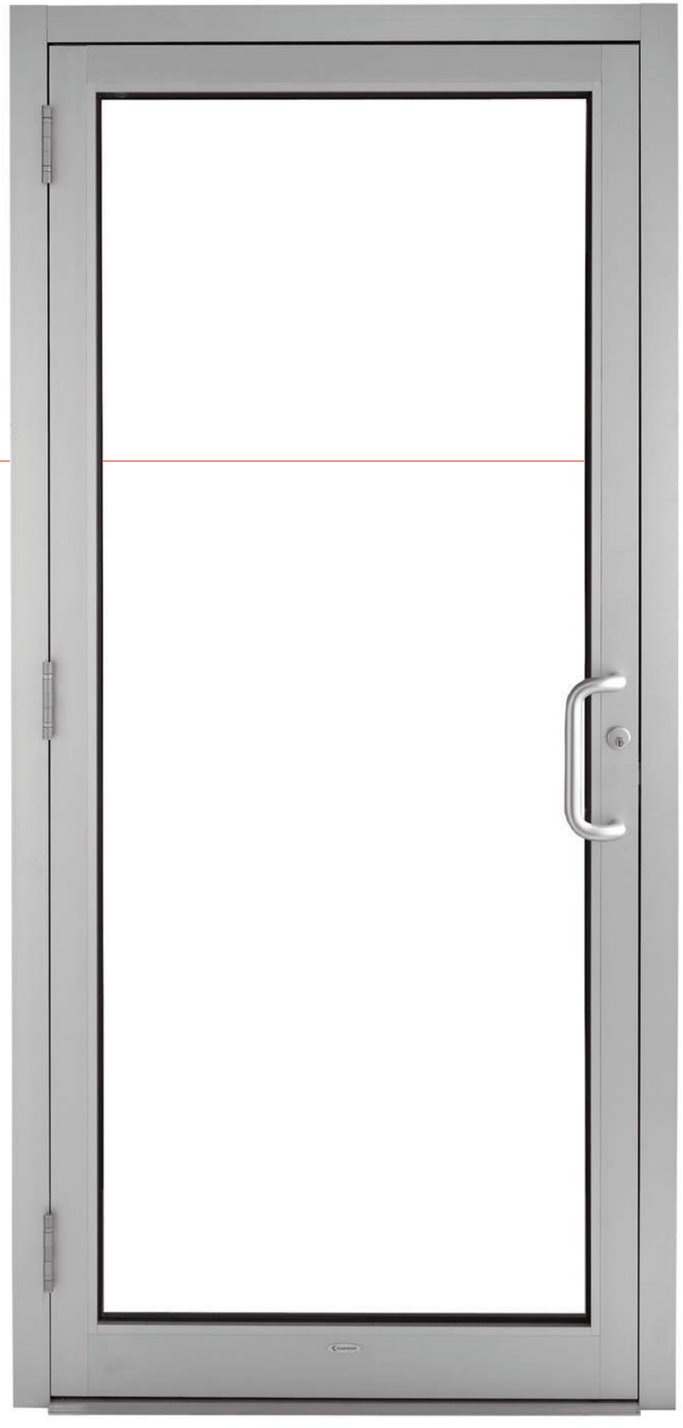
Since aluminum has a high level of heat transfer via conduction, a thermal barrier must be integrated into the system to minimize heat transfer.

### Structural Performance

Structural loading is an important consideration when designing a thermally broken system. **Tension**, **torsion** and **shear forces** are all transferred through the thermal barrier, which must be able to handle these forces. Additionally, composite assemblies and non-composite assemblies react to and perform differently because of these structural performance factors.

Composite strength and thermal cyclic durability of Kawneer systems are calculated (or tested) per AAMA TIR-A8-2016 standards.

Thermal Barriers + Energy Efficiency = Increased Marketability



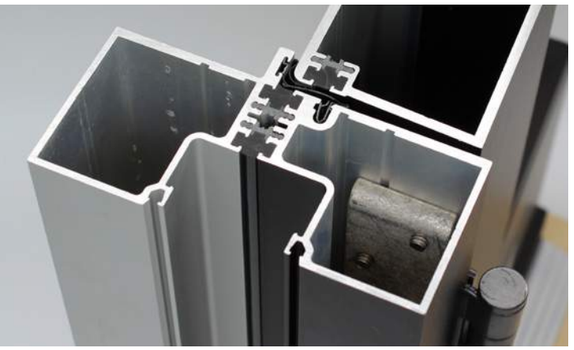
Many types of thermal barriers have been developed as a result of product research, market changes, consumer and owner demand. To assist your decision-making process, a description of the major types follows.

In general, there are two broad classifications of thermal barriers: thermally broken and thermally improved.

- A product is considered **thermally broken** if the separation between the interior and exterior metal is 0.21" (5.3 mm) or greater.
- **Thermally improved** systems are generally defined as having a separation between the interior and exterior metal of less than 0.21" (5.3 mm) but not less than 0.0625" (1.59 mm).

**Official definitions** can be referenced from industry standards ANSI/NFRC 100 (Thermally Broken Members) and AAMA 507 (Thermal Barrier Framing System). Examples of such systems include pour and debridged urethane systems, crimped in place polymer isolator systems and pressure-glazed systems with intermittent fasteners.

## IsoPour™ Thermal Break Technology

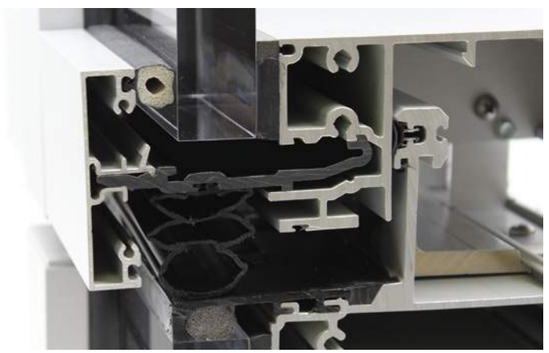


By merging industry-proven pour and debridge and polymer isolator technologies, the patented IsoPour™ Thermal Break technology creates thermally broken assemblies for enhanced building energy efficiencies with high structural performance.

IsoPour™ Thermal Break technology helps eliminate cold spots, reduce condensation and provides dual finish options for design flexibility. And, the unique thermal break allows for more complex aluminum extrusion shapes, so when used in thermally broken doors a wider choice of locking option hardware is available.

Example products: 250T/350T/500T Insulpour® Thermal Entrances

## Continuous Polyamide Thermal Break



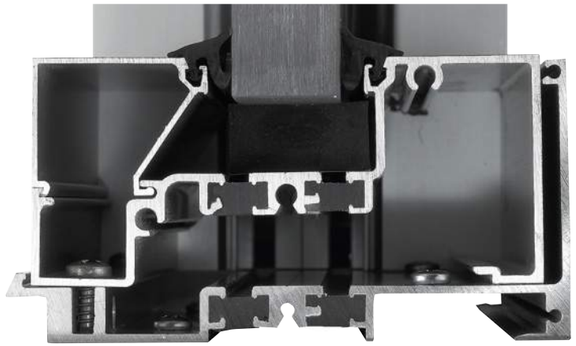
A continuous polyamide thermal break applied vertically and horizontally helps provide ultra-thermal performance levels. Extruded polymer inserts allow a great deal of flexibility – changing the depth of the infill from a double insulating glass unit (IGU) to a triple IGU is as easy as changing the depth of the thermal separator. Depending on the depth of the separator and IGU type, the performance can be thermal, high-thermal or ultra-thermal.

This technology offers design flexibility for different exterior and interior finishes.  The ultra-thermal performance option allows architects and designers to take their vision to a new level, regardless of climate or location.

Example product: 2500 UT Unitwall® System



## IsoLock® Pour and Debridge Thermal Break



Pour and debridge (P&D) thermal breaks offer a cost-effective solution with superior thermal performance and a single-piece extrusion. Options are available in single and dual pocket designs.

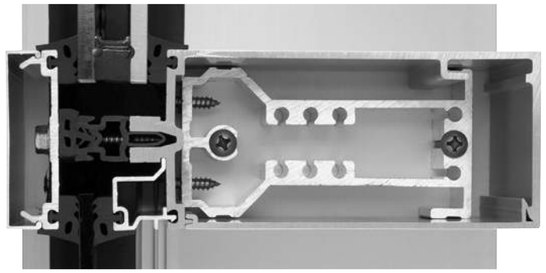
Factory-supplied P&D products involve pouring liquid urethane into a cavity or thermal pocket, allowing it to harden and cutting away a small section of aluminum opposite the pour area to fully separate the exterior aluminum from the interior aluminum. This thermal barrier means there are fewer parts to cut and assemble. Therefore, less labor is needed and costs are reduced.

Kawneer's P&D thermal products utilize an IsoLock® process to eliminate expansion and contraction of urethane. The IsoLock® process can be achieved by one of two means. Prior to the pouring operation, the aluminum is either lanced into the cavity at increments of 1-1/2", or the interior of the thermal pocket is abraded. The lanced or abraded surface creates a mechanical lock in the urethane before it hardens, eliminating any potential for shrinkage. The mechanical locks, combined with the adhesive bond of the urethane to the aluminum, create a composite section used to meet design wind loads.

Example products: Trifab® 451T Framing System, Trifab® 601T Framing System, IR 501T Framing System, 8400TL Thermal Windows,  MetroView® FG 501T Window Wall

Example products with dual IsoLock® lanced pour and debridge thermal breaks: Trifab® 451UT Framing System, Trifab® 601UT Framing System, IR 501UT Framing System

## Thermal Separators



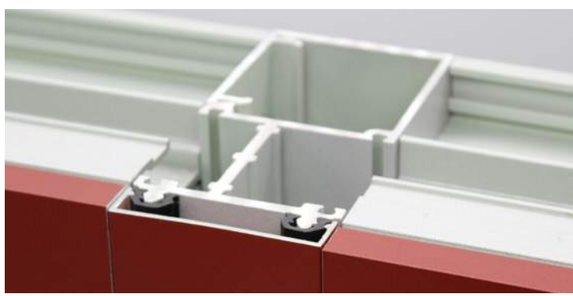
Thermal separators are typically made from engineered polymers or EPDM (ethylene propylene diene monomer) and used in curtain wall systems.

The low-conductance separator is positioned within the gutter of exterior-glazed curtain wall systems to simply and effectively separate the pressure plate and cover from the inside. This allows the interior mullion to carry the load for high structural performance and the exterior snap-on cover to have a different finish from the interior.

Systems with this thermal break method tout ease of assembly and can be leveraged for both double and triple pane insulating glass.

Example products: 1600 Wall System®1 Curtain Wall, 1600UT System™1 Curtain Wall

## Thermal Isolator Clip

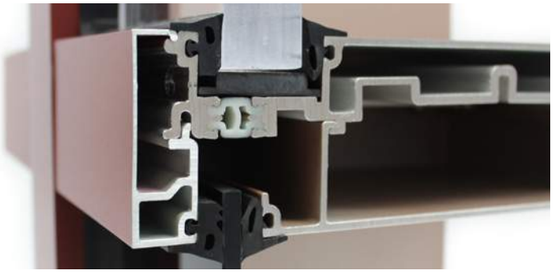


The thermal isolator clip method is used on curtain walls. Efficiently isolating the interior trim from the structural mullion, the clip improves the U-factor and CRF (condensation resistance factor) of these products.

This cost-effective thermal barrier is typically considered to be thermally improved and also provides the capability for different interior and exterior finishes.

Example product: 2250 IG (Inside Glazed) Curtain Wall System, 1600 Wall System®5 Curtain Wall

## IsoStrut® Thermal Break

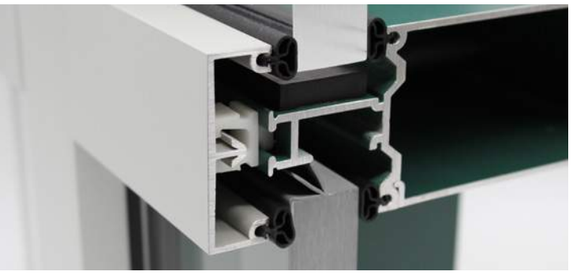


The patented IsoStrut® Thermal Break method achieves a high-strength bond between the aluminum and the thermal break material, which creates a composite assembly suitable for use in monumental curtain walls.

Since the assembly comprises two separate aluminum extrusions, different exterior and interior finishes are possible at very competitive prices.

Example products: 1600 Wall System®3 Curtain Wall, 1600 Wall System®4 Curtain Wall

## Engineered Polymer Clip



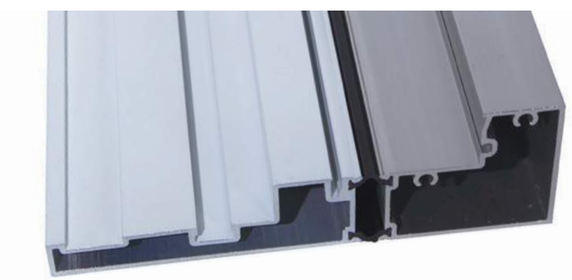
Engineered polymer clips are placed intermittently to separate the face and gutter of low-rise curtain walls and other framing systems. The clip eliminates contact between exterior and interior aluminum so that the transfer of heat is reduced from the inside to the outside or vice versa. The interior-exterior separation also helps prevent interior condensation.

The dual-purpose clip separates and connects the two extrusion halves, providing a variety of combinations that can be joined for economy and strength. The two-piece system also allows different finish combinations, providing for design and cost flexibility.

This thermal barrier is typically considered to be thermally improved.

Example products: 2250 L-R Wall System, EnCORE® Framing System

## IsoWeb® Thermal Break



To improve the U-factor and CRF, the IsoWeb® thermal break system consists of two parallel glass-reinforced nylon strips installed continuously along the length of the extrusion. The depth of the thermal break can accommodate standard insulating infills of 1" thick or it can be increased to accept high-performance, triple-sealed insulating units.

Like the IsoStrut thermal break, two separate extrusions are used in the assembly, which allows different finishes on the interior and exterior. The mechanical lock at the nylon/aluminum interface provides for a stiff composite section, which is used in windows and framing systems.

Example products: 5500/5525 Thermal Windows, AA®6400/6500/6600 Thermal Windows, OptiQ®AA®4325 Series Windows, OptiQ®AA®5450 Series Windows, AA®250/425 Thermal Entrances, 2000T Terrace Doors, AA®3200 Thermal Sliding Doors, PG 123® Framing, 7500 Wall® Curtain Wall System



# The Right Thermal Product for Your New Construction or Remodel Project

For decades, Kawneer has utilized its leading-edge knowledge of materials and manufacturing to design a series of products for increased energy conservation.

In fact, Kawneer was founded with an innovative product designed for durability and thermal efficiencies. Company founder and architect Francis Plym invented the first system to utilize metal to replace wood as a holder of heavy plate glass. His design also included ventilation openings to equalize the temperature on both sides of the glass. The patent was granted on May 15, 1906.

Kawneer incorporates these invaluable decades of experience with its philosophy of providing only the highest-quality products for the manufacture of thermal products. Each building situation is different, especially today. And different situations demand a range of precisely engineered products.

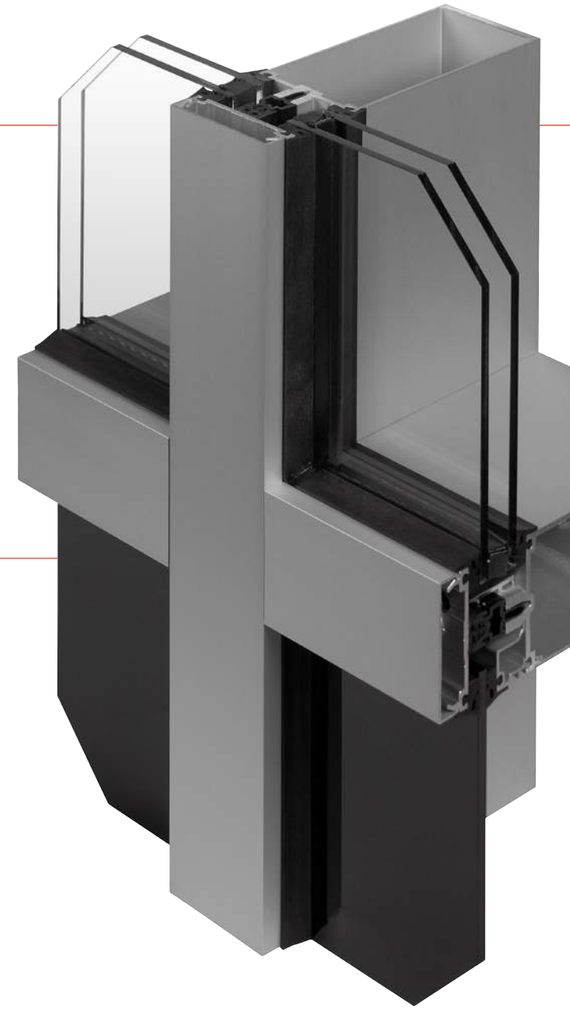
Kawneer's solutions draw on a long history of innovation to create next-generation technologies that inspire architects, contractors and glaziers to build better buildings. We advance our solutions to help build legacies. Kawneer's complete line of thermal framing, curtain walls and windows was designed with two principles in mind:

- To provide the highest-quality thermal products and thermal performance in the industry.
- To provide thermal products that respond to today's specific needs for framing, storefronts, curtain walls or windows — whether new, remodel, retrofit or historic renovation.

That's why Kawneer offers a wide range of thermal systems and solutions.

In today's highly competitive new construction and retrofit markets, Kawneer recognizes that quality assurance is vital. And a large part of that assurance comes from delivering the right product for your specific project.

Kawneer's thermal products offer a legacy of quality and a product line precisely engineered to solve most thermal challenges, supported by strict quality control during the manufacturing process. All products are manufactured and tested according to applicable NFRC, AAMA and ASTM procedures.



# V. GOOSENECK / SCONSE LIGHTING

BASE LITE - A810 / CN12 WITH ARM EXTENSION "E6"

Welcome to Baselite Corporation! American made lighting since 1997.

Located in beautiful southern California, we are a complete lighting manufacturer that has the versatility to meet any of your lighting needs. We are focused on providing the best lighting solution no matter the size or scale of the job. We manufacturer a wide range of contractor and architecturally friendly lighting products. From vintage industrial to classic warehouse shades, we have the style you're looking for.
Since we are a true American made lighting manufacturer everything is done in-house. From spinning shades to assembly to paint, we complete our fixtures from start to finish. This process gives us the ability to customize any fixture. We also use the highest grade materials available in all of our light fixtures.

We take pride in making sure that performance and ease of installation are inherent in all of our lighting products. Baselite is committed in providing innovative and energy efficient lighting solutions for any space. Restaurants, bars, hotels, commercial and residential, we do it all!

# CONTENTS


| MODEL | PAGE# |
|---|---|
| *ANGLE SHADES* | |
| A807 | 3 |
| A810 | 3 |
| A812 | 3 |
| A814 | 3 |
| *EMBLEM SHADES* | |
| M707 | 4 |
| M710 | 4 |
| M712 | 4 |
| M718 | 4 |
| *K SERIES* | |
| K1,K2 | 5 |
| K3,K4 | 5 |
| 2K1 | 6 |
| 2K2 | 6 |
| *DOME SHADES* | |
| DS07 | 7 |
| DS10 | 7 |
| DS12 | 7 |
| DS14 | 7 |

| MODEL | PAGE# |
|---|---|
| *ELLIPTICAL SHADES* | |
| ELA10 | 8 |
| ELA12 | 8 |
| ELA14 | 8 |
| *CONE SHADES* | |
| CN08 | 9 |
| CN12 | 9 |
| CN14 | 9 |
| *SPECIALTY SHADES* | |
| CSL7 | 10 |
| DSL9 | 10 |
| DS12 | 10 |
| AC12 | 10 |
| *SIGN DISPLAY LIGHTS* | |
| SD1 | 11 |
| SD2 | 11 |
| SD3 | 11 |
| SD4 | 12 |
| SD5 | 12 |
| SD6 | 12 |


# ORDERING GUIDE

| MODEL # | / | / | / | / | / | / | / | / | / |
|---|---|---|---|---|---|---|---|---|---|
| EXAMPLE: | A810 | 41 | E1 | TRB | 41 | 12LED | LDM120 | 35K | GR10 | 41 |
| | (SHADE) | (FINISH OPTION) | (MOUNTING) | (MOUNTING ADD-ON) | (MOUNTING COLOR) | (LIGHT SOURCE) | (LIGHT SOURCE OPT.) | (COLOR TEMP.) | (ACCESSORY) | (ACCESSORY COLOR) |



COVER : PHOTOGRAPHY BY © RODNEY MARTIN - MARTHA'S VINYARD GRAND RAPIDS, MI

# ANGLE SHADES

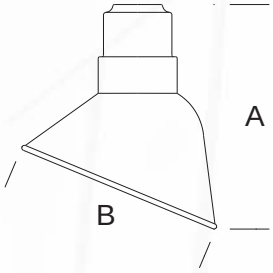
A807/49/E1/49/SMWL

A810/38/E1/38

2A807/42/E18A/42

A812/41/E11/41/GR12/43

A814/50/E4/50




| MODEL | A (HEIGHT) | B (WIDTH) |
|---|---|---|
| A807 | 8” | 7” |
| A810 | 10.75” | 10” |
| A812 | 12.5” | 12” |
| A814 | 14” | 14” |

| MODEL | COLOR | MOUNTING OPTIONS | LIGHT SOURCE | | | | OPTIONS | GLOBES | ACCESSORIES |
|---|---|---|---|---|---|---|---|---|---|
| | 38, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 59, 60, 61, 62, 63, 74, 81, 87, 97 | E1, E2, E2S, E3, E3A, E4, E4A, E5, E6, E7, E8, E9, E10, E11 E12, E13, E14, E18A, E19, E20, E21, E22, E23, E24, E25 | INC | CF | H.I.D | LED | SMSWL* LGSWL TRB CBC SQ | CL3 CL4 FR3 FR4 PR3 PR4 RE3 RE4 BL3 BL4 | GR7 GR10 GR12 GR14 GU1 GU2 |
| A807 | | | 100W(MAX) | 26W(MAX) | *available | 12, 25W | | | |
| A810 | | | 150W(MAX) | 26, 32, 42W | *available | 12, 25, 35W | | | |
| A812 | | | 200W(MAX) | 26, 32, 42W | *available | 12, 25, 35W | | | |
| A814 | | | 200W(MAX) | 26, 32, 42W | *available | 12, 25, 35W | | | |
| | | | *H.I.D is available upon request, contact factory for specifications. | | | | | | |

**NOTES**

*SMALL SWIVEL AVAILABLE FOR A807 ONLY.

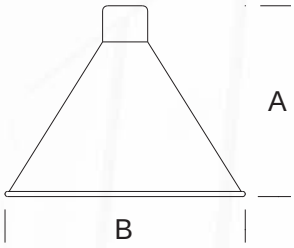
(SEE PAGE 13-16 FOR MOUNTING OPTIONS, ACCESSORIES, FINISH OPTIONS, BALLASTS AND LIGHT SOURCE OPTIONS).

# CONE SHADES

CN08/42/E2S/42

CN12/42/E25/42

CN14/49/E6/49




| MODEL | A (HEIGHT) | B (WIDTH) |
|---|---|---|
| CN08 | 8.5” | 8” |
| CN12 | 9.25” | 12” |
| CN14 | 7.5” | 14” |

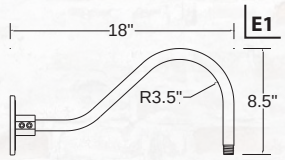
| MODEL | COLOR | MOUNTING OPTIONS | LIGHT SOURCE | | | | OPTIONS | GLOBES | ACCESSORIES |
|---|---|---|---|---|---|---|---|---|---|
| | 38, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 59, 60, 61, 62, 63, 74, 81, 87, 97 | E1, E2, E2S, E3, E3A, E4, E4A, E5, E6, E7, E8, E9, E10, E11 E12, E13, E14, E18A, E19, E20, E21, E24, E25 | INC | CF | H.I.D | LED | SMSWL* LGSWL TRB CBC SQ | CL3 CL4 FR3 FR4 PR3 PR4 RE3 RE4 BL3 BL4 | GR8 GU1 GR12 GU2 GR14 |
| CN08 | | | 100W(MAX) | 26W(MAX) | *available | 12, 25, 35W | | | |
| CN12 | | | 150W(MAX) | 26, 32, 42W | *available | 12, 25, 35W | | | |
| CN14 | | | 200W(MAX) | 26, 32, 42W | *available | 12, 25, 35W | | | |
| | | | *H.I.D is available upon request, contact factory for specifications. | | | | | | |

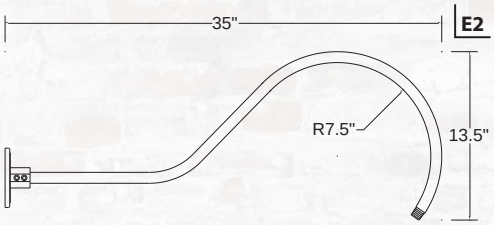
**NOTES**

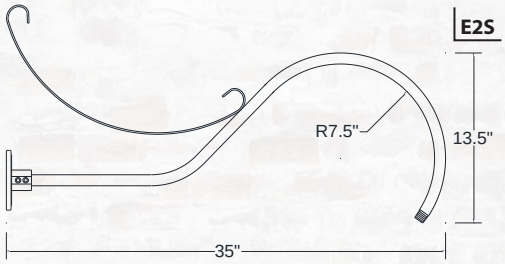
*SMALL SWIVEL AVAILABLE FOR DS07 ONLY.

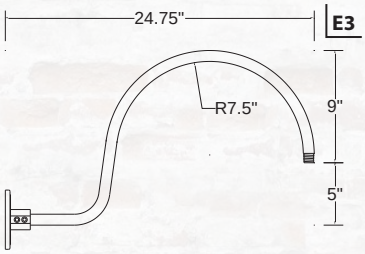
(SEE PAGE 13-16 FOR MOUNTING OPTIONS, ACCESSORIES, FINISH OPTIONS, BALLASTS AND LIGHT SOURCE OPTIONS).

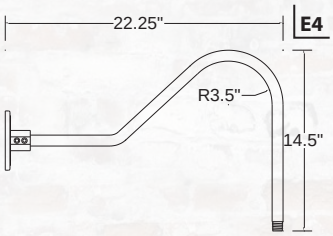
# 1/2” ARM EXTENTIONS

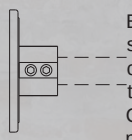


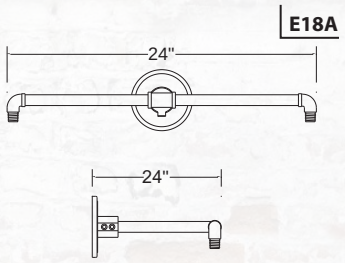



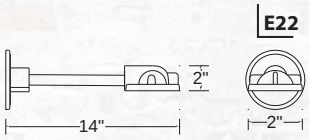



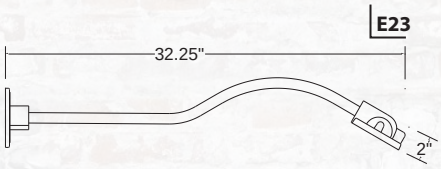



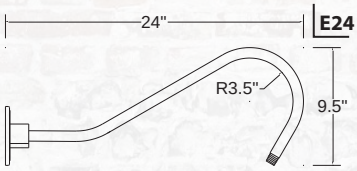
**E14**

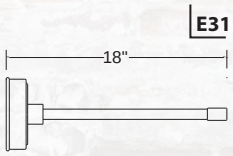
Baselite will take your sketch and fabricate a custom arm extension to meet your needs. Cast Backplate (CB) provided

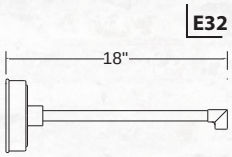


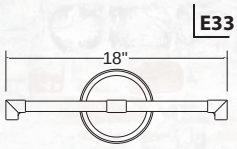



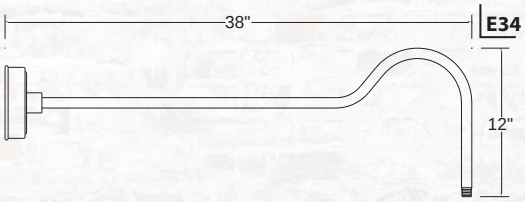



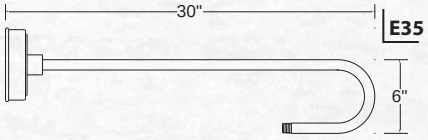



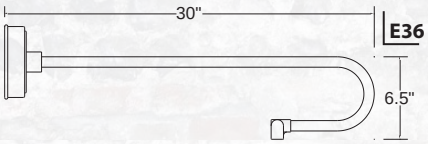



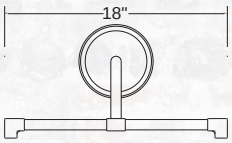



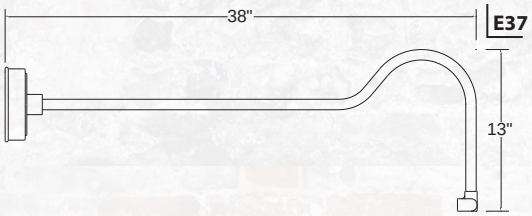



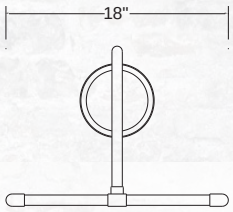



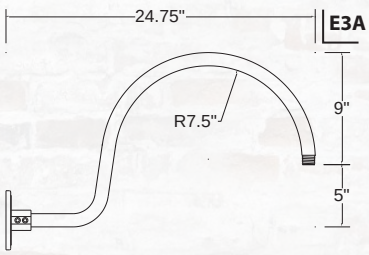



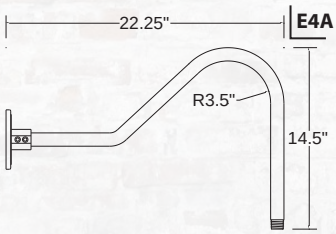



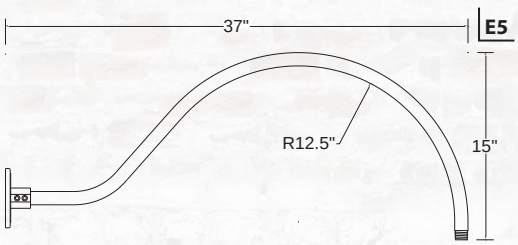



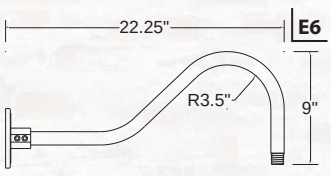



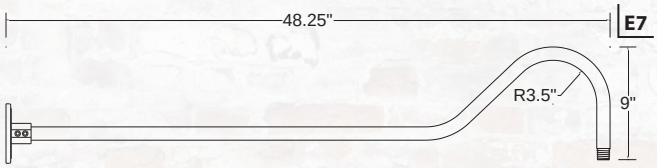

# 3/4” ARM EXTENTIONS

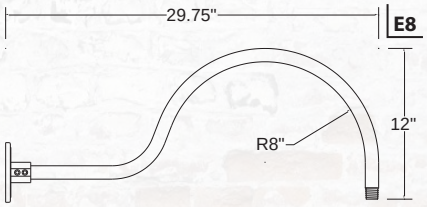


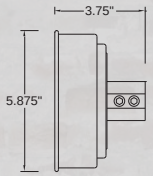
# BALLASTS

## WEATHERTIGHT CF/LED WALL MOUNT

CFWTM LWTM

- DESIGNED FOR OUTDOOR USE OR WET LOCATIONS
- ALLOWS STARTING OPERATION DOWN TO 20 C

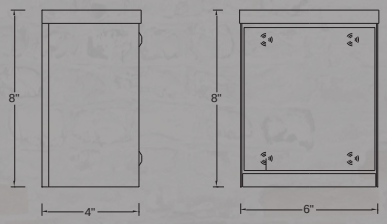
| CATALOG # | LAMP | DISTANCE TO LAMP |
|---|---|---|
| CFWTM | 26W, 32W OR 42W PLT | 15' |
| LWTM | 12W, 25W, 35W | 15' |




## WEATHERTIGHT OUTDOOR REMOTE BALLAST - H.I.D.

WOR

| CATALOG # | LAMP | ANSI# | DISTANCE TO LAMP | STARTING TEMPERATURE |
|---|---|---|---|---|
| WOR/50HPS 120/277 | 50WHPS | S68 | 35' | -40 F OR -40 C |
| WOR/70HPS 120/277 | 70WHPS | S62 | 35' | -40 F OR -40 C |
| WOR/100HPS 120/277 | 100WHPS | S54 | 35' | -40 F OR -40 C |
| WOR/50MH 120/277 | 50WMH | M110 | 15' | -20 F OR -30 C |
| WOR/70MH 120/277 | 70WMH | M98 | 15' | -20 F OR -30 C |
| WOR/100MH 120/277 | 100WMH | M90 | 20' | -20 F OR -30 C |
| WOR/150MH 120/277 | 150WMH | M102 | 10' | -20 F OR -30 C |

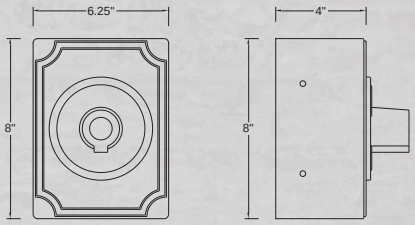



- DUAL VOLTAGE - HIGH POWER FACTOR - MINIMUM DISTANCE BETWEEN BALLASTS ARE 12" - POWDERCOAT FINISH - KO'S ARE FOR 1/2" FITTINGS

## INTERGRAL BALLSTST - H.I.D.

INB

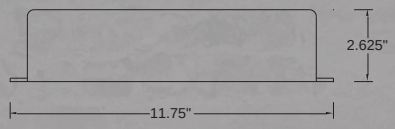
| CATALOG # | LAMP | ANSI# | DISTANCE TO LAMP | STARTING TEMPERATURE |
|---|---|---|---|---|
| INB/50HPS 120/277 | 50WHPS | S68 | 35' | -40 F OR -40 C |
| INB/70HPS 120/277 | 70WHPS | S62 | 35' | -40 F OR -40 C |
| INB/100HPS 120/277 | 100WHPS | S54 | 35' | -40 F OR -40 C |
| INB/50MH 120/277 | 50WMH | M110 | 15' | -20 F OR -30 C |
| INB/70MH 120/277 | 70WMH | M98 | 15' | -20 F OR -30 C |
| INB/100MH 120/277 | 100WMH | M90 | 20' | -20 F OR -30 C |
| INB/150MH 120/277 | 150WMH | M102 | 10' | -20 F OR -30 C |




## INDOOR REMOTE BALLAST/F-CAN

IR

| CATALOG # | LAMP | ANSI# | DISTANCE TO LAMP | STARTING TEMPERATURE |
|---|---|---|---|---|
| IR/50HPS 120/277 | 50WHPS | S68 | 15' | -40 F OR -40 C |
| IR/70HPS 120/277 | 70WHPS | S62 | 7' | -40 F OR -40 C |
| IR/100HPS 120/277 | 100WHPS | S54 | 15' | -40 F OR -40 C |
| IR/50MH 120/277 | 50WMH | M110 | 10' | -20 F OR -30 C |
| IR/70MH 120/277 | 70WMH | M98 | 20' | -20 F OR -30 C |
| IR/100MH 120/277 | 100WMH | M90 | 15' | -20 F OR -30 C |
| IR/150MH 120/277 | 150WMH | M102 | 10' | -20 F OR -30 C |




- DUAL VOLTAGE
- HIGH POWER FACTOR
- AUTOMATIC RESETTING THERMAL PROTECTOR
- POTTED FOR MINIMAL BALLAST NOISE
- SUPPLIED WITH SPLICE BOX

# L.E.D. LIGHT SOURCE OPTIONS

## LED - DIMMING OPTIONS & COLOR TEMPERATURE

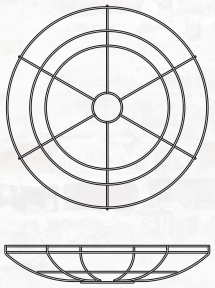
L.E.D. DIMMING OPTIONS (FOR TRIAC OR 0-10V OPTION CHOOSE FROM THE LIST BELOW. CONTACT DRIVER MANUFACTURER FOR SPECIFICATIONS).

LDM120 - TRIAC DIMMING AT 120 VOLT
LDM277 - TRIAC DIMMING AT 277 VOLT
LDM0-10V - 0 TO 10 VOLT

COLOR TEMPERATURE OPTIONS

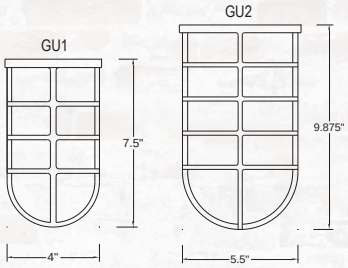
27K - 2700 KELVIN (WARM LIGHT)
3K - 3000 KELVIN (WARM LIGHT)
35K - 3500 KELVIN (NATURAL LIGHT)
4K - 4000 KELVIN (NATURAL LIGHT)
5K - 5000 KELVIN (COOL LIGHT)

# ACCESSORIES



## WIRE GRILLS

| CATALOG # | DESCRIPTION |
|---|---|
| GR7 | 7" WIRE GRILL |
| GR8 | 8" WIRE GRILL |
| GR10 | 10" WIRE GRILL |
| GR12 | 12" WIRE GRILL |
| GR14 | 14" WIRE GRILL |
| GR18 | 18" WIRE GRILL |




## GUARDS

| CATALOG # | DESCRIPTION |
|---|---|
| GU1 | CAST ALUMINUM GUARD 100WATT |
| GU2 | CAST ALUMINUM GUARD 200WATT |

## GLASS OPTIONS

| CATALOG # | DESCRIPTION |
|---|---|
| CL3 | 3" CLEAR |
| CL4 | 4" CLEAR |

| CATALOG # | DESCRIPTION |
|---|---|
| RE3 | 3" RED |
| RE4 | 4" RED |

| CATALOG # | DESCRIPTION |
|---|---|
| FR3 | 3" FROSTED |
| FR4 | 4" FROSTED |

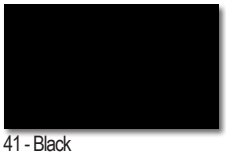
| CATALOG # | DESCRIPTION |
|---|---|
| BL3 | 3" BLUE |
| BL4 | 4" BLUE |

| CATALOG # | DESCRIPTION |
|---|---|
| PR3 | 3" PRISMATIC |
| PR4 | 4" PRISMATIC |

# FINISH OPTIONS

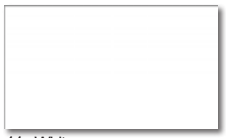
38 - Copper Tint

40 - Copper Clear Coat


41 - Black

42 - Dark Green

43 - Red


44 - White

45- Medium Blue

46 - Yellow

48 - Polished Aluminum

49 - Galvanized

50 - Navy Blue

51 - Architectural Bronze

52 - Patina

53 - Rust

54 - Stucco

55 - Sage

59 - Coppertone

60 - Canal Green

61 - Anodized Charcoal

62 - Anodized Bronze

63 - Iron Rust

74 - Gun Metal

81 - Metallic Bronze

87 - Champagne

97 - Battleship Grey

## SPECIFICATIONS

- FINISH OPTIONS # 38, 40, 48, 49, 54, 61, 62, 63 ARE THE SAME COLOR INSIDE AND OUT OF THE FIXTURE.
- ALL OTHER FINISH OPTIONS COME STANDARD WITH WHITE ON THE INSIDE UNLESS SPECIAL REQUEST IS SPECIFIED.

APPLEBEES - ROSEMEAD, CA - A810.51.E7.51.42CF

MALIBU FARMS - MALIBU, CA - A810.41.E1.41.100INC

# VI. SIGNAGE UPLIGHT

TECHLIGHT - LWWD SERIES

"LINEAR LED WALL WASH"

TECHLIGHT
INNOVATION IN ILLUMINATION

# LWWD SERIES

## Linear LED Wall Wash - Integrated Driver

| Catalog Number | |
|---|---|
| Project | Type |

| SERIES | LENGTH HEIGHT & WIDTH |
|---|---|
| **LWWD** | 3.2" x 2.5" x 47.5" (4' Linear Section) |

## FEATURES & SPECIFICATIONS

**APPLICATION** — The LWWD Series Linear LED Wall Wash is designed for illuminating architectural surfaces and commercial signage. Areas with limited accessibility due to fixture location or where heavy pedestrian or vehicle traffic makes maintenance difficult are ideal applications. The low-profile design keeps the fixture placement discrete for both ground and wall mounted applications.

**FEATURES** — The heavy-duty housing is constructed of extruded aluminum with die cast aluminum connectors. A linear diffuser provides even light coverage and precise beam angles. The LED strips and optics are protected by a low iron tempered glass (3mm) lens. Complete unit is provided with IP67 integrated driver.

**FINISH** — A Super Durable Polyester powder coat finish is electrostatically applied in our state-of-the-art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

**MOUNTING** — The fixture is designed to be mounted using 1/2-14 NPS threaded aluminum stems or arms (sold separately). These stems or arms, which can be configured for uplight or downlight applications, are powder-coated to match the fixture's finish.

**ELECTRICAL SYSTEM** — Long life LED's and high efficiency drivers work together to provide superior performance in a safe and efficient package. L95 at 10K hours L70 ≥ 50K hours. LED's available in 3000K , 4000K and 5000K with a CRI >80. Electronic drivers are integrated into the fixture. 120-277V drivers. 10kV surge protection provided. Power factor >0.9, 0-10V dimming available, order DLP.

**LISTINGS** — ETL listed for wet locations. Classified according to the new 1598C safety standard. Complies with UL8750. Meets US and Canadian safety standards. RoHS compliant.

**WARRANTY** — The complete luminaire is covered by a 5-year limited warranty.

## ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:
**LWWD 213 08 40 1L LWG 1 WH 6**

| SERIES | LENGTH[1] | COLOR TEMP | NOMINAL LUMENS LM/FT | OPTICS | VOLTAGE | FINISH | MOUNTING 1/2-14 NPS THREADS | OPTIONS |
|---|---|---|---|---|---|---|---|---|
| **LWWD 213** = LED Wall Wash Luminaire Integrated Driver | **02**= 2'<br>**04**= 4'<br>For Custom Length in 2' and 4' increments Example:<br>**08**= 8' (4'+ 4')<br>**12**= 12' (4' + 4' + 4')<br>**16**= 16' (4' + 4' + 4' + 4') | **30** = Warm White (3000K)<br>**40** = Neutral White (4000K)<br>**50** = Cool White (5000K) | **1L** = 1,000 Lumens<br>**25L** = 2,500 Lumens<br>(Contact Factory for other output options.) | **LWG** = Linear Wall Grazer | **1** = Multi-Volt[2] | **BZ** = Bronze<br>**BK** = Black<br>**AA** = Anodized Aluminum<br>**WH** = White<br>**SP** = Special[3] | **STEM LENGTH**[4]<br>**0** = No Stems<br>**6** = 6" Stems<br>**12** = 12" Stems<br>**18** = 18" Stems<br>**24** = 24" Stems<br>**GRADE MOUNT**<br>**GM** = Adjustable Arm<br>*(See Images Below)* | **DLP** = Dimming Leads Pulled |

**Accessories:** (Order as separate line items)

**Wall Mount[5] -** PN#: 102527XX
***For Stem Mount Only****
(XX - Paint Finish)

**Threaded Wall Mount[7] -** PN#: 102795XX
***For GM Adjustable Arm Mount Only****
(XX - Paint Finish)

1/2 - 14 NPS Threads

**Mounting:** (Selected in ordering string)

**Stem Mount[6] -** Length selected in order chart.
(Continuous Runs and pack separately for shipping)

1/2 - 14 NPS Threads

**Grade Mount - (GM)** Adjustable Arm Mount
(Factory installed. Requires 2 per fixture)

1/2 - 14 NPS Threads

## NOTES

[1] = Virtually any continuous lengths can be provided in 4' sections. Contact your sales representative for additional info.
[2] = Multi-Volt is an auto ranging power supply from 100V to 300V input .
[3] = Custom RAL color matching is available. Contact your sales representative for additional info.
[4] = Specifiy stem length, correct quantity of stems provided for length of run specified.
[5] = Wall Mount **(PN# 102527XX)** to be used for Stem Mount Only, XX = Paint Finish.
[6] = Stem Mount **(PN# PTPM(6,12,18 or 24)XX)** if ordering separately, must denote stem length as indicated by numerals & paint finish, XX = Paint Finish.
[7] = Threaded Wall Mount **(PN# 102795XX)** to be used for GM Adjustable Arm Mount Only, XX = Paint Finish.

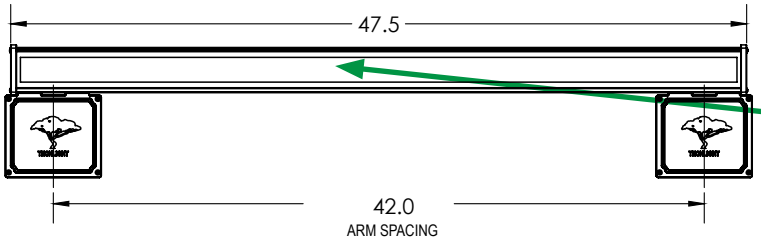
TECHLIGHT
GROUNDED IN ILLUMINATION

2707 SATSUMA DR. I DALLAS, TX 75229 I PH: 800.225.0727 I EMAIL: techlight@techlight.com I www.techlight.com

**All dimensions and specifications are subject to change without notice.**

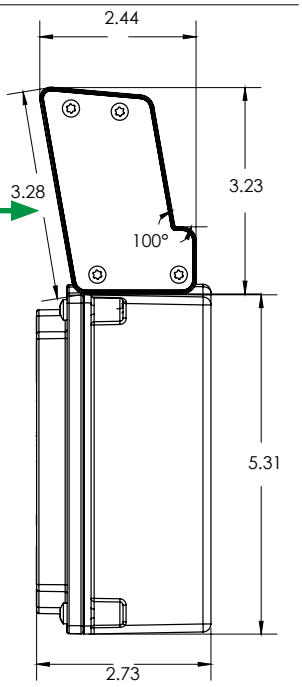
## LUMINAIRE WITH INTEGRATED DRIVER DIMENSIONS - INDIVIDUAL

### 4' MODULE



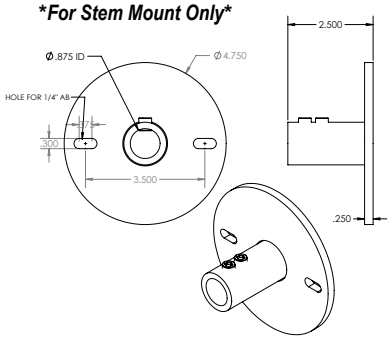

Lens

### SIDE VIEW

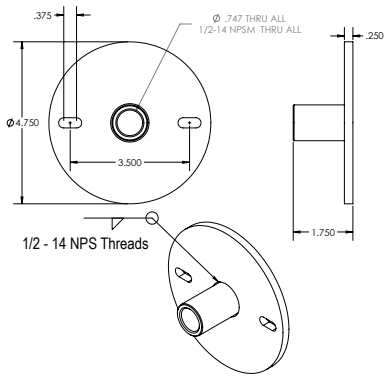



## WALL MOUNT DIMENSIONS

**Wall Mount -** PN#: 102527XX
***For Stem Mount Only***

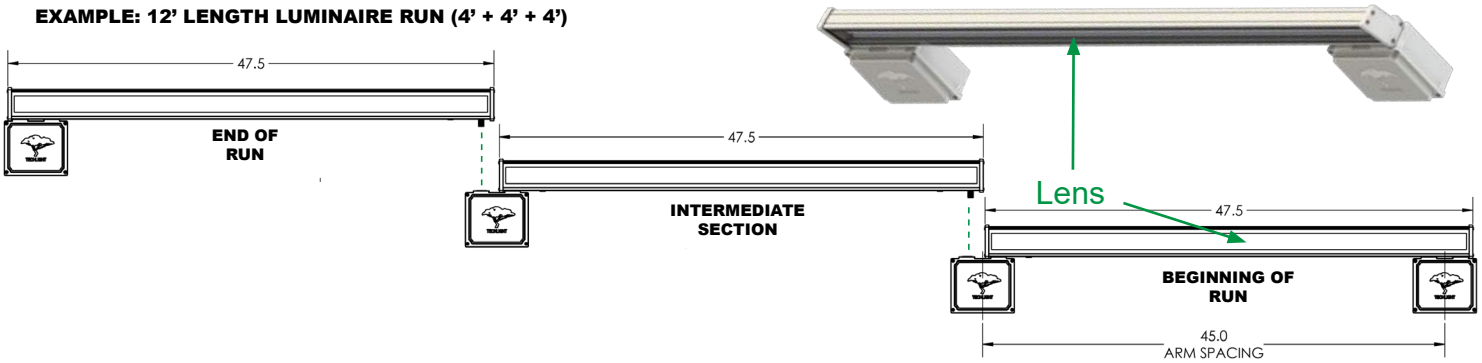



**Threaded Wall Mount -** PN#: 102795XX
***For GM Adjustable Arm Mount Only***

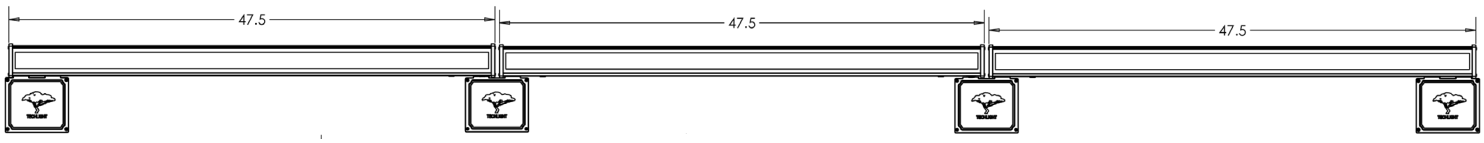



## LUMINAIRE WITH INTEGRATED DRIVER DIMENSIONS - CONTINUOUS RUN

### EXAMPLE: 12' LENGTH LUMINAIRE RUN (4' + 4' + 4')



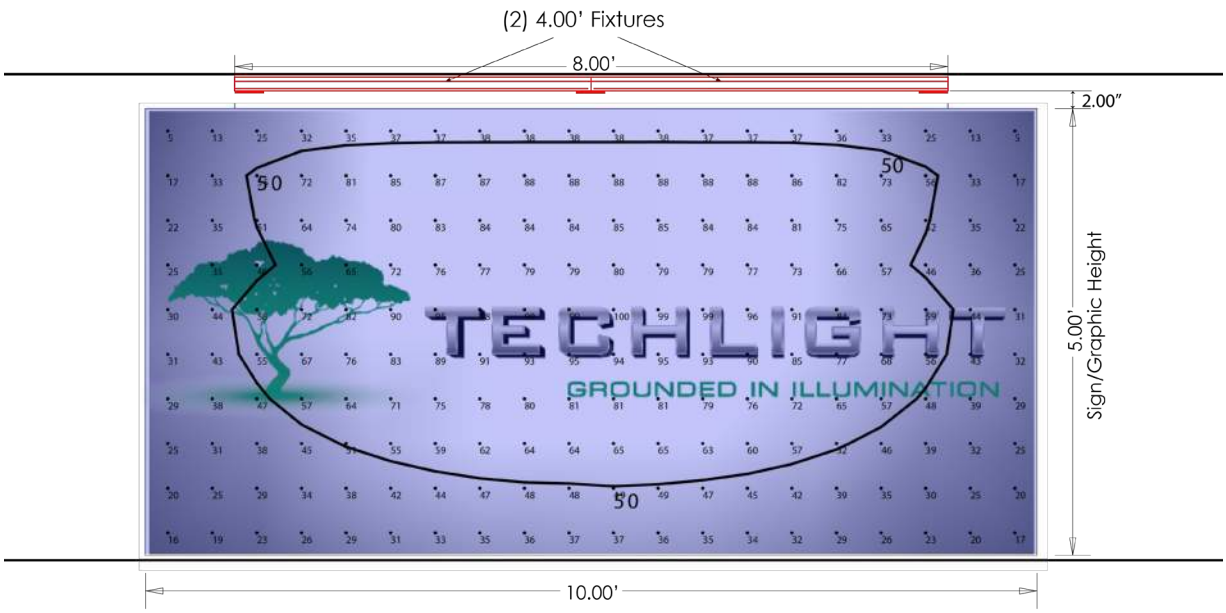

### A COMPLETED 12' LENGTH LUMINAIRE RUN



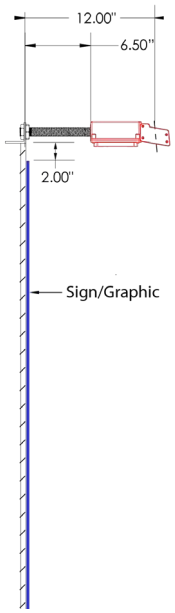
## ILLUMINANCE PLANE'S CALCULATED MEASUREMENT POINTS (foot-candles)

**Model number: LWWD-08-40-1L-LWG-1-WH-6**

**Front View**

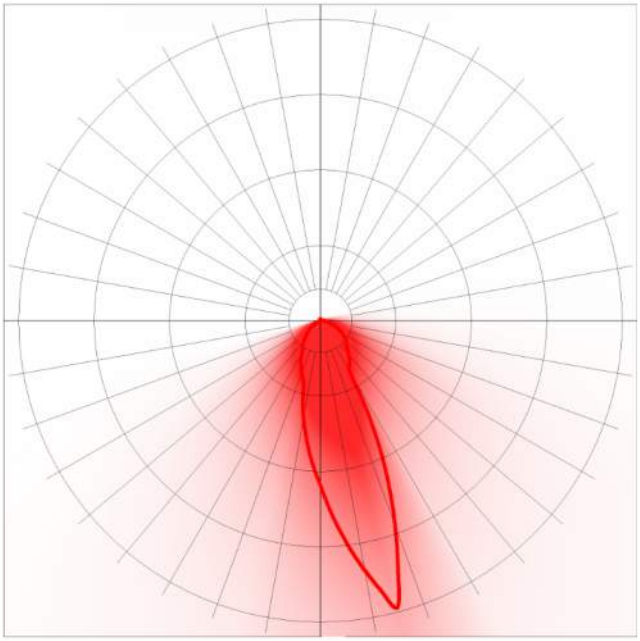



**Side View**




## PHOTOMETRIC CHARACTERISTICS

**NOTE:** Values shown are for a 4' linear section with a 1L nominal lumen output (1,000 lumens per linear foot).



**CHARACTERISTICS**
CIE Type: Direct
High Lumen Output
Color Temperature: 5,000 K CRI: 80
Luminaire Lumens: 4092 (per 4' section)
Total Luminaire Watts: 29 (per 4' section)
Ballast Factor: 1.00

# VII. CANOPIES

AWNINGS ABOVE - HANGER ROD
CANOPIES AND FABRIC AWNINGS w/
SUNBRELLA FABRIC
"BLACK"

Sunflour
Baking Company

one medical EMORY
one medical EMORY

# SHADE

17/18

sunbrella®

# OUR PROMISE

Sunbrella textiles give designers an inspired palette of rich colors, styles and textures to create extraordinary furniture and spaces. Architects use Sunbrella as a building material to create innovative shade structures and enhance their ideas and designs. Consumers use our textiles to express their unique style and create beautiful and welcoming spaces indoors, outdoors and on the water. The influential trade audiences use Sunbrella to create the absolute best premium products on the market, with reputations second to none.

## UNPARALLELED PERFORMANCE

**UV / Fade Resistant**

Sunbrella fibers are saturated with highly UV stable pigments. Traditional dyeing methods only add color to the fiber exterior. Sunbrella fabrics' performance characteristics are an integral part of the fabric, not an applied finish that would wash off over time.

**Mold / Mildew Resistant**

Sunbrella fabrics inherently resist the growth of mold and mildew. To keep your fabrics looking clean, brush off dirt and debris before it gets embedded in the fabric.

**Bleach Cleanable**

To easily remove tough stains, simply clean Sunbrella fabrics with a bleach solution. Because the color goes to the core of the fiber, the fabrics will not lose their color.

**Sun Protection**

The Skin Cancer Foundation recommends Sunbrella fabrics in shading products as an aid in the prevention of sun-induced damage to the skin as a part of a complete sun protection regimen, including regular use of sunscreen.

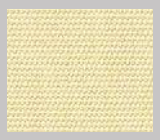
**Breathable Comfort**

Sunbrella shade fabrics are breathable and allow air to pass through them, creating a comfortable space below.

White NEW
4634-0000

Natural
4604-0000

Oyster
4642-0000



Parchment
4683-0000

Linen
4633-0000

Wheat
4674-0000

Toast
4628-0000

Heather Beige
4672-0000

Beige
4620-0000

Cocoa
4676-0000

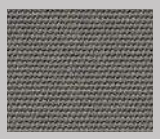
Taupe
4648-0000

Silver
4651-0000

Cadet Grey
4630-0000

Storm NEW
4636-0000

Smoke
4615-0000



Charcoal Grey
4644-0000

Slate
4684-0000

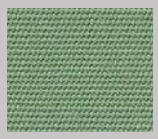
Black
4608-0000

Ivy
4632-0000

Forest Green
4637-0000

Fern
4671-0000

Aspen
4668-0000



Basil
4688-0000

Ginkgo
4685-0000

Erin Green
4600-0000

Seagrass Green
4645-0000

Spa
4673-0000

Persian Green
4643-0000

Aquamarine
4623-0000

Turquoise
4610-0000

Aruba
4612-0000

Sea
4664-0000

Azure NEW
4669-0000

Capri
4675-0000

Sky Blue
4624-0000

# SUSTAINABILITY

### Solar Energy

A solar array at the Sunbrella plant in Norlina, NC generates enough energy to power 47 homes, and combined with an upgrade of all light fixtures, has reduced the plant's annual CO2 emissions by 1,000 tons.

### Zero Landfill

No Sunbrella manufacturing facility in the world sends waste to landfills. A result of our focus on efficiency, this monumental achievement allows Sunbrella to lead by example, putting sustainability into practice every day across the globe.

### Recycle Sunbrella

Help us remain sustainable. Sunbrella provides a unique way for you to recycle Sunbrella fabrics through a revolutionary take-back program, "Recycle My Sunbrella." Learn more at **www.recyclemysunbrella.com.**

### Wastewater Reduction

Our unique coloring process not only makes Sunbrella fabrics fade-resistant, it also conserves more water than conventional dyeing processes.

### Create Less Waste

Because Sunbrella fabrics last longer and need to be replaced less often than traditional fabrics, they ultimately create less waste than fabrics that mildew, fade or lose strength quickly.

# CERTIFICATIONS

RECOMMENDED SKIN CANCER FOUNDATION RECOMMENDED AS AN EFFECTIVE UV PROTECTANT

The Skin Cancer Foundation recommends Sunbrella fabrics in shading products as an aid in the prevention of sun-induced damage to the skin as a part of a complete sun protection regimen, including regular use of sunscreen.

GREENGUARD GOLD

Sunbrella shade fabric has achieved GREENGUARD GOLD Certification. Sunbrella shade fabrics are certified by GREENGUARD as contributing to healthy indoor air by being a very low emitting interior product.

5 YEAR LIMITED WARRANTY

10 YEAR LIMITED WARRANTY

We stand behind our fabrics with a guarantee that's best in the industry: a 5-year limited warranty for decorative shade fabrics and specialty fabrics like Sunbrella Clarity, Plus and Supreme, and a 10-year limited warranty for shade and marine fabrics.

**sunbrella.com/warranty for detailed info**

| NAME | 46" (116.8 CM) | 54" (137.16 CM) | 60" (152.4 CM) | 60" PLUS | 60" CLARITY | 60" SUPREME | 60" SUPREME (LINEN FLOCK) | 80" (203.2 CM) | 80" PLUS |
|---|---|---|---|---|---|---|---|---|---|
| **DECORATIVE SHADE FABRICS** | | | | | | | | | |
| Alloy Bronze | | | ● | | | | | | |
| Alloy Dune | | | ● | | | | | | |
| Alloy Jungle | | | ● | | | | | | |
| Alloy Midnight | | | ● | | | | | | |
| Alloy Silver | | | ● | | | | | | |
| Alloy Steel | | | ● | | | | | | |
| Alloy Stratus | | | ● | | | | | | |
| Alloy Vapor | | | ● | | | | | | |
| Avenues Daytime | | ● | | | | | | | |
| Avenues Midnight | | ● | | | | | | | |
| Cirrus Dove | | ● | | | | | | | |
| Cirrus Sand | | ● | | | | | | | |
| Fundamental Charcoal | | ● | | | | | | | |
| Fundamental Sand | | ● | | | | | | | |
| Unity Ashe | | | ● | | | | | | |
| Unity Char | | | ● | | | | | | |
| Unity Garnet | | | ● | | | | | | |
| Unity Granite | | | ● | | | | | | |
| Unity Leaf | | | ● | | | | | | |
| **SHADE FABRICS** | | | | | | | | | |
| Aquamarine | ● | | ● | ● | | | | | |
| Aruba | ● | | | | | | | | |
| Aspen | ● | | | | | | | | |
| Azure | ● | | ● | | | | | | |
| Basil | ● | | | | | | | | |
| Beige | ● | | ● | | ● | | | | |
| Black | ● | | ● | ● | ● | ● | ● | ● | ● |
| Black Cherry | ● | | | | | | | | |
| Burgundy | ● | | ● | ● | ● | | | ● | ● |
| Buttercup | ● | | | | | | | | |
| Cadet Grey | ● | | ● | ● | ● | | | ● | ● |
| Capri | ● | | ● | | | | | | |
| Captain Navy | ● | | ● | ● | ● | ● | ● | ● | ● |
| Charcoal Grey | ● | | ● | | ● | | | | |
| Charcoal Tweed | ● | | ● | | | | | | |
| Cocoa | ● | | | | | | | | |
| Concord | ● | | ● | | | | | | |
| Crest Ash | ● | | | | | | | | |
| Crest Birch | ● | | | | | | | | |
| Dubonnet Tweed | ● | | ● | ● | | | | | |
| Ember | ● | | | | | | | | |
| Erin Green | ● | | | | | | | | |
| Fern | ● | | | | | | | | |
| Forest Green | ● | | ● | ● | ● | | | | |
| Ginkgo | ● | | | | | | | | |
| Heather Beige | ● | | ● | | | | | | |
| Hemlock Tweed | ● | | ● | | | | | | |
| Ivy | ● | | ● | | | | | | |
| Jockey Red | ● | | ● | ● | ● | | | | |
| Linen | ● | | ● | | ● | ● | | | |
| Linen Tweed | ● | | ● | | | | | | |
| Logo Red | ● | | ● | | | | | | |
| Mahogany | ● | | | | | | | | |
| Marine Blue | ● | | ● | | | | | | |
| Mediterranean Blue | ● | | ● | | | | | | |
| Mediterranean Blue Tweed | ● | | ● | | | | | | |
| Mocha Tweed | ● | | | | | | | | |
| Natural | ● | | ● | ● | | | | | |
| Navy | ● | | ● | | | | | ● | |
| Ocean Blue | ● | | ● | ● | | | | | |
| Orange | ● | | | | | | | | |
| Oyster | ● | | ● | ● | | | | | |
| Pacific Blue | ● | | ● | ● | ● | | | ● | ● |
| Parchment | ● | | ● | | | | | | |
| Persian Green | ● | | ● | ● | | | | | |
| Royal Blue Tweed | ● | | ● | ● | ● | | | | |
| Rust | ● | | | | | | | | |
| Sapphire Blue | ● | | | | | | | | |
| Sea | ● | | | | | | | | |
| Seagrass Green | ● | | | | ● | | | | |
| Silica Barley | ● | | | | | | | | |
| Silica Caribbean | ● | | | | | | | | |
| Silica Charcoal | ● | | | | | | | | |
| Silica Dune | ● | | | | | | | | |
| Silica Gravel | ● | | | | | | | | |
| Silica Sage | ● | | | | | | | | |
| Silica Sesame | ● | | | | | | | | |
| Silica Silver | ● | | | | | | | | |
| Silica Stone | ● | | | | | | | | |
| Silver | ● | | ● | | | | | | |
| Sky Blue | ● | | | | | | | | |
| Slate | ● | | | | | | | | |
| Smoke | ● | | | | | | | | |
| Spa | ● | | | | | | | | |
| Storm | ● | | | | | | | | |
| Sunflower Yellow | ● | | | | ● | | | | |
| Tan | ● | | | | | | | | |
| Taupe | ● | | ● | | ● | | | | |
| Terracotta | ● | | | | ● | | | | |
| Toast | ● | | ● | ● | ● | | | ● | ● |
| Tresco Birch | ● | | | | | | | | |
| Tresco Brass | ● | | | | ● | | | | |
| Tresco Brick | ● | | | | | | | | |
| Tresco Clay | ● | | | | | | | | |
| Tresco Linen | ● | | | | | | | | |
| True Brown | ● | | ● | | | | | | |
| Turquoise | ● | | ● | | | | | | |
| Tuscan | ● | | | | ● | | | | |
| Walnut Brown Tweed | ● | | | | | | | | |
| Wheat | ● | | | | | | | | |
| White | ● | | ● | | | | | ● | |

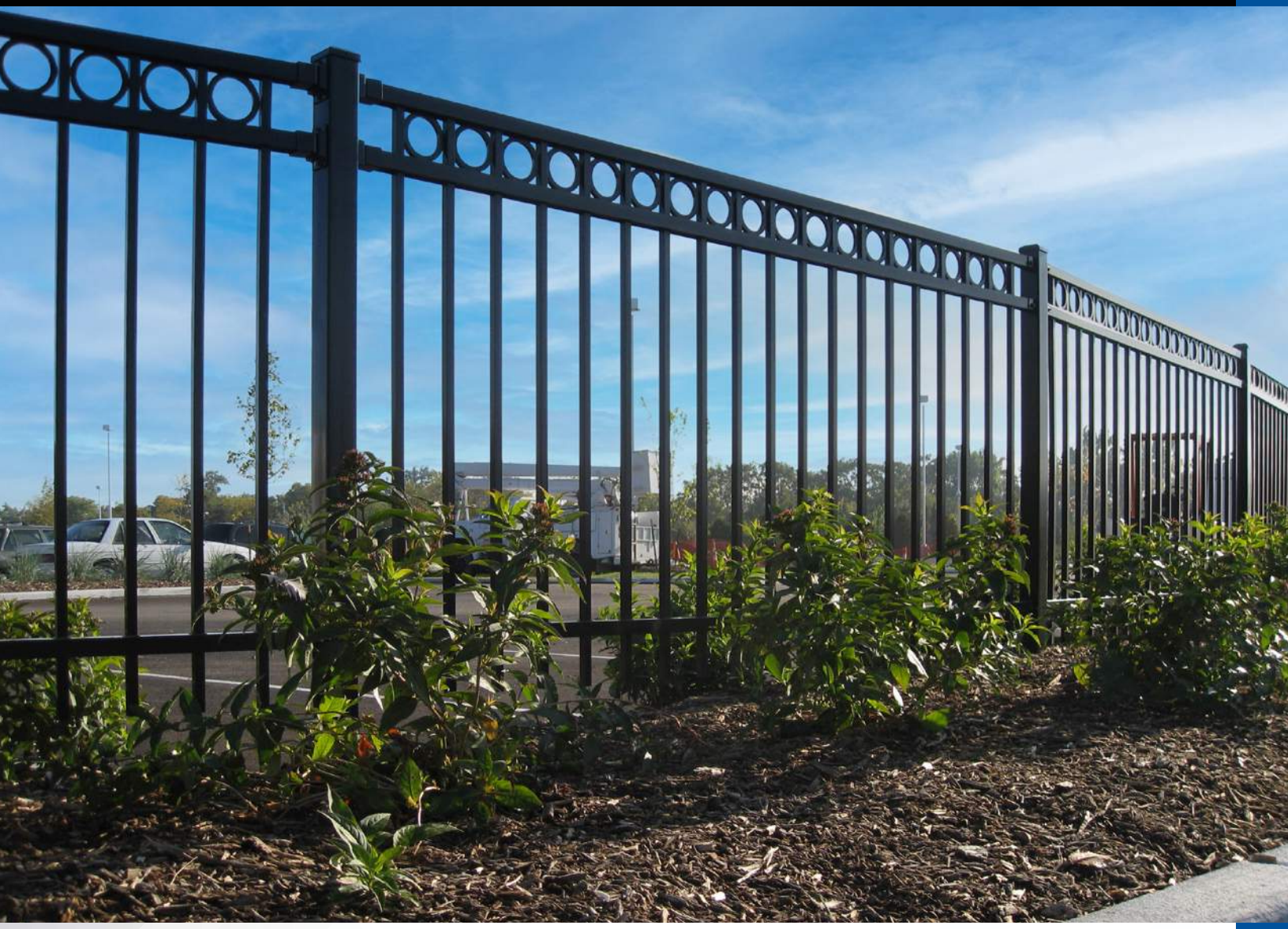
NOTE: Striped fabrics are only available in a 46" width

# VIII. RAILING

AMERISTAR - ECHELON PLUS
"MAJESTIC"

# ECHELON PLUS®

## Ornamental Aluminum Fence



FENCE PRODUCTS

AMERISTARPERIMETER.COM | 888-333-3422

Experience a safer and more open world

AMERISTAR®

ASSA ABLOY

# ECHELON PLUS®

## ORNAMENTAL ALUMINUM FENCE

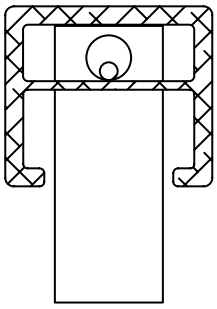
Echelon Plus has taken the quality and performance of aluminum ornamental fencing to a higher level. The strength characteristics of the reinforced rail and posts, coupled with a superior powder coat finish, make Echelon Plus the most durable .75" ornamental picket product on the market.

The sleek design and superior quality of Echelon Plus is International Building Code (IBC) compliant.

- Exceeds all IBC 2018 Handrail & Guards load requirements
- Standard 8 ft. panels yield project savings
- Redesigned rail for increased strength and maximum load capacity

# FORERUNNER® LOCKING SYSTEM

Ameristar reengineered the Echelon Plus ForeRunner rail to maximize strength. The innovative design of the ForeRunner rail contains an internally-secured rod that allows for variable pitch connection and high-angle biasability and eliminates the need for external fasteners.



*Rail Cross Section*

## Increased security

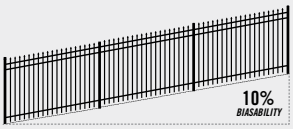
The ForeRunner rail, with an internal retaining rod, prevents the attachment from being compromised. Fasteners are not exposed.

## Aesthetic details

The "Good Neighbor Design" rod follows the ForeRunner centerline, providing a clean and uninterrupted look void of visible screws or rivets.

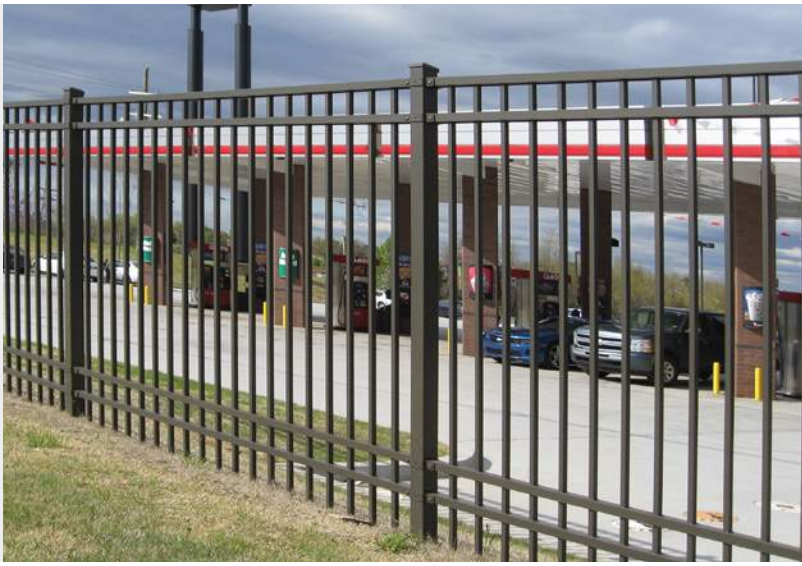
# RACKABLE VS STAIR-STEP

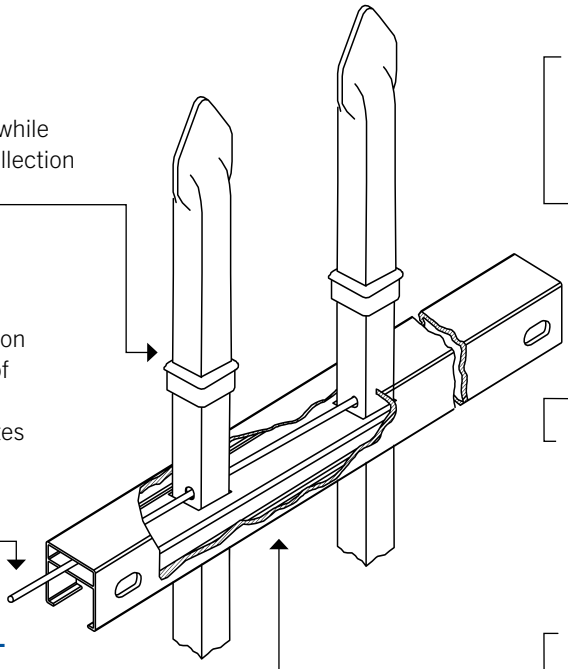
Having a unique picket to rail connection allows Echelon products a minimum biasability of 10%, eliminating any possible security risks due to large gaps under the fence panels.




**FULLY RACKABLE PANELS**

**STAIR-STEPPING PANELS**





### GROMMET

Aesthetic appearance while preventing moisture collection

### INTERNAL RETAINING ROD

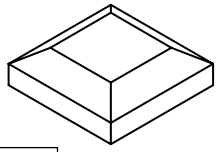
Variable pitch connection system provides ease of installation, high-angle biasability and eliminates unsightly external fasteners

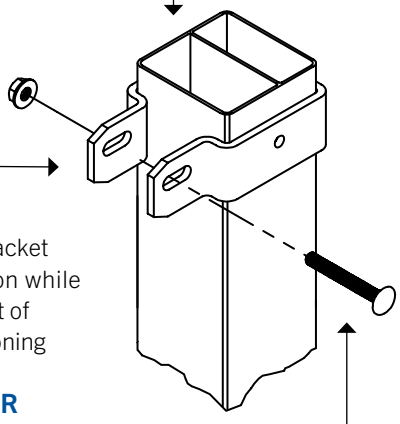
### FORERUNNER RAIL

Reengineered for optimal performance and strength

### REINFORCED POST

Center rib increases strength against wind loading and other horizontally applied forces





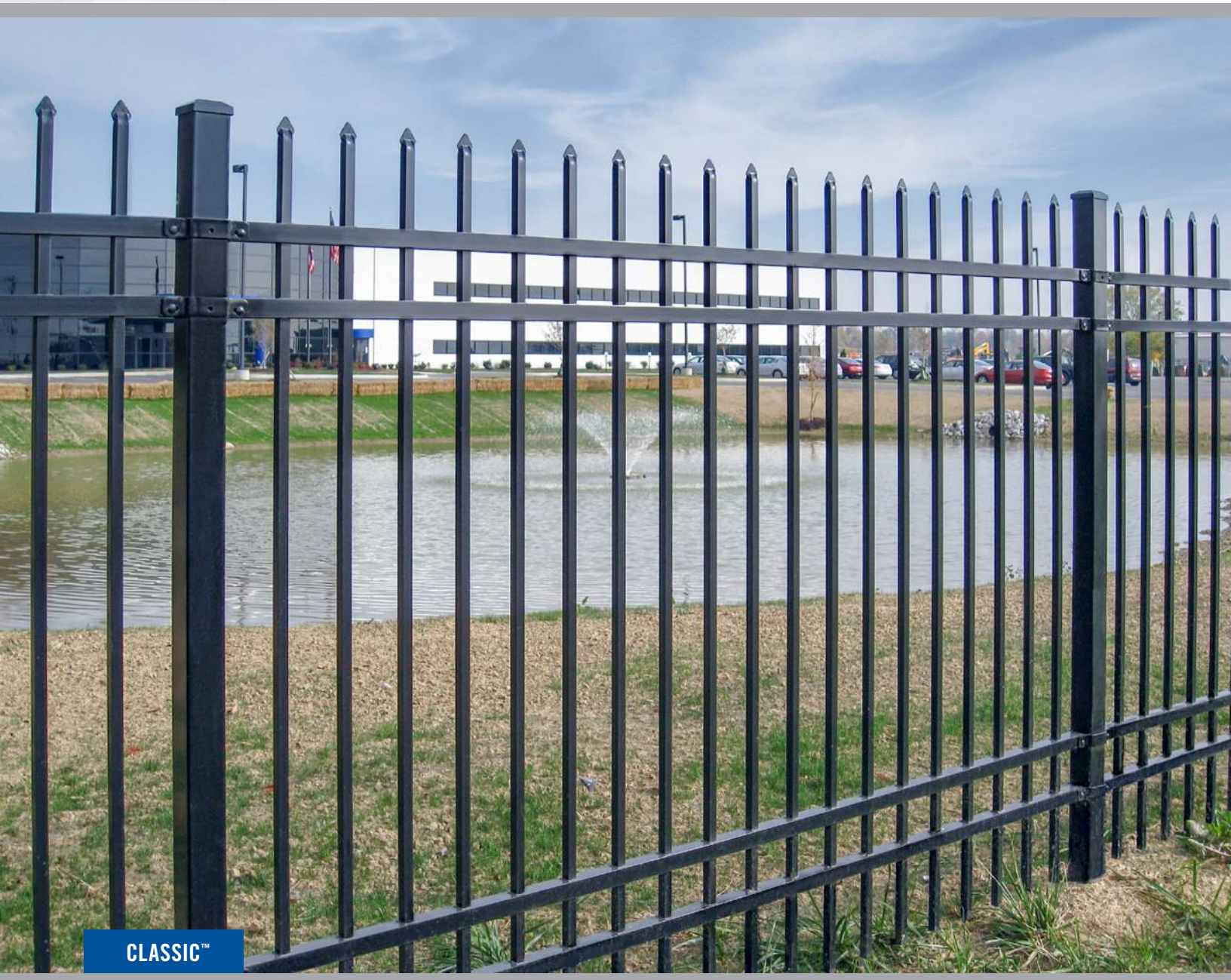
### PANEL BRACKET

Universal Boulevard Bracket enables easy installation while allowing for adjustment of panel height and positioning

### SECURITY FASTENER

Security fastener secures the rail and deters removal by typical tools

# NO RIVETS. NO SCREWS. NO WELDS.




STYLES

CLASSIC™ | MAJESTIC™ | GENESIS™ | CONQUEROR™ | WARRIOR™

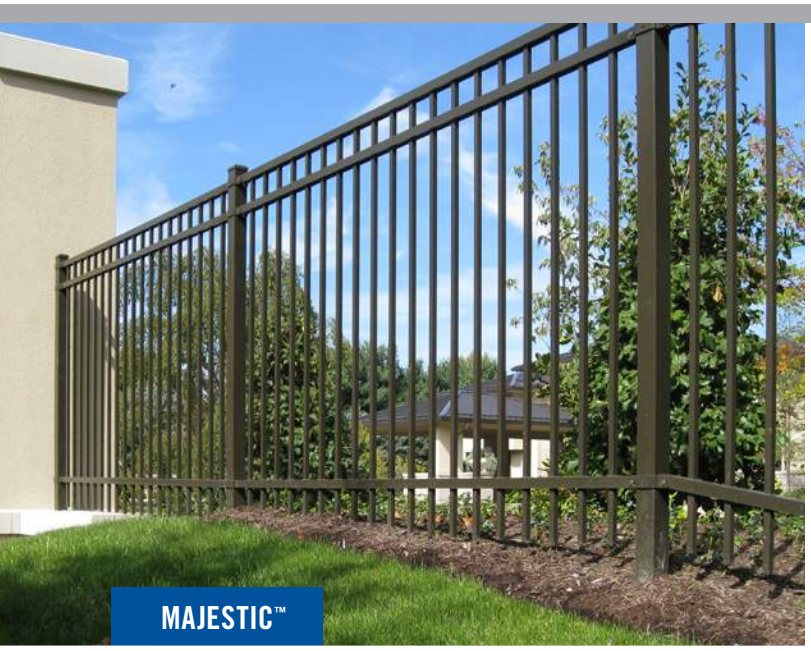
*Note: Classic, Majestic, Genesis & Warrior 3- & 4-rail panels are IBC compliant.*

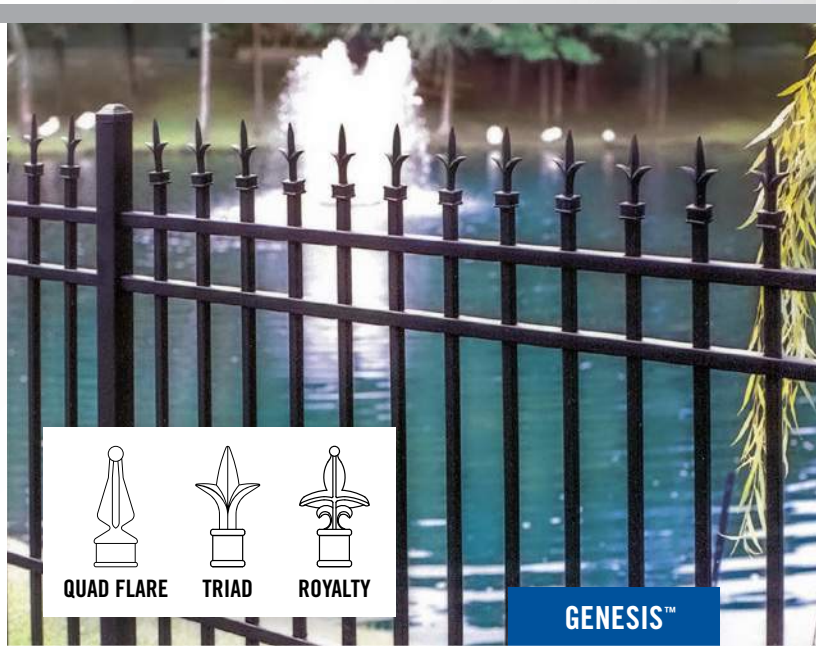
BOTTOM OPTION

STANDARD BOTTOM RAIL

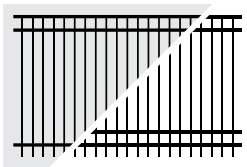
FLUSH BOTTOM RAIL

| PICKETS | RAILS | POSTS | HEIGHTS |
|---|---|---|---|
| .75" SQ. x .045" | 1.4375" x 1.25" x (.110" SIDE / .090" TOP) FORERUNNER® RAILS | 2.5" SQ. x .060" *With reinforced internal web.* | 3', 3½', 4', 4½', 5', 6' *Custom heights also available.* |



## PANELS



3-RAIL & 4-RAIL PANELS AVAILABLE

## COLORS

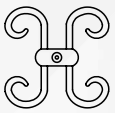
BLACK | BRONZE | WHITE

*Custom colors also available.*
*Refer to color sample for actual color.*

## ADORNMENTS

BALL CAP

RING *(internally secured)*

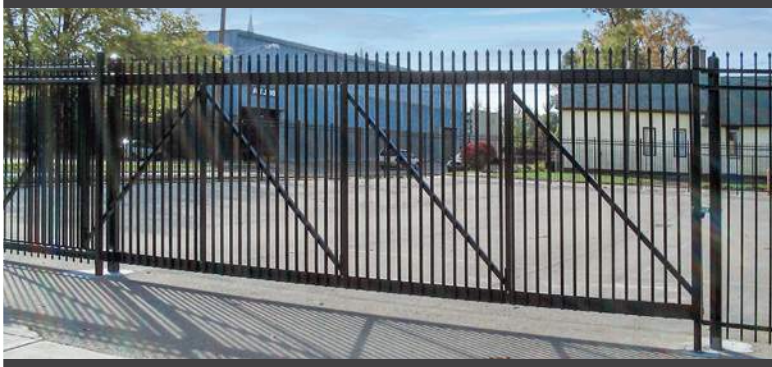


BUTTERFLY SCROLL

# GATE SYSTEMS

From swing gates for pedestrian or vehicle access to sliding gates for high-functioning points of entry, each of these gate systems is individually constructed to provide project-specific performance.

WALK GATE



TRANSPORT® SLIDING GATE

ARCHED GATE

ESTATE GATE

*Echelon fence systems are protected to endure the elements and are maintenance free.*

PROTECTED BY POWDER COATING

*Echelon fence systems are backed by over 40 years of excellence in the fencing industry.*

LIFETIME WARRANTY

*Ameristar is committed to providing products that meet the Buy American Act.*

MEETS BUY AMERICAN ACT

# Why Choose Ameristar?

## KNOWLEDGE AND EXPERIENCE

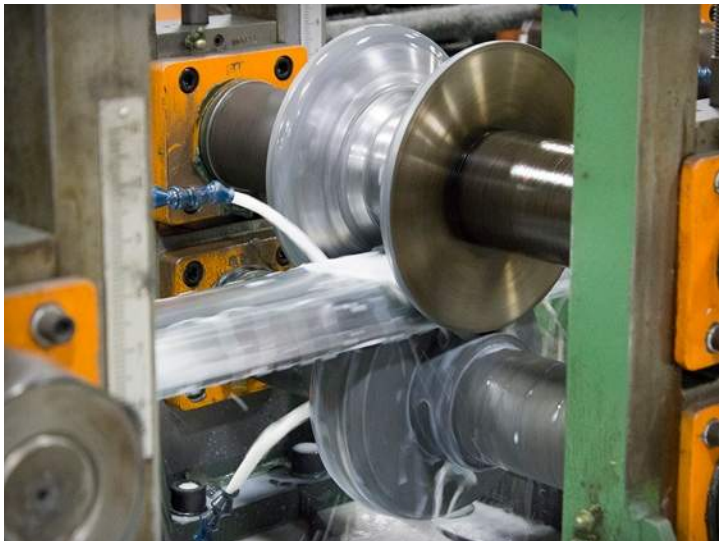
For over 40 years we've delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

## PROVEN CAPABILITIES

Our integrated in-house processes, extensive raw materials and finished goods inventory translate into quality, on-time delivery.

## INDUSTRY LEADERSHIP

We continually raise the bar in manufacturing customer-focused solutions. Our high standards produce premium products that go beyond merely meeting minimum industry standards.



**Scan to learn more about Echelon Plus®**

FENCE PRODUCTS

AMERISTARPERIMETER.COM | 888-333-3422

Experience a safer and more open world

#9729 | 04/2024

AMERISTAR®

ASSA ABLOY

# IX. SITE LIGHTING

EVOLVE - AREA/ SITE MULTI PURPOSE LUMINAIRE
"EALP SERIES"

# Evolve®

CUSTOMER NAME

PROJECT NAME

DATE TYPE

CATALOG NUMBER

## EALP Series

LED Outdoor Area Light

The EALP Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within one form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

## Construction

| | |
|---|---|
| **Housing:** | Aluminum die cast enclosure.<br>Integral heat sink for maximum heat transfer |
| **Lens:** | Impact resistant tempered glass |
| **Paint:** | Corrosion resistant polyester powder paint, minimum 2.0 mil thickness<br>Standard = Black, Dark Bronze Gray, White (RAL & custom colors available)<br>Optional = Coastal Finish |
| **Weight:** | 27 lbs |

## Optical system

| | |
|---|---|
| **Lumens:** | 70,700 |
| **Photometry:** | Type II, III, IV & V |
| **Efficacy:** | 132 LPW |
| **CCT:** | 3000K, 4000K, 5000K |
| **CRI:** | ≥70 |
| **Upward Light Output Ratio (ULOR):** | 0 Horizontal Orientation |

## Electrical

| | |
|---|---|
| **Input Voltage:** | 120-277V, 277-480V & 347-480V |
| **Input Frequency:** | 50/60 Hz |
| **Power Factor (PH):** | ≥ 0.9 at rated watts |
| **Total Harmonic Distortion (THD):** | ≤ 20% at rated watts |

## Surge Protection

☐ 6kV/3kA ☐ 10kV/5kA ☐ 20kV/10kA

**Per ANSI C136.2-2023**

IP66 **Optical Only** IK7

BABA compliant configurations available. Please contact factory to verify if specific configuration is compliant

## Lumen Maintenance

**Projected Lxx per IES TM-21-11 at 25°C**

| OPTICS | LXX(10K) @ HOURS | | |
|---|---|---|---|
| | 25,000 HR | 50,000 HR | 60,000 HR |
| M2, M3, M4, M5 | L96 | L95 | L94 |
| N2, N3, N4, N5<br>P2, P3, P4, P5 | L96 | L94 | L93 |
| R2, R3, R4, R5 | L93 | L89 | L87 |
| P2, P3, P4, P5, Q2,Q3, Q4, Q5 | L95 | L93 | L92 |

**Note: Projected Lxx based on LM80 (= 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements**

## Luminaire Ambient Temperature Factor

| AMBIENT TEMP (°C) | INITIAL FLUX FACTOR | AMBIENT TEMP (°C) | INITIAL FLUX FACTOR |
|---|---|---|---|
| 10 | 1.02 | 30 | 0.99 |
| 20 | 1.01 | 40 | 0.98 |
| 25 | 1.00 | | |

## Ratings

| | |
|---|---|
| **Operating Temperature:** | -40° C to 50° C<br>Mx Optic Codes are -40° C to 45° C<br>Nx Optic Codes are -40° C to 40° C<br>Px Optic Codes are -40° C to 35° C<br>Rx Optic Codes are -40° C to 30° C |
| **Vibration:** | 3G per ANSI C136.31-2010 |
| **LM-79:** | Testing in accordance with IESNA Standards |

## Controls

| | |
|---|---|
| **Dimming:** | Standard - 0-10V ☐<br>Optional - DALI (Option U) ☐ |
| **Sensors:** | Photo Electric Sensors (PE) available<br>LightGrid+™ and Daintree Compatible |

## Warranty

☐ 5 Year (Standard) ☐ 10 Year (Optional)



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

# Evolve®

## EALP Series
LED Outdoor Area Light

CUSTOMER NAME

PROJECT NAME

DATE TYPE

CATALOG NUMBER

## Ordering Information

EALP 03 _ _ _ 7 _ _ _ _ _ _ _

| PRODUCT ID | GENERATION | VOLTAGE | OPTICAL CODE | DISTRIBUTION | CRI | CCT | DIMMING[2] | CONTROLS | MOUNTING | COLOR | OPTIONS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| E= Evolve<br><br>AL= Area Light<br><br>P = Premium | 03 | 0[1]=120-277V<br><br>H[1] = 347-480V<br><br>E[1] = 277-480V<br><br>1 = 120V<br><br>2 = 208V<br><br>3 = 240V<br><br>4 = 277V<br><br>5 = 480V<br><br>D = 347V | Mx = 40000 lm<br><br>Nx = 50000 lm[14]<br><br>Px = 60000 lm[14]<br><br>Rx = 70000 lm[14] | SM = Symmetric Medium<br><br>SW = Symmetric Wide<br><br>SH = Symmetric High Angle<br><br>AF = Asymmetric Forward<br><br>AH = Asymmetric High Angle<br><br>AW = Asymmetric Wide<br><br>AN = Asymmetric Narrow/Auto | 7 = 70 (min) | 30[11] = 3000K<br><br>40 = 4000K<br><br>50 = 5000K | N = Dimming thru PE receptacle<br><br>D = External Dimming 18/2 3 ft Cable | A = ANSI C136.41 7-Pin Receptacle<br><br>D = ANSI C136.417-Pin Receptacle with Shorting Cap<br><br>E = ANSI C136.41 7-pin with Non-Dimming PE Control | C1[4] = Integral Slipfitter: Standard<br><br>D1[5, 15] = Universal Mounting Arm: Fitted for round or square pole mounting For 3”-6” OD round poles. For 4.0” min. square poles<br><br>K1[4,6] = Knuckle Slipfitter: For 1.9 in. - 2.3 in OD Tenon<br><br>S1[4,6] = Knuckle Slipfitter: For 2.3 in. - 3.0 in OD Tenon<br><br>V1[4,6] = Knuckle Wall Mount | BLCK = Black<br><br>DKBZ = Dark Bronze<br><br>GRAY = Gray<br><br>WHTE = White | F= Fusing<br><br>H2 = Daintree enabled motion sensor[8, 13, 14]<br><br>H4 = Motion Sensor *(WattStopper)* [13]<br><br>J = cUL/Canada<br><br>L = Tool-Less Entry<br><br>R = Enhanced Surge Protection (10kV/5kA)<br><br>S1 = Rotated Left[12]<br><br>S2 = Rotated Right[12]<br><br>T = Extreme Surge Protection<br><br>U = DALI Programmable [7]<br><br>V0 = 3 Position Terminal Block<br><br>Y = Coastal Finish[10]<br><br>XXX = Special Options<br><br>D1 = BABA Compliant request[16] |

1. **Not Available with Fusing, Must Choose a Discrete Voltage with “F” Option Code**
2. **Note Standard Dimming is 0-10V**
3. **Not available in 277-480V**
4. **Supplied with 3ft leads**
5. **Supplied with 16/3 ft Cable**
6. **Restricted Aiming Angle of 0-45°**
7. **Compatible with LightGrid Wireless Control Nodes, Not Compatible with Motion Sensor Control**
8. **Not available in 347V, 480V or 347-480V.**
9. **Only available with K, L & M optics**
10. **Recommended for installations within 750 feet from coast. Lead time varies, check with factory.**
11. **Select 3000K CCT for DarkSky Approved fixtures.**
12. **For aimed left or right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions**
13. **Not available with Dali**
14. **Not available with 20kV/10kA SPD & Fusing (must choose one or the other)**
15. **When mounting fixtures at 90 degrees, round pole must be 3.5” OD minimum**
16. **BABA compliant configurations available. D1 must be placed at the end of ordering nomenclature. Please contact factory to verify if specific configuration is compliant.**



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

# Evolve®

## EALP Series

LED Outdoor Area Light

CUSTOMER NAME

PROJECT NAME

DATE TYPE

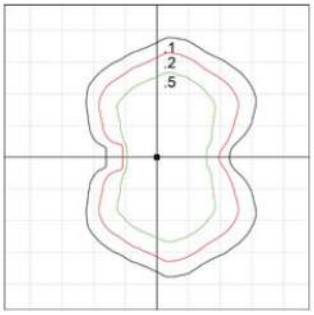
CATALOG NUMBER

| TYPE | OPTIC CODE | DISTRIBUTION | TYPICA L INITIAL LUMENS | | TYPICAL SYSTEM WATTAGE | BUG RATINGS | |
|---|---|---|---|---|---|---|---|
| | | | | | | 3000K | 4000 & 5000K |
| | | | 3000K | 4000K & 5000K | 120-277 & 347-480V | B-U-G | B-U-G |
| TYPE V | M5 | Symmetric Medium (SM) | 37800 | 40000 | 305 | B5-U0-G3 | B5-U0-G4 |
| | N5 | Symmetric Medium (SM) | 47200 | 50000 | 400 | B5-U0-G4 | B5-U0-G4 |
| | P5 | Symmetric Medium (SM) | 56700 | 60000 | 470 | B5-U0-G4 | B5-U0-G4 |
| | R5 | Symmetric Medium (SM) | 66100 | 70000 | 550 | B5-U0-G5 | B5-U0-G5 |
| | M5 | Symmetric Wide (SW) | 37800 | 40000 | 305 | B5-U0-G2 | B5-U0-G2 |
| | N5 | Symmetric Wide (SW) | 47200 | 50000 | 400 | B5-U0-G3 | B5-U0-G3 |
| | P5 | Symmetric Wide (SW) | 56700 | 60000 | 470 | B5-U0-G3 | B5-U0-G3 |
| | R5 | Symmetric Wide (SW) | 66100 | 70000 | 550 | B5-U0-G4 | B5-U0-G4 |
| | M5 | Symmetric High Angle (SH) | 36400 | 38600 | 305 | B5-U0-G4 | B5-U0-G4 |
| | N5 | Symmetric High Angle (SH) | 45600 | 48300 | 400 | B5-U0-G4 | B5-U0-G5 |
| | P5 | Symmetric High Angle (SH) | 54800 | 58000 | 470 | B5-U0-G5 | B5-U0-G5 |
| | R5 | Symmetric High Angle (SH) | 63800 | 67600 | 550 | B5-U0-G5 | B5-U0-G5 |
| TYPE IV | M4 | Asymmetric Forward (AF) | 37800 | 40000 | 305 | B4-U0-G4 | B4-U0-G5 |
| | N4 | Asymmetric Forward (AF) | 47200 | 50000 | 400 | B4-U0-G5 | B4-U0-G5 |
| | P4 | Asymmetric Forward (AF) | 56700 | 60000 | 470 | B4-U0-G5 | B4-U0-G5 |
| | R4 | Asymmetric Forward (AF) | 66100 | 70000 | 550 | B4-U0-G5 | B4-U0-G5 |
| | M4 | Asymmetric High Angle (AH) | 36400 | 38600 | 305 | B4-U0-G5 | B4-U0-G5 |
| | N4 | Asymmetric High Angle (AH) | 45600 | 48300 | 400 | B4-U0-G5 | B4-U0-G5 |
| | P4 | Asymmetric High Angle (AH) | 54800 | 58000 | 470 | B4-U0-G5 | B4-U0-G5 |
| | R4 | Asymmetric High Angle (AH) | 63800 | 67600 | 550 | B5-U0-G5 | B5-U0-G5 |
| TYPE III | M3 | Asymmetric Wide (AW) | 37800 | 40000 | 305 | B4-U0-G3 | B4-U0-G4 |
| | N3 | Asymmetric Wide (AW) | 47200 | 50000 | 400 | B4-U0-G4 | B4-U0-G4 |
| | P3 | Asymmetric Wide (AW) | 56700 | 60000 | 470 | B5-U0-G4 | B5-U0-G4 |
| | R3 | Asymmetric Wide (AW) | 66100 | 70000 | 550 | B5-U0-G5 | B5-U0-G5 |
| TYPE II | M2 | Asymmetric Narrow/Auto (AN) | 38100 | 40400 | 305 | B4-U0-G4 | B4-U0-G4 |
| | N2 | Asymmetric Narrow/Auto (AN) | 47700 | 50500 | 400 | B4-U0-G4 | B4-U0-G4 |
| | P2 | Asymmetric Narrow/Auto (AN) | 57200 | 60600 | 470 | B4-U0-G4 | B4-U0-G4 |
| | R2 | Asymmetric Narrow/Auto (AN) | 66800 | 70700 | 550 | B5-U0-G5 | B5-U0-G5 |

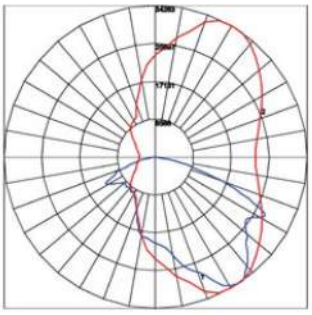


© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

**EALP03**
**ASYMMETRIC NARROW**
**(R2AN750)**
**70700 Lumens**
**5000k**
EALP03_Q2AN750_____.IES

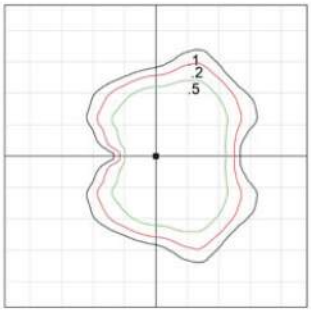



Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

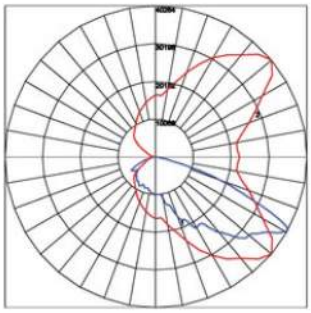


—: Vertical plane through horizontal angle of maximum candlepower at 60°
—: Vertical plane through horizontal angle 35°

**EALP03**
**ASYMMETRIC WIDE**
**(R3AW750)**
**70000 Lumens**
**5000k**
EALP03_Q3AW750_____.IES

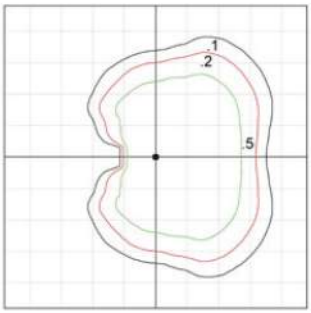



Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

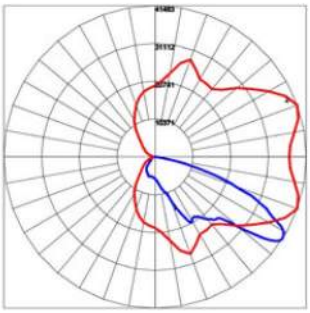


—: Vertical plane through horizontal angle of maximum candlepower at 40°
—: Vertical plane through horizontal angle 61°

**EALP03**
**ASYMMETRIC FORWARD**
**(R4AF750)**
**70000 Lumens**
**5000k**
EALP03_Q4AF750_____.IES

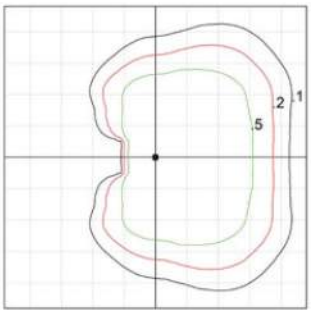



Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

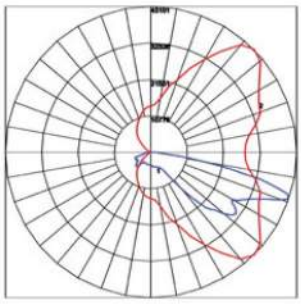


—: Vertical plane through horizontal angle of maximum candlepower at 20°
—: Vertical plane through horizontal angle 57°

**EALP03**
**ASYMMETRIC FORWARD HIGH ANGLE**
**(R4AH750)**
**67600 Lumens**
**5000k**
EALP03_Q4AH750_____.IES




Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

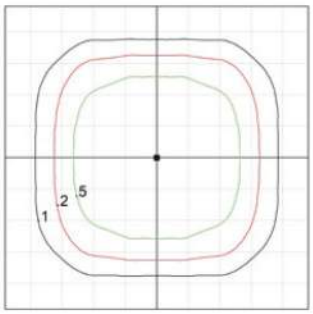


—: Vertical plane through horizontal angle of maximum candlepower at 45°
—: Vertical plane through horizontal angle 72°

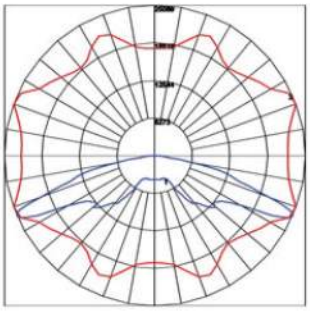


© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

**EALP03**
**SYMMETRIC HIGH ANGLE**
**(R5SH750)**
**67600 Lumens**
**5000k**
EALP03_Q5SH750_____.IES

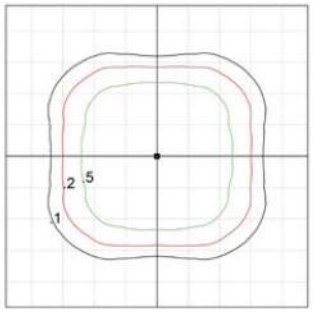



Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

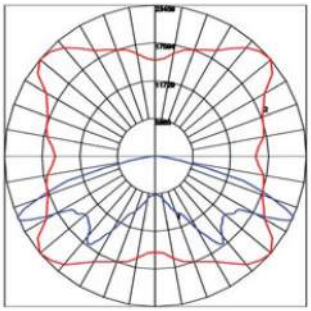


——: Vertical plane through horizontal angle of maximum candlepower at 20°
——: Vertical plane through horizontal angle 66°

**EALP03**
**SYMMETRIC MEDIUM**
**(R5SM750)**
**70000 Lumens**
**5000k**
EALP03_Q5SM750_____.IES

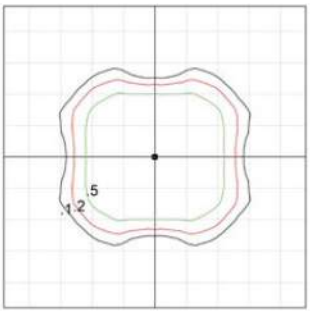



Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

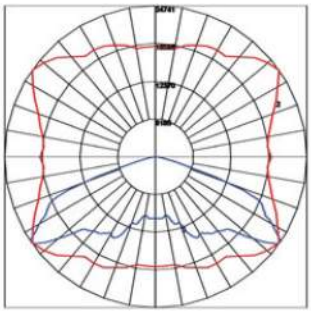


——: Vertical plane through horizontal angle of maximum candlepower at 40°
——: Vertical plane through horizontal angle 65°

**EALP03**
**SYMMETRIC WIDE**
**(R5SW750)**
**70000 Lumens**
**5000k**
EALP03_Q5SW750_____.IES




Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.



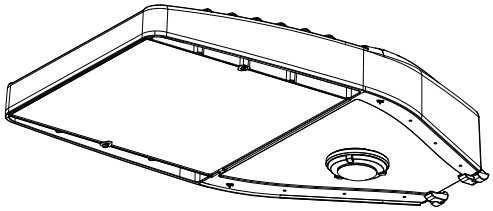
——: Vertical plane through horizontal angle of maximum candlepower at 35°
——: Vertical plane through horizontal angle 56°



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

## H4 - Motion Sensing Option (WattStopper)

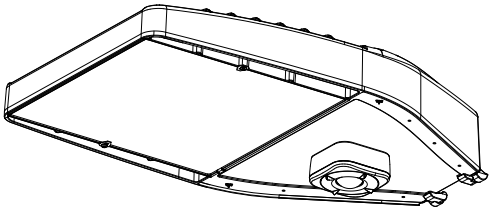
- Recommended Mounting Height: 15-30’ (4.6-9.1m)
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20’ (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  - Output Occupied – 100% / Unoccupied – 10%
  - PE Sensor: Disabled
  - Ramp/Fade: Disabled
- Adds < 1W to fixture power rating
- Field programmable using FSIR-100 hand held programmer



H4 (WattStopper)

## H2 - Motion Sensing Option (Daintree WHS-100)

- Recommended Mounting Height: 15-30’ (4.6-9.1m)
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m)
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  - Output: Occupied - 100%/Unoccupied - 50%
  - PE Sensor: None
  - Ramp/Fade: 5 Minutes/5 Minutes
- Adds < 1W to fixture power rating
- Requires Daintree Enterprise and wide area control (WAC)

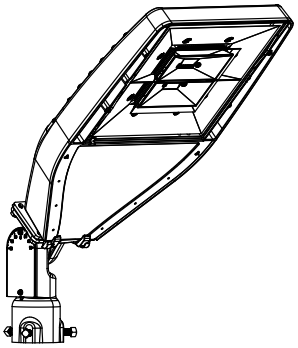


H2 (Daintree)

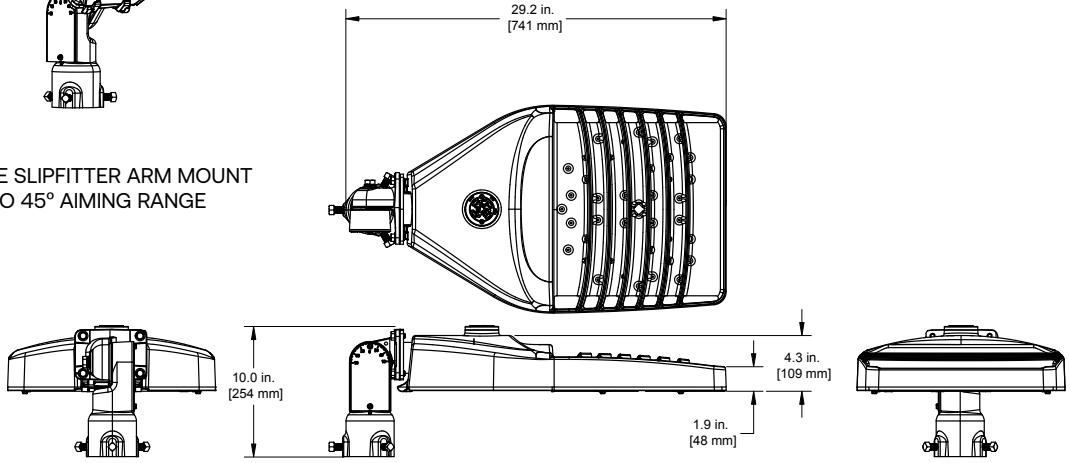


© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

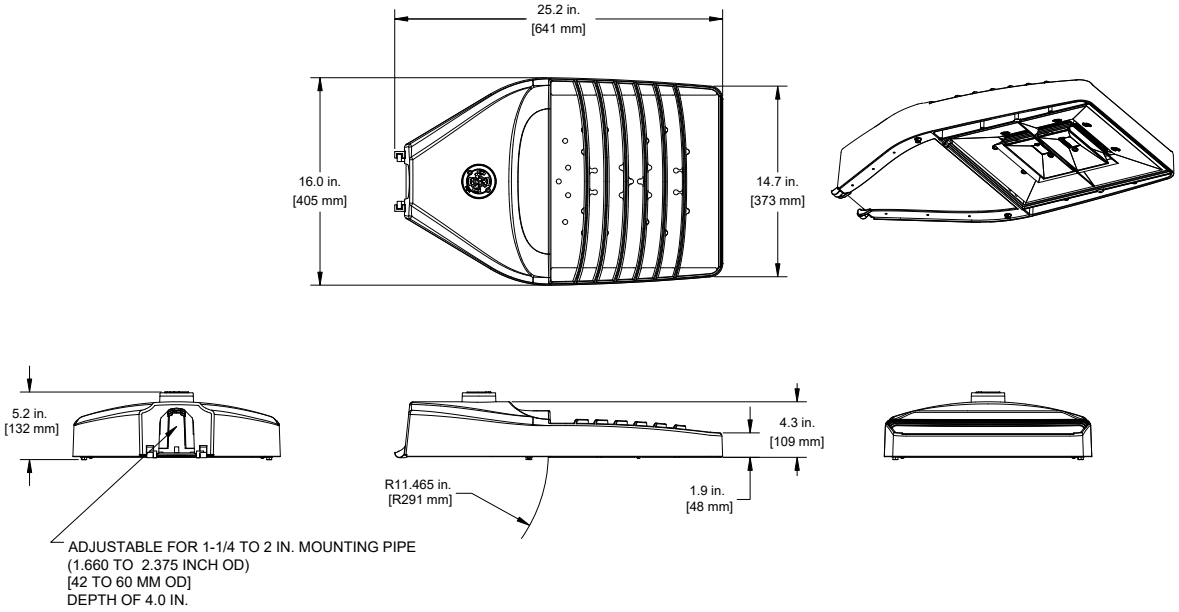
**KNUCKLE SLIPFITTER: S1**



KNUCKLE SLIPFITTER ARM MOUNT
0º TO 45º AIMING RANGE



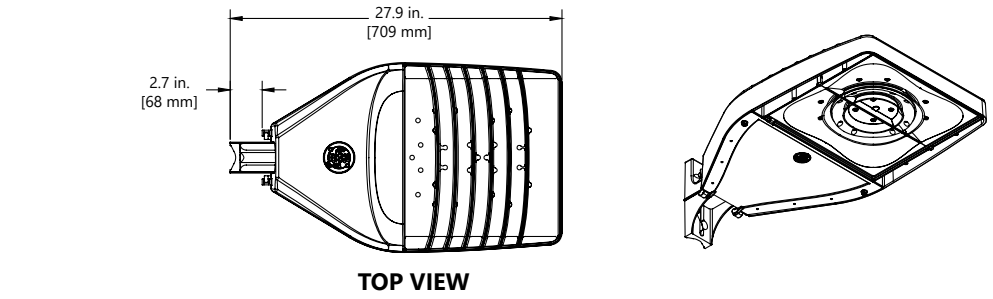

**INTEGRAL SLIPFITTER: C1**



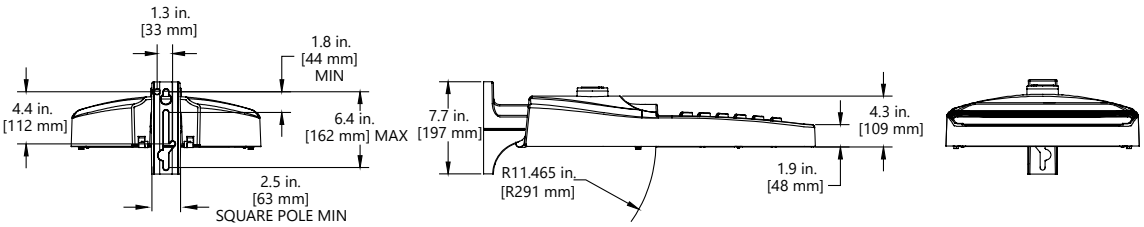



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

**UNIVERSAL ARM MOUNT: D1**

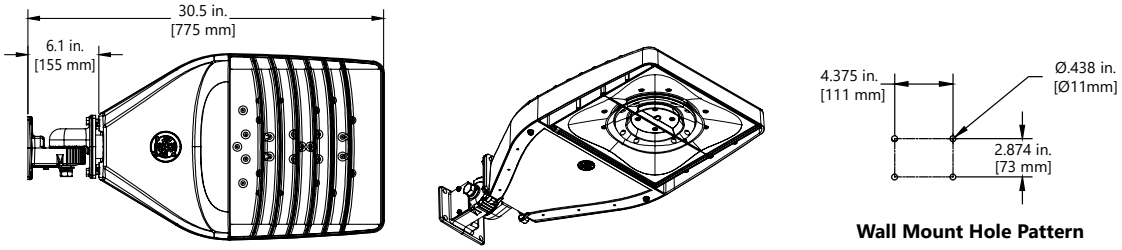



**TOP VIEW**



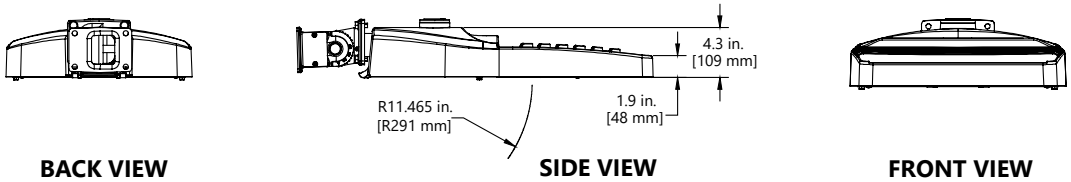

**BACK VIEW** **SIDE VIEW** **FRONT VIEW**

**KNUCKLE WALL MOUNT: V1**




**TOP VIEW**

**Wall Mount Hole Pattern**




**BACK VIEW** **SIDE VIEW** **FRONT VIEW**

**DATA**

- Approximate Net Weight: 26-28 lbs (11.79 kgs-12.97 kgs)
- Effective Projected Area (EPA):
  - Knuckle Slipfitter K1, S1, V1 aimmed at 45°: EPA = 2.45 sq ft
  - Knuckle w/Slipfitter K1, S1, V1 aimmed at 0° downward: EPA = 0.79 sq ft
  - Universal Arm Mount D1: EPA = 0.63 sq ft
  - Integral Slipfitter C1: EPA = 0.55 sq ft



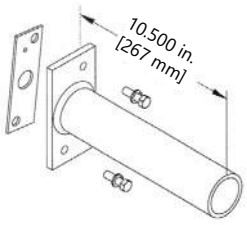
© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

## Mounting Arms for Slipfitter

**Order separately with Mounting Option C1 (Slipfitter)**

### SQUARE POLE MOUNTING ARM

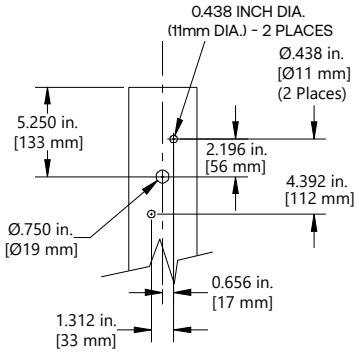
4.0 inch (102mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)




ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
**SPA-EAMT10BLCK "Black"**
**SPA-EAMT10DKBZ "Dark Bronze"**

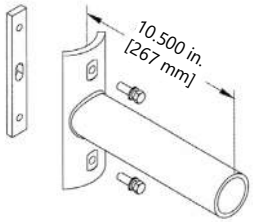
### SQUARE POLE MOUNTING DRILLING TEMPLATE

Compatible with E2 Evolve Drill Pattern




### ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)

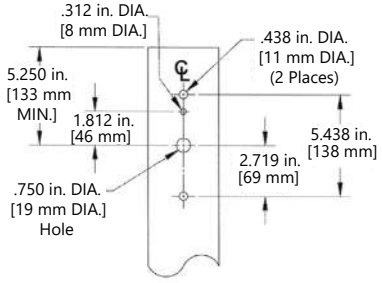



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
**RPA-EAMT10BLCK "Black"**
**RPA-EAMT10DKBZ "Dark Bronze"**

### ROUND POLE MOUNTING DRILLING TEMPLATE

Compatible with E1 Evolve Drill Pattern

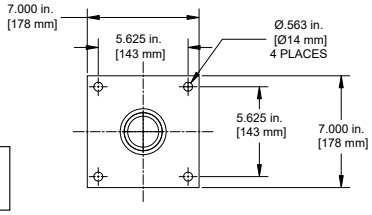
3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm

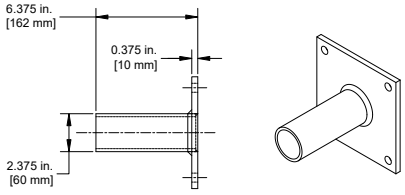



### Wall Mounting Bracket Adapter Plate

Order Separately from fixture as catalog number
WMB-EAMT06
*Note: For wall Mounting, order luminaire with mounting arm:
C1 = Slipfitter 2" Pip (2.378 in. OD) supplied with leads.

**Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.**




| SAP NUMBER | PART NUMBER | DESCRIPTION |
|---|---|---|
| 93029237G | PED-MV-LED-7 | ANSI C136.41 Dimming PE, 120-277V |
| 93029238G | PED-347-LED-7 | ANSI C136-41 Dimming PE, 347V |
| 93029239G | PED-480-LED-7 | ANSI C136-41 Dimming PE, 480V |
| 28299 | PECOTL | Long Life PE 120-277V |
| 93147530 | PECHTL | Long Life PE 347-480V |
| 73271 | SCCL-PECTL | Shorting Cap |

**PE Accessories (to be ordered separately)**



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

SOUTHERN MAGNOLIA

AMERICAN HOLLY

SWEETBAY MAGNOLIA

## EVERGREEN TREES

BLACK GUM / TUPELO

ZELKOVA

ARNOLD TULIP POPLAR

JEFFERSON ELM

SHUMARD OAK

LIVE OAK

## CANOPY TREES

CONCRETE PAVERS

HOLLAND STONE PAVERS.
LAYOUT / PATTERN MAY VARY

BENCH

KEYSTONE RIDGE - SCHENLEY BENCH
BLACK FINISH

TRASH RECEPTACLE

KEYSTONE RIDGE - HARMONY LITTER
BLACK FINISH

CONCRETE PAVEMENT

MEDIUM BROOM FINISH

BIKE RACKS

DERO HOOP RACK
BLACK FINISH

METAL FENCING

AMERISTAR FENCING
ECHELON PLUS (MAJESTIC 3-RAIL)

## HARDSCAPE MATERIALS / FURNISHINGS

NATCHEZ CRAPE MYRTLE

VITEX

EASTERN REDBUD

KINDRED SPIRIT OAK

## UNDERSTORY / ORNAMENTAL TREES

ASIATIC JASMINE

LIRIOPE

DUNE SUNFLOWER



BLACK EYED SUSAN



VARIEGATED FLAX LILY



JUNIPER

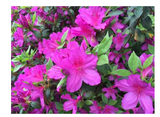
SWITCHGRASS

FAKAHATCHEE GRASS

SAND CORDGRASS

ABELIA

HYDRANGEA

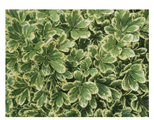


AZALEA

SAW PALMETTO

SILVER SAW PALMETTO

SHELL GINGER



VARIEGATED PITTOSPORUM

DW. BURFORD HOLLY

COONTIE

DISTYLIUM

VIBURNUM

INKBERRY HOLLY

## SHRUBS AND GROUNDCOVER


AJC DESIGN GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA
30338


STAMP

OWNER

BRANCH PROPERTIES, LLC
3340 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900

PROJECT

GARDEN STREET RETAIL
PENSACOLA, FLORIDA

200 W. GARDEN STREET
PENSACOLA, FLORIDA

ISSUE SCHEDULE

| NO. | DATE: | ISSUE DESCRIPTION |
|---|---|---|
| | 06/26/26 | ARB SUBMISSION |

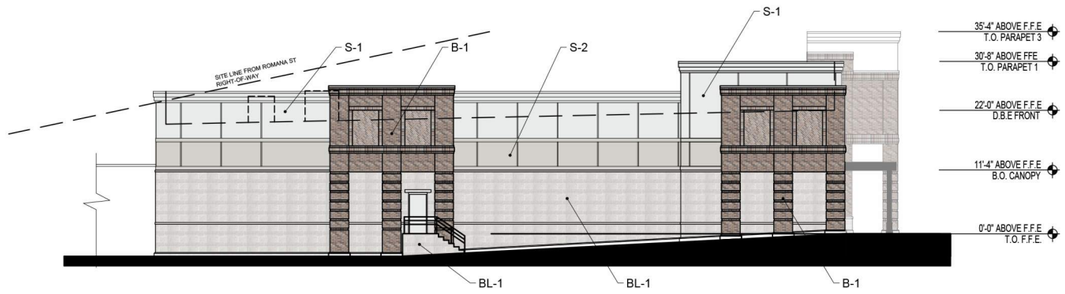
SHEET NAME: CONCEPTUAL LANDSCAPE MATERIALS

PROJECT NUMBER: 26-0201

SHEET NO: L500

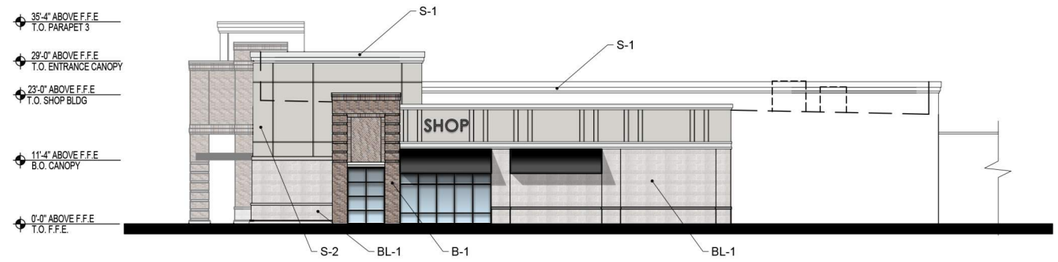
1 / 1.1 **SPRING STREET ELEVATION**

SCALE: 1"=30'-0"



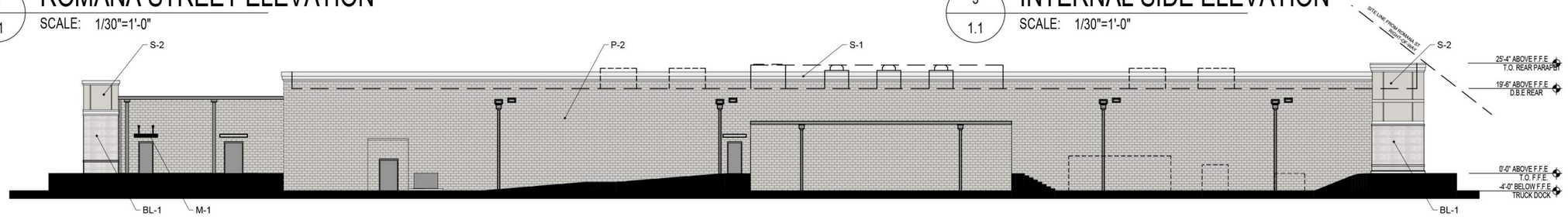

2 / 1.1 **ROMANA STREET ELEVATION**

SCALE: 1/30"=1'-0"



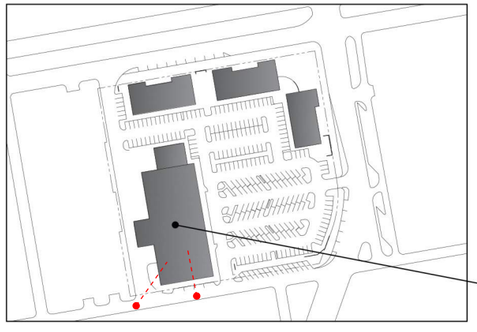

3 / 1.1 **INTERNAL SIDE ELEVATION**

SCALE: 1/30"=1'-0"




4 / 1.1 **REAR ELEVATION**

SCALE: 1/30"=1'-0"



BLDG 100

S-1: STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"

S-2/P-2 (CMU): STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"

M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

B-1: BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"

BL-1: MASONRY BLOCK UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"

BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

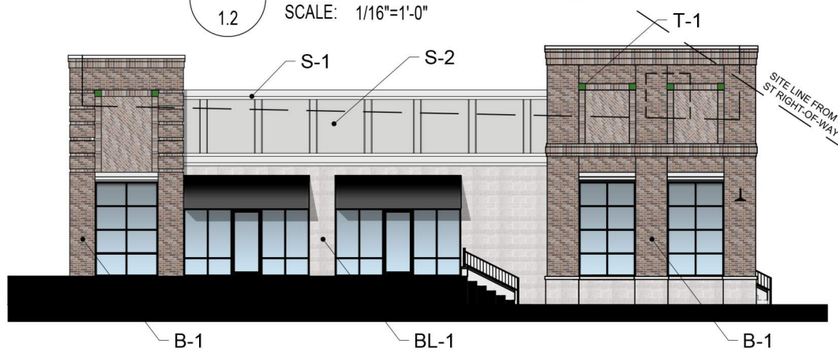
JOB NUMBER: 2617702 | DATE: 07.07.2026 | BY: JJW / RWF

DRAWING: **BLDG 100 (GROCERY) - ELEVATIONS**

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

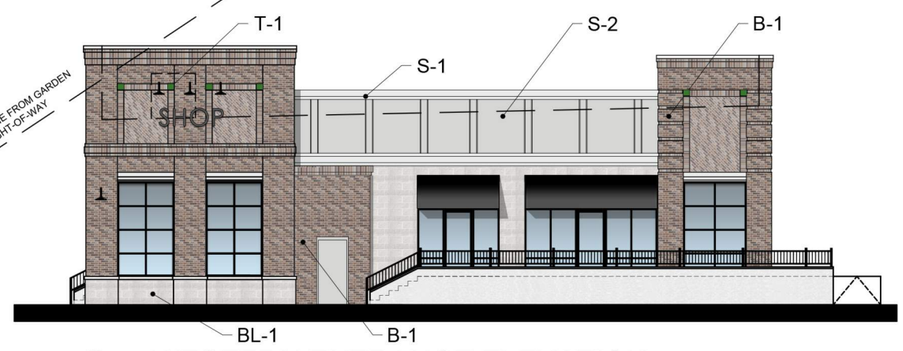
1 / 1.2 GARDEN STREET ELEVATION

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




3 / 1.2 PASEO ELEVATION

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

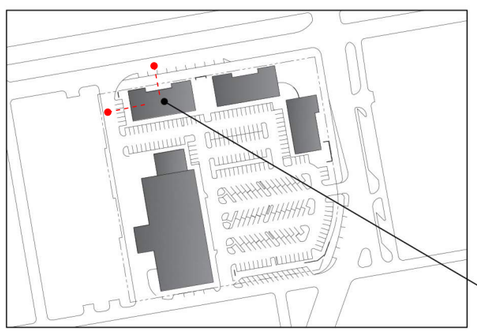



4 / 1.2 WESTERN ENTRANCE ELEVATION

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

5 / 1.2 INTERIOR LOT ELEVATION

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




SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH

T-1: ORNAMENTAL TILE

S-1: STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"

S-2/P-2 (CMU): STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"

M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

B-1: BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"

BL-1: MASONRY BLOCK UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"

BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 07.07.2026 | BY: JJW / RWF

DRAWING: **BLDG 200 - ELEVATIONS**

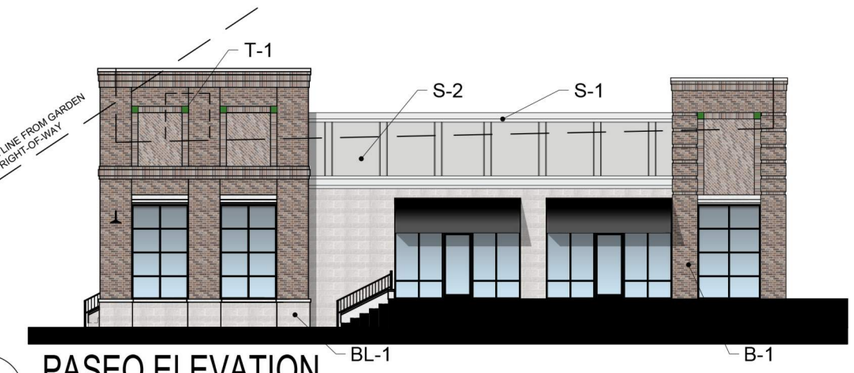
PHILLIPS
ARCHITECTURE · CONSULTANTS
5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616

1/1.3 GARDEN STREET ELEVATION

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

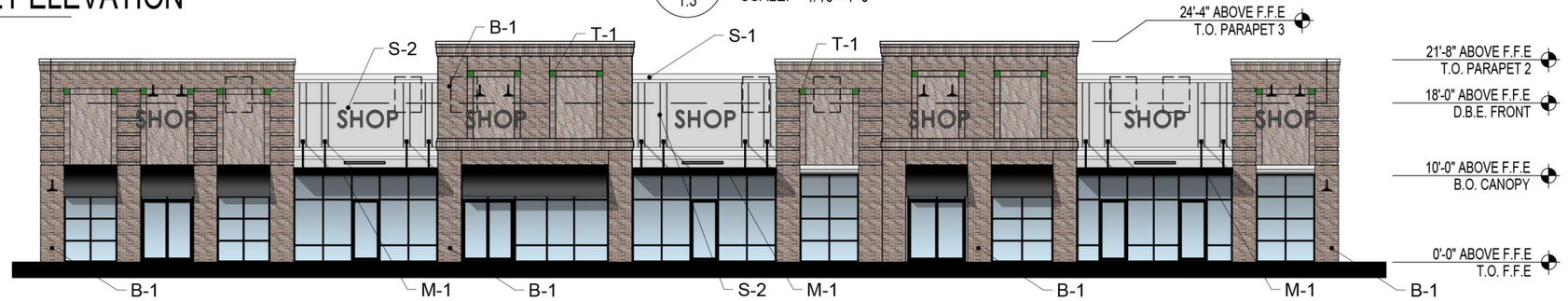
2/1.3 SPRING STREET ELEVATION

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



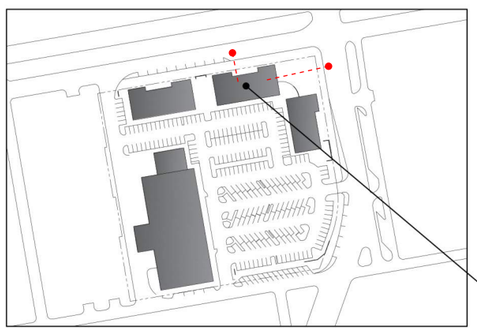

3/1.3 PASEO ELEVATION

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




4/1.3 INTERIOR LOT ELEVATION

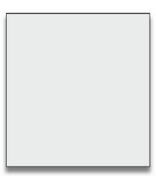
SCALE: 1/16"=1'-0"



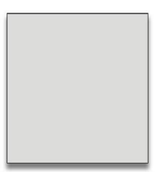

SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH

T-1: ORNAMENTAL TILE

S-1: STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"



S-2/P-2 (CMU): STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"



M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

B-1: BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"

BL-1: MASONRY BLOCK UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"

BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 07.07.2026 | BY: JJW / RWF

DRAWING: **BLDG 300 - ELEVATIONS**

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616

1 / 1.4 **SPRING STREET ELEVATION**

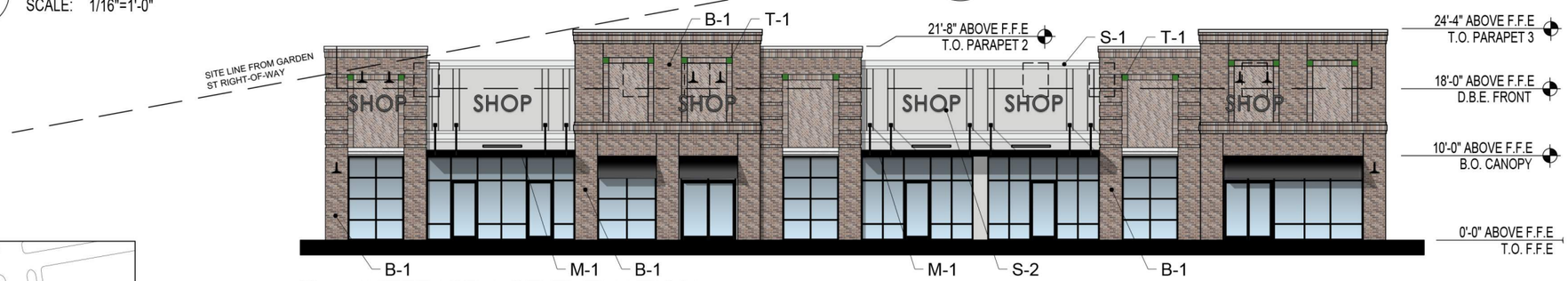
SCALE: 1/16"=1'-0"

2 / 1.4 **HISTORIC WALL PATIO ELEVATION**

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

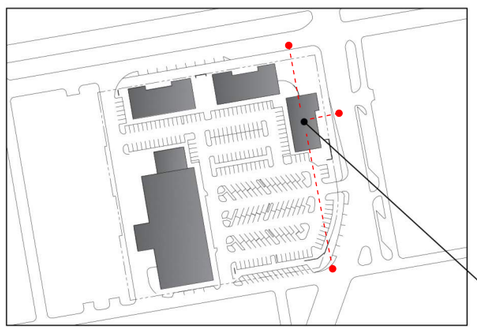
3 / 1.4 **GARDEN STREET ELEVATION**

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




4 / 1.4 **INTERIOR LOT ELEVATION**

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




SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH

T-1: ORNAMENTAL TILE

S-1: STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"

S-2/P-2 (CMU): STUCCO SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"

M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

B-1: BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"

BL-1: MASONRY BLOCK UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"

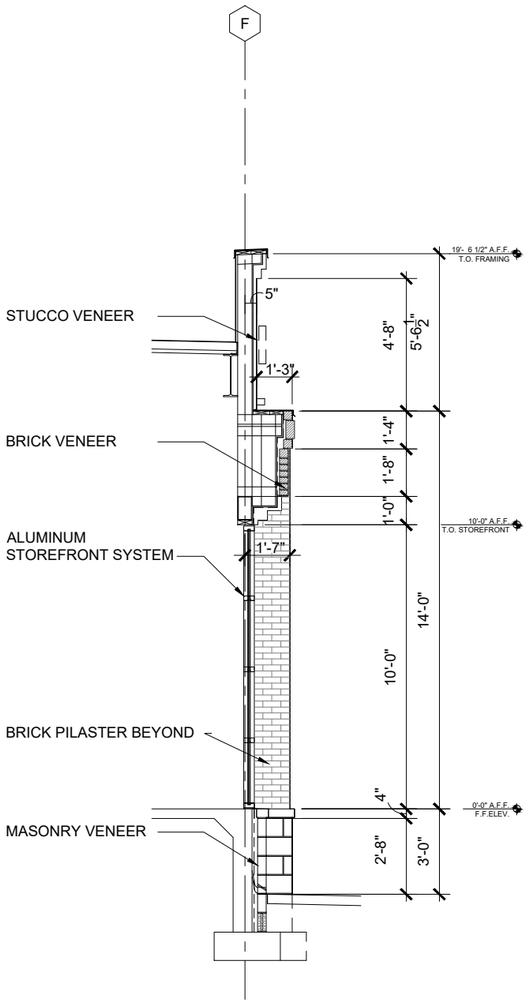
BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 07.07.2026 | BY: JJW / RWF

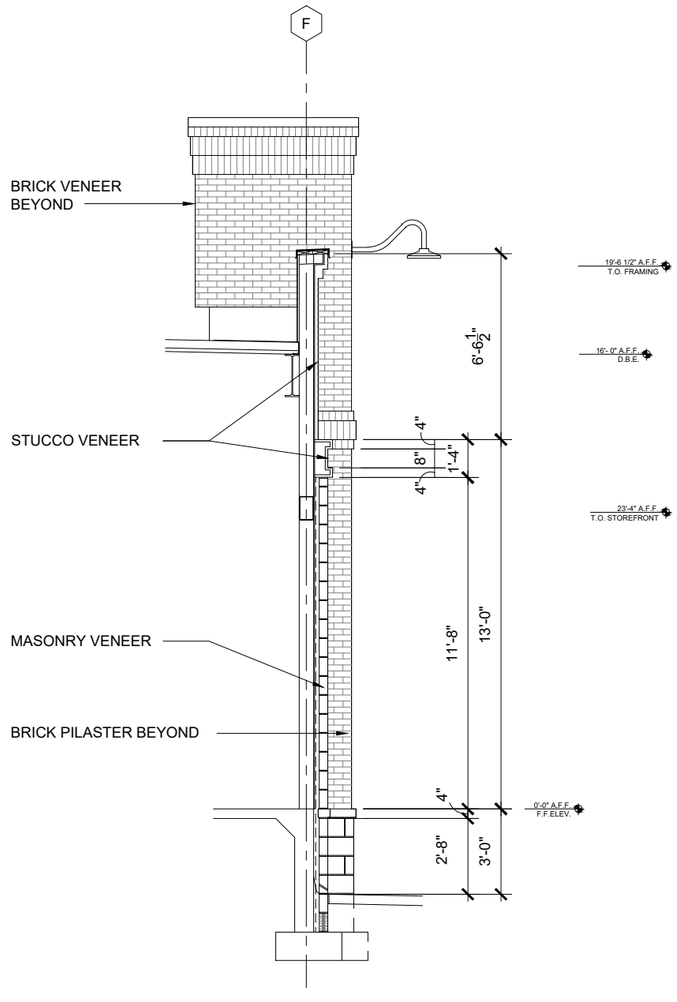
DRAWING: **BLDG 400 - ELEVATIONS**

PHILLIPS
ARCHITECTURE · CONSULTANTS
5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616



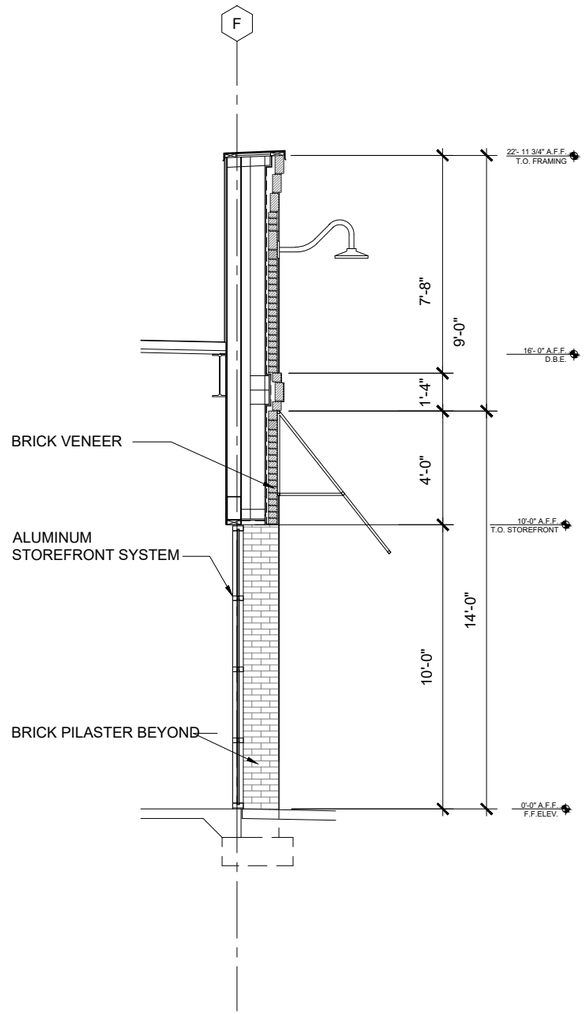

1 / 1.1 WALL SECTION 1

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



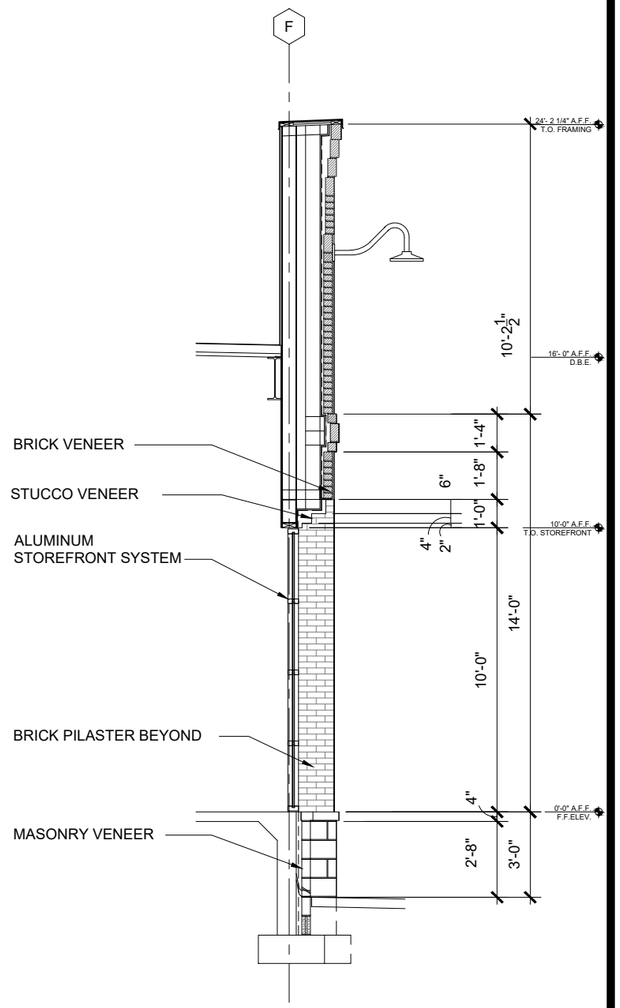

2 / 1.1 WALL SECTION 2

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




3 / 1.1 WALL SECTION 3

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




4 / 1.1 WALL SECTION 4

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

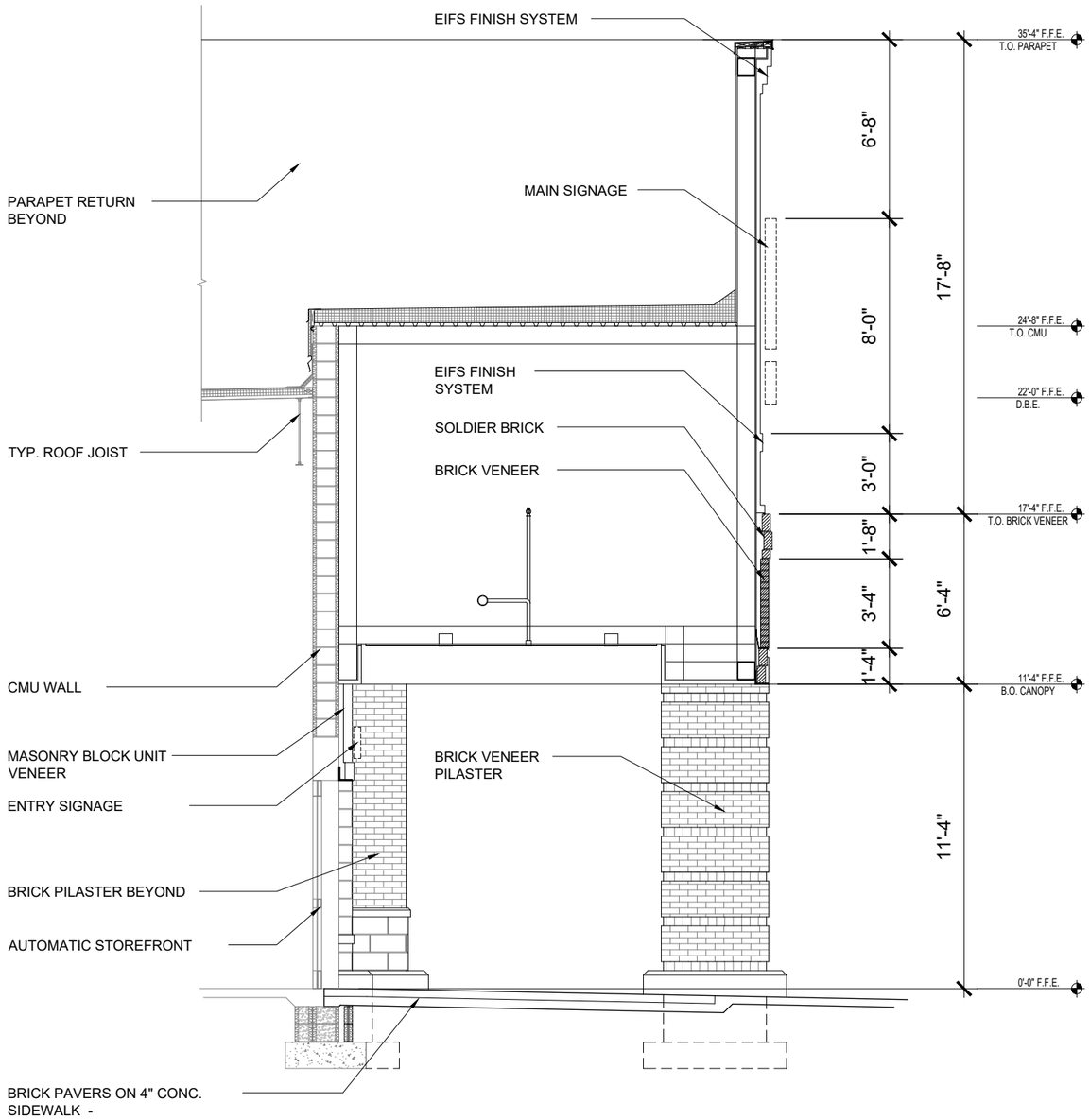
BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 06.25.2026 | BY: MRE / MRE

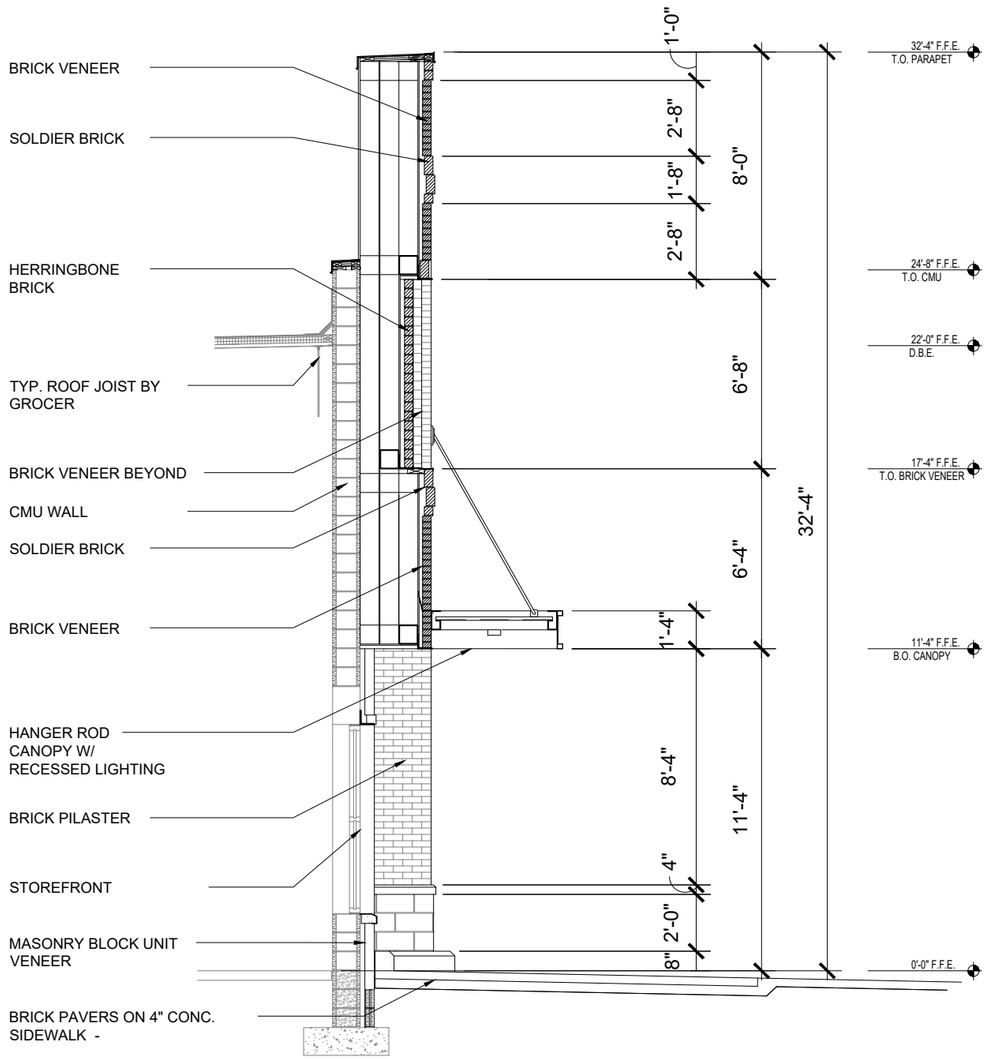
DRAWING: **BLDG 200 & 300 (SHOPS) - WALL SECTIONS**

PHILLIPS
ARCHITECTURE • CONSULTANTS
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616




1 / 1.1 WALL SECTION 1

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




1 / 1.1 WALL SECTION 2

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

BRANCH

**DOWNTOWN PENSACOLA**
**PENSACOLA, FL**

JOB NUMBER: 2617702 | DATE: 06.25.2026 | BY: JJW / MRE

DRAWING: **BLDG 100 (GROCERY) - WALL SECTIONS**

PHILLIPS
ARCHITECTURE · CONSULTANTS
5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616