City of Pensacola

Architectural Review Board

Agenda

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

July 30, 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. 26-841 ARCHITECTURAL REVIEW BOARD MEETING MINUTES FROM JUNE 18, 2026

Recommendation:

Sponsors:

Attachments: *06-18-2026_ARB minutes*

OPEN FORUM

NEW BUSINESS

2. 26-842 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*
Applicaiton and Materials

3. 26-843 608 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR EXTERIOR RENOVATIONS AT A CONTRIBUTING STRUCTURES

Attachments: *ES02144*
Images
Application and Materials
Presentation and Supplemental Information

4. 26-844 209 S. BAYLEN STREET

PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW TO DEMOLISH A NON-CONTRIBUTING ADDITION AND NEW TIKI-THEMED BAR

Attachments: *ES01076*
Images
Applications and Materials

5. 26-845 200 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
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 1550 E. Gonzalez St.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY Pensacola / Escambia	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 06/18/2026	MY POSITION IS: ☐ 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 #: 26-842 | Architectural Review Board | 7/30/2026

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.

Please find attached all relevant documentation for your review.

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. 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

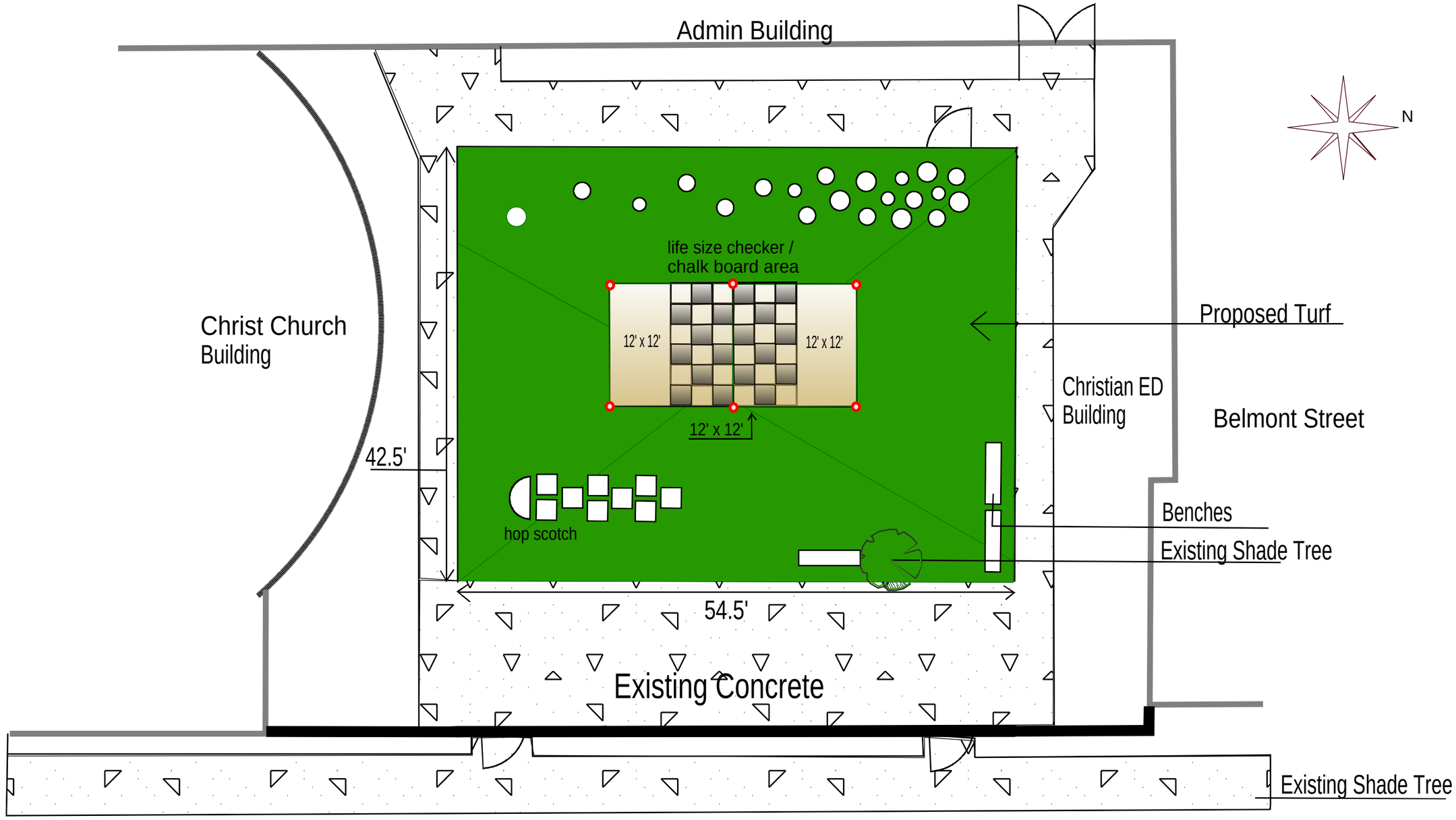
Outerspaces Landscapes has designed and intends to install a new playground at Christ Episcopal Church. The church is located at 18 W. Wright St. and the courtyard faces east on Palafox St.

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.

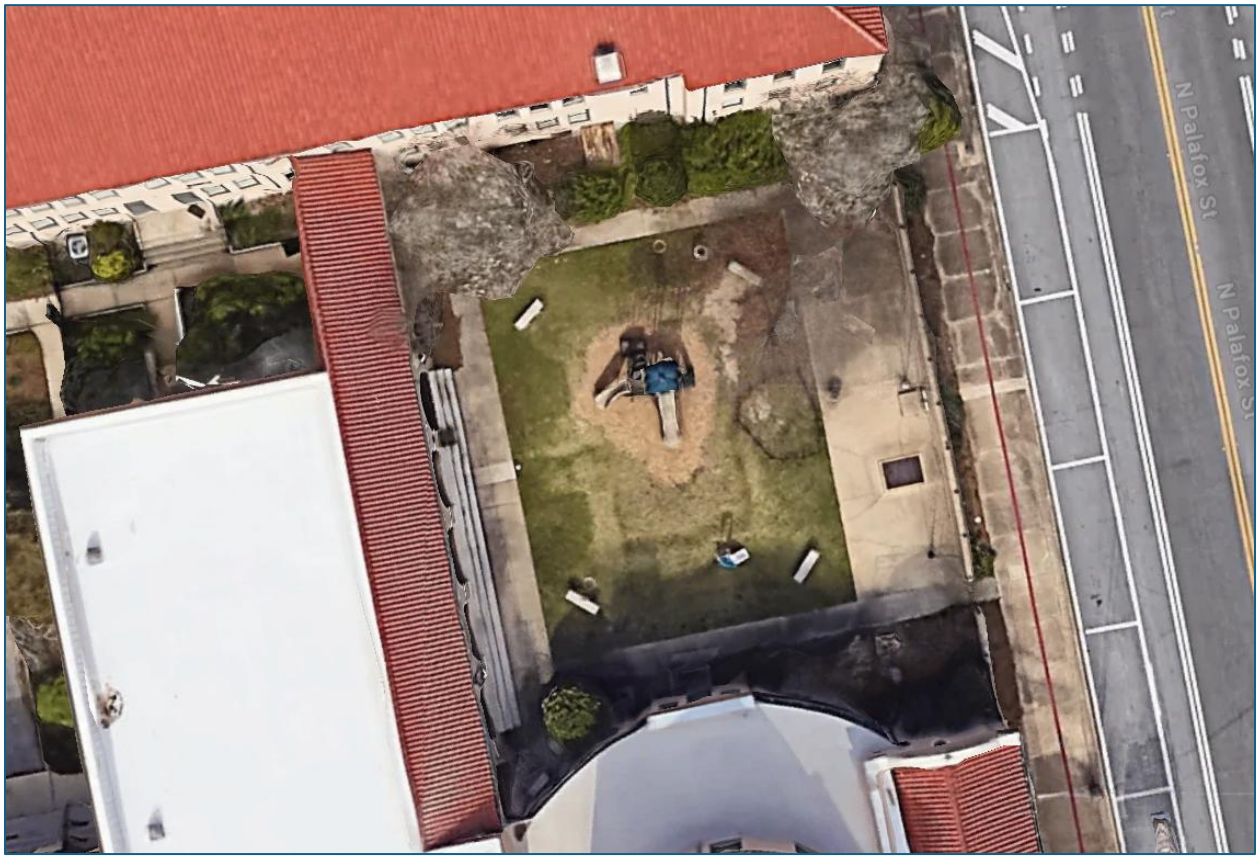
For reprieve from the brutal summer sun, we propose installing (2) 12’ x 12’ removable shade canopies which stand 10-12’ off the ground. The canopies can be stored in the winter, when there is shade from the southern oriented buildings.

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

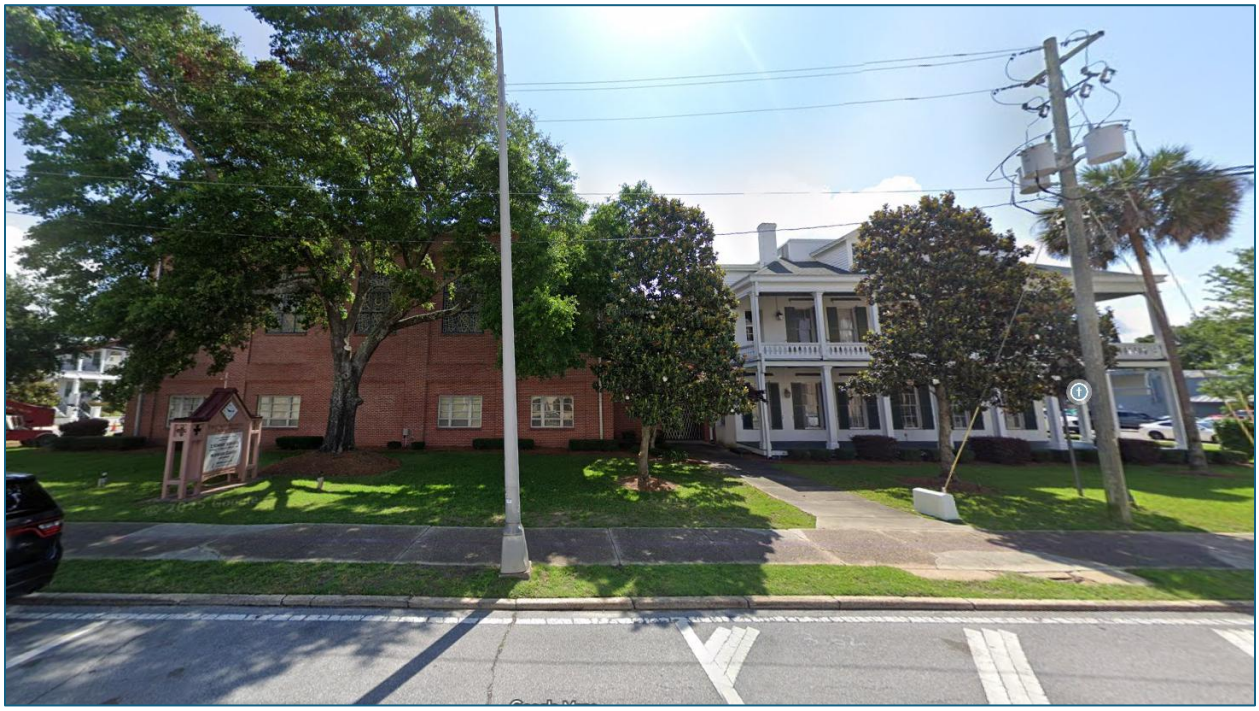


Play area looking west from Palafox Street

Play area looking north from Palafox Street

Play area looking south from Palafox Street

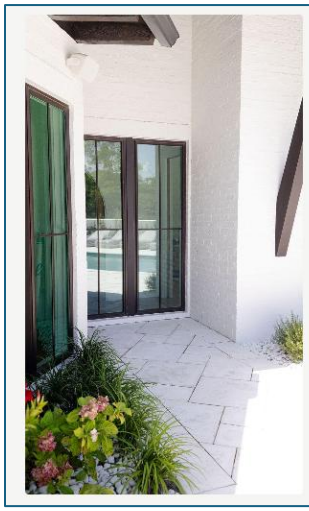
Streetscape to the east of play area from Palafox Street



Products and materials

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

Pavers - https://rivierastoneworks.com/



Architectural Grade Concrete Pavers

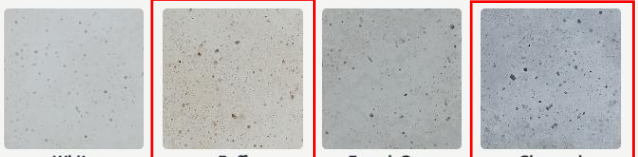
With a wide selection of colors and sizes, Riviera Stoneworks' concrete pavers are built to enhance any indoor or outdoor setting with lasting beauty and design flexibility

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

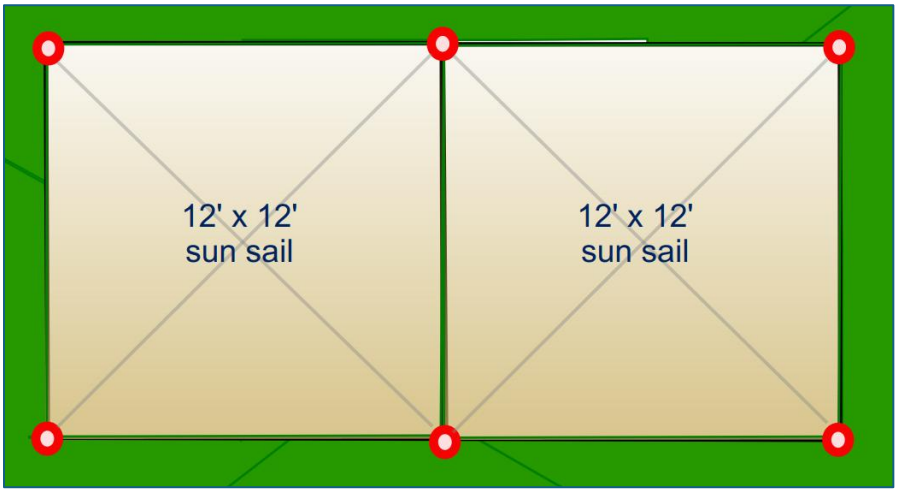
Bullnose

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 #: 26-843 | Architectural Review Board | 7/30/2026

QUASI-JUDICIAL HEARING

SUBJECT:

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

SUMMARY:

Grace Jinnah is requesting final 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.

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. Presentation and Supplemental Information

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 * *

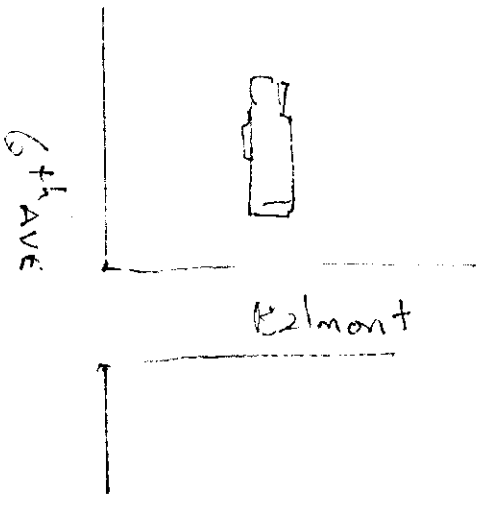
RECORDER INFORMATION: NAME F Richard M T L Brosnaham
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Board

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.

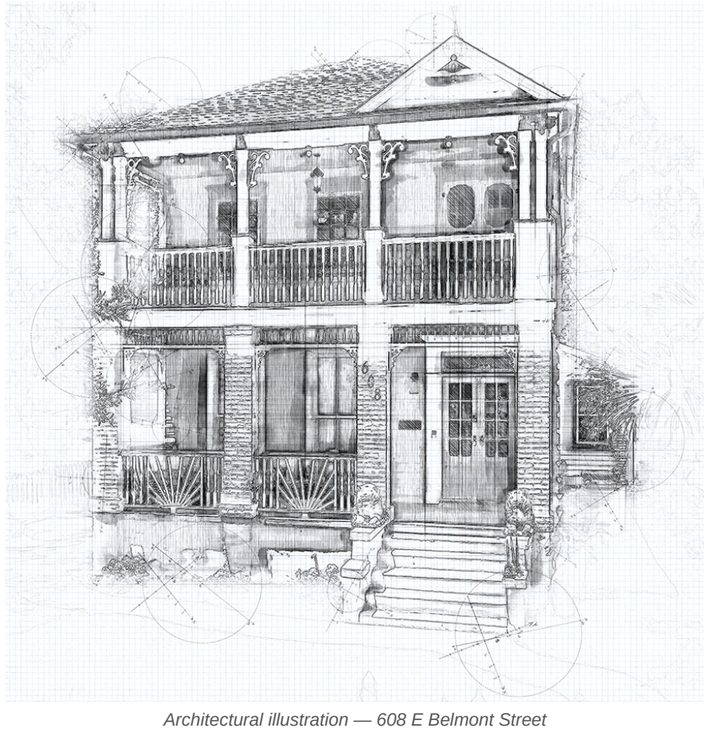
About the Applicant

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

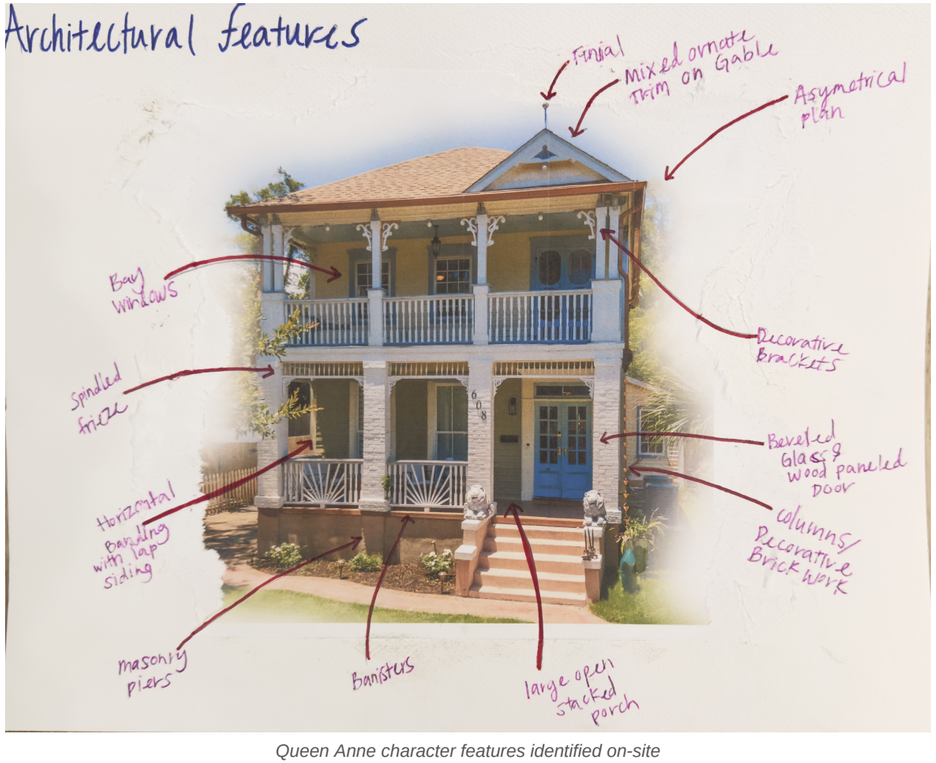
Honoring Every Character-Defining Feature — c. 1885 · All Changes Consistent with OEHPD Guidelines

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**

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.

Signature on file. _____ _____

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

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

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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

STATE OF FLORIDA
MELISSA BARNES
AR98311
REGISTERED ARCHITECT

DRAWING TITLE:
Site Plan

DATE:
06.30.2026

SHEET #:
S1.1

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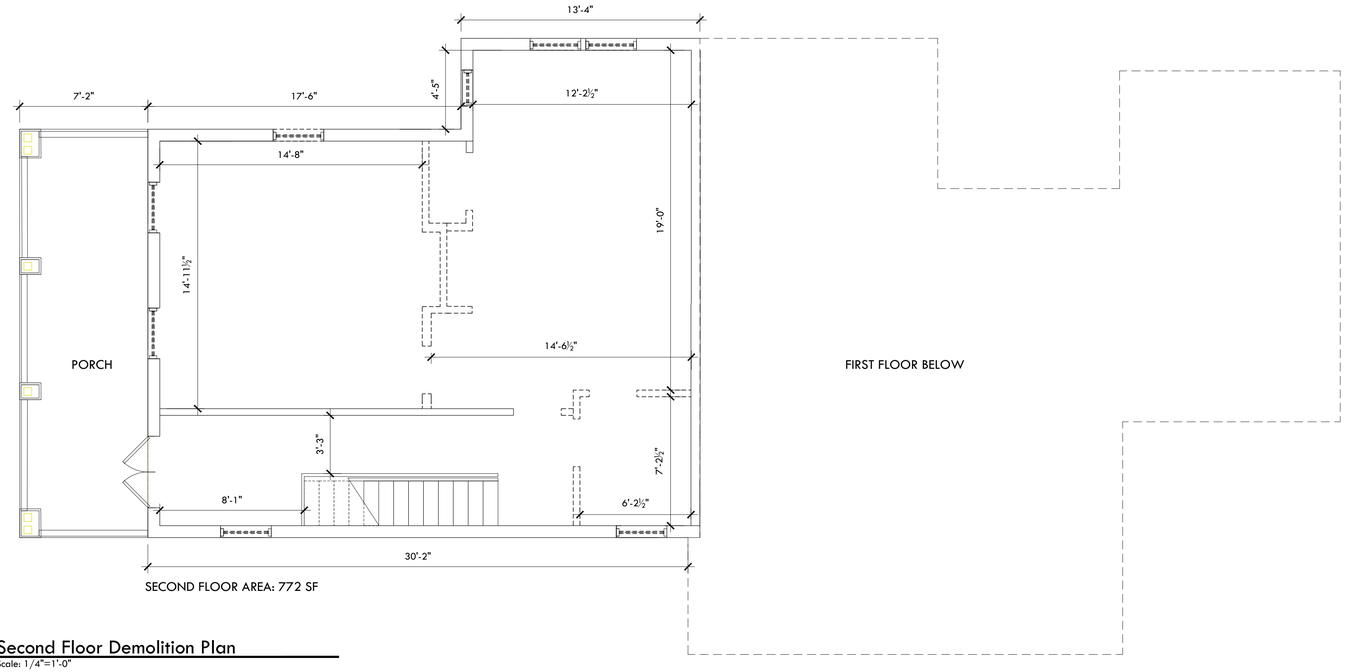
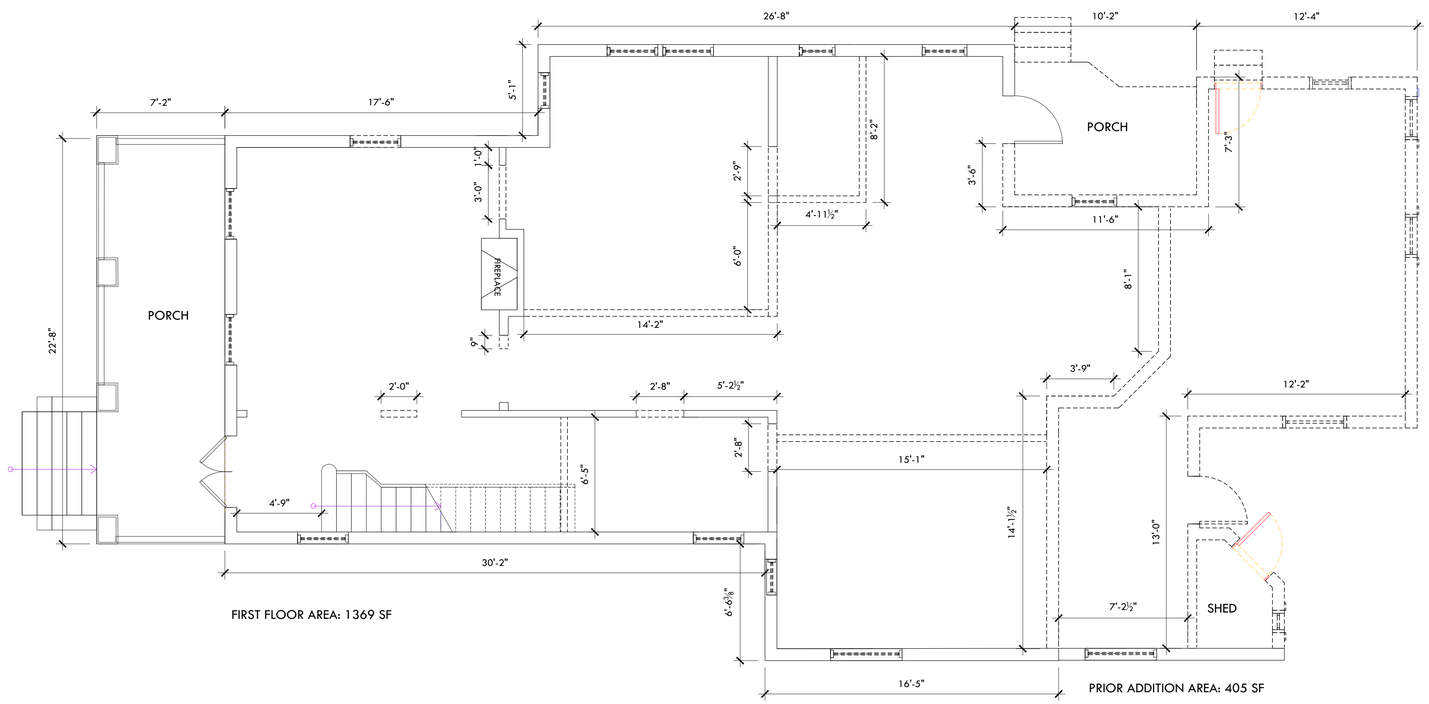


2 Second Floor Demolition Plan
Scale: 1/4"=1'-0"

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"

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REGISTERED ARCHITECT

DRAWING TITLE:
Demolition Plans

DATE:
6.30.2026

SHEET #:
D1.1

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

Sierrra Pacific Single Hung Wood Windows
Impact Rated
White Interior, White Exterior,

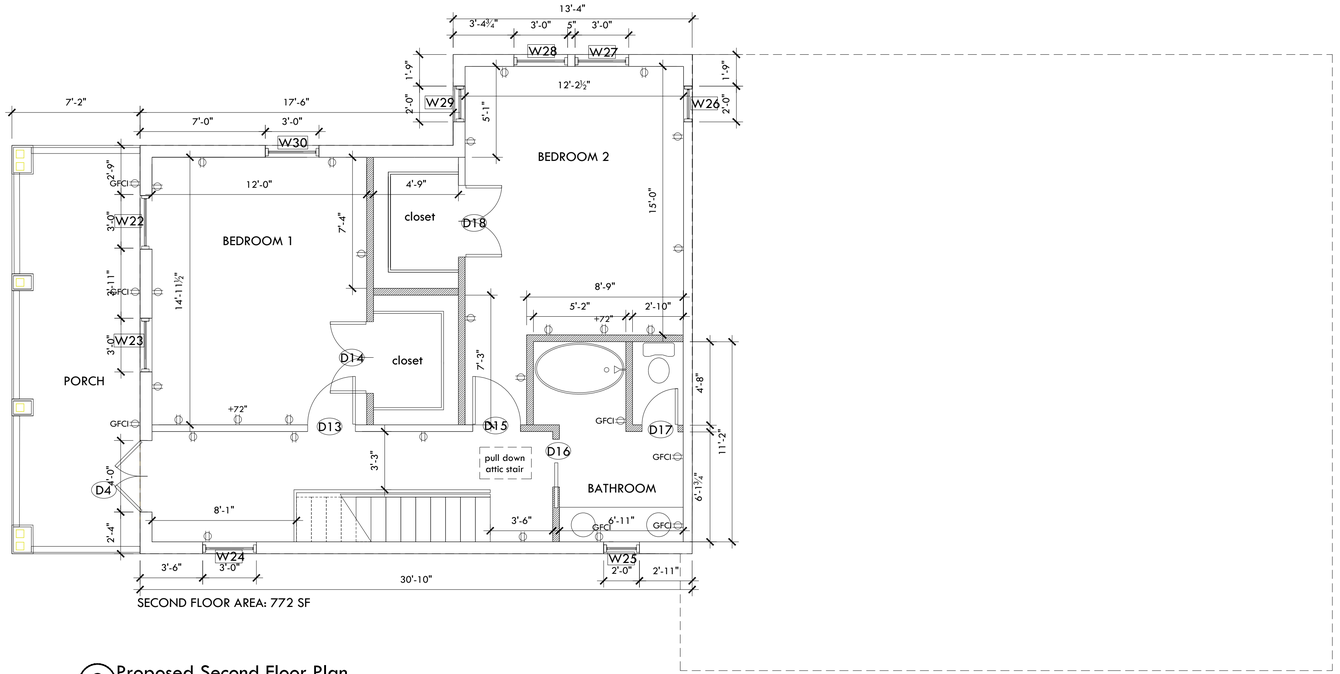
CWS Storm Strong Vinyl Single Hung Windows
6100 Series, Impact Rated
White Interior, White Exterior,
FL17791.1 R2

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

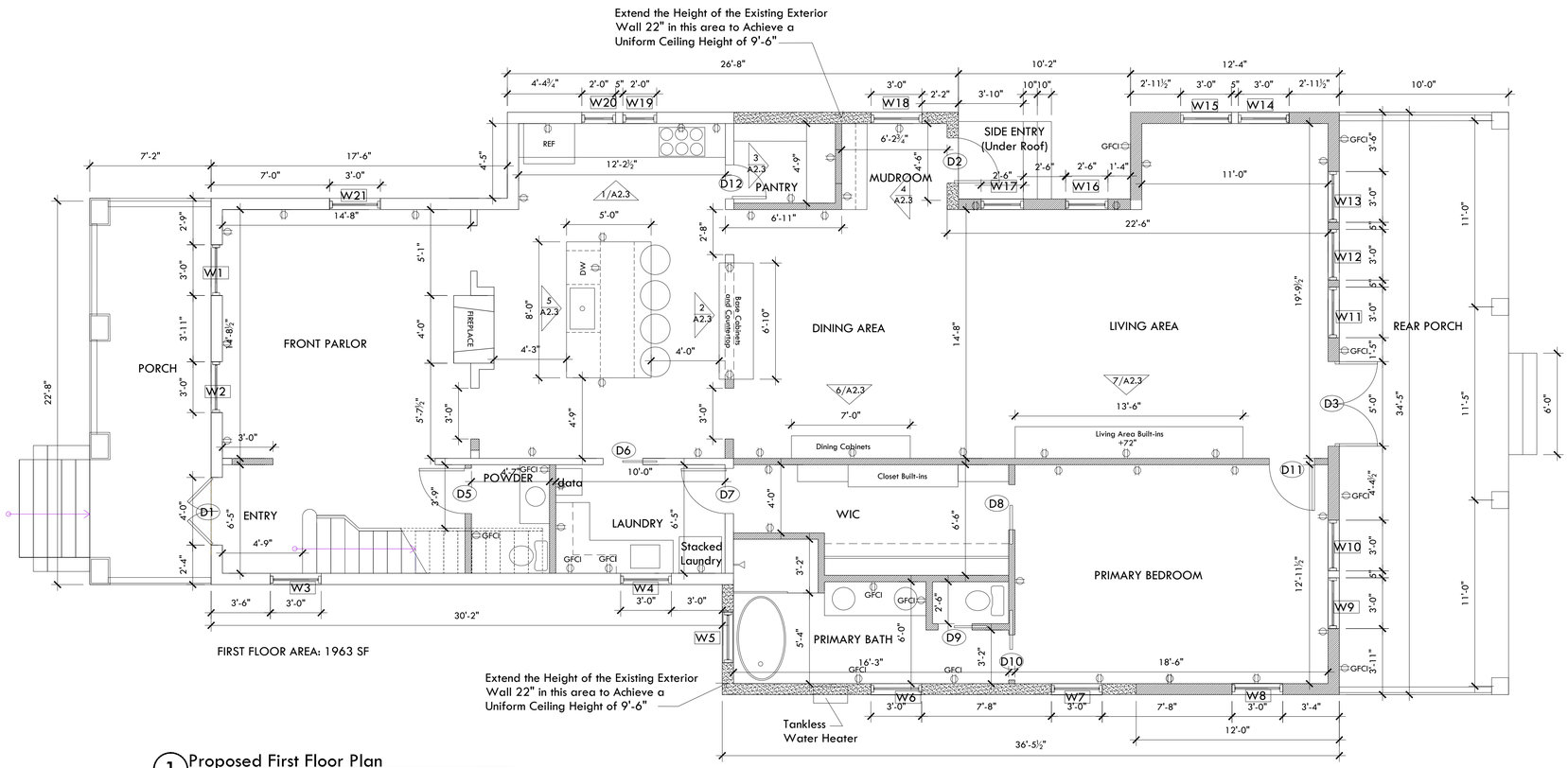
Entry Door:
CWS
WindPact Plus Series 8750 French Door
6'-0"x 8'-0"
FL16093.1

1. All walls shown with a cross hatch are new construction.



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"

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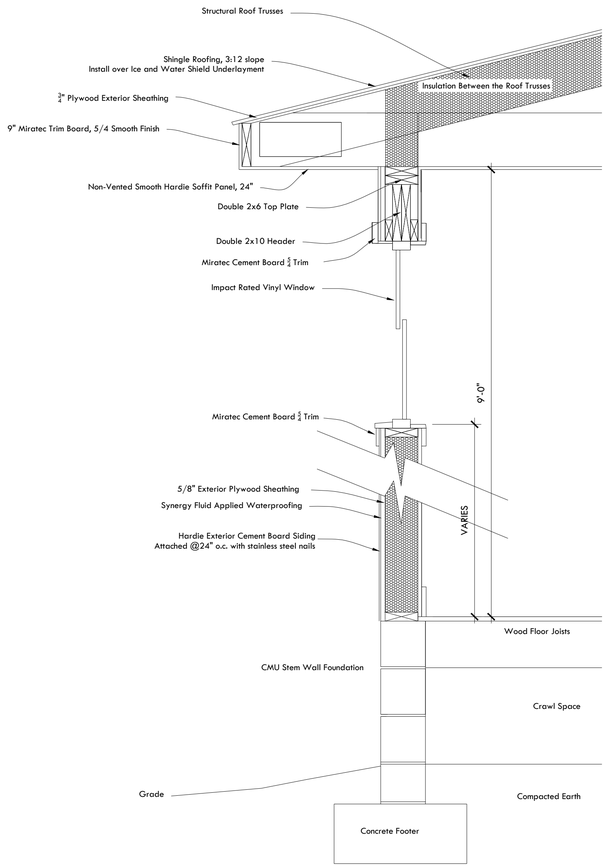
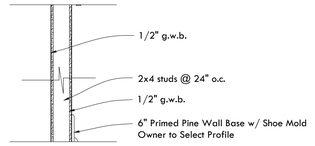
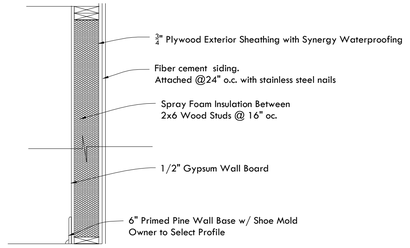


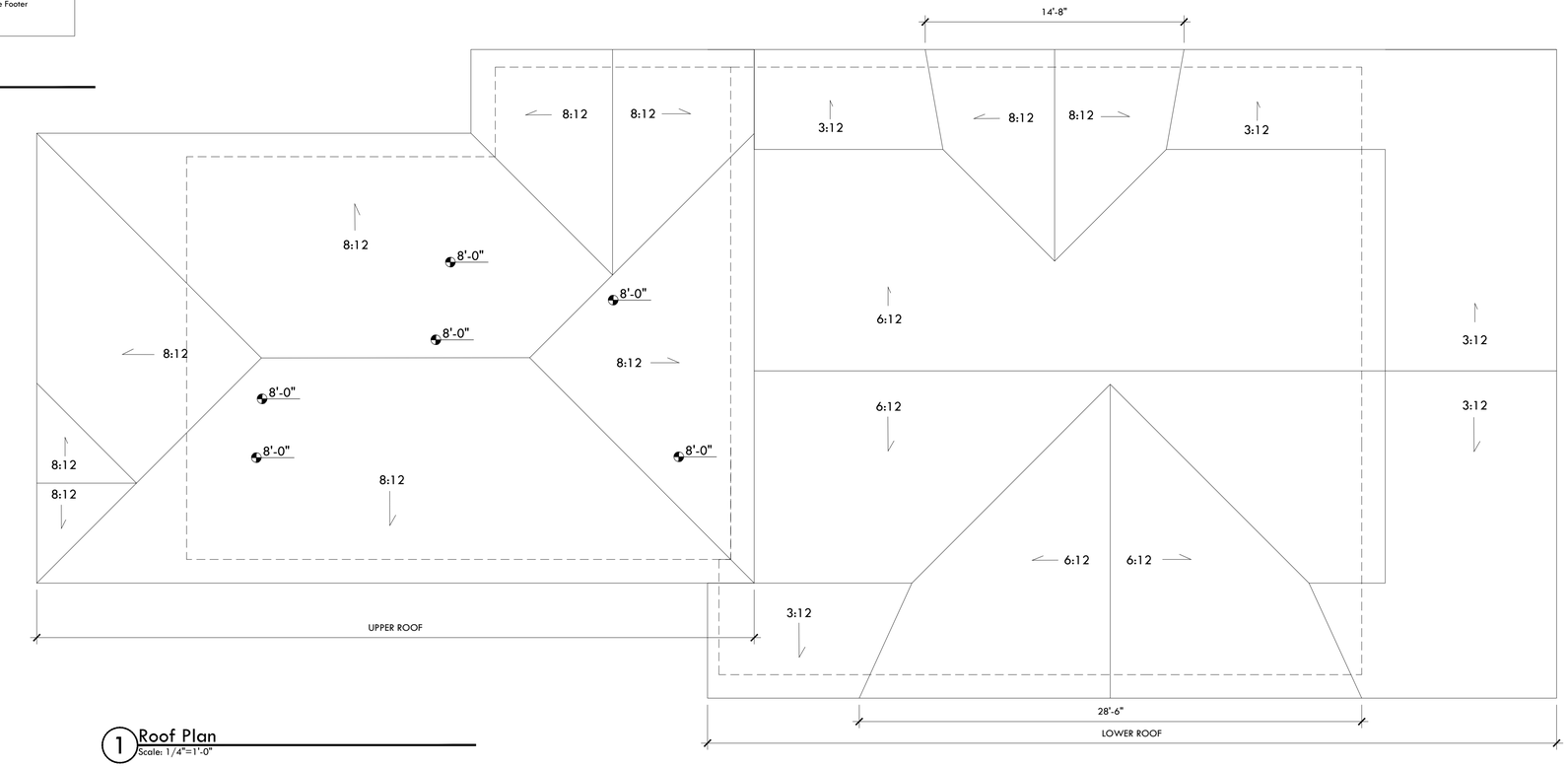
2 Section at Addition
Scale: 1"=1'-0"



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"

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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

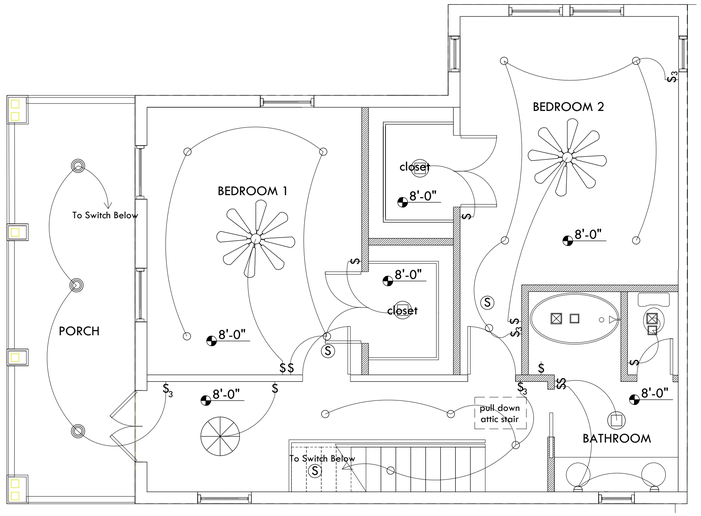
Contractor to Provide an exhaust fan of 1.0 sones or less.

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

Contractor Provided Smoke Detector

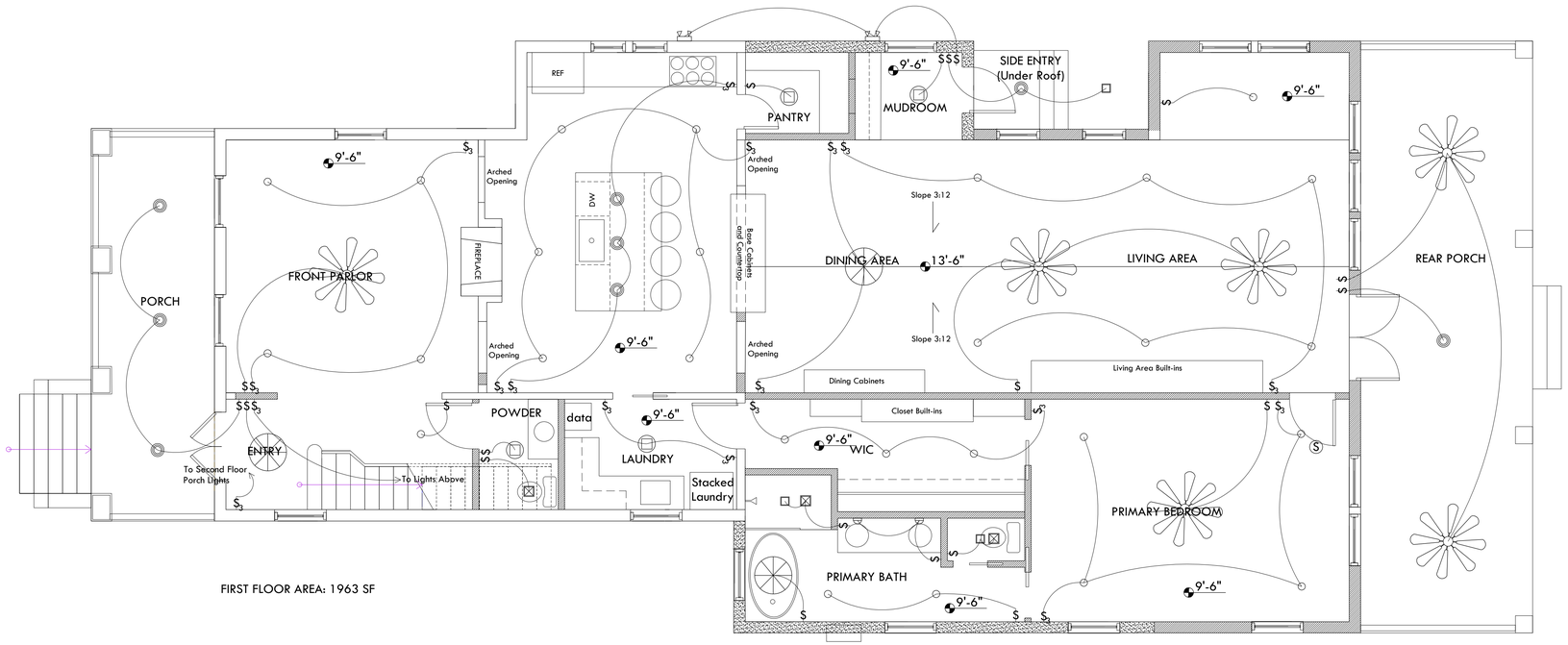
Contractor to Provide a fixture box for an Owner Provided exterior flood light

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"

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Architecture & Interiors

Barnes Geary Design
412.901.5846

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Perdido Key, FL 3207

Barnesgearydesign.com

URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

STATE OF FLORIDA
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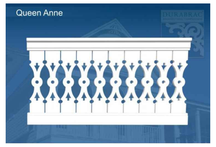
7.3.2026

OPTION A: DURABRAC PRODUCTS

Upper Porch Frieze Trim



Porch Balusters

Front Gable Bracket

Lower Porch Spandrel

Bracket for Upper Front Porch

Bracket for Back Porch

OPTION B: VINTAGE WOODWORK PRODUCTS

VINTAGE WOODWORKS

Close this window

Little Scroll Running Trim

Upper Porch Frieze Trim

VINTAGE WOODWORKS

Close this window

Porch Balusters

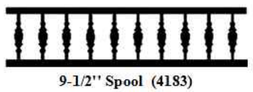
Heart & Fleur (2320)
7" x 27"

VINTAGE WOODWORKS

Close this window

Gable Wings

Front Gable Bracket



9-1/2'' Spool (4183)

9-1/2" overall height
Hardwood Spool 162052

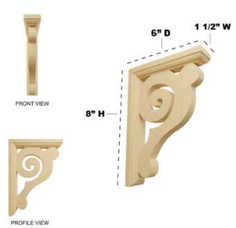
F.B. 12 (1240)
Sm - 5" x 9" 1240n7
Med - 8-1/2" x 15" 1240n13

Lower Porch Spandrel and Bracket

Sidney (1134)
Sm - 5-1/2" x 6" (1134n5)
Lg - 9" x 10-1/2" (1134n8)

Bracket for Upper Front Porch

BULWARK BRACKET
11/2" W X 6" D X 8" H



Bracket for Back Porch

James Hardie
Fiber Cement Board Siding
for Sides and Rear of House

HARDIESHINGLE® SIDING HALF-ROUNDS

Select Cedarmill®

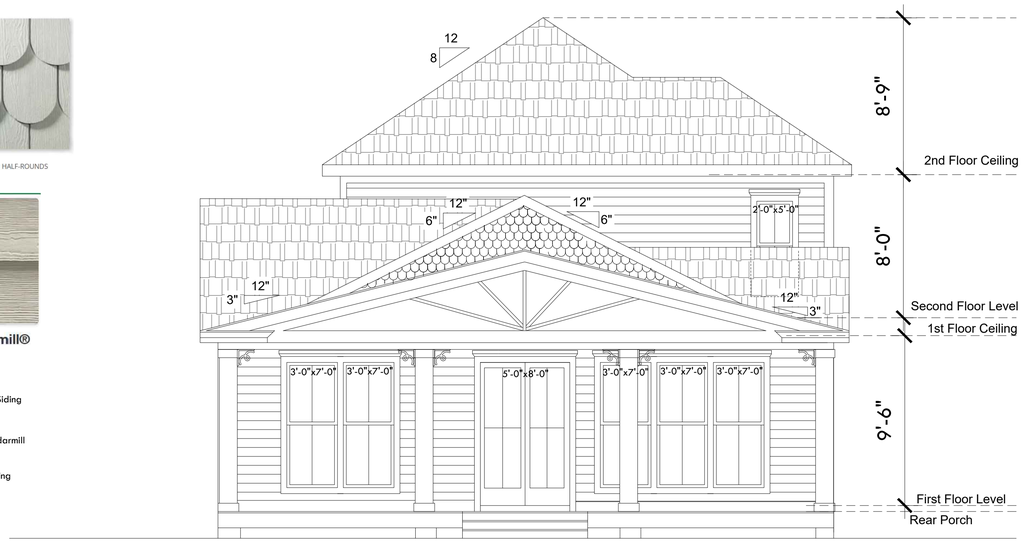
James Hardie
Fiber Cement Lap Style Siding
FL 13192.1

Hardie Trim will be $\frac{5}{4}$ Cedarmill

James Hardie
Fiber Cement Board Siding
FL 32103.1

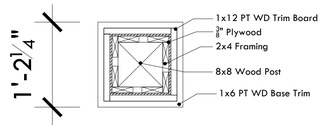
Tamko Asphalt Shingles
FL 18355.1

Roofing Underlayment
FL 12328.2



The Rear Porch is New Construction

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



3 Rear Porch Column Cross Section
Scale: 1"=1'-0"

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

Wood Siding will be Maintained
for the Front Facade

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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

STATE OF FLORIDA
MELISSA BARNES
AR98311
REGISTERED ARCHITECT

DRAWING TITLE:
Exterior Elevations

DATE:
6.30.2026

SHEET #:
A2.1

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James Hardie
Fiber Cement Board Siding
for Sides and Rear of House

HARDIESHINGLE® SIDING HALF-ROUNDS

James Hardie
Fiber Cement Lap Style Siding
FL 13192.1

Hardie Trim will be ¾ Cedarmill

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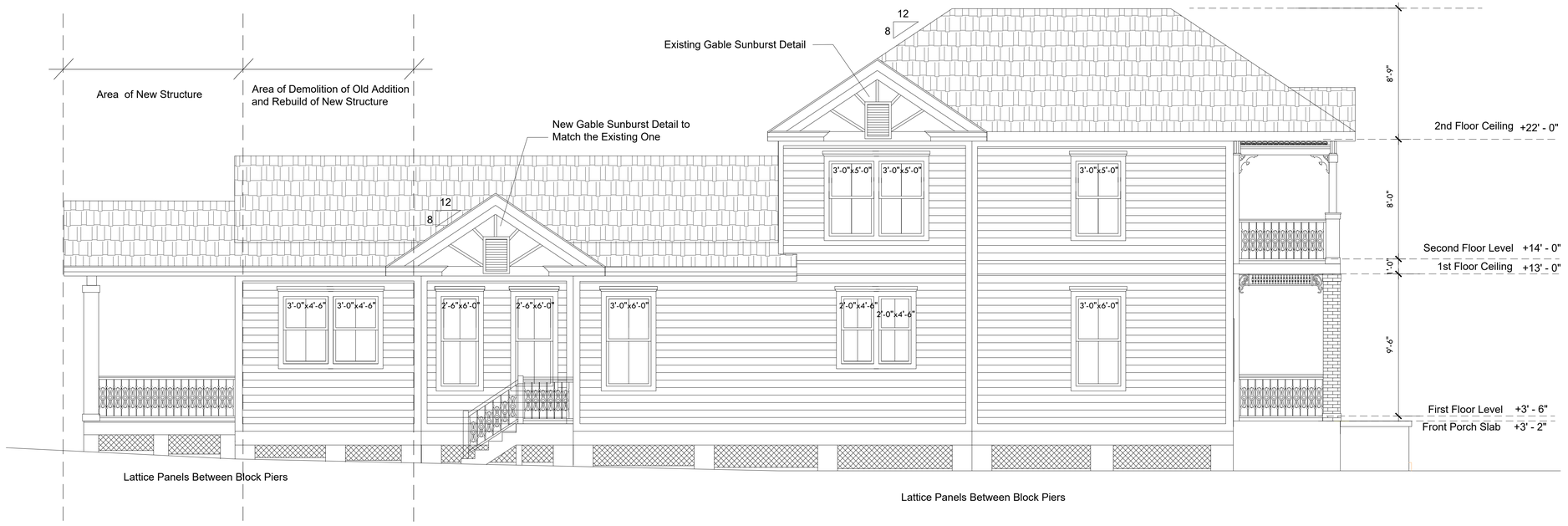
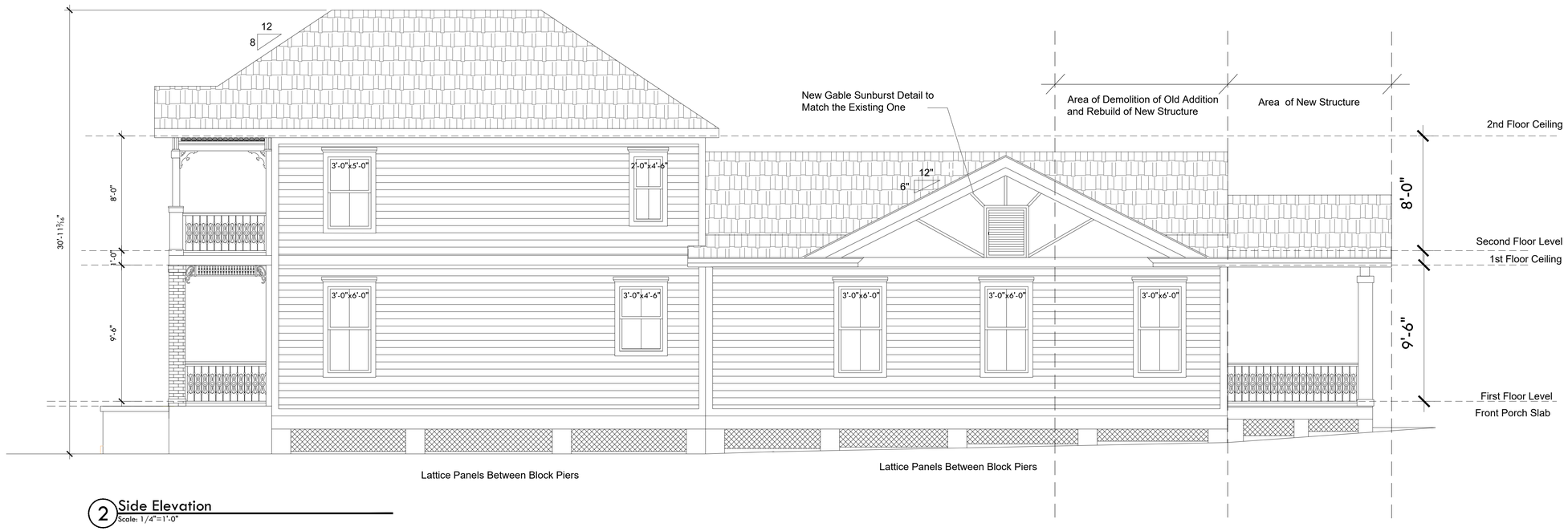
Tamko Asphalt Shingles
FL 18355.1

Roofing Underlayment
FL 12328.2



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



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

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Perdido Key, FL 3207

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URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

STATE OF FLORIDA
MELISSA BARNES
AR98811
REGISTERED ARCHITECT

DRAWING TITLE:
Exterior Elevations

DATE:
6.30.2026

SHEET #:
A2.2

BARNES GEARY DESIGN 2025

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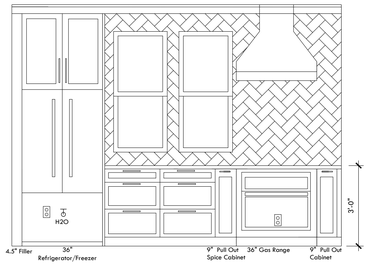
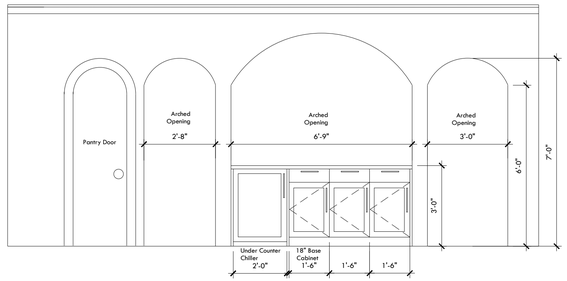
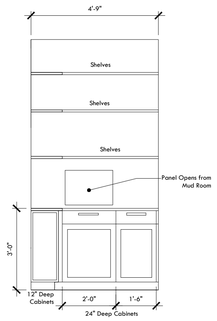


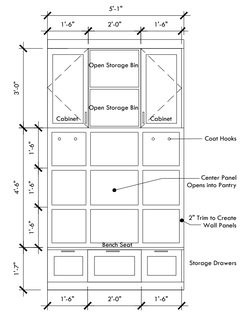
1 Kitchen Elevation
Scale: 3/8"=1'-0"



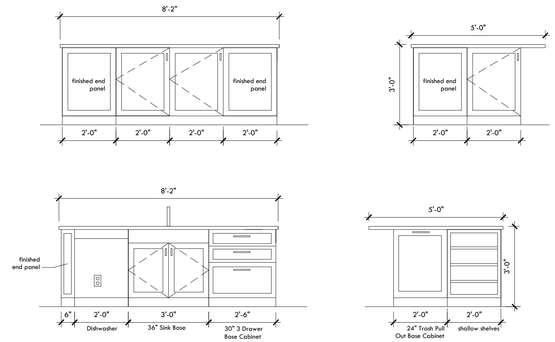
2 Kitchen Elevation
Scale: 3/8"=1'-0"



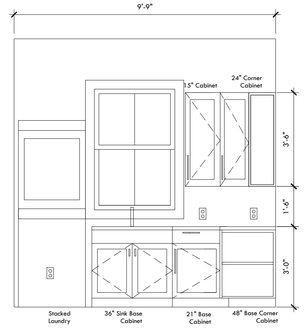
3 Pantry Elevation
Scale: 3/8"=1'-0"

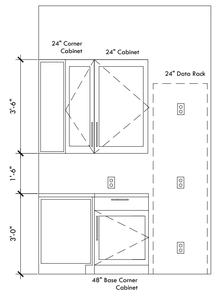


4 Mudroom Elevation
Scale: 3/8"=1'-0"

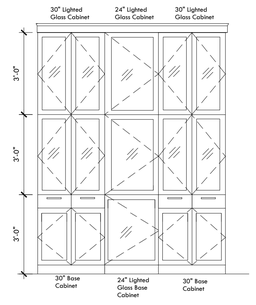


5 Kitchen Island Elevations
Scale: 3/8"=1'-0"

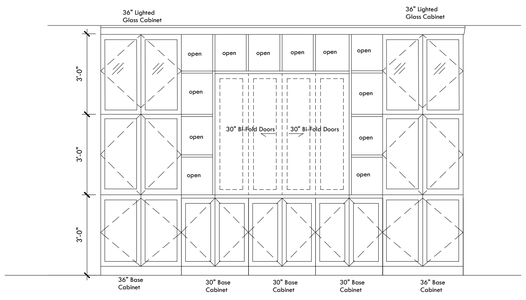




4 Laundry Room Elevations
Scale: 1/4"=1'-0"



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



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

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Perdido Key, FL 3207

Barnesgearydesign.com

URBAN INFILL CORPORATION

Renovations for
Jinnah Residence
608 E Belmont
Pensacola, FL

STATE OF FLORIDA
MELISSA BARNES
AR98311
REGISTERED ARCHITECT

DRAWING TITLE:

Interior Details

DATE:

6.30.2026

SHEET #:

A2.3

BARNES GEARY DESIGN 2025

7.3.2026
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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.

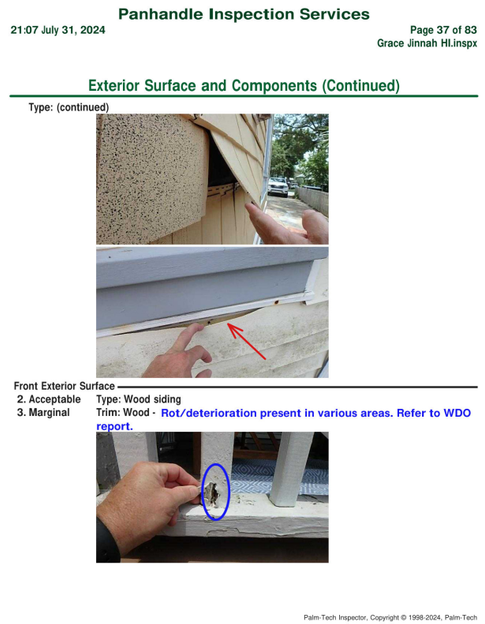
Inspection Evidence (07/31/2024, Bill Ivey, Panhandle Inspection Services):

- 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



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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.

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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

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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

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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):

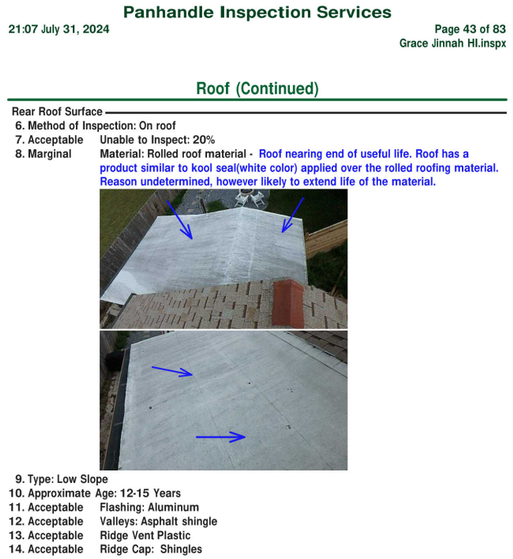
- Secondary Water Resistance: Level B — no SWR underlayment
- Roof-to-Wall: Level B — clips only; 130 mph zone requires H2.5 straps
- Building Code: C — pre-FBC, does not meet FBC 2001
- Roof Geometry: Level A — hip roof (preserved; most wind-resistant)

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.



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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

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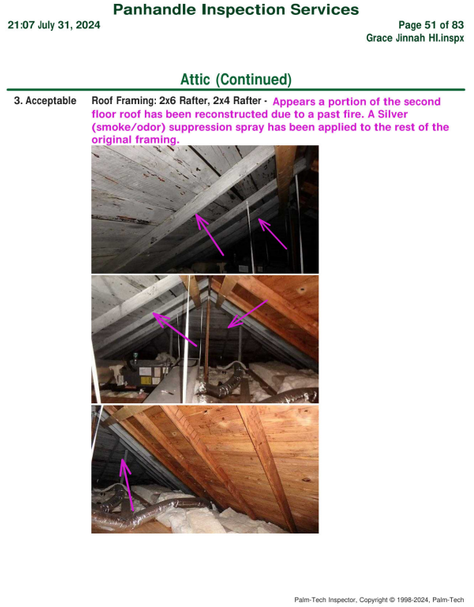
Inspection report — Rear roof: nearing end of useful life (07/31/2024)



Panhandle Inspection Services

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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.

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

608 E BELMONT STREET — ORDER REFERENCE

Durabrac® architectural ornament · Pensacola, Florida

CLICKABLE LINKS

#	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)

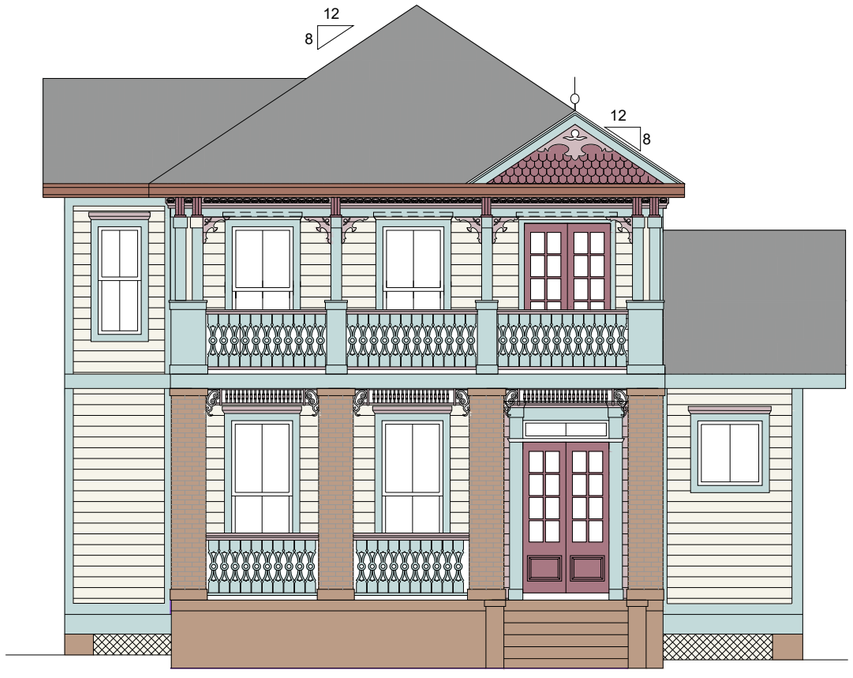
Windows: Range Window and Door LLC · P.O. Box 30142, Pensacola FL · 850-393-0838 · rangewindow.com | **Ornament:** Classic Design & Manufacturing (Durabrac®) · 909 N. Tarragona St., Pensacola FL · 850.433.4981

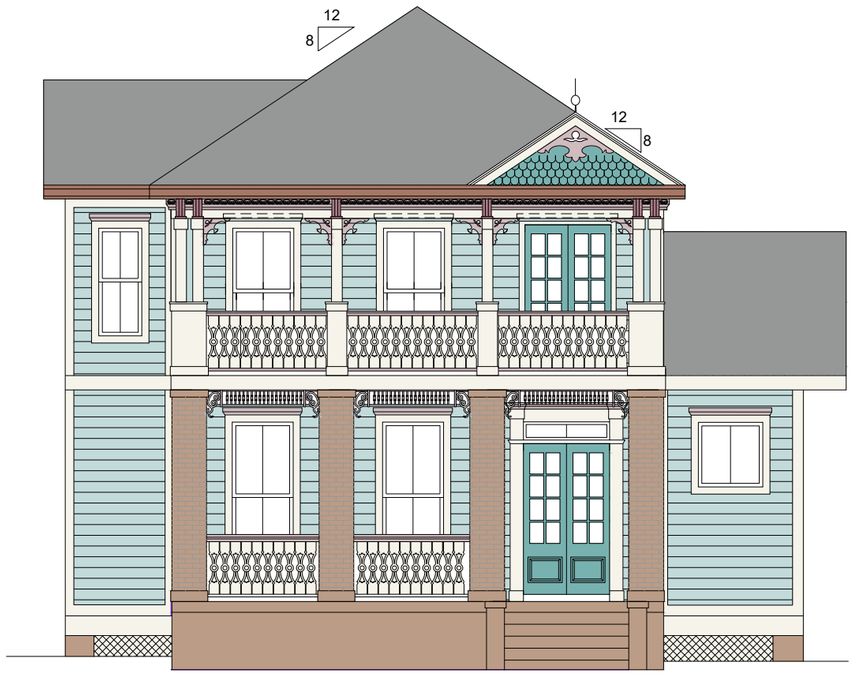
SECTION 3 — EXTERIOR COLOR SCHEMES

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]:

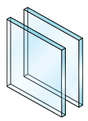
White interior with Bronze exterior

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

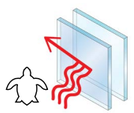
Non-impact laminated glass

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

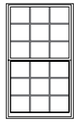
Grilles-Between-the-Glass:

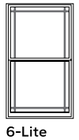
3/4" or 1" Contour

5/8" Flat

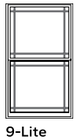
Grille Patterns

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

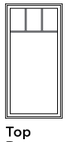




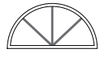
6-Lite Prairie



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.

608 E. Belmont St

Historic Queen Anne Restoration — Architectural Review Board Final Review

Presented by Grace Jinnah · Pensacola, Florida · July 16, 2026

Contents

01 Vision & project history

02 Discoveries during demolition

03 Neighborhood context

04 Proposed restoration

05 Request to the Board

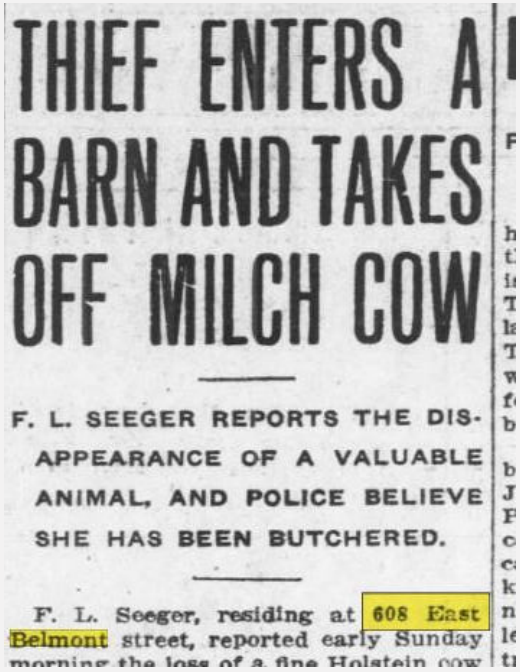
01

Vision & project history

Our Mission: Preserving History

Our goal is to thoughtfully restore this approximately 140-year-old Queen Anne residence while preserving its historic architectural integrity for future generations. This project is not simply a renovation. It is an effort to reverse decades of inappropriate alterations and return one of Pensacola's historic homes to a condition that reflects its original character.

In the brief 5-6 months I lived in the home, I did as much research as possible into its history to find what it originally looked like before it was altered in the 1950s. I came across some funny and tragic findings in my investigation.



THIEF ENTERS A BARN AND TAKES OFF MILCH COW

F. L. SEEGER REPORTS THE DISAPPEARANCE OF A VALUABLE ANIMAL, AND POLICE BELIEVE SHE HAS BEEN BUTCHERED.

F. L. Seeger, residing at 608 East Belmont street, reported early Sunday

Historical Information / Research

House is at least 1885 or older. I was unable to find any photos of the home before 1968. The photo taken during this time does not resemble the historical style of the home and has been altered since.

UWF Historic Trust Archives

The 1885 and 1896 bird's eye maps will be the earliest depictions of the building (note that on both bird's eye maps, that portion of Belmont is labeled "1st Street")

- 1885 Bird's Eye map
- 1896 Bird's Eye map

Research & due diligence

Historic Sanborn Fire Insurance Maps
Newspaper archives and historic photographs
Architectural references and preservation resources
https://ufdc.ufl.edu/UF00074217/00004/citation
https://ufdc.ufl.edu/UF00074217/00005/images

1907 Sanburn Insurance map

1903 Sanburn maps

Goal: an historically accurate restoration, not a modern reinterpretation.

Project history — September 2024

Purchased the home with the intention of restoring and living in it.
Initial scope focused on stabilizing the exterior by repairing and restoring the original siding.

The plan was to “dry in” the home while preserving as much historic material as possible. What we found underneath the 5 layers of siding was the most tragic discovery in this storied house's history. 100 years of improper architectural and technical projects.

The original restoration strategy

Remove vinyl siding and assess the original heart pine siding.
Repair instead of replace wherever possible.
Restore original windows if feasible.
Preserve historic materials throughout.

608 E. Belmont Street —

608 E Belmont Street — Historical Inaccuracies & Improper Restoration Documentation

Front Elevation Analysis · Old East Hill Preservation District, Pensacola FL 32503 · ARB Submission

Prepared: July 2026
Reference: 608_ARB_Contact_Sheet_Dense.pdf
Drawing Ref: Front Elevation — Scale 1/4"=1'-0"

ISSUE KEY: Historically Inaccurate · Improper Materials / Method · Non-Original Replacement

IDENTIFIED ISSUES — CONTACT SHEET REFERENCES

① Historically Inaccurate · Ref: B.3

Upper-Floor Windows — Incorrect Product & Installation

Windows are uncased and installed incorrectly with a misaligned vinyl product intended for interior use. The product is not appropriate for an exterior application on a Queen Anne Victorian c.1885.

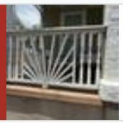
Action: *Replace with exterior-grade, wood-cased windows per period specifications. Ensure correct alignment and historically appropriate profiles.*

② Improper Materials · Ref: H.9

2nd-Floor Vinyl Windows — Inconsistent & Non-Historic

Cheap vinyl replacement windows on the second floor are inconsistent with the side-elevation windows and inappropriate for the historic district's character. Window profiles lack period accuracy.

Action: *Replace with wood or wood-clad windows per ARB-approved period specifications; standardize profiles across all elevations.*



③ Historically Inaccurate · Ref: H.3, H.11

Upper Balcony Balusters — Wrong Profile & Style

Upper-floor balcony balusters are NOT historically appropriate for a Queen Anne Victorian. Profile, spacing, and material deviate from the architectural vocabulary of the period and style.

Action: *Replace with period-appropriate turned spindle balusters per Queen Anne Victorian standards; reference historic photo documentation.*

④ Improper Restoration · Ref: H.5, H.2

Brick Porch Columns — Painted (Historically Incorrect)

Original brick porch columns have been painted, which is not historically appropriate. Paint obscures the original masonry character and is inconsistent with period treatment standards for homes of this type.

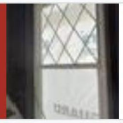
Action: *Remove paint via approved masonry restoration methods per Secretary of the Interior's Standards; restore natural brick finish.*

⑤ Improper Materials · Ref: H.7, H.3

Lower Porch Balusters — Plain 2×4 Lumber (Not Appropriate)

Porch balusters consist of plain 2×4 dimensional lumber, which is NOT historically accurate or intended for a decorative Victorian porch application. This is an improper substitution lacking any period precedent.

Action: *Replace with historically appropriate decorative turned balusters; match profile to existing sunburst railing vocabulary.*

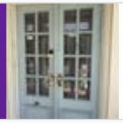


⑥ Historically Inaccurate · Ref: G.4, G.5

Diamond-Pane Windows — Inconsistent Sizes & Inaccurate Style

Window configurations across the facade are random and inconsistent in size. Diamond-pane frames are not historically accurate for this Queen Anne Victorian and lack the uniformity expected by the ARB.

Action: *Develop a consistent window schedule appropriate to the period; replace diamond-pane units with historically correct divided-light configurations.*



⑦ Non-Original Replacement · Ref: H.8, B.1

Front Entrance — French Doors (Non-Original)

Current entry doors are French-style — a non-original replacement. Owner will refinish original doors and restore the historically appropriate double-door configuration. Same restoration treatment planned for 2nd-floor doors.

Action: *Refinish and restore original double doors; document with historic references. Match 2nd-floor treatment consistently.*

⑧ Historically Inaccurate · Ref: E.3, H.1, H.2

Masonry Piers — Placement & Design Not Period-Consistent

Porch pier foundation elements are not historically consistent in placement or design for a Queen Anne Victorian of this era. Current configuration does not reflect the original architectural intent.

Action: *Research original pier documentation; restore to historically accurate design and placement per period standards.*

REFERENCE — SCOPE SUMMARY DRAWING (A-13)

02

Discoveries during demolition

Unexpected discoveries

Extensive water intrusion and black mold

Layers of prior repairs beneath the vinyl

Deteriorated original siding

Framing left open to weather by past work

Demolition findings

Original wood siding

Approximately 40% of the original heart pine siding is no longer salvageable, after decades of concealed water damage and prior repairs.

608 E. Belmont Street —

Windows

Nearly every window is a different size. Modern vinyl units were installed over time, openings were altered, and the proportions no longer reflect the historic design.

Exterior layers

Five or more layers of materials were discovered beneath the vinyl siding, obscuring the home's original construction.

What the vinyl concealed

E.14 — LAYERED MATERIALS BENEATH THE VINYL

E.15 — ROT AND FOAM-BOARD PATCH REPAIRS

G.10 — ROTTED WINDOW FRAMING, EXPOSED TO WEATHER

608 E. Belmont Street —

Questions that emerged

Q1 How much original heart pine remains?

Q2 Which windows can be restored?

Q3 What were the original window configurations?

Q4 Do the discoveries require plan updates?

Why the project changed

- The original assumptions were based on conditions visible before demolition.
- Once concealed conditions were exposed, the project became substantially different than anticipated.
- The restoration plan has evolved to address structural conditions, historic preservation, building longevity, and historically appropriate architectural detailing.

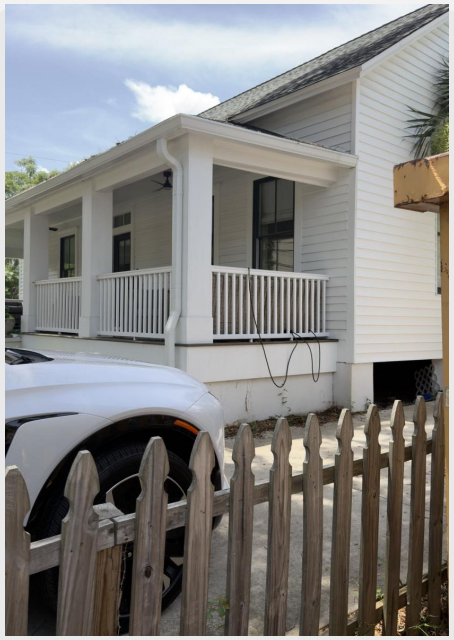
03

Neighborhood context

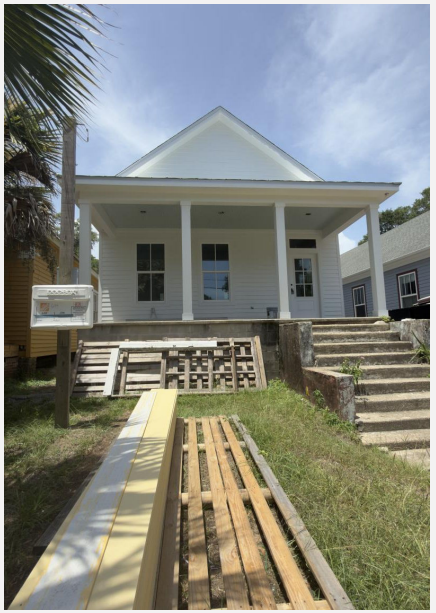
Nearby homes, varying approaches

THE BLOCK — 600 · 608 · 614 E. BELMONT

608 E. Belmont Street —



ADJACENT HOME —600 E belmont – Restored recently (same age as 608) RECENTLY RENOVATED · VINYL SIDING



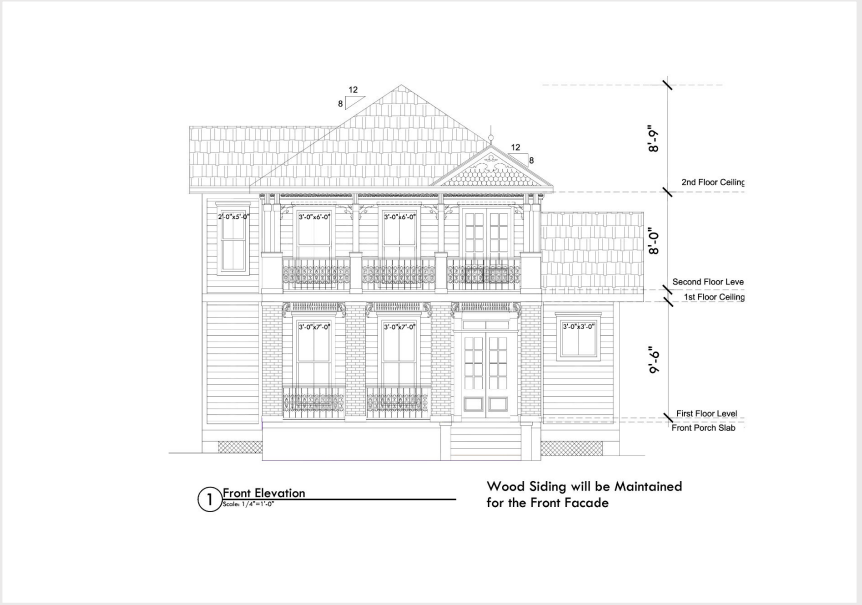
TWO DOORS AWAY — 614 E belmont – Under Restoration - HARDIE BOARD · NON-WOOD WINDOWS

04

Proposed restoration

Current condition, proposed restoration

CURRENT — EXISTING FRONT FAÇADE



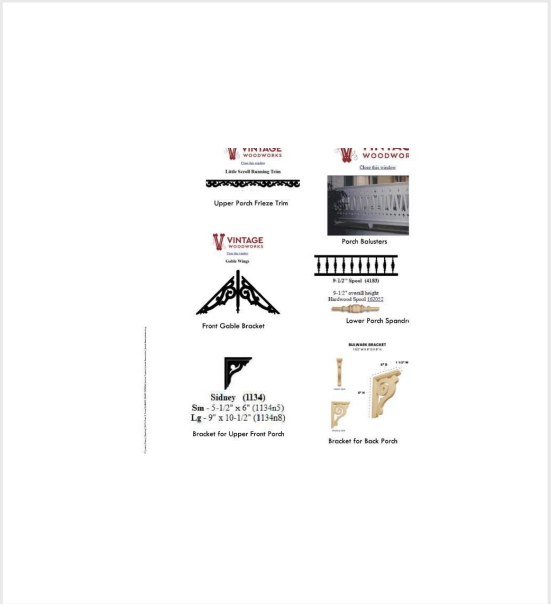
PROPOSED — FRONT ELEVATION · WOOD SIDING MAINTAINED ON THE FRONT FAÇADE

608 E. Belmont Street —

Restored Queen Anne detailing

EXISTING — SURVIVING BRACKET & SPINDLE WORK

OPTION A — DURABRAC TRIM PRODUCTS

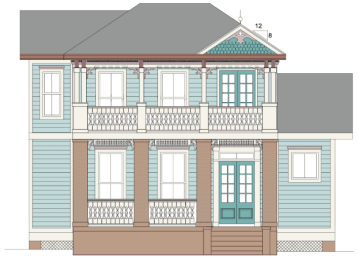


OPTION B — VINTAGE WOODWORKS TRIM PRODUCTS

608 E. Belmont Street –

Historically appropriate paint schemes

SCHEME A — WHITE HYACINTH BODY



SCHEME B — FESTOON AQUA BODY

SCHEME C — QUEEN ANNE LILAC BODY

Palette drawn from the Sherwin-Williams Historic Color collection.

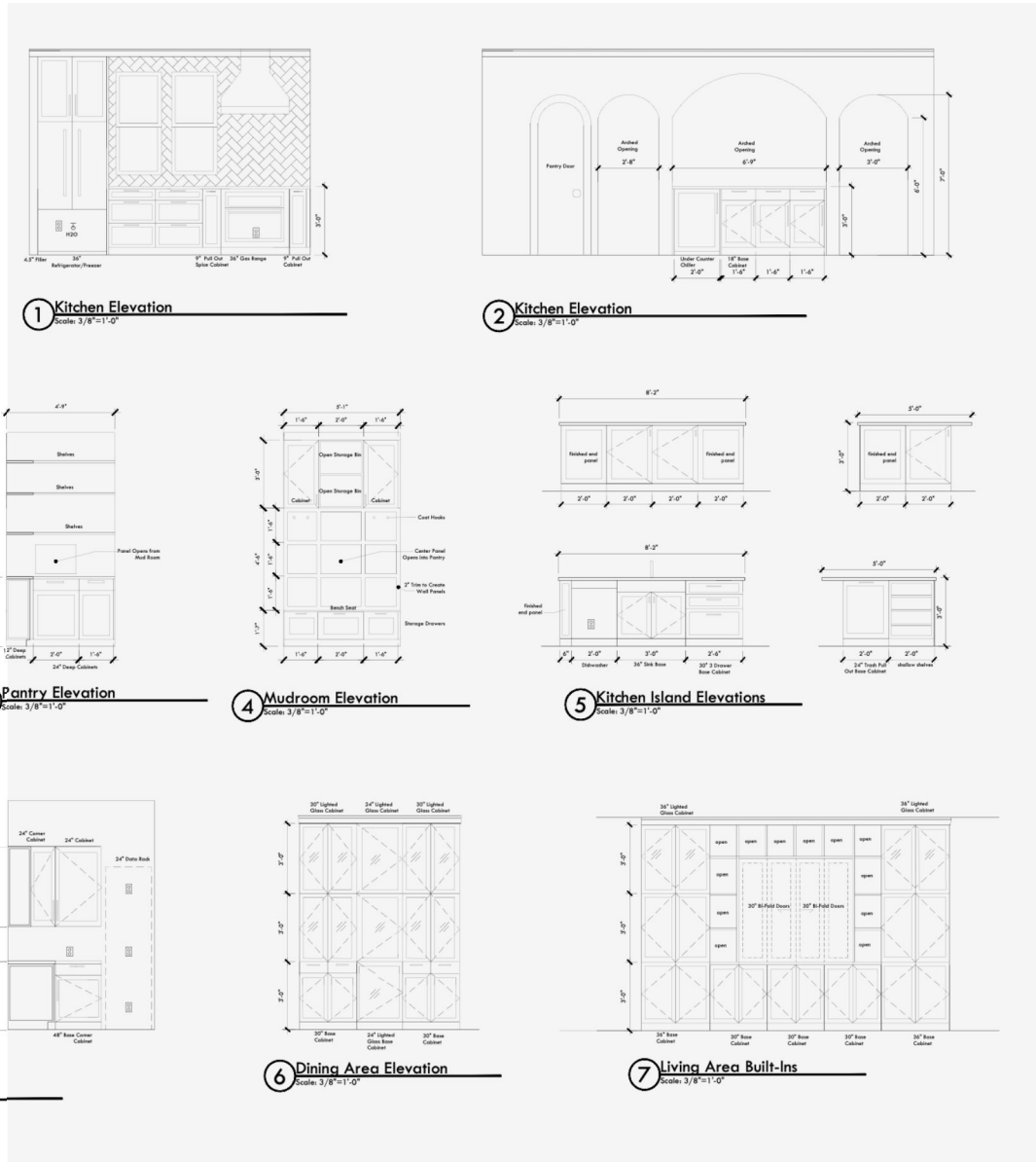
608 E. Belmont Street –

Window restoration strategy

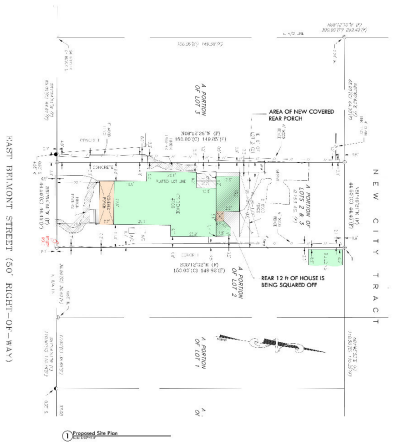
Restore the original window proportions and openings.

Replace with impact-rated, single-hung wood windows where necessary.

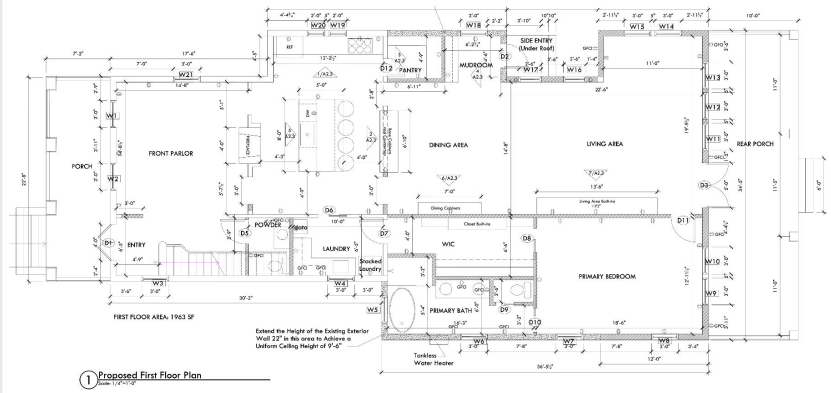
Preserve surviving historic openings and match the original character.



Proposed site plan & first floor



S1.1 — REAR 12 FT SQUARED OFF · NEW COVERED REAR PORCH

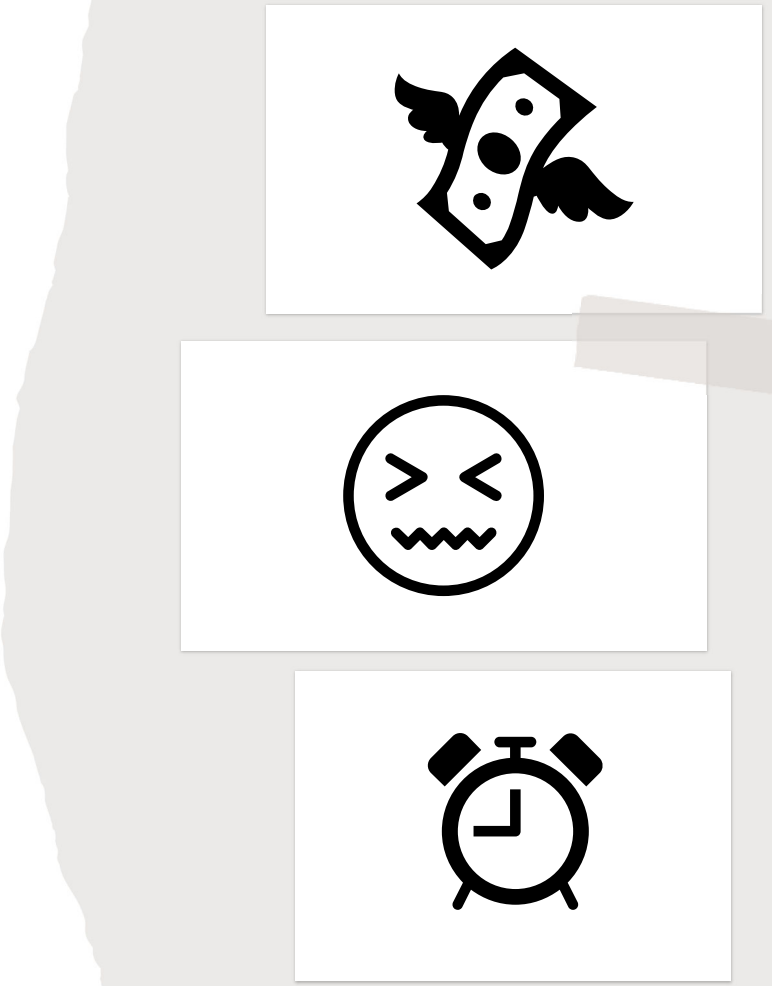


A1.1 — PROPOSED FIRST FLOOR PLAN · 1,963 SF

608 E. Belmont Street —

Request to the Board

05



Why this matters

Preservation of Pensacola’s historic neighborhoods
Long-term property values
Architectural heritage and community character

By investing in authentic restoration rather than replacement, this project helps ensure that future generations can experience one of Pensacola’s historic Queen Anne homes as it was originally intended.

608 E. Belmont Street —

Our request to the Board

Preserve original materials whenever possible.
Restore historically accurate architectural features.
Ensure the home remains structurally sound.
Complete a restoration that honors the property and the surrounding historic district.

We welcome the Board's expertise and recommendations as partners in preserving this important piece of Pensacola's architectural history.

608 E. Belmont Street —

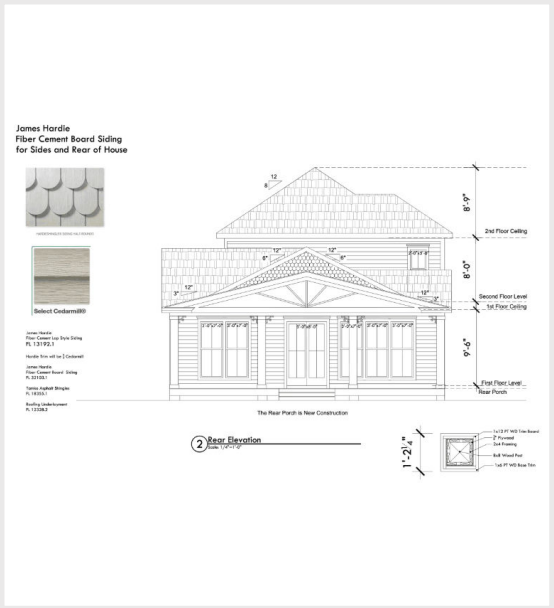
Thank you

Supporting materials available to the Board: historic timeline, Sanborn maps, demolition photographs, window schedule, full drawing set and material specifications.

A

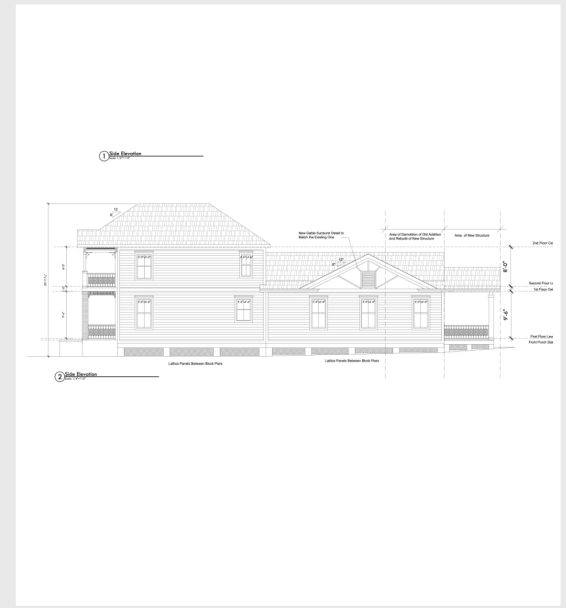
Appendix

Proposed elevations



A2.2 — REAR ELEVATION · NEW COVERED PORCH

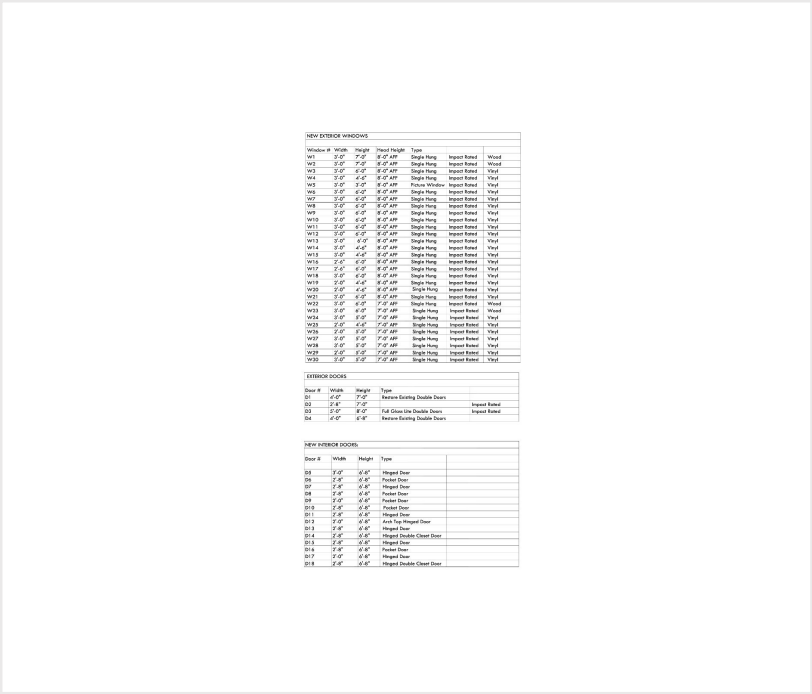
A2.3 — SIDE ELEVATION



A2.3 — SIDE ELEVATION, OPPOSITE

608 E. Belmont Street –

Window schedule



NEW EXTERIOR WINDOWS

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

Thirty new exterior windows, W1–W30, restoring the original proportions.

Sierra Pacific single-hung wood windows — white interior and exterior.

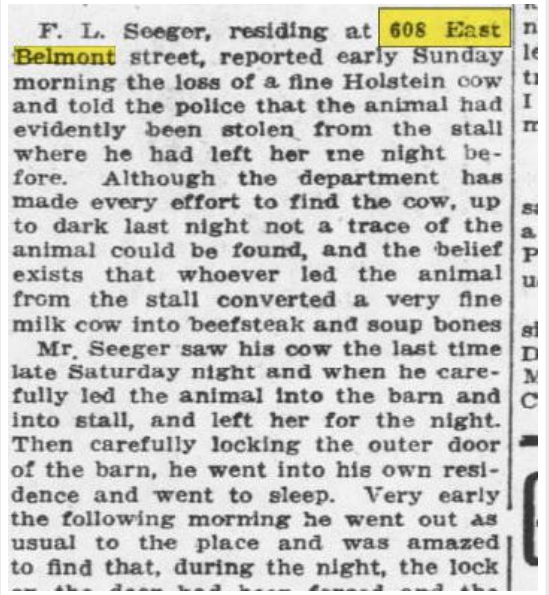
All impact rated per Florida Building Code FL15757.1, Zone 4, Level D.

A1.1 — NEW EXTERIOR WINDOWS & DOORS
608 E. Belmont Street –

Historic research record

A.6 — 1885 BIRD'S-EYE OF PENSACOLA

A.4 — 1896 MAP, THE PROPERTY LOCATED



F. L. Seeger, residing at 608 East Belmont street, reported early Sunday morning the loss of a fine Holstein cow and told the police that the animal had evidently been stolen from the stall where he had left her the night before. Although the department has made every effort to find the cow, up to dark last night not a trace of the animal could be found, and the belief exists that whoever led the animal from the stall converted a very fine milk cow into beefsteak and soup bones

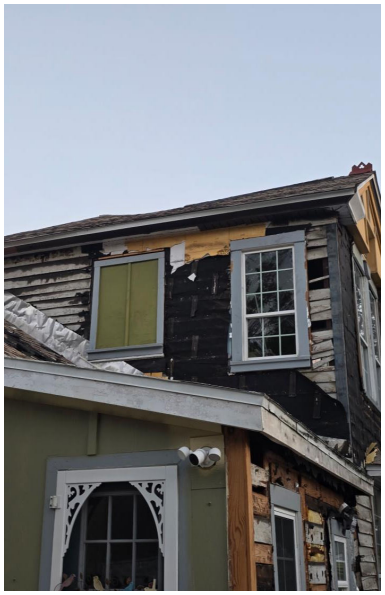
Mr. Seeger saw his cow the last time late Saturday night and when he carefully led the animal into the barn and into stall, and left her for the night. Then carefully locking the outer door of the barn, he went into his own residence and went to sleep. Very early the following morning he went out as usual to the place and was amazed to find that, during the night, the lock

A.15 — PERIOD NEWSPAPER COVERAGE

608 E. Belmont Street –

Demolition record

E.6 — SIDE STRIPPED TO SHEATHING



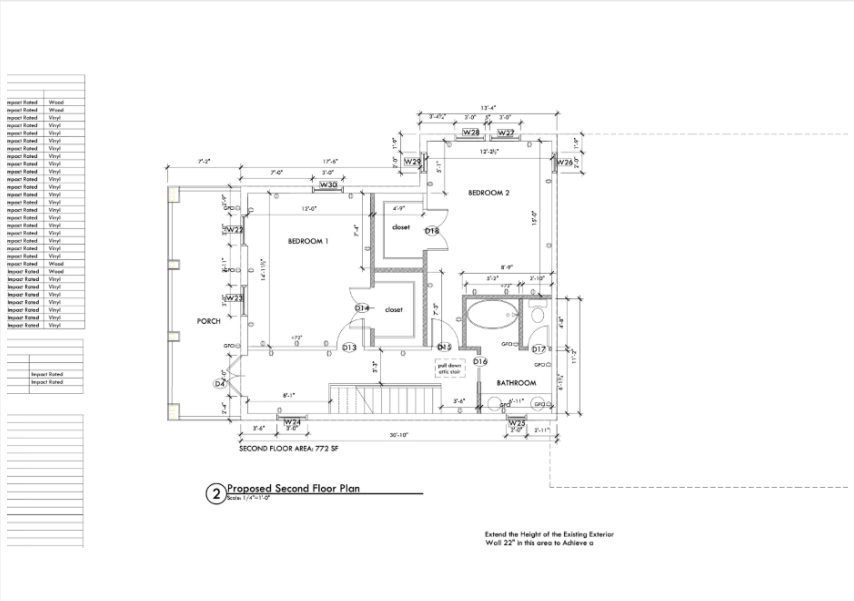
E.10 — UPPER STORY EXPOSED

E.18 — SHEATHING ROT

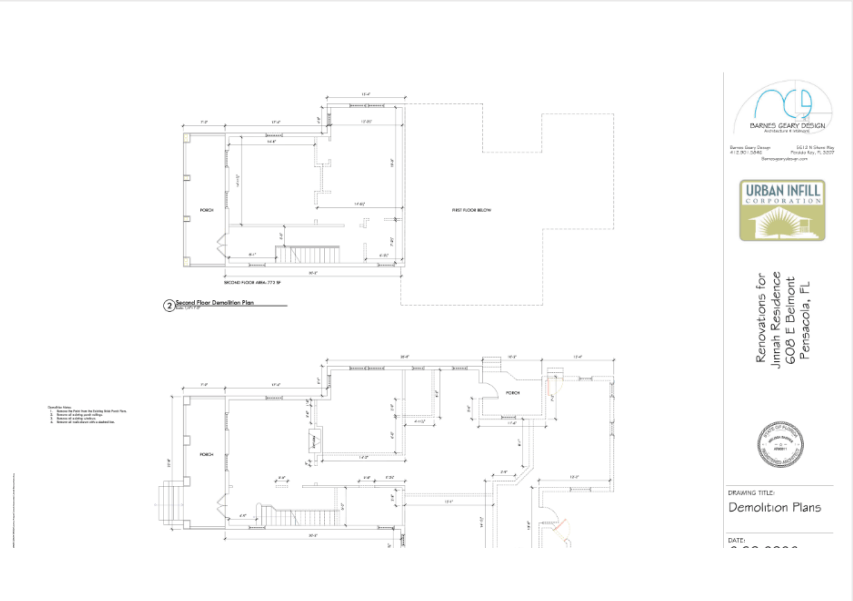
I.30 — SURVIVING STAINED GLASS

608 E. Belmont Street –

Second floor & demolition plans



A1.1 — PROPOSED SECOND FLOOR · 772 SF



D1.1 — DEMOLITION PLANS

608 E. Belmont Street —

B

608 E Belmont Street

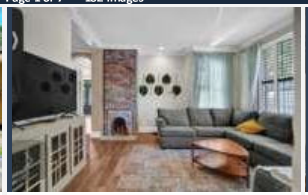
ARB Photo Documentation — Contact Sheet

Old East Hill Preservation District · Pensacola FL 32503 · July 2026

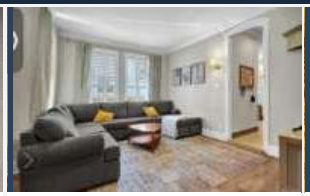
ARB photo documentation — contact sheet

A Historical Reference (16)
B Exterior — Front (4)
C Exterior — Side (5)
D Exterior — Rear (14)
E Siding (21)
F Roofline (2)
G Windows (14)
H Porch & Trim (13)
I Interior Conditions (77)
J Crawlspace (1)
K Attic (4)
V Video (5)
X HEIC Source (6)

A.1



A.2

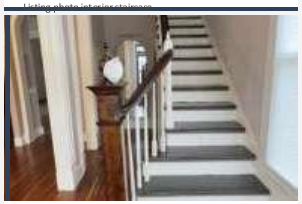


A.3

A.4

A.5

A.6



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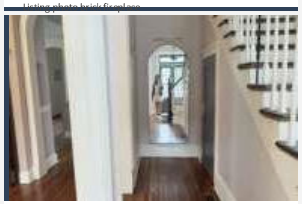
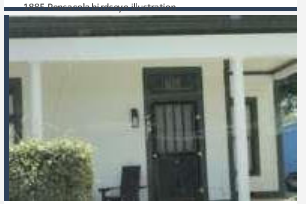


A.8

A.9

A.10

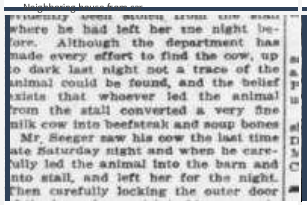
A.11



A.12

A.13

A.14



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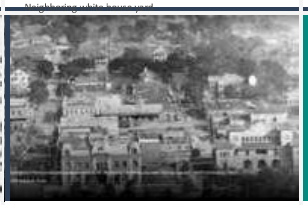
A.15



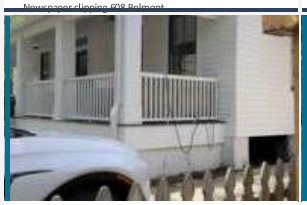
A.16

B.1

B.2

B.3

B.4



C.1

C.2

C.3

C.4

C.5

D.1

D.2

D.3

D.4

D.5

D.6
Out building house wrap overgrown

D.7
Out building house wrap wides

D.8
Pink out building rear entry

D.9
Pink out building with door

D.10
Out building house wrap vegetation

D.11
Out building white porch lumber

D.12
Out building rear palm tree

D.13
Out building stripped demolition

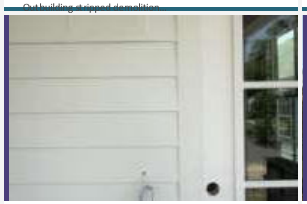
D.14
Out building stripped ladder debris

E.1
Old horizontal sheathing close up

E.2
Old horizontal wood sheathing

E.3
Rusted corrugated metal siding

E.4
Side house wrap dumpster



E.5
New white siding door trim

E.6
Two story side stripped window

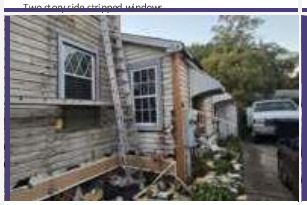
E.7
Two story side stripped siding

E.8
Rear siding stripped window

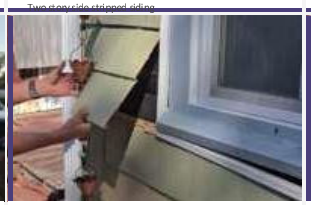
E.9
Rear siding stripped new windows

E.10
Upper story siding stripped

E.11
Upper story stripped new windows



E.12
Side siding stripped debris



E.13
Siding rain chain layers exposed

E.14
Siding felt paper under shingles

E.15
Siding rot foam board damage

E.16
Siding rot insulation exposed

E.17
Siding insulation batting rot

E.18
Siding sheathing rot exposed

E.19
Siding hornets nest peeling

E.20
Siding rot structural damage

E.21
Siding rot insertion voids

F.1

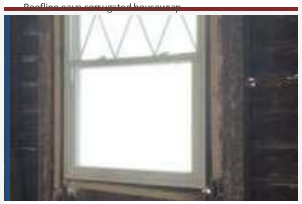
F.2

G.1

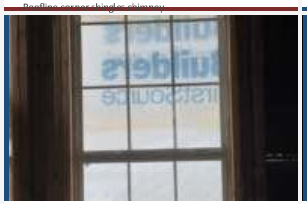
G.2

G.3

G.4



G.5



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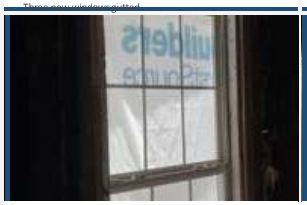
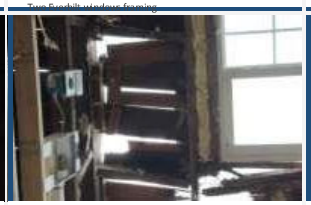
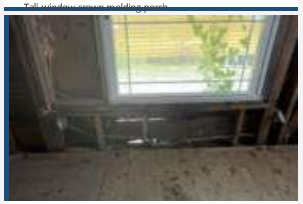


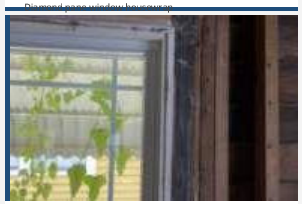
G.7



G.8

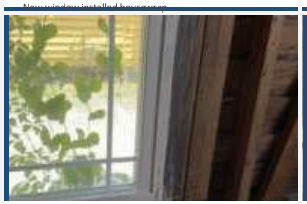


G.9

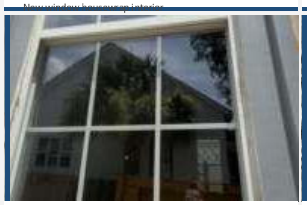


G.10

G.11



G.12



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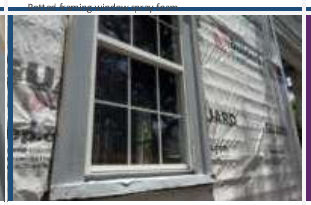

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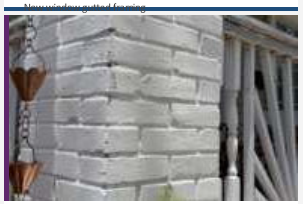
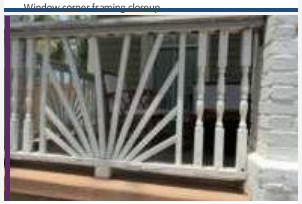


H.1

H.2



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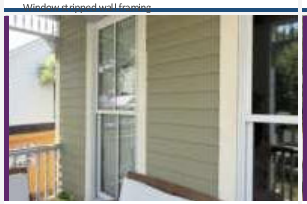
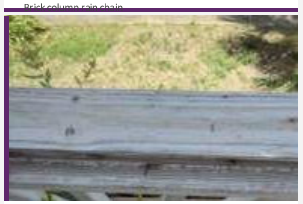


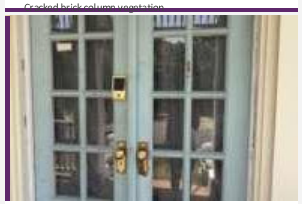
H.4

H.5

H.6



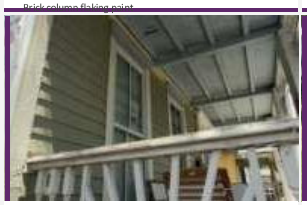
H.7



H.8

H.9

H.10



H.11

H.12

H.13

I.1

I.2
Wall cut rot visible

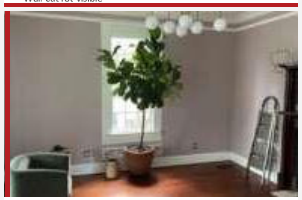
I.3
Wall hole rot and drill

I.4
Pink insulation wall hole

I.5
Peeling plaster wall damage

I.6
Ceiling cut showing joists

I.7
Charred siding inside wall



I.8
Living room fireplace plant

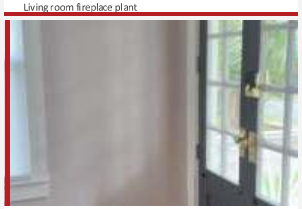
I.9
Pink insulation dark floor

I.10
Cracked floor tiles kitchen

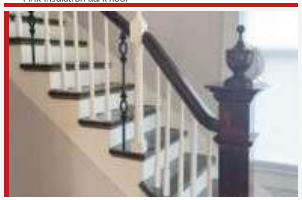
I.11
Drywall debris beadboard exposed

I.12
Wall hole horizontal joists

I.13
Rotted wood joists closeup

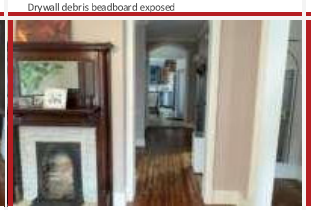


I.14
Entry foyer dark front door



I.15
Wood staircase dark banister

I.16
Room fireplace and archway



I.17
Fireplace mantel arch hallway

I.18
Bedroom bench green wainscoting

I.19
Floral wallpaper room windows

I.20
Gutted room staircase newel

I.21
Wide gutted room fireplace

I.22
Gutted room brick fireplace

I.23
Gutted room fireplace view

I.24
Gutted hallway framing view

I.25
Gutted room exposed fireplace

I.26
Gutted space yellow foam

I.27
Gutted interior wide framing

I.28
Gutted room window work light

I.29
Brick column stained glass

I.30
Brick fireplace stained glass

I.31
Stained glass bathroom clawfoot

I.32
Old joists stained glass

I.33
Gutted room lath staircase

I.34
Gutted hallway framing floor

I.35
Gutted new studs old timber

I.36
Ceiling hole insulation lath

I.37
Ceiling hole old lath drywall

I.38
Gutted room new framing

I.39
Ceiling framing wiring insulation

I.40
Ceiling framing electrical box

I.41
Ceiling opened wiring joists

I.42
Laundry area door insulation

I.43
Original staircase newel gutted

I.44
New window refrigerator framing

I.45
Door opening foam board

I.46
New window stripped framing

I.47
Gutted hallway timber framing

I.48
Staircase framing crawlspace

I.49
Stripped wall plumbing spindle

I.50
Dark timber joists work light

I.51
Ceiling joists spray foam

I.52
Stripped wall cavity wiring

I.53
Gutted room wiring lights

I.54
New window spray foam

I.55
Old framing plywood ceiling

I.56
New gray back door

I.57
Gutted bathroom plumbing framing

I.58
Gutted interior plumbing roughin

I.59
Gutted room plumbing window

I.60
Gutted bathroom window framing

I.61
Gutted room angled joists

I.62
Gutted interior wiring framing

I.63
Gutted room rough framing

I.64
Stripped wall wiring plumbing

I.65
Gutted interior framing exposed

I.66
Gutted room plant pots

I.67
Door framing switches foam

I.68
New stud wall insulation

I.69
Ceiling joists attic wiring

I.70
Framing wiring overhead pipes

I.71
Ceiling joists wiring fixture

I.72
Electrical panel window framing

I.73
Electrical panel closeup wiring

I.74
Exposed electrical panel framing

I.75
Window electrical panel beside

I.76
Mold drywall corner damage

I.77
Mold drywall corner closeup

J.1
Porch floor hole rotted

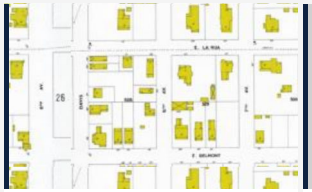
K.1
Exposed rough timber joists

K.2
Old attic joists beadboard

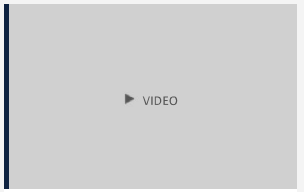
K.3
Old joists beadboard windows

K.4
New plywood charred joists

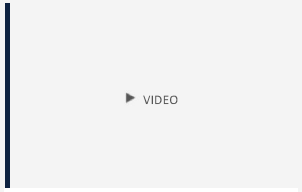
V.1
1907 Sanburn Insurance map



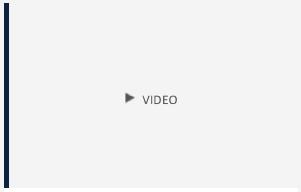
V.2
1903 Sanburn maps



V.3
Video walkthrough B



V.4
Video walkthrough C



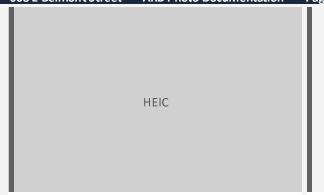
V.5
Video exterior walkthrough

X.1
HEIC source 1414

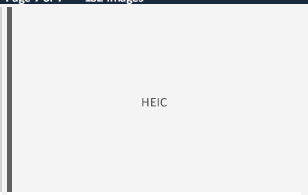
X.2
HEIC source 1415

X.3
HEIC source 1416

X.4
HEIC source 1417



X.5
HEIC source 1427



X.6
HEIC source 1430

File #: 26-844 | Architectural Review Board | 7/30/2026

QUASI-JUDICIAL HEARING

SUBJECT:

209 S. Baylen Street
Palafox historic business district / Zone C-2A / City Council District 6
Conceptual review to demolish a non-contributing addition and new Tiki-themed bar

SUMMARY:

Jennifer Jackson and Scott Zepp are requesting conceptual review for the demolition of a non-contributing 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

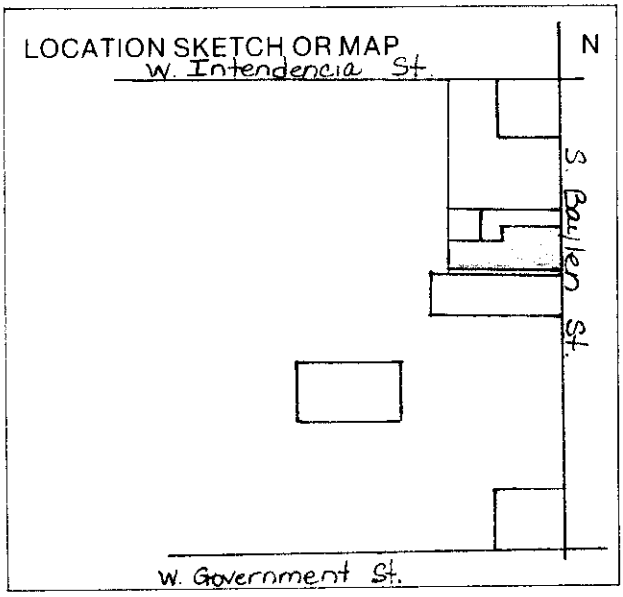
809 = =

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

☐ 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. _____ KEEPER – Determined eligible: ☐yes ☐no — Date _____ 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

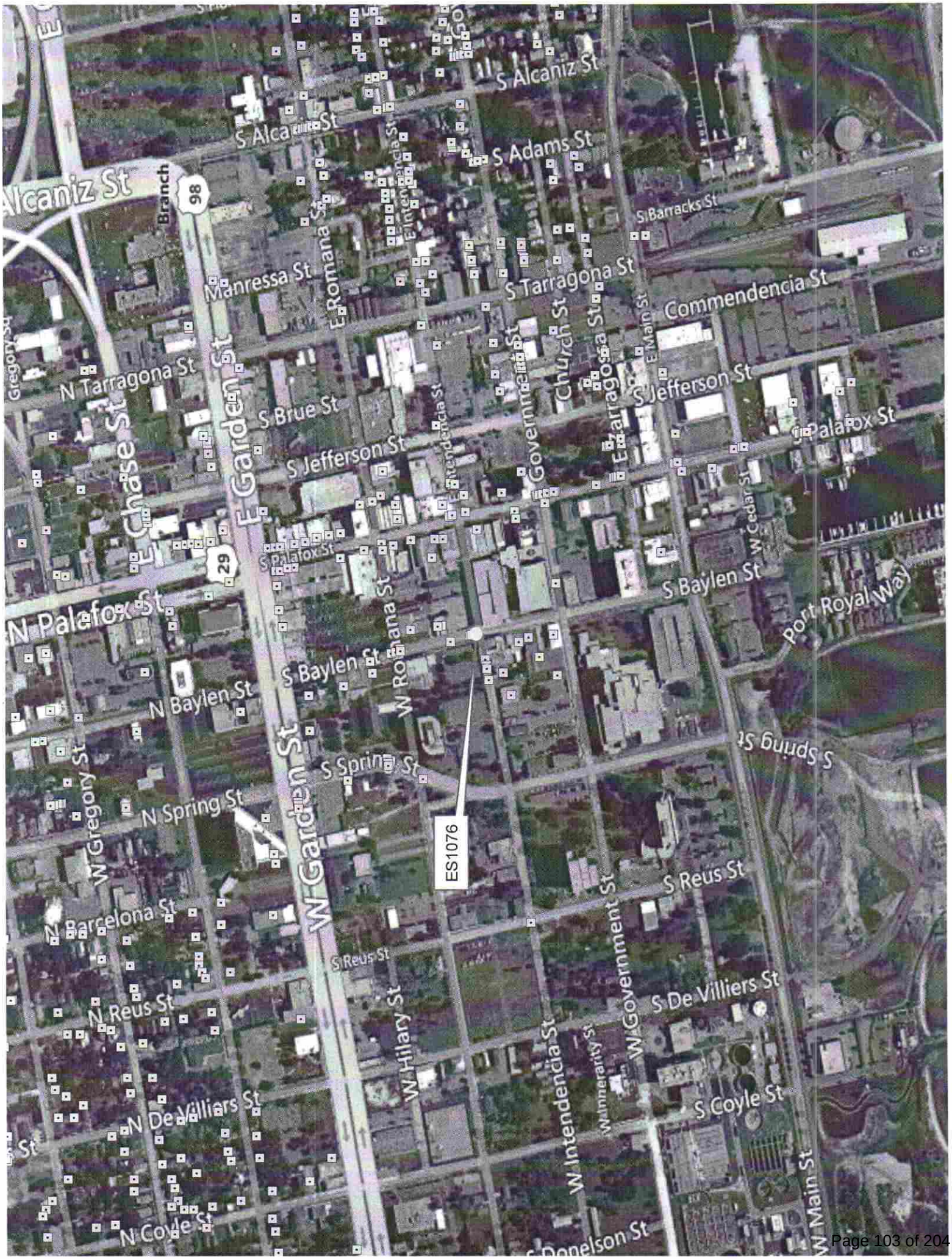
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization _____
Document description Architectural Review Board Files File or accession #'s _____
2)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

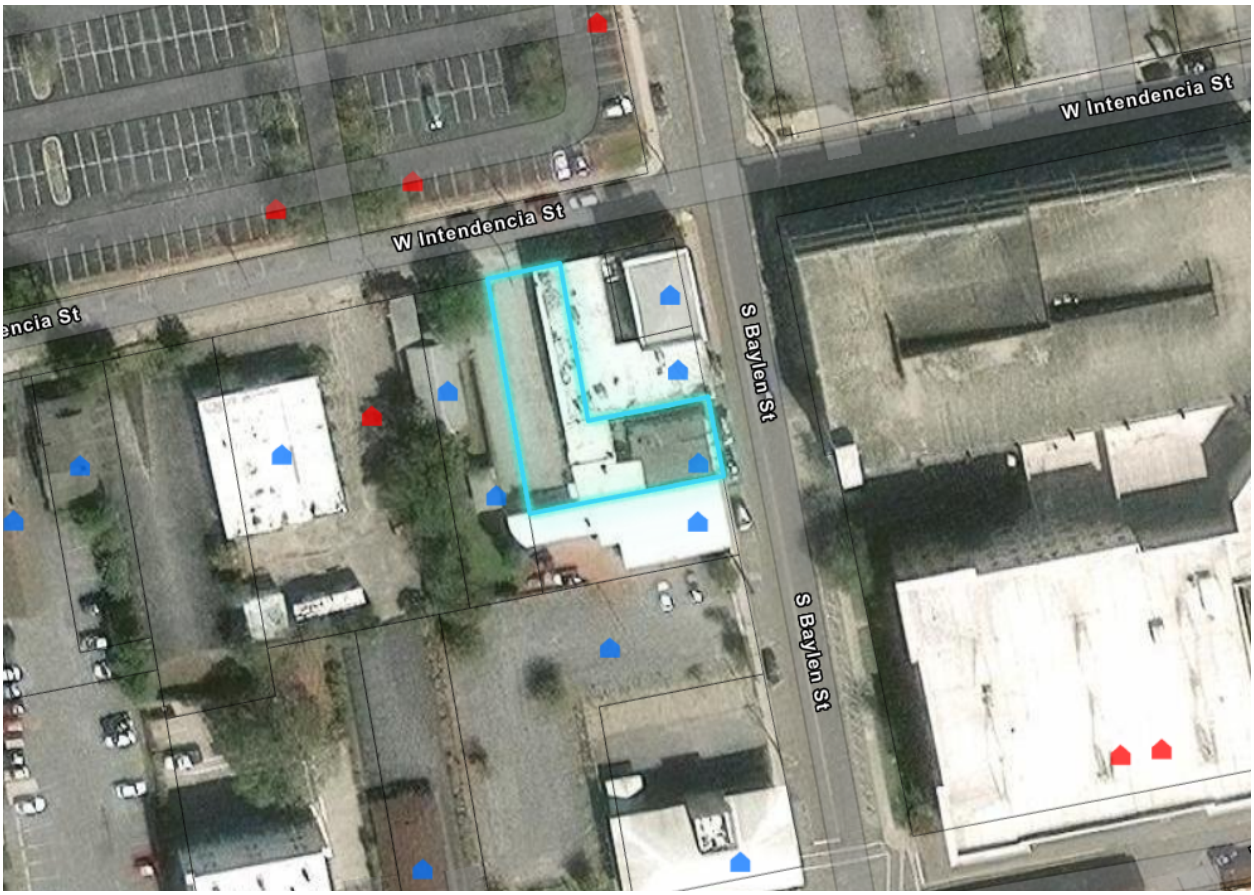
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (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
Manressa St
E Romana St
S Barracks St
S Tarragona St
Commendencia St
N Tarragona St
Gregory Sq
S Brue St
S Jefferson St
E Garden St
Chase St
Government St
Church St
E Main St
S Palafox St
29
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
N Reus St
W Hilary St
W Intendencia St
W Government St
S De Villiers 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
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.

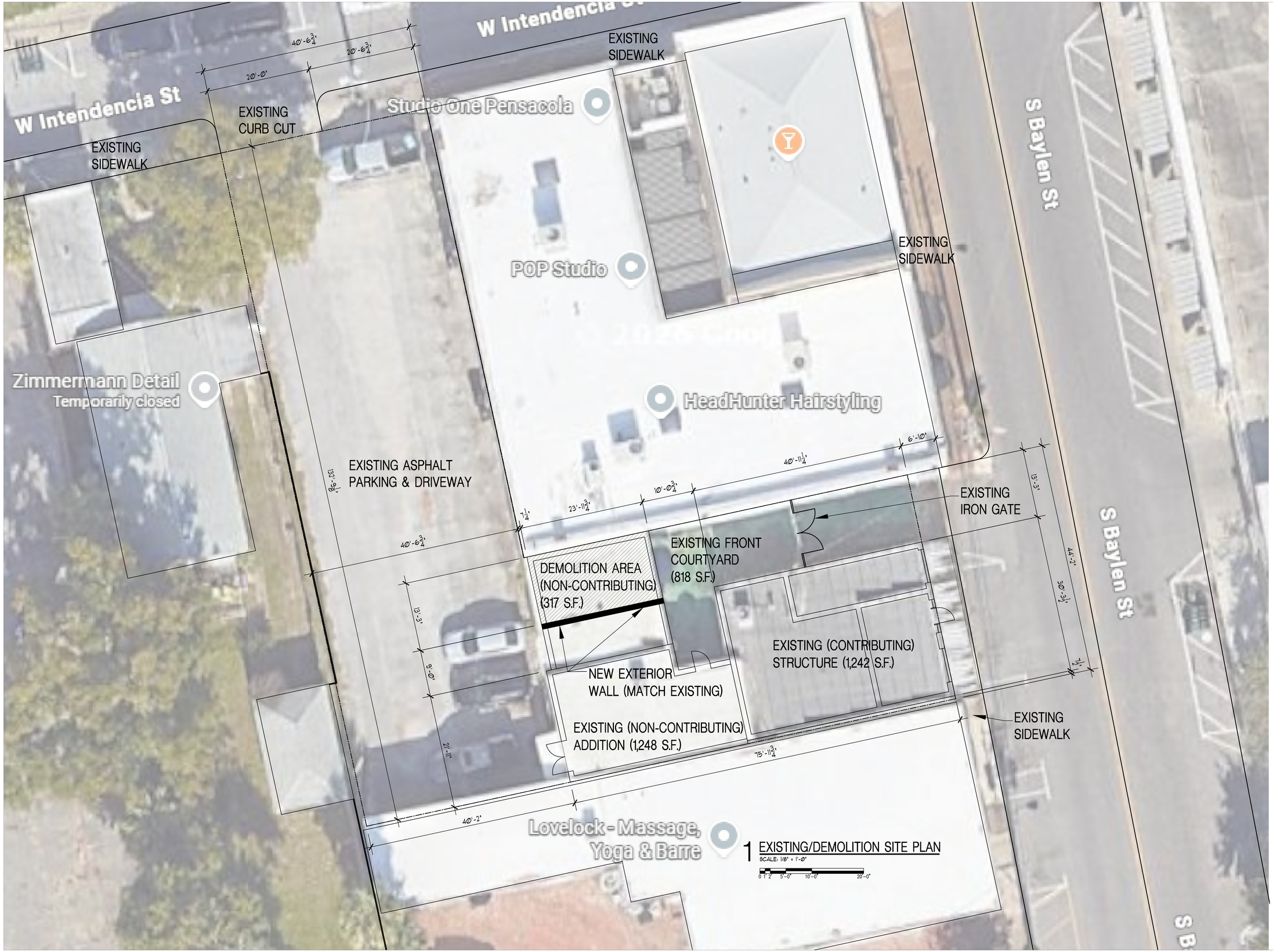
If demolition is approved, the required drawings will be developed for an ARB "Final Project Review" at a later date. The future scope would include a new Baylen St. courtyard entry gateway, replacing the existing iron gate. The design would add an outdoor/covered Tiki Bar located in the rear parking 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

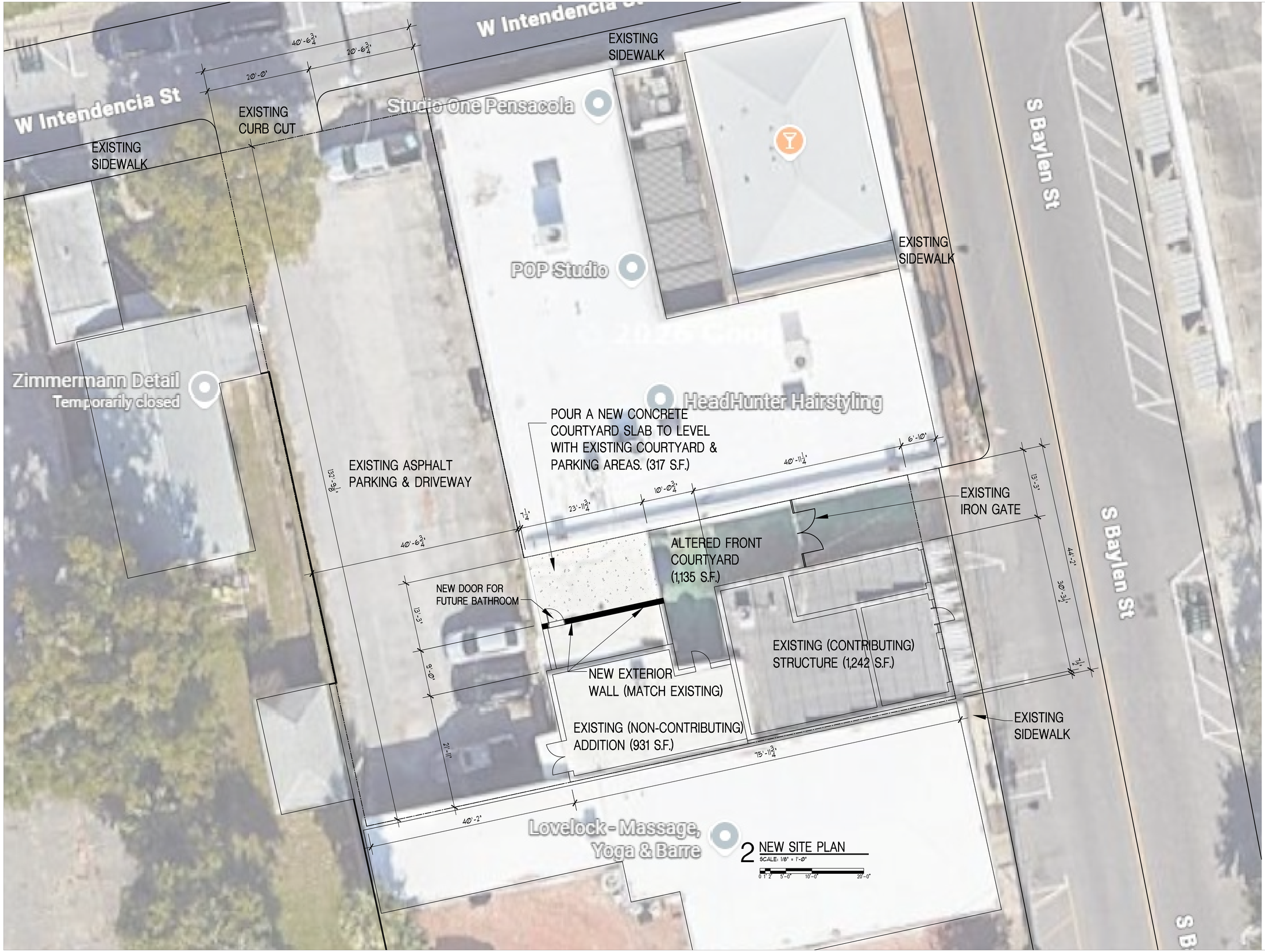
TIKI BAR & FOOD TRUCK
209 S. BAYLEN ST.
PENSACOLA, FL. 32502

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

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

FL REGISTRATION #84

FL C.O.A. #AA26001911

ARTISAN'S ARCHITECTURE

PROJECT TITLE

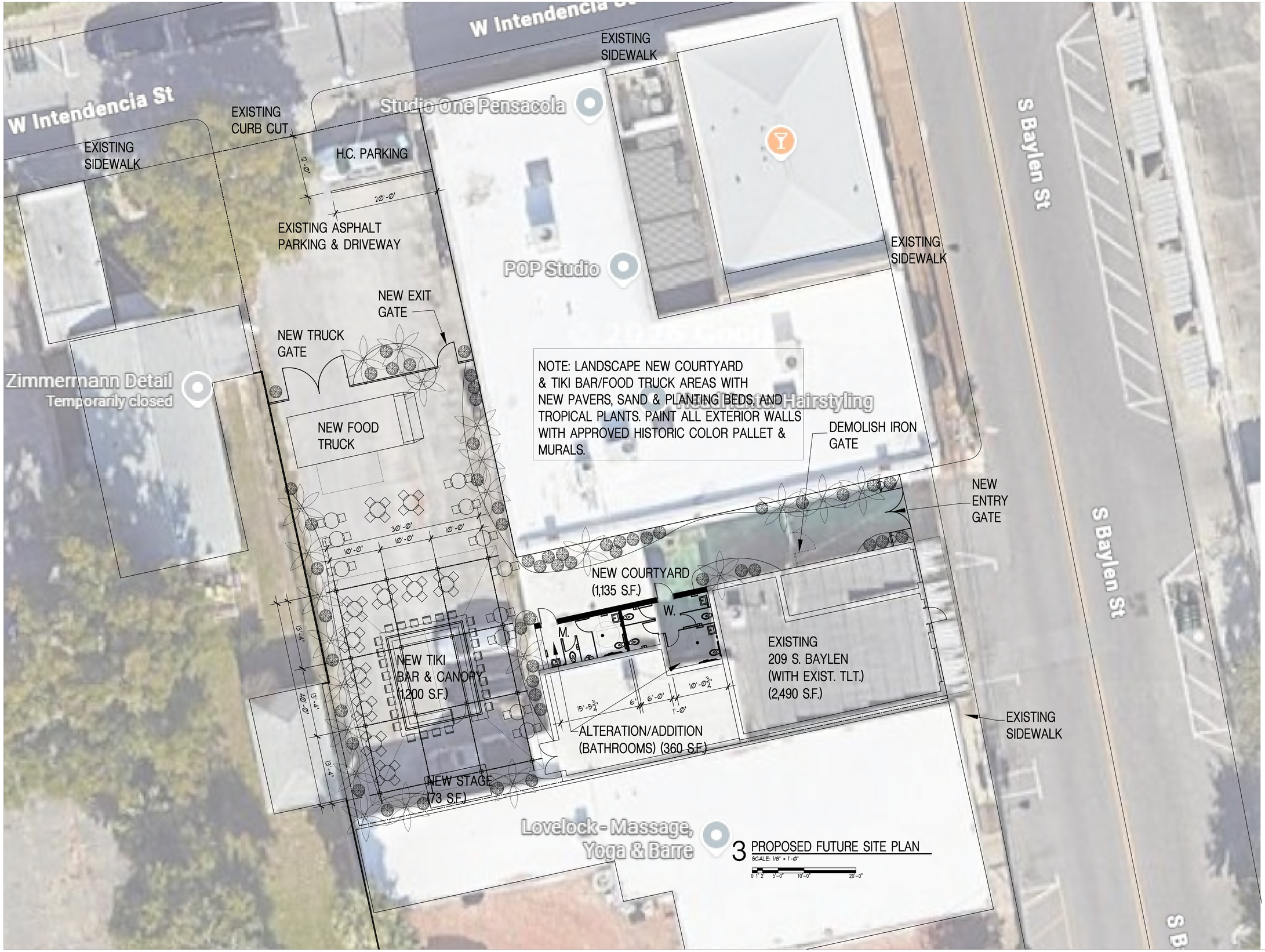
TIKI BAR & FOOD TRUCK
209 S. BAYLEN ST.
PENSACOLA, FL. 32502

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



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

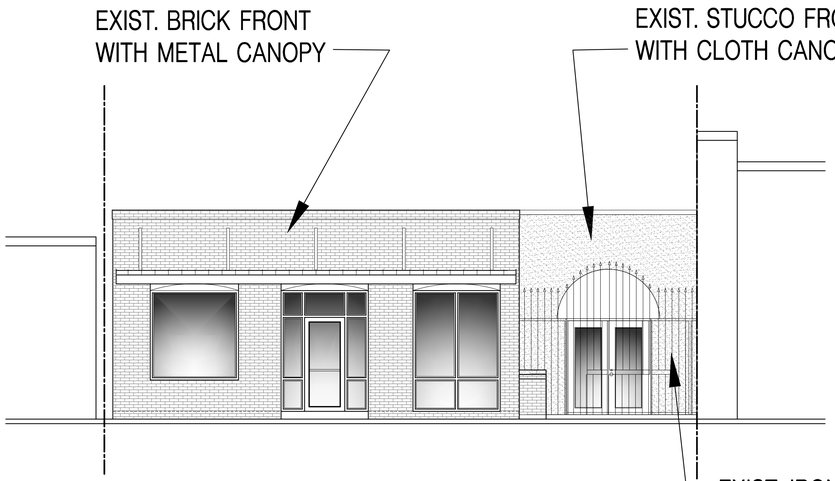
TIKI BAR & FOOD TRUCK 209 S. BAYLEN ST. PENSACOLA, FL. 32502

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)

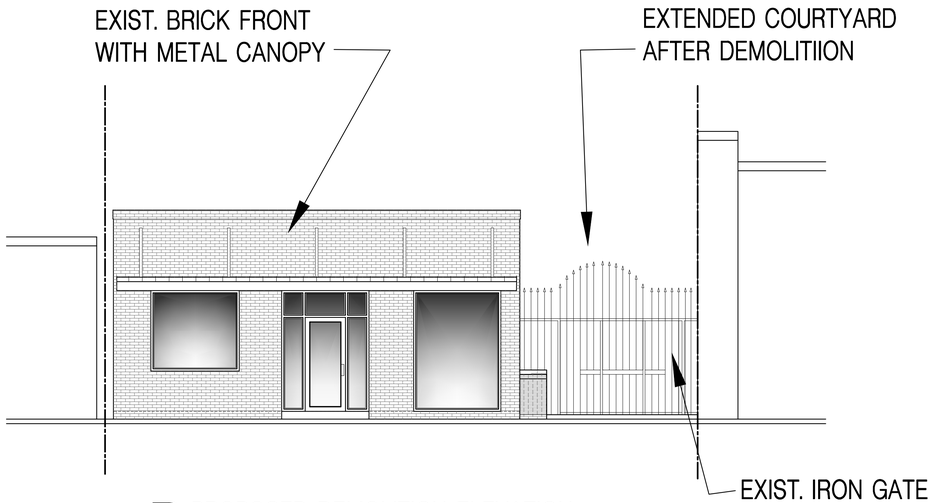
A3.0



A EXSITING BAYLEN ST. ELEVATION

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

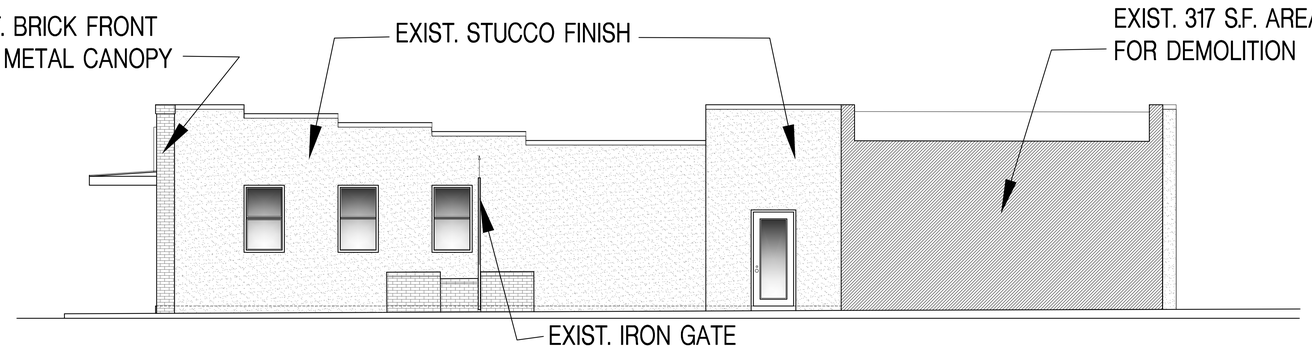
0 6" 1'-0" 5'-0" 10'-0" 20'-0"



B PROPOSED DEMOLITION ELEVATION

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

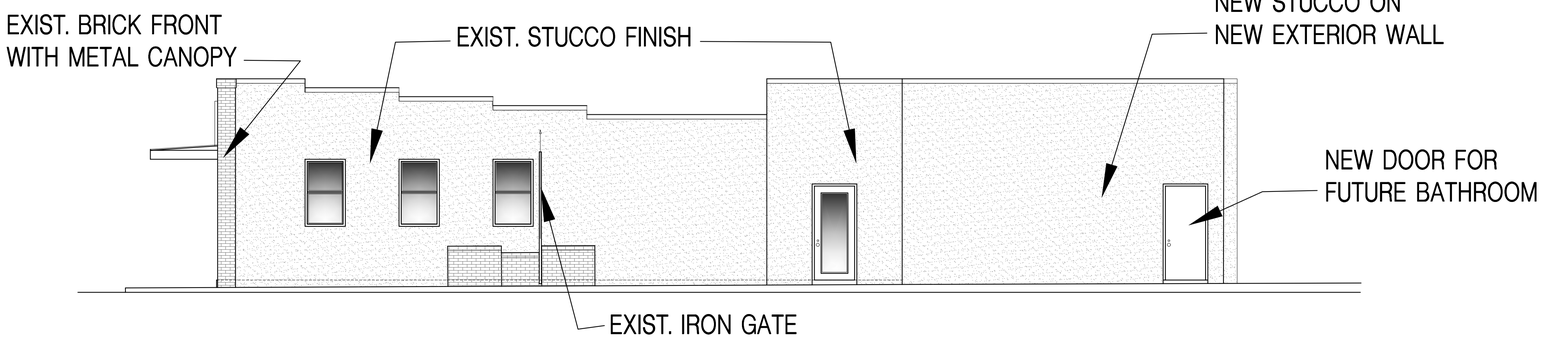
0 6" 1'-0" 5'-0" 10'-0" 20'-0"



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 #84

FL. LIC.# AR0009781

ARTISAN'S ARCHITECTURE

PROJECT TITLE

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

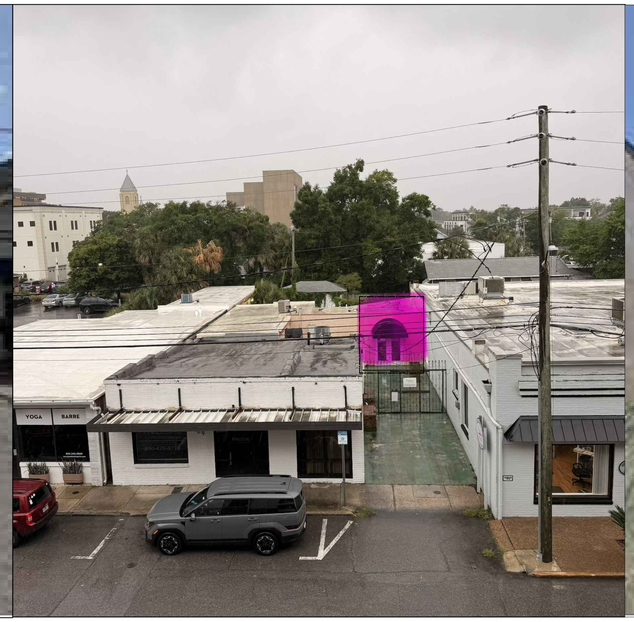
PROJ. NO.	2024-018C
DATE:	6-22-2026
DRAWN BY:	C.E.K.J.
CHECKED BY:	C.E.K.J.

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 #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

PROPOSED FUTURE TIKI BAR & ENTRY GATE PHOTOS

A6.0

Historic photographs

File #: 26-845 | Architectural Review Board | 7/30/2026

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.

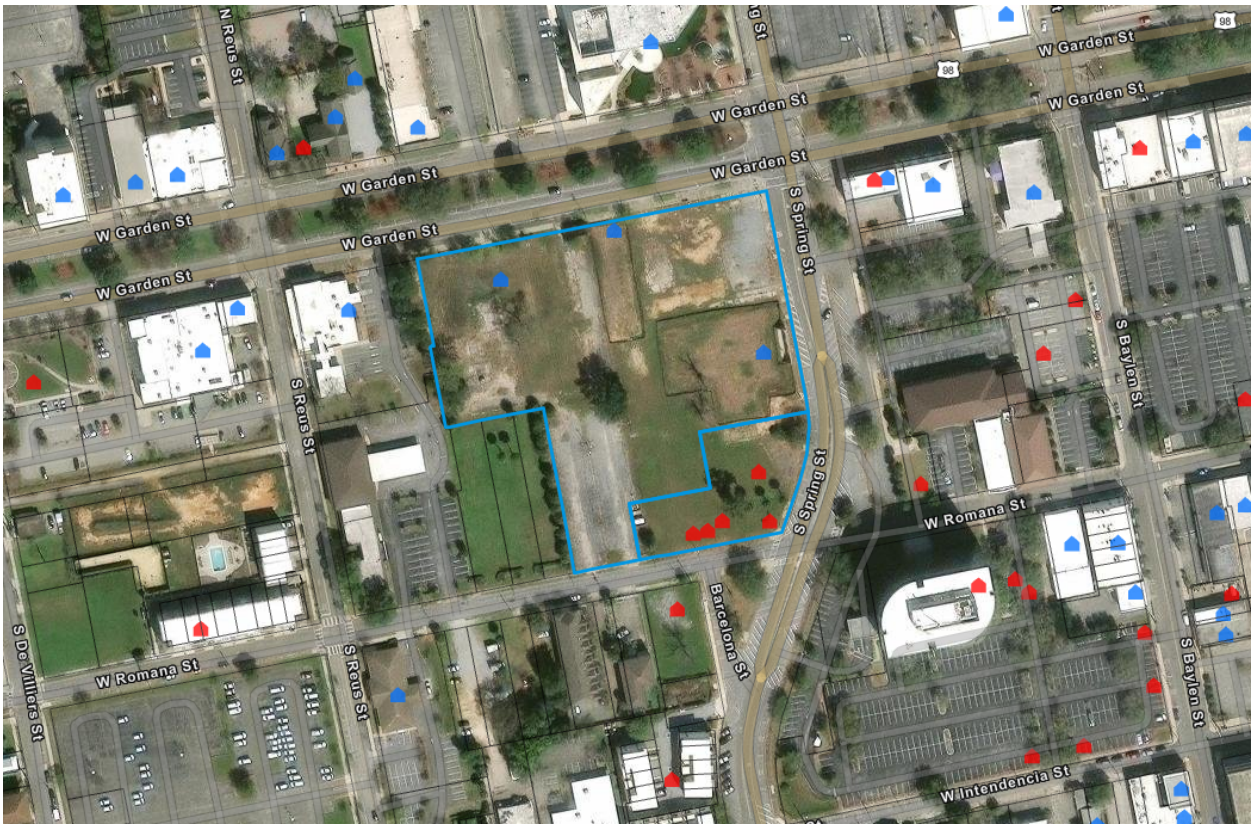
Please find attached all relevant documentation for your review.

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. 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.

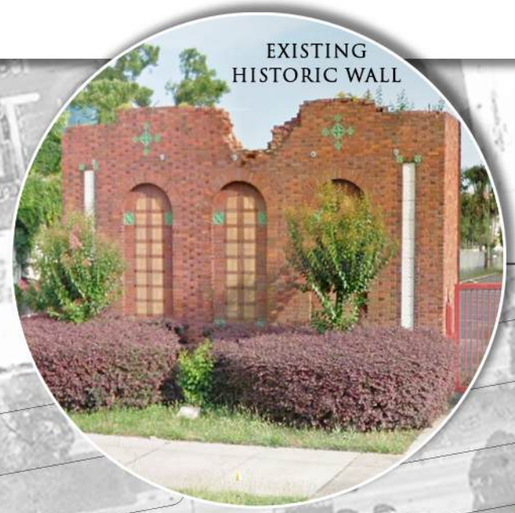
Branch Acquisition Company, LLC

Applicant Signature

6/25/26

Date

Carleton Baker
Authorized Signatory



GARDEN STREET

SPRING STREET

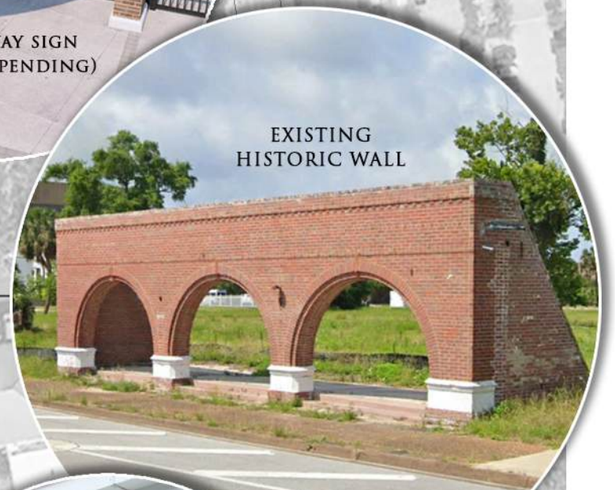
RESTAURANT
& RETAIL

RESTAURANT
& RETAIL

RETAIL

GROCER

ROMANA STREET

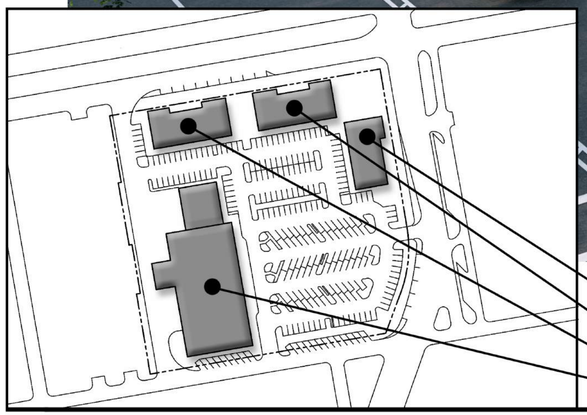


BRANCH
PROPERTIES

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

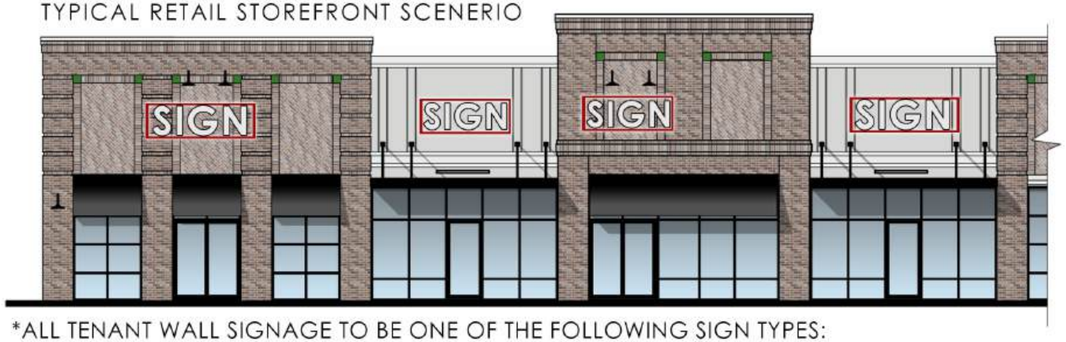
404 ▪ 832 ▪ 8900

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

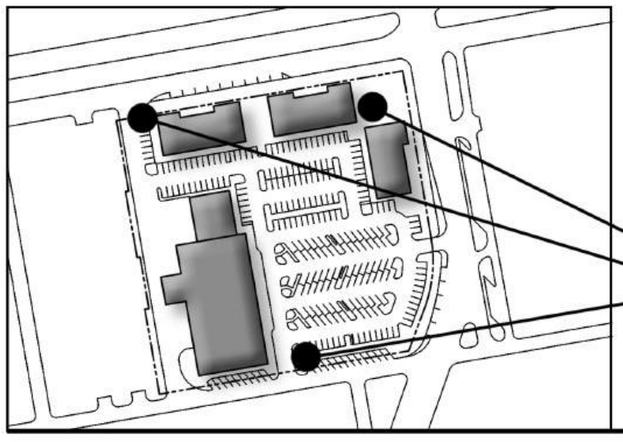
*EACH TENANT SUITE PERMITTED ONE (1) SIGN PER FACADE
* ONE (1) ATTACHED WALL SIGN OR COMBINATION OF WALL SIGNS AT 10% OF THE BUILDING FACADE, NOT TO EXCEED 100SF PER FACADE (NOTE: THIS DOES NOT APPLY TO THOSE TENANT SIGNS THAT FALL UNDER THE RULES OF THOSE ABUTTING GARDEN STREET)

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.))



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

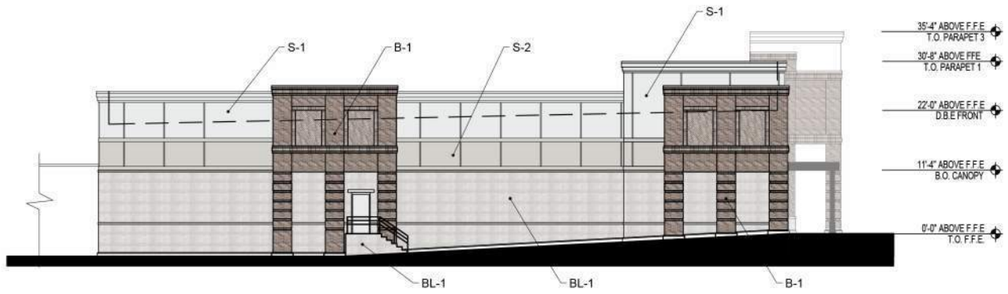
CONCEPTUAL SIGN PLAN
FREESTANDING & WALL SIGNS
2026.06.25

DOWNTOWN PENSACOLA
GARDEN STREET & SPRING STREET
PENSACOLA, FLORIDA

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

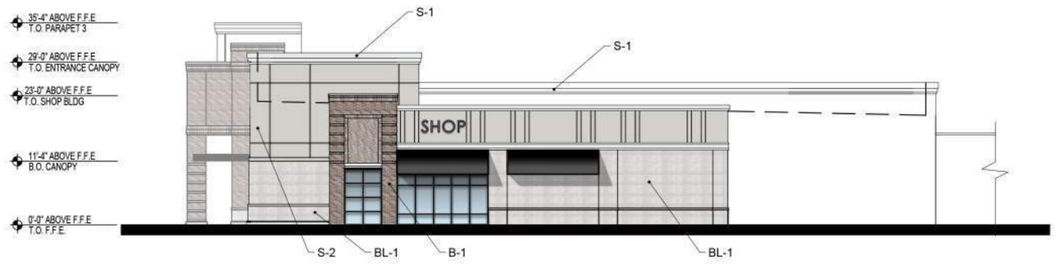
1 / 1.1 SPRING STREET ELEVATION

SCALE: 1"=30'-0"



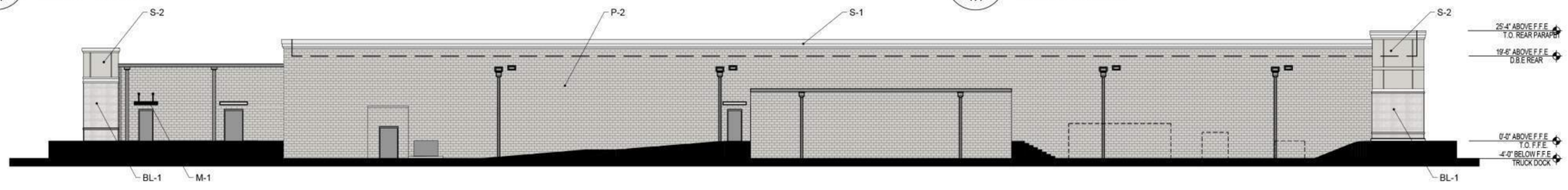
2 / 1.1 ROMANA STREET ELEVATION

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



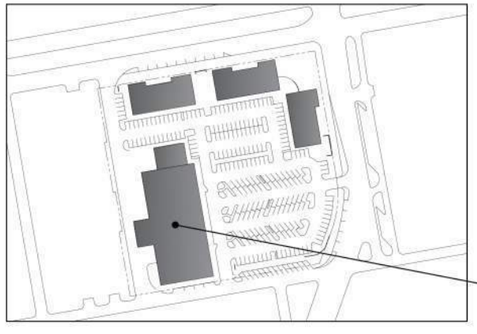
3 / 1.1 INTERNAL SIDE ELEVATION

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

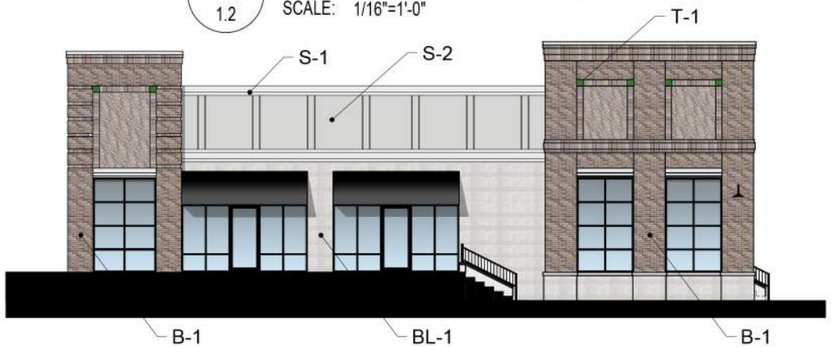
JOB NUMBER: 2617702 | DATE: 06.24.2026 | BY: JJW / RWF

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

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

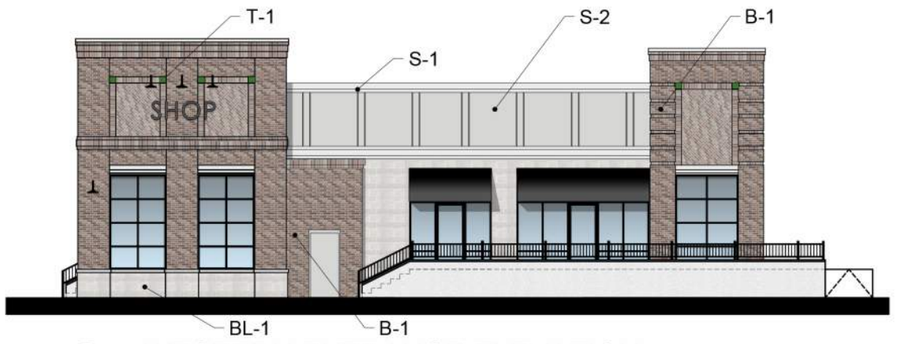
1 / 1.2 GARDEN STREET ELEVATION

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



3 / 1.2 PASEO ELEVATION

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

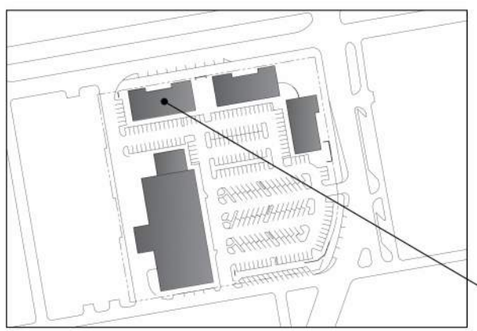


4 / 1.2 WESTERN ENTRANCE ELEVATION

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

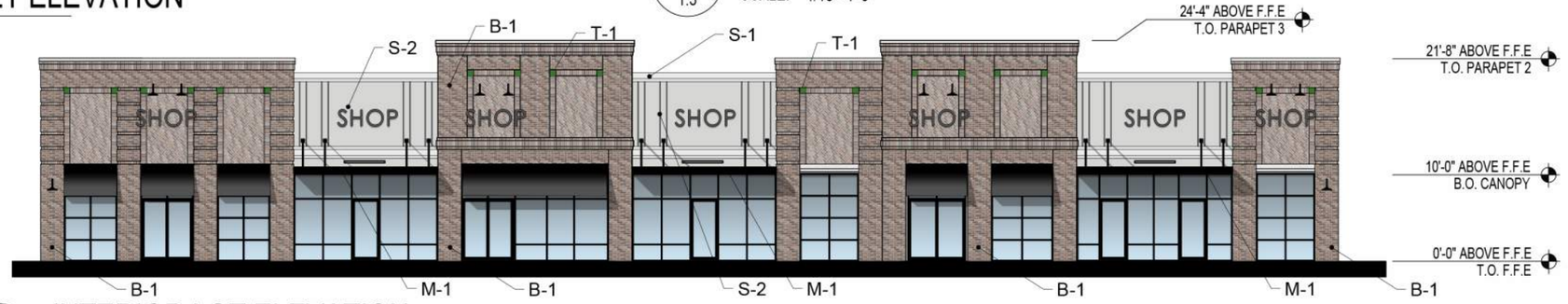
SCALE: 1/16"=1'-0"

2 / 1.3 SPRING STREET ELEVATION

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

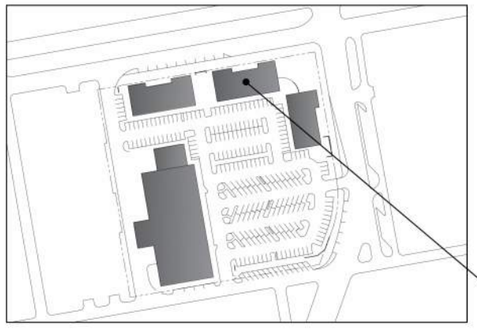
3 / 1.3 PASEO ELEVATION

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



4 / 1.3 INTERIOR LOT ELEVATION

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



BLDG 300

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

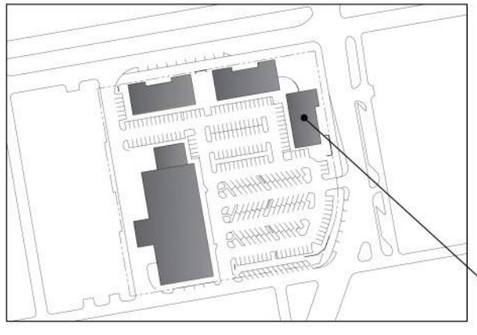
SCALE: 1/16"=1'-0"

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

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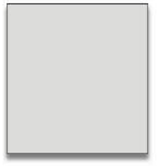

M-1: METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"

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**

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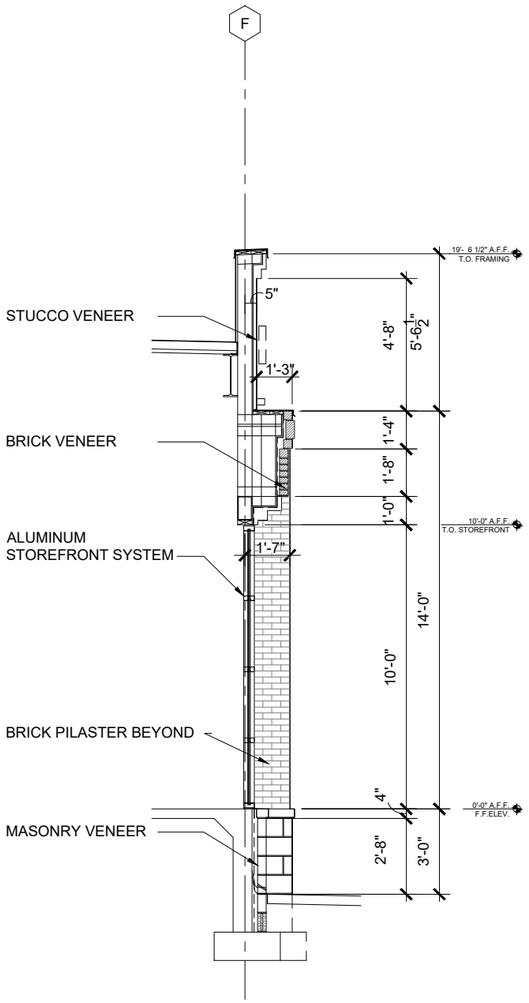
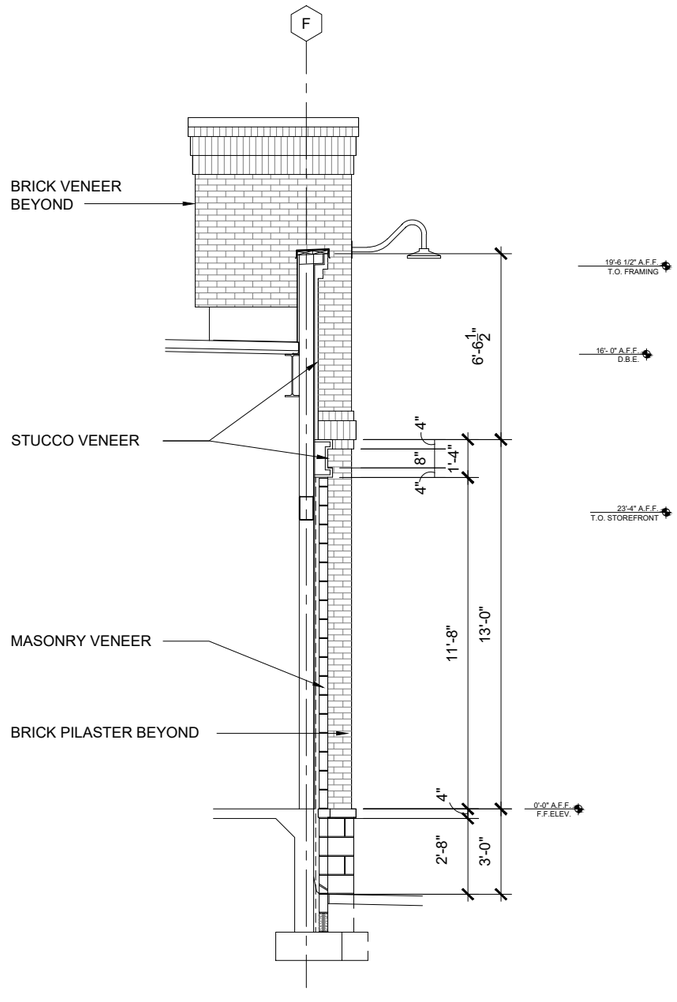


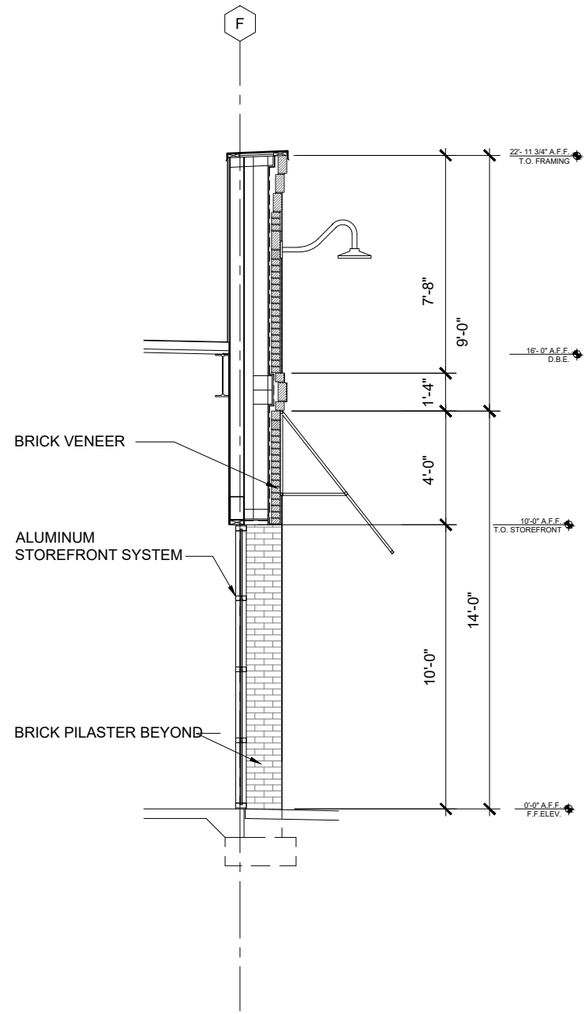
1 1.1 WALL SECTION 1

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



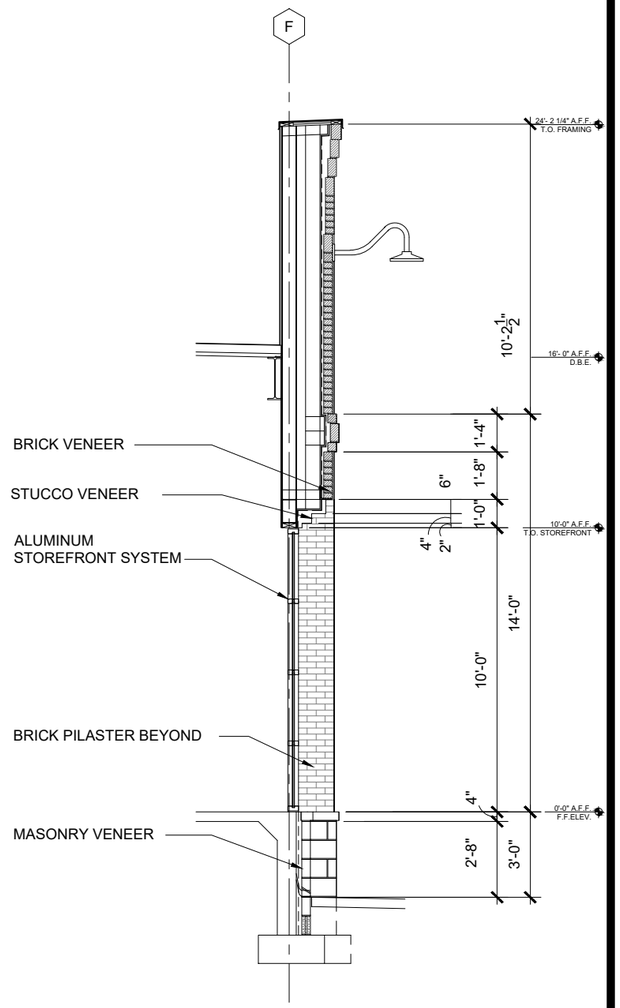
2 1.1 WALL SECTION 2

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**

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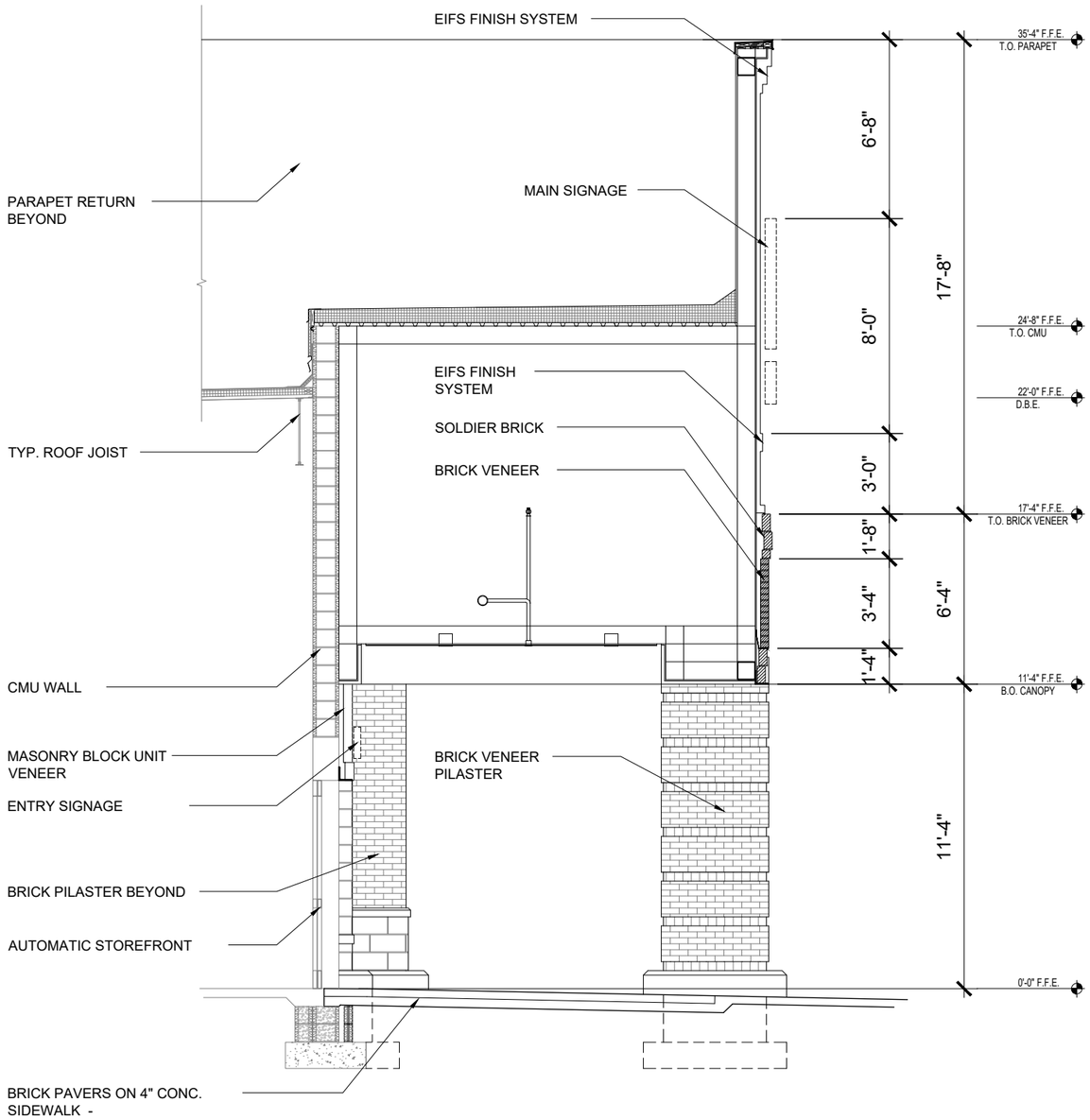
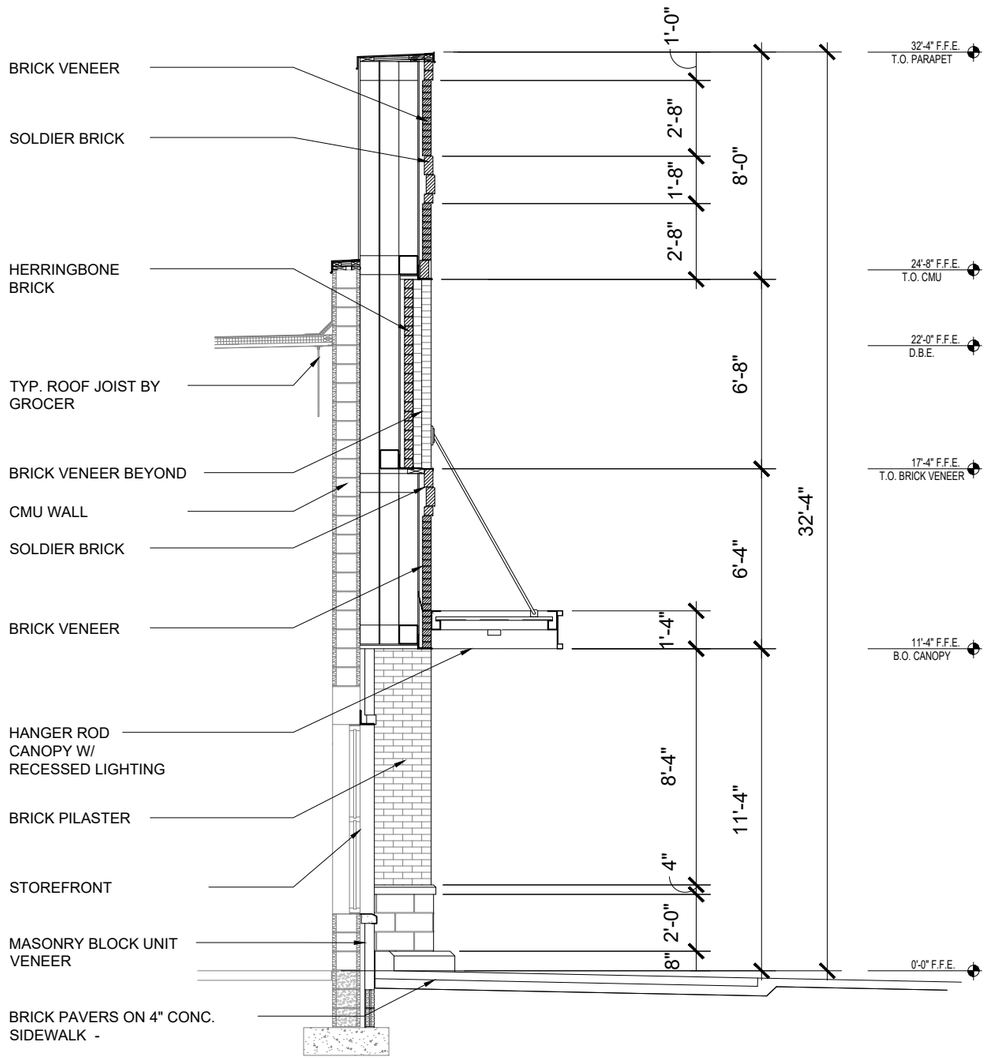


1 / 1.1 WALL SECTION 1

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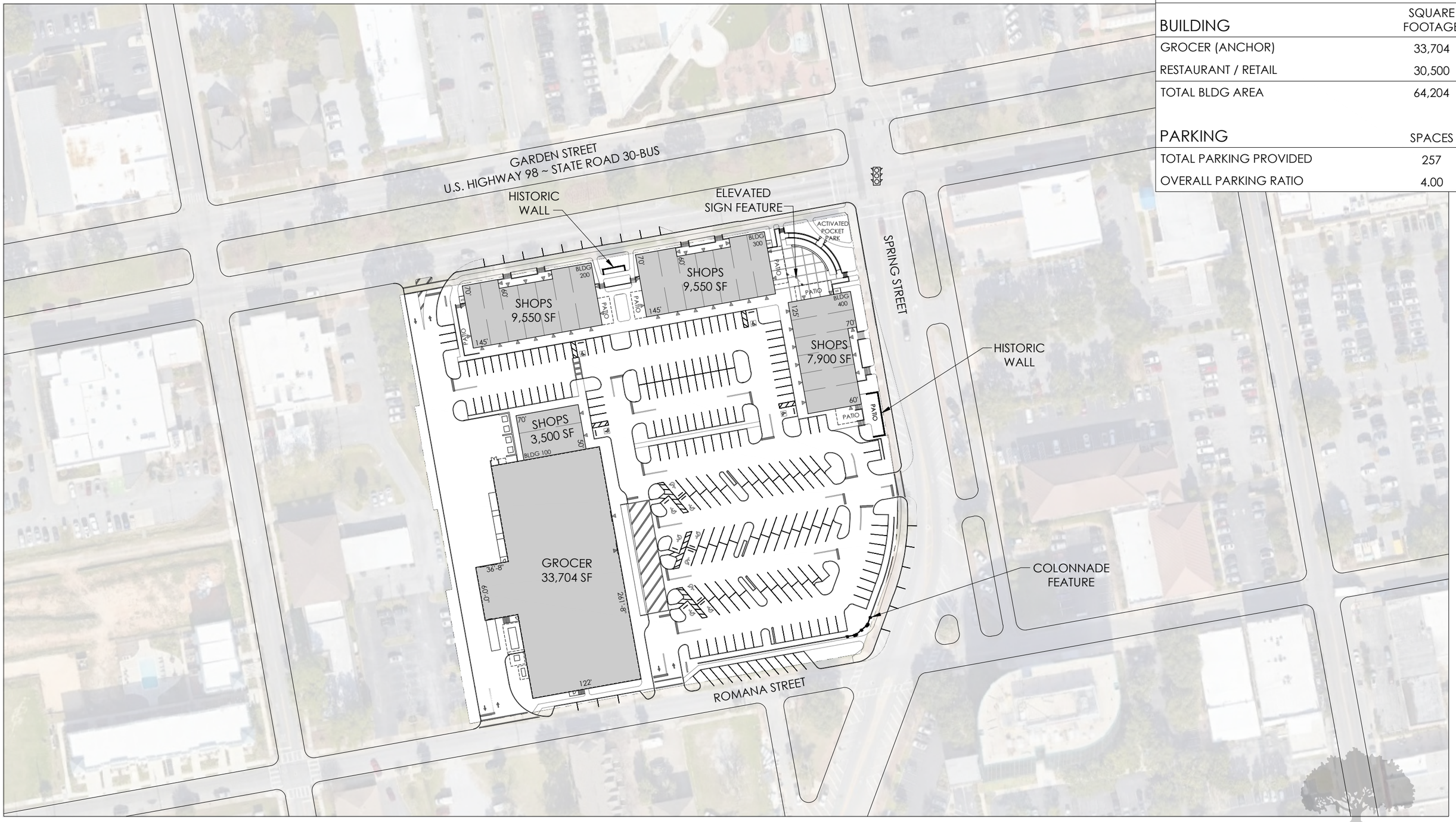
DATA SUMMARY	
BUILDING	**SQUARE FOOTAGE**
GROCER (ANCHOR)	33,704
RESTAURANT / RETAIL	30,500
TOTAL BLDG AREA	64,204
PARKING	**SPACES**
TOTAL PARKING PROVIDED	257
OVERALL PARKING RATIO	4.00



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")

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

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

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

ROMANA STREET
(45' 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'

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

FDOT CR-E CURB RAMP

PRESERVE & PROTECT EXISTING TREE

PRESERVE & PROTECT HISTORIC WALL

FDOT CR-A CURB RAMP

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

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

FDOT CR-A CURB RAMP

ELEVATED SIGNAGE FEATURE

ECUA WATER LINE AS PER ECUA UTILITY MAPS

PROTECT & PRESERVE EXISTING TREES

DUMPSTER ENCLOSURES

FDOT CR-E CURB RAMP

6" PVC FIRE PROTECTION LINE

2" HDPE POTABLE WATER LINE

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-A CURB RAMP

PRESERVE & PROTECT HISTORIC WALL

RETAINING WALL

FDOT CR-F CURB RAMP

TYPE F CURB & GUTTER

RIGHT-IN/RIGHT-OUT DRIVEWAY WITH CROSSWALK

TYPE F CURB & GUTTER

6" RAISED CURB, TYP.

ECUA WATER LINE AS PER ECUA UTILITY MAPS

"DRIVE UP & PARK AND PARKING"

4" GREASE LINE

3" VENT LINE

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

4" PVC SANITARY LATERAL

SANITARY SEWER MANHOLE WITH SUMP PUMP

2" SANITARY FORCEMAIN

FDOT CR-A CURB RAMP

DETECTABLE WARNING SURFACE FLUSH WITH ASPHALT

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

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"

ZONE "AE"

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

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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%

124 LF 24" HDPE

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

82 LF 24" HDPE

21 LF 12" 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"

REBOL-BATTLE & ASSOCIATES
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Telephone Number for Questions 850.438.0446
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

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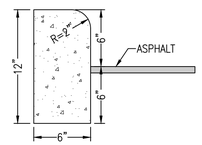
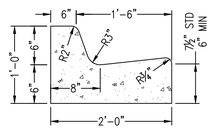
Table 2 - Recommended Rigid Pavement Sections		
STANDARD DUTY PAVEMENT SECTION (PARKING STALLS, ETC.)		
Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Saw-Cut Depth
6 Inches	12 feet x 12 feet	1½ Inches
HEAVY DUTY PAVEMENT SECTION (MAIN ENTRANCE DRIVES, DUMPSTER PADS)		
Minimum Pavement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



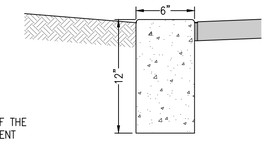
NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

6" RAISED CURB
N.T.S.



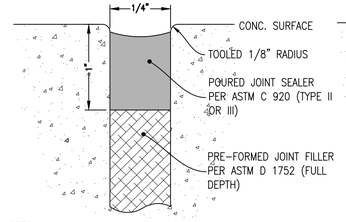
NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
3. EXPANSION JOINTS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

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



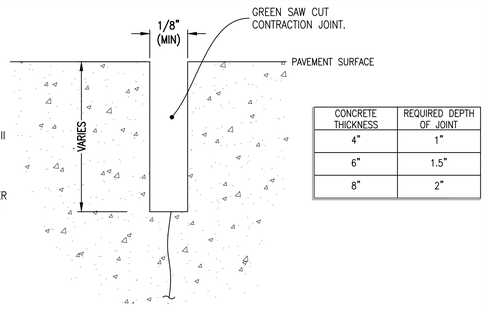
NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

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.

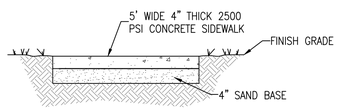
EXPANSION JOINT DETAIL
N.T.S.



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

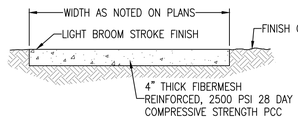
CONTRACTION JOINT DETAIL
N.T.S.

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

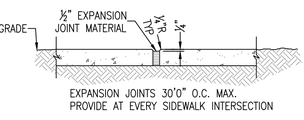


SIDEWALK DETAIL
N.T.S.

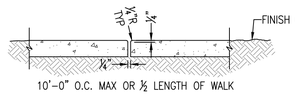
NOTE:
WALK SLOPE VARIES, SEE PLAN



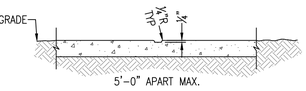
WALK SECTION



EXPANSION JOINT

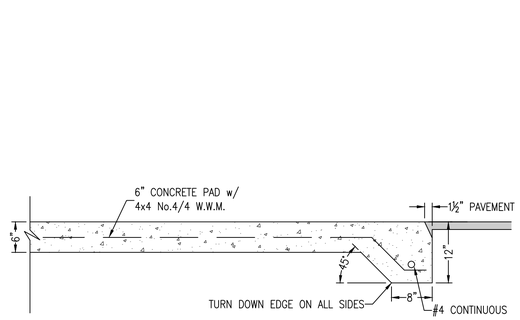


CONSTRUCTION JOINT



DUMMY GROOVE

SIDEWALK JOINT DETAILS
N.T.S.



DUMPSTER PAD DETAIL
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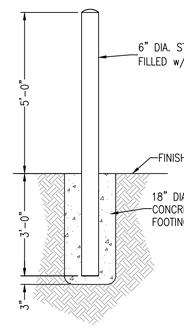

BOLLARD DETAIL
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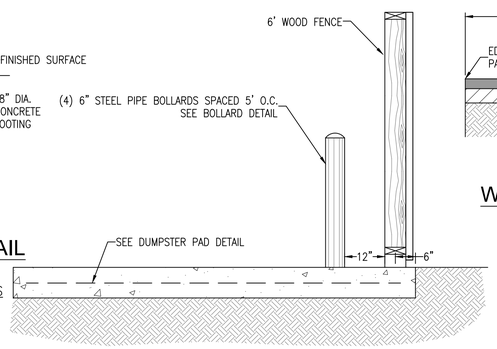
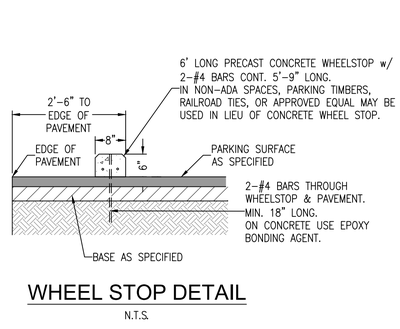
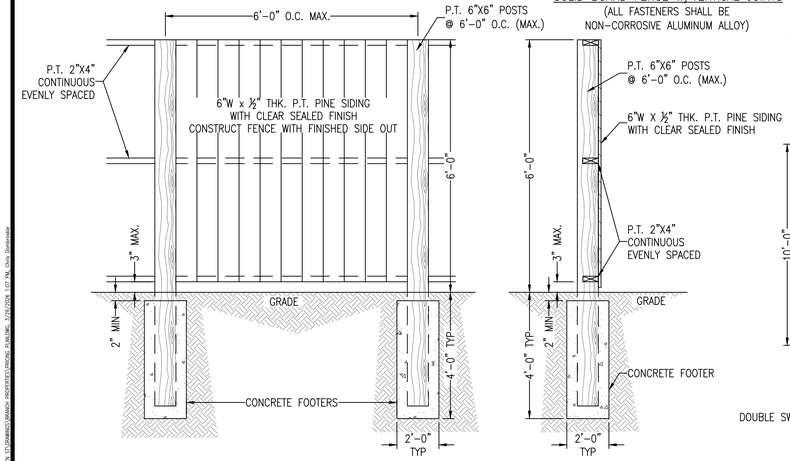


DUMPSTER PAD SECTION



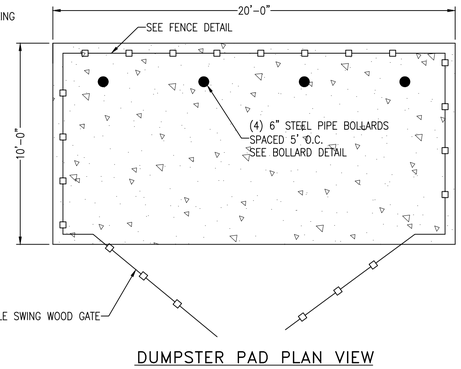
WHEEL STOP DETAIL
N.T.S.

SOLID BOARD FENCE W/VERTICAL JOINTS
(ALL FASTENERS SHALL BE NON-CORROSIVE ALUMINUM ALLOY)



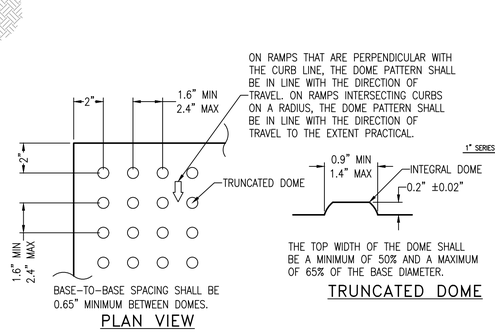
FRONT VIEW | SIDE VIEW

6' WOOD FENCE DETAIL
N.T.S.



DUMPSTER PAD PLAN VIEW

DUMPSTER ENCLOSURE DETAIL
N.T.S.



PLAN VIEW | 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.

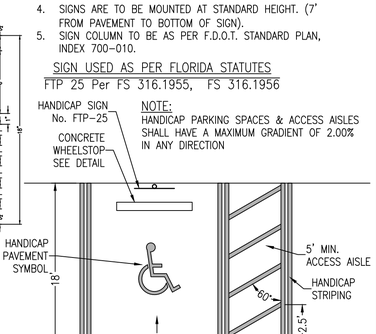
2. USE DETECTABLE WARNINGS PROVIDING A LIGHT-ON-DARK OR DARK-ON-LIGHT COLOR CONTRAST WITH ADJOINING SURFACES THAT MEET A 70% CONTRAST RATIO AS DESCRIBED IN ADAAG APPENDIX SECTION A4.29.2. ACCEPTABLE COLORS INCLUDE: BLACK, BROWN, BRICK-RED, GREEN AND SAFETY YELLOW (US-ANSI Z535.1-1991, 6.3; INTERNATIONAL-ISO 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

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

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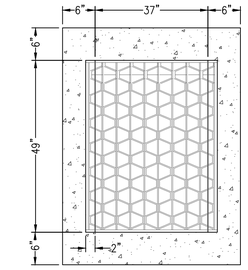
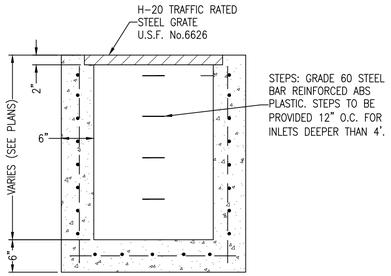
P:\2021\2021.158_BRANCH_CHAD_GARDEN_ST\DRAWINGS\BRANCH_REPORTS\1-PRICING_PLAN.DWG, 1/15/2026 1:07 PM, Chris Dombroskie

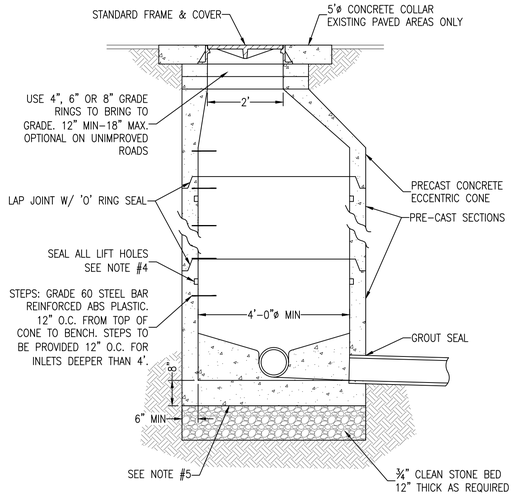




FDOT TYPE 'D' INLET

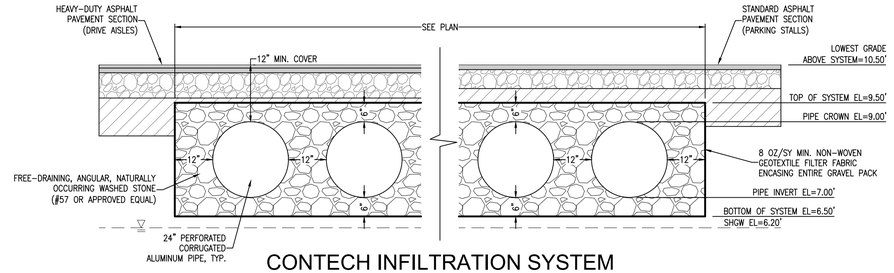
N.T.S.

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.



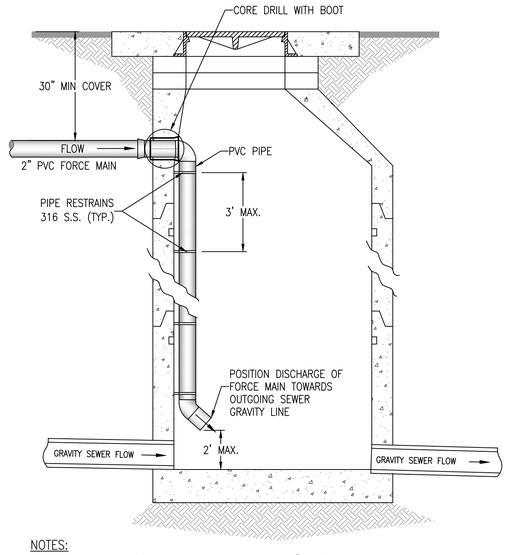
STORMWATER MANHOLE DETAIL

N.T.S.



CONTECH INFILTRATION SYSTEM TYPICAL CROSS SECTION

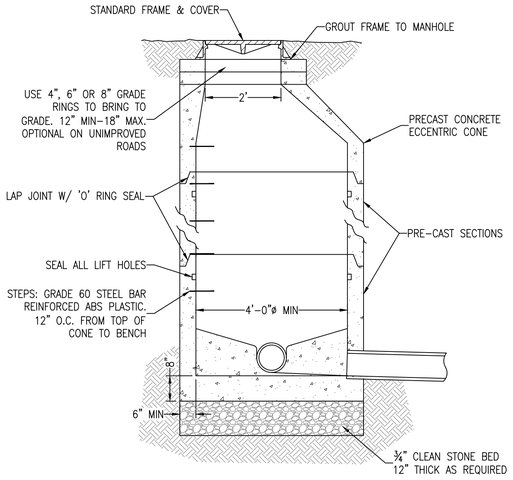
N.T.S.



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).

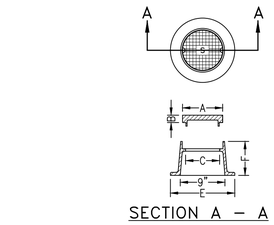
FORCE MAIN CONNECTION DETAIL

N.T.S.

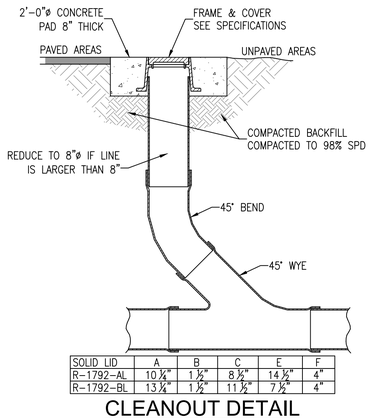


SANITARY SEWER MANHOLE DETAIL

N.T.S.



SECTION A – A

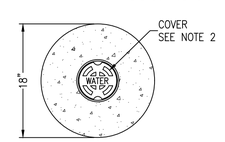


SOLID LID	A	B	C	E	F
R-1792-AL	10 ¼"	1 ½"	8 ½"	14 ½"	4"
R-1792-BL	13 ¼"	1 ½"	11 ½"	7 ½"	4"

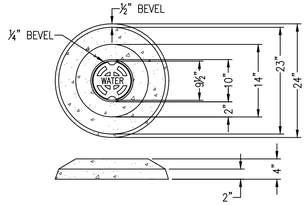
CLEANOUT DETAIL

N.T.S.

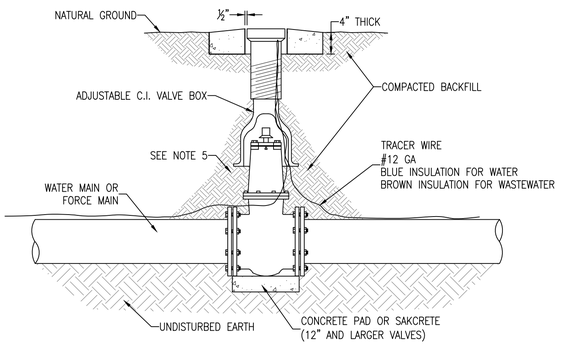
NOTES:
1. VALVE BOX AND BOOT SHALL BE CAST IRON.
2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE.
3. VALVE BOX TOP SHALL BE FLUSH WITH FINISHED GRADE OR ½" ABOVE NATURAL GROUND LEVEL.
4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUIVALENT.
5. EARTH UNDER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

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P:\2021\2021.158_BRANCH_FOOD_CANTON_ST\DRAWINGS\BRANCH_REPORTS\CIVIL\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

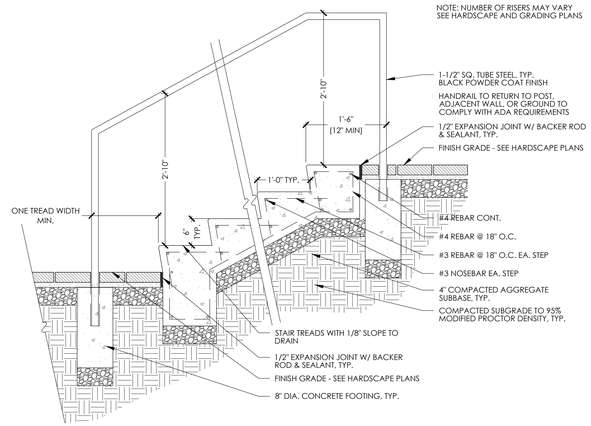
ISSUE SCHEDULE

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

SHEET NAME: HARDCAPE PLAN

PROJECT NUMBER: 26-0201

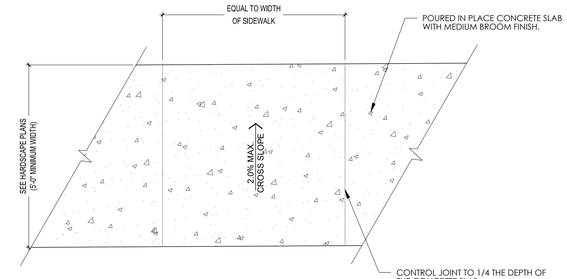
SHEET NO: L101



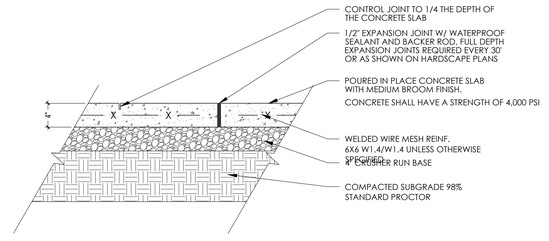
10 CONCRETE SEAT WALL
SCALE: 1" = 1'-0"

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

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

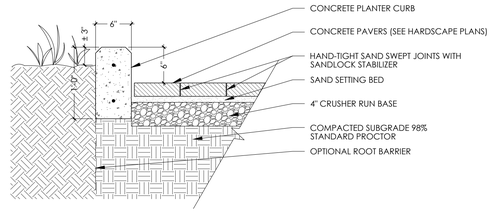


7 CONCRETE SIDEWALK
SCALE: 1" = 1'-0"

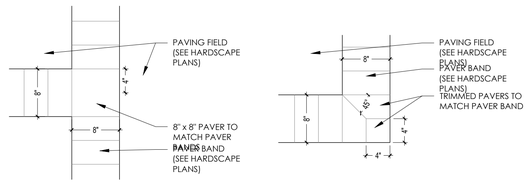


6 CONCRETE JOINT DETAIL
SCALE: 1" = 1'-0"

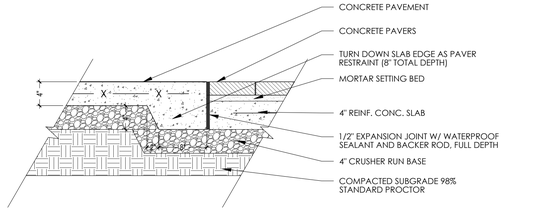
5 CONCRETE PAVEMENT
SCALE: 1" = 1'-0"



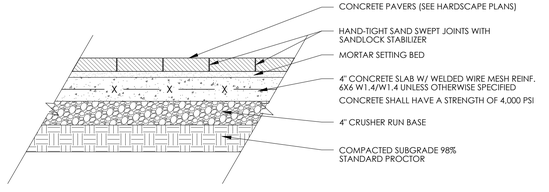
4 CONCRETE PLANTER CURB
SCALE: 1" = 1'-0"



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



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



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

DESIGN GROUP
AJC DESIGN GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA 30338

STAMP

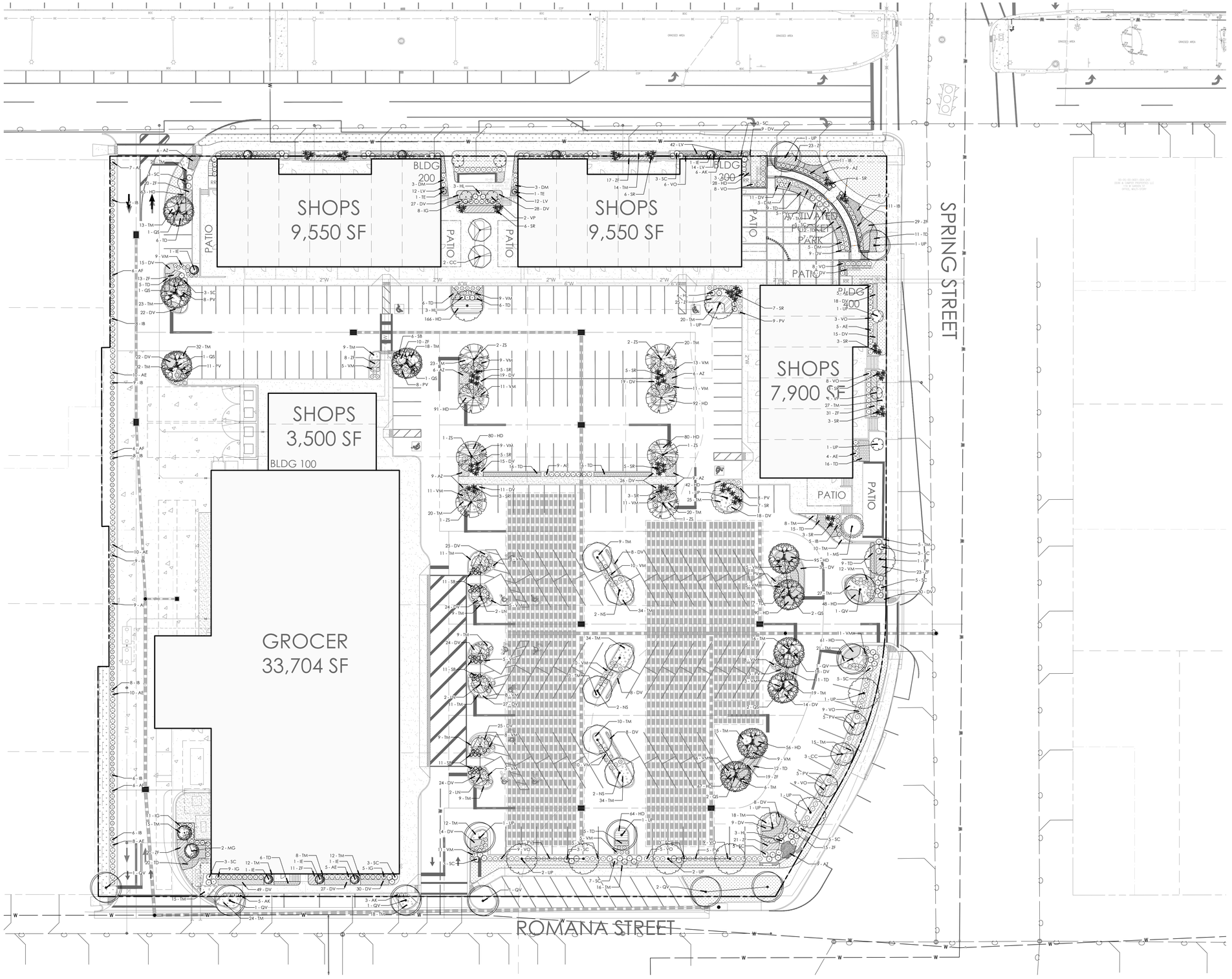
OWNER
BRANCH PROPERTIES, LLC
3340 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900

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: 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

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30338

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BRANCH PROPERTIES, LLC
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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.
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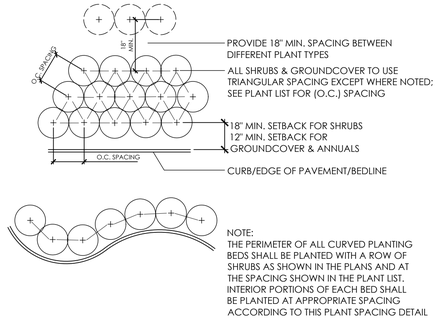
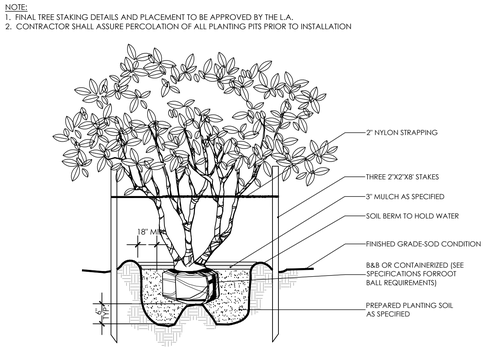


9 Shrub and Groundcover Spacing
Scale: N.T.S.



6 Multi-Trunk Tree Planting
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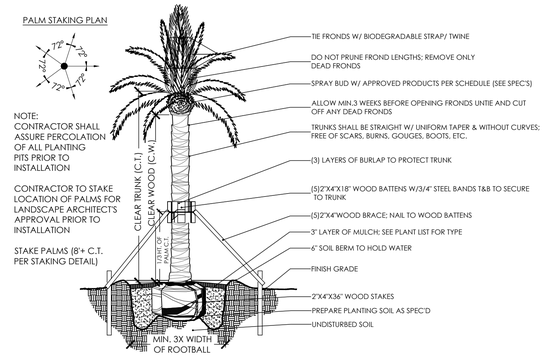

3 Phoenix Palm Planting
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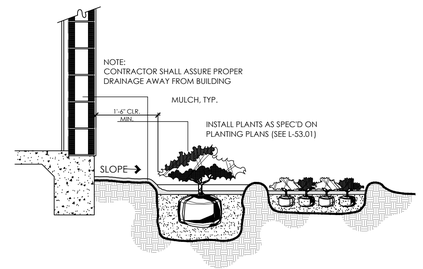
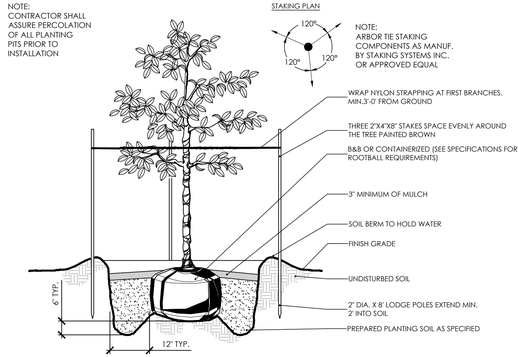
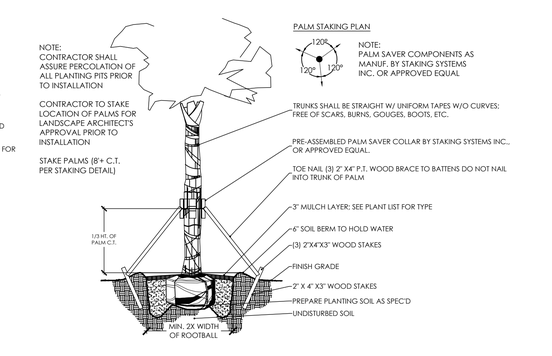


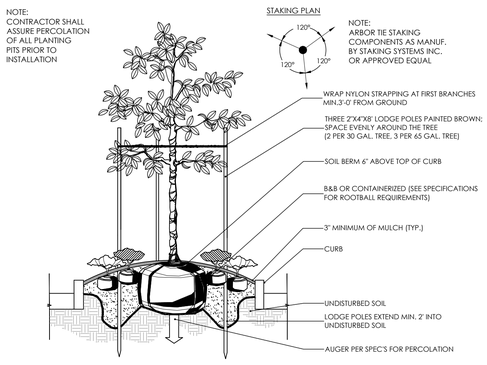
8 Foundation Planting
Scale: N.T.S.



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



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



7 Curbed Island Plantings
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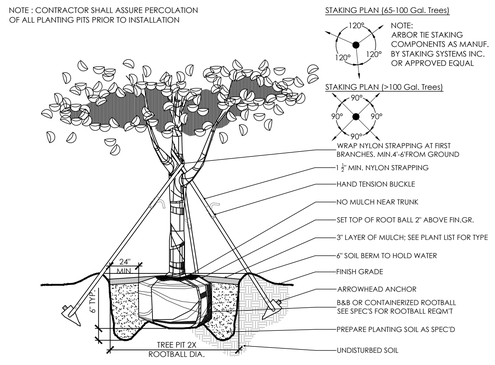
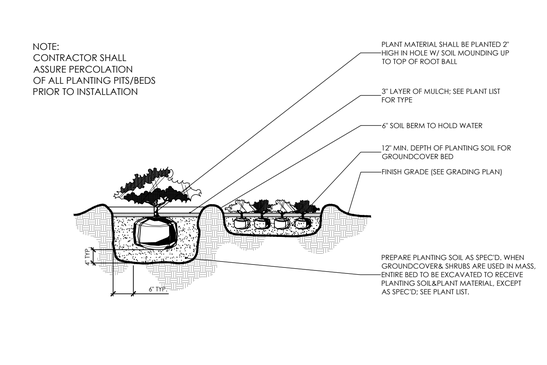


4 Tree Planting (65-100 Gal.)
Scale: N.T.S.



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

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(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

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

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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

MATERIAL INFORMATION PACKAGE

DOWNTOWN PENSACOLA
PENSACOLA, FL

BRANCH

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

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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

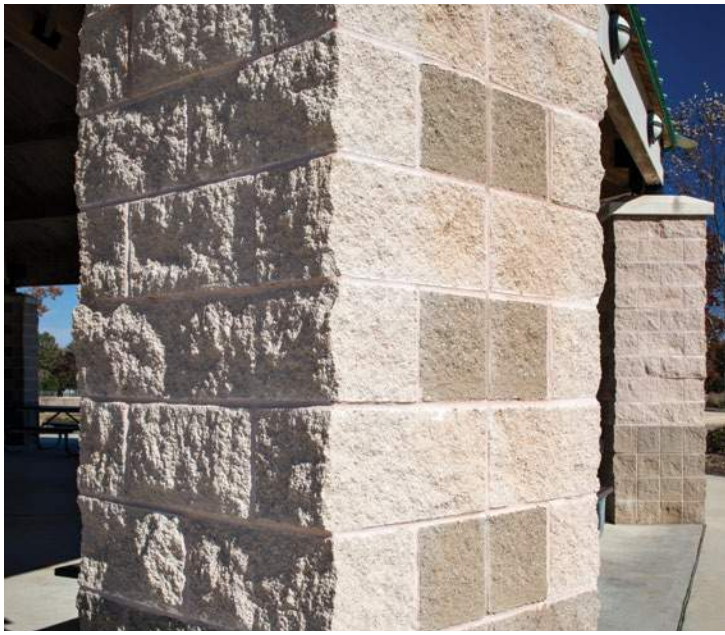
"LIGHT CREAM"

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.

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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:

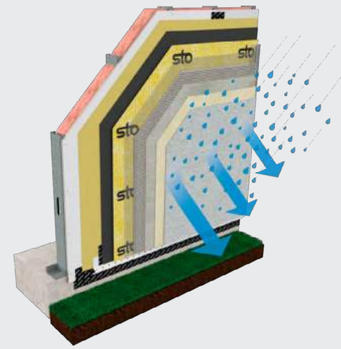
- Creates a more durable, easier-to-maintain surface with excellent weatherability
- Stands up to wind-driven rain and UV light degradation
- Resists algae, mildew, and mold growth

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.

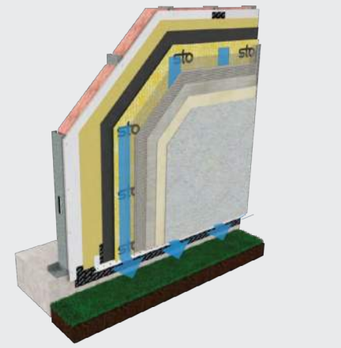
Drain
The Sto DrainScreen® drainage mat is an essential component of Sto's fully engineered stucco system. It facilitates continuous ventilation and drainage, effectively removing incidental moisture and helping to preserve the integrity of the wall assembly. When combined with the StoGuard® air and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

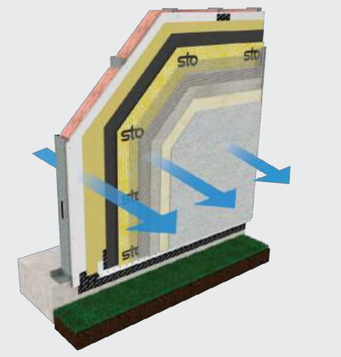
Deflect



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.

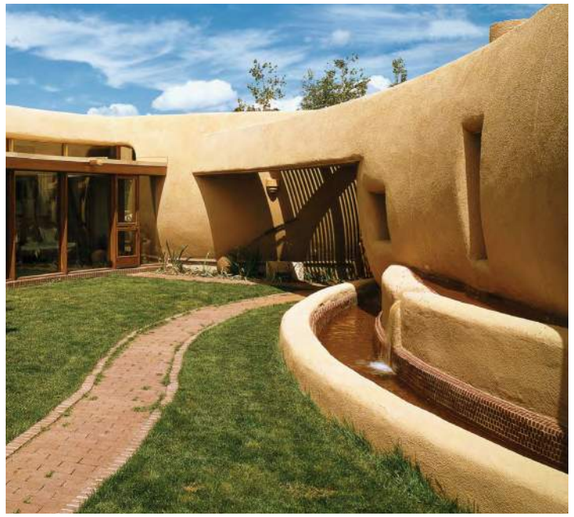
Water management
For water management, the StoPowerwall ci and StoPowerwal ci DrainScreen Systems incorporate advanced cavity wall design with Sto DrainScreen and a continuous fluid-applied, vapor-permeable air and water-resistive barrier, Sto Gold Coat®. Both are listed components in ICC-ESR 1233 and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

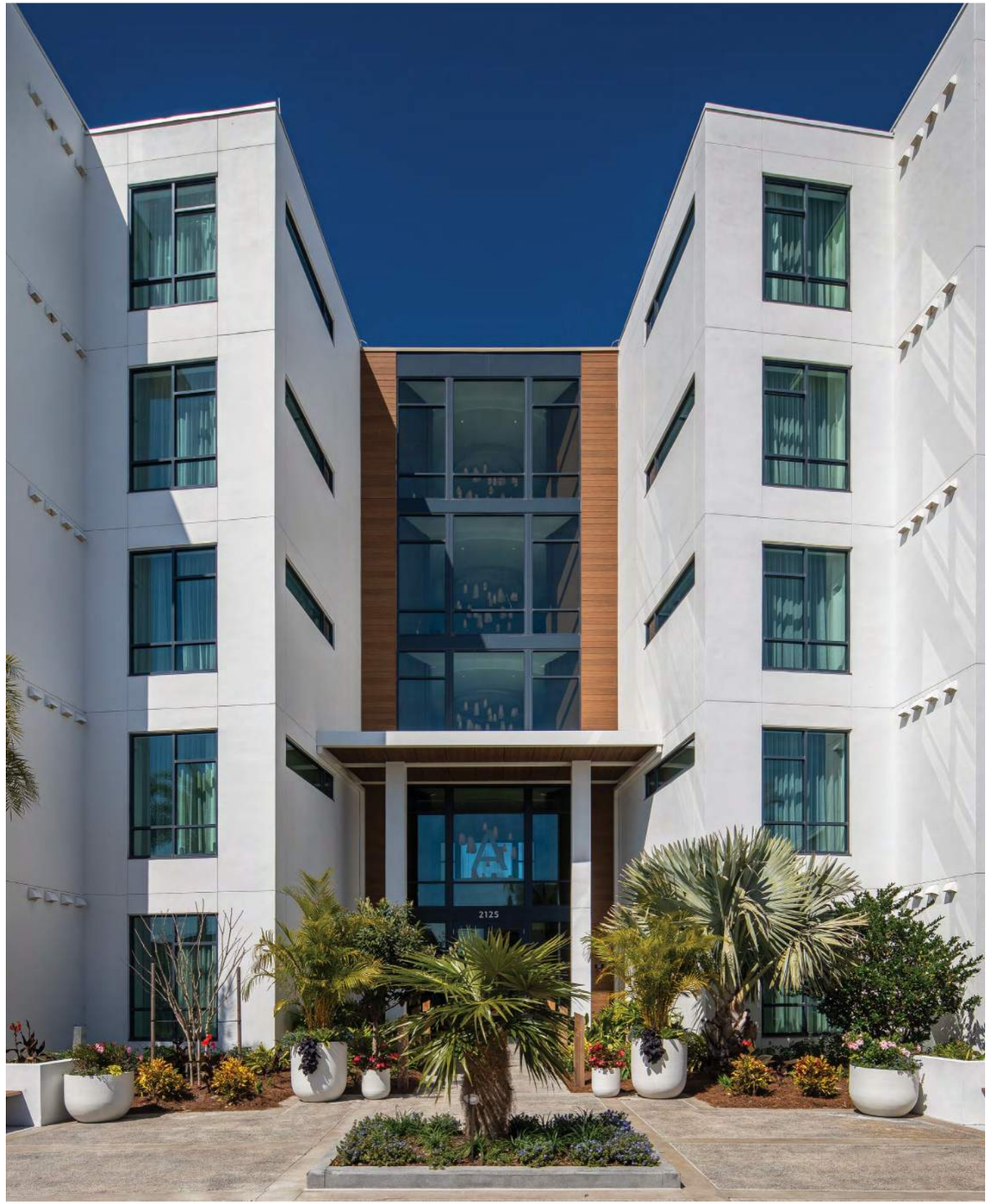
System	StoPowerwall ci	StoPowerwall DrainScreen	StoPowerwall DrainScreen MVES
Air and water-resistive barrier	✓	✓	✓
Enhanced drainage plane	✓	✓	✓
Continuous insulation	GPS		
R-value	4.7 / inch		
Insulation thickness	1,2, and 3 inches		
Weight (not including sheathing and frame)	~13 lbs psf	~12 lbs psf	~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

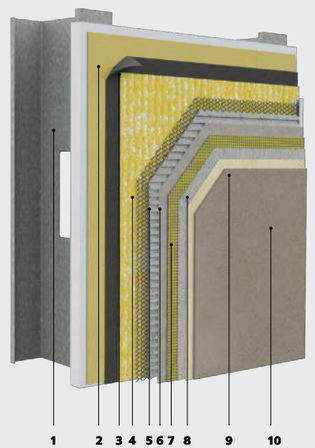
with Sto Fireblocking and Sto Crack Defense option

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

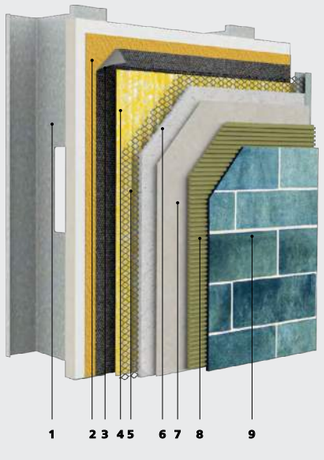
With Sto Crack Defense option



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

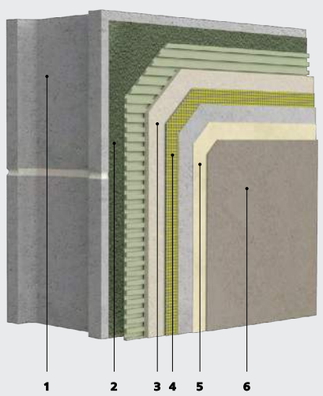
StoPowerwall® DrainScreen MVES



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

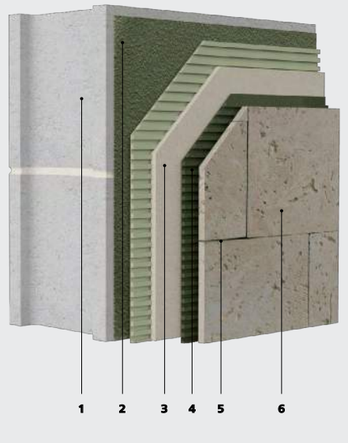


1. Structural Wall Assembly
2. Sto ExtraSeal
3. Sto Stucco Brown Coat
4. Sto Crack Defense (optional): Sto Mesh with Sto Basecoat
5. Sto Primer (optional)
6. Sto Architectural Surface

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

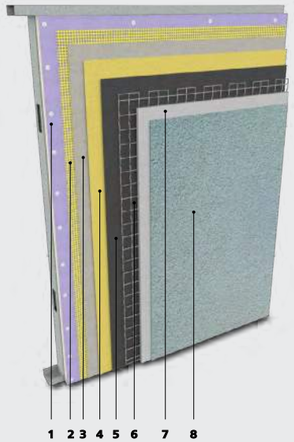
Features	Benefits
Facilitates prescriptive compliance with IECC air barrier requirements	Speed of installation, waterproofing basecoat that also functions as a stucco scratch coat.
Maintains 5/8″ stucco thickness per ASTM C926	Minimizes occurrence of cracking
Resists wind-driven rain	Lower cost and faster 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

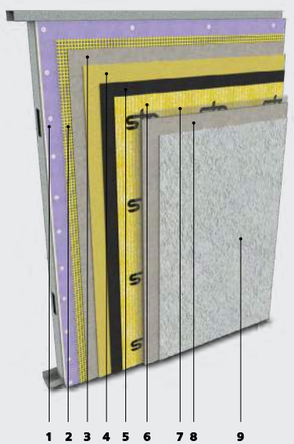
StoPowerwall GMG with Structa Wire



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

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Building 1400, Suite 120
Atlanta, GA 30331
USA

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

ATTENTION

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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)

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Form No. 22-2354

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

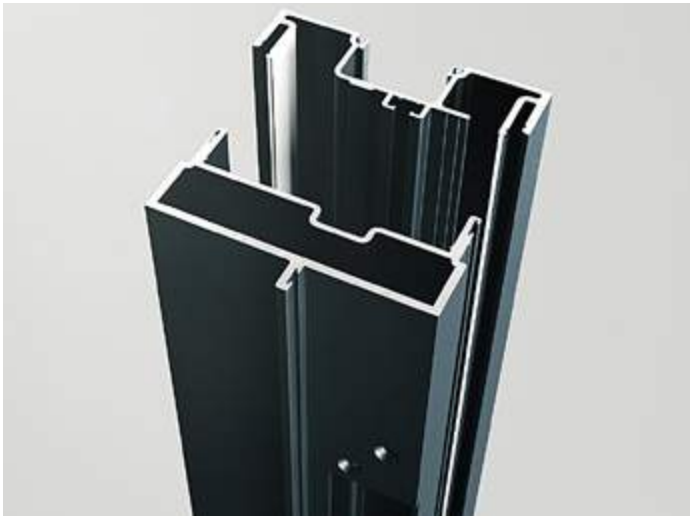
770.449.5555 TEL

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.

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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**.

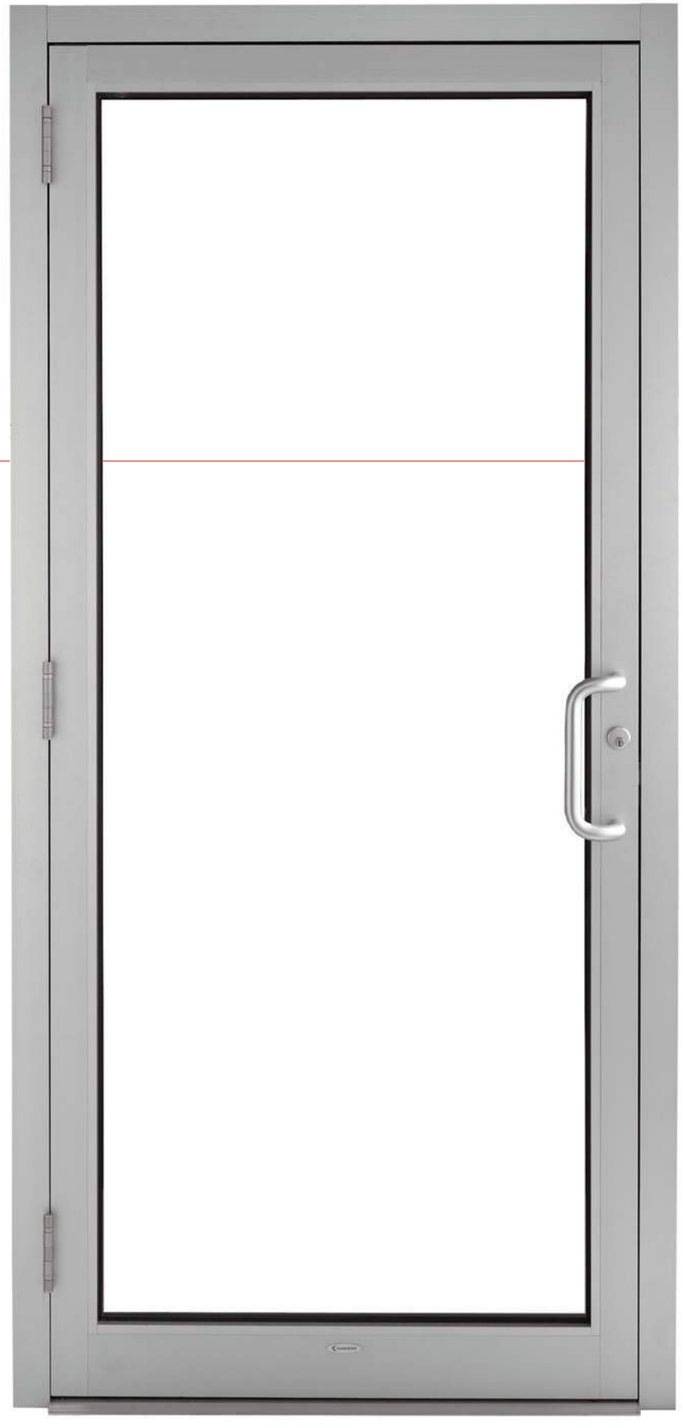
Since aluminum has a high level of heat transfer via conduction, a thermal barrier must be integrated into the system to minimize heat transfer.

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



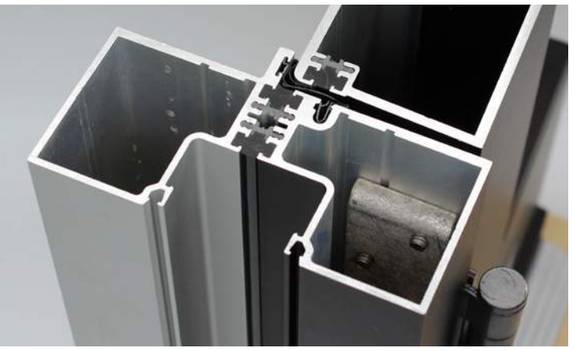
Many types of thermal barriers have been developed as a result of product research, market changes, consumer and owner demand. To assist your decision-making process, a description of the major types follows.

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

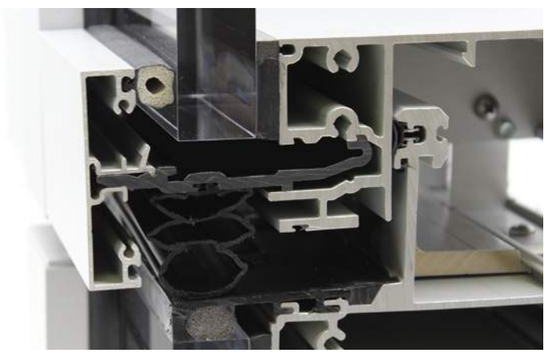


By merging industry-proven pour and debridge and polymer isolator technologies, the patented IsoPour™ Thermal Break technology creates thermally broken assemblies for enhanced building energy efficiencies with high structural performance.

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

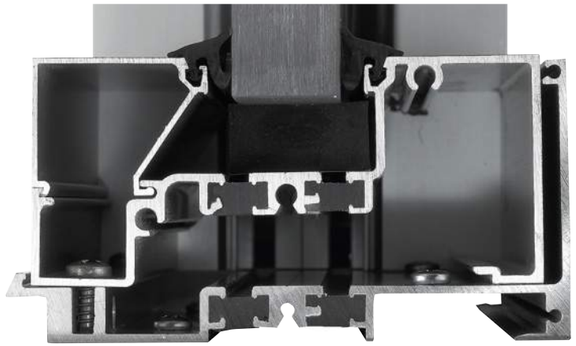


A continuous polyamide thermal break applied vertically and horizontally helps provide ultra-thermal performance levels. Extruded polymer inserts allow a great deal of flexibility – changing the depth of the infill from a double insulating glass unit (IGU) to a triple IGU is as easy as changing the depth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

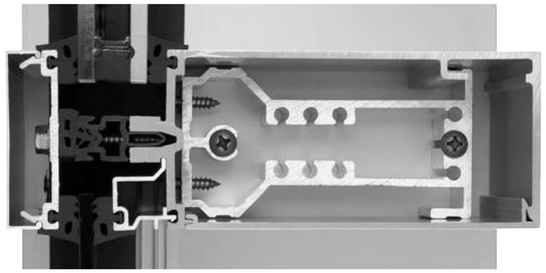
Factory-supplied P&D products involve pouring liquid urethane into a cavity or thermal pocket, allowing it to harden and cutting away a small section of aluminum opposite the pour area to fully separate the exterior aluminum from the interior aluminum. This thermal barrier means there are fewer parts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



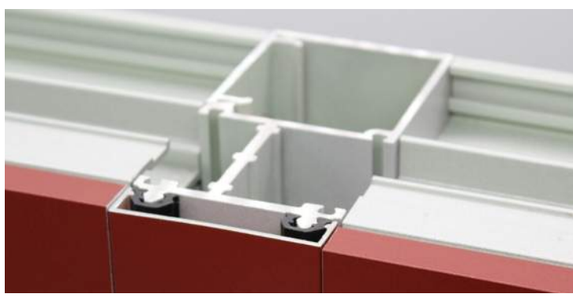
Thermal separators are typically made from engineered polymers or EPDM (ethylene propylene diene monomer) and used in curtain wall systems.

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

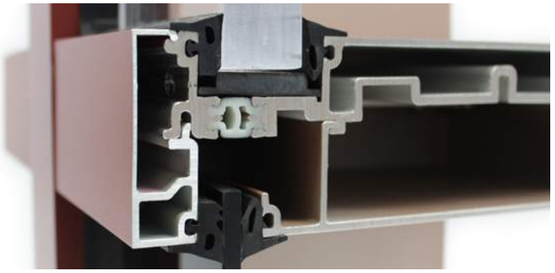


The thermal isolator clip method is used on curtain walls. Efficiently isolating the interior trim from the structural mullion, the clip improves the U-factor and CRF (condensation resistance factor) of these products.

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

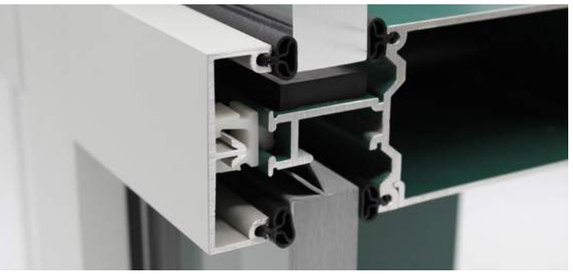


The patented IsoStrut® Thermal Break method achieves a high-strength bond between the aluminum and the thermal break material, which creates a composite assembly suitable for use in monumental curtain walls.

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



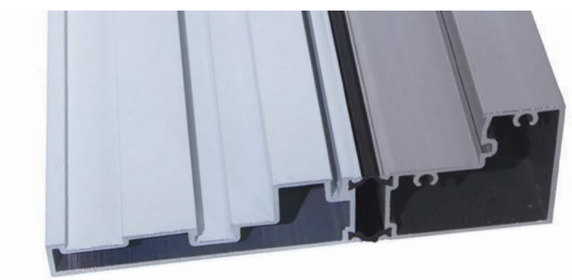
Engineered polymer clips are placed intermittently to separate the face and gutter of low-rise curtain walls and other framing systems. The clip eliminates contact between exterior and interior aluminum so that the transfer of heat is reduced from the inside to the outside or vice versa. The interior-exterior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

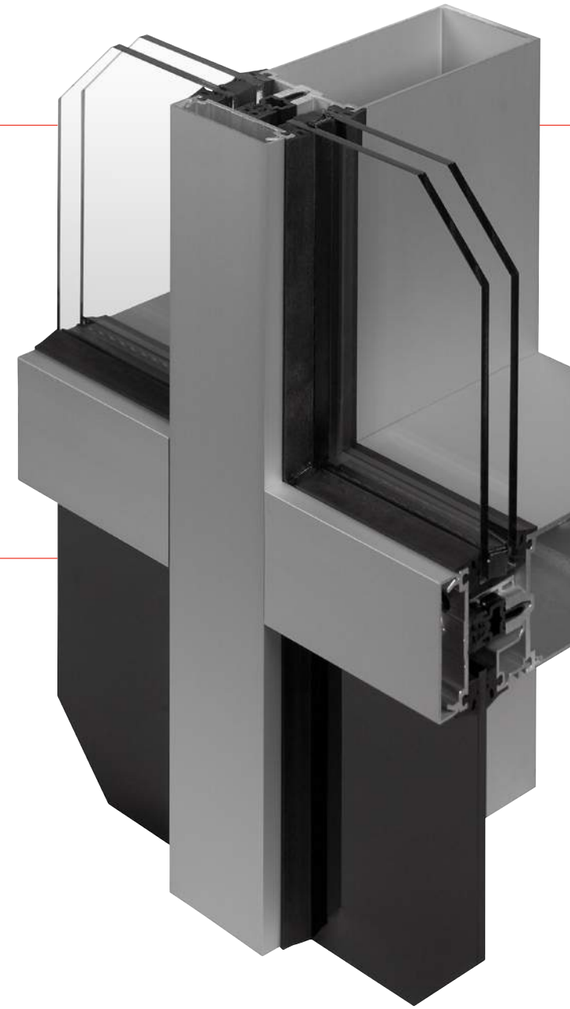
Kawneer's solutions draw on a long history of innovation to create next-generation technologies that inspire architects, contractors and glaziers to build better buildings. We advance our solutions to help build legacies. Kawneer's complete line of thermal framing, curtain walls and windows was designed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

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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

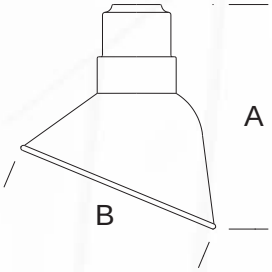
A807/49/E1/49/SMWL

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.

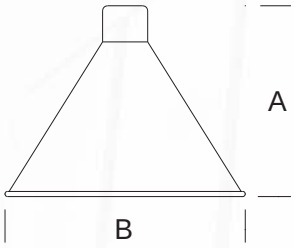
(SEE PAGE 13-16 FOR MOUNTING OPTIONS, ACCESSORIES, FINISH OPTIONS, BALLASTS AND LIGHT SOURCE OPTIONS).

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”

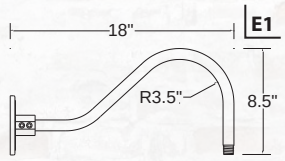
MODEL	COLOR	MOUNTING OPTIONS	LIGHT SOURCE				OPTIONS	GLOBES	ACCESSORIES
	38, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 59, 60, 61, 62, 63, 74, 81, 87, 97	E1, E2, E2S, E3, E3A, E4, E4A, E5, E6, E7, E8, E9, E10, E11 E12, E13, E14, E18A, E19, E20, E21, E24, E25	INC	CF	H.I.D	LED	SMSWL* 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.						

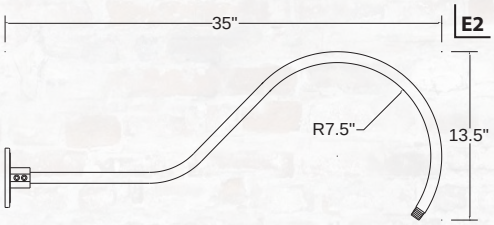
NOTES

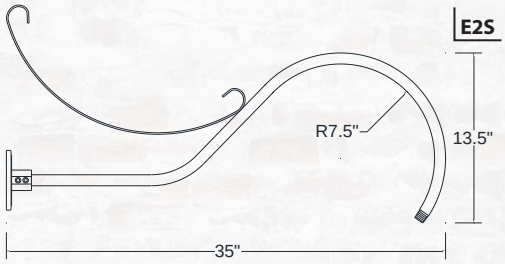
*SMALL SWIVEL AVAILABLE FOR DS07 ONLY.

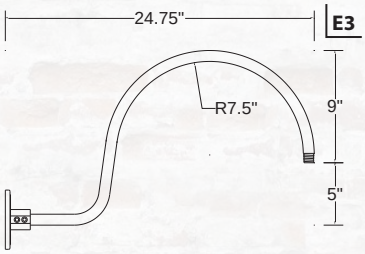
(SEE PAGE 13-16 FOR MOUNTING OPTIONS, ACCESSORIES, FINISH OPTIONS, BALLASTS AND LIGHT SOURCE OPTIONS).

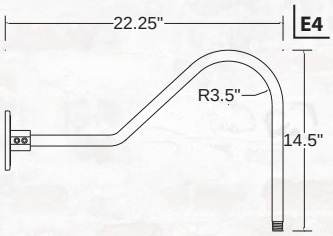
1/2” ARM EXTENTIONS

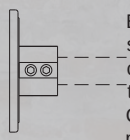






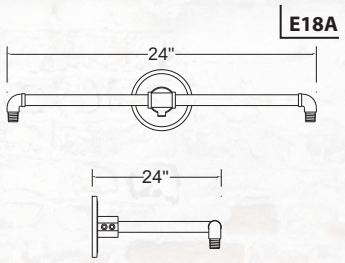


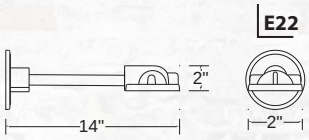


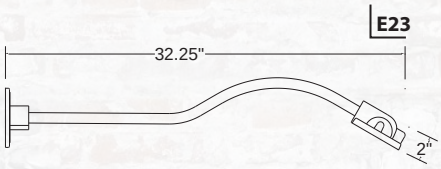


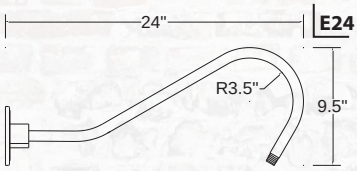
E14

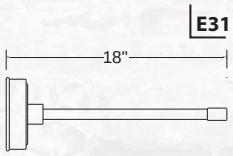
Baselite will take your sketch and fabricate a custom arm extension to meet your needs. Cast Backplate (CB) provided

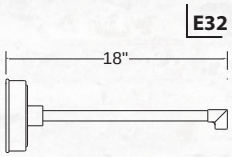


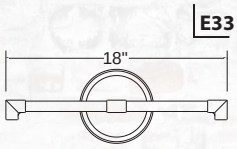


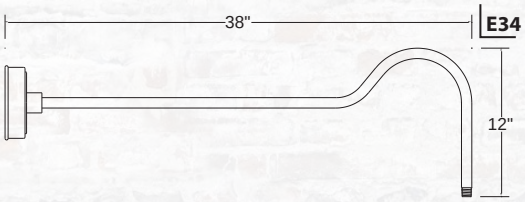


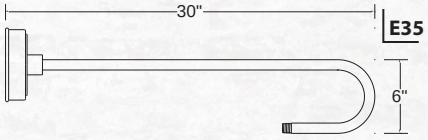


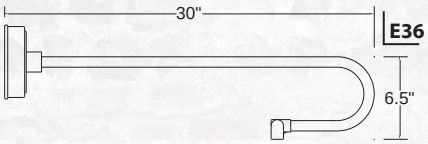


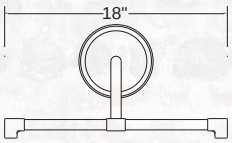


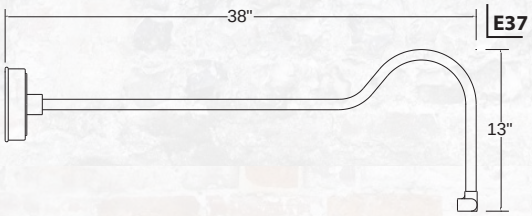


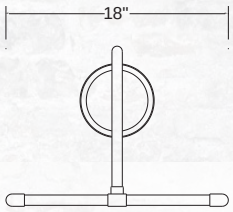




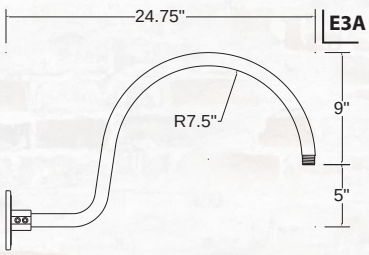


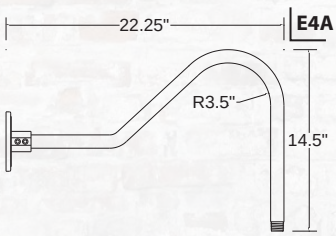


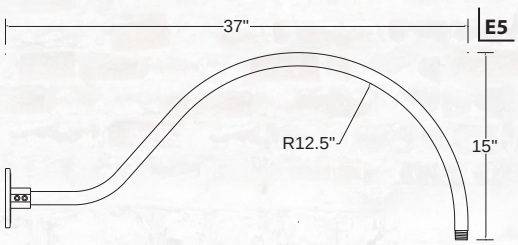


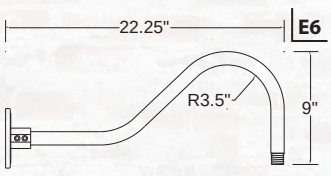


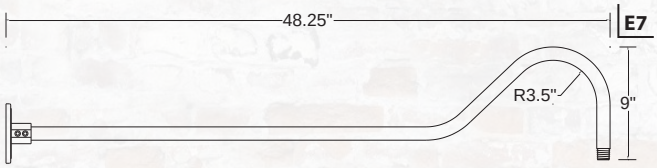
3/4” ARM EXTENTIONS

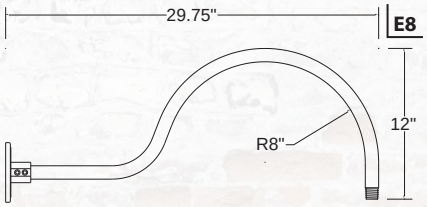












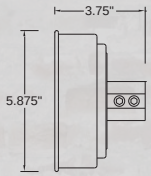
BALLASTS

WEATHERTIGHT CF/LED WALL MOUNT

CFWTM LWTM

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

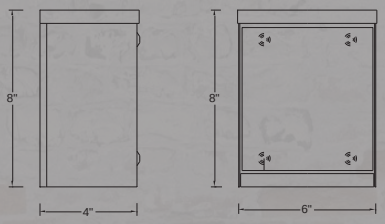
CATALOG #	LAMP	DISTANCE TO LAMP
CFWTM	26W, 32W OR 42W PLT	15'
LWTM	12W, 25W, 35W	15'



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

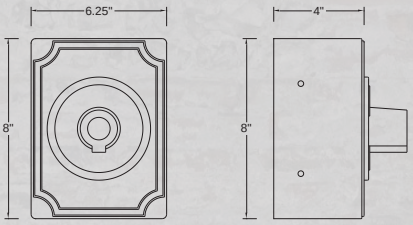


- DUAL VOLTAGE - HIGH POWER FACTOR - MINIMUM DISTANCE BETWEEN BALLASTS ARE 12" - POWDERCOAT FINISH - KO'S ARE FOR 1/2" FITTINGS

INTERGRAL BALLSTST - H.I.D.

INB

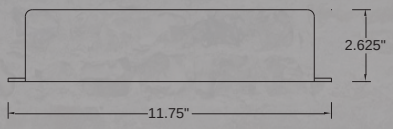
CATALOG #	LAMP	ANSI#	DISTANCE TO LAMP	STARTING TEMPERATURE
INB/50HPS 120/277	50WHPS	S68	35'	-40 F OR -40 C
INB/70HPS 120/277	70WHPS	S62	35'	-40 F OR -40 C
INB/100HPS 120/277	100WHPS	S54	35'	-40 F OR -40 C
INB/50MH 120/277	50WMH	M110	15'	-20 F OR -30 C
INB/70MH 120/277	70WMH	M98	15'	-20 F OR -30 C
INB/100MH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

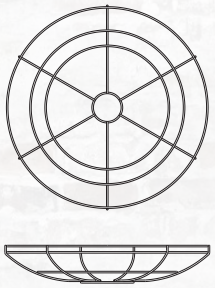
L.E.D. DIMMING OPTIONS (FOR TRIAC OR 0-10V OPTION CHOOSE FROM THE LIST BELOW. CONTACT DRIVER MANUFACTURER FOR SPECIFICATIONS).

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

COLOR TEMPERATURE OPTIONS

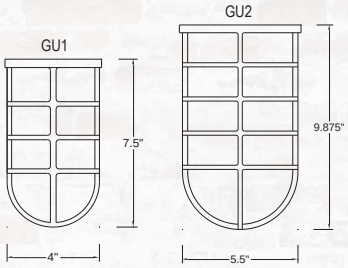
27K - 2700 KELVIN (WARM LIGHT)
3K - 3000 KELVIN (WARM LIGHT)
35K - 3500 KELVIN (NATURAL LIGHT)
4K - 4000 KELVIN (NATURAL LIGHT)
5K - 5000 KELVIN (COOL LIGHT)

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

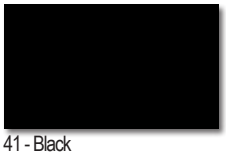
CATALOG #	DESCRIPTION
BL3	3" BLUE
BL4	4" BLUE

CATALOG #	DESCRIPTION
PR3	3" PRISMATIC
PR4	4" PRISMATIC

FINISH OPTIONS

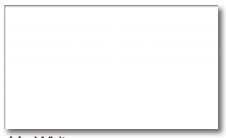
38 - Copper Tint ●

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' **04**= 4' For Custom Length in 2' and 4' increments Example: **08**= 8' (4'+ 4') **12**= 12' (4' + 4' + 4') **16**= 16' (4' + 4' + 4' + 4')	**30** = Warm White (3000K) **40** = Neutral White (4000K) **50** = Cool White (5000K)	**1L** = 1,000 Lumens **25L** = 2,500 Lumens (Contact Factory for other output options.)	**LWG** = Linear Wall Grazer	**1** = Multi-Volt[2]	**BZ** = Bronze **BK** = Black **AA** = Anodized Aluminum **WH** = White **SP** = Special[3]	**STEM LENGTH**[4] **0** = No Stems **6** = 6" Stems **12** = 12" Stems **18** = 18" Stems **24** = 24" Stems **GRADE MOUNT** **GM** = Adjustable Arm *(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.

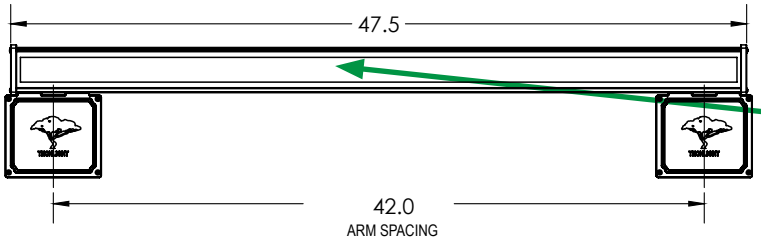
TECHLIGHT
GROUNDED IN ILLUMINATION

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.

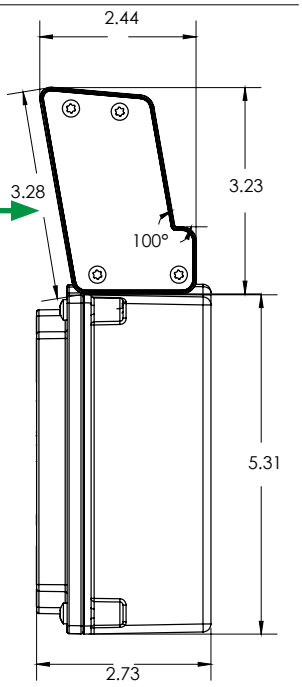
LUMINAIRE WITH INTEGRATED DRIVER DIMENSIONS - INDIVIDUAL

4' MODULE



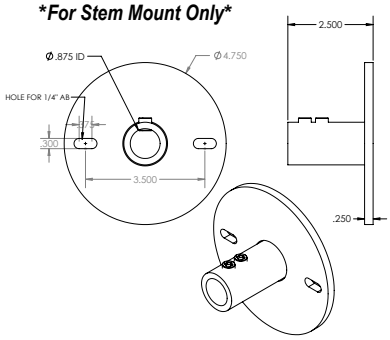
Lens

SIDE VIEW

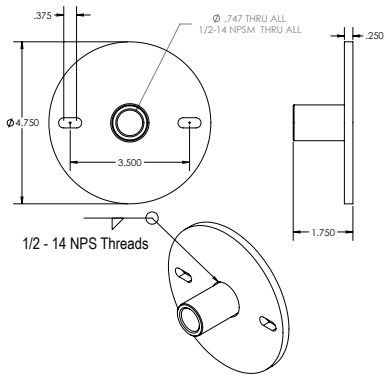


WALL MOUNT DIMENSIONS

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

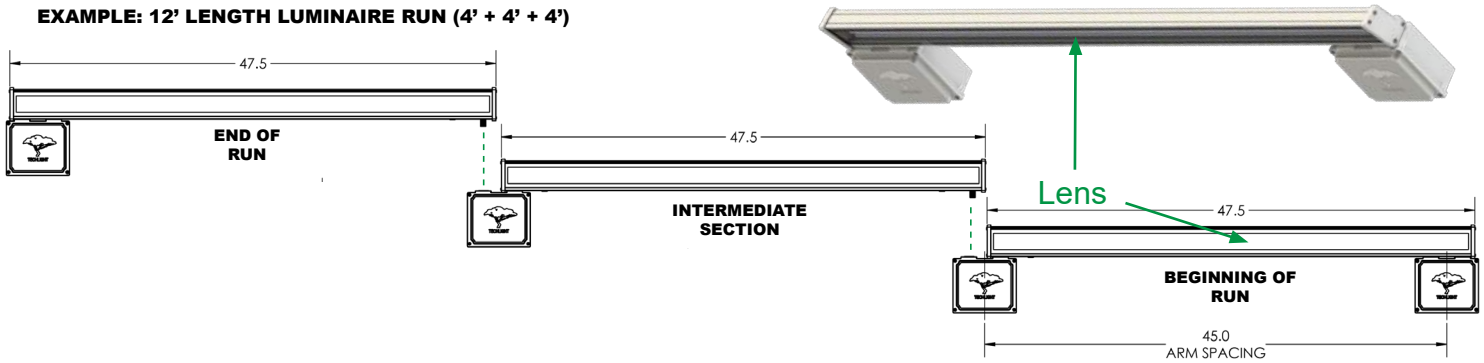


Threaded Wall Mount - PN#: 102795XX
For GM Adjustable Arm Mount Only

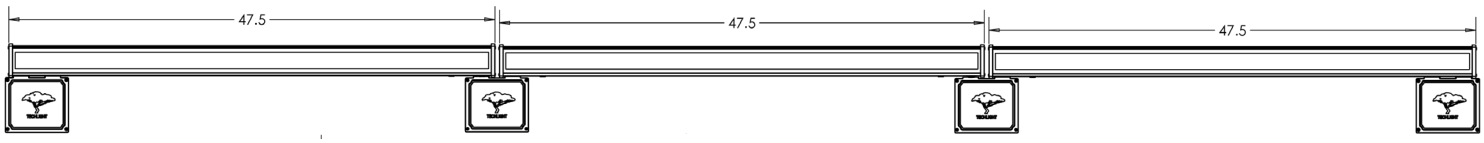


LUMINAIRE WITH INTEGRATED DRIVER DIMENSIONS - CONTINUOUS RUN

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



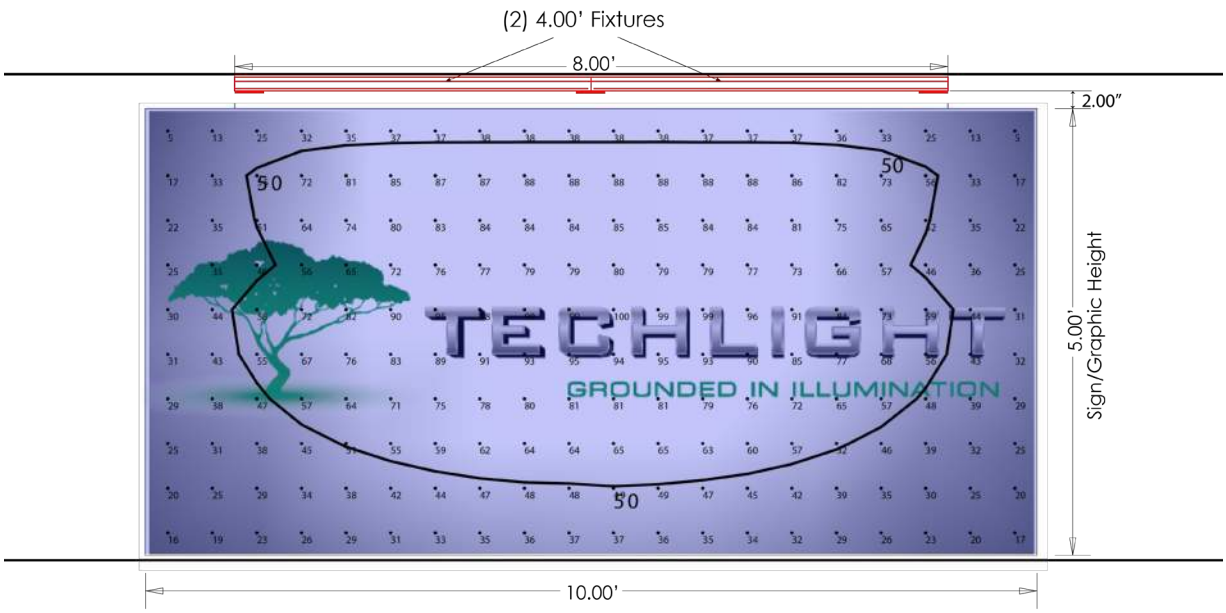
A COMPLETED 12' LENGTH LUMINAIRE RUN



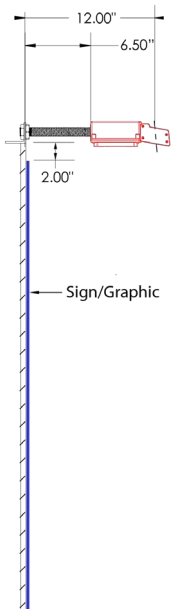
ILLUMINANCE PLANE'S CALCULATED MEASUREMENT POINTS (foot-candles)

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

Front View

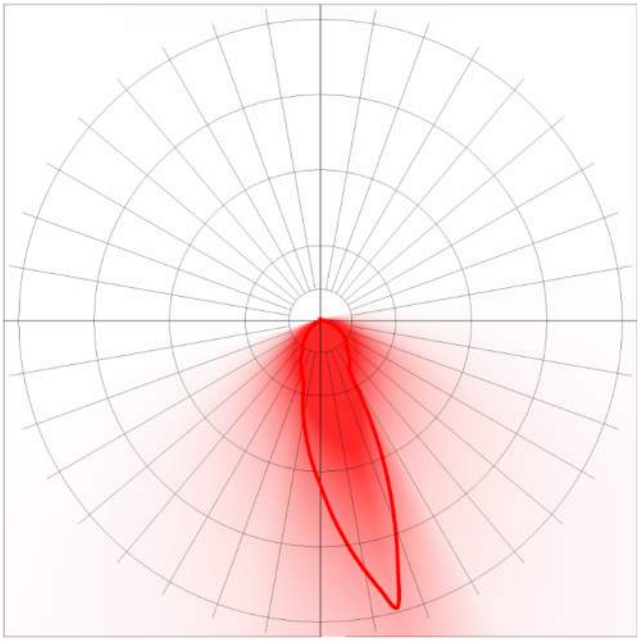


Side View



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.

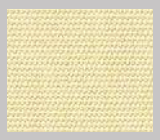
Breathable Comfort

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

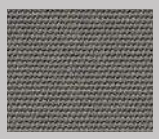
Taupe
4648-0000

Silver
4651-0000

Cadet Grey
4630-0000

Storm NEW
4636-0000

Smoke
4615-0000



Charcoal Grey
4644-0000

Slate
4684-0000

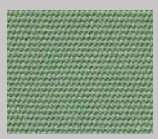
Black
4608-0000

Ivy
4632-0000

Forest Green
4637-0000

Fern
4671-0000

Aspen
4668-0000

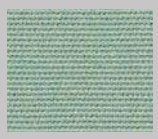


Basil
4688-0000

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

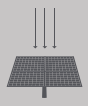
Sea
4664-0000

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

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.

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.

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	●		●					●	

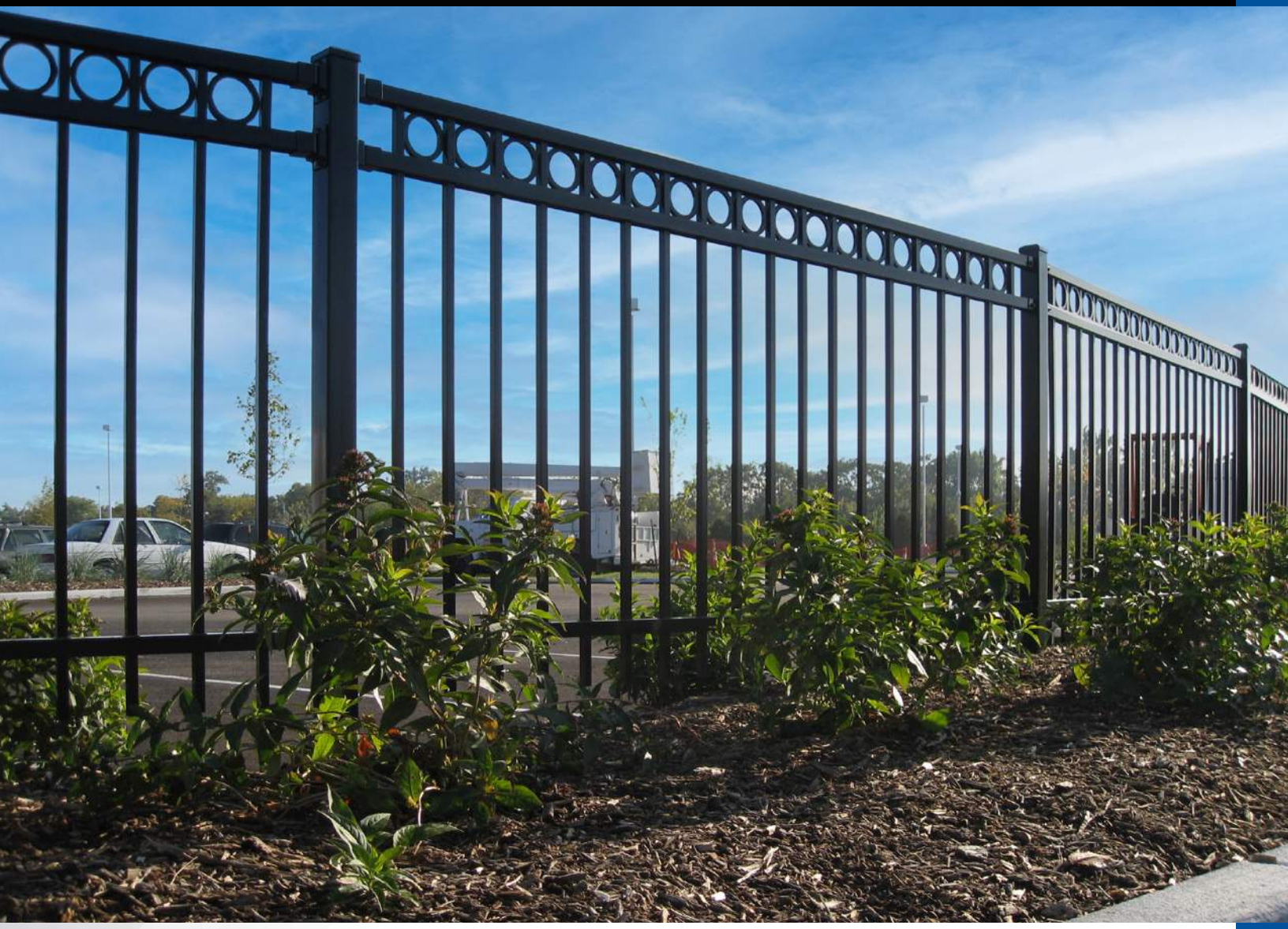
NOTE: Striped fabrics are only available in a 46" width

VIII. RAILING

AMERISTAR - ECHELON PLUS
"MAJESTIC"

ECHELON PLUS®

Ornamental Aluminum Fence



FENCE PRODUCTS

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Experience a safer and more open world

AMERISTAR®

ASSA ABLOY

ECHELON PLUS®

ORNAMENTAL ALUMINUM FENCE

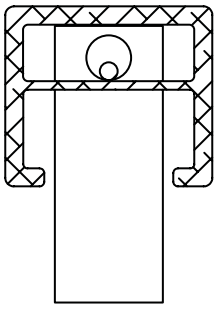
Echelon Plus has taken the quality and performance of aluminum ornamental fencing to a higher level. The strength characteristics of the reinforced rail and posts, coupled with a superior powder coat finish, make Echelon Plus the most durable .75" ornamental picket product on the market.

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

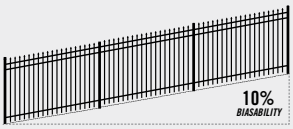
The ForeRunner rail, with an internal retaining rod, prevents the attachment from being compromised. Fasteners are not exposed.

Aesthetic details

The "Good Neighbor Design" rod follows the ForeRunner centerline, providing a clean and uninterrupted look void of visible screws or rivets.

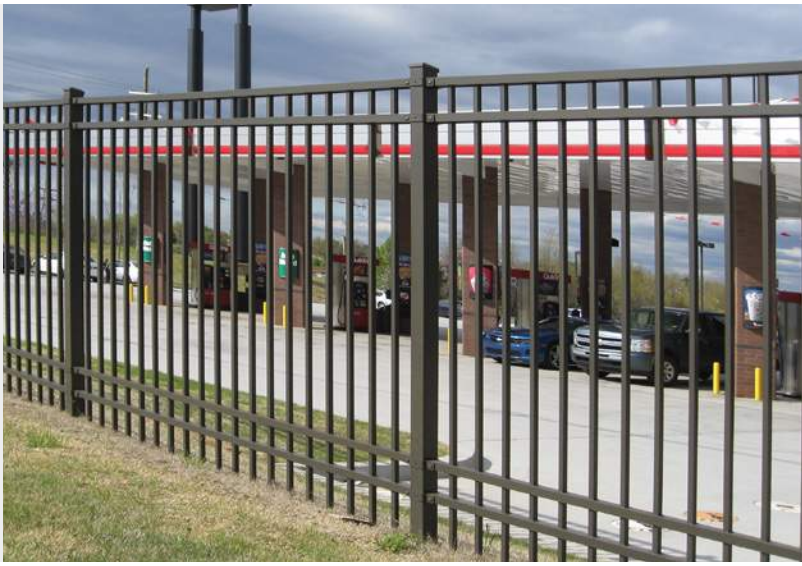
RACKABLE VS STAIR-STEP

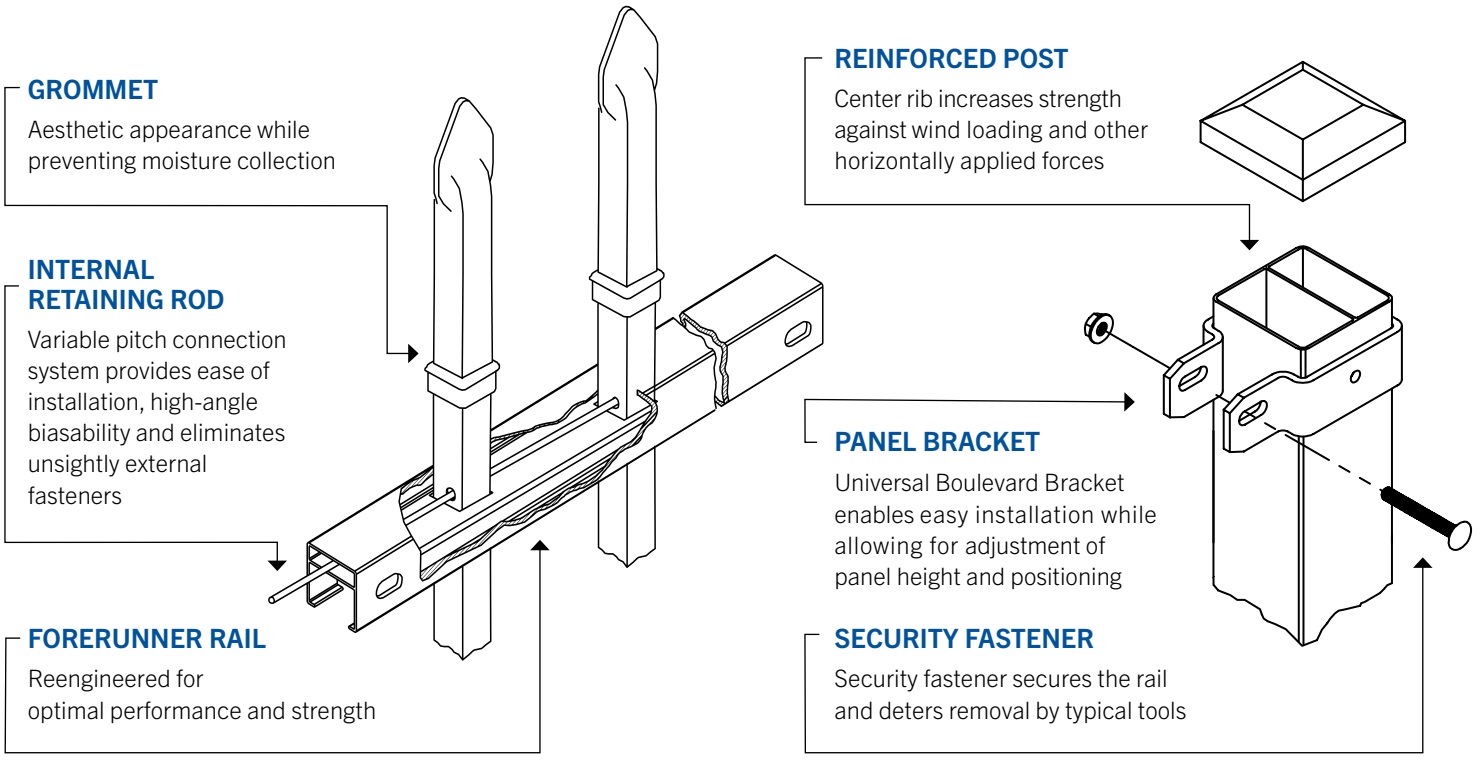
Having a unique picket to rail connection allows Echelon products a minimum biasability of 10%, eliminating any possible security risks due to large gaps under the fence panels.



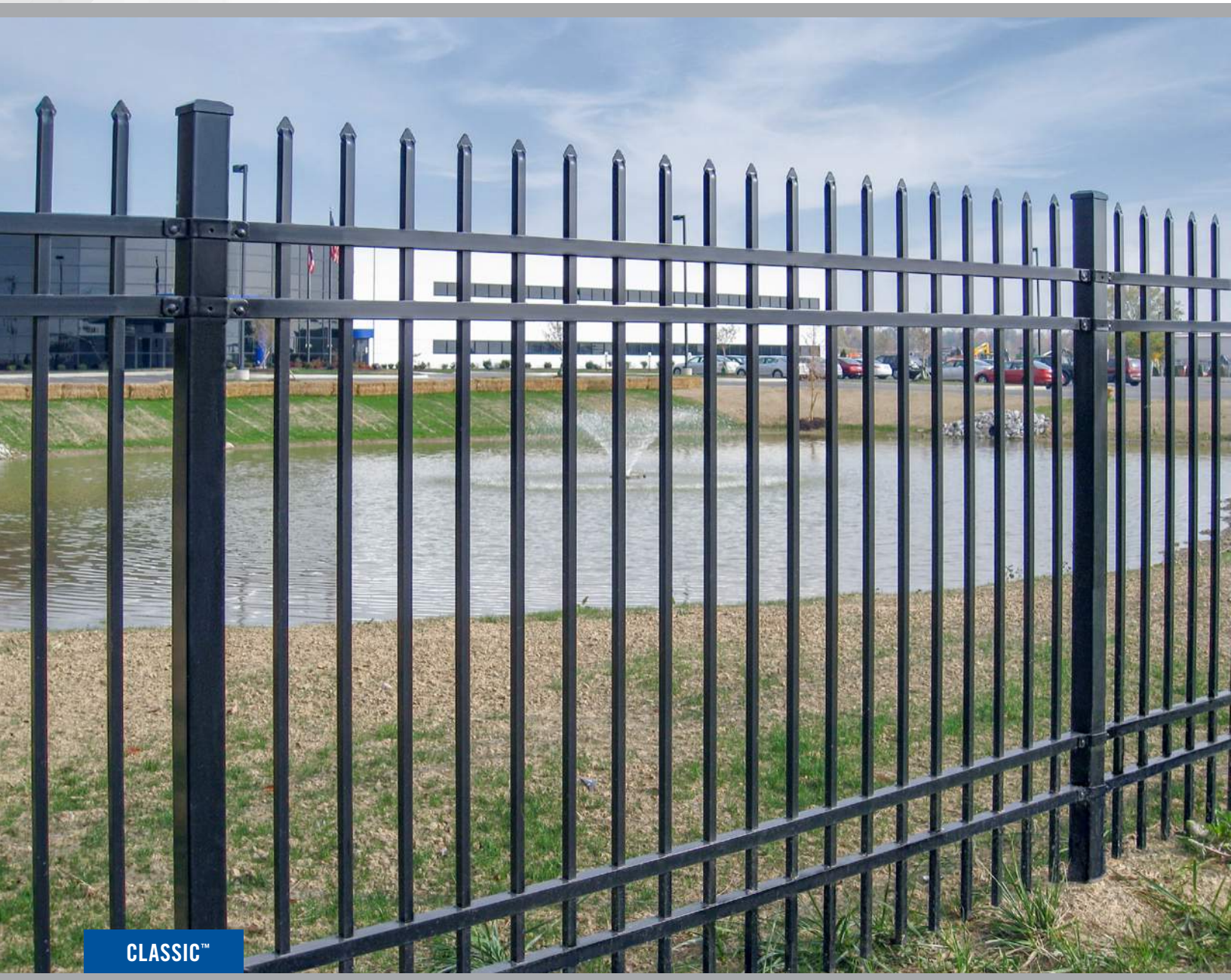
FULLY RACKABLE PANELS

STAIR-STEPPING PANELS





NO RIVETS. NO SCREWS. NO WELDS.



STYLES

CLASSIC™ | MAJESTIC™ | GENESIS™ | CONQUEROR™ | WARRIOR™

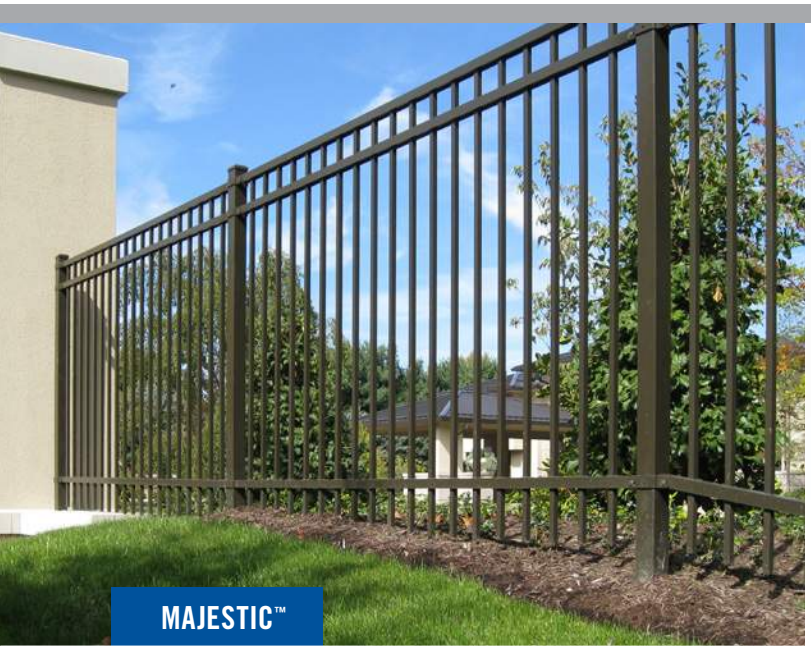
Note: Classic, Majestic, Genesis & Warrior 3- & 4-rail panels are IBC compliant.

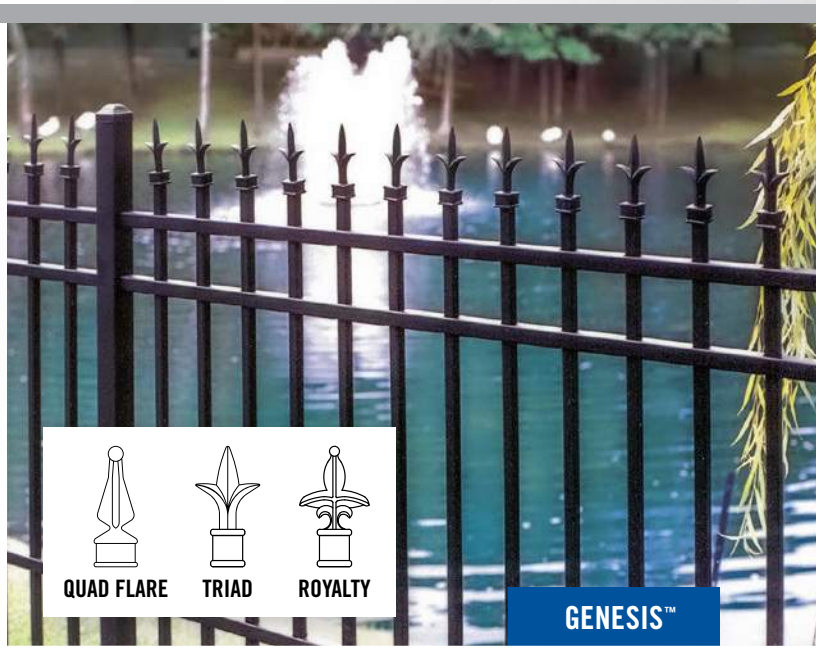
BOTTOM OPTION

STANDARD BOTTOM RAIL

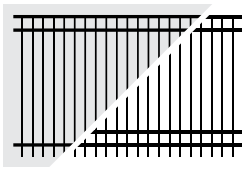
FLUSH BOTTOM RAIL

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

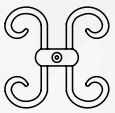
BLACK | BRONZE | WHITE

Custom colors also available.
Refer to color sample for actual color.

ADORNMENTS

BALL CAP

RING *(internally secured)*

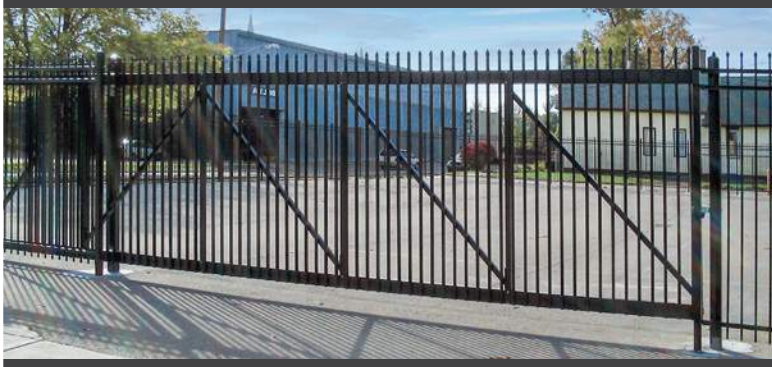


BUTTERFLY SCROLL

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

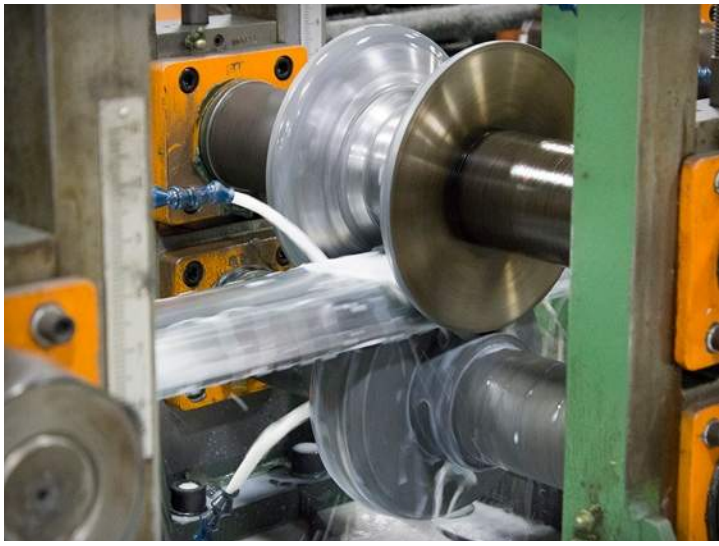
For over 40 years we've delivered aesthetically pleasing, high-quality and innovative fencing products with superior design strength and easy installation.

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

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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. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) 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 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 Mx Optic Codes are -40° C to 45° C Nx Optic Codes are -40° C to 40° C Px Optic Codes are -40° C to 35° C 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 ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Warranty

☐ 5 Year (Standard) ☐ 10 Year (Optional)

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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 AL= Area Light P = Premium	03	0[1]=120-277V H[1] = 347-480V E[1] = 277-480V 1 = 120V 2 = 208V 3 = 240V 4 = 277V 5 = 480V D = 347V	Mx = 40000 lm Nx = 50000 lm[14] Px = 60000 lm[14] Rx = 70000 lm[14]	SM = Symmetric Medium SW = Symmetric Wide SH = Symmetric High Angle AF = Asymmetric Forward AH = Asymmetric High Angle AW = Asymmetric Wide AN = Asymmetric Narrow/Auto	7 = 70 (min)	30[11] = 3000K 40 = 4000K 50 = 5000K	N = Dimming thru PE receptacle D = External Dimming 18/2 3 ft Cable	A = ANSI C136.41 7-Pin Receptacle D = ANSI C136.417-Pin Receptacle with Shorting Cap E = ANSI C136.41 7-pin with Non-Dimming PE Control	C1[4] = Integral Slipfitter: Standard 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 K1[4,6] = Knuckle Slipfitter: For 1.9 in. - 2.3 in OD Tenon S1[4,6] = Knuckle Slipfitter: For 2.3 in. - 3.0 in OD Tenon V1[4,6] = Knuckle Wall Mount	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHTE = White	F= Fusing H2 = Daintree enabled motion sensor[8, 13, 14] H4 = Motion Sensor *(WattStopper)*[13] J = cUL/Canada L = Tool-Less Entry R = Enhanced Surge Protection (10kV/5kA) S1 = Rotated Left[12] S2 = Rotated Right[12] T = Extreme Surge Protection U = DALI Programmable [7] V0 = 3 Position Terminal Block Y = Coastal Finish[10] XXX = Special Options 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.**

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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

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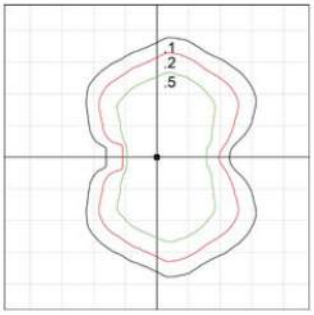
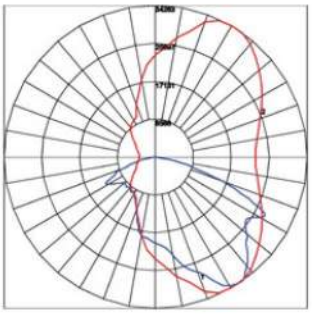
EALP03
ASYMMETRIC NARROW
(R2AN750)
70700 Lumens
5000k
EALP03_Q2AN750_____.IES

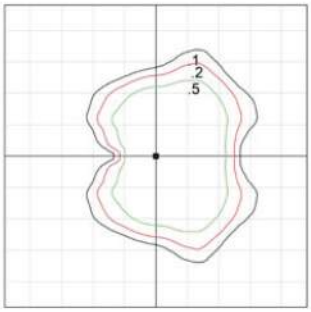


Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

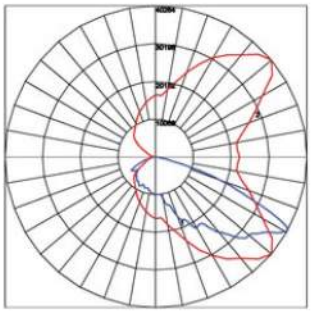


——: Vertical plane through horizontal angle of maximum candlepower at 60°
——: Vertical plane through horizontal angle 35°

EALP03
ASYMMETRIC WIDE
(R3AW750)
70000 Lumens
5000k
EALP03_Q3AW750_____.IES

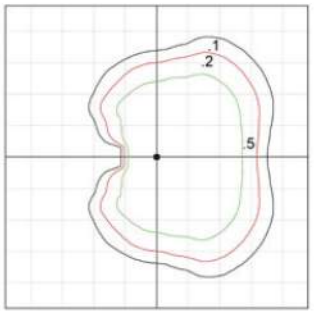


Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

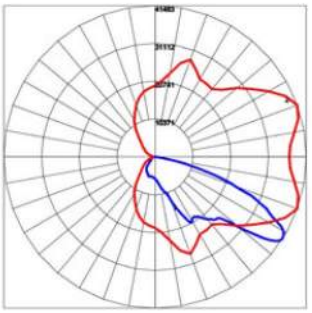


——: Vertical plane through horizontal angle of maximum candlepower at 40°
——: Vertical plane through horizontal angle 61°

EALP03
ASYMMETRIC FORWARD
(R4AF750)
70000 Lumens
5000k
EALP03_Q4AF750_____.IES

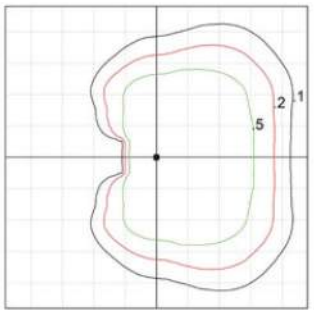


Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

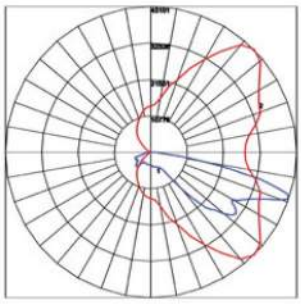


——: Vertical plane through horizontal angle of maximum candlepower at 20°
——: Vertical plane through horizontal angle 57°

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°

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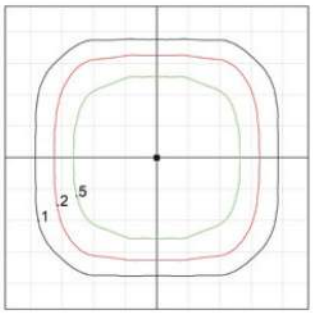
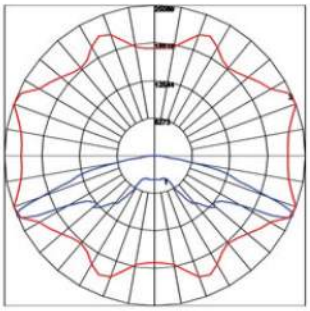
EALP03
SYMMETRIC HIGH ANGLE
(R5SH750)
67600 Lumens
5000k
EALP03_Q5SH750_____.IES

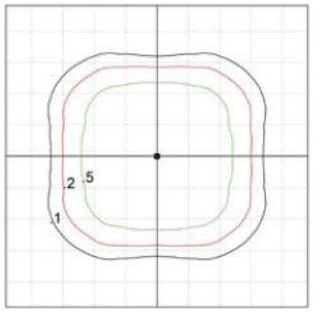


Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

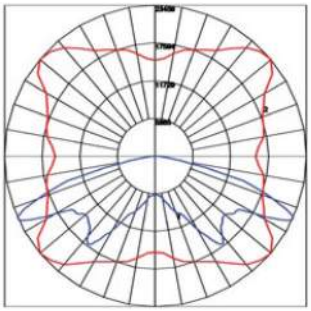


——: Vertical plane through horizontal angle of maximum candlepower at 20°
——: Vertical plane through horizontal angle 66°

EALP03
SYMMETRIC MEDIUM
(R5SM750)
70000 Lumens
5000k
EALP03_Q5SM750_____.IES

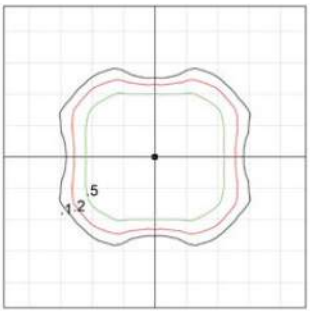


Gridline spacing is equal to mounting height. Initial footcandle values shown are at grade for 40′ mounting height.

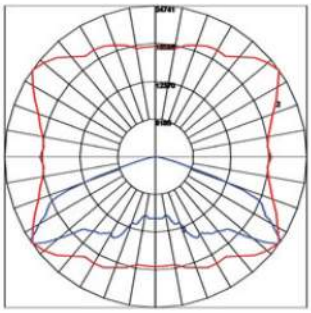


——: Vertical plane through horizontal angle of maximum candlepower at 40°
——: Vertical plane through horizontal angle 65°

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°

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CUSTOMER NAME

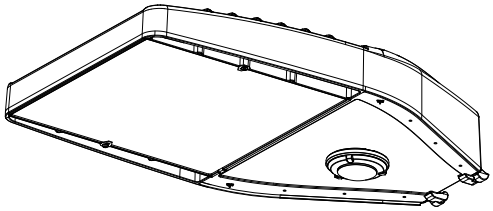
PROJECT NAME

DATE TYPE

CATALOG NUMBER

H4 - Motion Sensing Option (WattStopper)

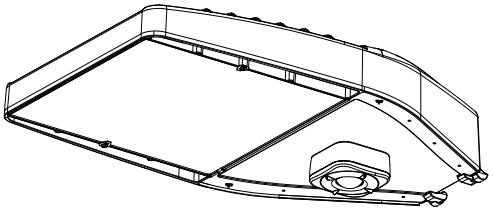
- Recommended Mounting Height: 15-30’ (4.6-9.1m)
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20’ (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  - Output Occupied – 100% / Unoccupied – 10%
  - 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)

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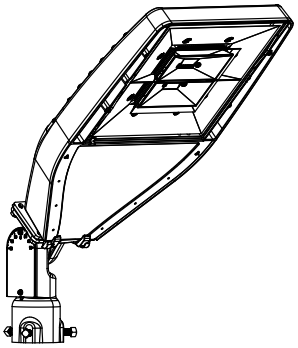
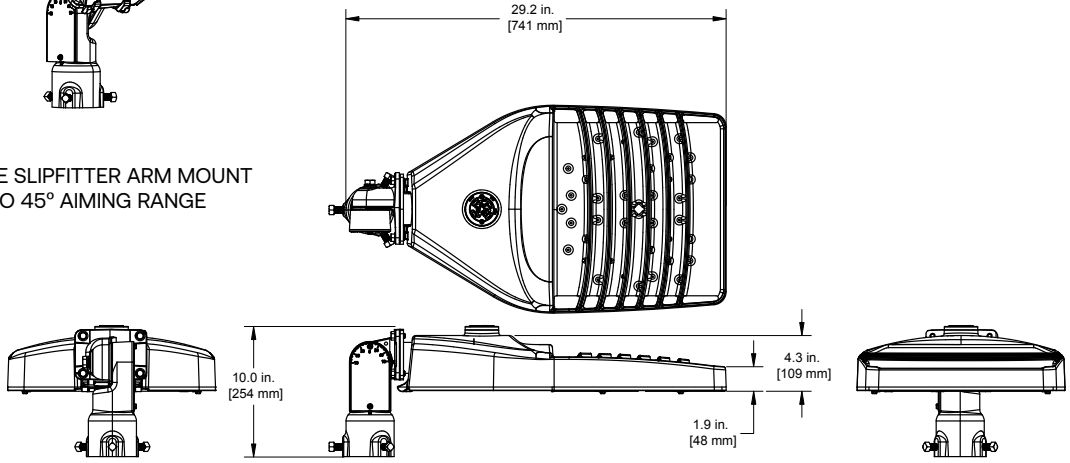
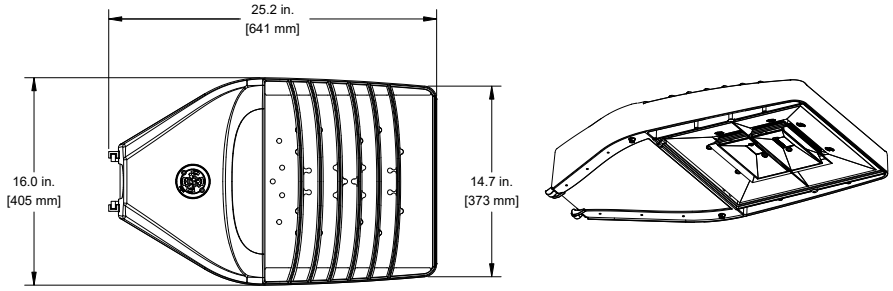
KNUCKLE SLIPFITTER: S1

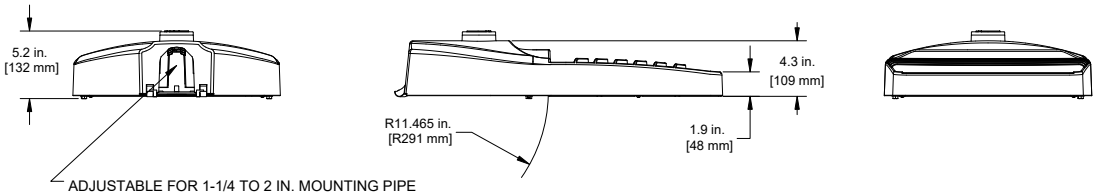


KNUCKLE SLIPFITTER ARM MOUNT
0º TO 45º AIMING RANGE



INTEGRAL SLIPFITTER: C1





ADJUSTABLE FOR 1-1/4 TO 2 IN. MOUNTING PIPE
(1.660 TO 2.375 INCH OD)
[42 TO 60 MM OD]
DEPTH OF 4.0 IN.

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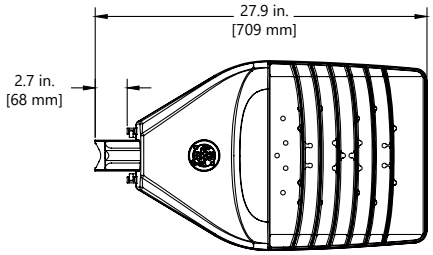
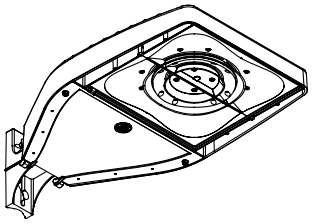
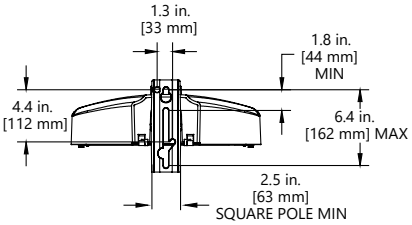
UNIVERSAL ARM MOUNT: D1

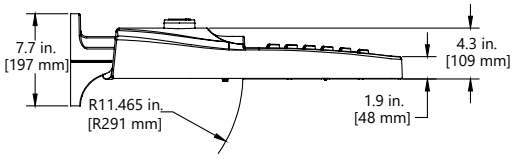


TOP VIEW

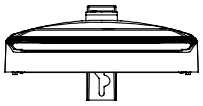




BACK VIEW

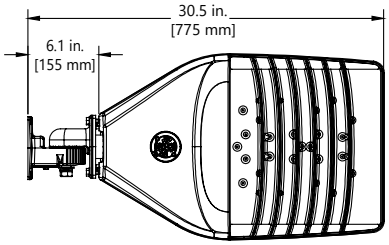


SIDE VIEW

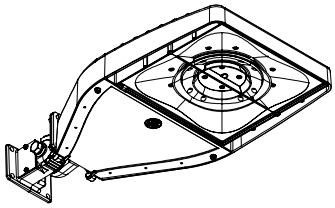


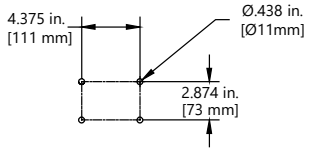
FRONT VIEW

KNUCKLE WALL MOUNT: V1

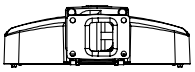


TOP VIEW

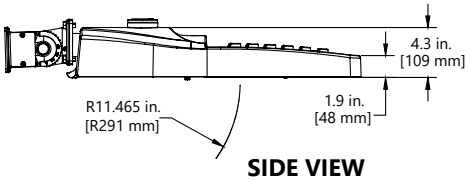




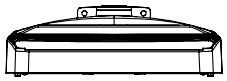
Wall Mount Hole Pattern



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

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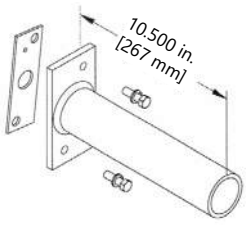
Mounting Arms for Slipfitter

Order separately with Mounting Option C1 (Slipfitter)

SQUARE POLE MOUNTING ARM

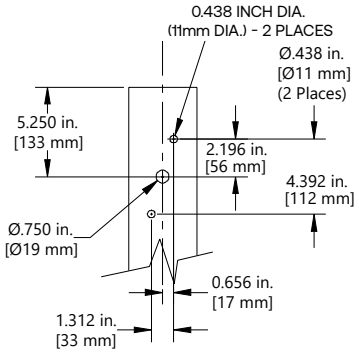
4.0 inch (102mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

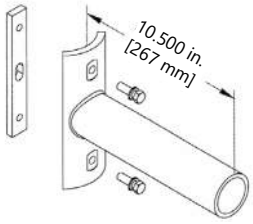
SQUARE POLE MOUNTING DRILLING TEMPLATE

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.)

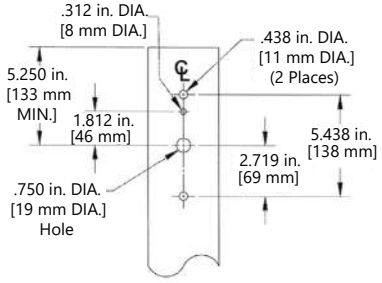


ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING DRILLING TEMPLATE

Compatible with E1 Evolve Drill Pattern

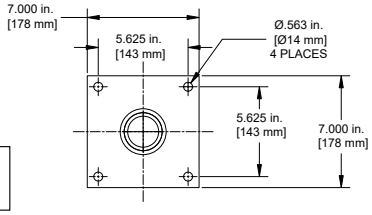
3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm

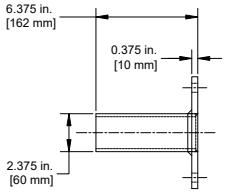


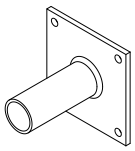
Wall Mounting Bracket Adapter Plate

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)

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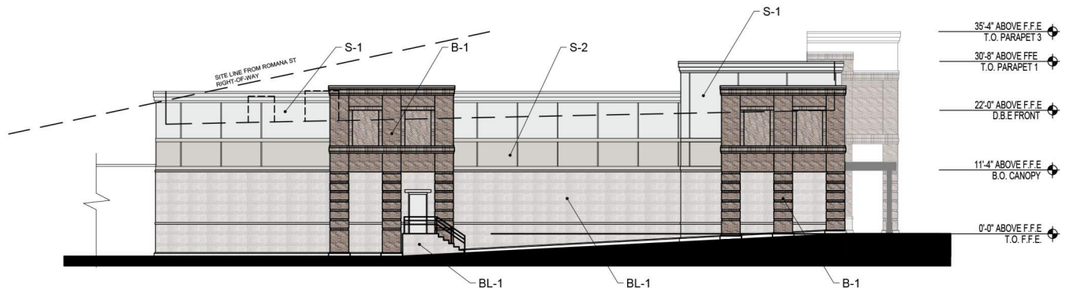
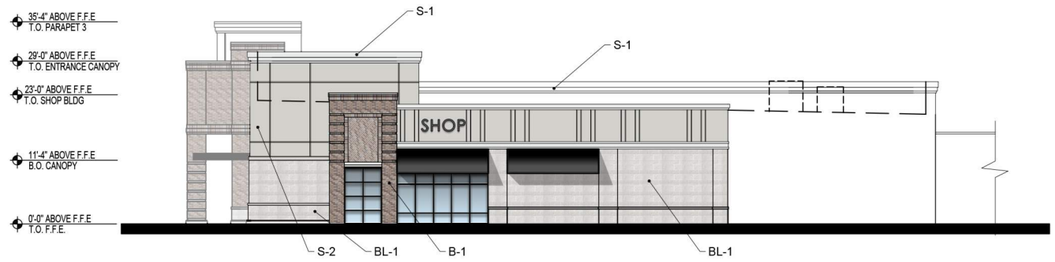
1 / 1.1 **SPRING STREET ELEVATION**

SCALE: 1"=30'-0"



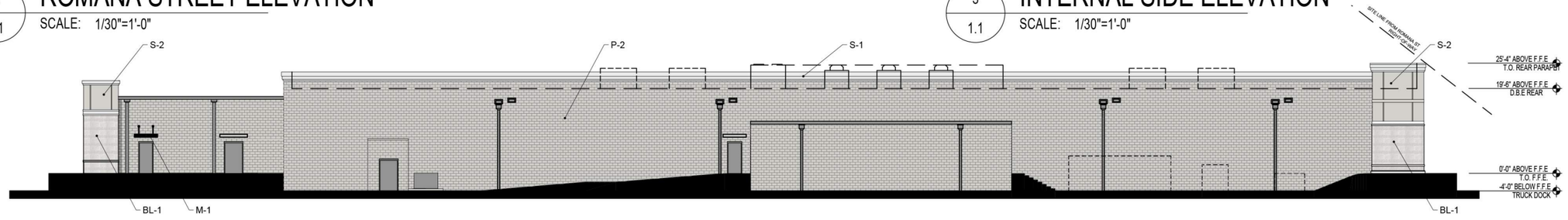
2 / 1.1 **ROMANA STREET ELEVATION**

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



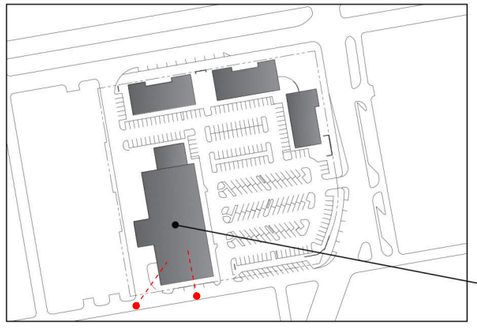
3 / 1.1 **INTERNAL SIDE ELEVATION**

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"

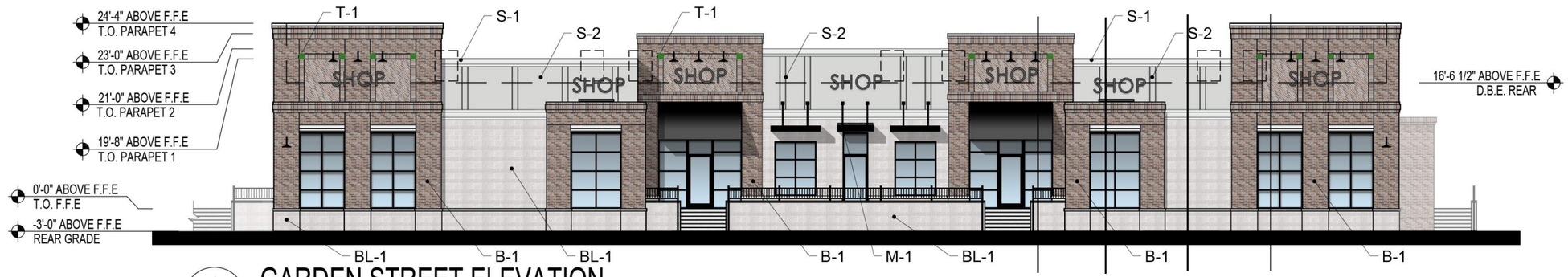
BRANCH

DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 07.07.2026 | BY: JJW / RWF

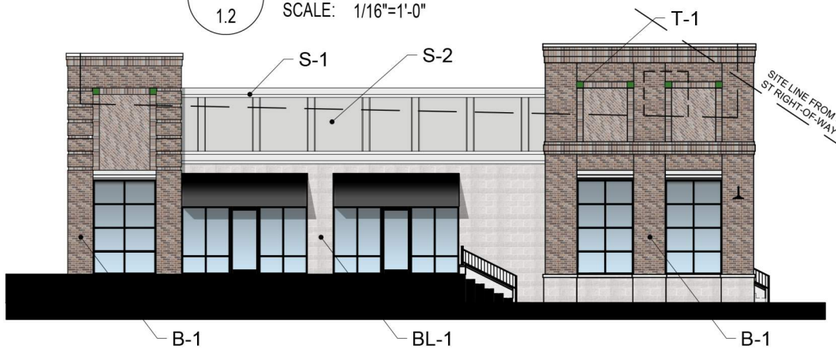
DRAWING: **BLDG 100 (GROCERY) - ELEVATIONS**

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



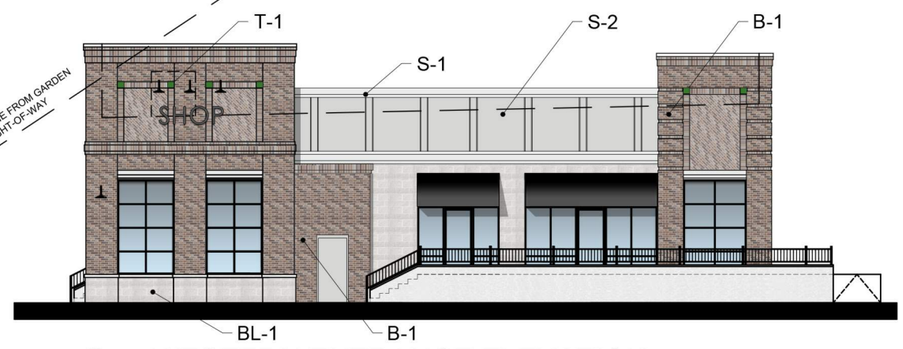
1/1.2 GARDEN STREET ELEVATION

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



3/1.2 PASEO ELEVATION

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

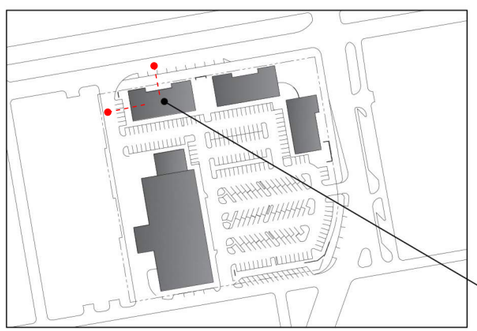


4/1.2 WESTERN ENTRANCE ELEVATION

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**

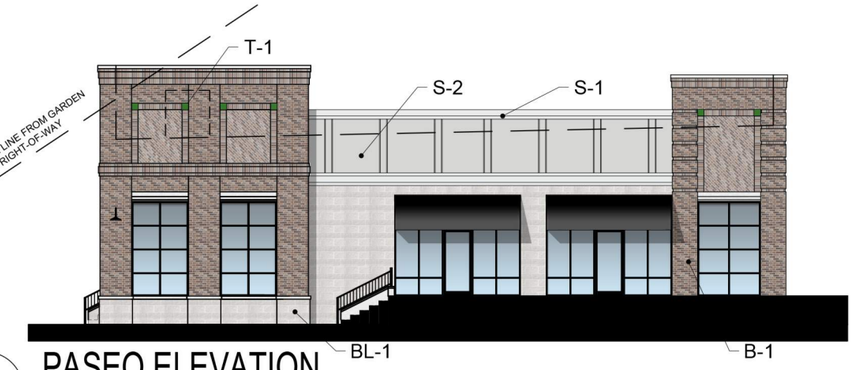
PHILLIPS
ARCHITECTURE · CONSULTANTS
5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616

1/1.3 GARDEN STREET ELEVATION

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

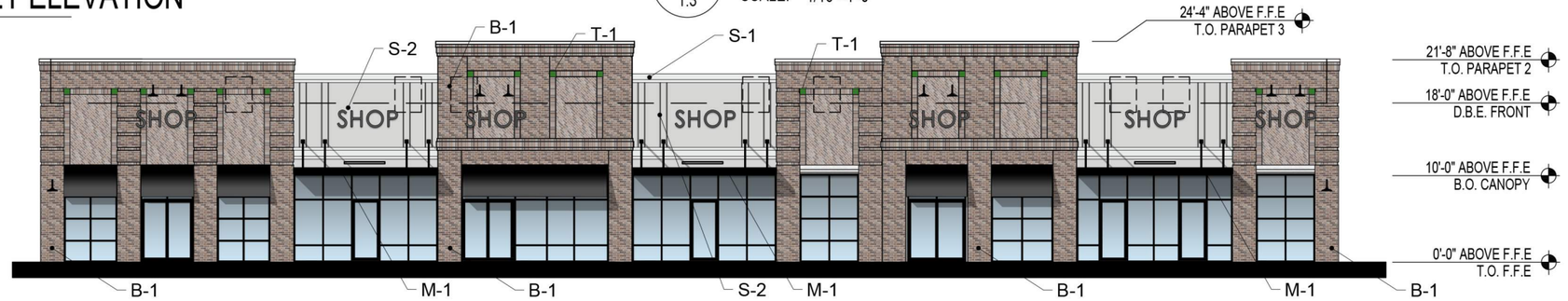
2/1.3 SPRING STREET ELEVATION

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



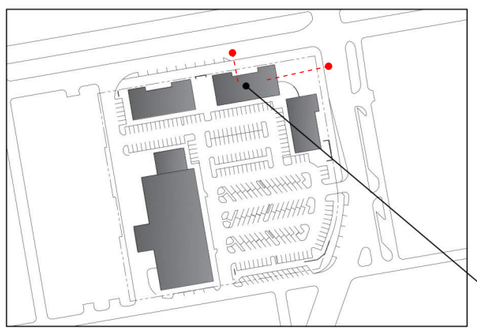
3/1.3 PASEO ELEVATION

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



4/1.3 INTERIOR LOT ELEVATION

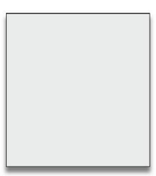
SCALE: 1/16"=1'-0"



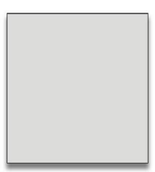
SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH

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**

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1/1.4 SPRING STREET ELEVATION

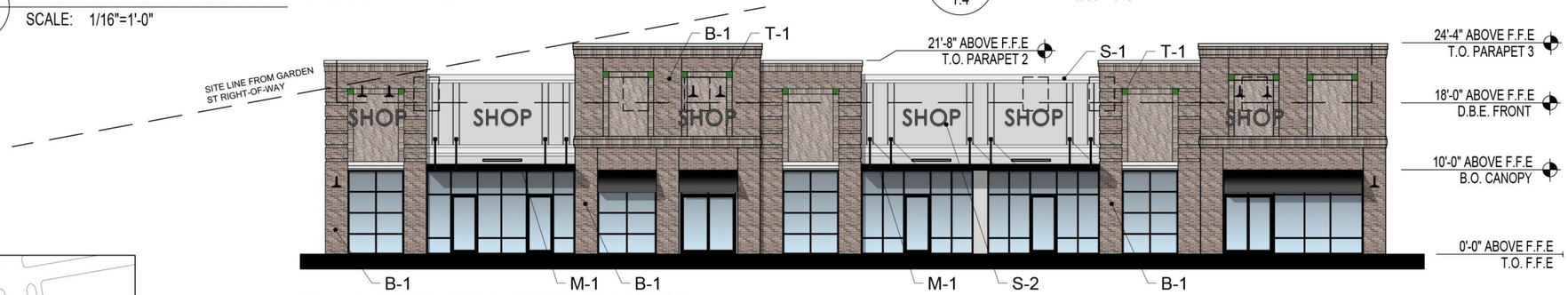
SCALE: 1/16"=1'-0"

2/1.4 HISTORIC WALL PATIO ELEVATION

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

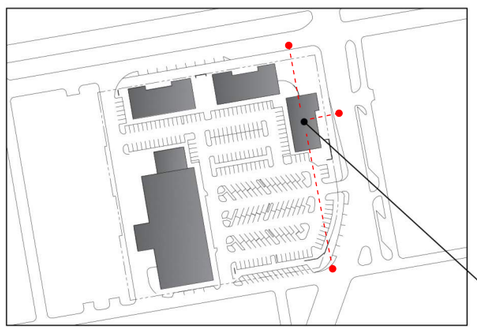
3/1.4 GARDEN STREET ELEVATION

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"

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DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 07.07.2026 | BY: JJW / RWF

DRAWING: **BLDG 400 - ELEVATIONS**

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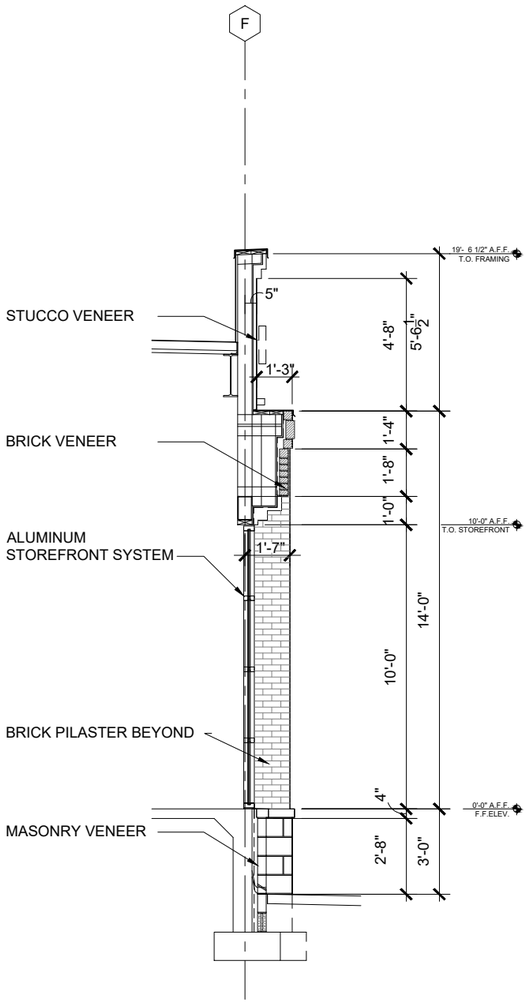
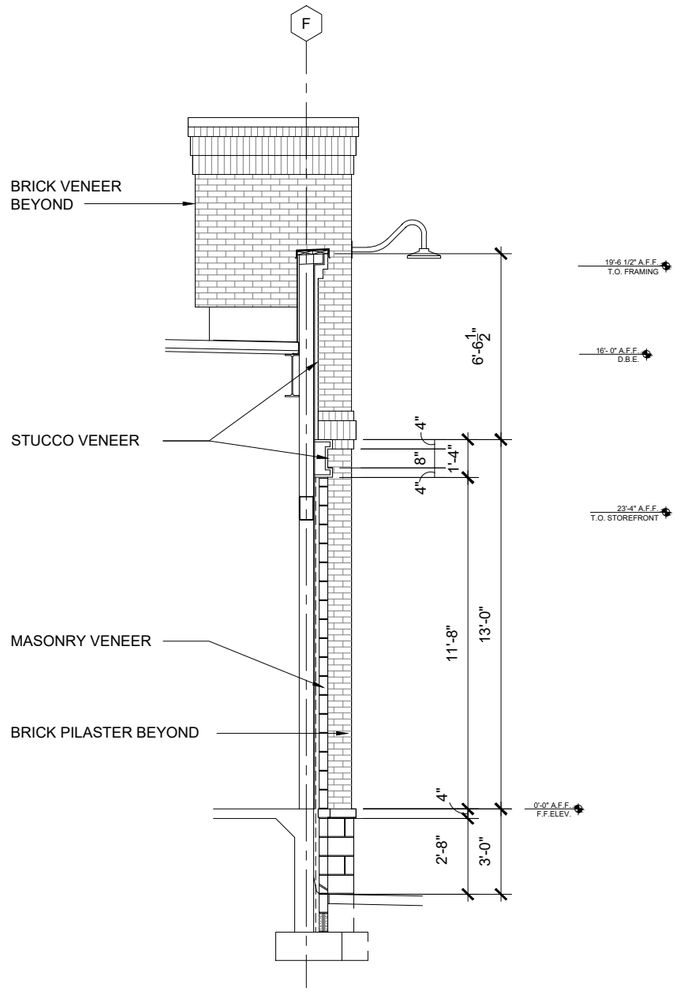


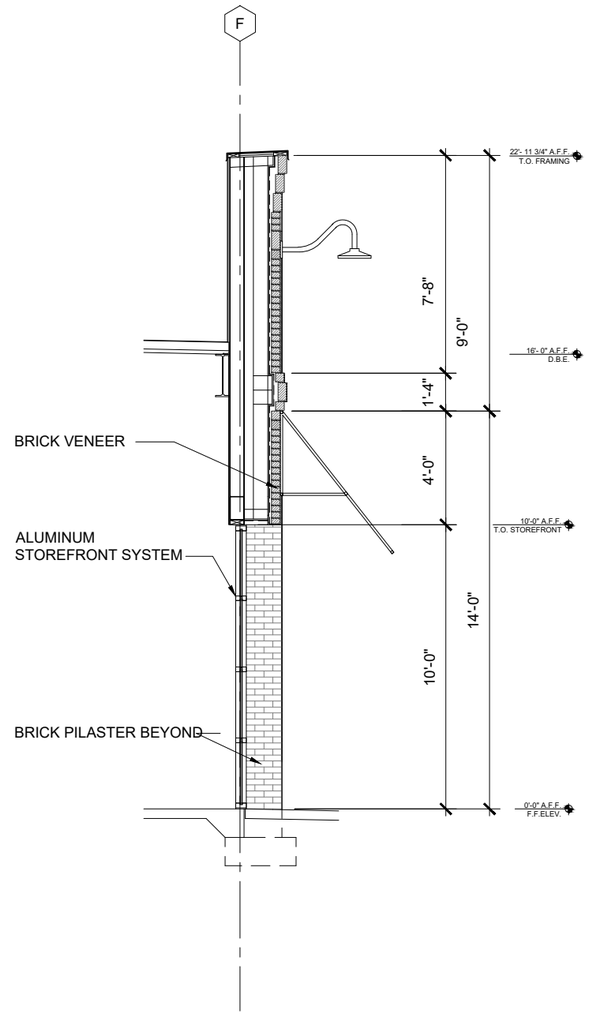
1 1.1 WALL SECTION 1

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



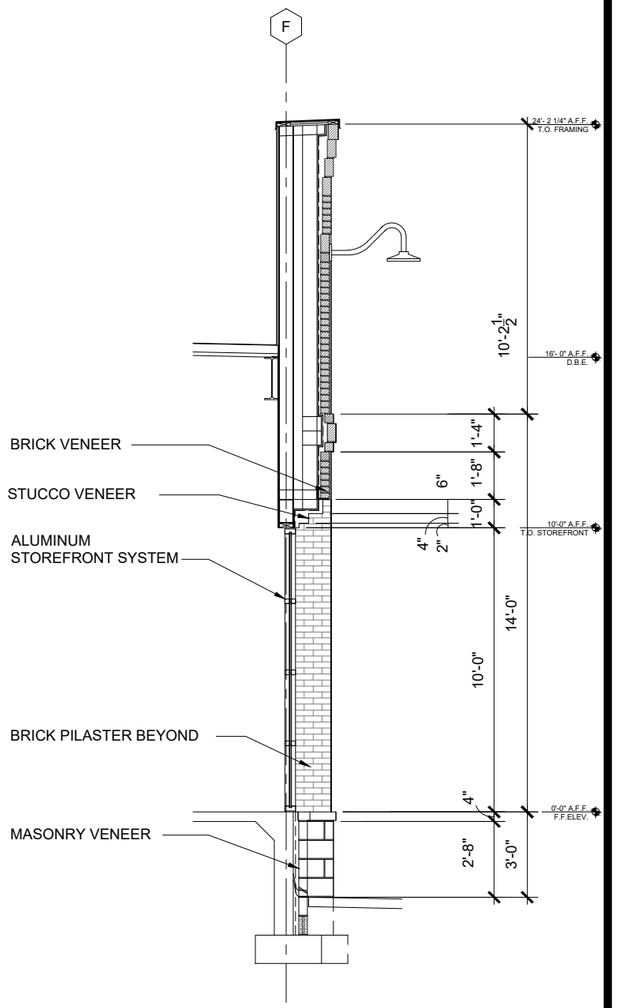
2 1.1 WALL SECTION 2

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**

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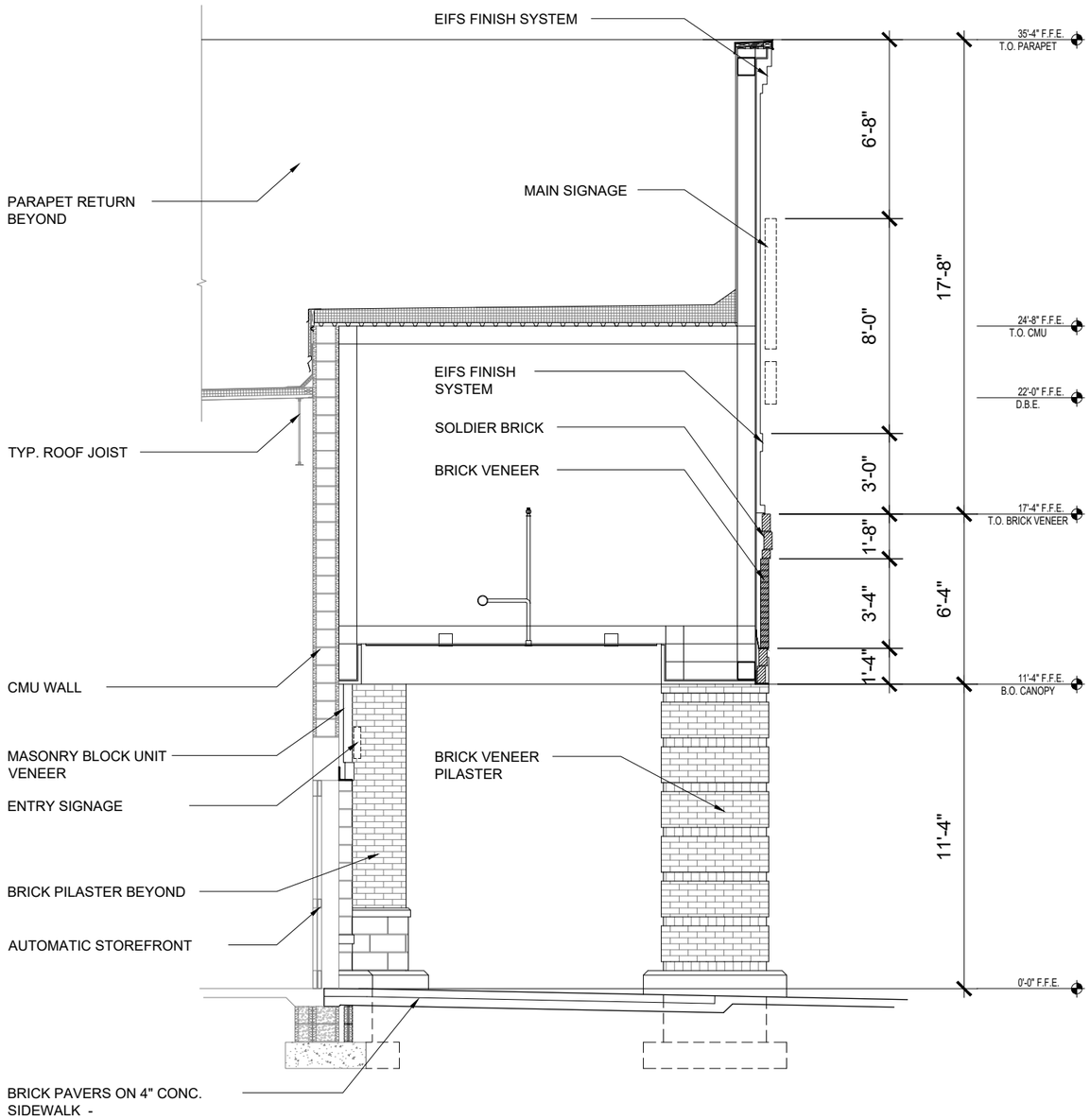
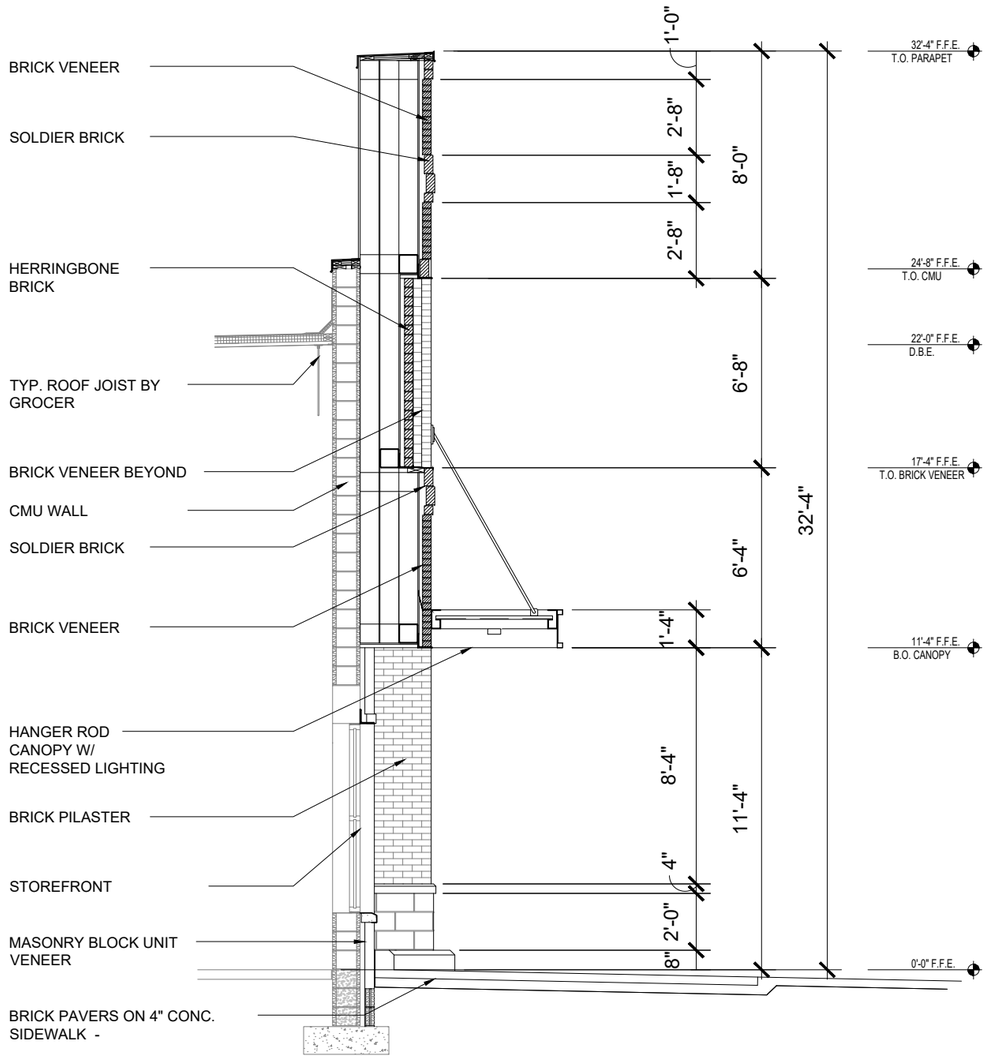


1 / 1.1 WALL SECTION 1

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**

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