City of Pensacola

Planning Board

Agenda

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

August 11, 2026, 2:00 PM **Whibbs Conference Room, 1st Floor**

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 26-875 PLANNING BOARD SPECIAL MEETING MINUTES FROM JULY 7, 2026

Recommendation:

Sponsors:

Attachments: *Planning Board Minutes July 7 2026 Special Meeting*

2. 26-876 PLANNING BOARD MEETING MINUTES FROM JULY 14, 2026

Recommendation:

Sponsors:

Attachments: *Planning Board Minutes July 14, 2026*

REQUESTS

3. 26-877 FINAL AESTHETIC REVIEW – 675 CENTROS STREET – GATEWAY REDEVELOPMENT DISTRICT-1 (ARAGON)

Attachments: *Images*
Application and Materials
Review Comments
Sec._12_3_12(2).___Redevelopment_land_use_district.

4. 26-881 FINAL AESTHETIC REVIEW – 570 E. ROMANA STREET – GATEWAY REDEVELOPMENT DISTRICT-1 (ARAGON)

Attachments: *Images*
Application and Materials
Review Comments
Sec._12_3_12(2).___Redevelopment_land_use_district.

OPEN FORUM

DISCUSSION ITEMS

5. 26-891 PROPOSED TREE AND LANDSCAPE REGULATION UPDATES

Recommendation:

Sponsors:

Attachments: *Proposed Tree and Landscape Regulation Updates - 7.29*
Reference Guide
Technical Report - 3 Inch vs. 6 Inch Replacement Trees
Proposed Ord. No. ___ - Tree and Landscape Regulation Amendments - 8.11 Planning Board

6. 26-892 COMPREHENSIVE PLAN AMENDMENTS

Recommendation:

Sponsors:

Attachments: *Current Comprehensive Plan*
DEO EAR Notice
DEO Notification Letter

ADJOURNMENT

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

ADA Statement
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

MINUTES OF THE PLANNING BOARD
June 7, 2026

MEMBERS PRESENT: Chairperson Ritz, Board Member Grundhoefer, Board Member Villegas, Board Member Powell, Board Member Yee

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Finn

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Director Morris, Assistant City Attorney Goldsmith, Development Services Coordinator Statler

STAFF VIRTUAL: None

OTHERS PRESENT: Dr. Barbara Murray, Nancy Green, Charlie Creen, Emily Vickery, Paul Tamburro, Robby & Lauren Boothe, Susan Jacobs, Mary & T.J. Henriques, Meredith Jackson, Meredith Bush, William DeLoach, Kristin DeLouch, Robert Wells, Linda Wells, Judith Blackman, Emmanuel Masindoki, Dave Clark, Robin Largue, Rachel Jackson, Zac Gibbs, William Dunaway, Paul Battle, Jason Rebol

AGENDA:
- Quorum/Call to Order
- Approval of Meeting Minutes - none

  New Business
- Rehearing of final aesthetic review – 50 S. 9th Avenue – Gateway redevelopment district
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:04pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – none.

New Business –

Attorney William Dunaway, representing the applicants, and Attorney Meredith Bush, representing Dr. Paul Tamburro, the petitioner, spoke to the board regarding the motion to intervene, motion for standing, and objection to the subject application which was submitted on the morning of July 7. The board agreed to move the quasi-judicial hearing forward. Paper and pen were distributed to the board for note taking. City Clerk Burnett sworn in witnesses and staff. The board introduced themselves and disclosed all ex-parte communication. Board Member Grundhoefer disclosed his conversation with the applications directly after the April board meeting regarding an abbreviated review which did not proceed. Chairman Ritz disclosed his conversation with Brian Spencer (part owner in the project) relating only to the meeting taking place, but did not discuss any other details or facts on the application. Chairman Ritz and Board Member Grundhoefer confirmed that their communications will not have an impact on the fairness of their decision.

Staff introduced the item to rehear the aesthetic review for the Helm at Hawkshaw project, located at 50 S. 9th Avenue. Planning board approved the project in April, and the conceptual review was also approved in December 2025. An appeal was filed which led to City Council's approval and remand of the aesthetic review back to the board, leading to the present hearing.

Mr. Dunaway began deliberations to the board and introduced his witnesses: project owner Zac Gibbs; the project architect Toan Tran; and project engineers Jason Rebol and Paul Battle.

Mr. Gibbs was sworn in and presented to the board, provided an outline of the project and introduced into the record the 2016 Urban Design & Associates plan for the parcel (attached to minutes) and the CRA urban design code amendment - the closing charrette presentation from 2018 by DPZ (located on city website here - https://www.cityofpensacola.com/2750/CRA-Overlay). Both approved documents were used as guidelines for the project's design. In May 2025, a design kick-off meeting was held. Colfax Street was clarified to be a private, vacated roadway shared by the Hawkshaw property and the hotel to the north. Ms. Bush cross-examined Mr. Gibbs. There was no redirect from Mr. Dunaway, and the board did not have questions for the witness.

Mr. Tran was sworn in. Mr. Tran presented to the board and provided an overview of the project's design. Mr. Toan was tendered as an expert in the area of architecture and design and there was no objection. Staff confirmed receipt of all submitted design pages from Mr. Tran. Mr. Dunaway then asked Mr. Toan to clarify project design requirements such as height, setbacks, sidewalk widths, mechanical equipment, and trash services. Mr. Tran provided his opinion that the project met all design requirements of the city's Land Development Code (LDC). Ms. Bush cross-examined Mr. Tran. Mr. Dunaway redirected questions to Mr. Tran which he answered. The board had no further questions of the witness.

Mr. Dunaway called Mr. Rebol and Mr. Battel who were sworn in. Both were accepted as expert witnesses in civil engineering. Mr. Dunaway provided the board a detailed site plan which include the calculation of pervious vs impervious (attached to minutes). Mr. Rebol answered questions from Mr. Dunaway and provided an overview of the civil plan and calculations of the site plan. Ms. Bush cross-examined both witnesses and asked questions regarding the site plan, the site, and calculations. Mr. Dunaway redirected

questions to Mr. Rebol, asking about the site plan and compliance with the LDC. The board then asked Mr. Rebol questions, clarifying that lot coverage for this review was specific to aesthetics and not storm water. Mr. Dunaway then directed questions to Mr. Battle and asked questions about the site plan. Ms. Buch cross-examined Mr. Battle. Mr. Dunaway redirected questions to Mr. Battle regarding definitions of pervious and impervious, and the site plan. Ms. Bush asked a follow up questions regarding concrete curbs. The board did not have any follow-up questions for Mr. Battle.

Chairman Ritz called a five-minute recess.

Ms. Bush called Dr. Tamburro as her first witness, and Dr. Tamburro was sworn in. Ms. Bush asked Dr. Tamburro to provide a narrative to the board which he did and proceeded to direct questions to Dr. Tamburro related to his occupation, local rain events, and his understanding of pervious and impervious surfaces. Mr. Dunaway redirected questions to Dr. Tamburro. Ms. Bush also redirected a question to Dr. Tamburro. The board had no questions for the petitioner.

Ms. Bush called Mr. Emmanuel Masindoki, civil engineer, as a witness and he was sworn in. Ms. Bush directed questions to Mr. Masindoki regarding his background, his review of the project, his review of Pensacola's LDC, and an overview of his memo which was entered into the record (attached to memo). Mr. Dunaway cross-examined Mr. Masindoki and asked about his experience working on projects within Pensacola and calculations of lot coverage. Ms. Bush redirected questions to Mr. Masindoki regarding overhangs and coverage. Chairman Ritz asked Mr. Masindoki if he signed and sealed the memo, to which he answered, "yes", and how he calculated coverage from the site plan. Mr. Masindoki advised that he imported the pdf site plan using AutoCAD.

Ms. Bush then called Assistant Planning & Zoning Division Manager Harding and asked about his background, his involvement in the project, and overhangs as it relates to the LDC. Mr. Dunaway cross-examined staff. Ms. Bush did not redirect.

Barbara Murray and Rachel Johnson submitted speaker cards but declined to speak.

The board provided general feedback regarding the interpretation of pervious vs. impervious, how the pool deck is viewed from a development policy, and landscaping. Board Member Villegas asked Mr. Masindoki how he arrived at his calculation. Mr. Masindoki provided an answer. Board Member Yee asked Mr. Masindoki to clarify which materials and portions of the site were used for his calculation and Mr. Masindoki answered. Board Member Grundhoefer asked Mr. Rebol about the changes to the site plan from the April submittal. Mr. Rebol also provided additional clarification on pervious pavers, giving the illustration of a porous "rice crispy treat".

Closing remarks on lot coverage were provided by staff, Mr. Dunaway, and Ms. Bush. Chairman Ritz then asked the board for comments regarding the other aesthetics of the project. Board Member Grundhoefer commented that the north and east side of the building still do not have a pedestrian feel that he hoped would be addressed from his comments at the last hearing. Mr. Tran responded. Board Member Yee asked about the relocated condensers which were described as screened by landscaping and asked if Mr. Tran could find a way to architecturally screen the condensers. Board Member Villegas felt that the requirements of the board's review had been followed. Chairman Ritz stated his opinion that the final interpretation of city code rests with the city as the authority having jurisdiction. Specific to lot coverage and aesthetics, he agreed with the use of pervious pavers as being exempt from impervious lot coverage based on the language used in the code. Board Member Grundhoefer agreed on the issue of lot coverage but could not support approval of the project since the aesthetics of the building did not address his

earlier concerns. Board Member Yee also agreed with the comments made by Chairman Ritz. Board Member Yee didn't think the additions to the building were substantial but liked that more trees had been added. Board Member Powell also agreed with the general sentiments and statements given so far.

Board Member Villegas made the motion to approve the project as submitted in consideration of the evidence provided which included site calculations from Rebol-Battle & Associates which were presented during the hearing as well as the revised drawings resubmitted by CBA Architects representing The Helm at Hawkshaw project. Board Member Villegas clarified that the motion is in consideration of the aesthetic review, as it stands, which does not include consideration of stormwater calculations. Board Member Yee seconded the motion, and it carried 3-2 with Board Members Grundhoefer and Powell dissenting.

Open Forum – none

Discussion – none

Adjournment – With no further business, the Board adjourned at 5:29 p.m.

Respectfully Submitted,

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

CITY OF PENSACOLA
PLANNING BOARD

In RE:

PAUL TAMBURRO
and
CLAUDIA TAMBURRO
Petitioners/ Affected Property Owners/Intervenors.,

v.

Planning Board
CITY OF PENSACOLA,
Respondent.

Planning Board Case No: 26-468 – Final Aesthetic Review
Property Address: 50 S. 9th Avenue
Property Reference: 00-0S-00-9025-001-005

MOTION TO INTERVENE, MOTION FOR STANDING, AND OBJECTION TO THE SUBJECT APPLICATION

PAUL TAMBURRO and CLAUDIA TAMBURRO, affected property owners, by and through undersigned counsel, file this Motion to Intervene, Motion to Determine Standing, and Objection to the Application before the City of Pensacola Planning Board, and state:

I. Introduction

1. This matter is before the Planning Board on remand for rehearing after the Planning Board's April 14, 2026 approval of the Final Aesthetic Review for the proposed development known as The Helm at Hawkshaw, located at 50 S. 9th Avenue in the Gateway Redevelopment District.
2. The Tamburros move to intervene and request a determination of standing because they own property at 33 and 35 S. Ninth Avenue, directly across from and immediately affected by the proposed development. They object to the application because the record does not contain competent substantial evidence demonstrating compliance with the mandatory 75% lot

coverage limitation in Sec. 12-3-12 of the City's Land Development Code, and because the agenda backup for this rehearing omits material record documents necessary for a fair quasi-judicial rehearing.

II. Procedural History

3. On April 14, 2026, the Planning Board considered Planning Board Case No. 26-468, Final Aesthetic Review, concerning the proposed development located at 50 S. 9th Avenue, commonly referred to as The Helm at Hawkshaw.
4. The applicant, Toan/Twan Tran through CBA Architects, sought approval for a multifamily residential development consisting generally of a seven-story building with two levels of podium parking and five levels of residential apartments, together with a separate amenity/club building.
5. At the April 14, 2026 hearing, the Tamburros appeared and opposed the application, including on grounds related to the applicant's pervious/impervious surface and lot coverage calculations.
6. The Planning Board approved the application. The approval included or contemplated a follow-up "abbreviated review," notwithstanding that the Land Development Code vests review and approval authority in the Planning Board as a body.
7. On or about April 29, 2026, the Tamburros filed a Petition for Review to the City Council pursuant to Sec. 12-12-2(12) of the Land Development Code, challenging the Planning Board's action.
8. The Petition for Review was scheduled to be heard by City Council. Before substantive argument, the Tamburros, the City, and the Applicant entered into a Stipulation for Remand to Planning Board for Rehearing.

9. The Stipulation recites that the Planning Board considered and took action on April 14, 2026; that the Tamburros filed a Petition for Review on or about April 29, 2026; and that the parties agreed the matter should be remanded to the Planning Board for rehearing without substantive argument before City Council on the merits of the Petition for Review.
10. The Stipulation further provides that it was intended only to facilitate remand and rehearing and did not constitute an admission by any party as to the merits of the Petition for Review or any issue raised therein. It also preserved all rights, arguments, objections, and positions of the parties for purposes of the rehearing, except to the extent expressly stated.
11. The City's July 7, 2026 agenda packet identifies the item as "REHEARING OF FINAL AESTHETIC REVIEW – 50 S. 9TH AVENUE – GATEWAY REDEVELOPMENT DISTRICT." The staff memorandum states that after the April approval, "an appeal was filed which led to City Council's approval to remand the aesthetic review back to the Planning Board for a rehearing."
12. The July 7, 2026 agenda packet states that it contains the current architectural, site, and landscape plans, the April 14 Planning Board packet and minutes, and Sec. 12-3-12(1). However, the agenda backup does not clearly include the original complete application/submittal, the Tamburros' Petition for Review to City Council, the City Council action approving remand, the executed Stipulation for Remand, or a complete explanation of the scope of remand.

III. Motion to Intervene and Determine Standing

13. The Tamburros are affected property owners with standing to participate in this quasi-judicial rehearing.

14. The Tamburros own property at 33 and 35 S. Ninth Avenue, directly across from the subject site. Their interests are different in kind and degree from the general public because the proposed development will directly affect their property, including through massing, scale, loss or obstruction of views, neighborhood compatibility impacts, stormwater and runoff concerns, and impacts associated with the project's alleged excessive lot coverage and impervious surface treatment.

15. Florida law recognizes standing for nearby property owners who demonstrate a substantial, particularized interest that exceeds the generalized interest of the public. See Renard v. Dade County, 261 So. 2d 832 (Fla. 1972); Wager v. City of Green Cove Springs, 261 So. 2d 827 (Fla. 1972). The Tamburros satisfy that standard as directly affected nearby owners whose properties face the subject development and who have participated throughout the proceedings.

16. The Planning Board should therefore grant intervention, determine that the Tamburros have standing as affected parties/intervenors, and allow them to present evidence, testimony, objections, cross-examination, and argument at the rehearing.

IV. Quasi-Judicial Standards Apply

17. This proceeding is quasi-judicial because the Planning Board is applying existing Land Development Code standards to a specific development application for a specific parcel. Florida law treats local government decisions on site plans, development orders, and similar applications as quasi-judicial when the decision applies existing criteria to particular property. See Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469 (Fla. 1993); Broward County v. G.B.V. International, Ltd., 787 So. 2d 838 (Fla. 2001); Dougherty v. City of Miami, 23 So. 3d 156 (Fla. 3d DCA 2009); Little Club Condominium Association v. Martin County, 259 So. 3d 864 (Fla. 4th DCA 2018).

18. Because the proceeding is quasi-judicial, the applicant bears the burden to demonstrate compliance with the applicable Code criteria through competent substantial evidence. The affected parties must receive basic due process, including a fair opportunity to present evidence, challenge adverse evidence, and create a reviewable record. See Snyder, 627 So. 2d 469; Jennings v. Dade County, 589 So. 2d 1337 (Fla. 3d DCA 1991); Lee County v. Sunbelt Equities II, Ltd. Partnership, 619 So. 2d 996 (Fla. 2d DCA 1993).

V. Objection to Incomplete Agenda Backup and Record

19. The Tamburros object to the Planning Board taking final action on an incomplete agenda backup and incomplete quasi-judicial record.

20. The matter is not a new first-instance application. It is a rehearing on remand after an appeal to City Council.

21. A complete and reviewable record should therefore include, at minimum:

a. The original application and complete original submittal materials;
b. The complete April 14, 2026 Planning Board agenda packet and all materials considered at the original hearing;
c. The April 14, 2026 Planning Board minutes, transcript, recording, and original action/approval;
d. The Tamburros' Petition for Review to City Council;
e. All materials submitted to City Council concerning the appeal;
f. The City Council action, minutes, motion, or order approving remand;
g. The executed Stipulation for Remand to Planning Board for Rehearing;
h. Any staff memorandum or legal explanation identifying the scope of remand;
i. All revised applicant materials submitted for rehearing; and
j. All written objections, reports, exhibits, correspondence, testimony, and evidence submitted for the rehearing, including the Kittelson report attached to this filing.

22. The July 7 agenda backup does not clearly include several of these materials, including the original complete application, the Petition for Review to City Council, the City Council remand action, the executed Stipulation for Remand, or a complete explanation of the scope of remand.

The omission of these materials prejudices affected parties and impairs the Planning Board's ability to determine what issues are before it and what evidence supports its decision.

23. The Planning Board should either supplement the record before proceeding or continue the matter until the complete original, appellate, remand, and rehearing record is assembled and identified on the record.

VI. Objection to Application: Failure to Demonstrate Compliance with 75% Lot Coverage Limitation

24. Sec. 12-3-12 of the Land Development Code imposes a mandatory lot coverage limitation in the Gateway Redevelopment District. The Code provides that total coverage of development sites, including structures, parking areas, driveways, and all other impervious surfaces, shall not exceed 75%. This is an objective development standard, not a discretionary design guideline.

25. The applicant's materials report buildings and covered areas of approximately 73,342 square feet, or 73.9%. The Tamburros object because the applicant has not provided competent substantial evidence demonstrating that this figure accurately includes all required structures, covered areas, parking areas, driveways, curbs, roof overhangs, walkways, and other impervious or covered surfaces within the project lot boundary.

26. The Tamburros submit with this filing the June 30, 2026 Kittelson & Associates, Inc. Memorandum, "Helm at Hawkshaw – Engineering Opinion on Lot Coverage Calculation," as an exhibit and as competent evidence in opposition to the application.

27. Kittelson's engineering review concludes that the reported coverage figure may not fully reflect site conditions because the calculation appears to omit or misclassify certain site elements and appears to include areas outside the project lot limit. Specifically, Kittelson identifies:

a. **Understatement of building and covered areas**. The applicant's calculation appears not to fully account for roof overhangs, the pool-area overhang, covered walkways, and structural elements associated with elevated amenities. Kittelson estimates that including the pool area and other roof overhangs would add approximately 5,489 square feet of lot coverage.

b. **Inclusion of areas outside the property boundary.** The calculation appears to include approximately 1,487 square feet of parking lot area along 9th Avenue outside the property boundary line.

c. **Classification of pervious and impervious elements.** The calculation requires further clarification concerning curbs and partially impervious components. Kittelson identifies approximately 761 square feet of curb area that should be clearly accounted for in the coverage summary.

28. Using a corrected engineering approach that incorporates roof overhangs and walkways, applies the project lot limit consistently, and refines the classification of site elements, Kittelson estimates the total covered impervious area to be approximately 80,769 square feet, or 81.3%.

29. That figure exceeds the Code's 75% maximum lot coverage threshold. Unless and until the applicant provides competent substantial evidence rebutting Kittelson's analysis and demonstrating compliance, the Planning Board cannot lawfully find the application compliant with Sec. 12-3-12.

VII. Objection to Reliance on Unsupported Applicant Calculations

30. The Board may not approve the application by deferring to the applicant's calculations without testing whether the calculations apply the Code. Competent substantial evidence requires more

than conclusory assurances or unverified plan labels. Where a mandatory development standard applies, the applicant must produce evidence sufficient to demonstrate compliance, and the Board must make a decision based on the record rather than assumption.

31. The prior proceeding reflected reliance on the applicant's representations without adequate findings or technical verification concerning the 75% threshold. The rehearing should correct that error. At this rehearing, the Board should require the applicant to identify the precise lot boundary used, all covered and impervious areas included and excluded, and the methodology used to classify pavers, sidewalks, parking areas, curbs, roof overhangs, covered walkways, and other site features.

32. If the applicant disputes Kittelson's report, the applicant should be required to provide a sealed corrected calculation or competent technical rebuttal in the record before any approval is considered.

VIII. Objection to Any Renewed Abbreviated or Delegated Review

33. The Land Development Code places review and approval authority in the Planning Board. The Board's quasi-judicial function requires the Board as a body to hear the evidence, apply the criteria, and render a decision based on the record.

34. The Tamburros object to any procedure that delegates substantive review, compliance determinations, or post-hearing approval to a single Planning Board member, staff member, applicant representative, or other person outside a properly noticed quasi-judicial hearing. Any conditions or follow-up review must preserve the Board's duty to make the required compliance determination on the record.

IX. Required Findings and Record

35. The Planning Board should make findings tied to the applicable Code criteria, including Sec. 12-3-12. A record that does not identify the evidence relied upon, the calculations accepted, and the basis for finding compliance frustrates review and is legally deficient. See City of Apopka v. Orange County, 299 So. 2d 657 (Fla. 4th DCA 1974).

36. At minimum, before any approval, the Board should require competent substantial evidence and findings addressing:

    a. The complete lot area used in the calculation;

    b. The precise property boundary used;

    c. Whether any off-site or right-of-way areas were included;

    d. The treatment of roof overhangs, covered walkways, pool-area overhangs, and elevated amenity structures;

    e. The treatment of parking areas, driveways, sidewalks, pavers, curbs, concrete bands, and subslabs;

    f. Whether the applicant's calculation is sealed or otherwise technically verified;

    g. Whether Kittelson's 80,769 square foot / 81.3% calculation is accepted, rejected, or requires further technical response; and

    h. Whether the application complies with the 75% maximum lot coverage requirement.

X. Relief Requested

WHEREFORE, Paul and Claudia Tamburro respectfully request that the Planning Board:

1. Grant the Tamburros' Motion to Intervene;

2. Determine that the Tamburros have standing as affected property owners and parties/intervenors;
3. Accept this filing and all attached exhibits into the official rehearing record;
4. Confirm and supplement the complete quasi-judicial record, including the original application, original Planning Board record, Petition for Review to City Council, City Council remand action, executed Stipulation for Remand, and all rehearing materials;
5. Continue the rehearing if the complete record has not been assembled and identified;
6. Require the applicant to provide a corrected sealed lot coverage / impervious surface calculation responding to the Kittelson report;
7. Require City staff and the applicant to respond on the record to the Kittelson report;
8. Permit the Tamburros and their representatives to present evidence, testimony, objections, cross-examination, and argument;
9. Deny the application unless competent substantial evidence demonstrates compliance with Sec. 12-3-12 and all other applicable criteria; and
1. Preserve all objections, arguments, and rights of the Tamburros for any further review.

XI. Exhibits

The Tamburros submit and/or incorporate the following exhibits:

Exhibit A: April 29, 2026 Petition for Review to City Council which includes the record and transcript of the April 14, 2026 Planning Board Hearing and Prior Application.
Exhibit B: Stipulation for Remand to Planning Board for Rehearing.
Exhibit C: July 7, 2026 Planning Board agenda packet / rehearing backup.
Exhibit D: Kittelson & Associates, Inc. Memorandum dated June 30, 2026, "Helm at Hawkshaw – Engineering Opinion on Lot Coverage Calculation."
Exhibit E: Sec. 12-3-12, City of Pensacola Land Development Code, Gateway Redevelopment District.
Exhibit F: Prior written objections, correspondence, transcript excerpts, photographs, plans, or other materials submitted by the Tamburros, to the extent separately tendered at or before the rehearing.

Respectfully submitted,
/s/ Meredith D. Bush
MEREDITH D. BUSH, B.C.S., AICP
Board Certified City, County & Local Government Lawyer; Certified Land Use Planner
Florida Bar No. 0048086
Primary Email: meredith@meredithbushlaw.com
Secondary Email:
katie@meredithbushlaw.com
ray@meredithbushlaw.com
MEREDITH BUSH LAW
314 S. Baylen Street, Suite 108
Pensacola, FL 32502
Phone: 850-460-1601
Counsel for Petitioners/Intervenors

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished by electronic mail via to Office of the City Attorney and to counsel for the Applicant, Twan Tran, on this 7th day of July , 2026.

/s/ Meredith D. Bush
MEREDITH D. BUSH, B.C.S., AICP



PENSACOLA, FLORIDA | NOVEMBER 2016

Hawkshaw Urban Design Guidelines

Prepared by URBAN DESIGN ASSOCIATES

© 2016 URBAN DESIGN ASSOCIATES

INTRODUCTION

OVERVIEW 2
Creating a Vibrant Downtown 2
Design Matters 4

URBAN DESIGN GUIDELINES

DESIGN GUIDELINES 8
Governing Development Standards 8
Site Description 10
Building Height Envelope 12
Building Massing Principles 14

ILLUSTRATED PRINCIPLES 16
Prototypical Development Approach 16
Option 1 — Site Development Strategy 17
Option 1 — General Massing Approach 18
Option 1 — Typical Site Development Plan 20
Option 1 — Perspective Views 22
Option 2 — Site Development Strategy 26
Option 2 — General Massing Approach 28
Option 2 — Typical Site Development Plan 30
Option 2 — Perspective Views 32

PREPARED FOR
The City of Pensacola

PREPARED BY
Urban Design Associates



Introduction

Creating a Vibrant Downtown

The City of Pensacola has seen remarkable private investment and interest in the downtown neighborhoods and commercial districts. The city led initiatives to reclaim urban waterfront land for public uses including the new stadium, and Community Maritime Park reflects a strong commitment by public and private leadership in Pensacola to ensure the downtown and adjacent districts become an economic catalyst for the city as a whole.

The city's legacy of master planning and implementation of high quality, attractive public assets including streetscapes, parks, and infrastructure improvements have set the stage for ongoing growth within the city that reinforces the distinctive qualities of Pensacola's heritage and unique sense of place. New developments such as the expansion of IHMC in the downtown, a new urban hotel, an urban YMCA, ongoing residential infill, and new mixed-use infill in the core continue the pattern of reinvestment in the historic core and its adjacent neighborhoods.

One of the signature development sites, Hawkshaw is seen as an important gateway into the downtown with remarkable views of the bay and within easy walking distance to the vibrant shops and restaurants along Palafox Place. The 2.2-acre site presents an opportunity for private development teams to create a landmark development that builds on the momentum of market forces investing in a livable, distinctive downtown environment.



© visitpensacola



Aerial view of Palafox Pier in the downtown



Investments in new park spaces, street landscape and attractions like the new baseball stadium, Pensacola's downtown is attracting new private investment.



Pensacola's historic character is a major destination in the region

Design Matters

DESIGN PRINCIPLES

- Development form should respond to the scale and character of the adjacent historic district and the Aragon neighborhood.
- Balance height and scale of development between residential areas to the west with mixed-use areas to the east and north.
- Create a maximum 4-story expression within the first 8 feet depth of building massing fronting the park. Step up height from there.
- Create diversity in building forms and architectural character on the site. Avoid a single project look and feel.
- Avoid creating "a continuous wall of buildings" along the park edge
- Site design should extend the sense of the park address through the use of courtyards, varied setbacks, and gardens
- Architecture — both contemporary and traditional — should reflect Pensacola Heritage
- Parking should be screened from public view by buildings fronting the major streets.

The future re-use of the Hawkshaw site has been the focus of a CRA effort to engage adjacent residents, business owners, and the development community to reach consensus on a vision and an approach to establishing fundamental design principles for development. The site sits within the Gateway Redevelopment District in the downtown and bridges two areas of different character and scale.

The approach outlined in this document, treats the site as a transitional link between the more modern, large-scale office use immediately to the east of the site across 10th Avenue and the finer grain, smaller scale residential neighborhood developing across 9th Avenue to the west. The current zoning allows for significant height and intensity of development as an incentive to encourage urban density and a significant residential presence to enhance and support amenities and local businesses in the downtown.

These urban design guidelines are consistent with existing design standards and zoning requirements while providing more specific guidance to development teams in the scale, massing and arrangement of buildings on the site to achieve the community vision. These principals are illustrated within this document to help clarify the intent and desired vision for the site as it relates to the surrounding neighborhood context and the frontage along Admiral Mason Park.

While proposals may vary in building types, use, and density, the key principles remain consistent. These guidelines illustrate two different approaches to achieving the maximum allowable density for multi-family uses on Hawkshaw as a reference for treatment along the public streets, the park, and the adjacent property to the north.



The Hawkshaw site fronts Admiral Mason Park overlooking the bay. The site also shares a 9th Avenue address with the Aragon neighborhood and the 10th Avenue address with Gulf Power company offices.





Images of the Gulf Power Offices (below); Aragon Neighborhood (bottom); and Admiral Mason Park (right)





Urban Design Guidelines

Governing Development Standards

Development regulations for the Hawkshaw site are listed in the adjacent list on this page. These guidelines are supplements to those legally binding requirements to help articulate the desired urban design character for the site.

PARCEL PROPERTIES

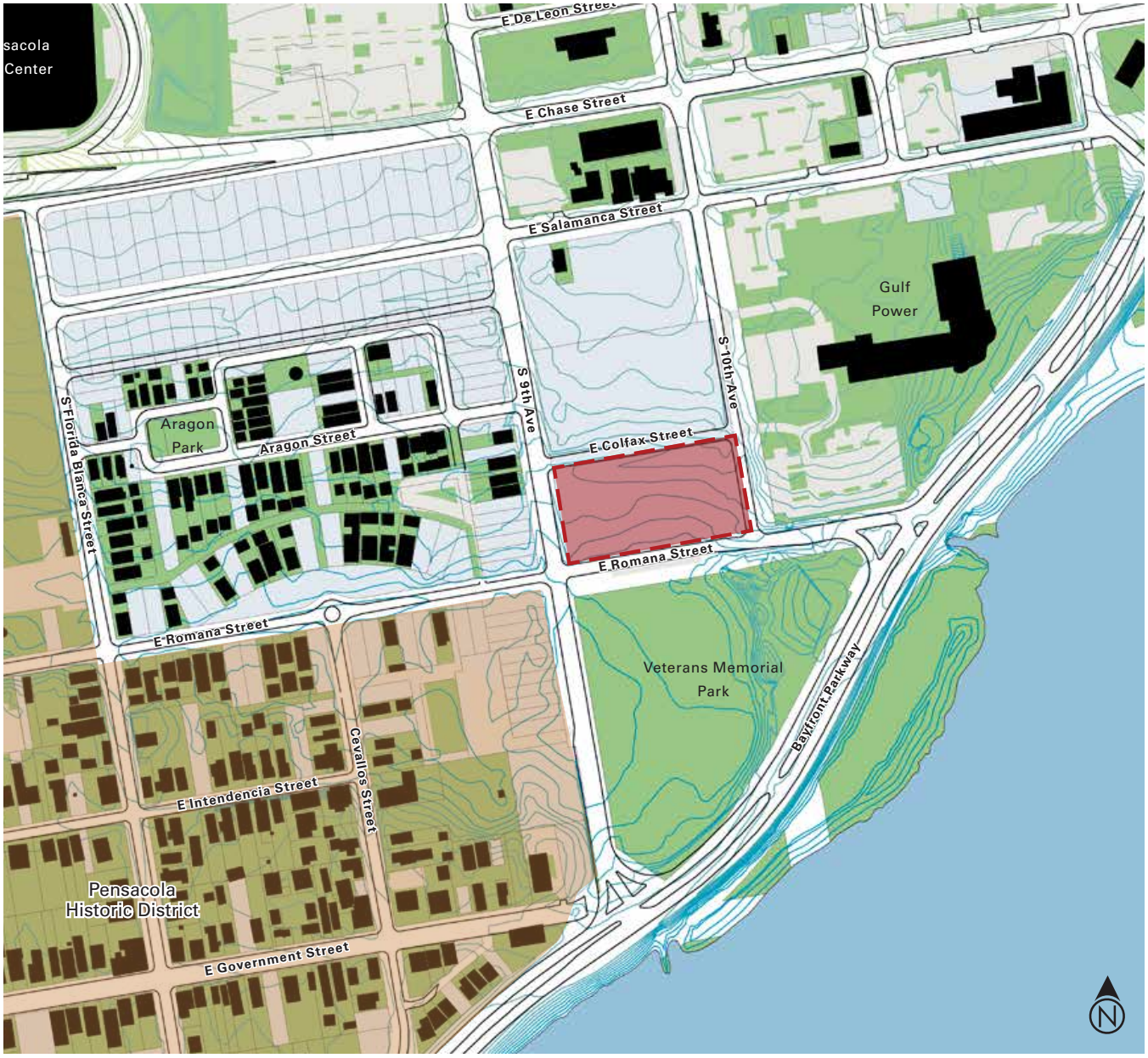
- Zoning: Gateway Redevelopment District (GRD)
- Parcel Site Area (per assessment): 96,625 sf. or 2.2 acres

GENERAL REQUIREMENTS

- City of Pensacola Municipal Code:
  - Redevelopment Land Use District (Section 12-2-12)
  - Design Standards and Guidelines (Section 12-2-82)
  - Off-Street Parking Requirements (Section 12-3)
  - Landscape Regulations (Section 12-6)
- City of Pensacola 2010 Community Redevelopment Plan



Zoning District Designations



Location Map

Site Description

The Hawkshaw site has utility easements along the north and eastern property boundaries. A former street, Colfax Street, ran along the northern boundary and was abandoned and incorporated into the adjoining parcels. The frontage along 10th Avenue requires a building setback of 39 feet from the eastern property line while the easement along the northern property line requires a 25-foot setback to buildings.

A summary of general requirements is listed on this page as a quick reference to the regulations. These are not complete and only serve to provide a high-level understanding of the key zoning parameters. Development teams are responsible for evaluating the zoning code impact on site development.

PARCEL PROPERTIES

» Net Parcel Area (with easements and setbacks accounted for): 1.7 acres

PARCEL ZONING REQUIREMENTS

» Density:
  › Single-Family: 17.4 DU/Acre (31 DU Maximum)
  › Multi-Family: 100 DU/Acre (180 DU Maximum)

» Setbacks:
  › 10 feet along 9th Avenue frontage
  › 5 feet along E. Romana Street

» Maximum Building Height:
  › 100 feet

» Off-Street Parking:
  › Single-Family/Duplex (off public streets): 1 Space/Unit
  › Single-Family/Duplex (off private streets): 2 Spaces/Unit
  › Multi-Family/Townhouse: 1 Space/Unit
  › General Retail: 1 Space/300 sf.
  › Restaurant: 1 Space/100 sf.
  › Office: 1 Space/300 sf.
  › Maximum of 2 vehicular access points permitted off 9th Avenue
  › Maximum Impervious Coverage: 75%

» Landscape:
  › Multi-family residential developments are required to reserve 5% of the total lot area for recreation and open space facilities.
  › Parking lot landscape requirements per Section 12-6-3B.

» Stormwater:
  › Note: raised finished floor elevations required to mitigate flooding. Conformance with regulations are part of the site plan submittal process.



Hawkshaw site setbacks and easements (For illustrative purposes only; reference scaled property survey)

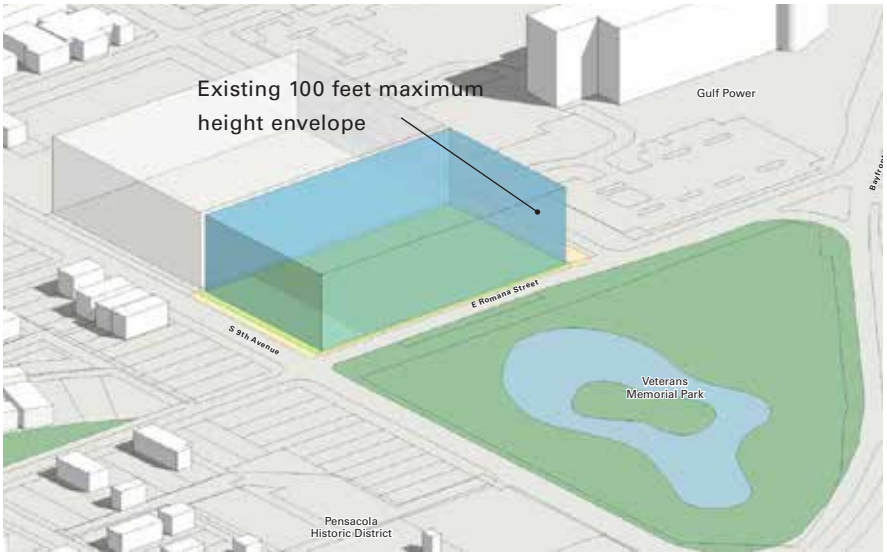
Building Height Envelope

KEY ELEMENTS

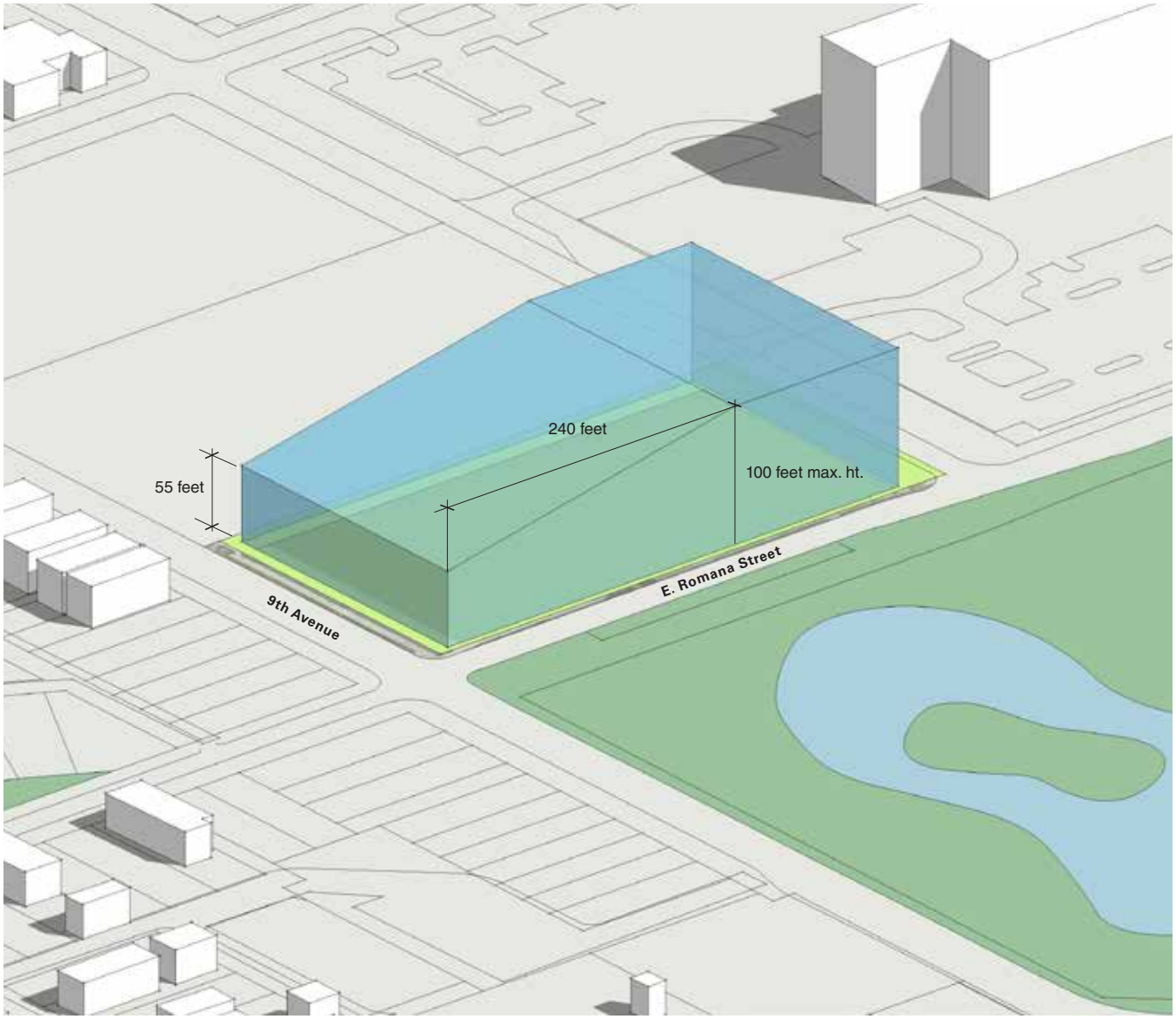
- Hawkshaw Property Maximum Building Height: 100 ft. (Gateway District)
- GRD-1 (Aragon) : Maximum Height 55 feet (3.5 stories)
- Gulf Power Company Building: 5 Stories

The Gateway Redevelopment District (GRD) regulations govern the site and building development for the Hawkshaw site. Currently the site has a maximum building height of 100 feet. Maximum building height in the adjacent Aragon neighborhood (GRD-1) across 9th Avenue is 55 feet.

These guidelines call for a transition in height for buildings beginning at 9th Avenue with a maximum 55 foot height limit stepping up to 100 feet maximum measured at 240 feet east of the 9th Avenue property line for the site. This ensures a compatible scale along 9th Avenue with adjacent development.



Existing height limits in the Gateway Redevelopment District creates an abrupt transition in scale along 9th Avenue which has been developed as a 2- to 3-story scale with primarily residential uses.



Hawkshaw buildings would conform to a graduated height allowance from 55 feet height limit along 9th Avenue up to 100 feet maximum height moving west to east.

Building Massing Principles



Traditional building arrangements often create a series of internal courtyards and common entry plazas along park frontages.

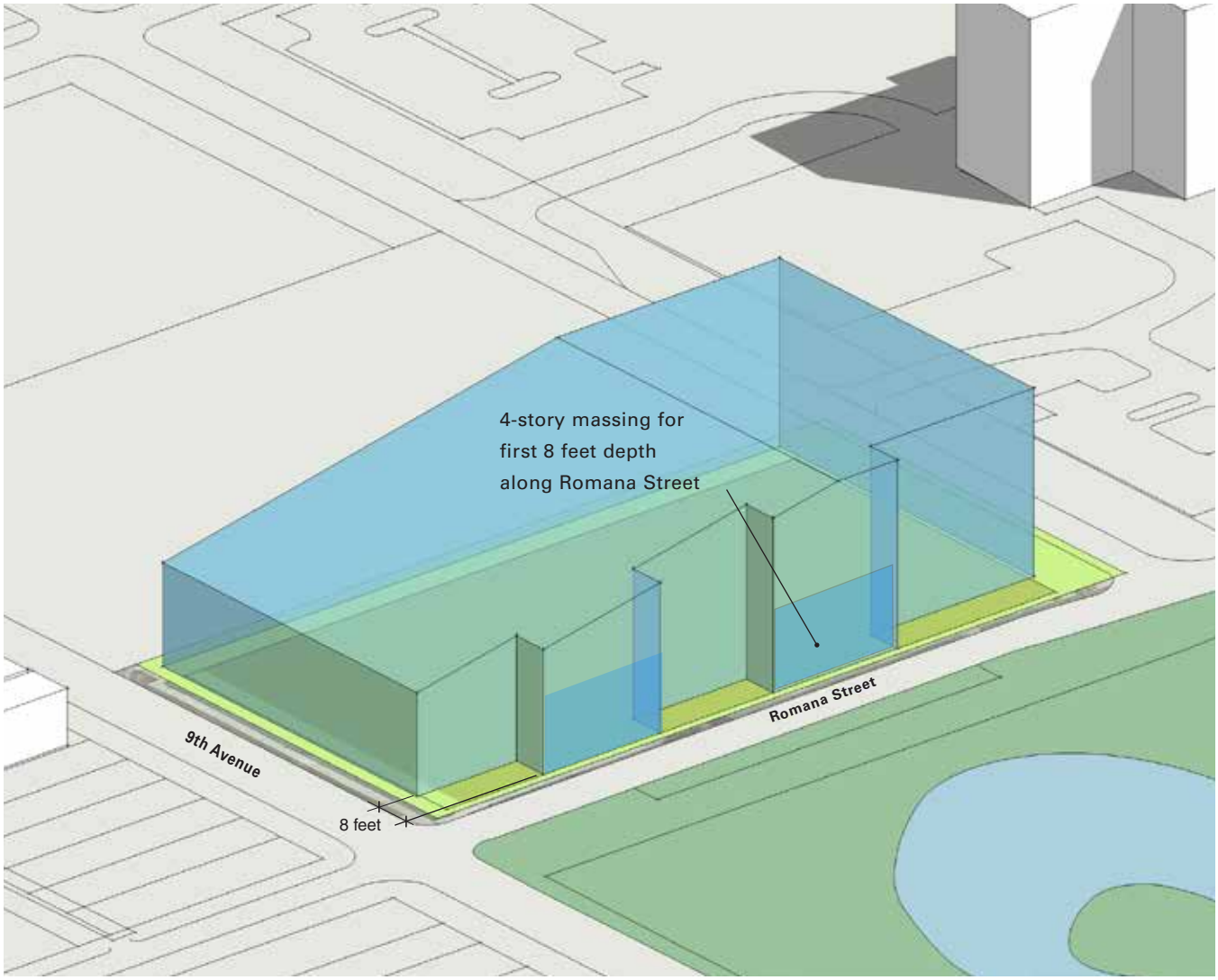
Another key principle for building and site design within the Hawkshaw site is the creation of a "garden frontage" along Romana Street adjacent to the park. This will extend the sense of the park address and avoid a continuous wall of buildings fronting the park. The 25% open space requirement for the site can be distributed in a pattern of courtyards and buildings with various setbacks.

Buildings along Romana Street should create a maximum four-story read within the first 8 feet of depth from the minimum setback line. This can be accomplished by the use of galleries in that zone, buildings stepping back above the four-story height or a combination of both.



One of the signature elements of traditional buildings found in Pensacola and the Gulf region are galleries and verandas. These elements help break down the scale of buildings and add indoor/outdoor living spaces that are "gifts to the street."





Typical higher density mixed-use block composition (illustrative only)

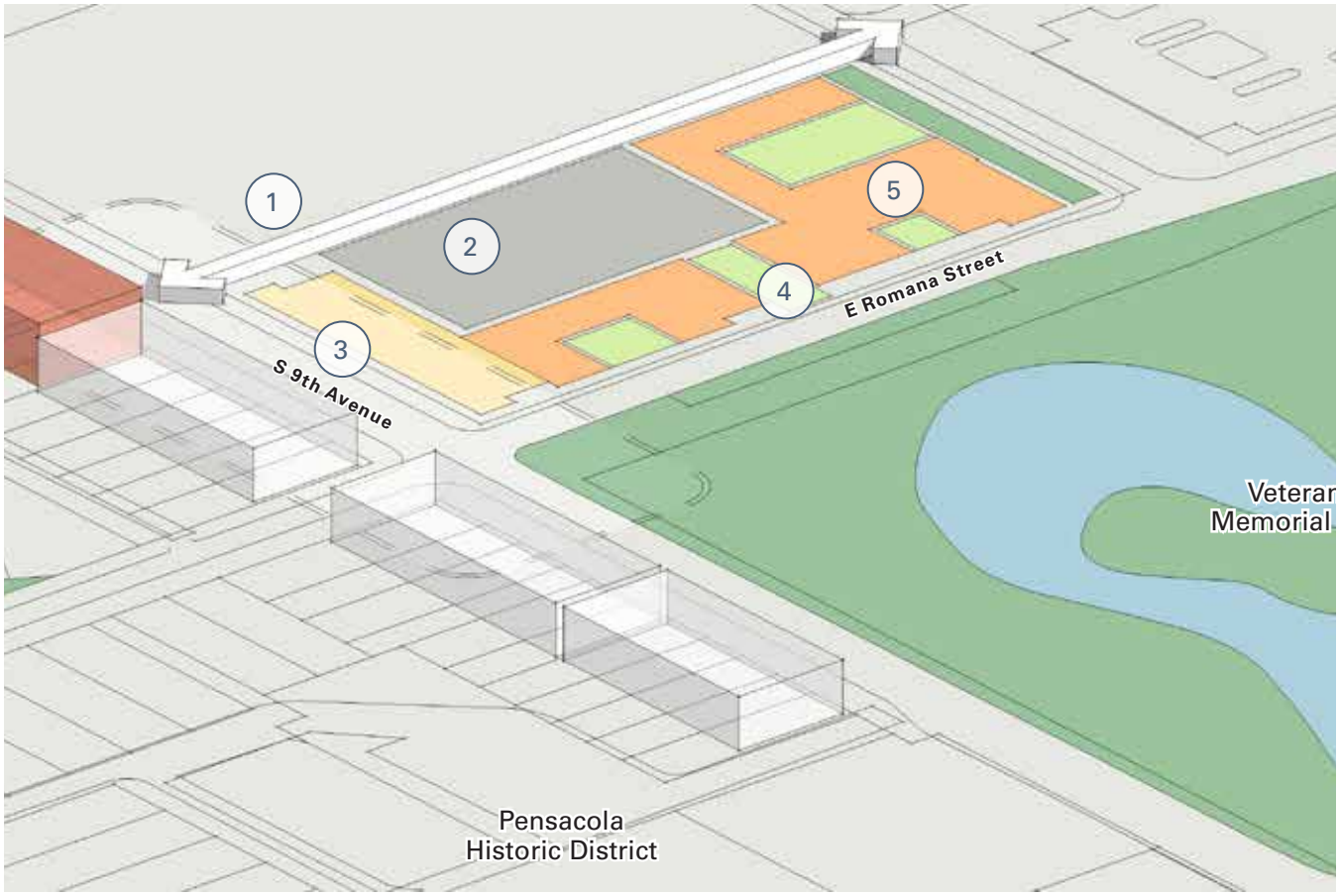
Prototypical Development Approach

OPTION 1 DIAGRAM KEY

1. Create parking and service access between 9th and 10th Avenues
2. Mid-block parking garage shielded from view on public frontages
3. Buildings facing 9th Avenue
4. Open Space is distributed along street frontages
5. Courtyard Buildings fronting Romana Street and 10th Avenue

The plan diagrams illustrated on the following pages demonstrate 2 approaches to achieving the allowable density using the articulated principles described on the previous pages. These include creating architectural diversity, screening parking from public view along the major streets and creating courtyards along Romana Street to avoid a continuous wall of buildings. The goals can be achieved through the placement and buildings and strategic use of building types.

This is meant to serve as a demonstration of how to respond to the design principles. Development and design teams may propose different building types and methods to achieve the same goals.



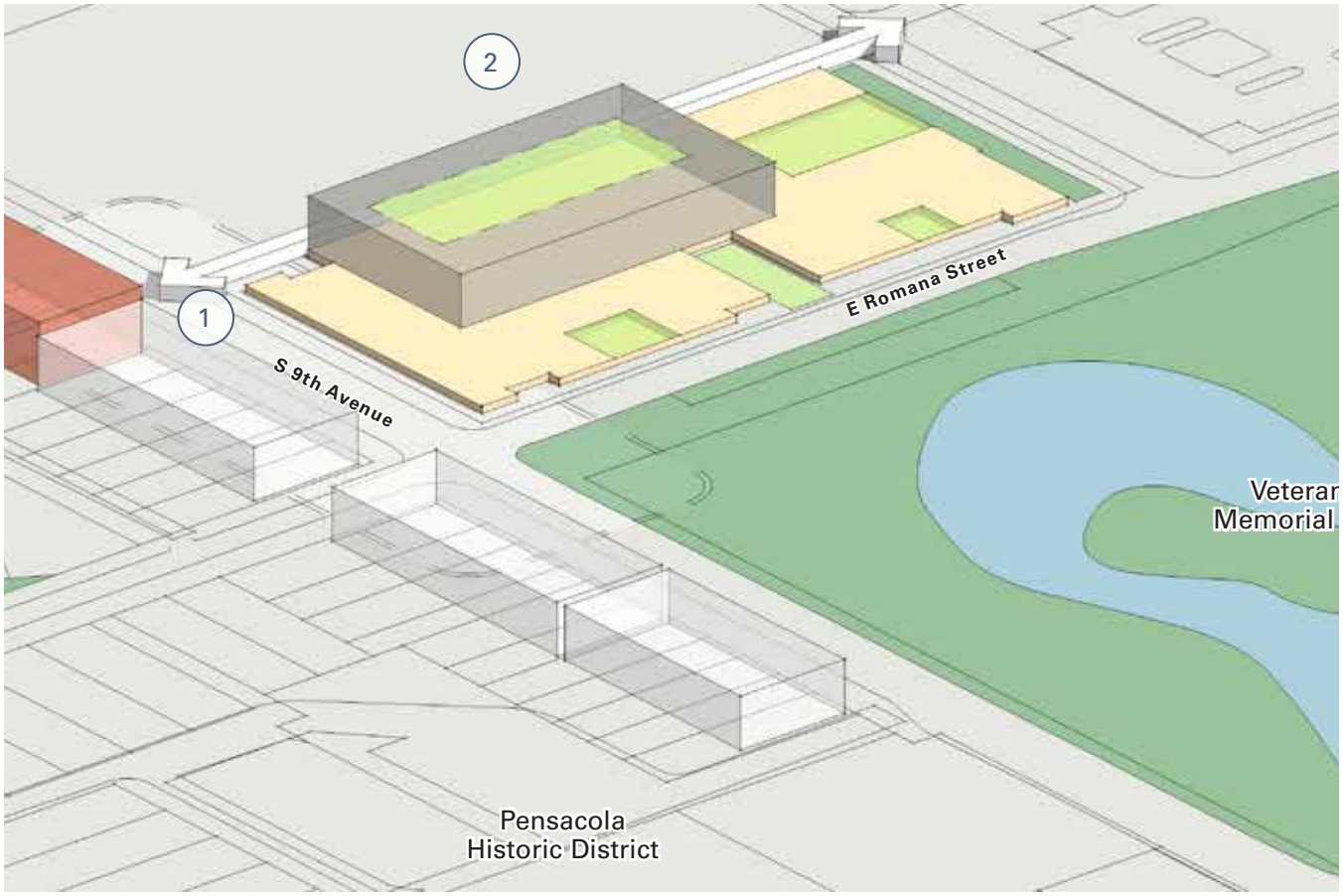
Guidelines encourage creating intra-lobby connections via mews

Option 1 — Site Development Strategy

Option 1 uses two different building types to achieve the allowable density, required open space and required on-site parking for a residential program. These diagrams illustrate an example of how to achieve the development principles and guidelines while maximizing the site development potential permitted under the current zoning. Both of these examples use the multi-family program of 180 units as the base assumption for testing.

OPTION 1 DIAGRAM KEY

1. Create a minimum of one separation between buildings facing 9th Avenue
2. Mid-block parking garage shielded from view by buildings on 9th Avenue, Romana Street, and 10th Avenue



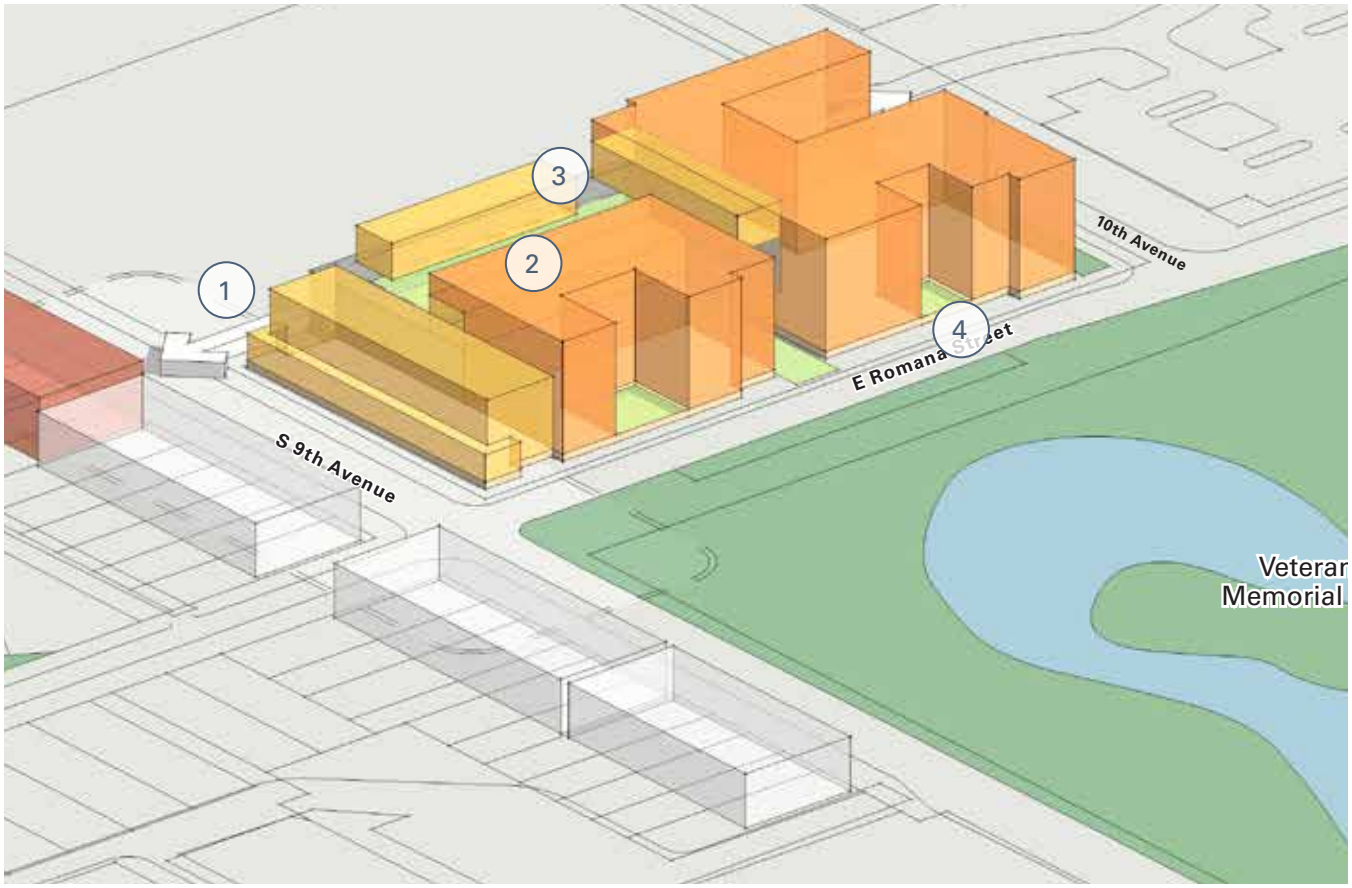
Typical Office Block Composition (illustrative only)

Option 1 — General Massing Approach

OVERALL SITE DIAGRAM

1. 3.5-story buildings facing 9th Avenue
2. 6-story courtyard buildings facing Romana Street
3. Potential for Courtyard/Green Roof on garage
4. Courtyards maximise views and create diversity and interest along Romana Street facing the bayfront

This approach shows an example of using 2 primary building types. A 3.5-stories townhouse facing 9th Avenue and 6-story multi-family buildings facing the park. The multi-family buildings are courtyard types that allow for views to the water looking south and east. These create a "garden" edge along the park while screening the parking garage from 9th Avenue, Romana Street, and 10th Avenue.



This option uses a mix of townhouses and mid-rise building types attached to structured parking

REFINED MASSING ELEMENTS



OVERALL SITE DIAGRAM

1. Guidelines call for Pensacola Style galleries or porches at first level on a at least 50% of the frontage along 9th Avenue
2. Provide a break in buildings facing 9th Avenue
3. Galleries would also be a requirement on the park frontage to create a human scale at the street level
4. Create a 4-story expression for the first 8 feet of depth for facades fronting Romana Street



Typical articulation with galleries and porches to achieve Pensacola character and maintain 4 story read for facades along Romana S

Option 1 — Typical Site Development Plan



Option 1 — Illustrated ground floor plan showing distributed open space between multi-family buildings



Option 1 — Illustrated upper floors plan layout showing courtyard on garage with units fronting



Option 1 — Illustrated view of 6-story massing with galleries and building setbacks along Romana Street. Townhouses are shown facing 9th Avenue and lining the garage courtyard.

MULTI-FAMILY RESIDENTIAL

BUILDING CIRCULATION

TOWNHOUSE

PARKING GARAGE

OPEN SPACE

DEVELOPMENT PROGRAM

- Building Program:
  - 180 Residential Units
- Parking Spaces Required:
  - Residential Units (1/Unit): 180
  - Retail (1/300 sf)
- Parking Spaces Provided:
  - Garage: 210
- Other Considerations:
  - Building Height: 45'–80'
  - Impervious Lot Coverage: 75%
  - Private recreation space provided on green roof of garage and within courtyards

Option 1 — Perspective Views



Option 1 — Viewpoint along 9th Avenue looking north

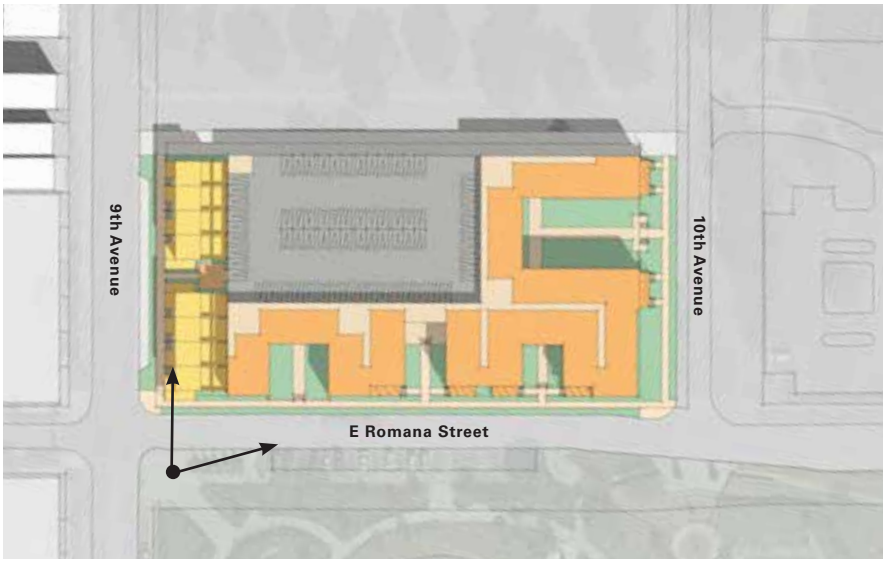


Option 1 — View of massing along 9th Avenue looking north

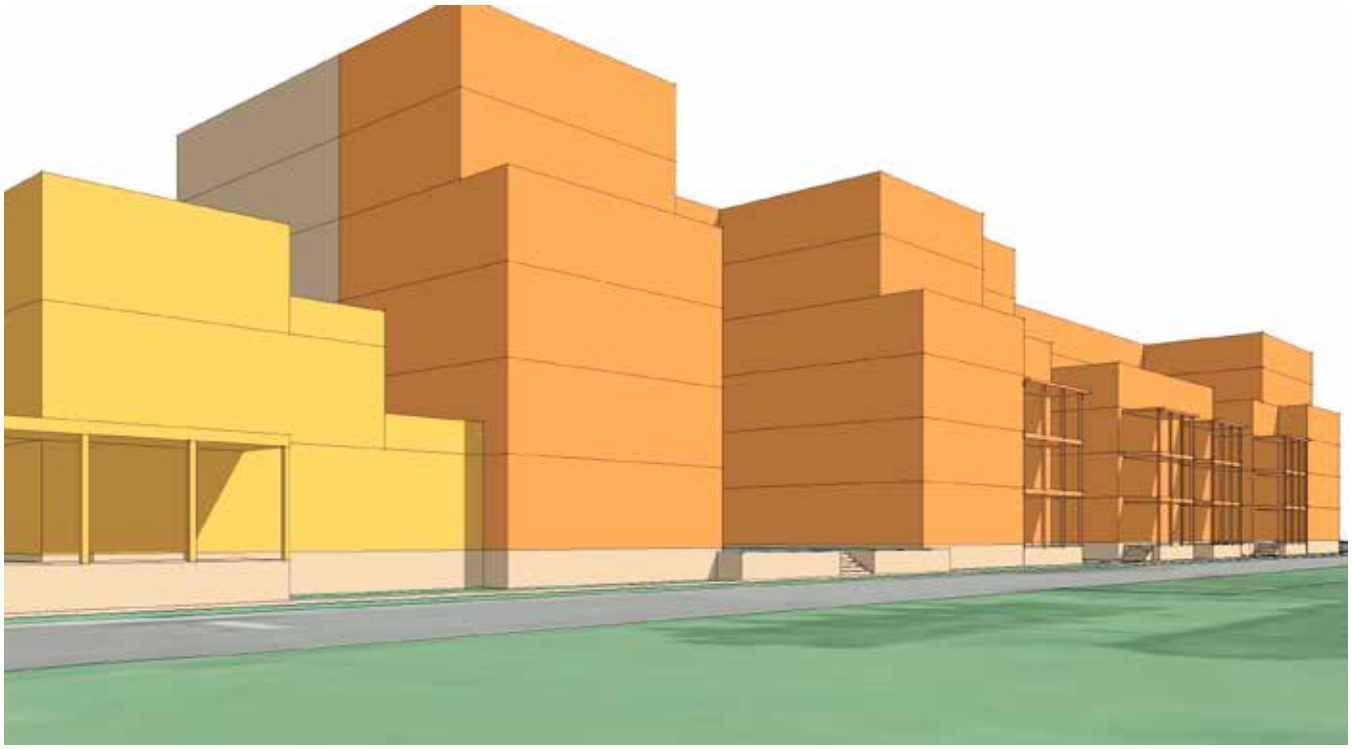


Option 1 — View of contemporary architectural treatment along 9th Avenue

Option 1 — Perspective Views



Option 1 — Viewpoint along E. Romana Street looking east



Option 1 — View of massing along E. Romana Street looking east



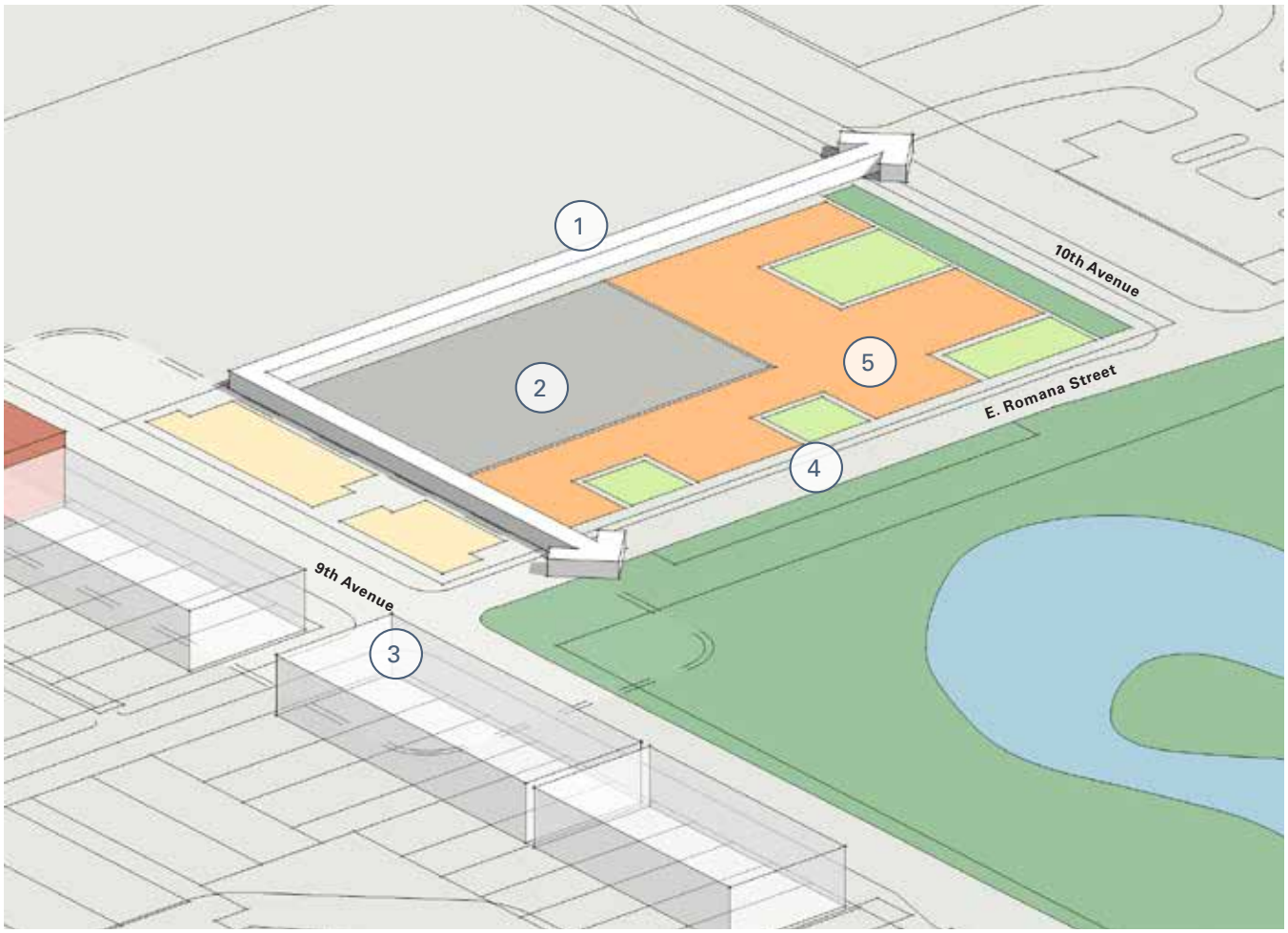
Option 1 — View of Architectural treatment with a mix of traditional and contemporary designs

Option 2 — Site Development Strategy

OVERALL SITE DIAGRAM

1. Create parking and service access from Romana Street and 10th Avenue
2. Mid-block parking garage shielded from view on public frontages
3. Buildings facing 9th Avenue
4. Open Space distributed along park frontage
5. Buildings fronting Romana Street and 10th Avenue

The Option 2 strategy takes advantage of the height allowance to create views and anchor the eastern end of the site. This option also separates the townhouses from the parking garage by providing and alley to serve both the townhouses and the common parking garage while maintaining the goal of screen the parking.



OPTION 2 DIAGRAM KEY

1. Structured parking garage accessed from private drives off of Romana Street and 10th Avenue



Option 2 — General Massing Approach

OVERALL SITE DIAGRAM

1. 3.5-story buildings facing 9th Avenue with one separation
2. Egress between buildings from Romana Street shields view of garage

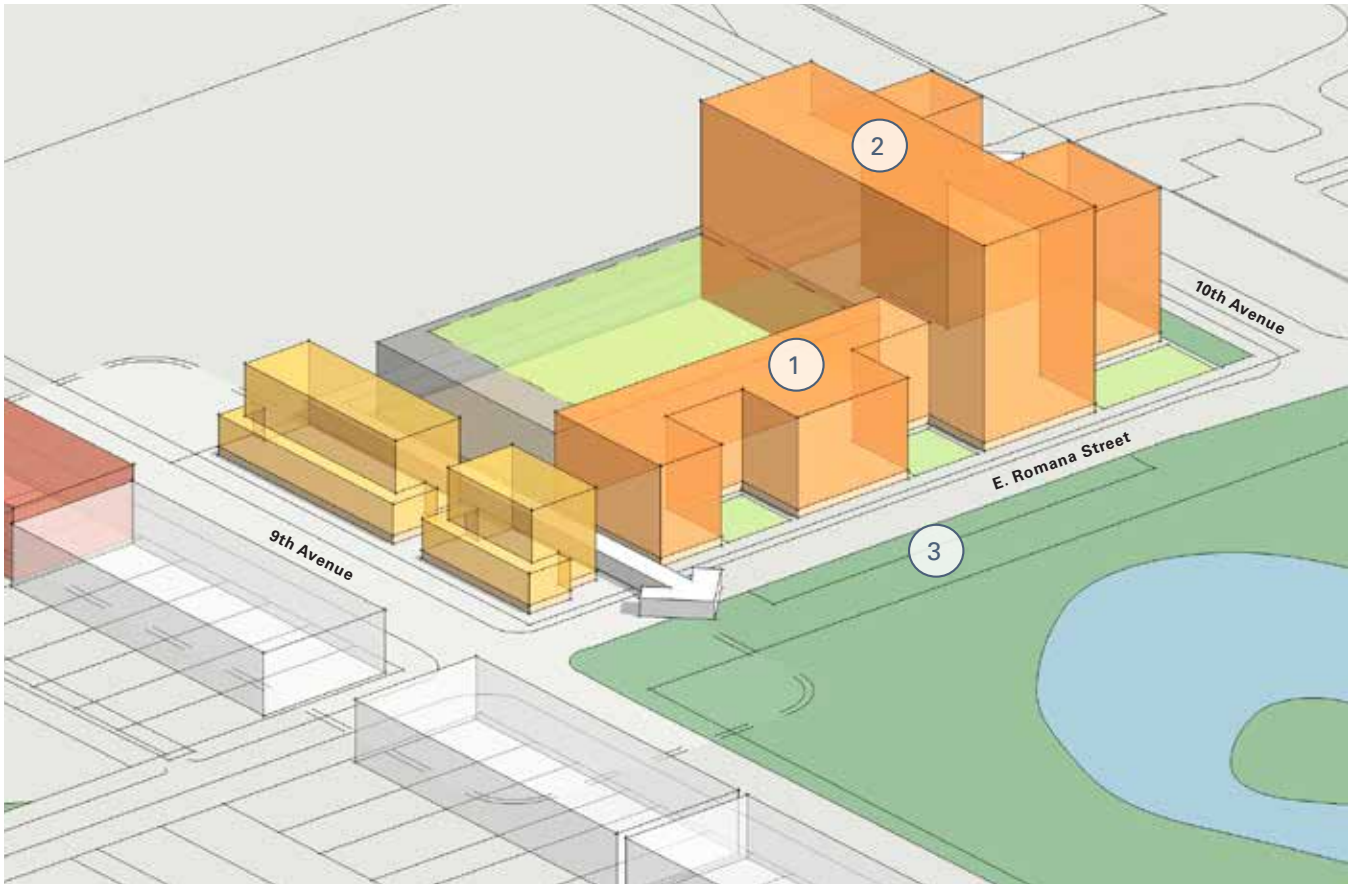
This approach shows an example of using 3 primary building types. A 3.5-stories townhouse facing 9th Avenue, a 4-story multi-family building, and a 9-story multi-family building facing the park and 10th Avenue. The multi-family buildings are courtyard types that allow for views to the water looking south and east. These also create a "garden" edge along the park while screening the parking garage from 9th Avenue, Romana Street, and 10th Avenue.





OVERALL SITE DIAGRAM

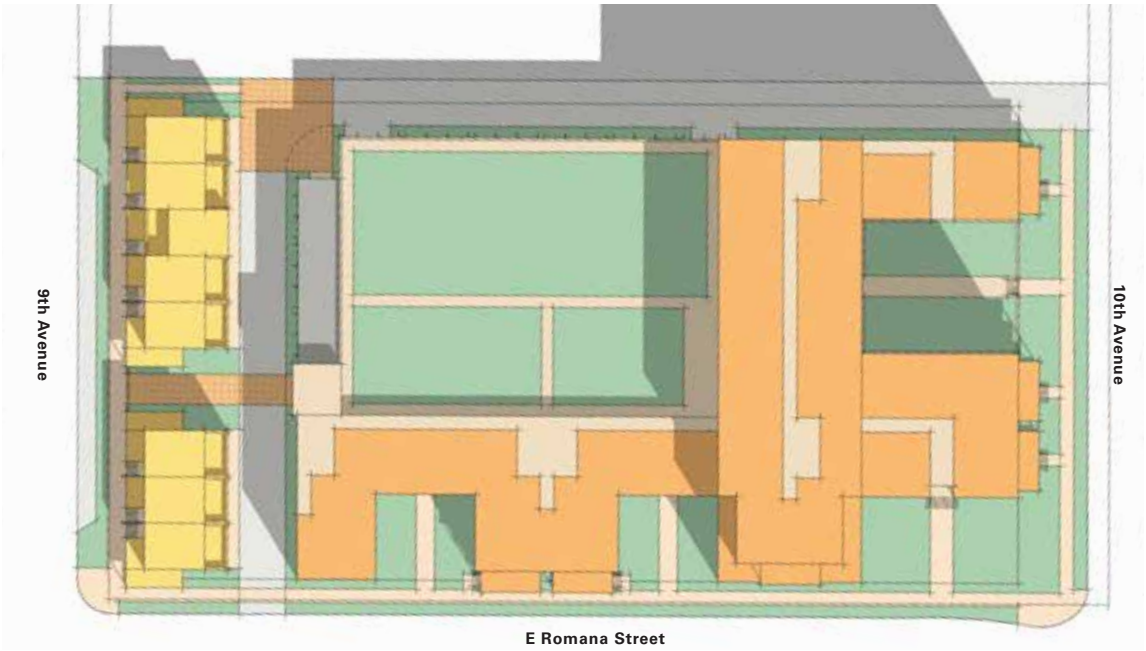
1. 4-story courtyard building facing Romana Street screening the garage
2. 9-story building fronting 10th Avenue and Romana Street
3. Courtyards maximize views and create diversity and interest along Romana Street



Option 2 — Typical Site Development Plan



Option 2 — Illustrated ground floor plan showing distributed open space between multi-family buildings



Option 2 — Illustrated upper floors plan layout showing courtyard on garage with units fronting from 9-story building



Option 2 — Illustrated view of 4-story massing and 9-story massing with galleries and building setbacks along Romana and 10th Avenue townhouses are shown facing 9th Avenue and lining the garage courtyard.

MULTI-FAMILY RESIDENTIAL

BUILDING CIRCULATION

TOWNHOUSE

PARKING GARAGE

OPEN SPACE

DEVELOPMENT PROGRAM

- Building Program:
  - 180 Residential Units
- Parking Spaces Required:
  - Residential Units (1/Unit): 180
  - Retail (1/300 sf)
- Parking Spaces Provided:
  - Garage: 210
- Other Considerations:
  - Building Height: 45'–100'
  - Impervious Lot Coverage: 75%
  - Includes courtyard space provided on green roof of garage and within courtyards at ground level

Option 2 — Perspective Views



Option 2 — Viewpoint along 9th Avenue looking north



Option 2 — Eyelevel view of massing along 9th Avenue looking north



Option 2 — View of traditional architectural treatment along 9th Avenue showing galleries and scale

Option 2 — Perspective Views



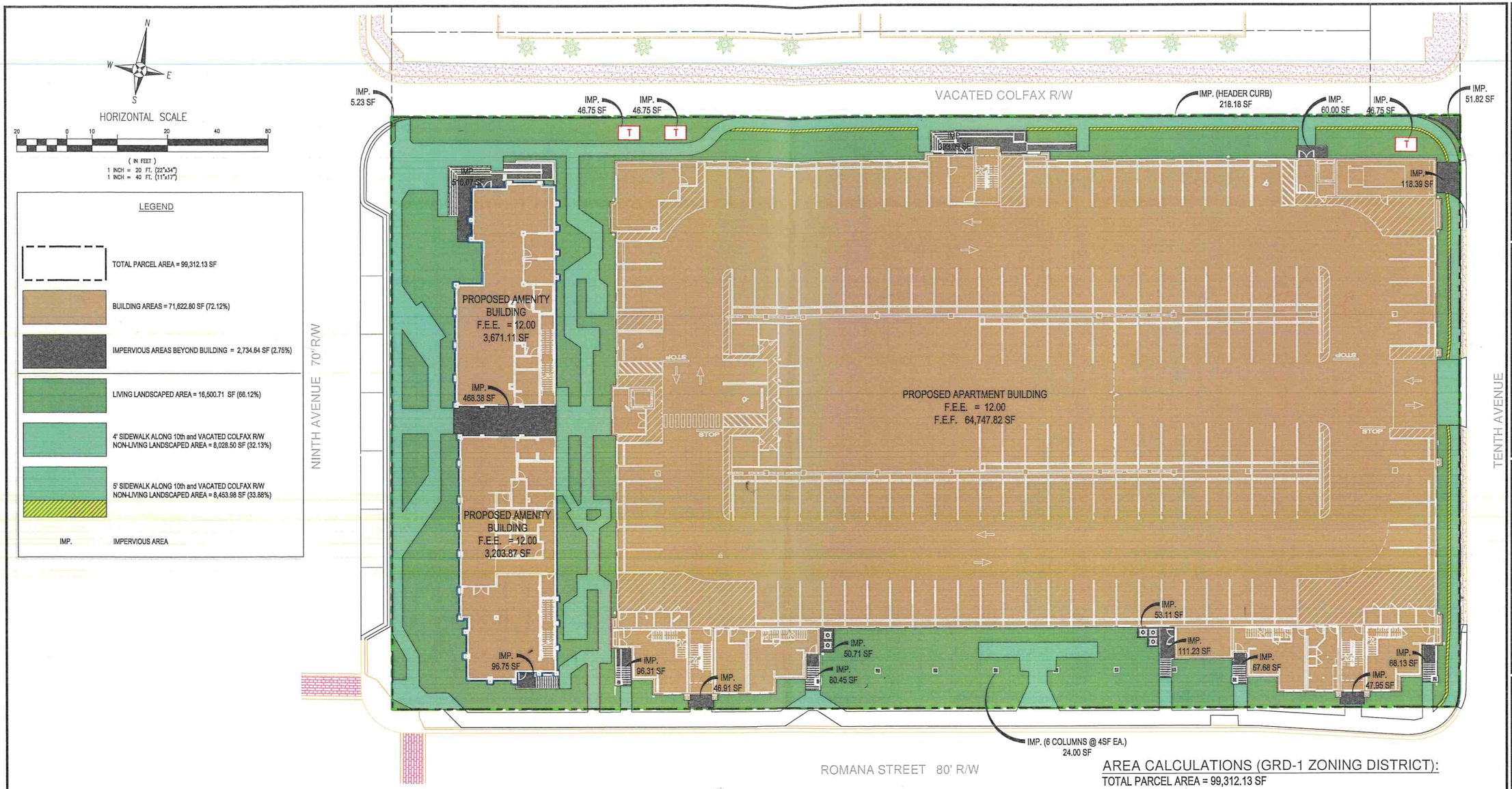
Option 2 — Viewpoint along E. Romana Street looking east



Option 2 — Eyelevel view of massing along Romana Street



Option 2 — View of mix of traditional architectural treatment and contemporary architecture for 9-story building along Romana Street



AREA CALCULATIONS (GRD-1 ZONING DISTRICT):

TOTAL PARCEL AREA = 99,312.13 SF

PROPOSED IMPERVIOUS AREAS:
BUILDING AREAS = 71,622.80 SF (72.12%)
IMPERVIOUS AREAS BEYOND BUILDING = 2,734.64 SF (2.75%)

TOTAL IMPERVIOUS AREA = 74,357.44 SF (74.87%)

PROPOSED PERVIOUS AREAS:
TOTAL PERVIOUS AREA = 24,954.69 SF (25.13%)

PER SECTION 12-13-1 OF THE LDC 50% OF LANDSCAPE MATERIAL SHALL BE LIVING, 4' SIDEWALK ALONG 10th and VACATED COLFAX R/W.
TOTAL LIVING LANDSCAPED AREA = 16,897.61 SF (67.71%)
TOTAL NON-LIVING LANDSCAPED AREA = 8,057.08 SF (32.29%)

PER SECTION 12-13-1 OF THE LDC 50% OF LANDSCAPE MATERIAL SHALL BE LIVING, 5' SIDEWALK ALONG 10th and VACATED COLFAX R/W.
TOTAL LIVING LANDSCAPED AREA = 16,500.71 SF (66.12%)
TOTAL NON-LIVING LANDSCAPED AREA = 8,453.98 SF (33.88%)

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB7916

SITE COVERAGE PLAN

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

No.	DATE	REVISION

SEAL

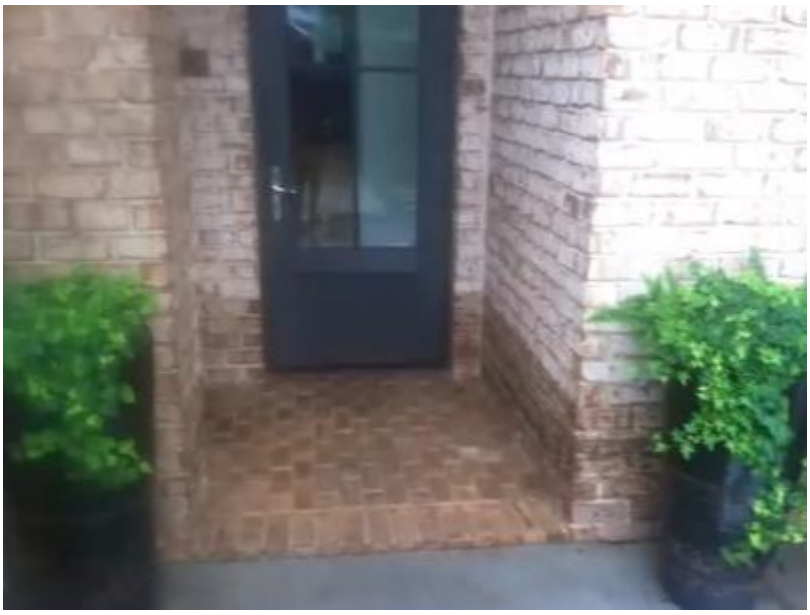
PAUL R. BATTLE
LICENSED
07-07-2026
No. 53126
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: June 22, 2026

DRAWING No.
C-SA

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








ROAD
SUBJECT
TO


From Claudia



KITTELSON & ASSOCIATES
1203 Governors Square Boulevard, Suite 200
Tallahassee, FL 32301
P 850.739.6621

MEMORANDUM

July 7, 2026 Project# 33601

To: Planning Board
City of Pensacola

From: Emmanuel Masindoki, PE, RSP

RE: Helm at Hawkshaw – Engineering Opinion on Lot Coverage Calculation.

Purpose

This memorandum presents an engineering opinion of the lot coverage calculations for the subject development, to be built at the northeast corner of the intersection of S. 9th Avenue and E. Colfax Street, within the Gateway Redevelopment District in the City of Pensacola.

The engineering opinion presented here is based upon an assessment and a review of the City of Pensacola Planning Board memorandum (*Re: Rehearing of Final Aesthetic Review – 50 S. 9th Avenue – Gateway Redevelopment District*), included in the **Attachment A**. Among others, the memorandum includes the Helm at Hawkshaw architectural review, site plan, and landscaping documents, which were key to this evaluation. The approved architectural site plan (provided in **Exhibit A**) shows impervious lot coverage (buildings and covered areas) to be 74,357 square feet (74.87%).

Section 12-3-12 (Redevelopment Land Use District) of the Land Development Code was also reviewed to assess the proposed development's compliance: *"Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent."*

Engineering Assessment

Based on the review of the lot coverage calculations and supporting documents, it is my opinion that the reported pervious/impervious coverage values are not fully representative of site conditions. The calculation methodology appears to omit or misclassify certain site elements and includes areas that are outside the project lot limit, which affects the accuracy of the compliance determination. The key findings are summarized below:

- ***Understatement of Building and Covered Area***: The calculations appear to underestimate building and covered areas due to incomplete integration of site plan information. Covered features such as roof overhangs (e.g., pool area on the third-floor plan), and structural elements associated with elevated amenities are not fully reflected in the reported building footprint.

The reviewed impervious area layout included in **Exhibit B** reports 74,357 *SF (*74.87*%)* for buildings and covered areas but excludes overhangs. Including the pool area and other roof overhangs would add approximately *5,489 SF* of lot coverage.

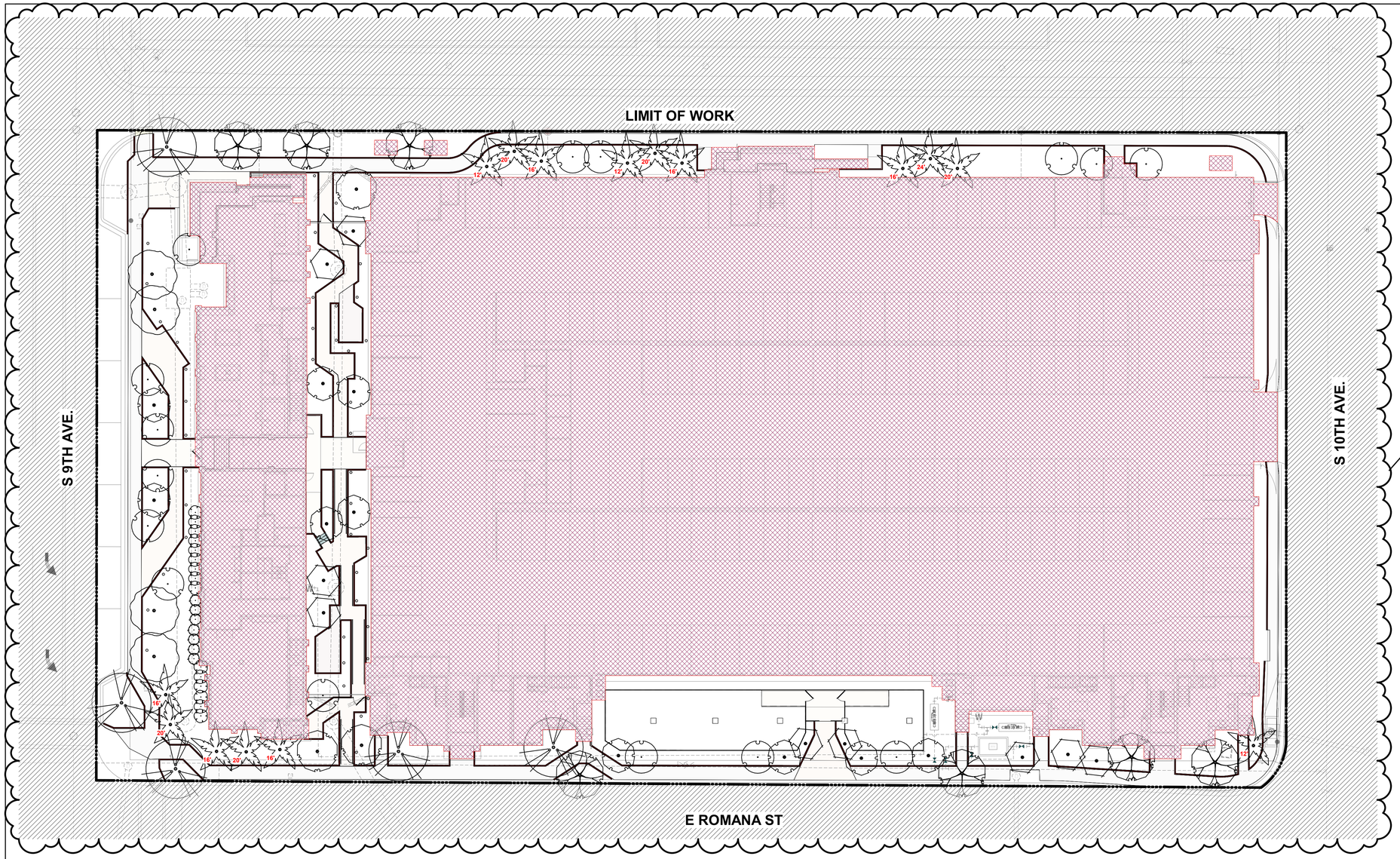
- ***Classification of Pervious and Impervious Elements:*** The methodology could benefit from further clarification in distinguishing between fully pervious systems and components with partial impervious characteristics. For example, sidewalk areas include features such as curbs, approximately *761 SF*, which are typically treated as impervious and may be more clearly accounted for in the overall coverage summary. **Exhibit C** depicts pavers with concrete curb.

Recommended Approach:

To provide a consistent and technically sound assessment of coverage, the following approach is recommended:

- Incorporate overhangs and building amenity structures in covered area calculations.
- Consider separately accounting for partially impervious components, such as curbs and sidewalk elements, where applicable.

Figure A provides lot coverage calculations for the Helm at Hawkshaw development based on the recommended approach. Using this approach, the total lot covered area, including buildings and other covered impervious areas, is estimated to be *80,769 square feet (81.3%)*.



GENERAL LEGEND

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

TREE REQUIREMENT FOR IMPERVIOUS SURFACE

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

	REQUIRED	PROVIDED
TREE REQUIREMENT FOR IMPERVIOUS SURFACE OF 74,321.90 SF (74.84%) BUILDINGS = 71,622.80 SF (72.12%) IMPERVIOUS AREAS BEYOND BUILDING = 2,699.10 SF (2.72%)	75	82

2
2

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7500
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

SCALE: 1"=20'

NORTH

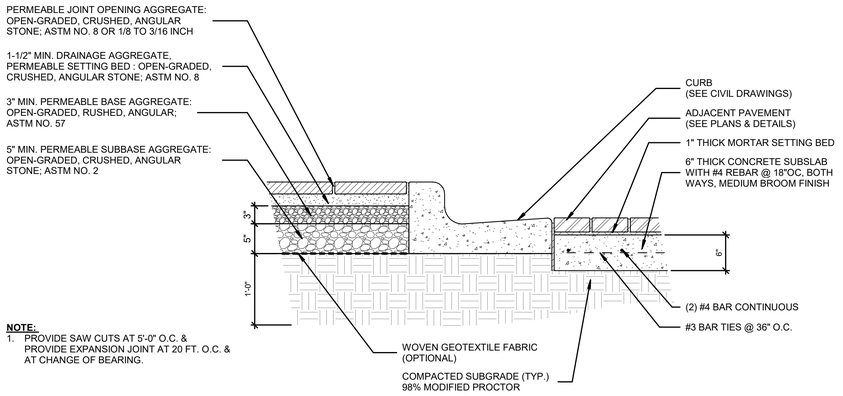
0 10' 20' 50'

SHEET TITLE

IMPERVIOUS AREA

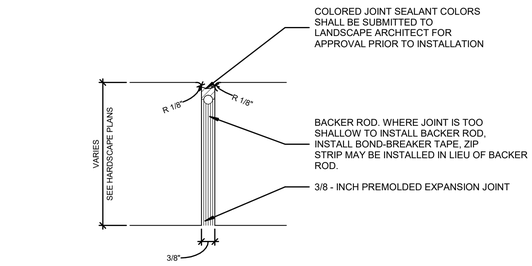
SHEET NUMBER

L0.04

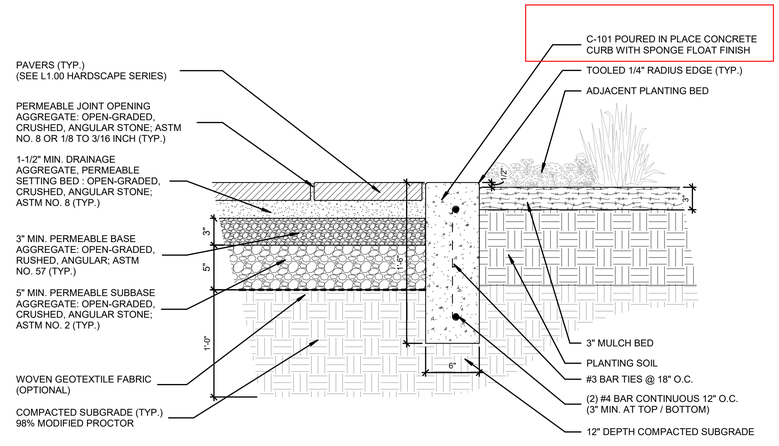


NOTE:
1. PROVIDE SAW CUTS AT 5'-0" O.C. & PROVIDE EXPANSION JOINT AT 20 FT. O.C. & AT CHANGE OF BEARING.

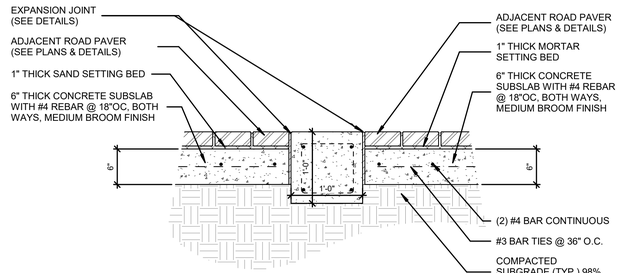
4 VEHICULAR PAVERS WITH CONCRETE CURB
L1.81
1" = 1'-0"



1 EXPANSION JOINT - EJ
L1.81
NOT TO SCALE

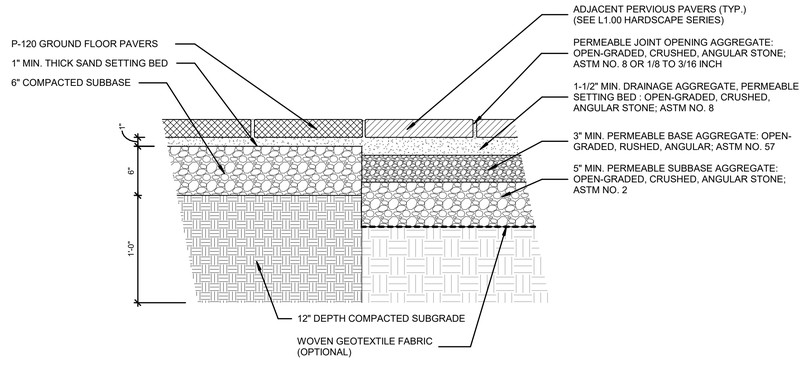


5 PERVIOUS PAVERS TO C-101 FLUSH CURB AT PLANTING EDGE
L1.81
1 1/2" = 1'-0"

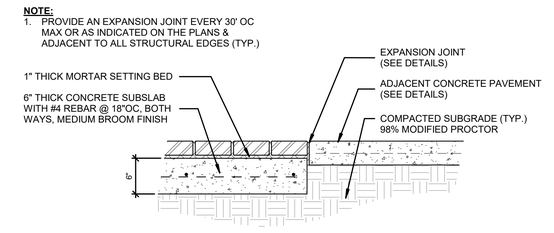


NOTE:
1. PROVIDE SAW CUTS AT 5'-0" O.C. & PROVIDE EXPANSION JOINT AT 20 FT. O.C. & AT CHANGE OFBEARING.

2 P-124V VEH. CONCRETE BAND TO VEH. PAVERS
L1.81
1" = 1'-0"



6 P-120 GROUND FLOOR PAVERS TO GROUND FLOOR PERVIOUS PAVERS
L1.81
1 1/2" = 1'-0"



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

3 VEHICULAR PAVERS WITH 6" CONCRETE SUBSLAB
L1.81
1" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE NORTH

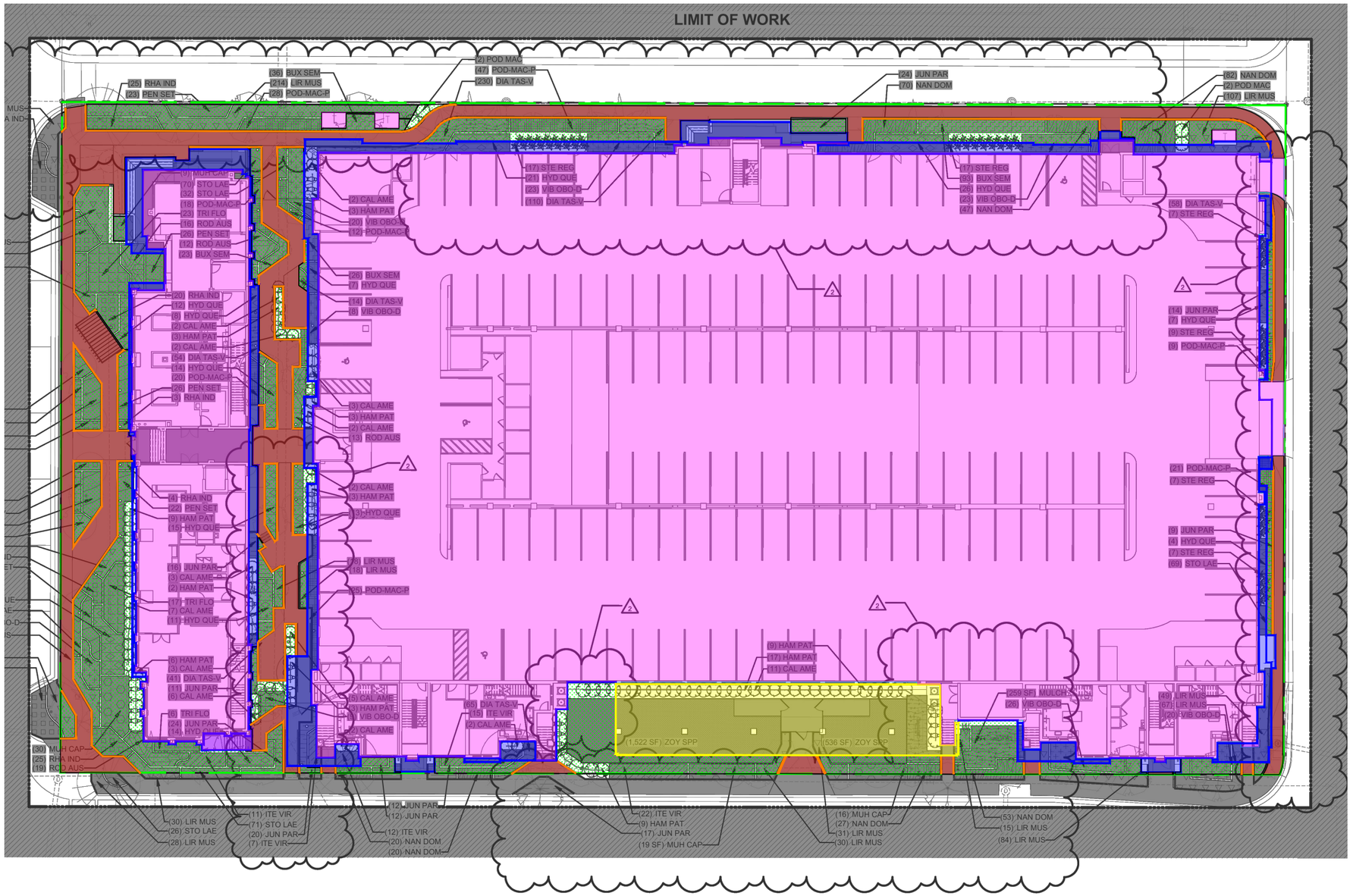
SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

L1.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:03 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"



Scale: 1" = 40'

40 20 0 40

N

Legend

- Covered Area and Overhang
- Buildings
- Pool Overhang
- Pervious Sidewalk
- Landscaped Area
- Curb
- Lot Extents

Area Takeoffs
Pensecola, Florida

Figure
A

H:\33\33601 - The Helm at Hawkshaw\design\Exhibits\2026-06-09 - Impervious Area Esitmate\33601-AreaTakeoff - New Plans.dwg Jul 06, 2026 - 3:56pm - tcolvin Layout Tab: 3

KITTELSON & ASSOCIATES

Conclusion

Based on the review of the submitted materials and calculations, it is my opinion that the reported lot coverage of ***74,357 square feet (74.87%)*** may not fully reflect site conditions. The variation appears to be influenced by how covered features are accounted for, how site elements are categorized.

Using the engineering approach described in this memorandum, which incorporates roof overhangs and refines the categorization of site elements, the total covered impervious area is estimated to be approximately ***80,769 square feet (81.3%)***.

This estimated value exceeds the ***75 percent*** lot coverage threshold identified in *Section 12-3-12 of the Land Development Code*.



This item has been digitally signed and sealed by Emmanuel S. Masindoki on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachments

Attachment A

City of Pensacola

Planning Board

Agenda

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

July 7, 2026, 2:00 PM **Hagler-Mason, 2nd Floor**

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

REQUESTS

1. 26-781

REHEARING OF FINAL AESTHETIC REVIEW – 50 S. 9TH AVENUE – GATEWAY REDEVELOPMENT DISTRICT

Attachments: *Images*
The Helm at Hawkshaw - Architectural Review
Site Plan and Landscaping
April 14, 2026 Planning Board Packet
Planning Board Minutes April 14 2026
Sec._12_3_12.___Redevelopment_land_use_district

OPEN FORUM

DISCUSSION ITEMS

ADJOURNMENT

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

ADA Statement
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-781 | Planning Board | 7/7/2026

ACTION ITEM

SUBJECT:

Rehearing of Final Aesthetic Review – 50 S. 9th Avenue – Gateway Redevelopment District

SUMMARY:

At the April 2026 Planning Board meeting, the board approved a final aesthetic review for the Helm at Hawkshaw project with the condition that a follow-up abbreviated review be completed. A conceptual review of the project was also approved by the board on December 9th, 2025, which followed CRA's December 8th approval of the project's current Land Development Agreement. The agreement clarifies that the project shall consist of a five-story main residential structure above two levels of structured podium parking, between 200 and 228 residential apartments, and a building to house a leasing office, common areas, and other amenities along 9th Avenue.

After the board's final aesthetic approval in April, an appeal was filed which led to City Council's approval to remand the aesthetic review back to the Planning Board for a rehearing.

Minor changes to address the Planning Board's previous discussions have been provided, though the overall design and materials remain consistent. The design centers a resort-style pool within the main building's third floor courtyard, offering views overlooking Admiral Mason Veterans Memorial Park and Pensacola Bay. Architectural features include colorful facades, balconies, deep roof overhangs, and decorative shutters, combining traditional coastal elements with contemporary design.

This packet contains the current architectural, site, and landscape plans, the packet and meeting minutes from the April 14 Planning Board meeting, and Sec. 12-3-12(1) of the Land Development Code.

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

ATTACHMENTS:

1. Images
2. The Helm at Hawkshaw - Architectural Review

3. Site Plan and Landscaping
4. April 14, 2026 Planning Board Packet
5. Planning Board Minutes April 14 2026
6. Sec._12_3_12.___Redevelopment_land_use_district

50 S. 9th Avenue – Gateway Redevelopment District





cba
architects • planners
an employee owned company

THE HELM AT HAWKSHAW



CONCEPTUAL RENDERING

SHEET LIST

PB-01	COVER SHEET
PB-02	EXISTING SITE PLAN
PB-03	ARCHITECTURAL SITE PLAN
PB-04	BUILDING TYPE ONE - FIRST FLOOR
PB-05	BUILDING TYPE ONE - SECOND FLOOR
PB-06	BUILDING TYPE ONE - THIRD FLOOR
PB-07	BUILDING TYPE ONE - FOURTH FLOOR
PB-08	BUILDING TYPE ONE - FIFTH FLOOR
PB-09	BUILDING TYPE ONE - SIXTH FLOOR
PB-10	BUILDING TYPE ONE - SEVENTH FLOOR
PB-11	BUILDING TYPE ONE - ROOF PLAN
PB-12	BUILDING TYPE TWO - FIRST FLOOR PLAN
PB-13	BUILDING TYPE TWO - SECOND FLOOR
PB-14	BUILDING TYPE TWO - ROOF PLAN
PB-15	BUILDING TYPE ONE - ELEVATIONS
PB-16	BUILDING TYPE ONE - ELEVATIONS
PB-17	BUILDING TYPE ONE - ELEVATIONS
PB-18	BUILDING TYPE ONE - ELEVATIONS
PB-19	BUILDING TYPE ONE - ELEVATIONS
PB-20	BUILDING TYPE ONE - ELEVATIONS
PB-21	BUILDING TYPE TWO - ELEVATIONS
PB-22	BUILDING TYPE TWO - ELEVATIONS
PB-23	PERSPECTIVE
PB-24	PERSPECTIVE
PB-25	PERSPECTIVE
PB-26	PERSPECTIVE
PB-27	PERSPECTIVE
PB-28	PERSPECTIVE
PB-29	PERSPECTIVE
PB-30	PERSPECTIVE

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

HALSTEAD

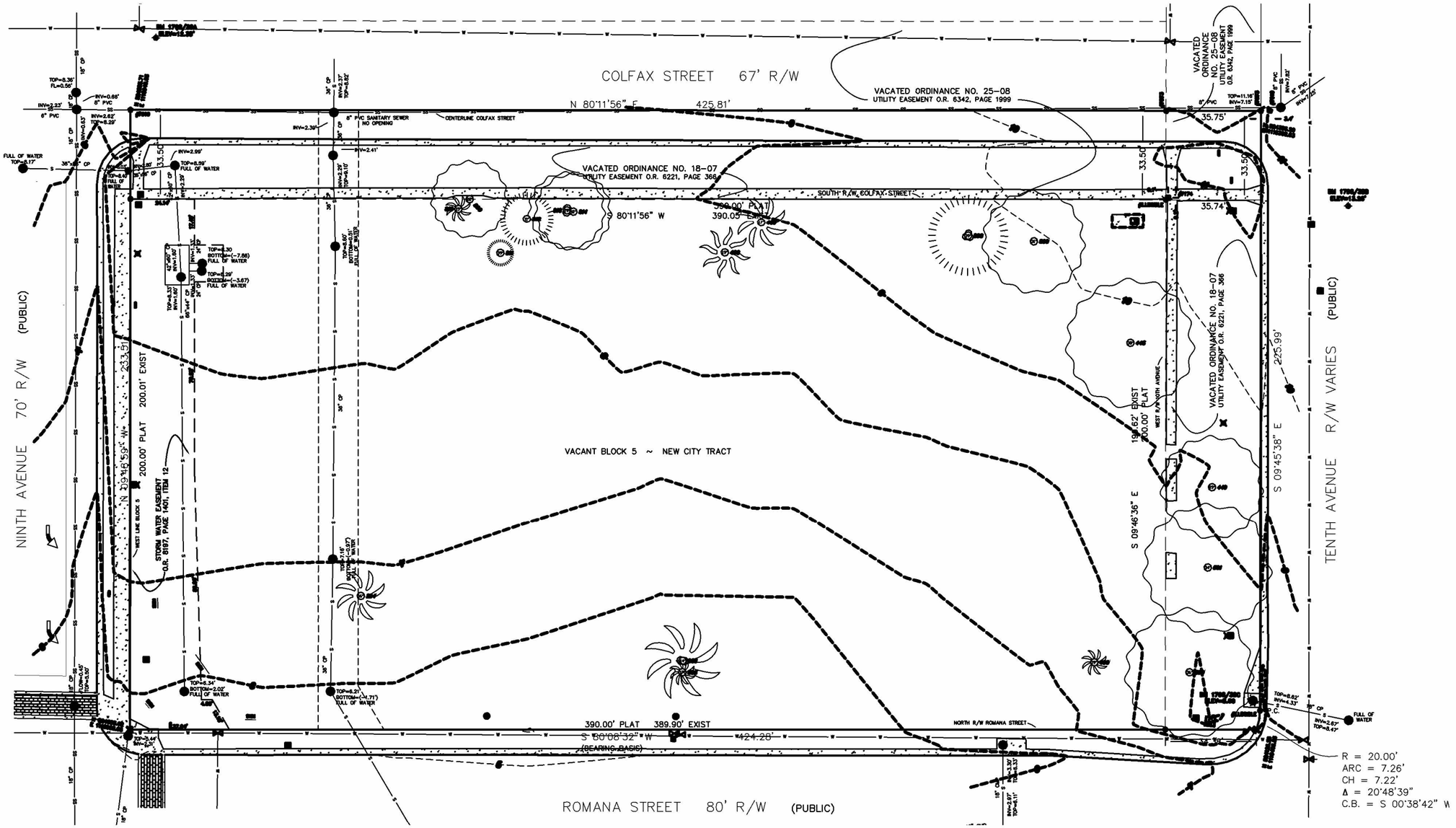
charlan • brock • architects

03-13-2026

COVER SHEET

PB-01

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 EXISTING SITE PLAN

SCALE: 1" = 40'-0"

0 20 40 80

SCALE: 1" = 40'

N

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

HALSTEAD

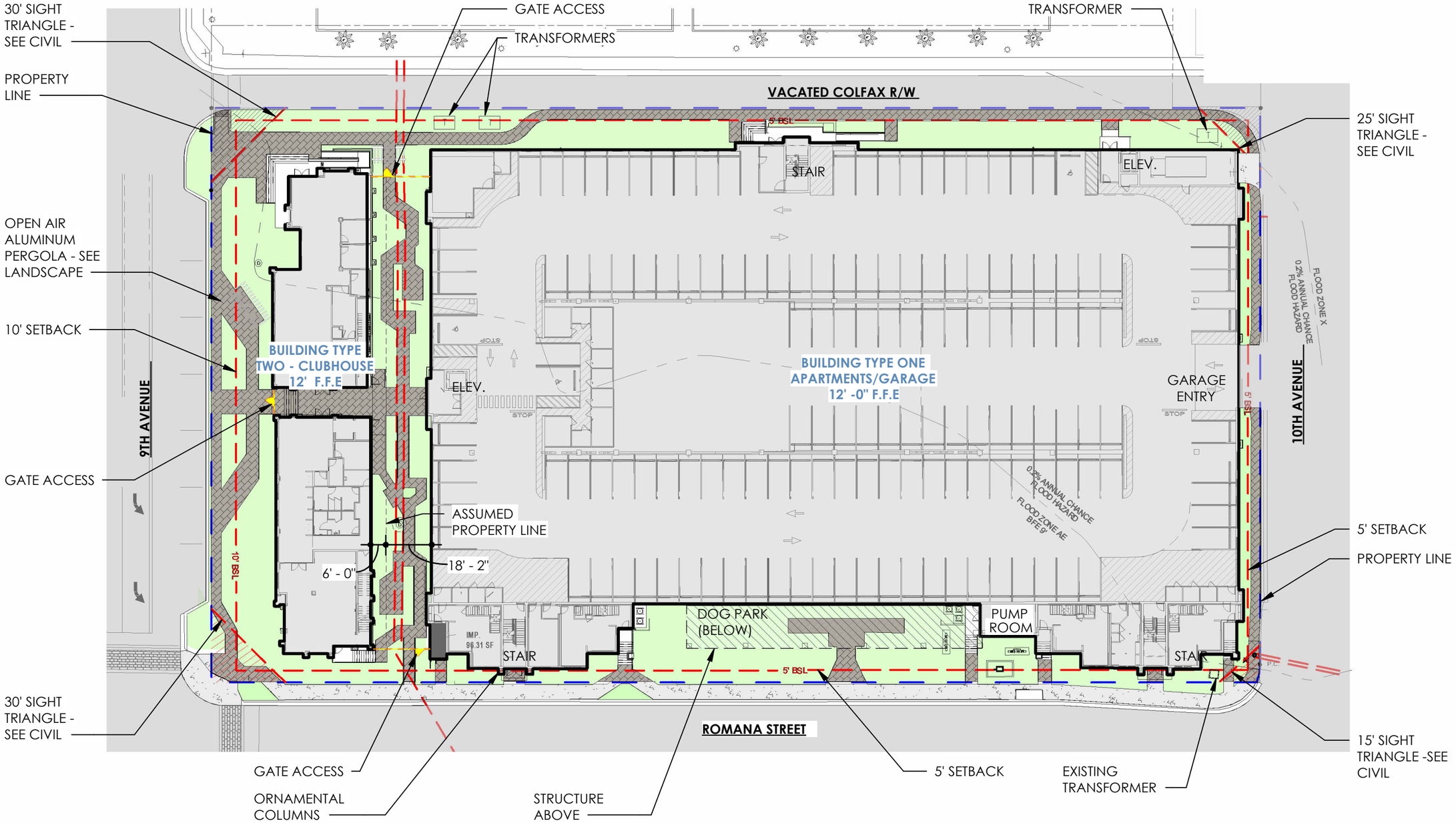
charlan • brock • architects

03-13-2026

EXISTING SITE PLAN

PB-02

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



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

HALSTEAD

charlan • brock • architects

03-13-2026

ARCHITECTURAL SITE PLAN

PB-03

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



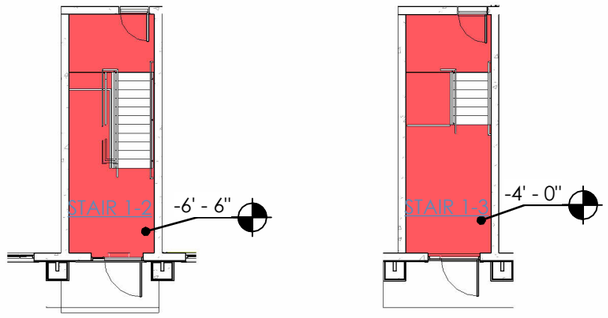
LEGEND

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

PARKING SCHEDULE

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

* REFER TO SITE PLAN FOR ADDITIONAL SURFACE PARKING



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

1 FIRST FLOOR PLAN

BUILDING TYPE ONE — SCALE: 1/32" = 1'-0"

2 STAIR 1-2 & 1-3

GROUND FLOOR PLAN — SCALE: 1/16" = 1'-0"

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

HALSTEAD

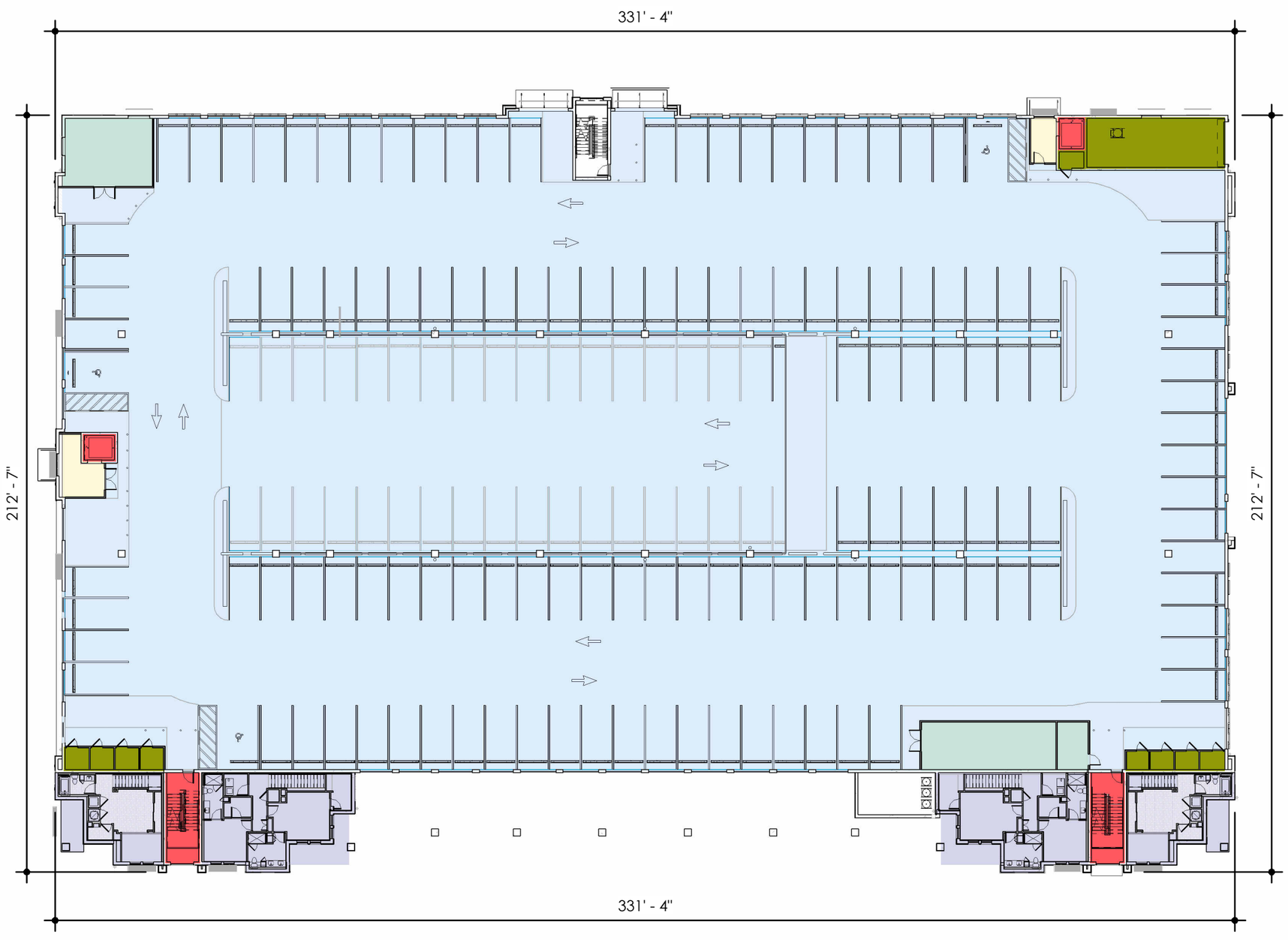
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - FIRST FLOOR

PB-04

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



LEGEND

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

PARKING SCHEDULE

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

* REFER TO SITE PLAN FOR ADDITIONAL SURFACE PARKING

1 SECOND FLOOR PLAN

BUILDING TYPE ONE

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

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



LEGEND

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

1 THIRD FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - THIRD FLOOR

PB-06

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



LEGEND

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

1 FOURTH FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

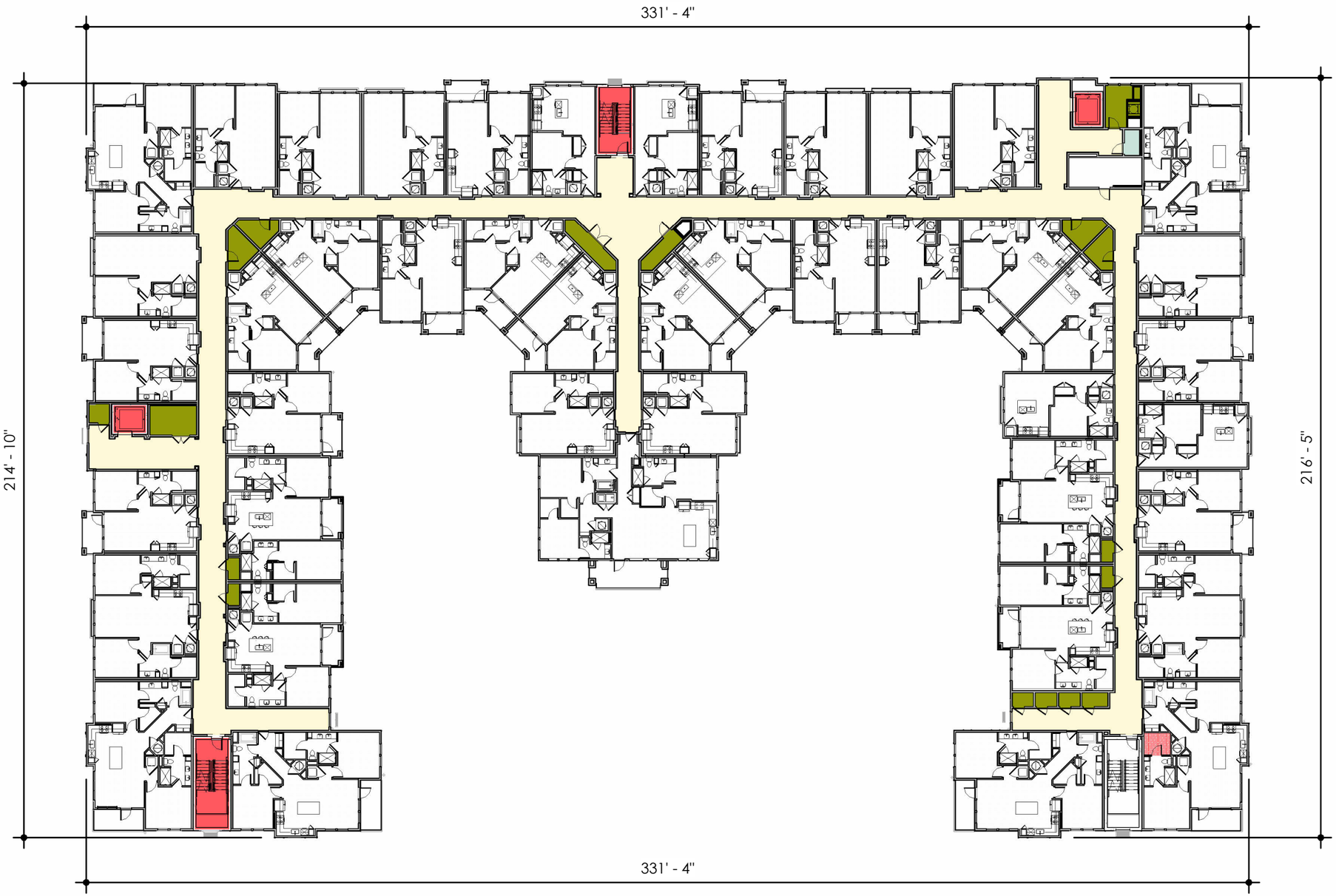
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - FOURTH FLOOR

PB-07

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 FIFTH FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

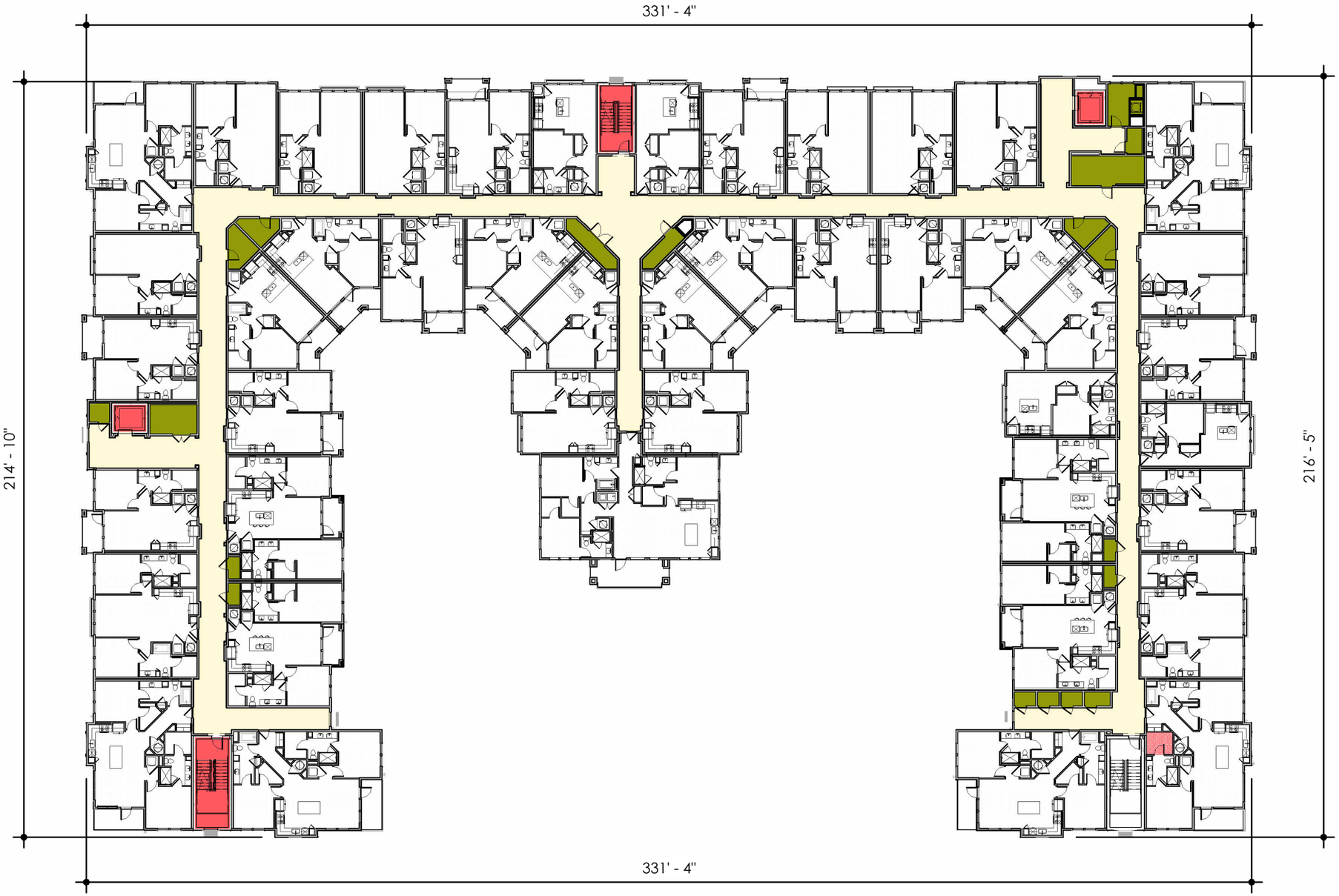
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - FIFTH FLOOR

PB-08

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



LEGEND

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

1 SIXTH FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - SIXTH FLOOR

PB-09

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



LEGEND

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

1 SEVENTH FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

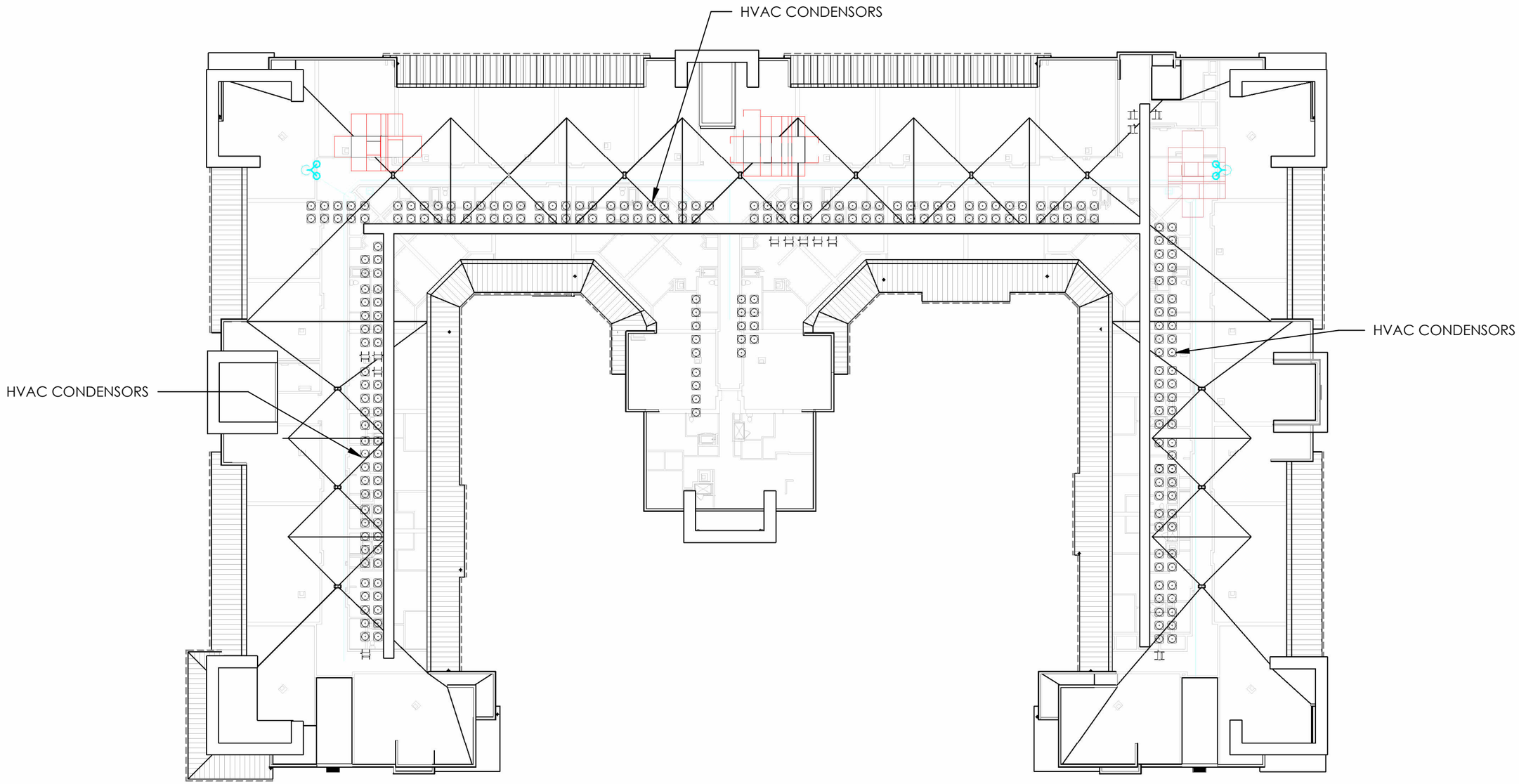
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - SEVENTH FLOOR

PB-10

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 BUILDING TYPE 1 ROOF PLAN

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

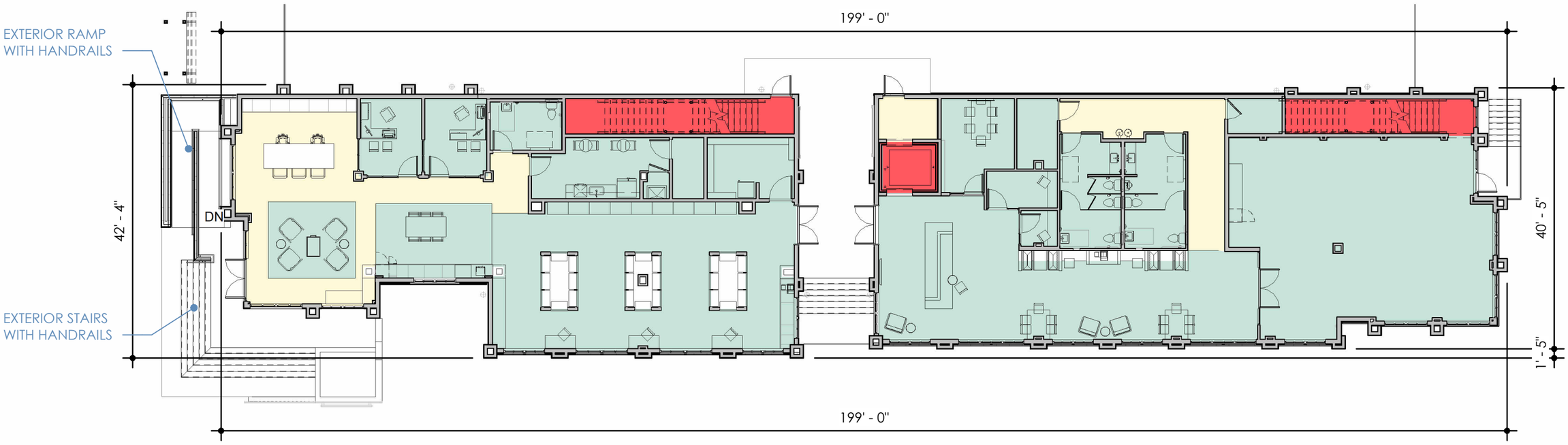
BUILDING TYPE ONE - ROOF PLAN

PB-11

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

LEGEND

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



1 FIRST FLOOR

CLUBHOUSE - BLDG TYPE TWO

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

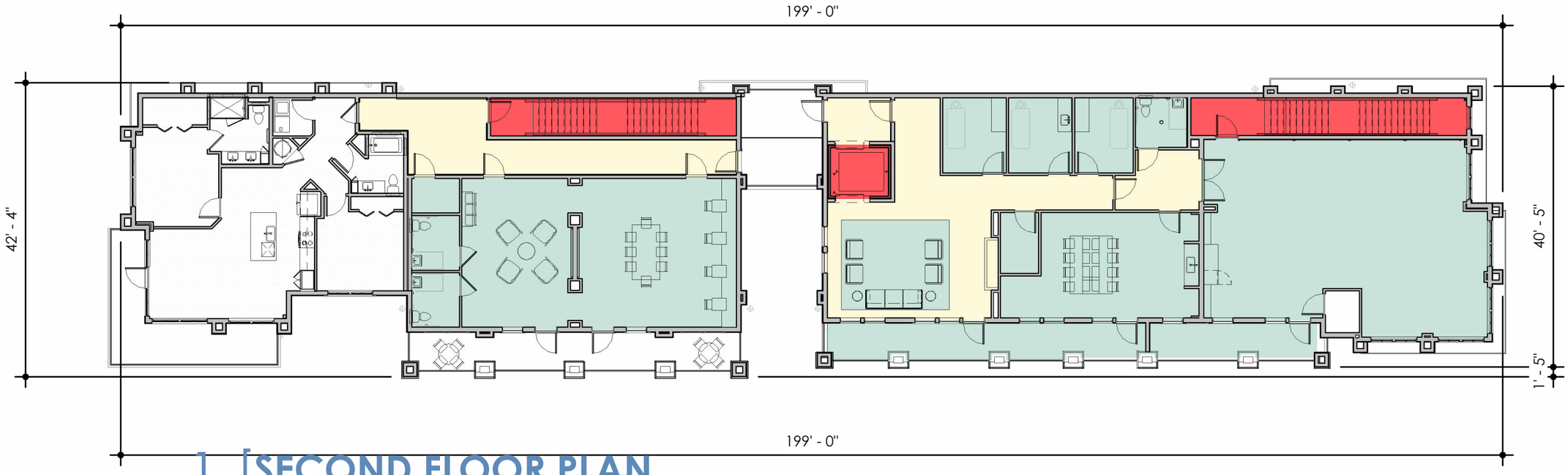
BUILDING TYPE TWO - FIRST FLOOR PLAN

PB-12

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

LEGEND

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

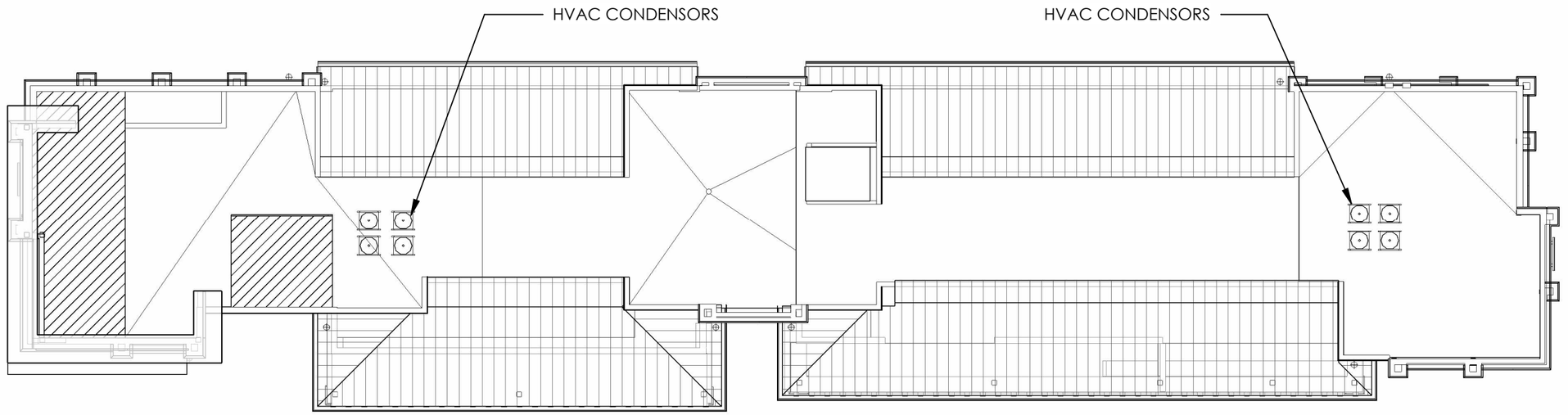


1 SECOND FLOOR PLAN

CLUBHOUSE - BLDG TYPE TWO

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

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p.407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



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

HALSTEAD

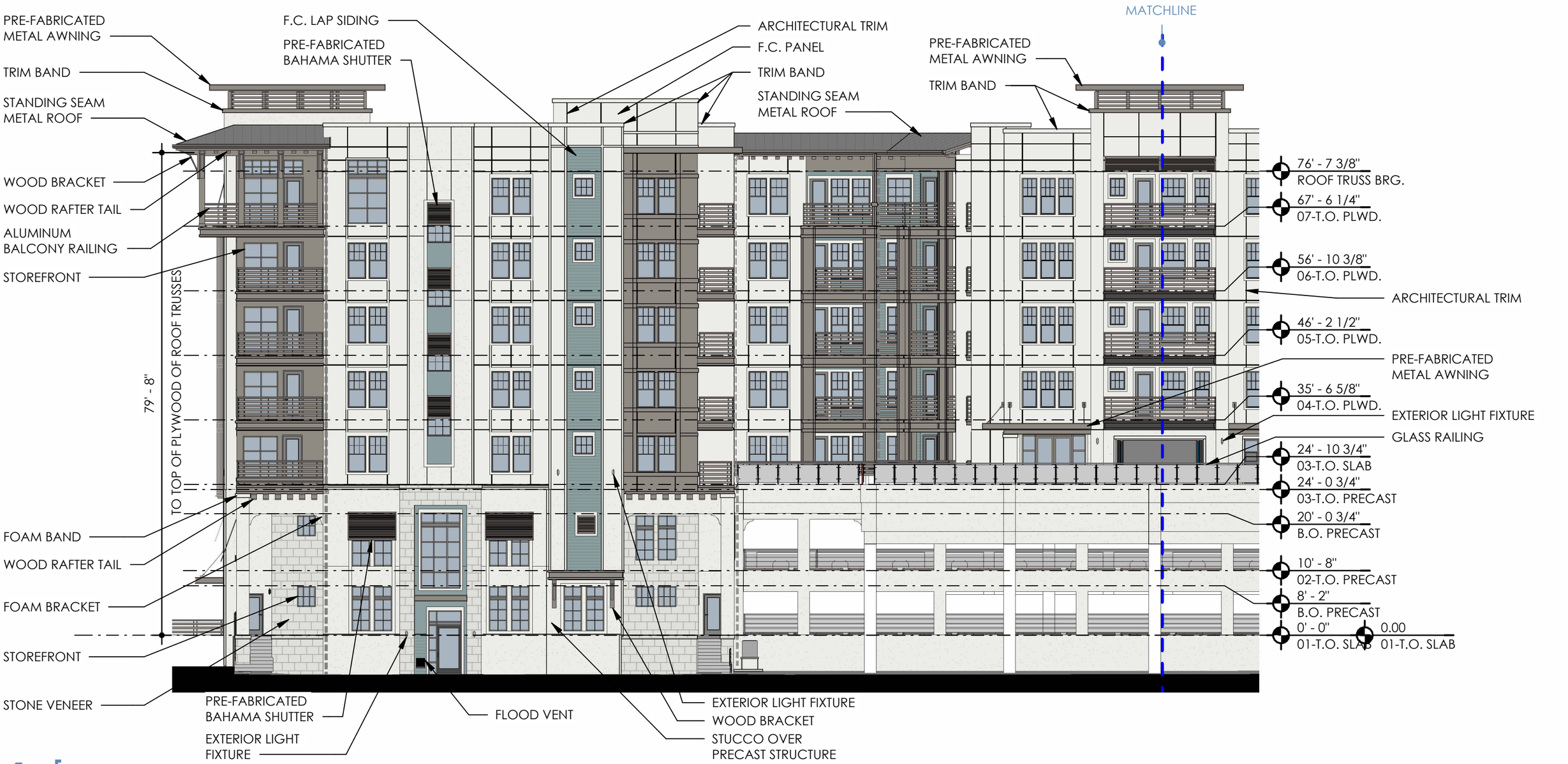
charlan • brock • architects

03-13-2026

BUILDING TYPE TWO - ROOF PLAN

PB-14

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 BUILDING TYPE 1 - PARITAL SOUTH ELEVATION A

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

MATERIALS

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

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

HALSTEAD

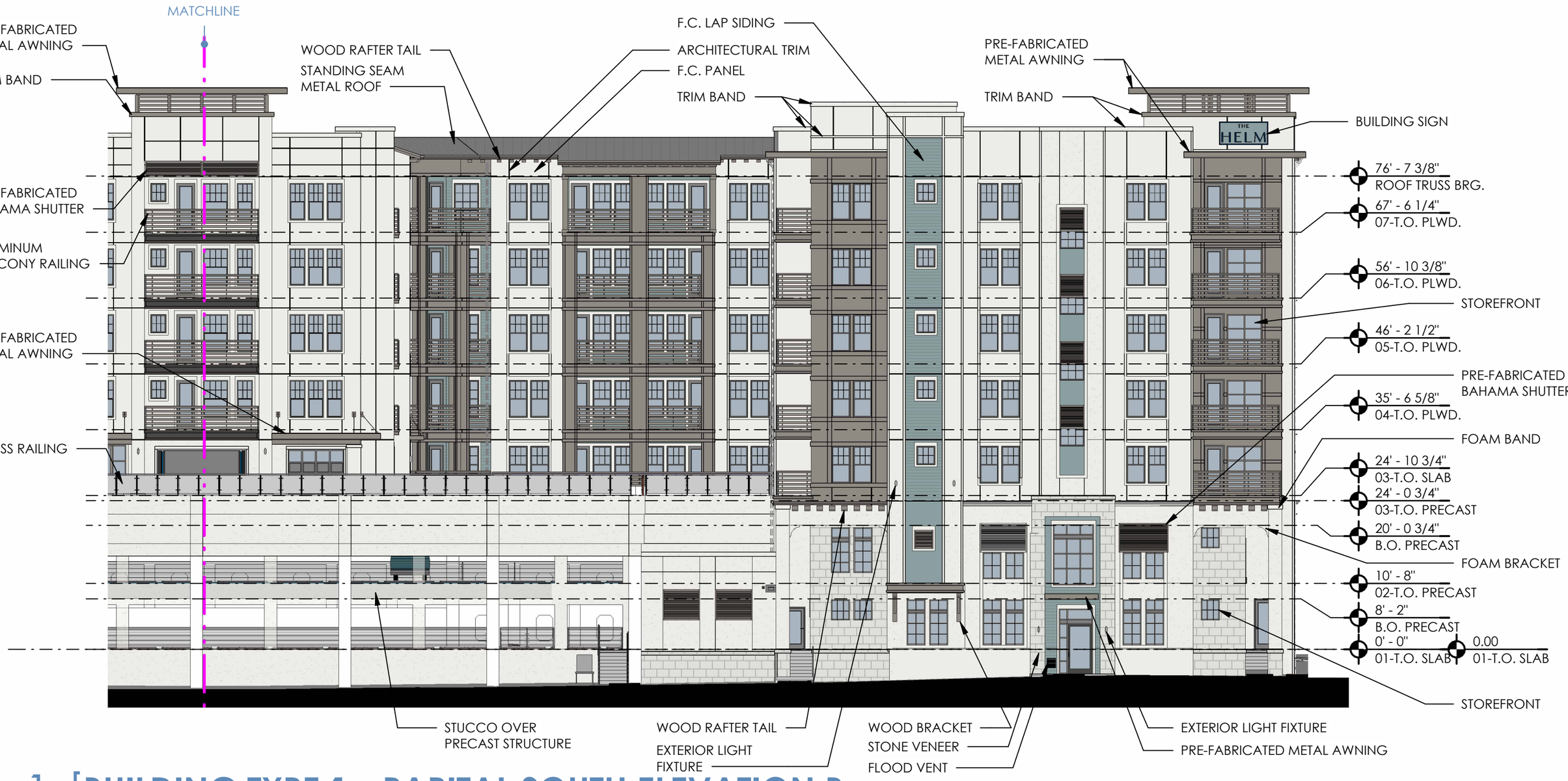
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-15

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
6/26/2026 5:14:39 PM C:\CBA Custom\CLOUD MODEL CACHE\Autodesk Revit 2023\CollaborationCache\e4E9KDUSPB7?JB2P8R70-cc0b-46ea-ad04-1454713321401d0e15d3d-d6e1-4d36-0f80-4b7db7a33f80.rvt



1 BUILDING TYPE 1 - PARITAL SOUTH ELEVATION B

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

MATERIALS

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

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

HALSTEAD

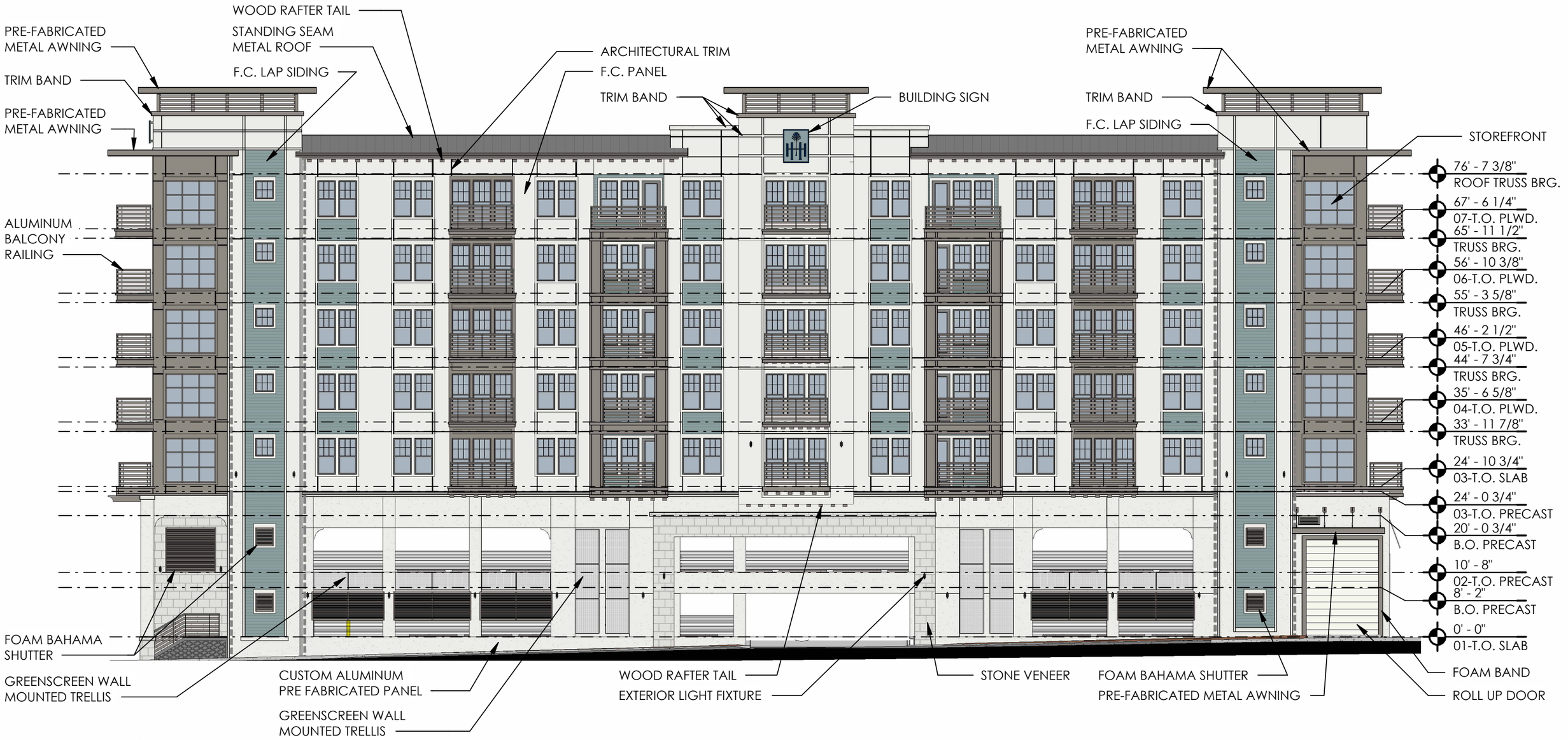
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-16

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 BUILDING TYPE 1 - EAST ELEVATION

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

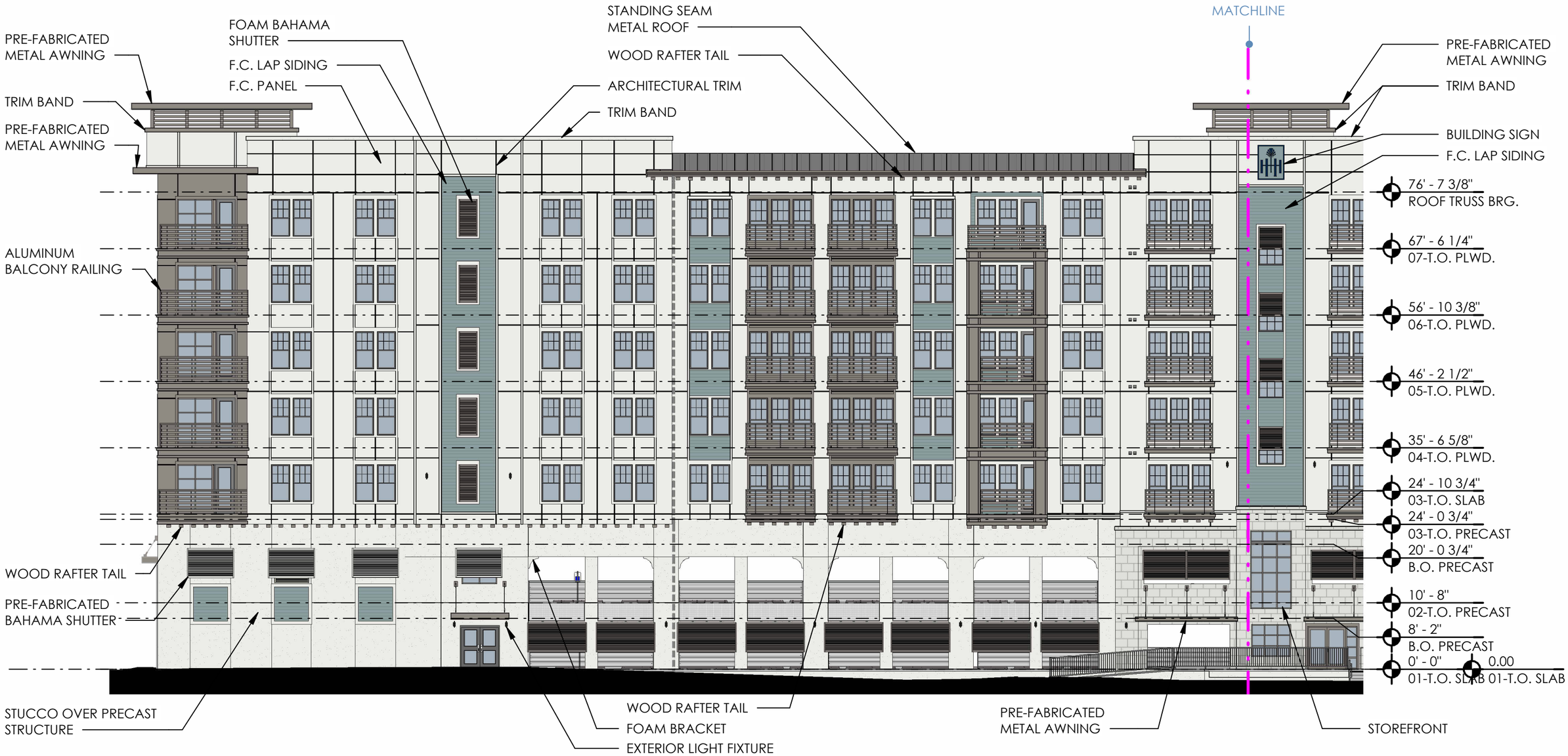
03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-17

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

6/24/2024 5:13:03 PM C:\CBA Custom\CLOUD MODEL CACHE\Autodesk Revit 2023\CollaborationCache\4E3FE2A5FB71\B2F8F870-cc6b-4f66-ad04-145471332140\30e13d3d-b6e1-4638-bf80-4b70b763f900.rvt



1 BUILDING TYPE 1 - NORTH ELEVATION A

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

MATERIALS

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

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

HALSTEAD

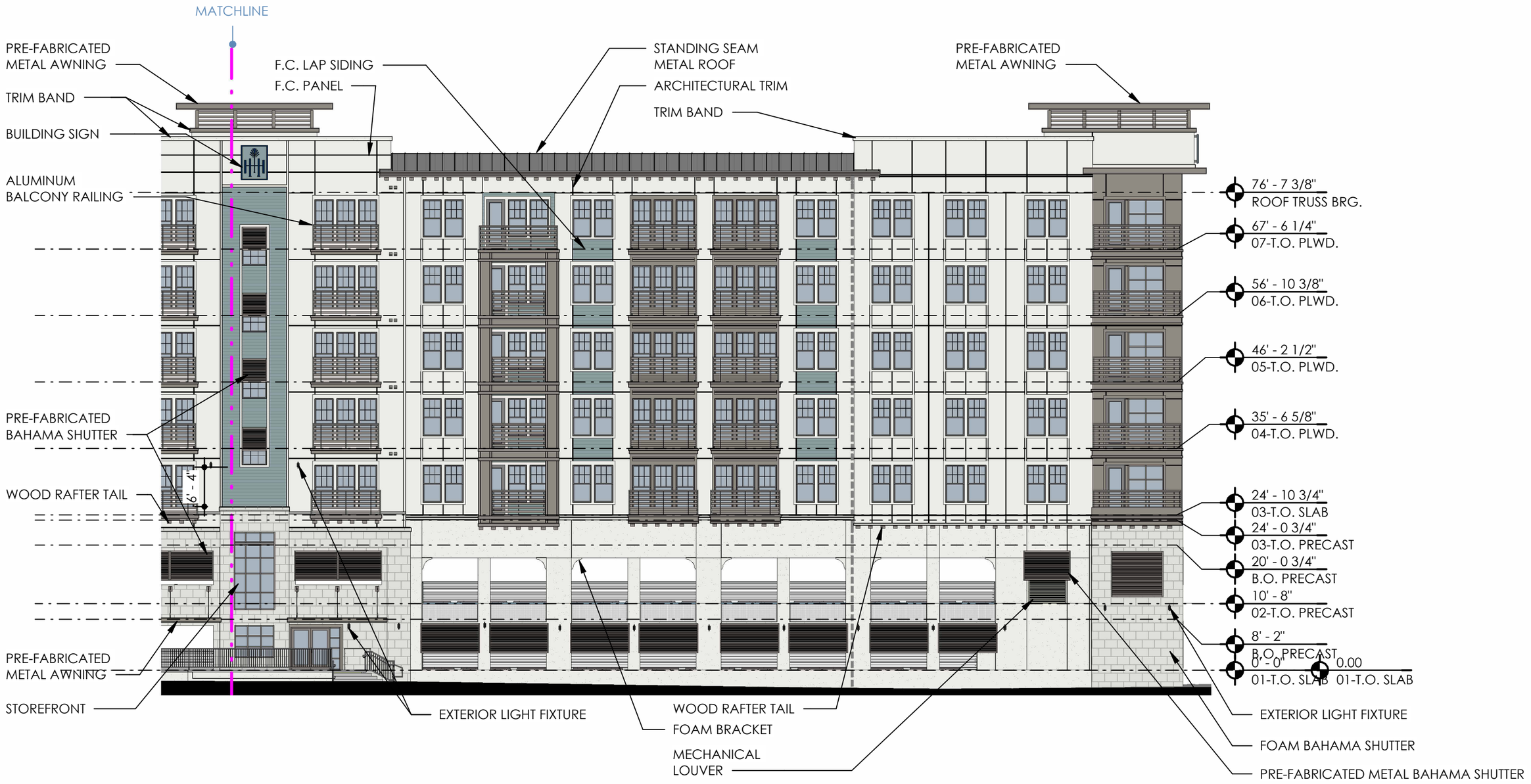
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-18

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
6/24/2024 5:13:03 PM C:\CBA Custom\CLOUD MODEL CACHE\Autodesk Revit 2023\CollaborationCache\4E3FKDU5FB7\1B2F8970-cc6b-4fe6-ad04-145471332140\30e13cb3-d6e1-4638-b980-4b7d8c7633f00.rvt



1 BUILDING TYPE 1 - NORTH ELEVATION B

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

MATERIALS

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

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

HALSTEAD

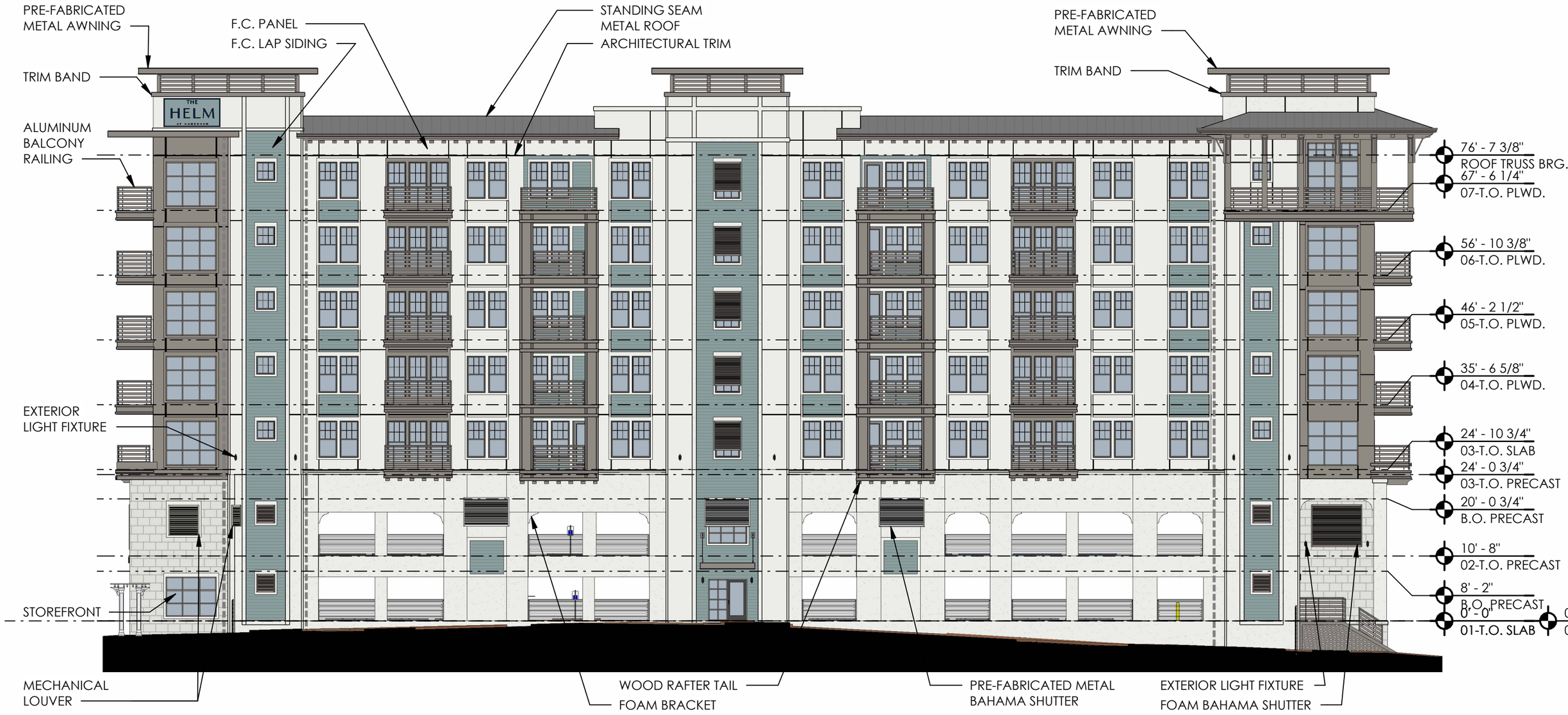
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-19

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p.407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 BUILDING TYPE 1 - WEST ELEVATION

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

MATERIALS

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

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

HALSTEAD

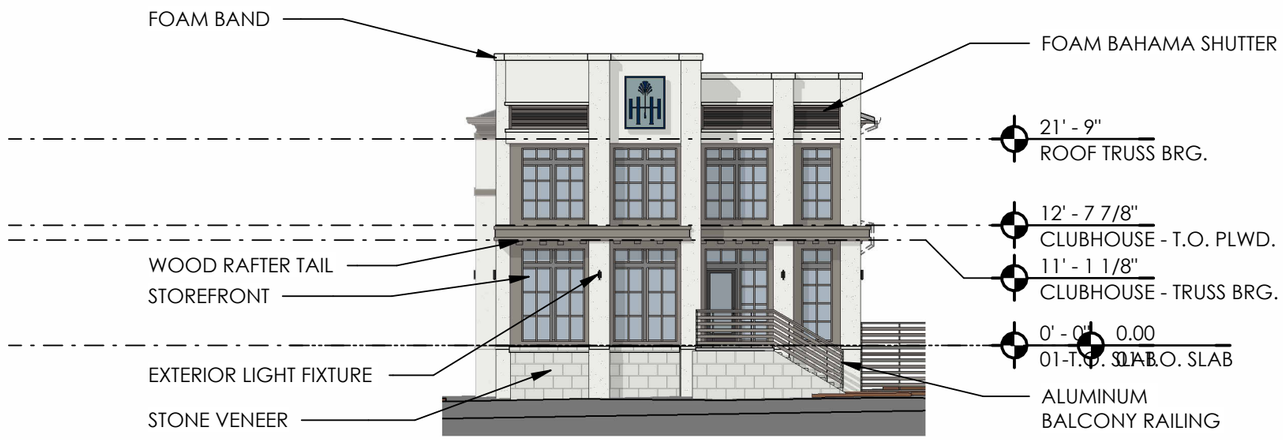
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

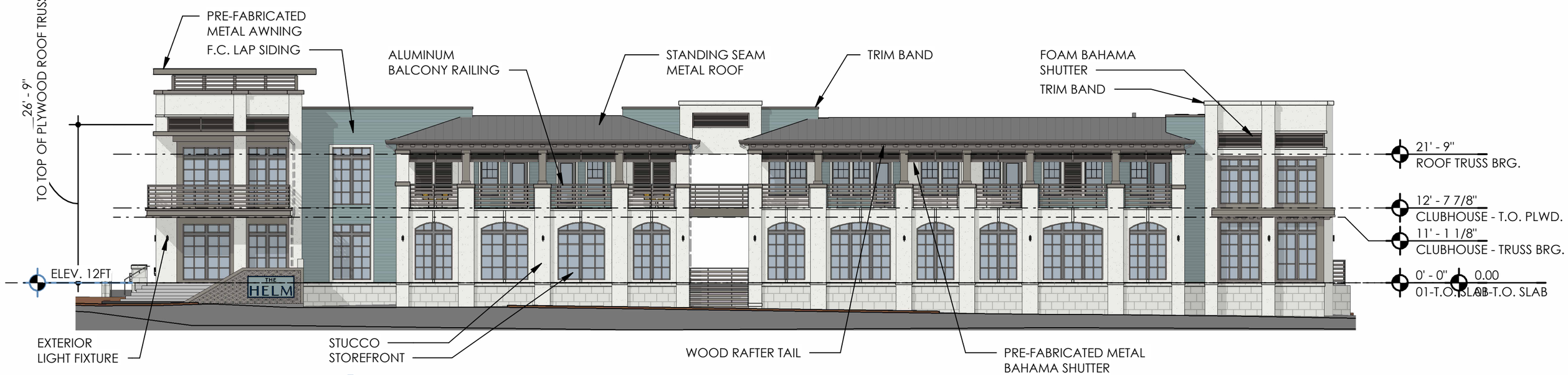
PB-20

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



2 BUILDING TYPE TWO - SOUTH ELEVATION

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



1 BUILDING TYPE TWO - WEST ELEVATION

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

MATERIALS

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

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

HALSTEAD

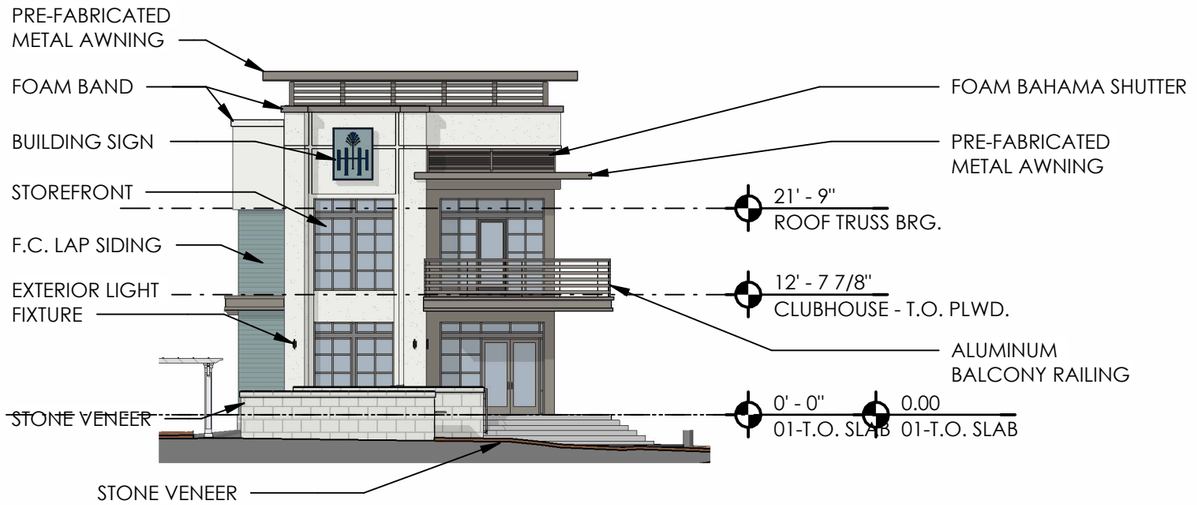
charlan • brock • architects

03-13-2026

BUILDING TYPE TWO - ELEVATIONS

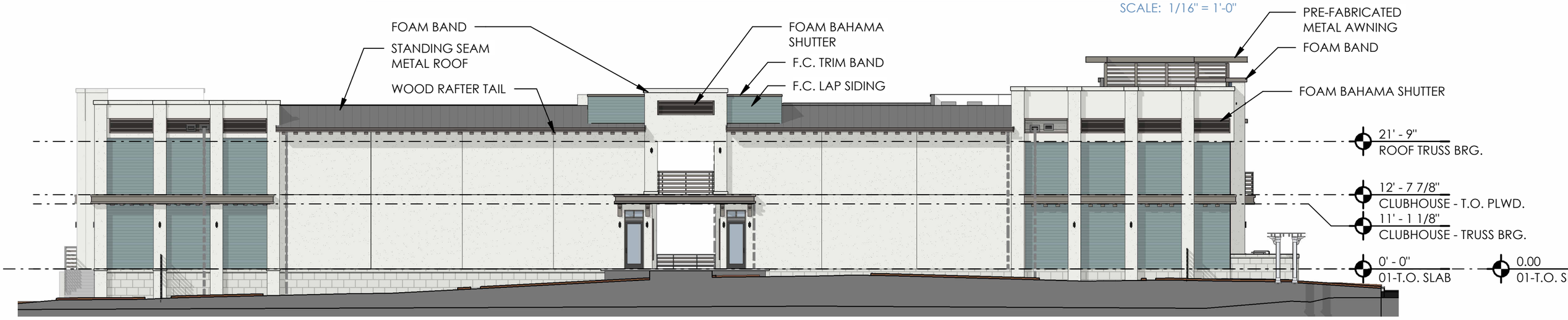
PB-21

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
6/24/2024 5:13:13 PM C:\CBA Custom\CLOUD MODEL CACHE\Autodesk Revit 2023\CollaborationCache\4E3FKDU5FB7\1B2F897D-cc6b-4f66-adb4-145471332145\30e13a3d-b6e1-4638-b980-4b7d8b7633f00.rvt



2 BUILDING TYPE TWO - NORTH ELEVATION

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



1 BUILDING TYPE TWO - EAST ELEVATION

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

BUILDING TYPE TWO - ELEVATIONS

PB-22

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p.407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



PREVIOUS RENDERING SUBMITTED ON 03-13-2026

- ADDED GATE
- MOVED CONDENSER UNITS
- CHANGE SIDEWALKS TO PAVERS



PROPOSED RENDERING

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

HALSTEAD

cba charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-23

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 SOUTH WEST PERSPECTIVE

SCALE:

MATERIALS

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

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

HALSTEAD

cba charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-24

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



PREVIOUS RENDERING SUBMITTED ON 03-13-2026

- MOVED CONDENSER UNITS
- REMOVE ART WALL
- REDUCED SIDEWALKS
- CHANGE SIDEWALKS TO PAVERS
- ADDED BAHAMA SHUTTERS
- ADDED JASMINE PLANTS
- MORE LANDSCAPING



PROPOSED RENDERING

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

HALSTEAD

charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-25

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 SOUTH EAST PERSPECTIVE

SCALE:

MATERIALS

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

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

HALSTEAD

cba charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-26

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



PREVIOUS RENDERING SUBMITTED ON 03-13-2026

- REDUCED SIDEWALKS
- CHANGE SIDEWALKS TO PAVERS
- ADDED BAHAMA SHUTTERS
- ADDED JASMINE PLANTS
- REMOVE PARALLEL PARKING
- MORE LANDSCAPING
- ADDED HOTEL PARKING

PROPOSED RENDERING



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

HALSTEAD

charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-27

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 NORTH EAST PERSPECTIVE PB SUBMITTAL

SCALE:

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-28

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



PREVIOUS RENDERING SUBMITTED ON 03-13-2026

- CHANGE SIDEWALKS TO PAVERS
- REMOVE PARALLEL PARKING
- MORE LANDSCAPING
- ADDED GATE
- ADDED TRELLIS



PROPOSED RENDERING

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

HALSTEAD

cba charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-29

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 NORTH WEST PERSPECTIVE PB SUBMITTAL

SCALE:

MATERIALS

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

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

HALSTEAD

cba charlan • brock • architects

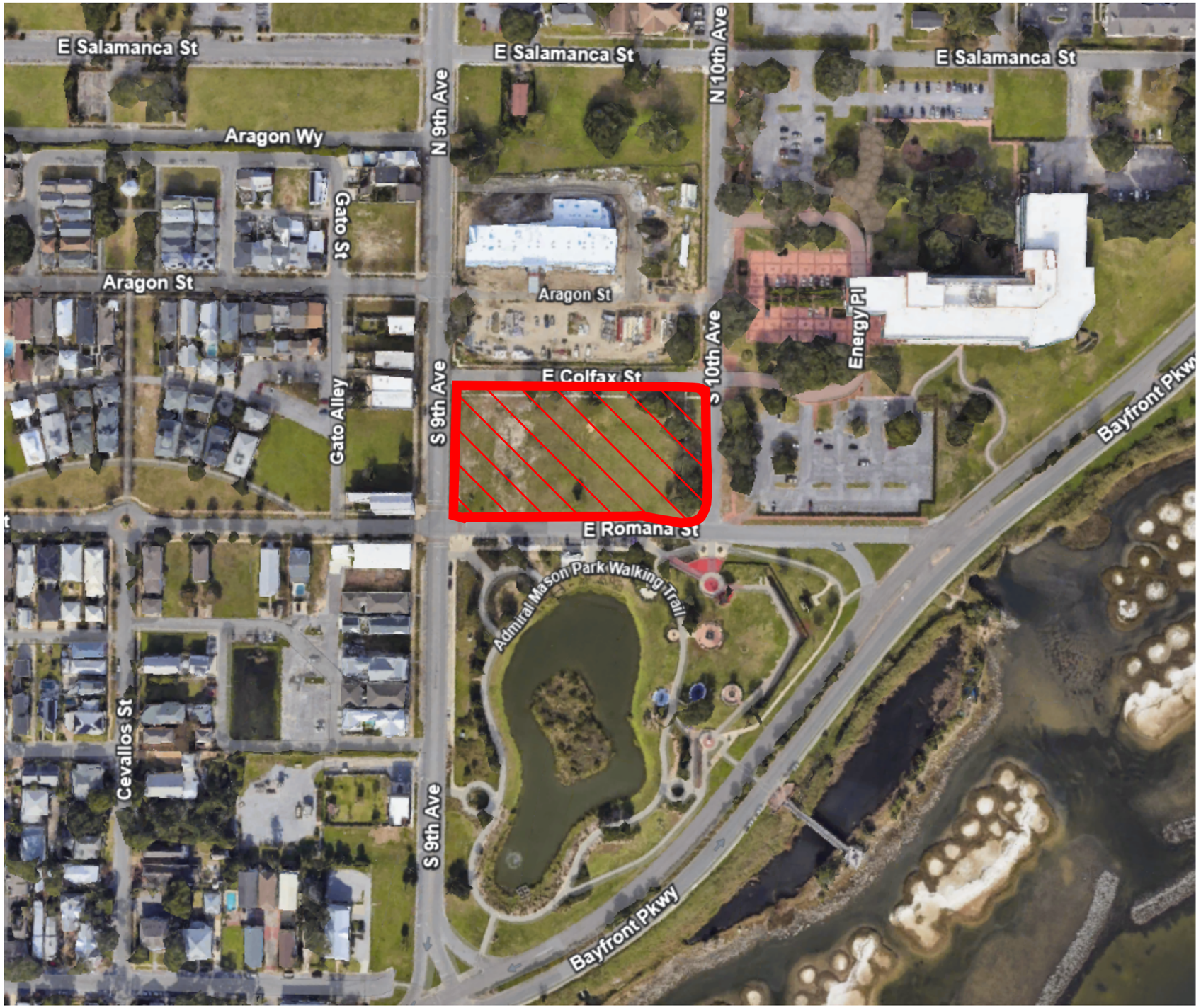
03-13-2026

PERSPECTIVE

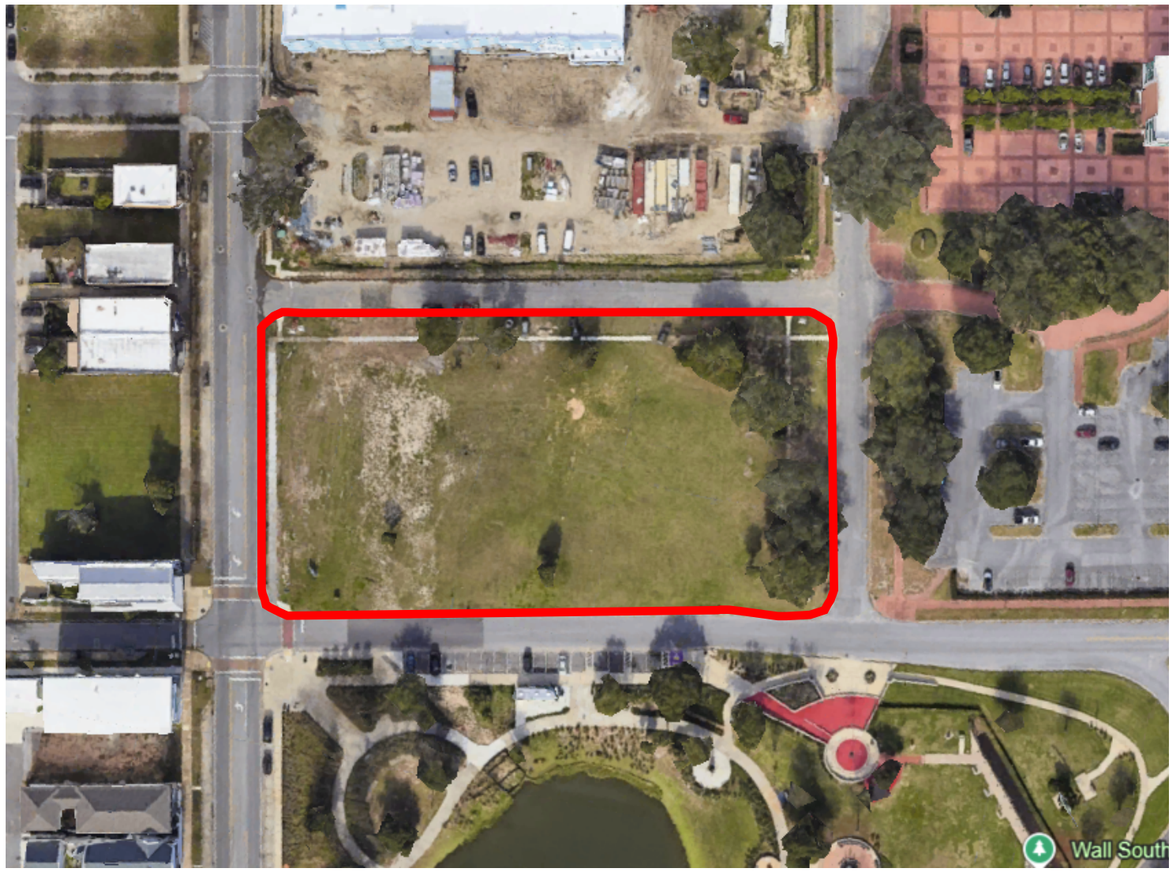
PB-30

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

Site location



OVERHEAD AERIAL



FROM EAST LOOKING WEST



FROM NORTH LOOKING SOUTH



FROM WEST LOOKING EAST



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

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

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

SITE CONSTRUCTION PLANS

FOR

THE HELM AT HAWKSHAW

50 S. 9TH AVENUE

PENSACOLA, FLORIDA 32502

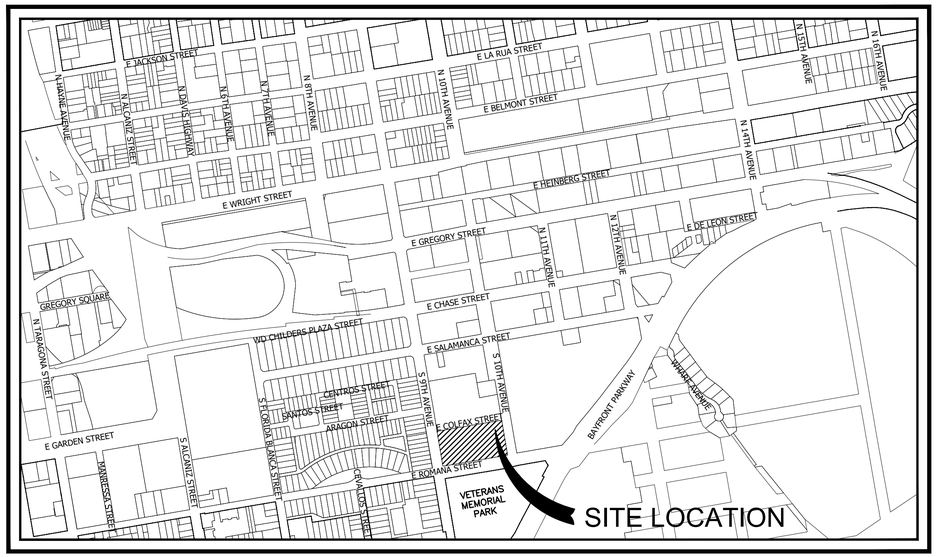
June 24, 2026

RBA PROJECT NO.: 2025.068

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

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

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



VICINITY MAP

SCALE: 1" = 500'

REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

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

ECUA REQUIRED PLAN NOTES

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

A. ECUA ENGINEERING MANUAL INCORPORATED BY REFERENCE

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

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

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

☐YES ☐NO

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

DOCUMENT NAME	DOCUMENT TYPE		LOCATION	
	SPECIFICATION	DETAIL	PLANS	PROJECT MANUAL*

**PROJECT MANUALS USED ONLY WITH ECUA CIP PROJECTS*

C. ENGINEER OF RECORD RESPONSIBILITIES

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

INDEX OF DRAWINGS

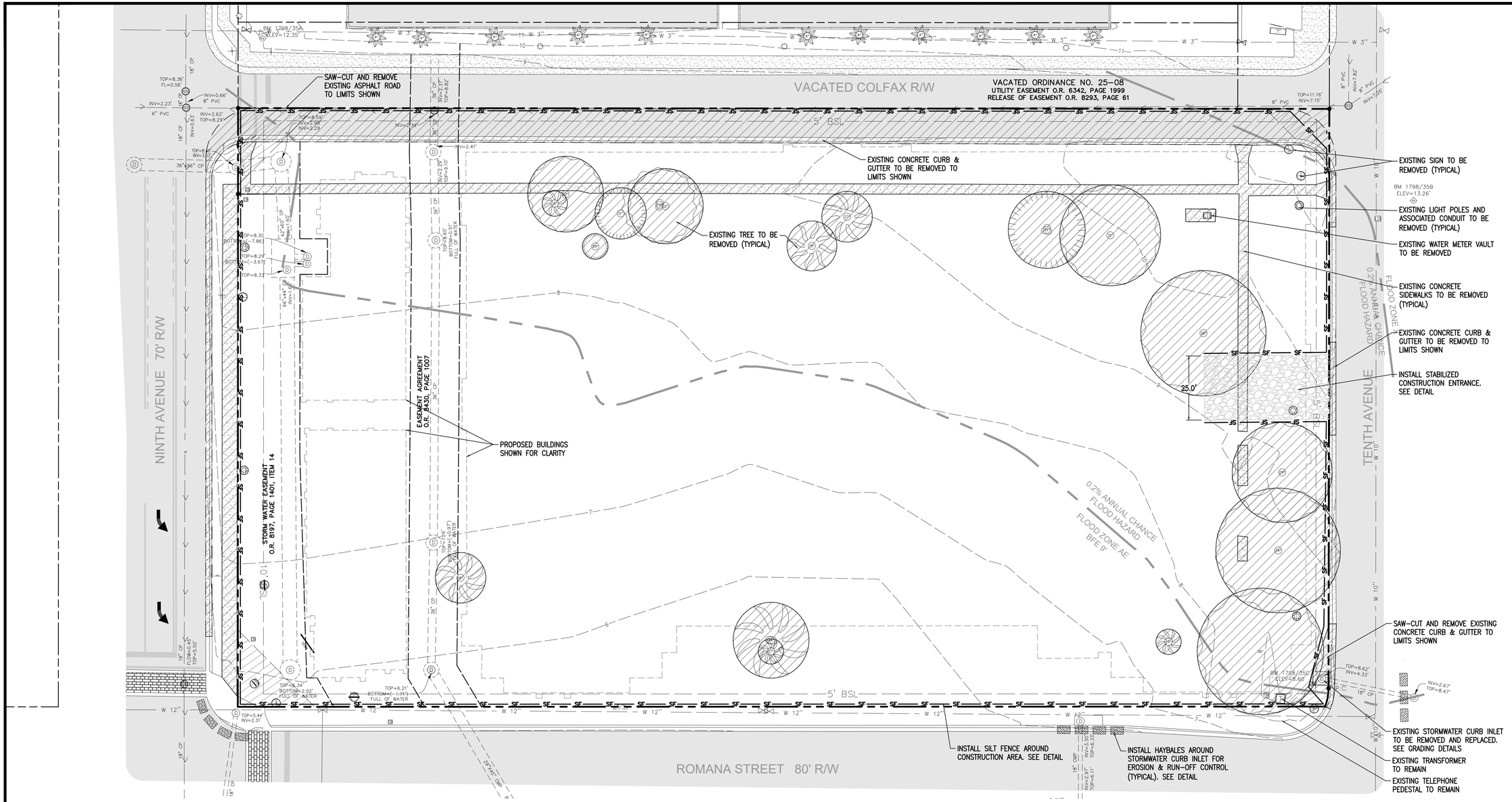
C1.0 EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN
C1.1 EROSION CONTROL DETAILS
C1.2 NPDES-STORMWATER POLLUTION PREVENTION PLAN
C2.0 SITE LAYOUT AND DIMENSION PLAN
C2.1 SITE DETAILS
C3.0 GRADING AND DRAINAGE PLAN
C4.0 UTILITY PLAN
C4.1 UTILITY DETAILS

LEGAL DESCRIPTION

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

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

W:\RBA TITLE BLOCKS\RBA 2000\TITLE BLOCKS\2K\MISC\RBA-SHT-2K36.DWG



LEGEND

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

N W E S

HORIZONTAL SCALE

20 10 20 40

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

EROSION CONTROL NOTES

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

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

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN

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

No.	DATE	REVISION

SEAL
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 6-24-2026

DRAWING No.
C1.0

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

GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

* WHERE APPLICABLE

DUST CONTROL:

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

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

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

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

PROPOSED SEQUENCE OF CONSTRUCTION:

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

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

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

4. PERFORM ALL DEMOLITION WORK.

5. CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEMS.

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

7. COMPLETE STORMWATER POND.

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

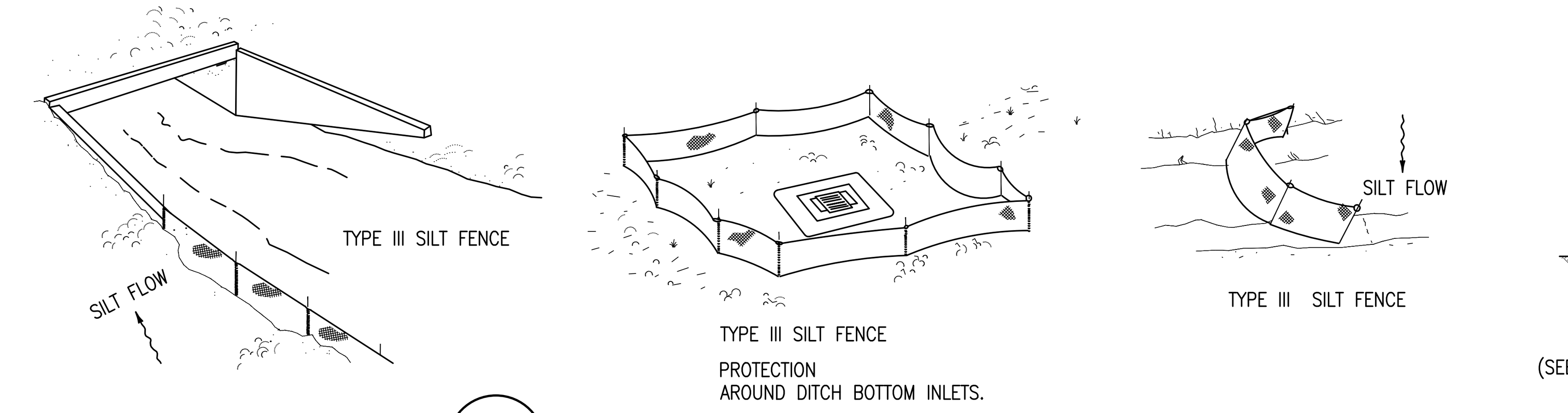
9. THE REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

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

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

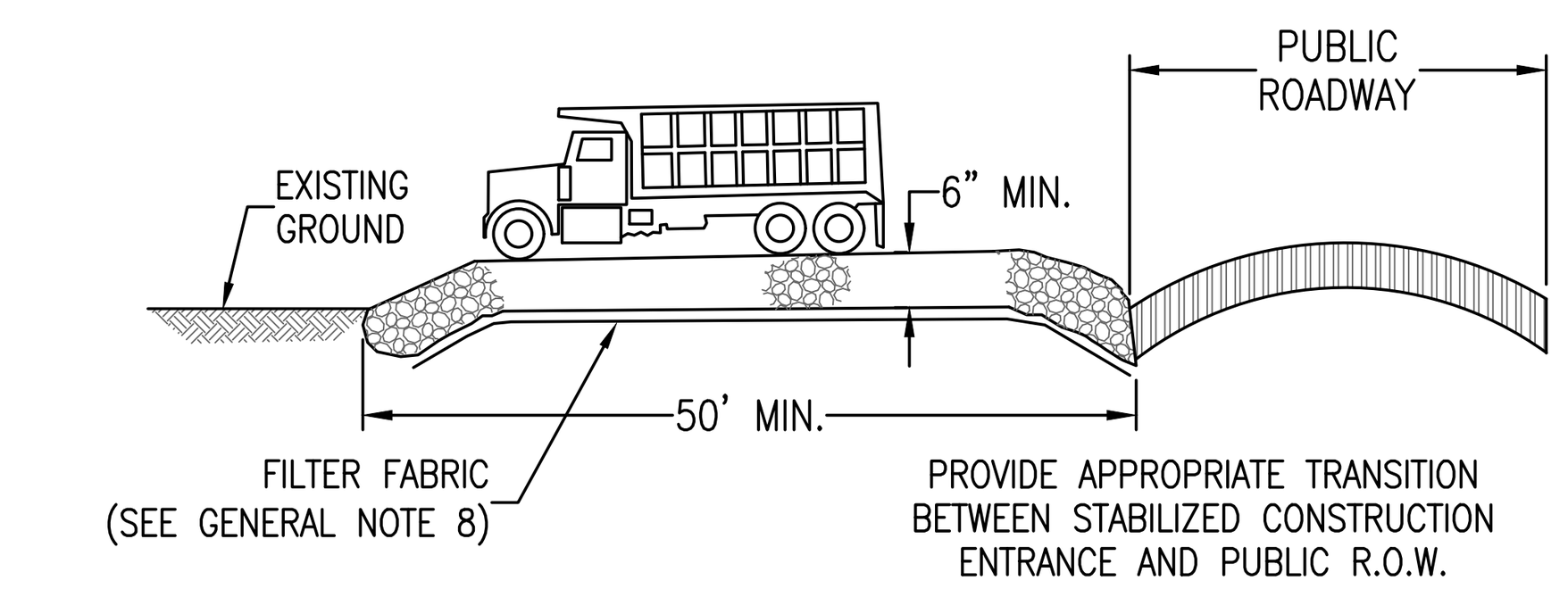
MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET,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

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

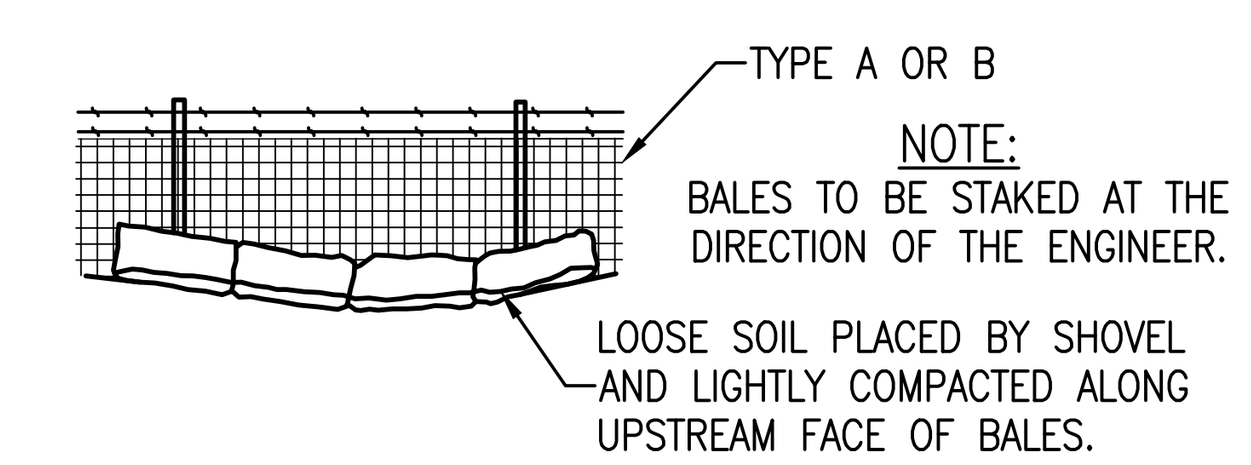


1 SILT FENCE APPLICATIONS
N.T.S.

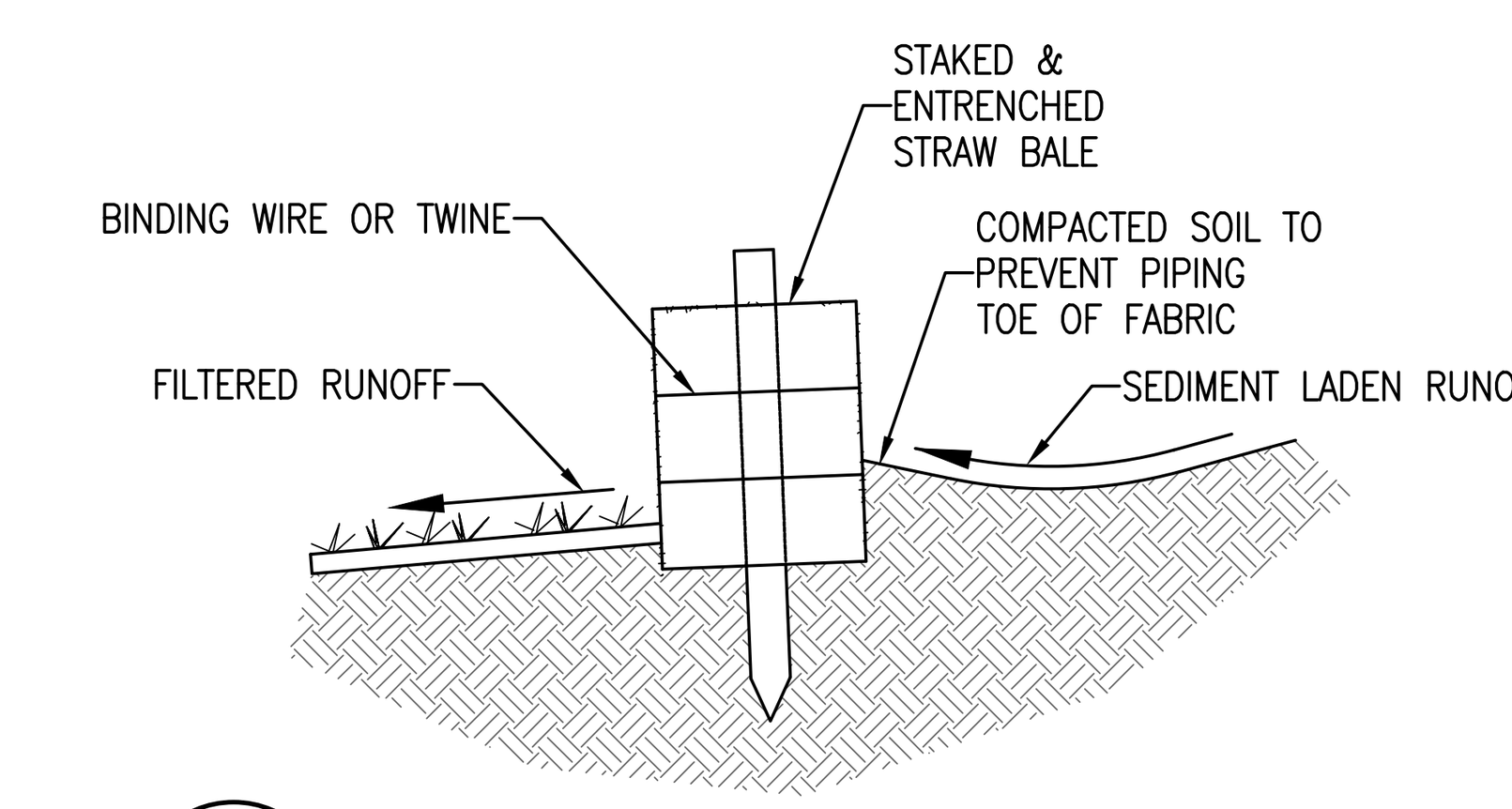
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



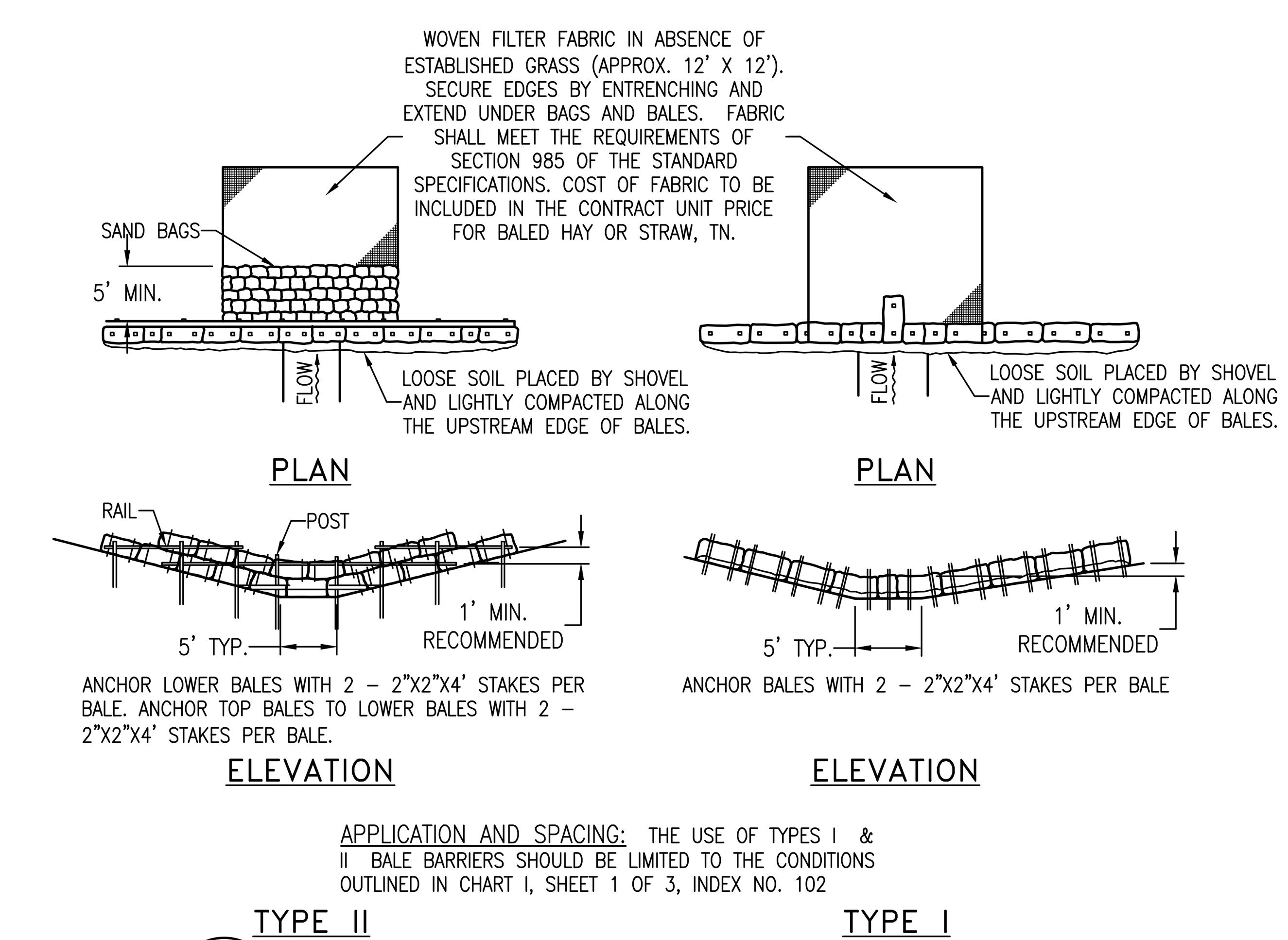
2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



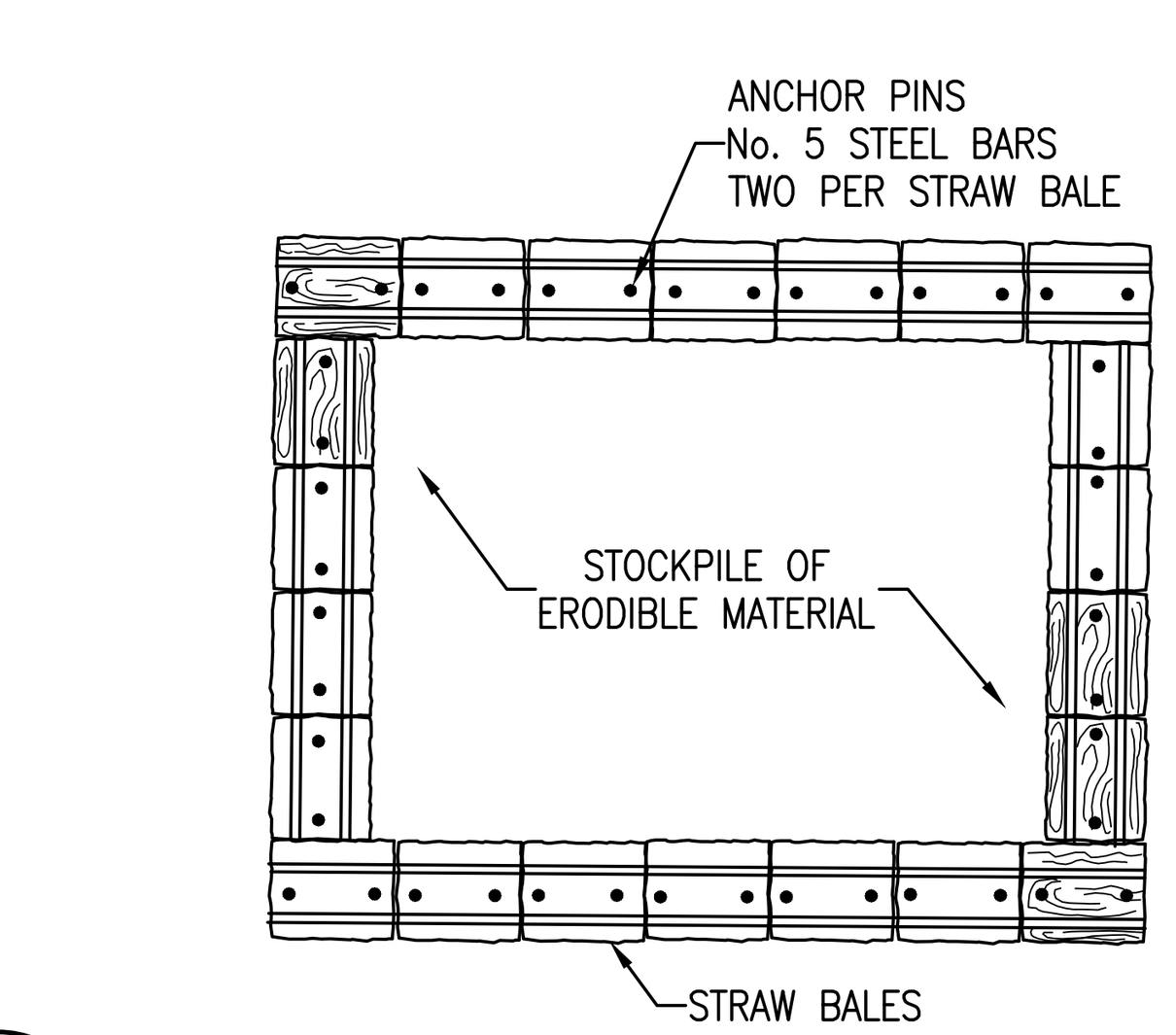
3 STRAW BALES BACKED BY FENCE
N.T.S.



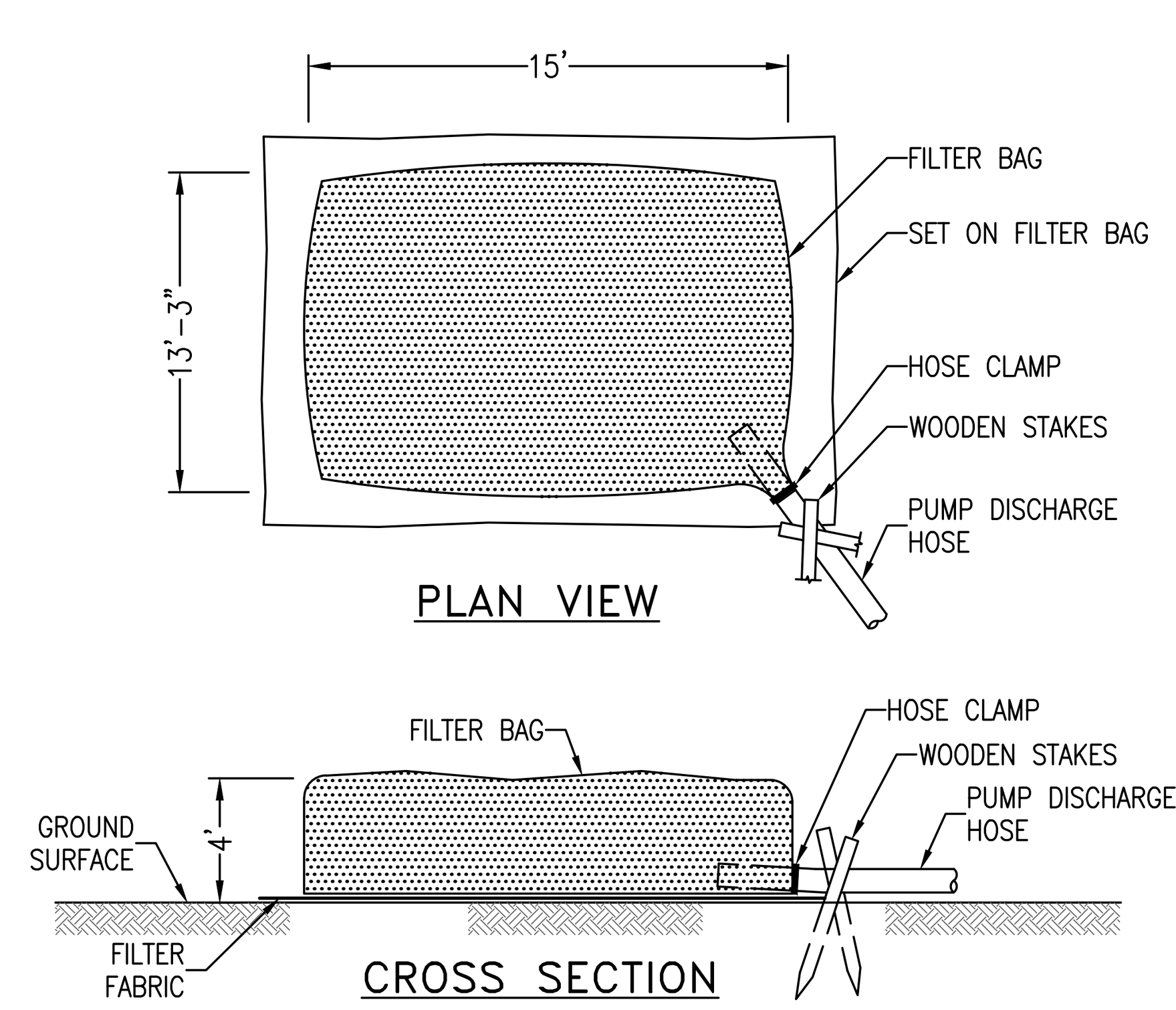
4 STRAW BALE DETAIL
N.T.S.



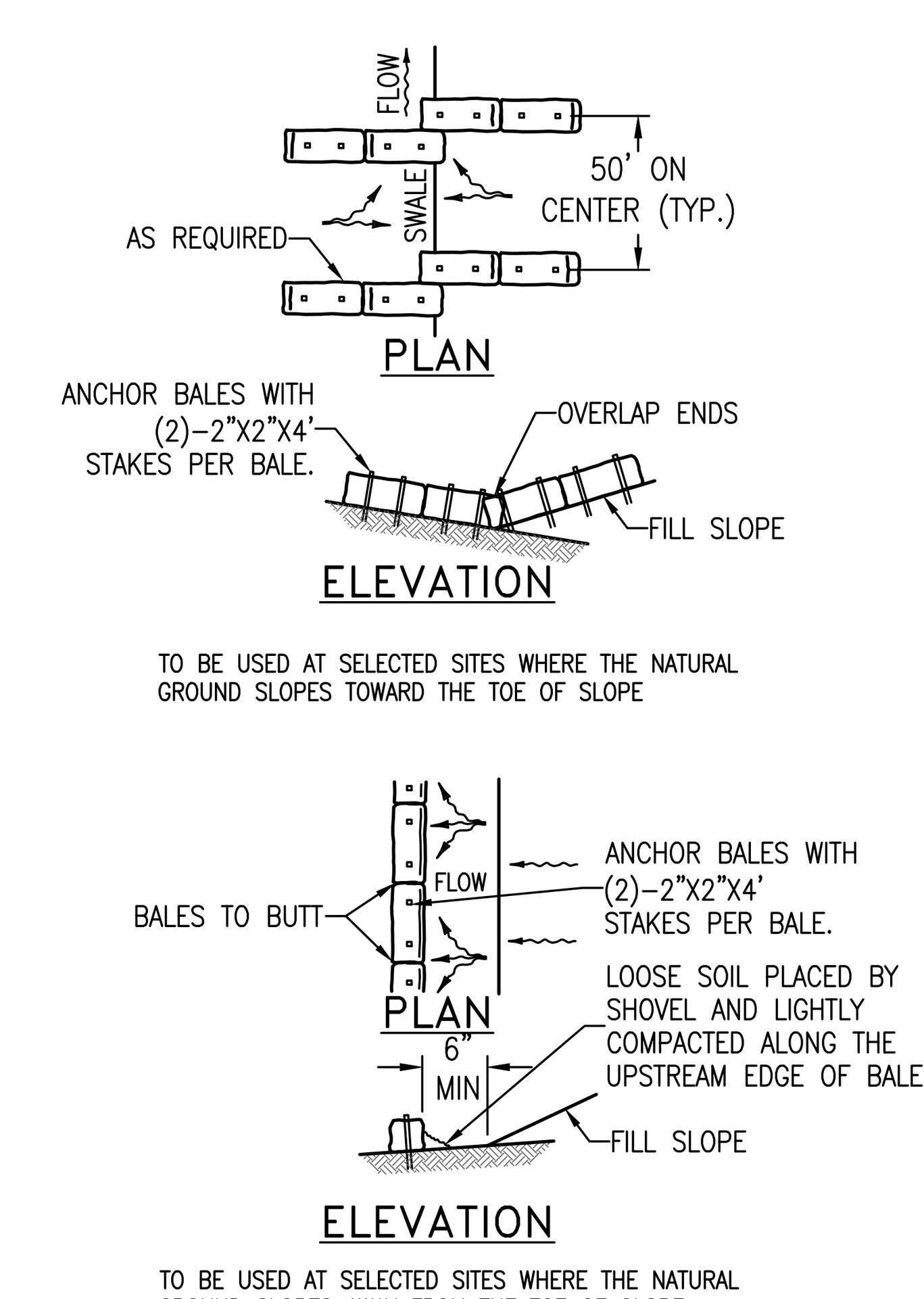
8 BARRIER FOR UNPAVED DITCH
N.T.S.



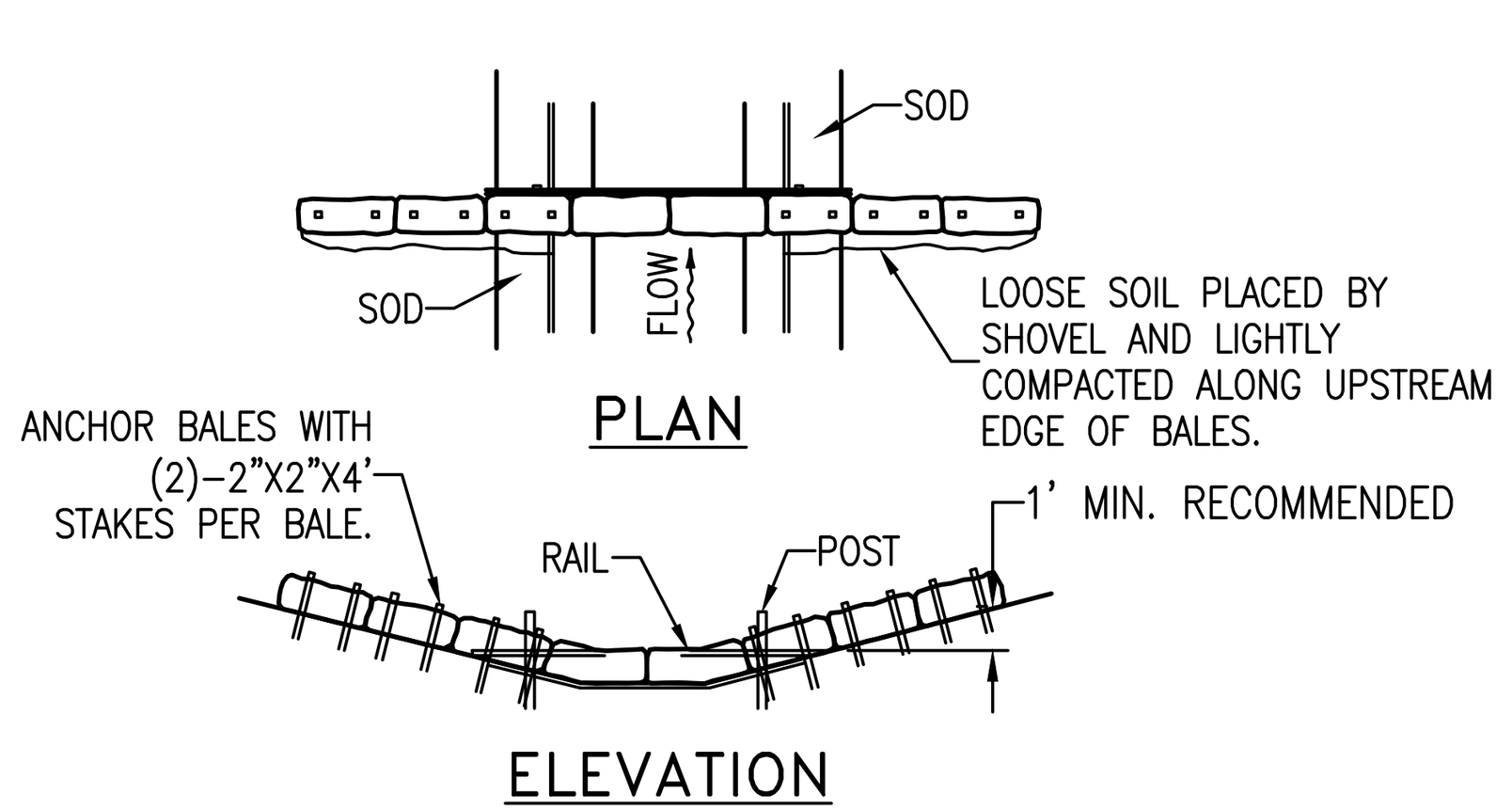
5 MATERIAL STOCKPILE DETAIL
N.T.S.



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

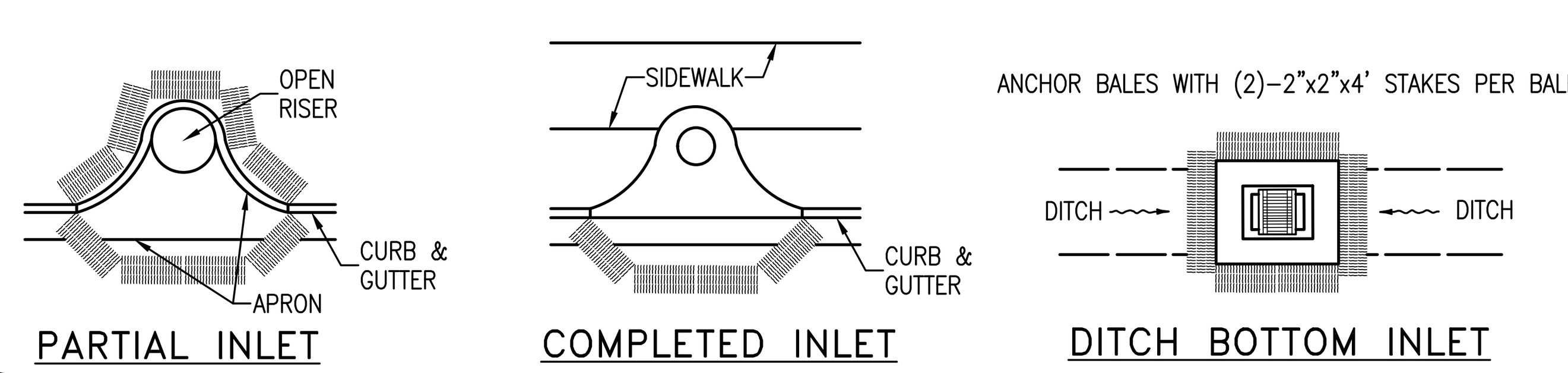


7 BARRIERS FOR FILL SLOPES
N.T.S.

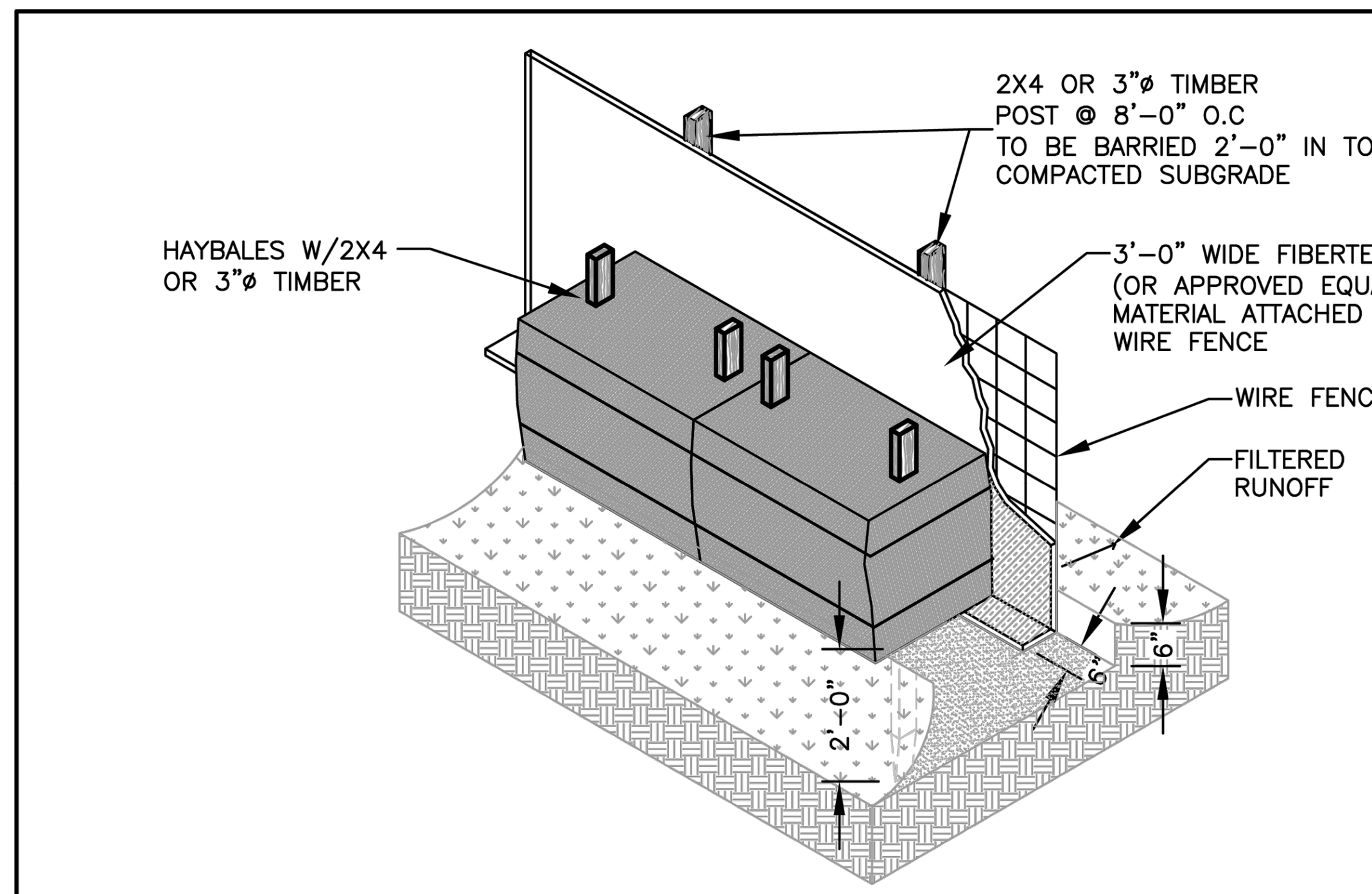


SPACING:
BALE BARRIERS FOR PAVED DITCHES SHOULD BE SPACED IN ACCORDANCE WITH CHART I, SHEET 1 OF 3, INDEX NO. 102

9 BARRIER FOR PAVED DITCH
N.T.S.



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



NOTE: AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION.

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

PENSACOLA THE UPSIDE of FLORIDA
CITY OF PENSACOLA, FLORIDA
DEPARTMENT OF PUBLIC WORKS AND FACILITIES
ENGINEERING AND CONSTRUCTION SERVICES DIVISION

CITY STANDARD SILT FENCE/EROSION CONTROL DETAIL
Scale: N.T.S.
DRAWN BY: CBJ
DATE: 5/05/2015

11

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL DETAILS

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

No.	DATE	REVISION

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

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 6-24-2026

DRAWING No.
C1.1

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

P:\2025\2025.068 HAWKSHAW MULTIFAMILY\DRAWINGS\C1.0 EXISTING SITE.DWG

STORM WATER POLLUTION PREVENTION PLAN

1.0 BACKGROUND & REQUIREMENTS:

1.1 Introduction:

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

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

1.2 Notice of Intent (NOI):

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

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

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

1.3 Stormwater Pollution Prevention Plan (SWPPP):

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

1.4 Contractor's Certification:

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

Print & Sign Name ____________________ Company & Address ____________________

____________________ ____________________

Name & Title (Print) ____________________

____

Signature Date

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

____

1.5 Notice of Termination (NOT):

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

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

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

1.6 Application Information:

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

2.0 SITE DESCRIPTION:

2.1 Nature of Construction Activities:

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

2.2 Sequence of Major Soil Disturbing Activities:

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

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

2.3 Area Estimates:

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

2.4 Runoff Data:

Runoff Coefficients (c):

Before: Total Composite c = 0.20

During: Varies between 0.20 and 0.95

After: Varies between 0.20 and 0.95

Total Composite c = 0.78

Drainage Areas for Each Outfall:

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

2.5 Site Map:

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

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

2.6 Receiving Waters:

Eventual discharge to Pensacola Bay

3.0 CONTROLS:

3.1 Erosion and Sediment Controls:

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

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

3.2 Stormwater Management:

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

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

3.3 Other Controls:

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

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

4.0 MAINTENANCE:

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

5.0 INSPECTIONS:

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

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

6.0 NON-STORMWATER DISCHARGES:

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

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

7.0 IMPLEMENTATION CHECKLIST:

7.1 Records:

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

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

7.2 Inspection Reports:

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

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

7.3 Releases of Reportable Quantities of Oil or Hazardous Materials:

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

7.4 SWPPP Modification:

The Contractor shall modify the SWPPP as necessary to:

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

8.0 TERMINATION CHECKLIST:

The following items shall be complete before submitting the NOT:

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

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB7916

NPDES - STORMWATER POLLUTION PREVENTION PLAN

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

No.	DATE	REVISION

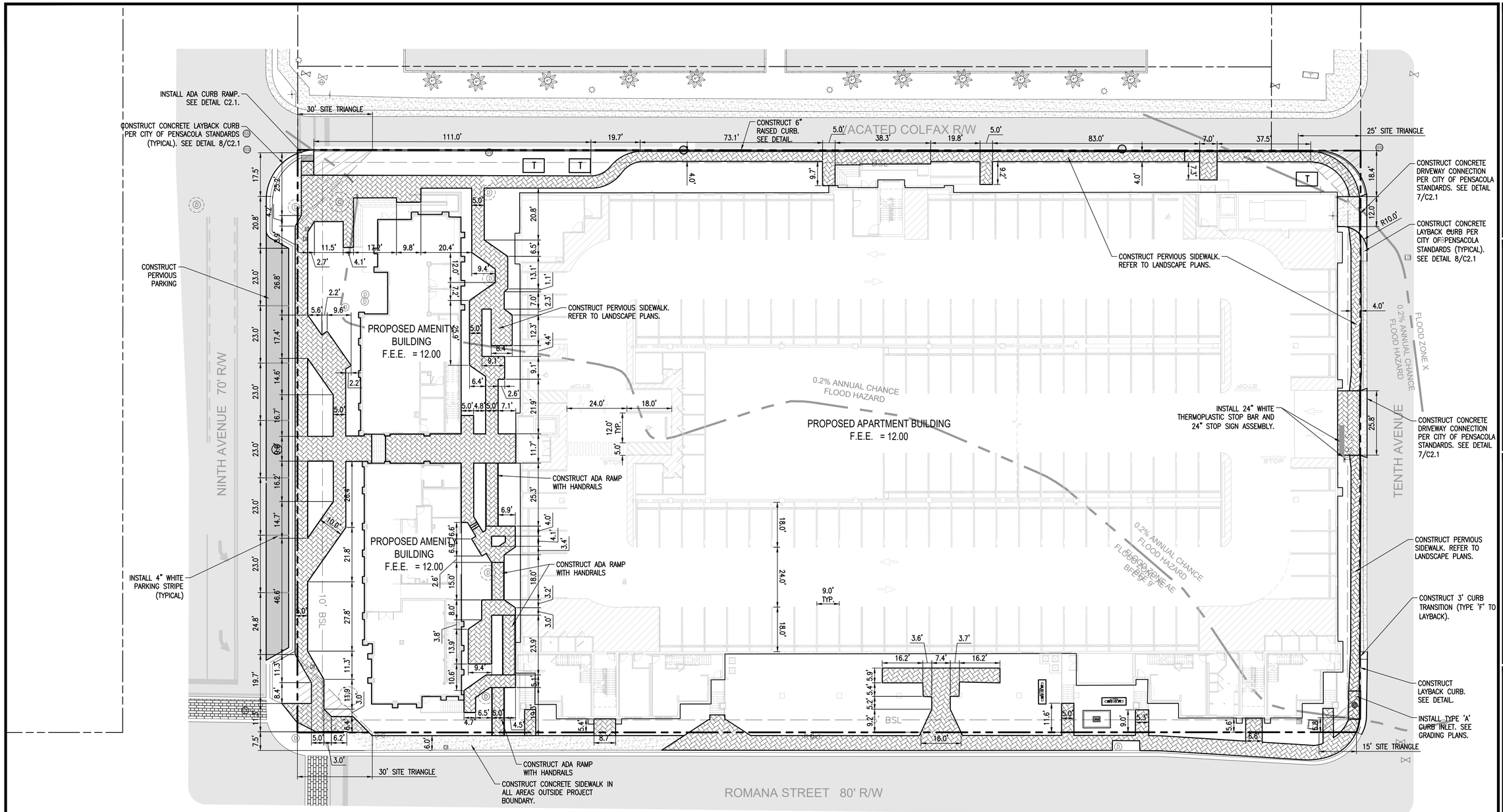
SEAL
PERMIT SET
ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 6-24-2026

DRAWING No.
C1.2

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

P:\2025\2025.068 HAWKSHAW MULTIFAMILY\DRAWINGS\C1.0 EXISTING SITE.DWG



LEGEND

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

N W E S

HORIZONTAL SCALE

20 0 10 20 40 80

(IN FEET)

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

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
2. ALL CONSTRUCTION IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
3. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SODDED AND/OR SEED AND MULCHED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
4. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
5. ALL BROKEN DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTER SHALL BE REPLACED TO CURRENT CITY STANDARDS.
6. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
7. ALL SIGNS SHALL BE INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION, WIND ZONE No.:1.
7. ALL SIGNS SHALL BE INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION, WIND ZONE No.:1.
8. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO CITY OF PENSACOLA "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY CITY OF PENSACOLA ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE CITY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850)436-5600. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
10. FOR ANY WORK TAKING PLACE IN THE CITY RIGHT-OF-WAY, A CITY INSPECTOR SHALL BE NOTIFIED 72 HOURS IN ADCANCE OF THIS WORK IN ORDER FOR THEM TO BE ONSITE TO INSPECT AND VERIFY WORKMANSHIP IS IN COMPLIANCEWITH CITY STANDARDS.
11. A MAINTENANCE OF TRAFFIC (MOT) PLAN SHALL BE SUBMITTED 2 WEEKS PRIOR TO CONSTRUCTION WITHIN THE ROW THAT WOULD DISRUPT THE FLOW OF VEHICULAR OR PEDESTRIAN TRAFFIC.

AREA CALCULATIONS (GRD-1 ZONING DISTRICT):

TOTAL PARCEL AREA = 99,312.13 SF

PROPOSED IMPERVIOUS AREAS:
BUILDING AREAS = 71,622.80 SF (72.12%)
IMPERVIOUS AREAS BEYOND BUILDING = 2,734.64 SF (2.75%)

TOTAL IMPERVIOUS AREA = 74,357.44 SF (74.87%)

PROPOSED PERVIOUS AREAS:
TOTAL PERVIOUS AREA = 24,954.69 SF (25.13%)

PER SECTION 12-13-1 OF THE LDC 50% OF LANDSCAPE MATERIAL SHALL BE LIVING.
4' SIDEWALK ALONG 10th and VACATED COLFAX R/W.
TOTAL LIVING LANDSCAPED AREA = 16,897.61 SF (67.71%)
TOTAL NON-LIVING LANDSCAPED AREA = 8,057.08 SF (32.29%)

PARKING REQUIREMENTS:

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

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

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: 850.433.1541 Fax: 850.438.0448
EB 00003657 LB7916

SITE LAYOUT & DIMENSION PLAN

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

No.	DATE	REVISION

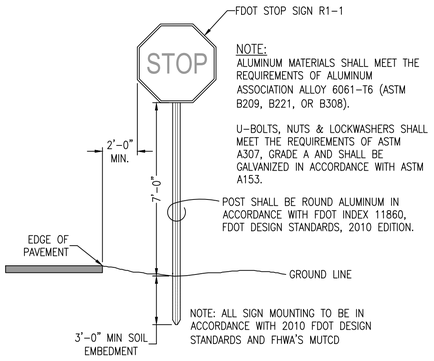
SEAL
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 6-24-2026

DRAWING No.
C2.0

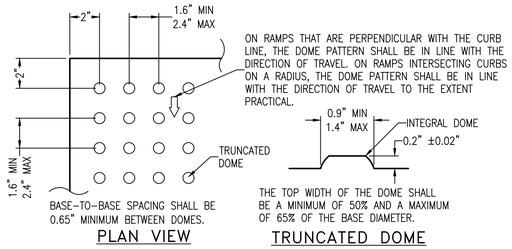
This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.



1 SIGN MOUNTING DETAIL
N.T.S.



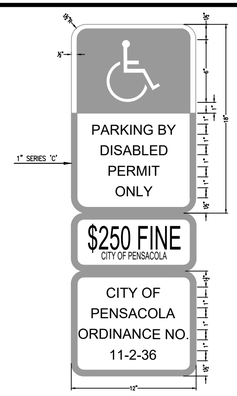
FDOT STANDARD
R1-1
2 2'-0" x 2'-0"
N.T.S.

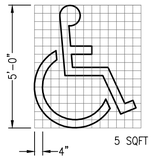


NOTES:
1. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 36 INCHES (914mm) FROM THE BACK OF CURB.

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

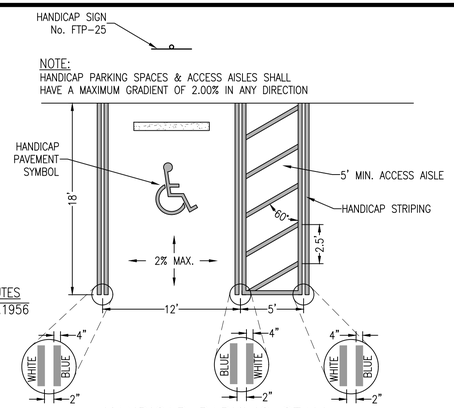
3 CURB RAMP DETECTABLE WARNING DETAIL
N.T.S.





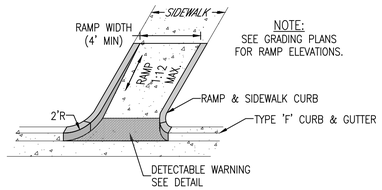
HANDICAP
PAVEMENT SYMBOL

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

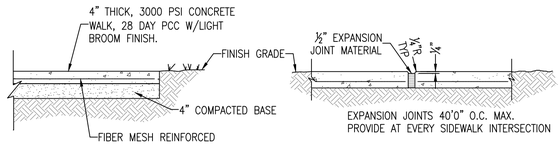


HANDICAP PARKING STALL

4 HANDICAP PARKING STALL DETAILS
N.T.S.

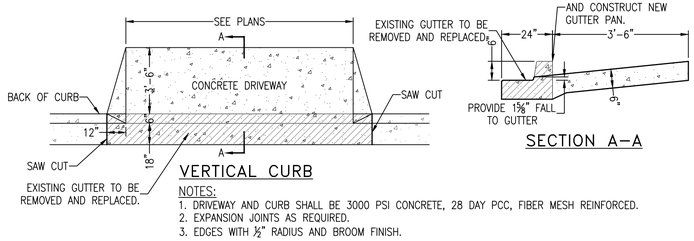


5 CURB RAMP DETAIL
N.T.S.



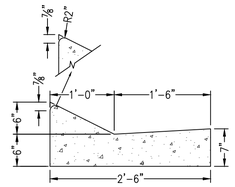
NOTE: REFER TO LANDSCAPE PLANS FOR JOINT LOCATIONS AND PATTERN.

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



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

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



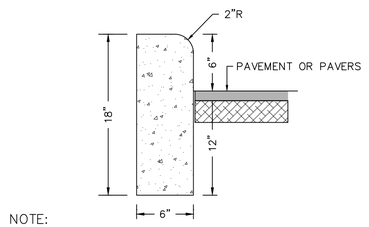
NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".

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

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

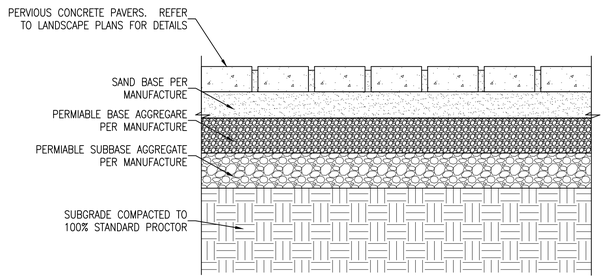
CITY OF PENSACOLA
8 LAYBACK CURB & GUTTER
N.T.S.

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



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

9 6" RAISED CURB
N.T.S.



10 PERVIOUS BRICK PAVER DETAIL
N.T.S.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone (850) 438-0585 Fax (850) 438-0448
EB 00003657 LB7916

SITE DETAILS

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

No.	DATE	REVISION

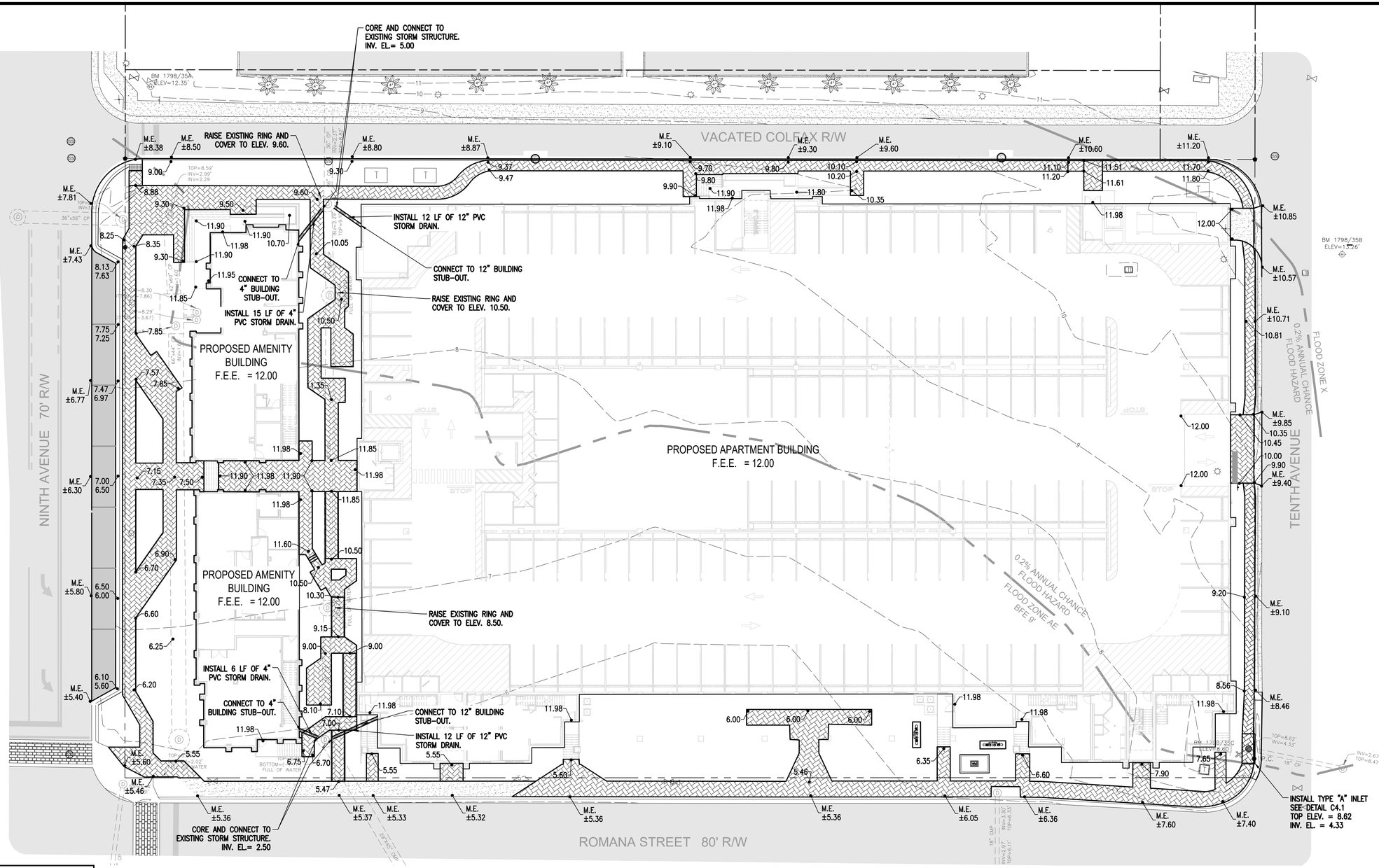
SEAL
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 6-24-2026

DRAWING No.
C2.1

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



LEGEND

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

N W E S

HORIZONTAL SCALE

20 10 20 40

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

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.

2. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING A FINAL INSPECTION.

3. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

4. ALL DISTURBED AREAS NOT SHOWN TO BE SODDED OR PAVED SHALL BE SEEDED, MULCHED AND FERTILIZED.

5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

6. ALL RIP-RAP FLUMES SHALL BE INSTALLED WITH FILTER FABRIC INSTALLED UNDERNEATH FOR THE ENTIRE AREA OF THE RIP-RAP.

7. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND CITY OF PENSACOLA. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.

8. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.

9. THE CONTRACTOR SHALL INSTALL, PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION, ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION(S).

10. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY. (1-800-432-4770)

11. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
230 N. Ninth Avenue, Suite 300
Pensacola, Florida 32502
Telephone: (850) 438-1500 Fax: (850) 438-0448
EB 00003657 LB7916

GRADING & DRAINAGE PLAN

The Helm at Hawkshaw

50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL

PERMIT SET

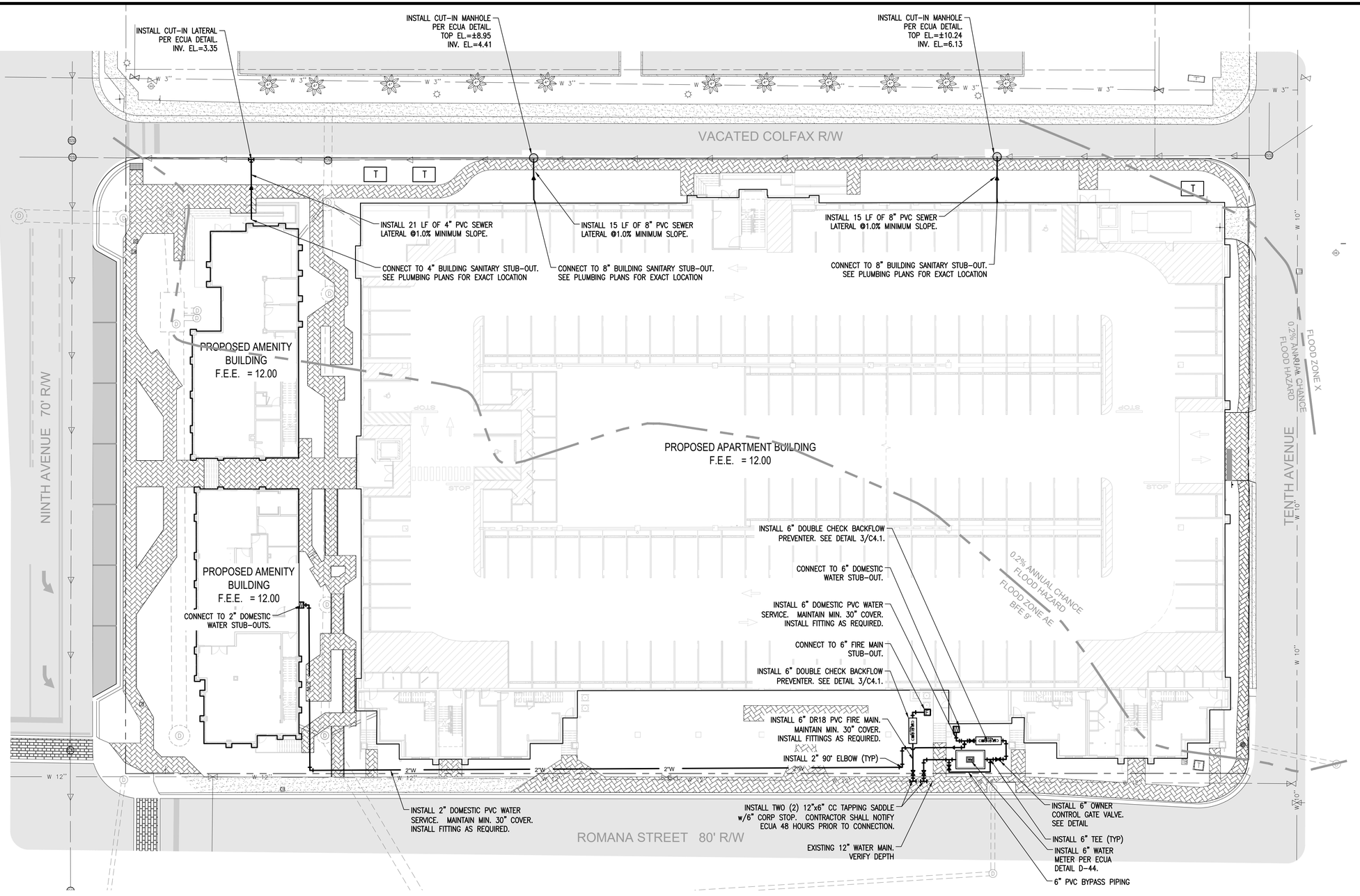
ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 6-24-2026

DRAWING No.

C3.0

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



LEGEND

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

N W E S

HORIZONTAL SCALE

20 10 20 40

(IN FEET)

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

UTILITY NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UTILITY PLAN

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

No.	DATE	REVISION

SEAL

PERMIT SET

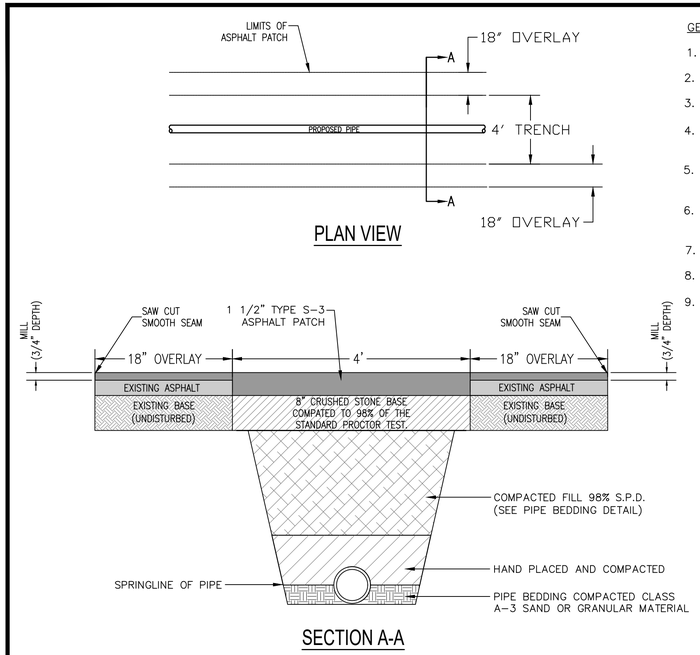
ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 6-24-2026

DRAWING No.

C4.0

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

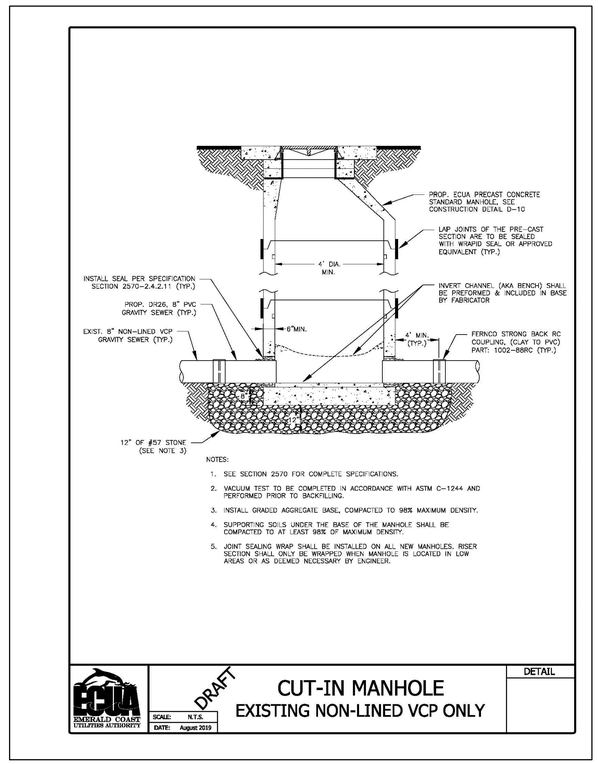


GENERAL NOTES:

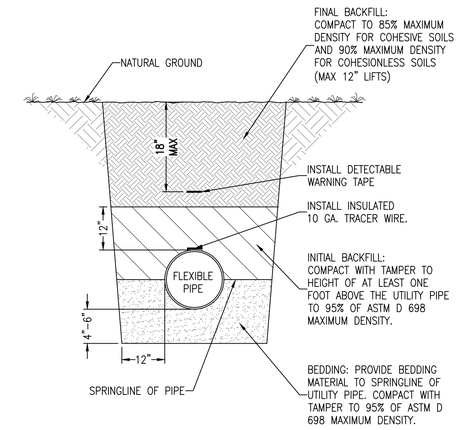
1. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
2. SURFACE TREATMENT PAVED JOINTS SHALL BE LAPPED AND FEATHERED.
3. SURFACE REPLACEMENT COURSE TO BE 3" TYPE S-3 ASPHALTIC CONCRETE
4. SUB BASE MATERIAL TO BE PLACED AND COMPACTED IN 8" LIFTS TO A MINIMUM OF 98% STANDARD PROCTOR
5. MINIMUM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

1 CITY OF PENSACOLA CUT & PATCH DETAIL

SCALE: NTS



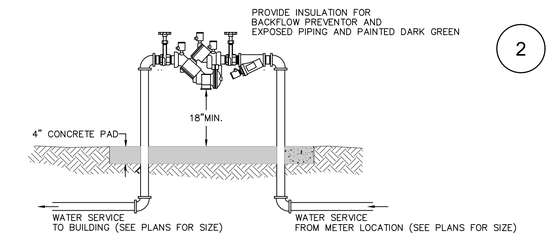
2



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

6 FLEXIBLE PIPE BEDDING DETAIL

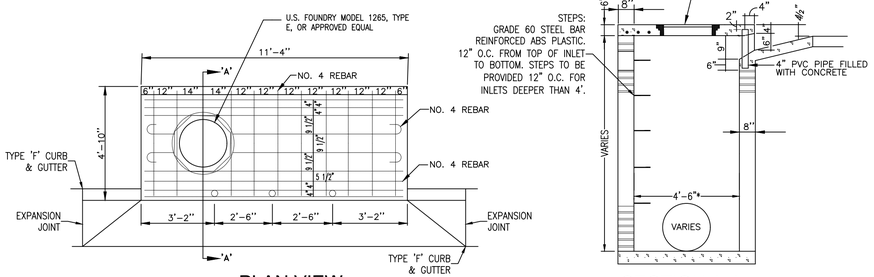
N.T.S.



3 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY

(2" ECUA APPROVED MODEL)

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



PLAN VIEW
TYPE "A" CURB INLET DETAIL

N.T.S

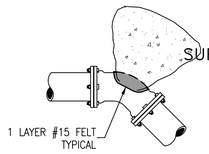
SECTION A-A
TYPE "A" CURB INLET DETAIL

N.T.S



9 TYPE "A" INLET THROAT ELEVATION

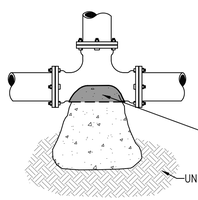
N.T.S



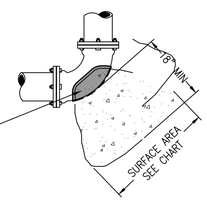
45° BEND – M.J.

MINIMUM THRUST BLOCK DIMENSIONS:
SURFACE AREA AGAINST UNDISTURBED SOIL

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



TEE – M.J.

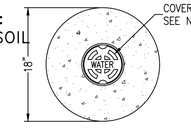


90° BEND – M.J.

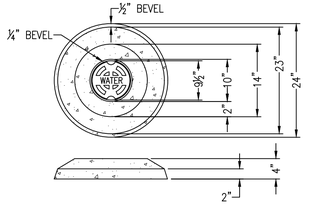
NOTES:
1. ONE LAYER OF #15 FELT TO BE USED TO PREVENT ADHESION OF CONCRETE TO FITTING.
2. ALL THRUST BLOCKS TO BE BACKED BY UNDISTURBED SOIL.
3. THRUST BLOCK DIMENSIONS BASED ON SM SOIL CLASSIFICATION.
4. CONCRETE MIN. 2,500 PSI.
5. JOINT RESTRAINTS ARE TO BE USED ON ALL FITTINGS. TRUST BLOCKS REQUIRED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

7 TYPICAL THRUST BLOCK INSTALLATIONS

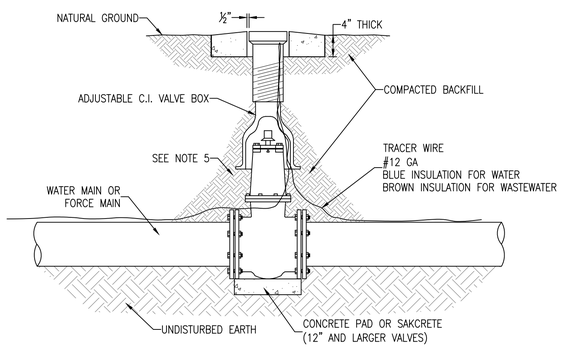
N.T.S.



CAST-IN-PLACE COLLAR



24" PRE-CAST VALVE PAD



8 TYPICAL VALVE & BOX INSTALLATION

N.T.S.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: 850.438.9551 Fax: 850.438.0448
EB 00008657 LB7916

UTILITY PLAN

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

No.	DATE	REVISION

SEAL
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 6-24-2026

DRAWING No.
C4.1

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

GENERAL NOTES

GENERAL NOTES:

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

LAYOUT NOTES:

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

GRADING NOTES:

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

MATERIALS + PAVING NOTES:

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

ACCESSIBILITY NOTES:

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

PLANTING NOTES:

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

PLANTERS/POTS/SEASONAL PLANTING NOTES:

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

IRRIGATION NOTES:

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

ABBREVIATIONS

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

SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	REVISION	
			CURRENT REVISION	CURRENT REVISION DATE
L0.01	GENERAL NOTES / ABBREVIATIONS / SYMBOLS	06/26/2026		
L0.02	SHEET INDEX	06/26/2026		
L0.03	TREE DEMOLISION PLAN	06/26/2026		
L0.04	IMPERVIOUS AREA	06/26/2026	2	06/26/2026
L0.11	OVERALL SITE PLAN - GROUND LEVEL	06/26/2026	1	03/13/2026
L0.12	OVERALL SITE PLAN - ROOFTOP	06/26/2026		
L0.13	OVERALL FENCE PLAN	06/26/2026	2	06/26/2026
L0.14	ENLARGEMENT KEY PLAN	06/26/2026	2	06/26/2026
L1.00A	HARDSCAPE SCHEDULE & NOTES	06/26/2026	2	06/26/2026
L1.00B	HARDSCAPE SCHEDULE & NOTES	06/26/2026		
L1.01	HARDSCAPE PLAN GROUND LEVEL	06/26/2026	2	06/26/2026
L1.21A	HARDSCAPE ENLARGEMENT PLAN - GROUND FLOOR	06/26/2026	2	06/26/2026
L1.21B	HARDSCAPE LAYOUT PLAN - GROUND FLOOR	06/26/2026	2	06/26/2026
L1.22A	HARDSCAPE ENLARGEMENT PLAN - ROOFTOP	06/26/2026		
L1.22B	HARDSCAPE LAYOUT PLAN - ROOFTOP	06/26/2026		
L1.81	HARDSCAPE DETAILS	06/26/2026		
L1.82	HARDSCAPE DETAILS	06/26/2026		
L1.83	HARDSCAPE DETAILS	06/26/2026	2	06/26/2026
L1.84	HARDSCAPE DETAILS	06/26/2026		
L1.85	HARDSCAPE DETAILS	06/26/2026		
L1.86	HARDSCAPE DETAILS	06/26/2026		
L1.87	HARDSCAPE DETAILS	06/26/2026		
L1.88	HARDSCAPE DETAILS	06/26/2026	2	06/26/2026
L2.00	TREE PLANTING SCHEDULE & NOTES	06/26/2026	2	06/26/2026
L2.01	TREE PLANTING PLAN GROUND LEVEL	06/26/2026	2	06/26/2026
L2.02	TREE PLANTING ENLARGEMENT PLAN ROOTOP	06/26/2026		
L2.81	TREE PLANTING DETAILS	06/26/2026		
L3.00	SHRUB & GROUNDCOVER SCHEDULE & NOTES	06/26/2026	2	06/26/2026
L3.01	SHRUB & GROUNDCOVER PLANTING PLAN GROUND LEVEL	06/26/2026	2	06/26/2026
L3.02	SHRUB & GROUNDCOVER PLANTING ENLARGEMENT PLAN - ROOFTOP	06/26/2026		
L3.81	SHRUB & GROUNDCOVER PLANTING DETAILS	06/26/2026		
L4.00	SITE FURNISHINGS SCHEDULE & NOTES	06/26/2026	1	03/13/2026
L4.01	SITE FURNISHING PLAN GROUND LEVEL	06/26/2026	2	06/26/2026
L4.02	SITE FURNISHING ENLARGEMENT PLAN ROOFTOP	06/26/2026		
L4.75	KITCHEN DETAILS	06/26/2026		
L4.76	STRUCTURAL PAVILION CABANA DETAILS	06/26/2026		
L4.77	STRUCTURAL PAVILION METAL PERGOLA DETAILS	06/26/2026		
L4.81	SITE FURNISHING DETAILS	06/26/2026		
L4.82	SITE FURNISHING DETAILS	06/26/2026		
L4.83	SITE FURNISHING DETAILS	06/26/2026		
L4.84	SITE FURNISHING DETAILS	06/26/2026	2	06/26/2026
L5.00	SITE LIGHTING SCHEDULES & NOTES	06/26/2026		
L5.01	SITE LIGHTING PLAN GROUND LEVEL	06/26/2026	2	06/26/2026
L5.02	SITE LIGHTING ENLARGEMENT PLAN ROOFTOP	06/26/2026		
L5.11	SITE LIGHTING PHOTOMETRICS PLAN GROUND LEVEL	06/26/2026	1	03/13/2026
L5.12	SITE LIGHTING PHOTOMETRICS PLAN ROOFTOP	06/26/2026		
L5.81	SITE LIGHTING DETAILS	06/26/2026		
L6.00	GROUND FLOOR IRRIGATION PLAN	06/26/2026		
L6.01	ROOFTOP IRRIGATION PLAN	06/26/2026		
L6.02	IRRIGATION NOTES & SCHEDULE	06/26/2026		
L6.03	IRRIGATION DETAILS	06/26/2026		
L6.04	IRRIGATION DETAILS	06/26/2026		
GRAND TOTALS: 52				

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

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

SCALE NORTH

SHEET TITLE

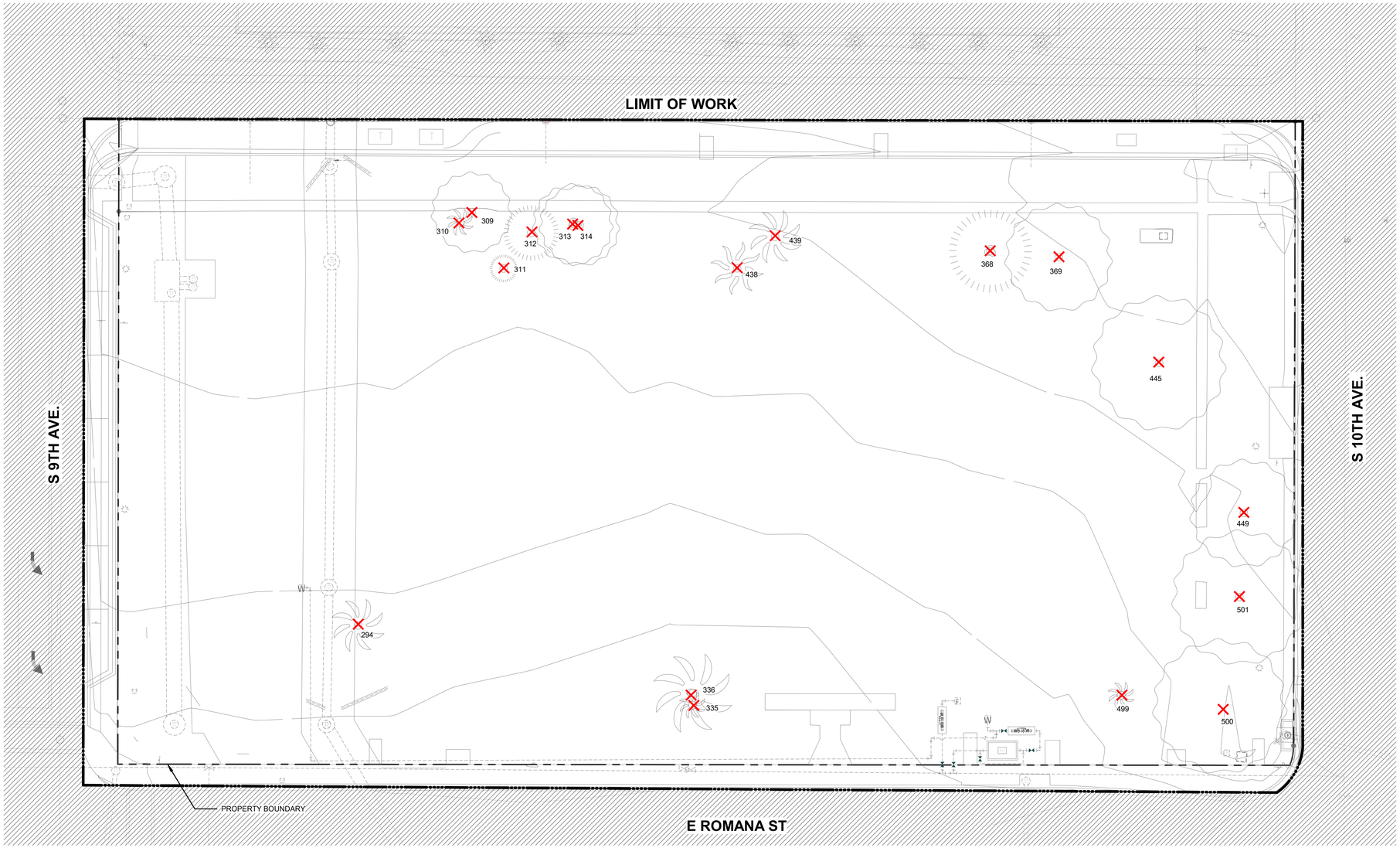
SHEET INDEX

SHEET NUMBER

L0.02

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:43:35 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

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

TREE MITIGATION NOTICE

NOTICE: IF REMOVAL IS SOUGHT FOR ONE OR MORE HERITAGE TREES OR FOR MORE THAN TEN PROTECTED TREES (INCLUDING HERITAGE TREES SOUGHT TO BE REMOVED) AND/OR IF REMOVAL OF MORE THAN 50 OF EXISTING PROTECTED TREES IS SOUGHT WITHIN ANY PROPERTY IN A NY ZONING DISTRICT IDENTIFIED IN SECTION 12-6-2, A SIGN SHALL BE POSTED NO FURTHER BACK THAN FOUR FEET FROM THE PROPERTY LINE NEAREST EACH RESPECTIVE ROADWAY ADJACENT TO THE PROPERTY. ONE SIGN SHALL BE POSTED FOR EVERY 100 FEET OF ROADWAY FRONTAGE. EACH SIGN SHALL BE OF BLACK LETTERING ON A WHITE BACKGROUND AND CONTAIN TWO HORIZONTAL LINES OF LEGIBLE AND EASILY DISCERNIBLE TYPE. THE TOP LINE SHALL STATE: "TREE REMOVAL PERMIT APPLIED FOR." THE BOTTOM LINE SHALL STATE: "FOR FURTHER INFORMATION CONTACT THE CITY OF PENSACOLA AT 311" (OR OTHER NUMBER AS DESIGNATED BY THE MAYOR). THE TOP LINE SHALL BE IN LEGIBLE TYPE NO SMALLER THAN SIX INCHES IN HEIGHT. THE BOTTOM LINE SHALL BE IN LEGIBLE TYPE NO SMALLER THAN THREE INCHES IN HEIGHT. THERE SHALL BE A MARGIN OF AT LEAST THREE INCHES BETWEEN ALL LETTERING AND THE EDGE OF THE SIGN. PRIOR TO THE FINAL APPROVAL OF ANY LANDSCAPE OR TREE PROTECTION PLAN WHERE A PROTECTED SPECIES AND/OR HERITAGE TREE REMOVAL IS REQUESTED AND PRIOR TO THE REQUISITE BUILDING, SITE WORK, OR TREE REMOVAL PERMIT BEING ISSUED, THE REQUISITE SIGNS SHALL BE POSTED BY THE APPLICANT AT THEIR EXPENSE, AND SHALL REMAIN CONTINUOUSLY POSTED FOR 21 DAYS PRIOR TO THE REQUISITE BUILDING, SITE WORK, OR TREE REMOVAL PERMIT IS ISSUED. AT SUCH TIME A TREE OR LANDSCAPE PLAN HAS BEEN DEEMED COMPLIANT BY THE DESIGNATED CITY ARBORIST, THE CITY'S DESIGNATED ARBORIST WILL NOTIFY THE COUNCILPERSON REPRESENTING THE DISTRICT IN WHICH THE PERMIT HAS BEEN REQUESTED, WHICH WILL INITIATE THE 30-DAY SIGN REQUIREMENT.

TREE SURVEY

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

TREE MITIGATION CALCULATION

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

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

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

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

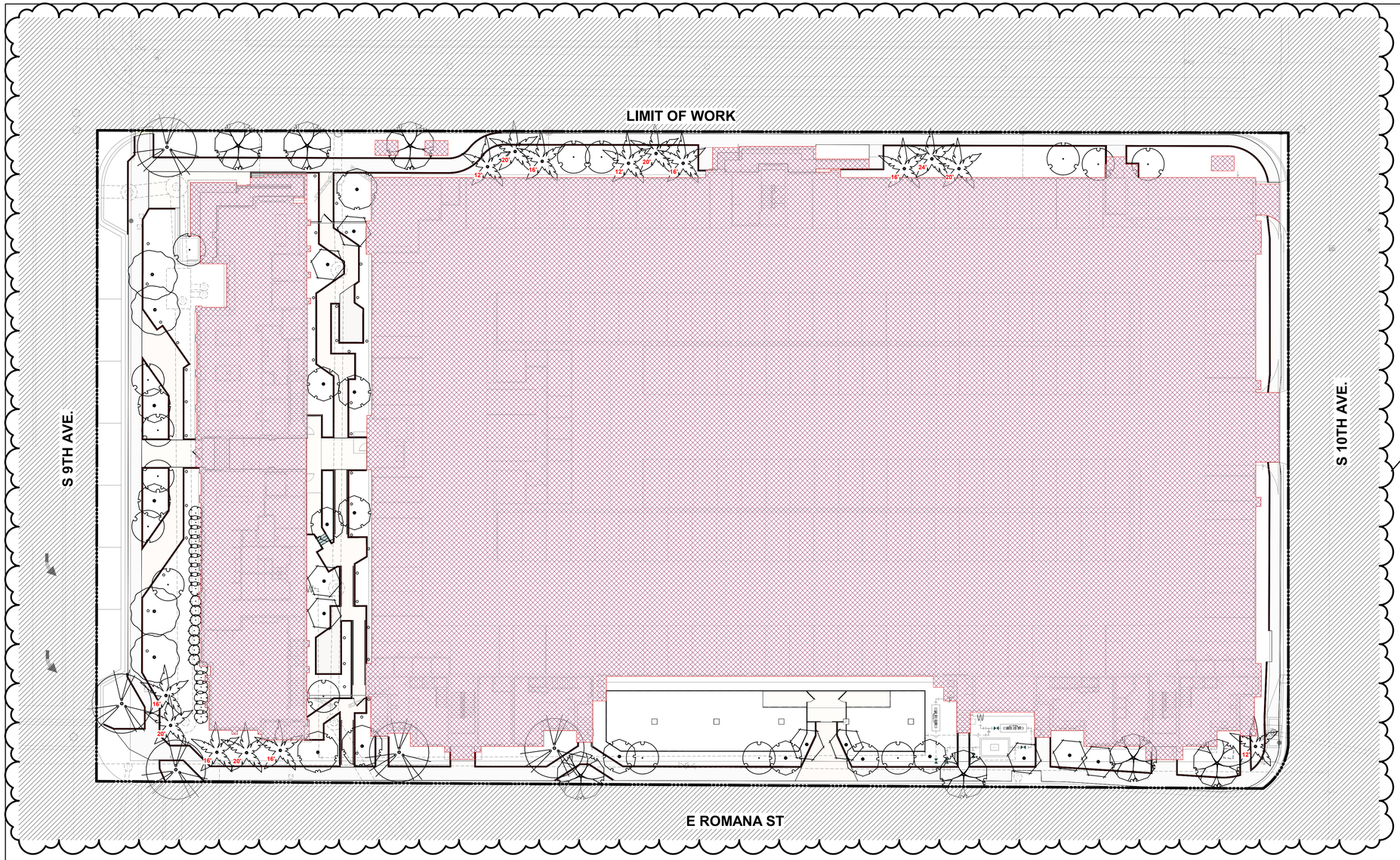
NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

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

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

SHEET TITLE
TREE DEMOLISION PLAN

SHEET NUMBER
L0.03



GENERAL LEGEND

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

TREE REQUIREMENT FOR IMPERVIOUS SURFACE

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

	REQUIRED	PROVIDED
TREE REQUIREMENT FOR IMPERVIOUS SURFACE OF 74,321.90 SF (74.84%) BUILDINGS = 71,622.80 SF (72.12%) IMPERVIOUS AREAS BEYOND BUILDING = 2,699.10 SF (2.72%)	75	82

2
2

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7500
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

SCALE: 1"=20'

NORTH

0 10' 20' 50'

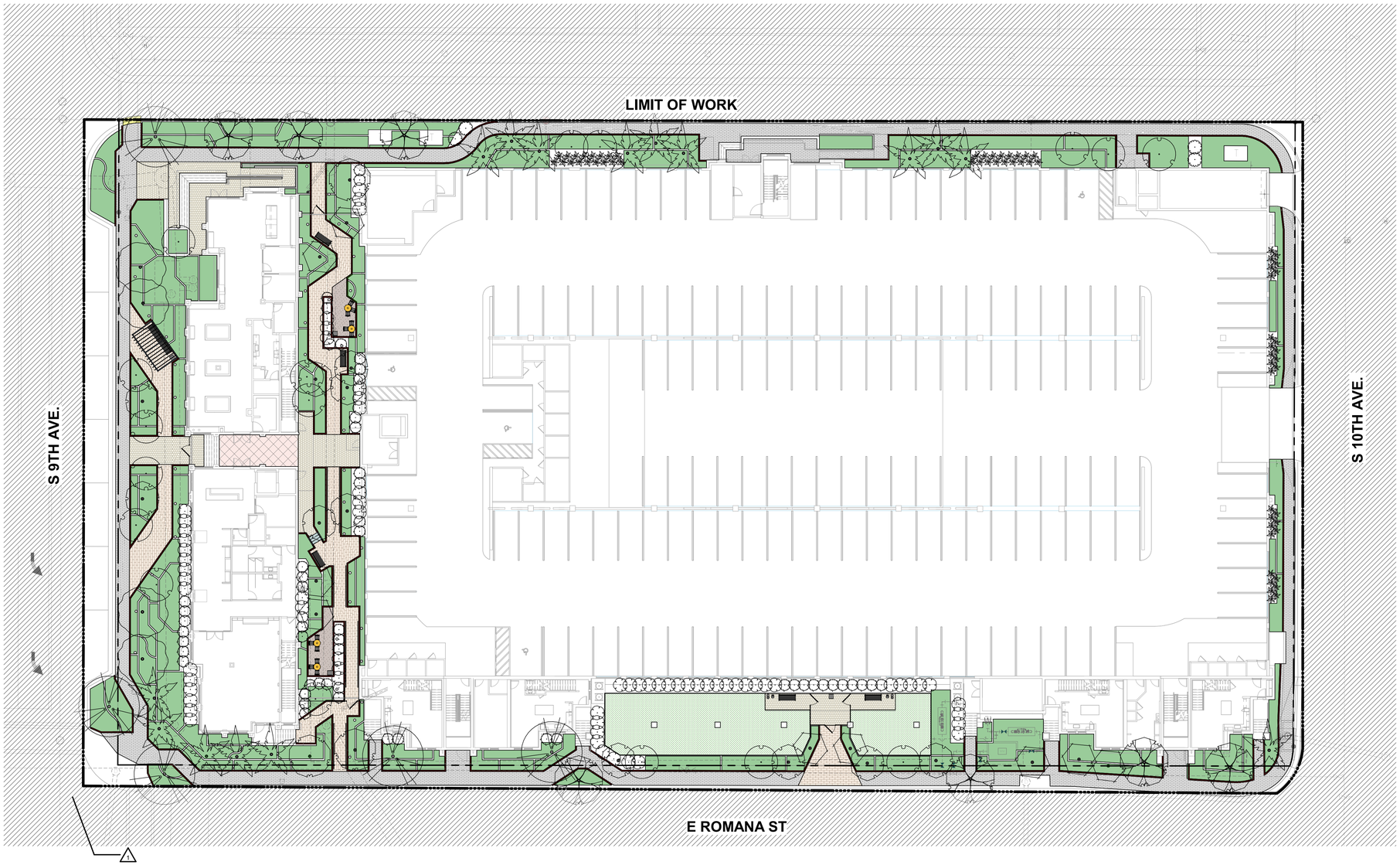
SHEET TITLE

IMPERVIOUS AREA

SHEET NUMBER

L0.04

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:43:41 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE

SCALE: 1"=20'

NORTH

0 10' 20' 50'

SHEET TITLE

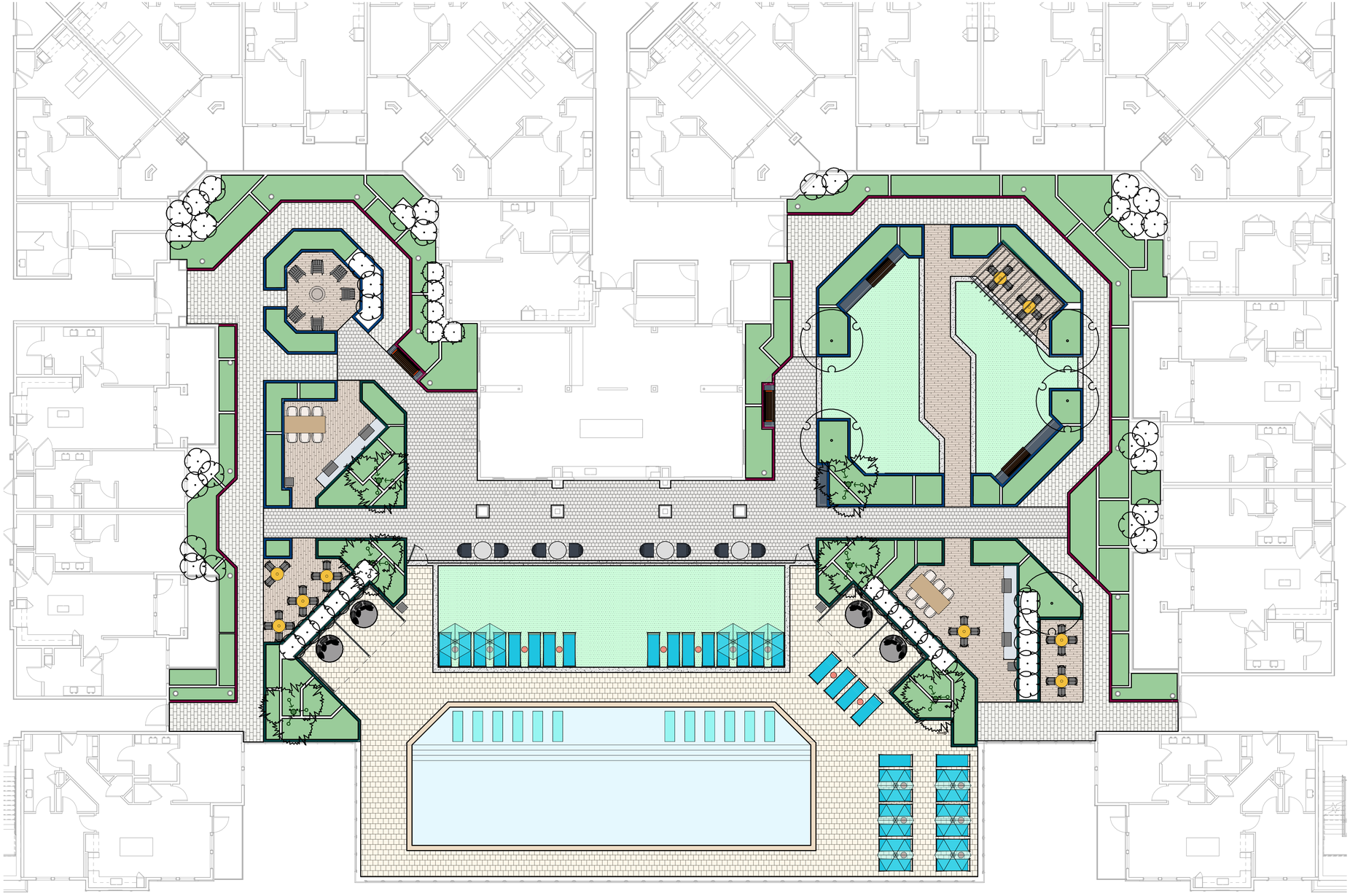
OVERALL SITE PLAN - GROUND LEVEL

SHEET NUMBER

L0.11

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:43:47 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

LandDesign

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

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

SCALE

NORTH

SCALE: 1"=10'

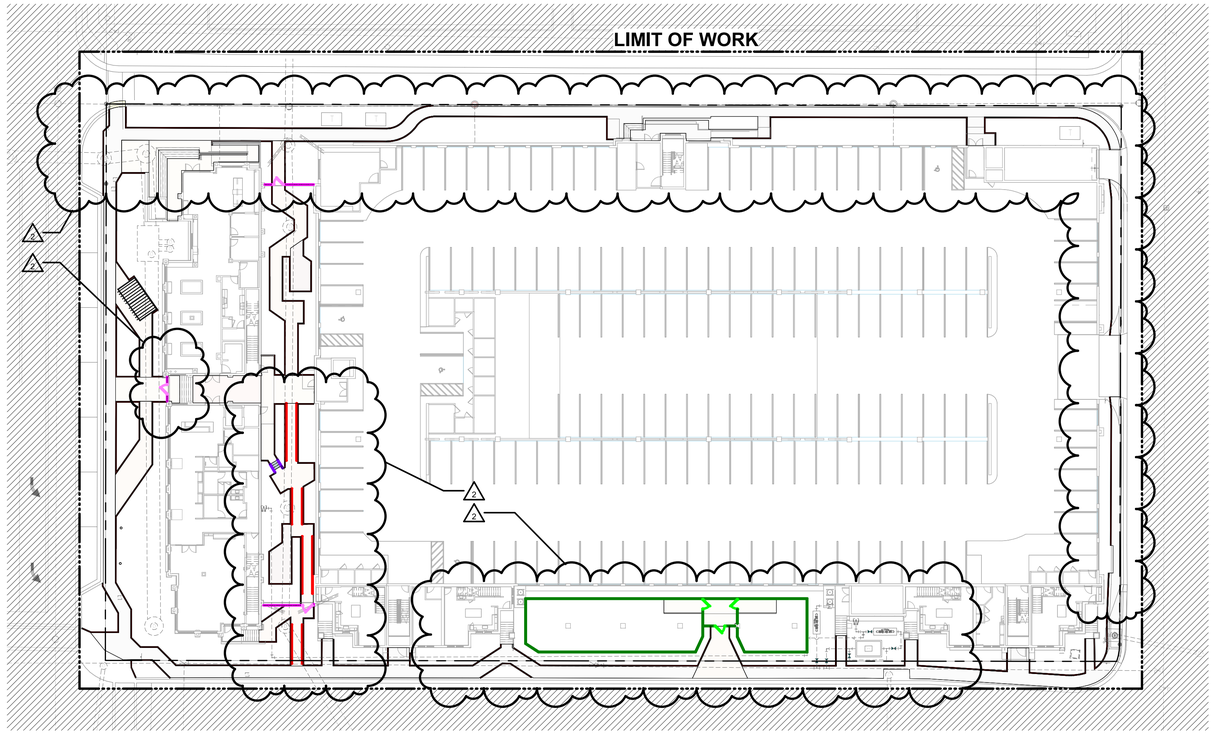
0 5' 10' 15' 25'

SHEET TITLE

OVERALL SITE PLAN - ROOFTOP

SHEET NUMBER

L0.12



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

GATE & FENCE LEGEND

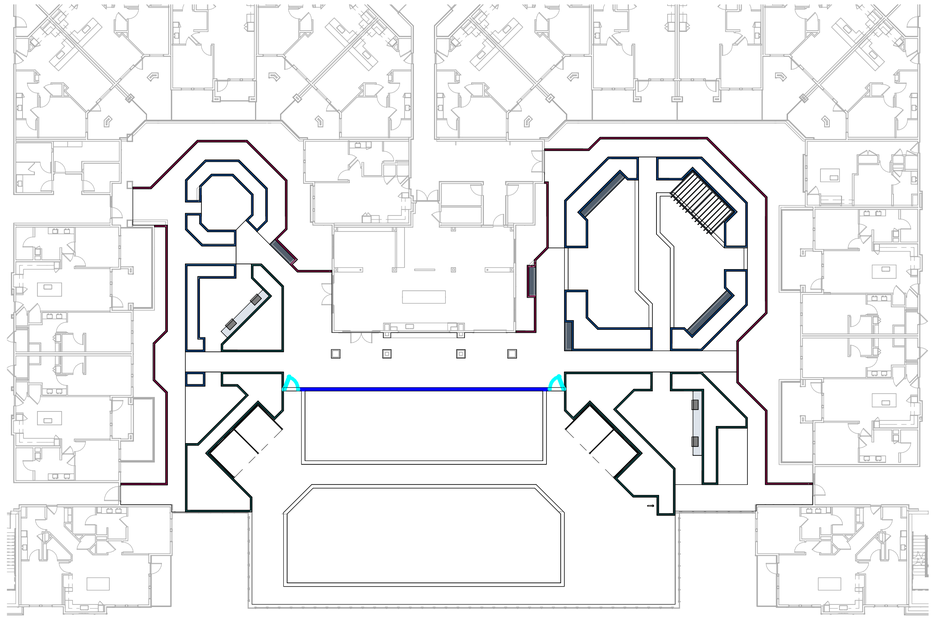
- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL FENCE
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL
- **G-105** 6' PERIMETER ACCESS GATE
- **R-105** 6' PERIMETER FENCE

1 L0.13 OVERALL FENCE / RAIL PLAN - GROUND LEVEL

1" = 30'-0"

SCALE: 1"=30'

0 15' 30' 75'



2 L0.13 FENCE PLAN - ROOFTOP

1" = 20'-0"

SCALE: 1"=20'

0 10' 20' 50'

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

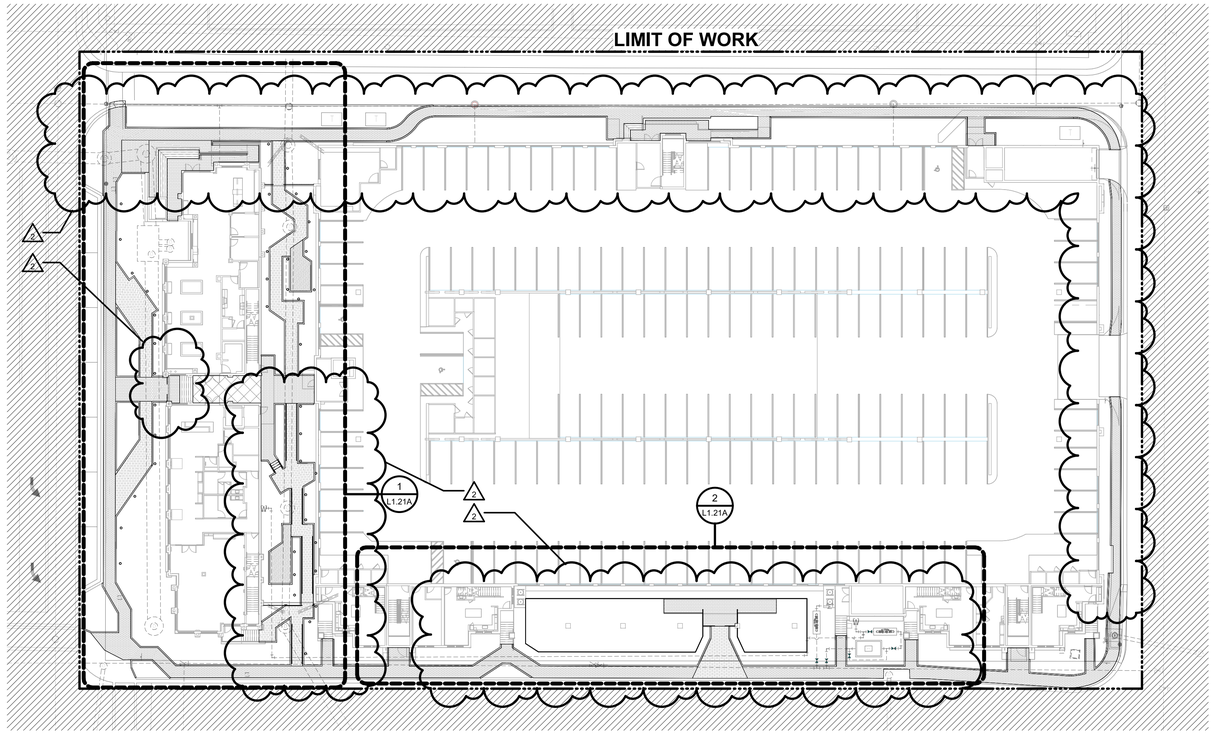
NORTH

SHEET TITLE

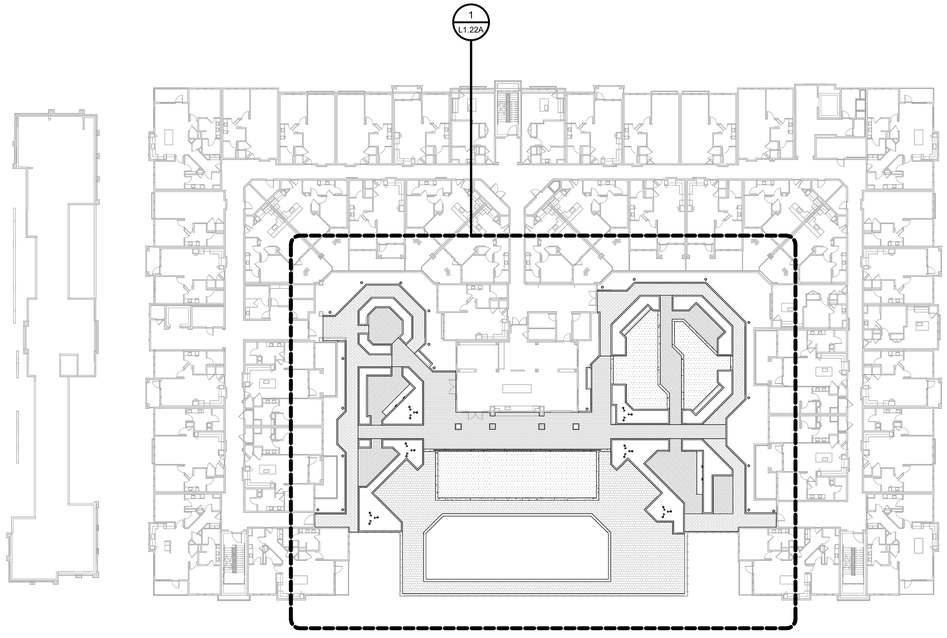
OVERALL FENCE PLAN

SHEET NUMBER

L0.13



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



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

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

NORTH

SCALE: 1"=30'

0 15' 30' 75'

SHEET TITLE

ENLARGEMENT KEY PLAN

SHEET NUMBER

L0.14

HARDSCAPE SCHEDULE

KEY	DETAIL	QUANTITY (SF)	TYPE	STRUCTURE	THICKNESS	INTEGRAL COLOR	FINISH	SEALER	UNIT SIZE	PATTERN	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
P-101	5 / L1.81	7,127 SF	SITE SIDEWALK PERVIOUS PAVER	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	3-1/8"	SLATE	- N/A -	- N/A -	4-1/2" x 9"	RUNNING BOND	AQUALINE SERIES	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	OVERALL SIDEWALK	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-102		17 SF	TRUNCATED DOME	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2-3/8"	A-20	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	8" X 24"	RUNNING BOND	ADA TRUNCATED DOMES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	CROSSWALK LOCATIONS	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-103	5 / L1.81	1,784 SF	GROUND FLOOR PERVIOUS PAVER 1	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2"	HEP-10	ECOPREMIER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 12"	RUNNING BOND	H_SERIES PERMIABLE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-104	5 / L1.81	2,508 SF	GROUND FLOOR PERVIOUS PAVER 2	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2-3/4"	OLD OAK	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	3-7/8" X 9-7/8"	1/3 OFFSET RUNNING BOND	TOWN HALL	UNILOCK WWW.COMMERCIAL.UNILOCK.COM	YES	YES	WEST ENTRY	UNILOCK PAVERS OR APPROVED EQUAL / SEE DETAILS
P-105	5 / L1.81	313 SF	GROUND FLOOR PERVIOUS PAVER 3	PERMEABLE DRAINAGE AGGREGATE	2"	HEP-40	ECOPREMIER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 24"	1/3 OFFSET RUNNING BOND	H_SERIES PERMIABLE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-106	3 / L1.82	2,193 SF	ROOFTOP PAVER 1	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	UF-20	ULTRAFACE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 12"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-107	3 / L1.82	2,157 SF	ROOFTOP PAVER 2	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	UF-15	ULTRAFACE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 8"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-108	3 / L1.82	3,024 SF	ROOFTOP POOL DECK PAVER	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	SC-20	STONEY CREEK	SEALANT PER MANUFACTURER RECOMENDATION	12" X 12"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-109	3 / L1.82	1,631 SF	WOOD ROOFTOP PAVER	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	TB-10	TIMBER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 12"	1/3 OFFSET RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-111	3 / L1.82	310 SF	1' ROOFTOP CONCRETE BAND	SEE STRUCTURAL	SEE STRUCTURAL	STANDARD GRAY	BROOM	SEALANT PER MANUFACTURER RECOMENDATION	- N/A -	- N/A -	- N/A -	- N/A -	YES	YES	ROOFTOP	SEE STRUCTURAL / SEE DETAILS
P-112	1-3 / L1.82	2,334 SF	ROOFTOP ARTIFICIAL TURF	SEE DETAILS	SEE MANFU.	302 - SPRING GREEN BLEND	- N/A -	- N/A -	1.75" BLADE	- N/A -	SWG NATURAL 80 (165SW)	SOUTHWEST GREENS WWW.SOUTHWESTGREENS.COM	YES	YES	ROOFTOP	SOUTHWEST GREEN OR APPROVED EQUAL / SEE DETAILS
P-114	SEE AQUATICS	201 SF	POOL COPING	SEE AQUATICS	SEE MANFU.	A22 SAND	POOL COPING	- N/A -	SEE MANFU.	- N/A -	SINGLE BULLNOSE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-120	6 / L1.81	323 SF	GROUND FLOOR PAVER	4" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET	2"	HRS-15	RIVERSIDE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 24"	1/3 OFFSET RUNNING BOND	H-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE AQUATICS DETAILS

STAIR SCHEDULE

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

WALL SCHEDULE

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

CURB SCHEDULE

KEY	DETAIL	LENGTH	TYPE	STRUCTURE	THICKNESS	INTEGRAL COLOR	FACE MATERIAL & FINISH	SAMPLE	MOCK-UP	LOCATION	REMARKS
C-101	10 / L1.81	2,347'-3"	FLUSH CURB	CIP CONCRETE	6"	NATURAL GRAY	EXPOSED CONCRETE	YES	YES	GROUND FLOOR	

GATE SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	HEIGHT	COLOR	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
G-101	1 / L1.83	3	6' DOG PARK GATE	6' H	BLACK	- N/A -	DESIGN / BUILD CONTRACTOR	YES	YES	DOG PARK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
G-102	1-2 / L1.84	2	4' ROOFTOP GLASS POOL GATE	4' H.	TBD	- N/A -	DESIGN / BUILD CONTRACTOR	YES	YES	ROOFTOP POOL DECK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
G-105	1 / L1.88	3	6' PERIMETER GATE	6' H	BLACK	- N/A -	DESIGN / BUILD CONTRACTOR	YES	YES	GROUND FLOOR	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL

FENCE SCHEDULE

KEY	DETAIL	LENGTH	TYPE	HEIGHT	COLOR	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
R-101	2-4 / L1.83	307'-8"	6' DOG PARK FENCE	6' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	DOGPARK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-102	2-4 / L1.84	70'-2"	4' ROOFTOP GLASS POOL RAIL	4' H.	TBD	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	ROOFTOP	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-103		158'-10"	RAMP RAIL	3' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	SITE RAMPS	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-104	4 / L1.82	8'-11"	STAIR RAIL	3' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	SITE STAIRS	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-105	2 / L1.88 3-4 / L1.83	39'-5"	6' ROOFTOP VINYL FENCE	6' H.	TBD	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	GROUND FLOOR	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL



P-101
SITE SIDEWALK PERVIOUS PAVER
SLATE



P-102
ADA TRUNCATED DOME PAVERS
A-20



P-103
GROUND FLOOR PERVIOUS PAVER 1
HEP-10



P-104
GROUND FLOOR PERVIOUS PAVER 2
OLD OAK



P-105
GROUND FLOOR PERVIOUS PAVER 3
HEP-40



P-106
ROOFTOP PAVER 1
UF-20



P-107
ROOFTOP PAVER 2
UF-15



P-108
ROOFTOP POOL DECK PAVER
SC-20



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



P-111
1' ROOFTOP CONCRETE BAND
STANDARD GRAY



P-112
ARTIFICIAL TURF



P-114
POOL COPING
A22 SAND



P-120
GROUND FLOOR PAVER
HRS-15



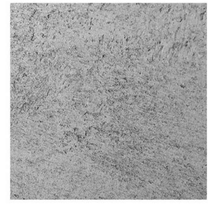
P-121V
VEHICULAR PAVER FIELD
HARVEST BLEND



P-122V
VEHICULAR PARKING PAVER
DARK CHOCOLATE



P-123V
VEHICULAR CROSSWALK PAVER
NAPOLI



P-124V
1' VEHICULAR CONCRETE BAND
STANDARD GRAY

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

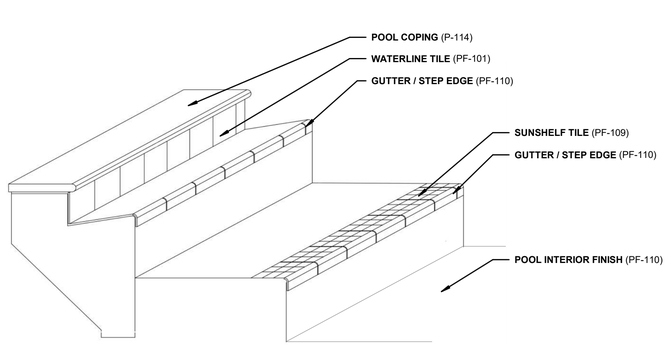
SCALE NORTH

SHEET TITLE
HARDSCAPE SCHEDULE & NOTES

SHEET NUMBER
L1.00A

POOL FINISH SCHEDULE

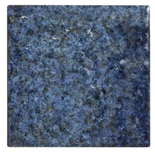
KEY	DETAIL	TYPE	INTEGRAL COLOR	FINISH	UNIT SIZE	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
PF-101	1 / L1.00B	WATERLINE TILE	FIJI - BAY BLUE	GLOSS	6" X 6"	FIJI - BAY BLUE 6" X 6"	NATIONAL POOL TRENDS WWW.NPTPOOL.COM	YES	ROOFTOP POOL DECK	NPT OR APPROVED EQUAL / SEE DETAILS
PF-102	1 / L1.00B	DECK MARKER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



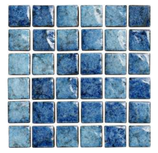
POOL COPING:
(P-114, SEE L1.00A HARDSCAPE SCHEDULE)



WATERLINE TILE:
(PF-101)



WATERLINE TILE & SUNSHELF TILE:
(PF-109)



POOL INTERIOR FINISH:
(PF-110)



GUTTER / STEP EDGE:
(PF-111)



1 POOL FINISHES
L1.00B

1/4" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

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

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

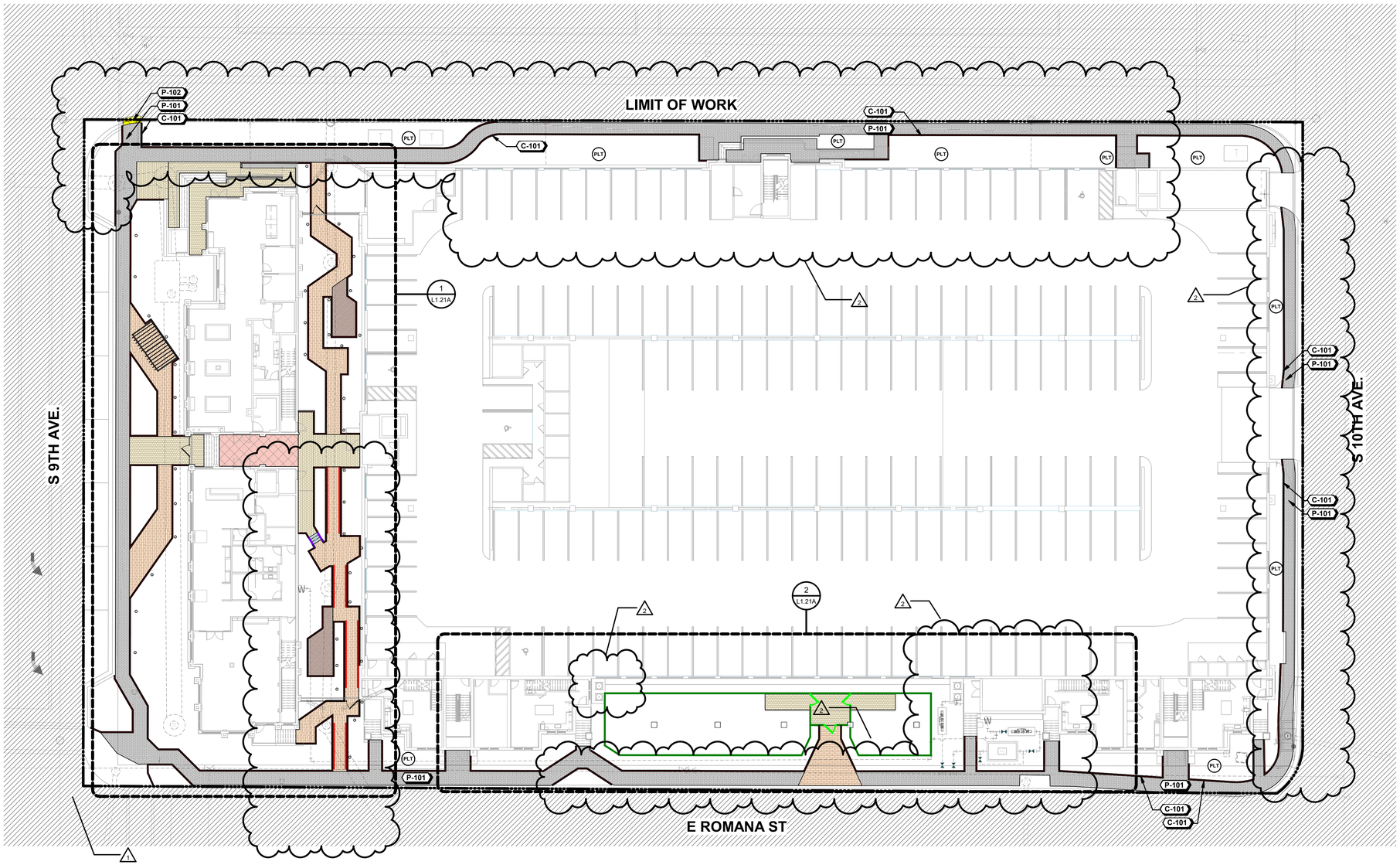
SCALE NORTH

SHEET TITLE

HARDSCAPE SCHEDULE & NOTES

SHEET NUMBER

L1.00B



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

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

STAIR LEGEND

- **S-101** CONCRETE STAIR

WALL LEGEND

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

CURB LEGEND

- **C-101** FLUSH CURB

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL FENCE
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL
- **G-105** 6' PERIMETER ACCESS GATE
- **R-105** 6' PERIMETER FENCE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

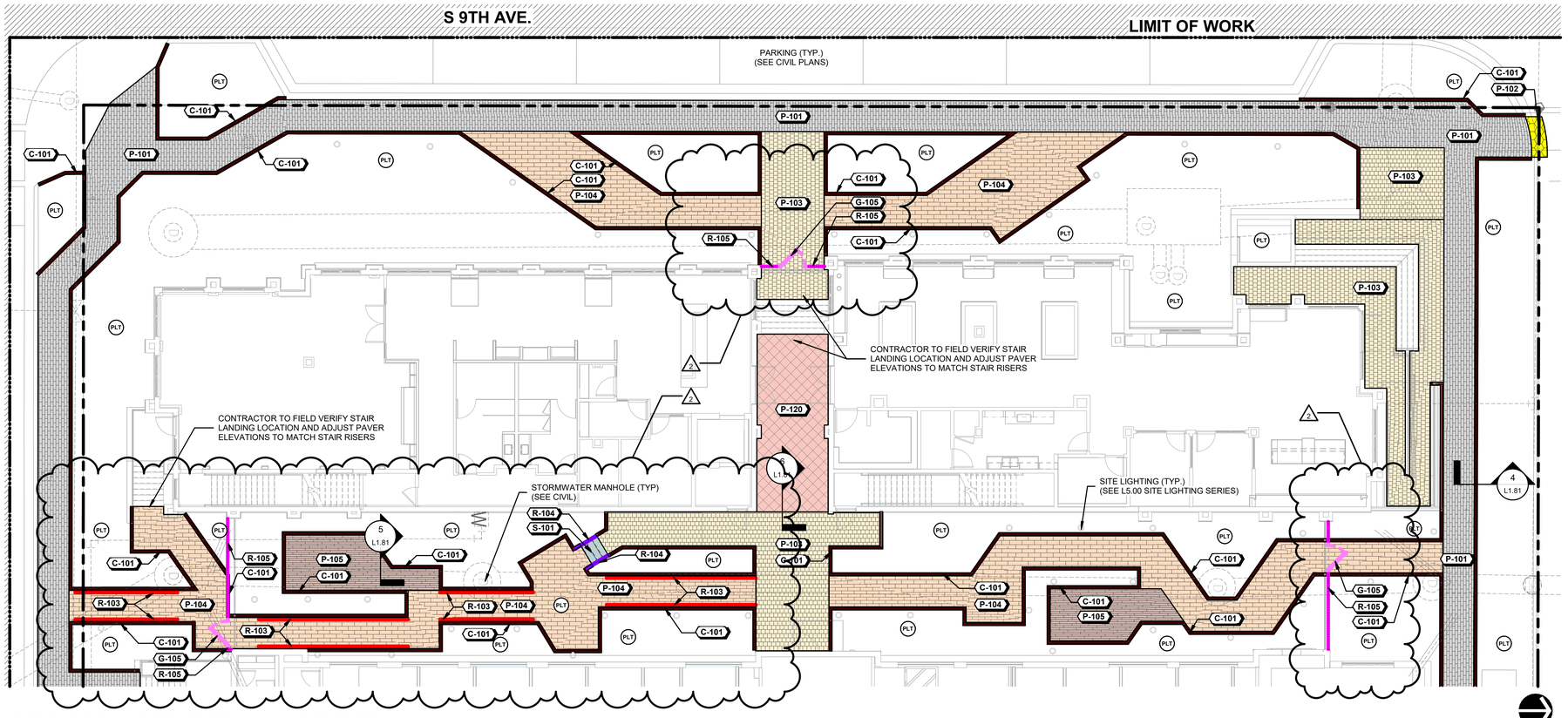
HARDSCAPE PLAN GROUND LEVEL

SHEET NUMBER

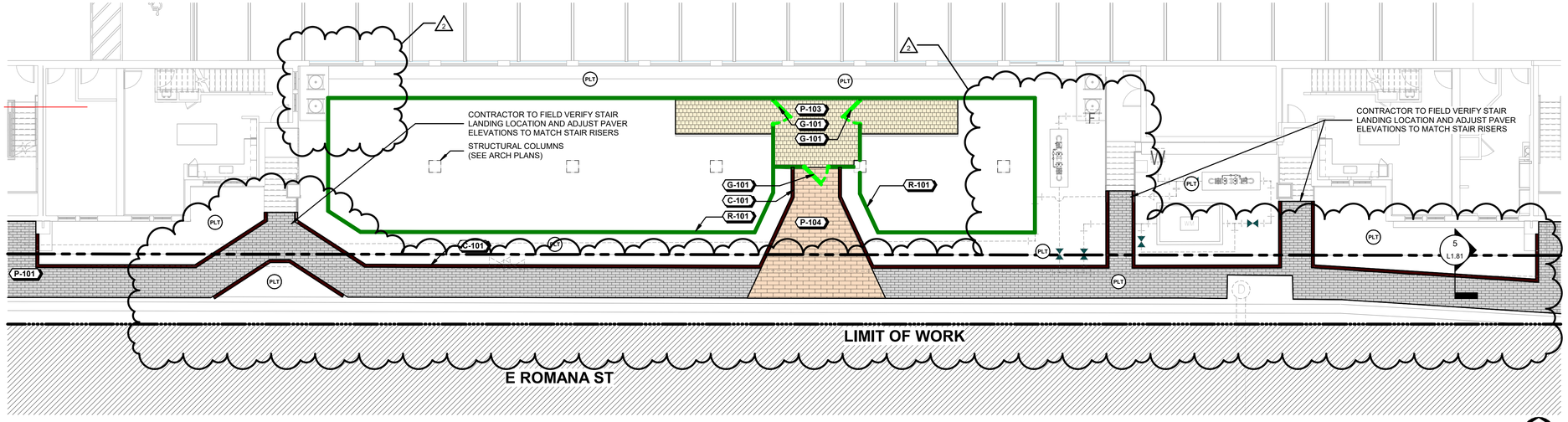
L1.01

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:44:41 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



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



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

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

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

STAIR LEGEND

- **S-101** CONCRETE STAIR

WALL LEGEND

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

CURB LEGEND

- **C-101** FLUSH CURB

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL FENCE
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL
- **G-105** 6' PERIMETER ACCESS GATE
- **R-105** 6' PERIMETER FENCE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE NORTH

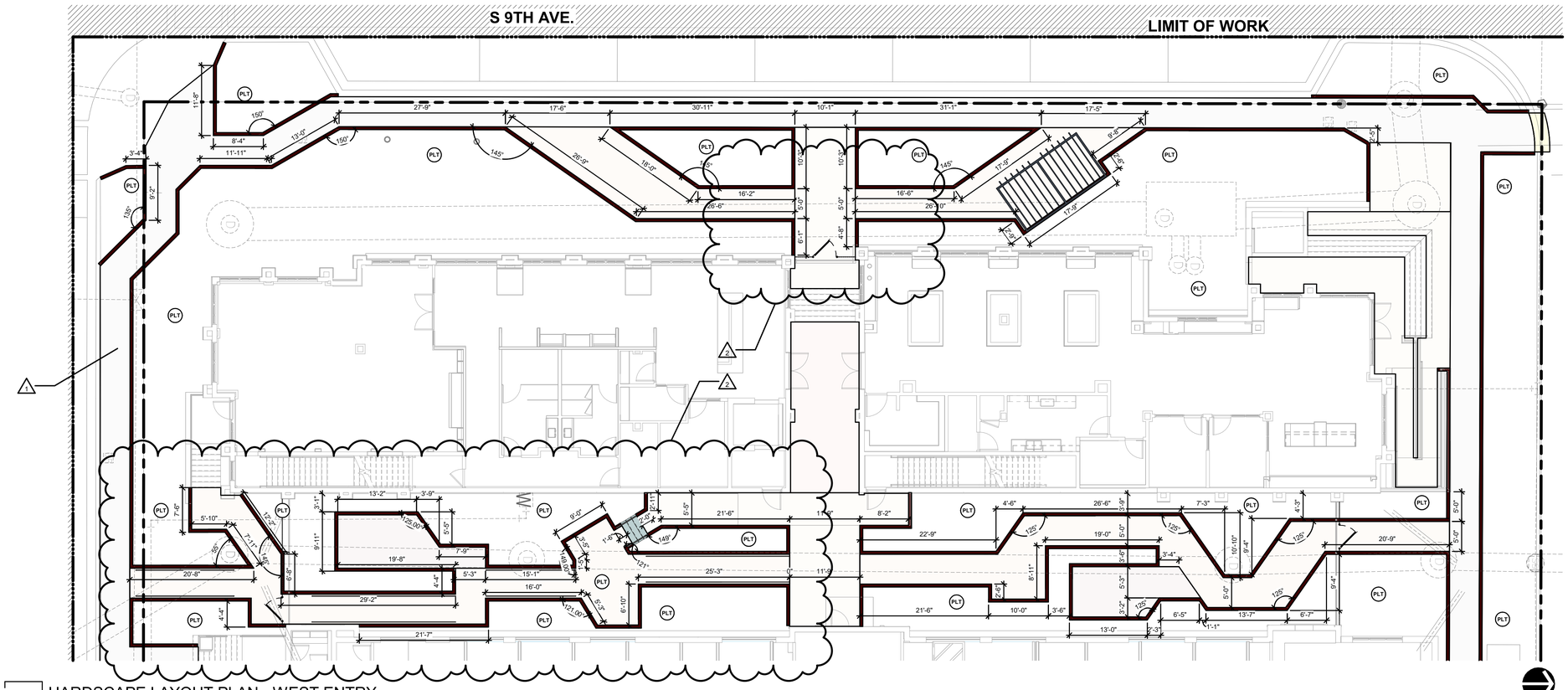
SCALE: 1"=10'

0 5' 10' 15' 25'

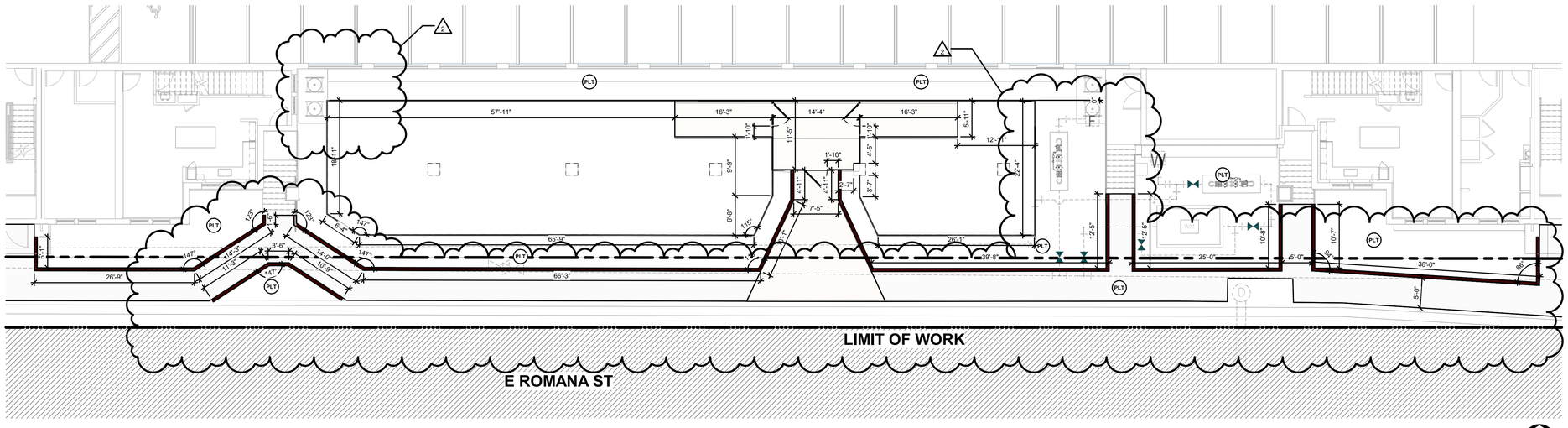
SHEET TITLE
HARDSCAPE ENLARGEMENT PLAN - GROUND FLOOR

SHEET NUMBER
L1.21A

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:44:46 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"



1 HARDSCAPE LAYOUT PLAN - WEST ENTRY
1" = 10'-0"
L1.21B



2 HARDSCAPE LAYOUT PLAN - DOG PARK
1" = 10'-0"
L1.21B

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE NORTH

SCALE: 1"=10'

0 5' 10' 15' 25'

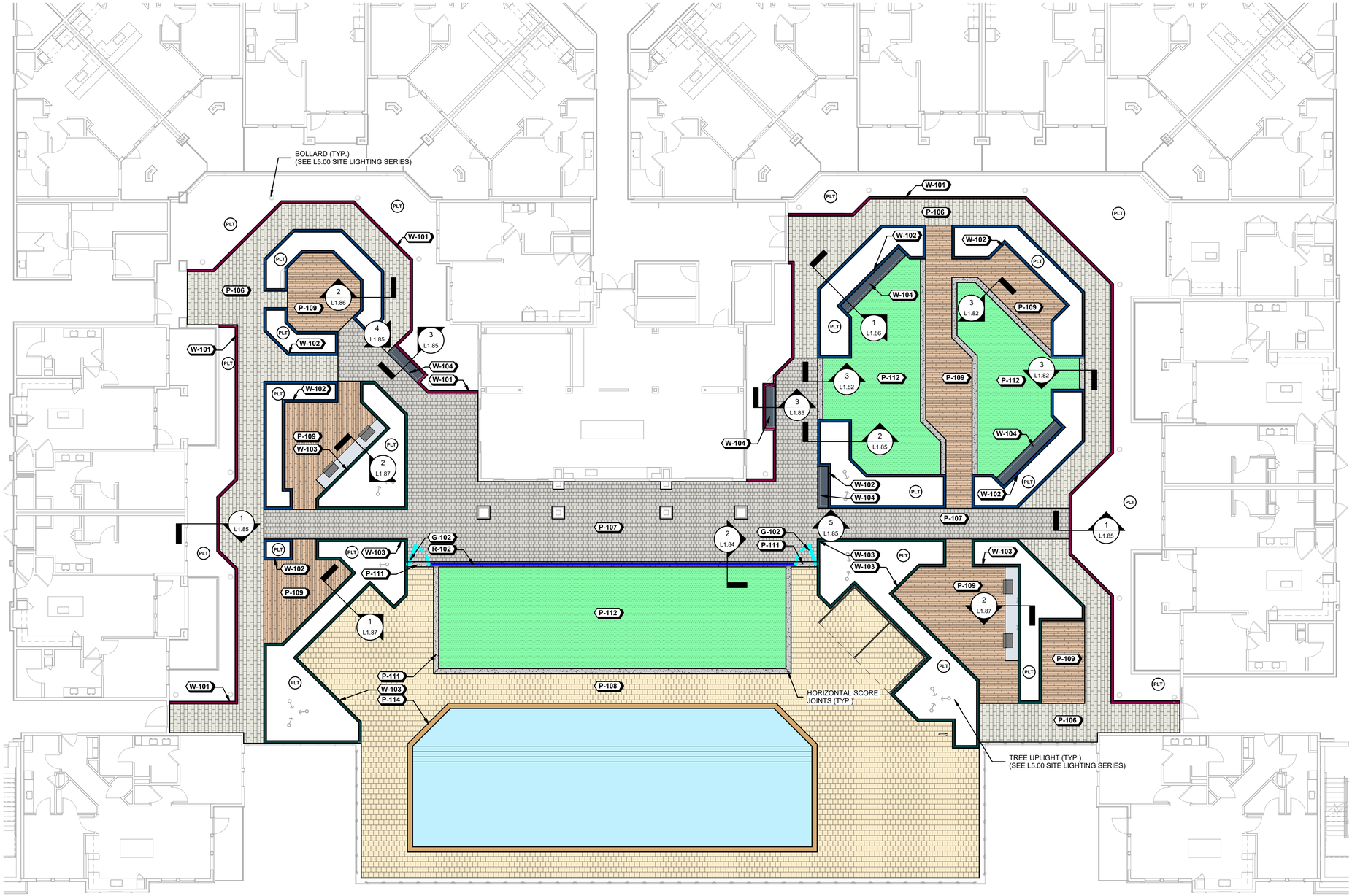
SHEET TITLE

HARDSCAPE LAYOUT PLAN - GROUND FLOOR

SHEET NUMBER

L1.21B

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:44:52 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

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

STAIR LEGEND

- **S-101** CONCRETE STAIR

WALL LEGEND

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

CURB LEGEND

- **C-101** FLUSH CURB

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL FENCE
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL
- **G-105** 6' PERIMETER ACCESS GATE
- **R-105** 6' PERIMETER FENCE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

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

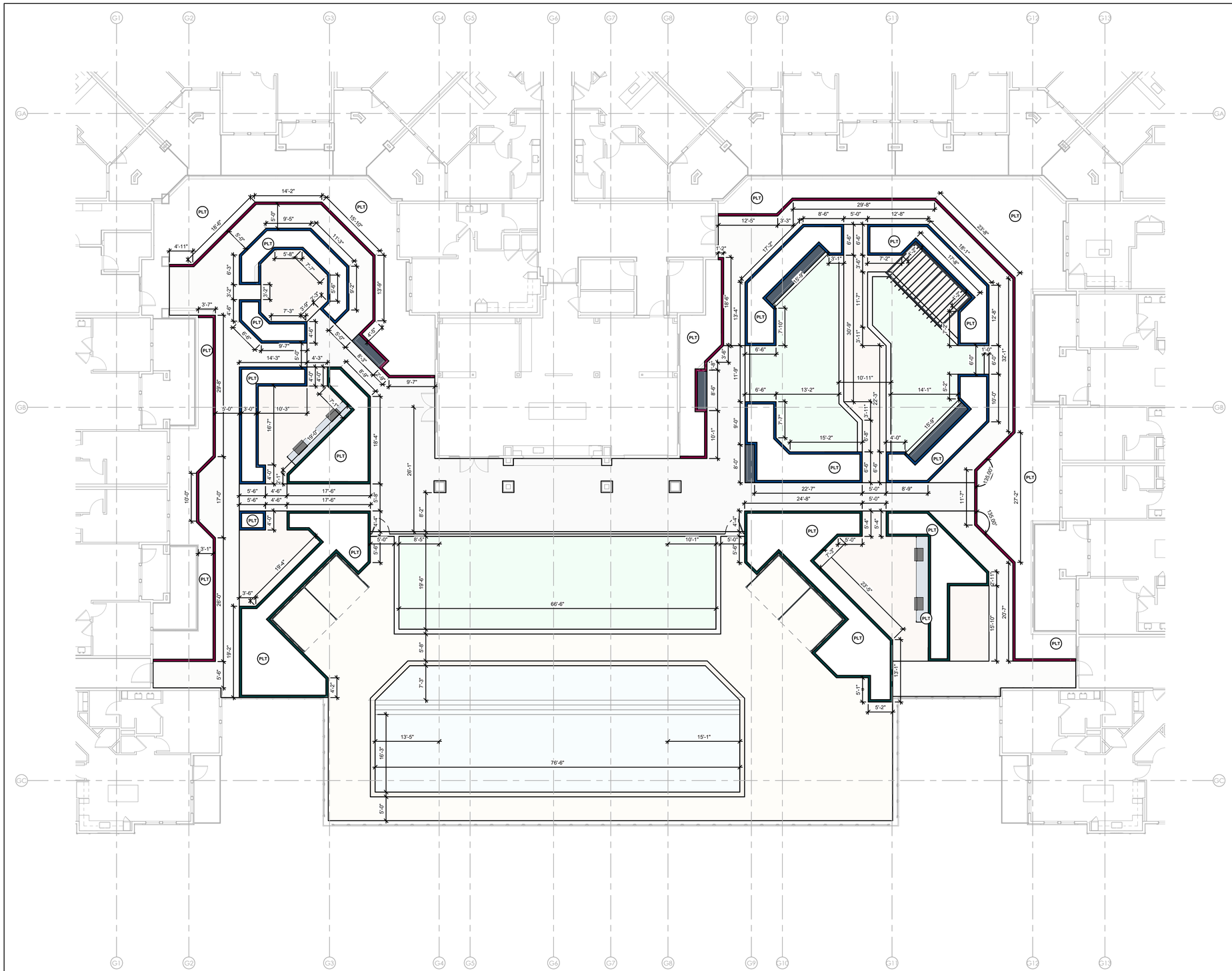
DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE
SCALE: 1"=10'
NORTH
0 5' 10' 15' 25'

SHEET TITLE
HARDSCAPE ENLARGEMENT PLAN - ROOFTOP

SHEET NUMBER
L1.22A

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:44:57 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

WALL LEGEND

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

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL FENCE
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL
- **G-105** 6' PERIMETER ACCESS GATE
- **R-105** 6' PERIMETER FENCE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

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

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

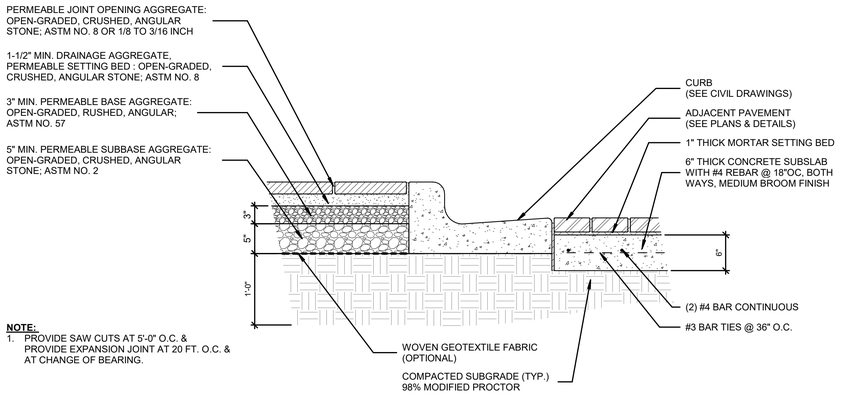
SCALE
SCALE: 1"=10'
NORTH
0 5' 10' 15' 25'

SHEET TITLE
HARDSCAPE LAYOUT PLAN - ROOFTOP

SHEET NUMBER
L1.22B

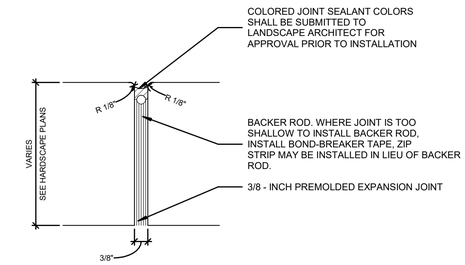
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:02 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"

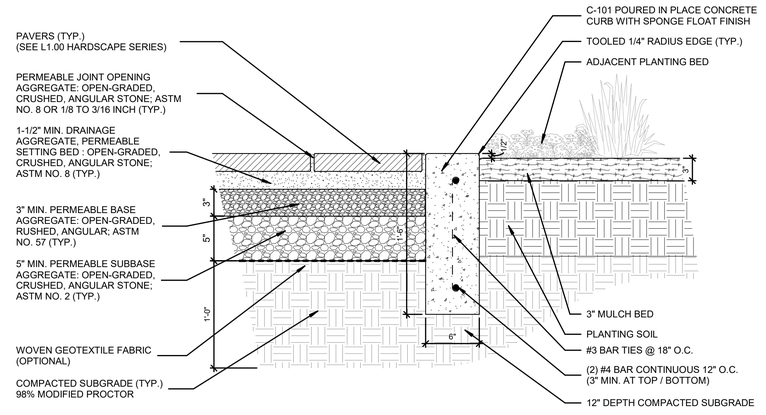


NOTE:
1. PROVIDE SAW CUTS AT 5'-0" O.C. & PROVIDE EXPANSION JOINT AT 20 FT. O.C. & AT CHANGE OF BEARING.

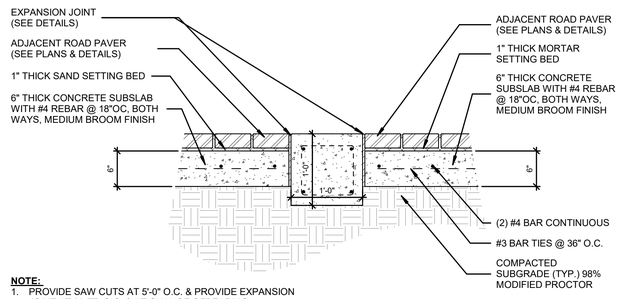
4 VEHICULAR PAVERS WITH CONCRETE CURB
L1.81
1" = 1'-0"



1 EXPANSION JOINT - EJ
L1.81
NOT TO SCALE

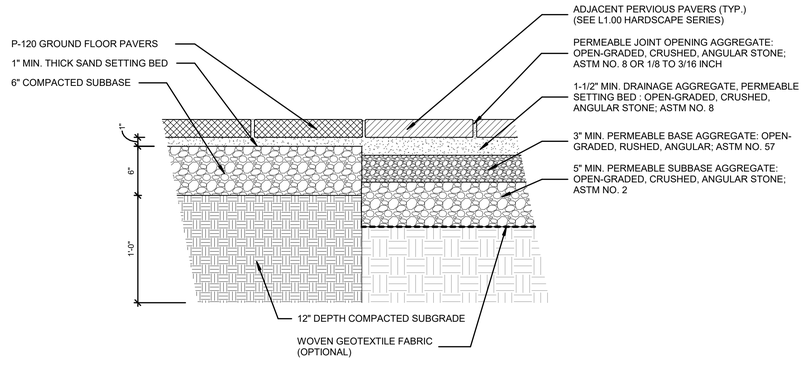


5 PERVIOUS PAVERS TO C-101 FLUSH CURB AT PLANTING EDGE
L1.81
1 1/2" = 1'-0"

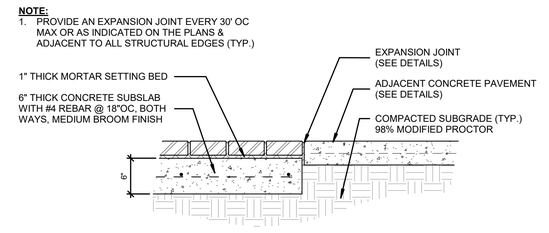


NOTE:
1. PROVIDE SAW CUTS AT 5'-0" O.C. & PROVIDE EXPANSION JOINT AT 20 FT. O.C. & AT CHANGE OFBEARING.

2 P-124V VEH. CONCRETE BAND TO VEH. PAVERS
L1.81
1" = 1'-0"



6 P-120 GROUND FLOOR PAVERS TO GROUND FLOOR PERVIOUS PAVERS
L1.81
1 1/2" = 1'-0"



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

3 VEHICULAR PAVERS WITH 6" CONCRETE SUBSLAB
L1.81
1" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE NORTH

SHEET TITLE

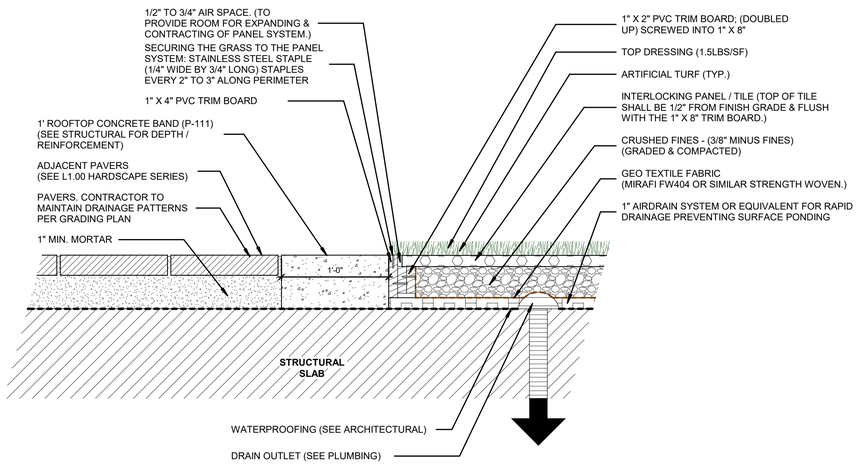
HARDSCAPE DETAILS

SHEET NUMBER

L1.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:03 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"

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



3 ARTIFICIAL TURF AT PAVERS EDGE & FLUSH CONCRETE BAND AT ROOFTOP POOL DECK

1 1/2" = 1'-0"

L1.82



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

10 YEAR WARRANTY

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

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

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

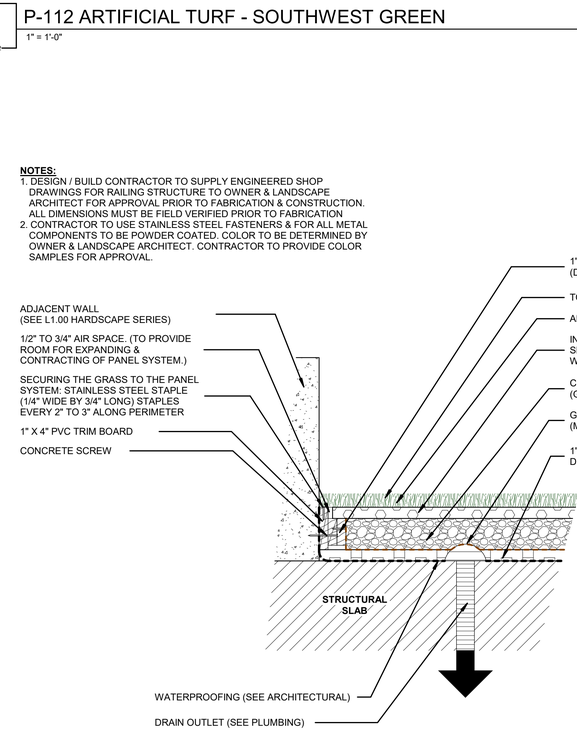
©2023 Southwest Greens. All rights reserved. Southwest Greens is a registered trademark of Shaw Industries Group, Inc., a Berkshire Hathaway Company.

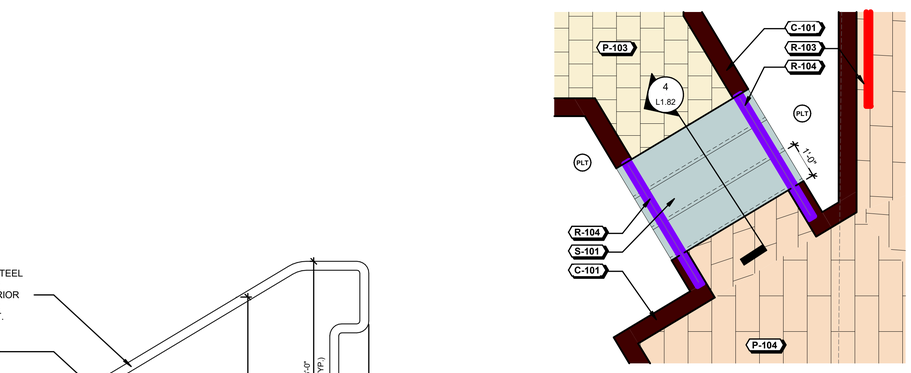
Contact Your Representative
877.260.7888
www.southwestgreens.com

1 P-112 ARTIFICIAL TURF - SOUTHWEST GREEN

1" = 1'-0"

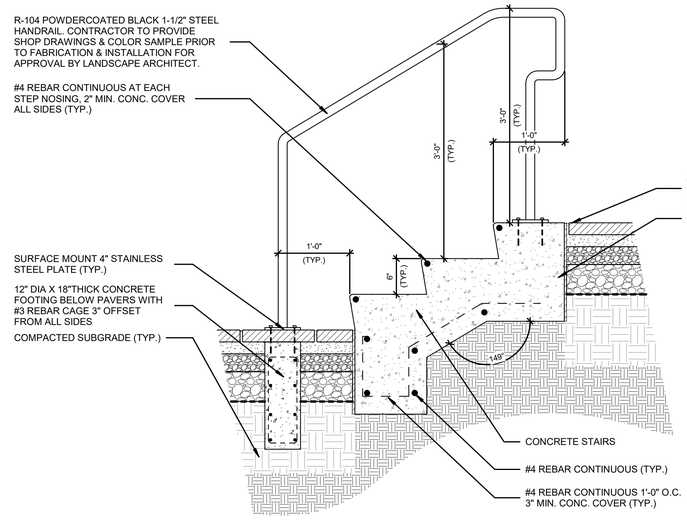
L1.82





S-101 CONCRETE STAIR PLAN

1/2" = 1'-0"



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

4 S-101A CONCRETE STAIR SECTION & R-104 STAIR RAIL

1" = 1'-0"

L1.82

2 ARTIFICIAL TURF AT CONCRETE SLAB & WALL AT ROOFTOP POOL DECK

1 1/2" = 1'-0"

L1.82

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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

SCALE NORTH

SHEET TITLE

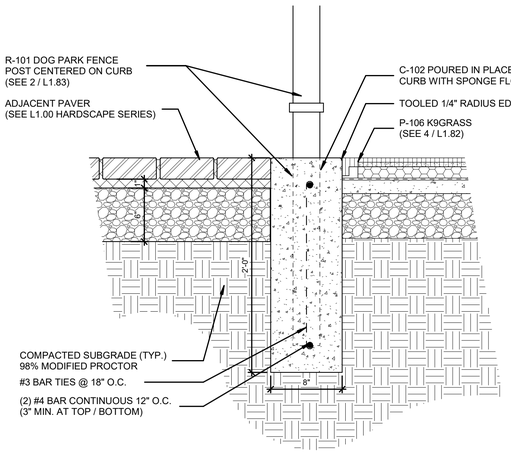
HARDSCAPE DETAILS

SHEET NUMBER

L1.82

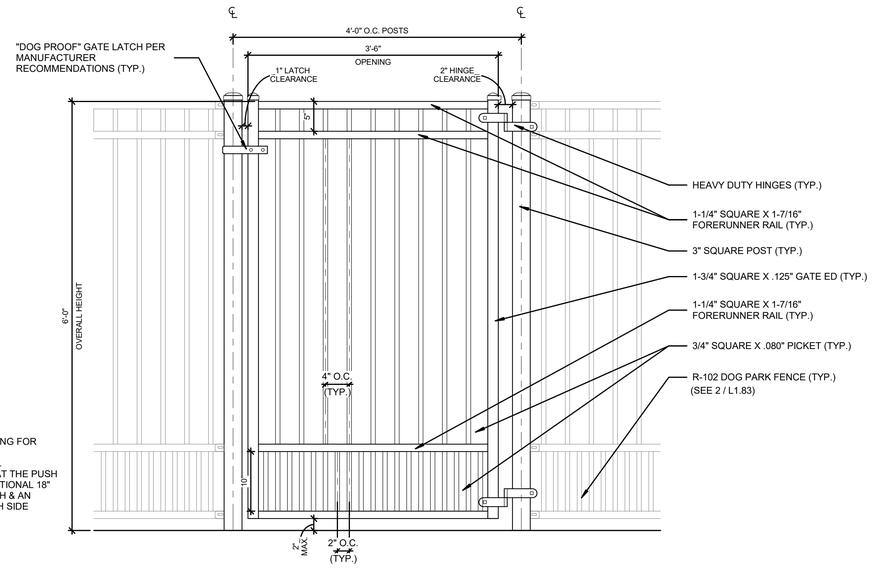
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:06 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



3 L1.83 R-101 DOG PARK FENCE & R-105 PERIMETER FENCE POST AT PAVER

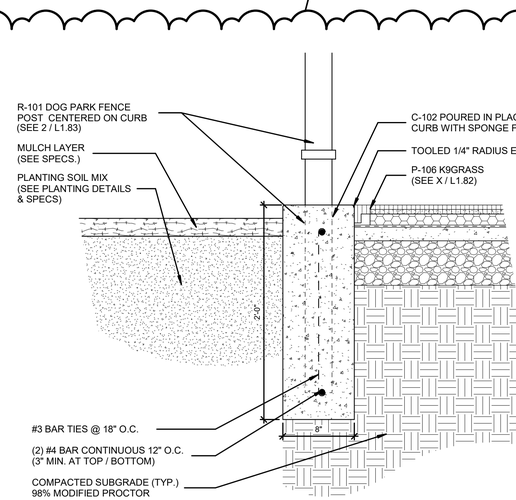
1 1/2" = 1'-0"



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

1 L1.83 G-101 DOG PARK GATE

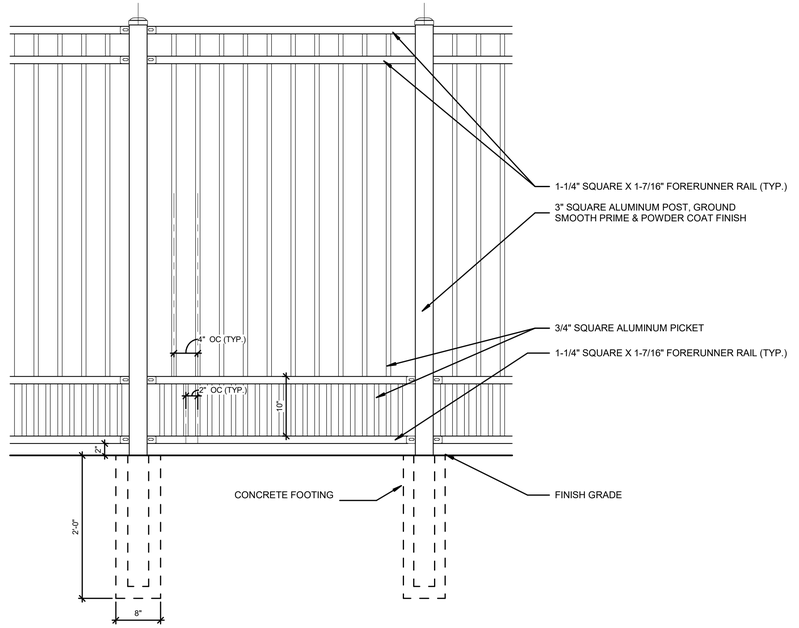
1" = 1'-0"



4 L1.83 R-101 DOG PARK FENCE & R-105 PERIMETER FENCE POST AT PLANTING

1 1/2" = 1'-0"

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



2 L1.83 R-101 DOG PARK PERIMETER FENCE

1" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE NORTH

SHEET TITLE

HARDSCAPE DETAILS

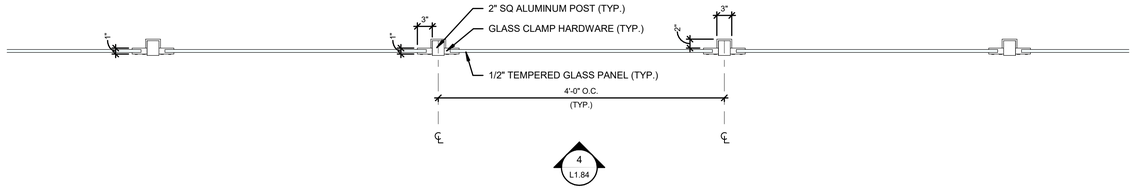
SHEET NUMBER

L1.83

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:06 PM
Author

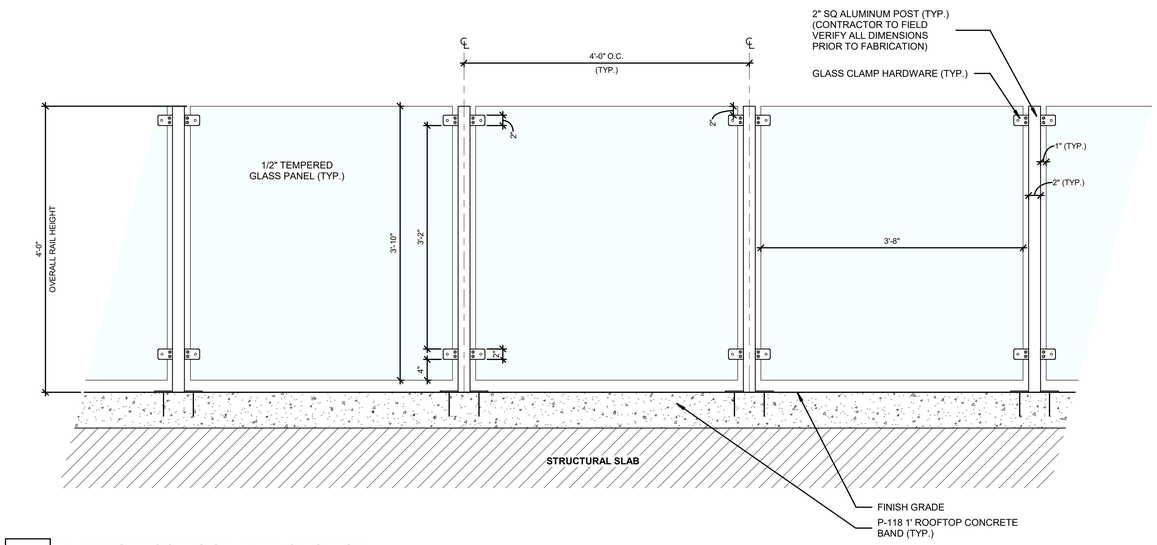
ORIGINAL SHEET SIZE: 24" X 36"

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



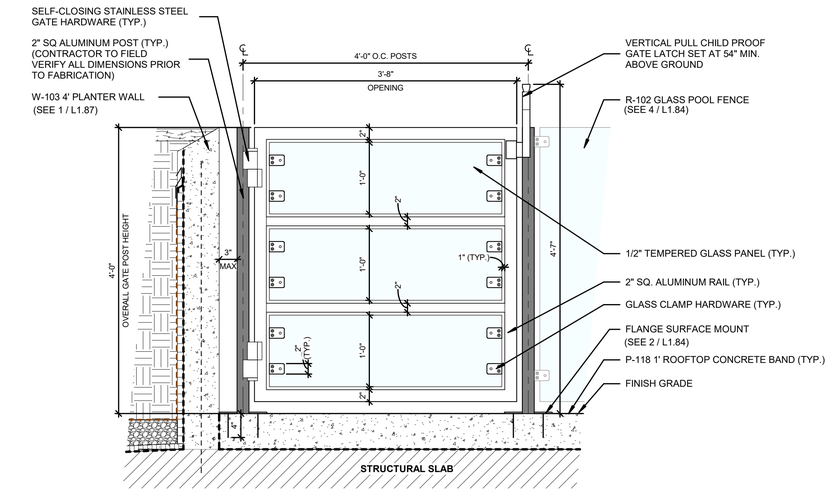
3 R-102 GLASS POOL RAIL PLAN
L1.84
1" = 1'-0"

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



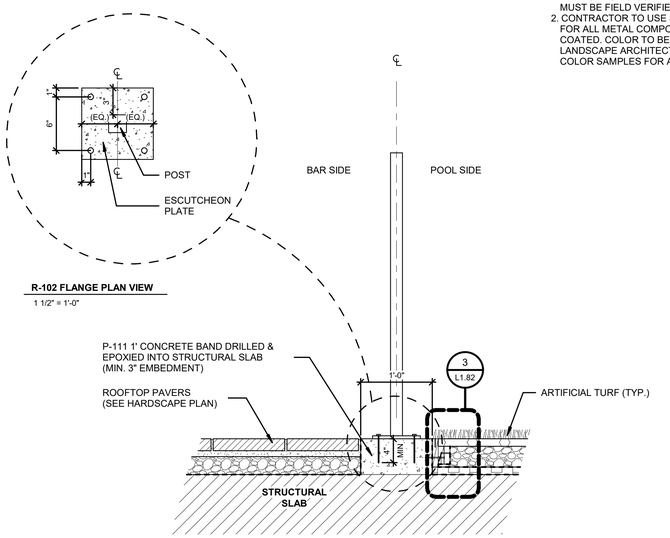
4 R-102 GLASS POOL RAIL SECTION
L1.84
1" = 1'-0"

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



1 G-102 GLASS POOL GATE SECTION
L1.84
1" = 1'-0"

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



R-102 FLANGE PLAN VIEW
1 1/2" = 1'-0"

2 G-102 & R-102 GLASS POST FLANGE & CURB DETAIL
L1.84
1" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

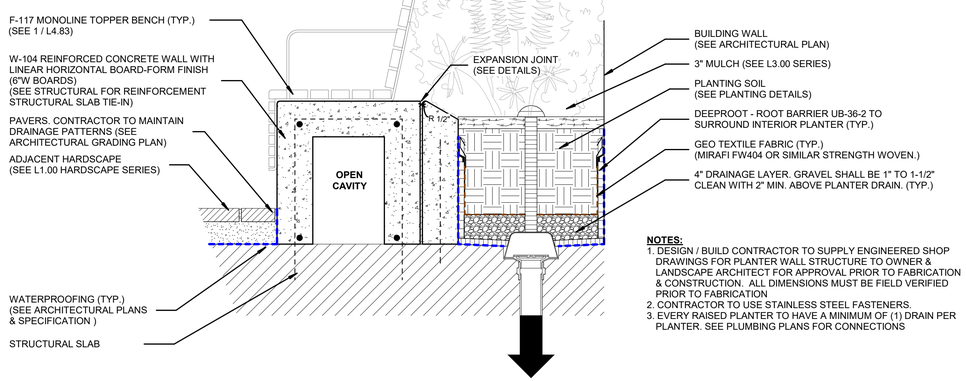
DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L1.84

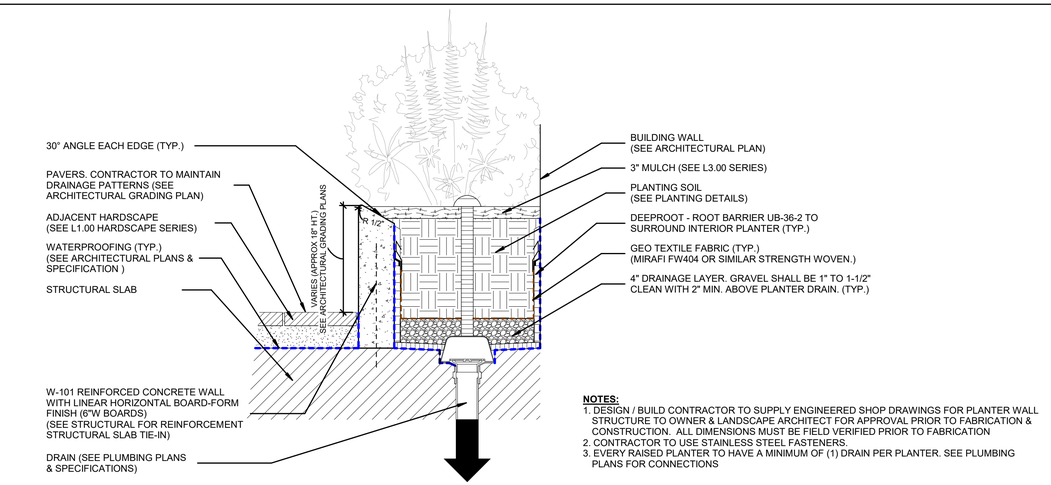
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:07 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"



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

3 W-104 18" ROOFTOP SEATWALL AT W-101 18" ROOFTOP PLANTER WALL

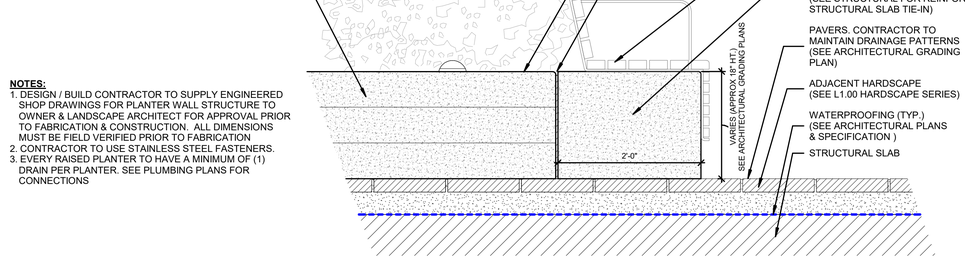
L1.85 — 1" = 1'-0"



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

1 W-101 18" ROOFTOP PLANTER WALL TO ARCHITECTURE WALL SECTION

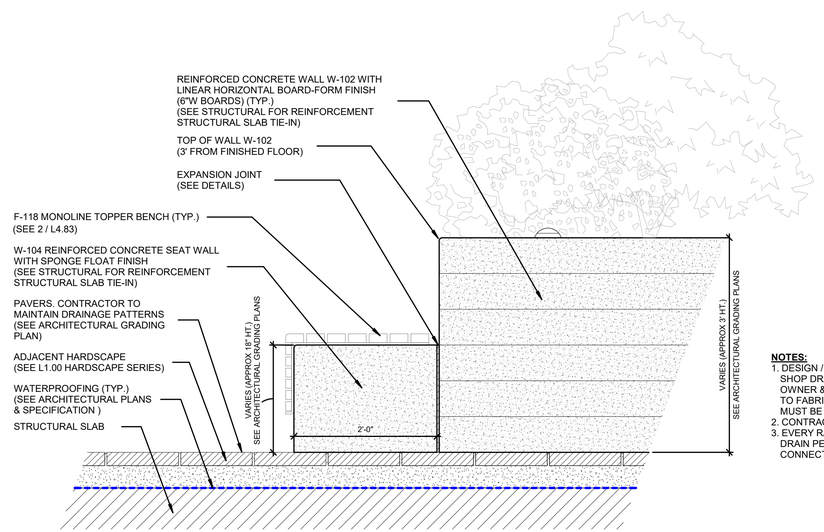
L1.85 — 1" = 1'-0"



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

4 W-101 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SIDE ELEVATION

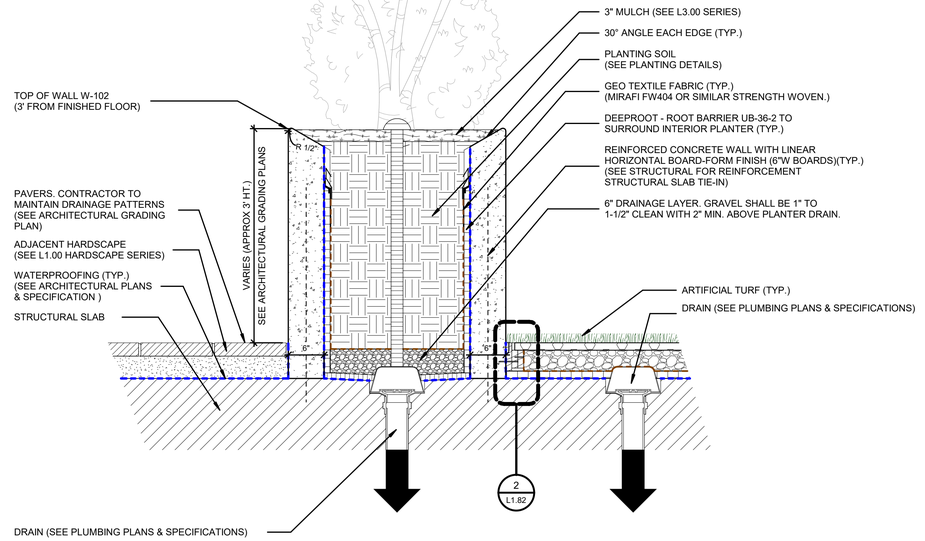
L1.85 — 1" = 1'-0"



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

5 W-102 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SIDE ELEVATION

L1.85 — 1" = 1'-0"



2 W-102 3' ROOFTOP PLANTER WALL TO ARTIFICIAL TURF SECTION

L1.85 — 1" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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

SCALE NORTH

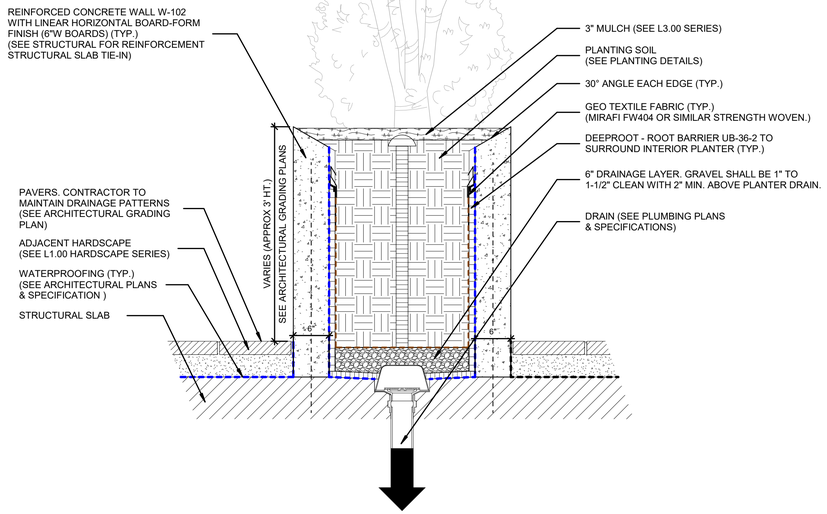
SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

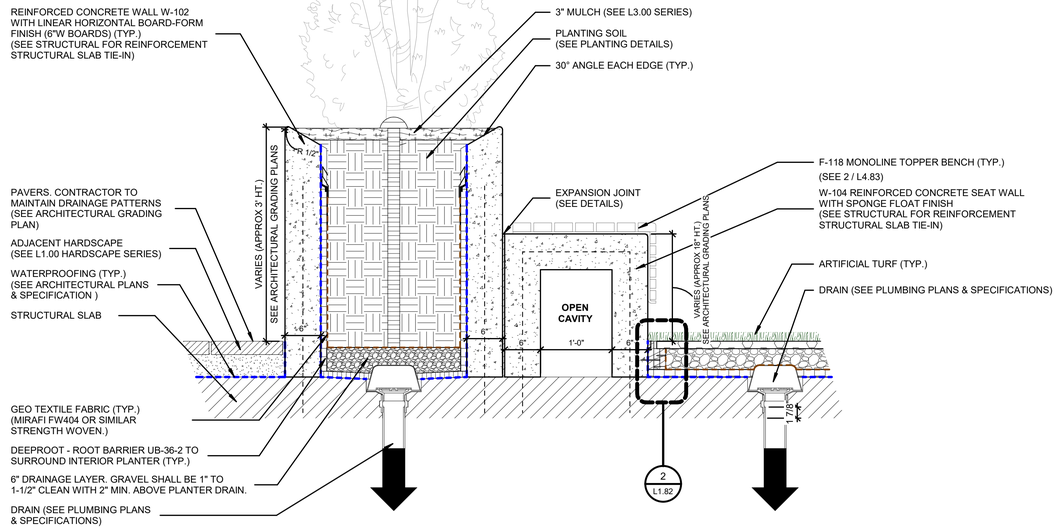
L1.85

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



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

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



1 W-102 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SECTION
L1.85
1" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

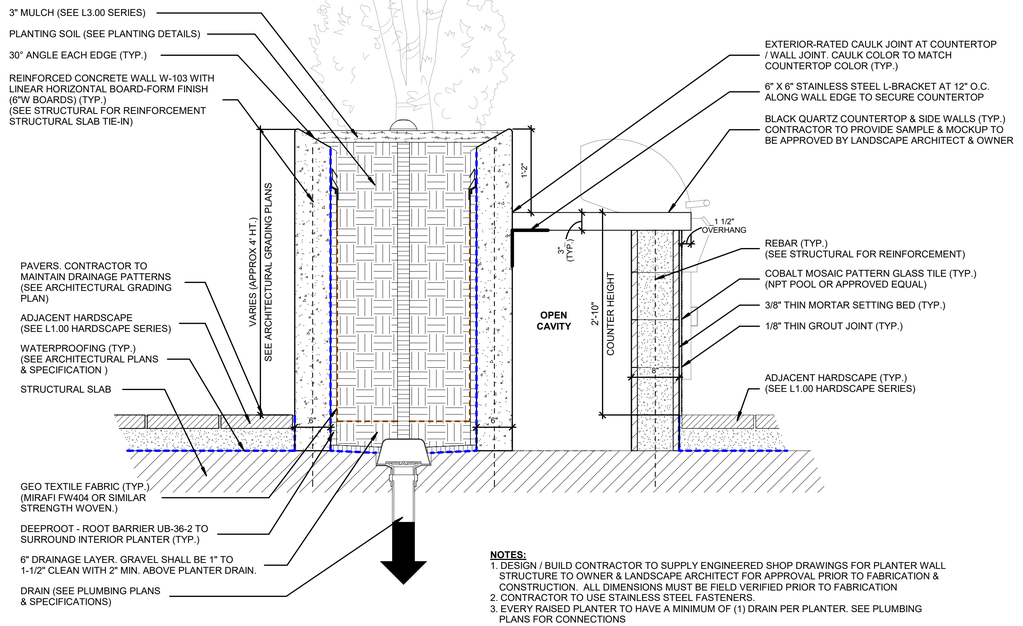
NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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

SCALE NORTH

SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L1.86

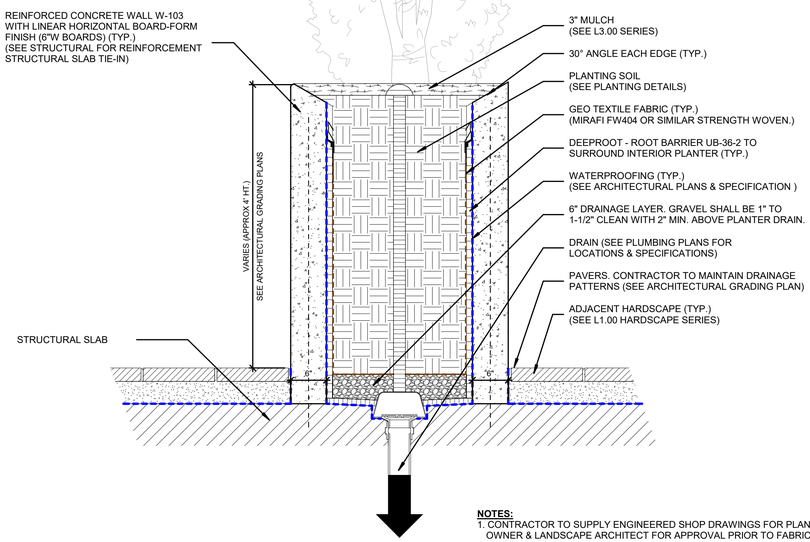


NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR PLANTER WALL STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED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

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

L1.87

1" = 1'-0"



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

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

L1.87

1" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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

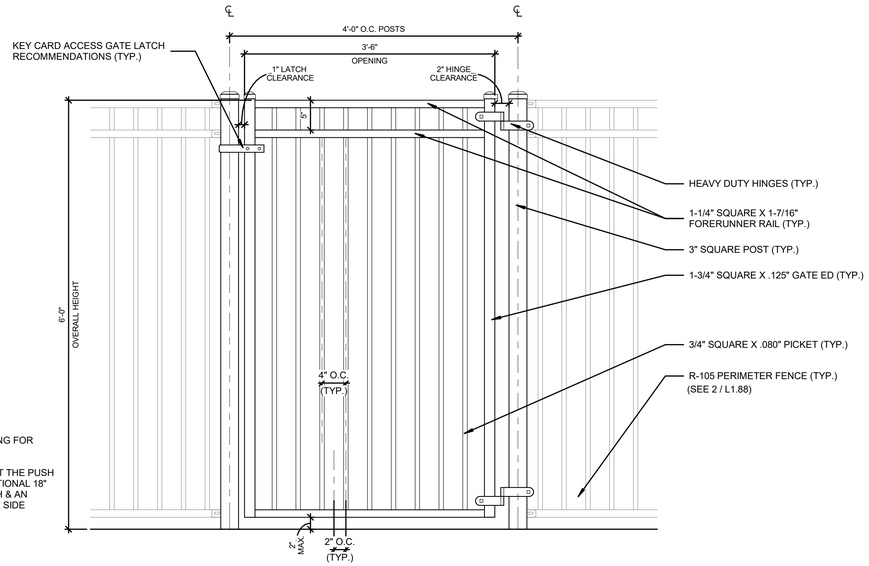
SCALE NORTH

SHEET TITLE

HARDSCAPE DETAILS

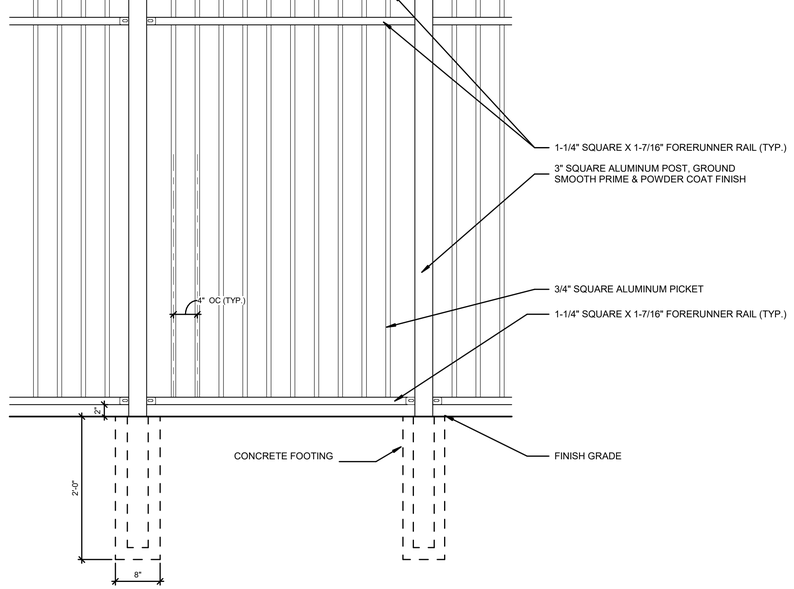
SHEET NUMBER

L1.87



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

1 G-105 PERIMETER GATE
1" = 1'-0"



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

2 R-105 PERIMETER FENCE
1" = 1'-0"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE NORTH

SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

L1.88

TREE PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	CALIPER	NATIVE	COMMENTS
CANOPY TREES							
ACE RUB	7	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	10' HGT. MIN. X 6' SPD. MIN. / 30 GAL. CONT. MIN.	3" CAL. MIN.	YES	FULL PLANT / SEE DETAILS
MAG GEM	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8' HGT. MIN. X 5' SPD. MIN. / 30 GAL. CONT. MIN.	3" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
QUE VIR	5	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	24' HGT. MIN. X 16' SPD. MIN. / 6' C.T. MIN. / FIELD GROWN	10" CAL. MIN.	YES	FULL PLANT / SEE DETAILS
ACCENT TREES							
CER CAN	11	CERCIS CANADENSIS	EASTERN REDBUD	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	3" CAL. MIN.	YES	FULL PLANT / MATCHING / SEE DETAILS
CHI VIR	22	CHIONANTHUS VIRGINICUS	FRINGE TREE (GRANCY GREYBEARD)	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	3" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
COR FLO	3	CORNUS FLORIDA	DOGWOOD	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	3" CAL. MIN.	YES	FULL PLANT / MATCHING / SEE DETAILS
ILE CAS	9	ILEX CASSINE	DAHOON HOLLY	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	3" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
PALM TREES							
ACO WRI	6	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	8' C.T. MULTI-TRUNK / 3 TRUNKS MIN. / B & B	- N/A -	YES	FULL PLANT / MULTI-TRUNK / SEE DETAILS
SAB PAL-B	15	SABAL PALMETTO	BOOTED SABAL PALM	SEE PLANS FOR C.T. HGT. / B & B	- N/A -	YES	FULL PLANT / SEE DETAILS
Grand total	82						

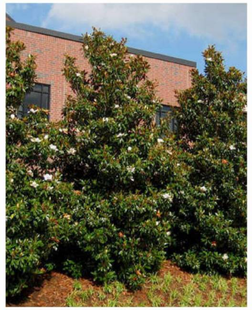
2

2

CANOPY TREES



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



MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA



QUE VIR
QUERCUS VIRGINIANA
CATHEDRAL LIVE OAK

ACCENT TREES



CER CAN
CERCIS CANADENSIS
EASTERN REDBUD



CHI VIR
CHIONANTHUS VIRGINICUS
FRINGE TREE



COR FLO
CORNUS FLORIDA
DOGWOOD



ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES



ACO WRI
ACOELORRHAPHE WRIGHTII
PAURIOTIS PALM



SAB PAL-B
SABAL PALMETTO
BOOTED SABAL PALM

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

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

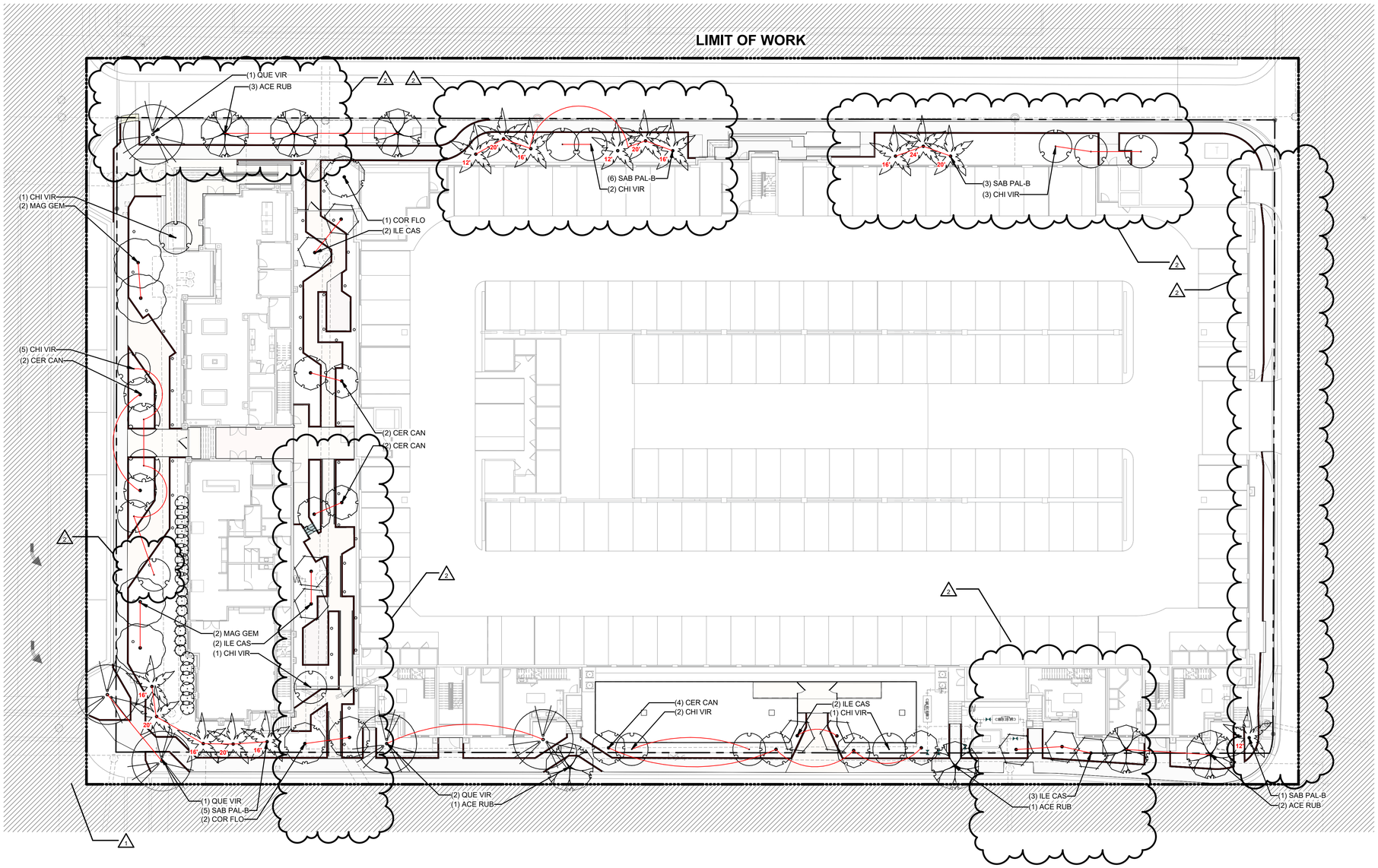
NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE NORTH

SHEET TITLE
TREE PLANTING SCHEDULE & NOTES

SHEET NUMBER
L2.00



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

TREE LEGEND

SOD & MULCH LINE

CANOPY TREES

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

QUE VIR
QUERCUS VIRGINIANA 'CATHEDRAL'
CATHEDRAL LIVE OAK

MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

CANOPY TREES

CER CAN
CERCIS CANADENSIS
EASTERN REDBUD

CHI VIR
CHIONANTHUS VIRGINICUS
FRINGE TREE (GRANCY GREYBEARD)

COR FLO
CORNUS FLORIDA
DOGWOOD

HAL DIP
HALESIA DIPTERA
TWO-WINGED SILVERBELL

ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES

SAB PAL
MYRICA CERIFERA
WAX MYRTLE

WOD BIF
MYRICA CERIFERA
WAX MYRTLE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

SCALE: 1"=20'

NORTH

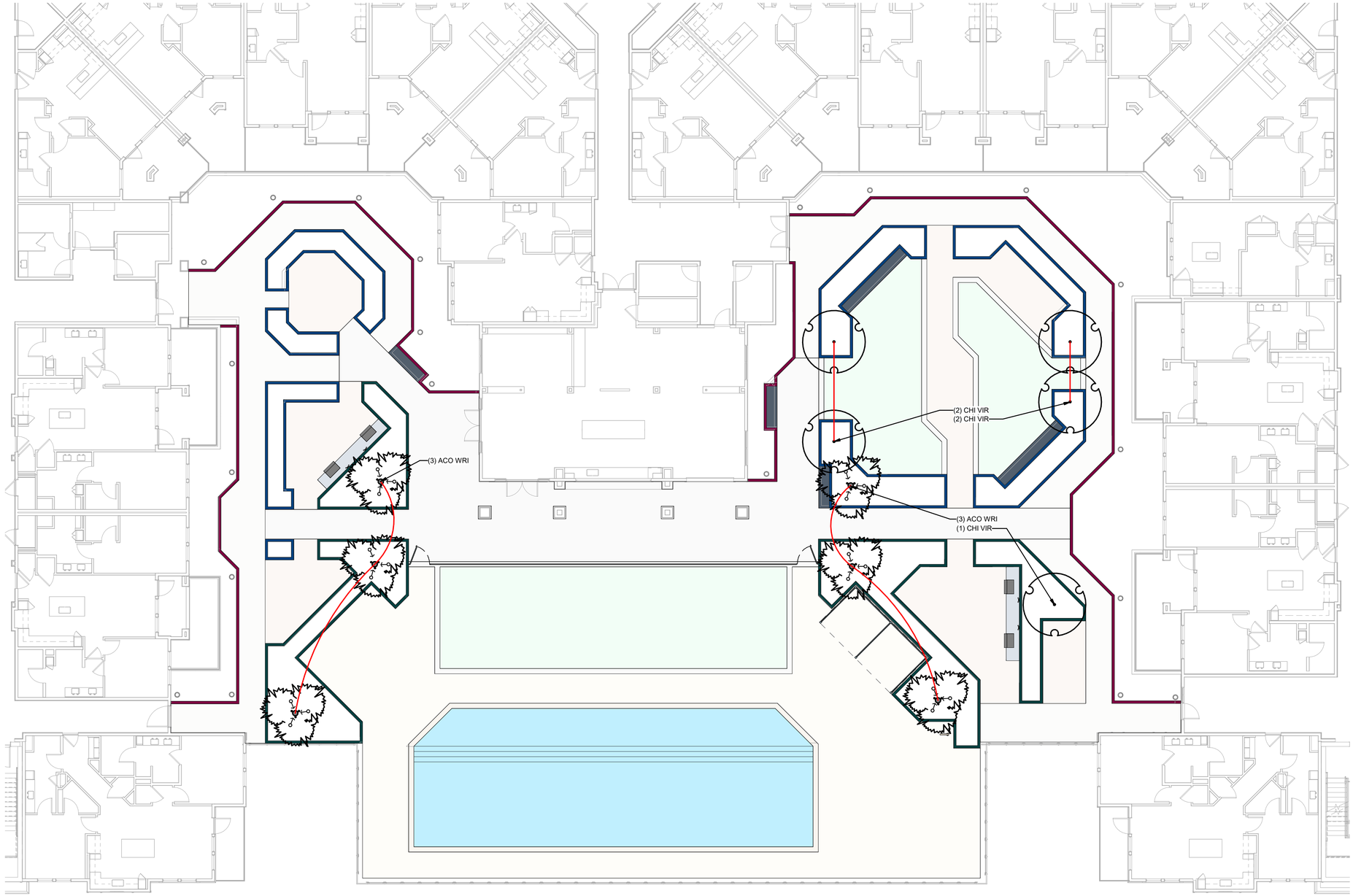
0 10' 20' 50'

SHEET TITLE

TREE PLANTING PLAN
GROUND LEVEL

SHEET NUMBER

L2.01



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

TREE LEGEND

SOD & MULCH LINE

CANOPY TREES

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

QUE VIR
QUERCUS VIRGINIANA 'CATHEDRAL'
CATHEDRAL LIVE OAK

MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

CANOPY TREES

CER CAN
CERCIS CANADENSIS
EASTERN REDBUD

CHI VIR
CHIONANTHUS VIRGINICUS
FRINGE TREE (GRANCY GREYBEARD)

COR FLO
CORNUS FLORIDA
DOGWOOD

HAL DIP
HALESIA DIPTERA
TWO-WINGED SILVERBELL

ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES

SAB PAL
MYRICA CERIFERA
WAX MYRTLE

WOD BIF
MYRICA CERIFERA
WAX MYRTLE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE

SCALE: 1"=10'

NORTH

0 5' 10' 15' 25'

SHEET TITLE

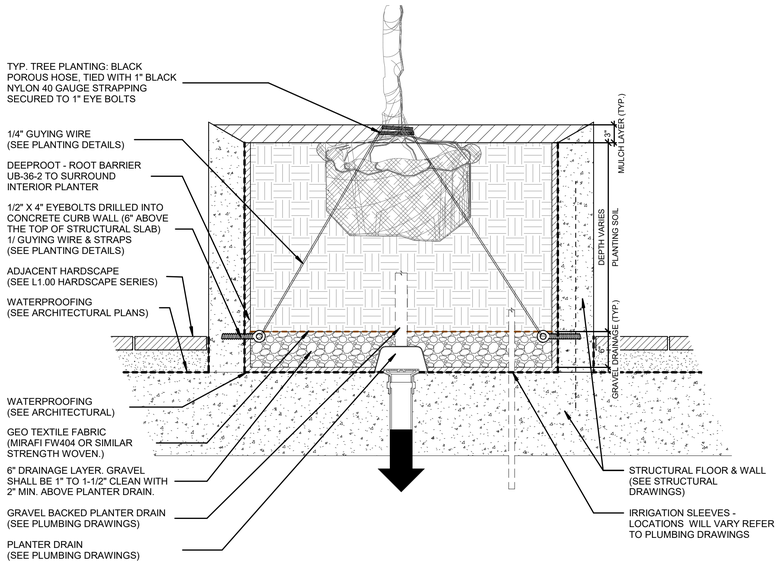
TREE PLANTING ENLARGEMENT PLAN ROOTOP

SHEET NUMBER

L2.02

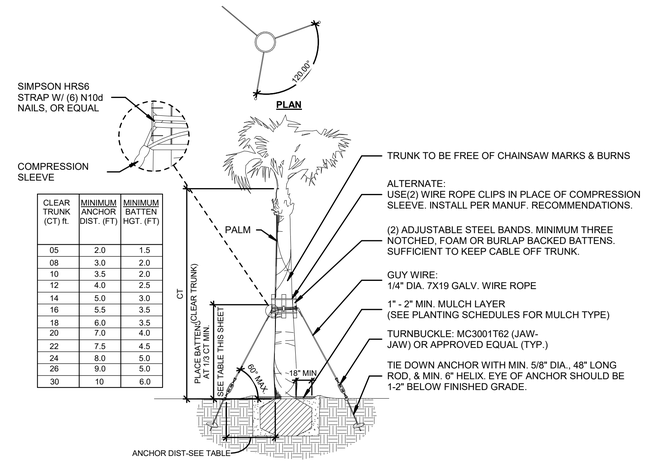
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:21 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



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

6 ROOFTOP PLANTER TREE GUYING
L2.81
NOT TO SCALE

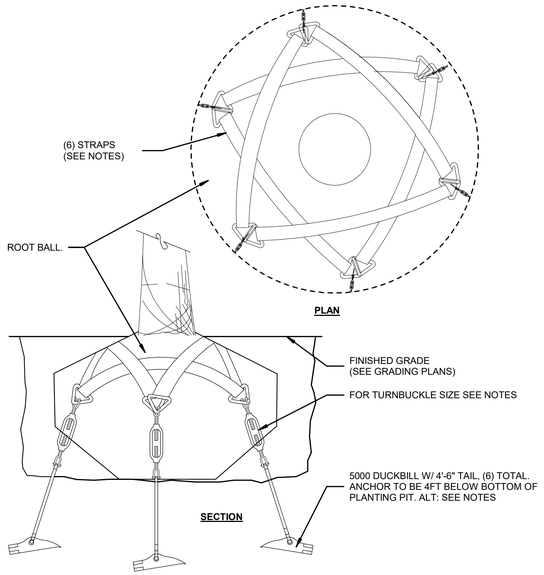


CLEAR TRUNK (CT) ft.	MINIMUM ANCHOR DIST. (FT)	MINIMUM BATTEN HGT. (FT)
05	2.0	1.5
08	3.0	2.0
10	3.5	2.0
12	4.0	2.5
14	5.0	3.0
16	5.5	3.5
18	6.0	3.5
20	7.0	4.0
22	7.5	4.5
24	8.0	5.0
26	9.0	5.0
30	10	6.0

SECTION

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

4 ABOVE GROUND PALM GUYING
L2.81
NOT TO SCALE



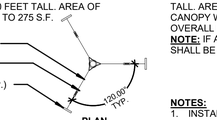
SECTION

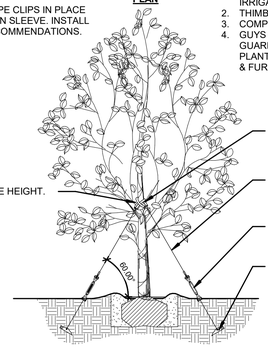
NOTES:
1. THIS STANDARDS APPLIES TO PALMS WITH CT NOT EXCEEDING 30 FEET & TRUNK DIAMETER NOT EXCEEDING 24 INCHES.
2. STRAPS TO BE 6" WIDE, 1 PLY WEBSLING W/ DELTA RINGS BY CERTIFIED SLINGS, INC. OR APPROVED EQUAL.
3. TURNBUCKLE TO BE AS FOLLOWS BY EACH PALM CALIPER:
   A. SMALL (<8"): MC 3001T58, ALL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

5 UNDERGROUND PALM GUYING DETAIL
L2.81
NOT TO SCALE

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

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





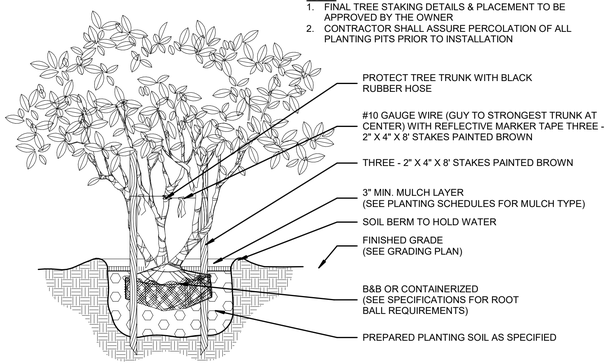
APPLICABLE FOR:
FOR MAGNOLIAS & OTHER DENSELY FOLIATED TREES: LESS THAN OR EQUAL TO 20 INCHES IN CALIPER. LESS THAN OR EQUAL TO 25 FEET TALL. AREA OF CANOPY LESS THAN OR EQUAL TO 225 S.F. (MAX. CANOPY WIDTH X MAX. CANOPY HEIGHT). CANOPY HEIGHT EQUALS OVERALL HEIGHT MINUS CLEAR TRUNK.
NOTE: IF ANY CRITERIA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

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

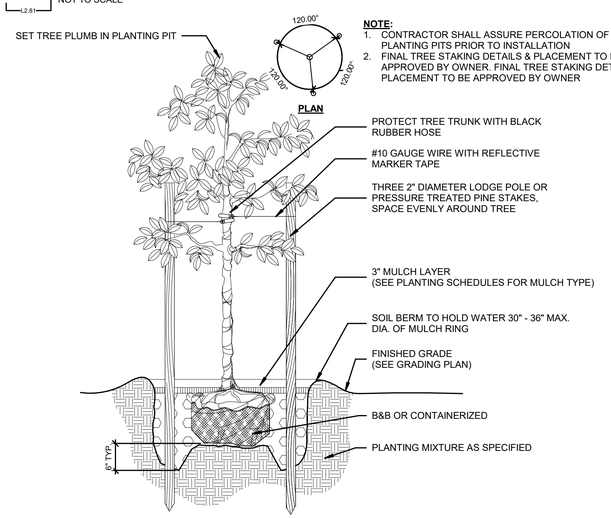
PROTECT TREE TRUNK WITH 1/2" DIA. BLACK REINFORCED RUBBER HOSE. GUYING CABLE ATTACHMENT HEIGHT SHALL BE 33% MIN. OF OVERALL TREE HEIGHT.
5/16" DIA. GALV. 7X19 AIRCRAFT CABLE. SECURE AT TOP W/ 5/16" ALUM. OVAL COMPRESSION SLEEVE. SECURE AT TURNBUCKLE WITH 5/16" GALV. HD THIMBLE & 5/16" ALUM OVAL COMPRESSION SLEEVE. DUCT TAPE CUT END TO TAUT WIRE (TYP.)
TURNBUCKLE:MCMASTER-CARR PART #3001T62 (JAW-JAW) OR APPROVED EQUAL (TYP.)
DUCKBILL ANCHOR 138 W/ 1/4" CABLE ACHIEVING 5,000 Lbs. HOLDING POWER IN NORMAL SOIL (TYP.)

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

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



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



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

3 SMALL TREE PLANTING DETAIL
L2.81
NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7600
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

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

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

SCALE NORTH

SHEET TITLE
TREE PLANTING DETAILS

SHEET NUMBER
L2.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:24 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"

SPECIMEN SHRUB PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	SPACING	COMMENTS
SPECIMEN SHRUB						
CAL AME	59	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS
HAM PAT	113	HAMELIA PATENS	FIREBUSH	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS
POD MAC	4	PODOCARPUS MACROPHYLLUS	PODOCARPUS	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS
STE REG	64	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	36" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS

2

SHRUB & GROUNDCOVER SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	SPACING	COMMENTS
MEDIUM SHRUBS						
HYD QUE	213	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	20" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
ITE VIR	112	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE	20" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
ROD AUS	59	RHODODENDRON AUSTRINUM	FLORIDA FLAME AZALEA	24" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
VIB OBO-D	141	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	DWARF WALTER'S VIBURNUM	24" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
LOW SHRUBS						
BUX SEM	194	BUXUS SEMPERVIRENS	BOXWOOD	12" O.A. MIN. / 3 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
NAN DOM	536	NANDINA DOMESTICA 'FIREPOWER'	DWARF NANDINA	12" O.A. MIN. / 3 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
POD-MAC-P	230	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PRINGLES PODOCARPUS	18" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
RHA IND	344	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	10" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
GROUNDCOVERS						
DIA TAS-V	643	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	12" HGT. MIN. X 16" SPD. MIN. / 1 GAL. CONT. MIN. / MIN. 5 TRAILING RUNNERS	12" O.C.	FULL PLANT / SEE DETAILS
JUN PAR	268	JUNIPERUS CHINENSIS 'PARSONII'	PARSONII JUNIPER	12" HGT. MIN. X 18" SPD. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
LIR MUS	1,182	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	10" O.A. MIN. / 1 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
STO LAE	903	STOKESIA LAEVIS	STOKES' ASTER	12" O.A. MIN. / 3 GAL. CONT. MIN.	12" O.C.	FULL PLANT / SEE DETAILS
ORNAMENTAL GRASSES						
MUH CAP	99	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	18" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL CLUMP / SEE DETAILS
PEN RUB	57	PENNISETUM SETACEUM 'RUBRUM'	RED FOUNTAIN GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL CLUMP / SEE DETAILS
PEN SET	175	PENNISETUM SETACEUM	FOUNTAIN GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL CLUMP / SEE DETAILS
TRI FLO	46	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	36" O.C.	FULL CLUMP / SEE DETAILS
SOD						
ZOY SPP	2,058	ZOYSIA 'EMPIRE'	EMPIRE ZOYSIA	SOLID SOD	- N/A -	SOLID SOD FROM PALLETS / QUANTITY IN SQUARE FEET / SEE PLANTING DETAILS

2

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

SPECIMEN SHRUBS



CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY



HAM PAT
HAMELIA PATENS
FIREBUSH



POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS



HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA



ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE



ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA



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

LOW SHRUBS



BUX SEM
BUXUS SEMPERVIRENS
BOXWOOD



NAN DOM
NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA



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



RHA IND
RHAPHIOLEPIS INDICA
INDIAN HAWTHORN

GROUNDCOVERS



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



JUN PAR
JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER



LIR MUS
LIRIOPE MUSCARI
LILY TURF



STO LAE
STOKESIA LAEVIS
STOKES' ASTER

ORNAMENTAL GRASSES



MUH-CAP
MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS



PEN RUB
PENNISETUM SETACEUM 'RUBRUM' RED
FOUNTAIN GRASS



PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS



TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

MULCH & SOD



MULCH
HARDWOOD BARK MULCH
(CHOCOLATE BROWN)



ZOY SSP
ZOYSIA 'EMPIRE'
EMPIRE ZOYSIA

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
2	PERMIT (REV-2)	06/26/2026

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

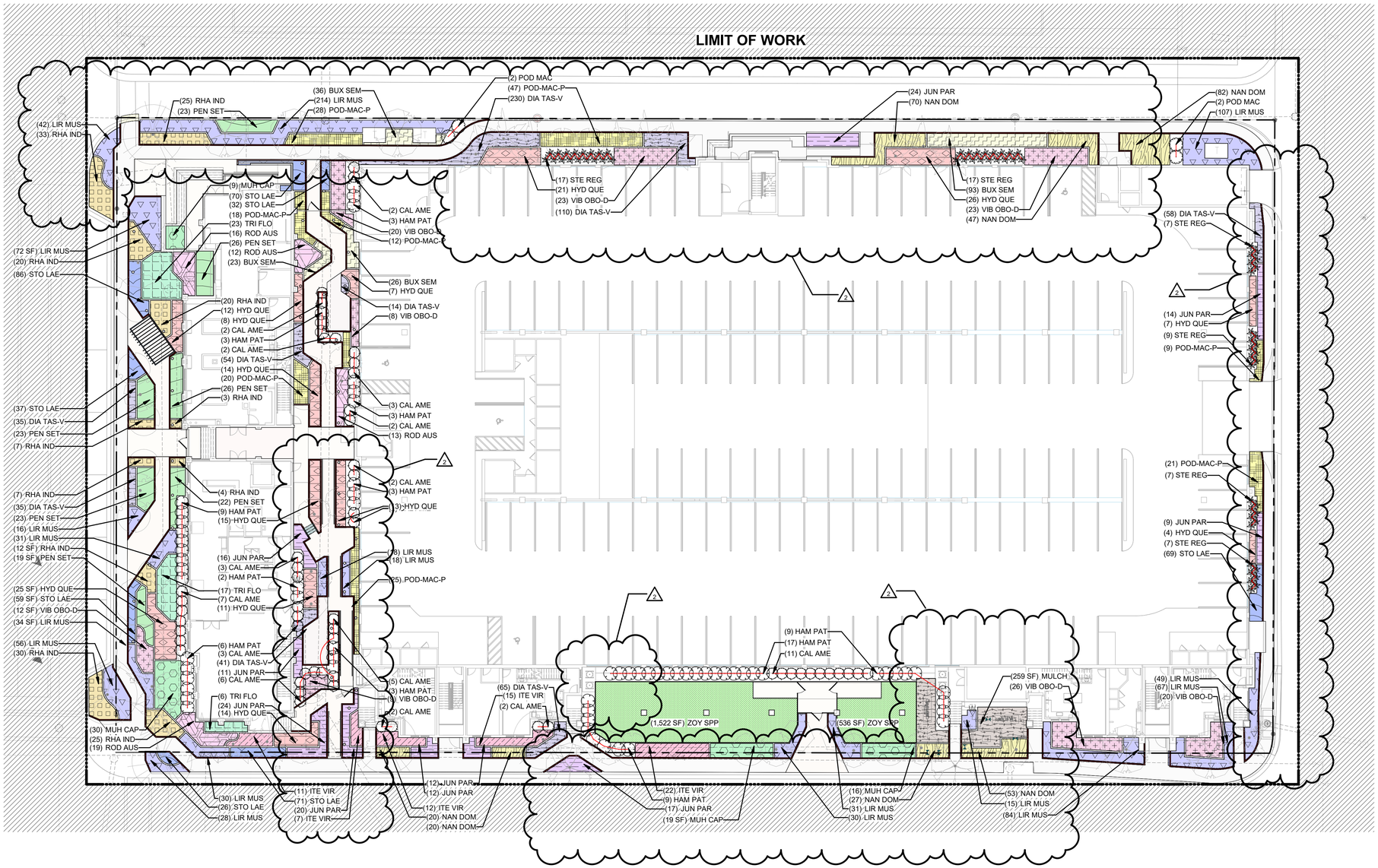
SCALE NORTH

SHEET TITLE

SHRUB & GROUNDCOVER SCHEDULE & NOTES

SHEET NUMBER

L3.00



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SHRUB LEGEND

SPECIMEN SHRUBS

CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY

HAM PAT
HAMELIA PATENS
FIREBUSH

POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS

HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA

ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE

ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA

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

LOW SHRUBS

BUX SEM
BUXUS SEMPERVIRENS
BOXWOOD

NAN DOM
NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA

POD MAC-D
PODOCARPUS MACROPHYLLUS 'PRINGLES'
DWARF PODOCARPUS

RHA IND
RHAPHIOLEPIS INDICA
INDIAN HAWTHORN

GROUNDCOVERS

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

STO LAE
STOKESIA LAEVIS
STOKES' ASTER

JUN PAR
JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER

LIR MUS
LIRIOPE MUSCARI
LILY TURF

ORNAMENTAL GRASS

MUH CAP
MUHLENBERGIA CAPILLARIS
MUHLY GRASS

PEN RUB
PENNISETUM SETACEUM 'RUBRUM'
RED FOUNTAIN GRASS

PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS

TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7500
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

NORTH

SCALE: 1"=20'

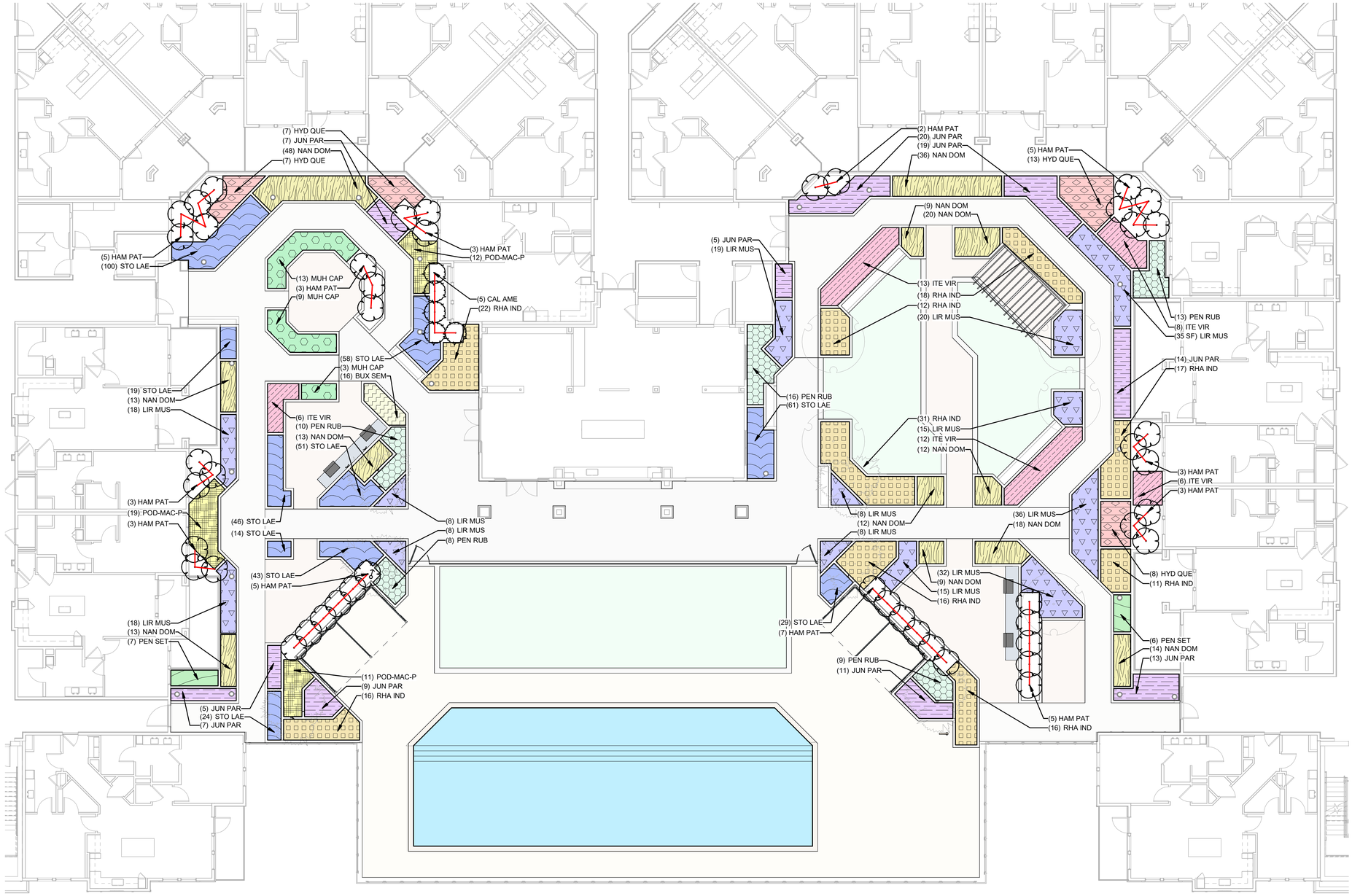
0 10' 20' 50'

SHEET TITLE

SHRUB & GROUNDCOVER PLANTING PLAN GROUND LEVEL

SHEET NUMBER

L3.01



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SHRUB LEGEND

SPECIMEN SHRUBS

CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY

HAM PAT
HAMELIA PATENS
FIREBUSH

POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS

HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA

ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE

ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA

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

LOW SHRUBS

BUX SEM
BUXUS SEMPERVIRENS
BOXWOOD

NAN DOM
NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA

POD MAC-D
PODOCARPUS MACROPHYLLUS 'PRINGLES'
DWARF PODOCARPUS

RHA IND
RHAPHIOLEPIS INDICA
INDIAN HAWTHORN

GROUNDCOVERS

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

STO LAE
STOKESIA LAEVIS
STOKES' ASTER

JUN PAR
JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER

LIR MUS
LIRIOPE MUSCARI
LILY TURF

ORNAMENTAL GRASS

MUH CAP
MUHLENBERGIA CAPILLARIS
MUHLY GRASS

PEN RUB
PENNISETUM SETACEUM 'RUBRUM'
RED FOUNTAIN GRASS

PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS

TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE

SCALE: 1"=10'

NORTH

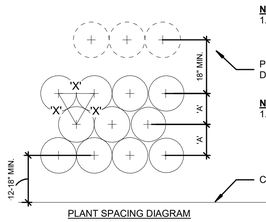
0 5' 10' 15' 25'

SHEET TITLE

SHRUB & GROUNDCOVER PLANTING ENLARGEMENT PLAN - ROOFTOP

SHEET NUMBER

L3.02



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

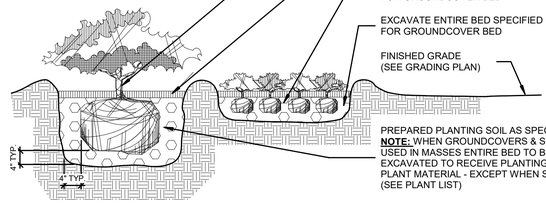
PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES

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

CURB OR EDGE OF PAVEMENT

PLANT SPACING DIAGRAM

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



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

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

MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED

EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED

FINISHED GRADE (SEE GRADING PLAN)

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

1 L3.81 SHRUB / GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE NORTH

SHEET TITLE

SHRUB & GROUNDCOVER PLANTING DETAILS

SHEET NUMBER

L3.81

SITE FURNISHING SCHEDULE

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

OUTDOOR KITCHEN SCHEDULE

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

STRUCTURAL PAVILION SCHEDULE

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

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE NORTH

SHEET TITLE

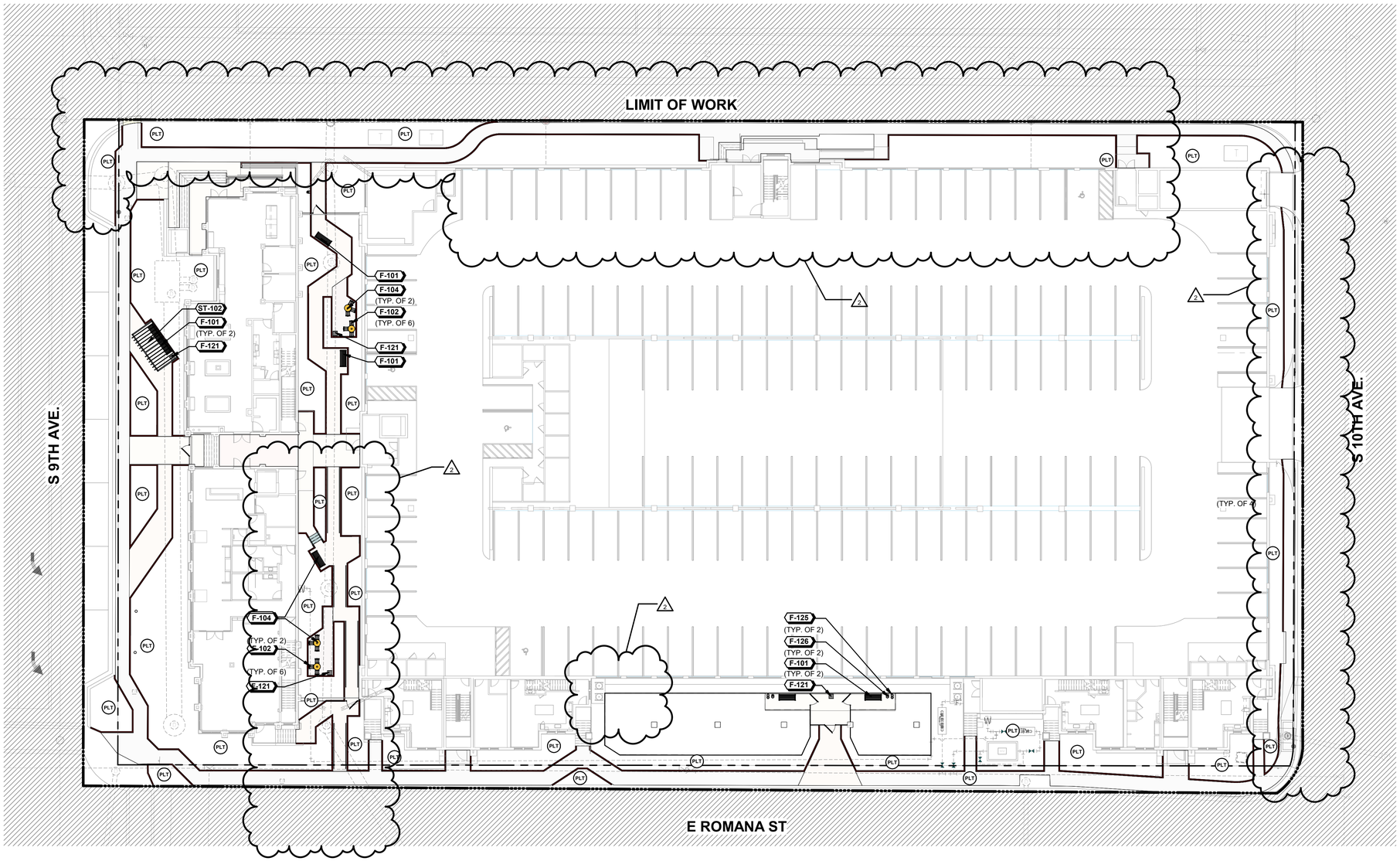
SITE FURNISHINGS SCHEDULE & NOTES

SHEET NUMBER

L4.00

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:45:39 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

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

SITE FURNISHING KEY

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

OUTDOOR KITCHEN KEY

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

STRUCTURAL PAVILION KEY

KEY	TYPE
ST-101	CABANA
ST-102	METAL PERGOLA

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7500
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

SCALE: 1"=20'

NORTH

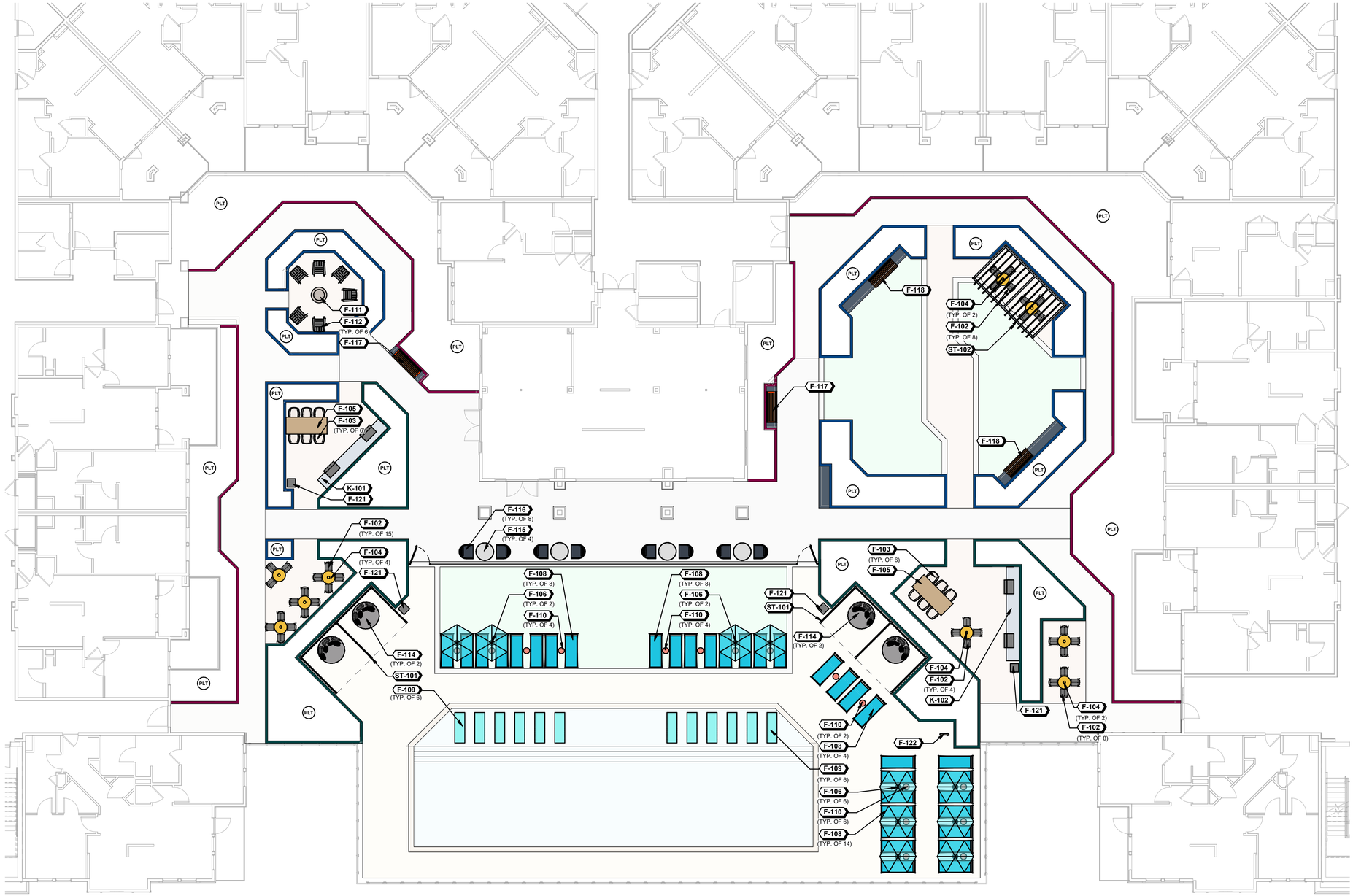
0 10' 20' 50'

SHEET TITLE

SITE FURNISHING PLAN GROUND LEVEL

SHEET NUMBER

L4.01



GENERAL LEGEND

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

SITE FURNISHING KEY

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

OUTDOOR KITCHEN KEY

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

STRUCTURAL PAVILION KEY

KEY	TYPE
ST-101	CABANA
ST-102	METAL PERGOLA

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE

NORTH

SCALE: 1"=10'

0 5' 10' 15' 25'

SHEET TITLE

SITE FURNISHING ENLARGEMENT PLAN ROOFTOP

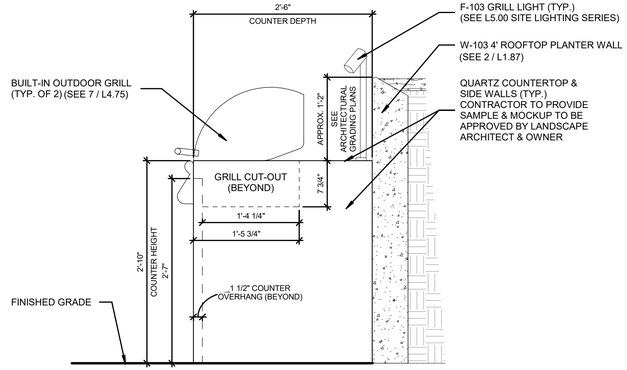
SHEET NUMBER

L4.02

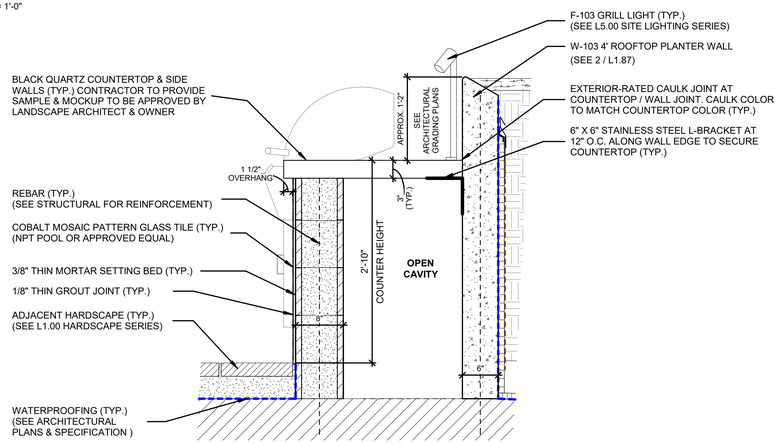
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:09 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"

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



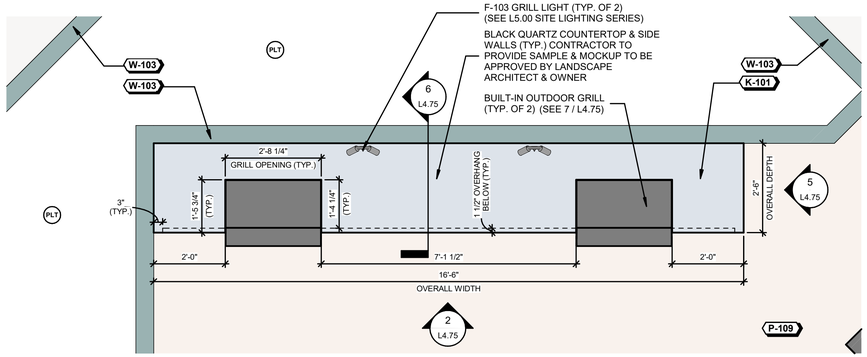
5 K-101 & K-102 OUTDOOR KITCHEN - SIDE ELEVATION
L4.75
1" = 1'-0"



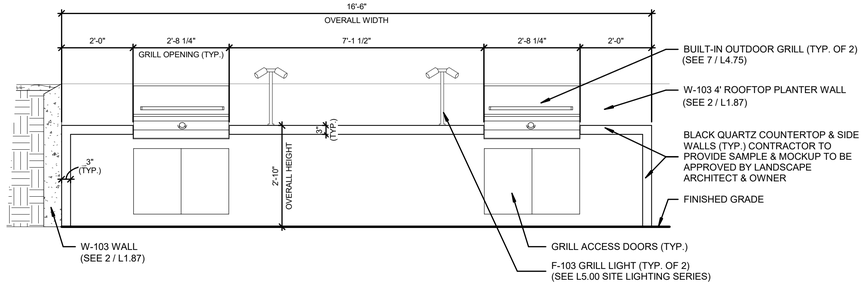
6 K-101 & K-102 OUTDOOR KITCHEN - SIDE SECTION
L4.75
1" = 1'-0"



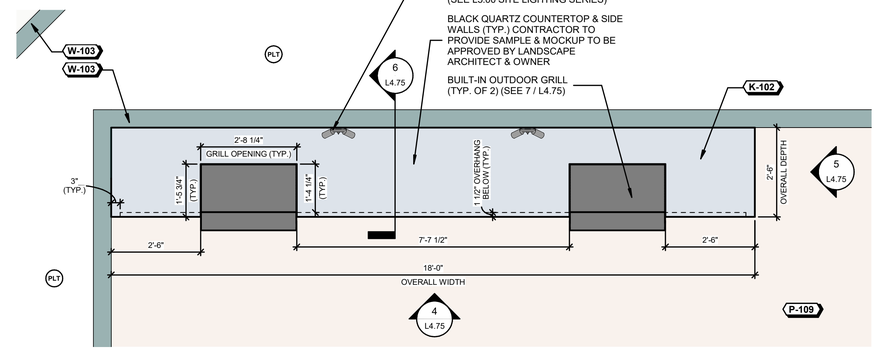
7 K-101 & K-102 ELECTRIC GRILL
L4.75
NOT TO SCALE



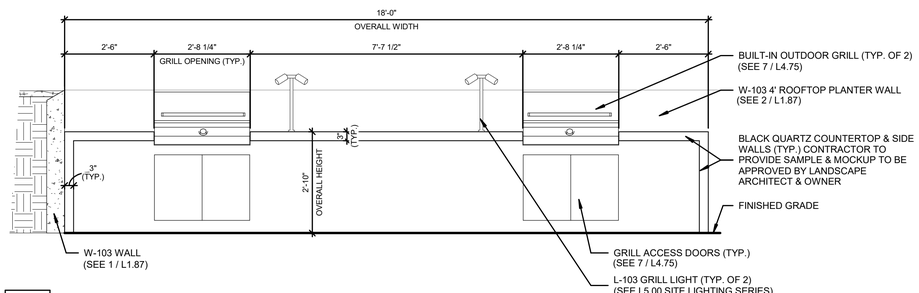
1 K-101 OUTDOOR KITCHEN PLAN
L4.75
1/2" = 1'-0"



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



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



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

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

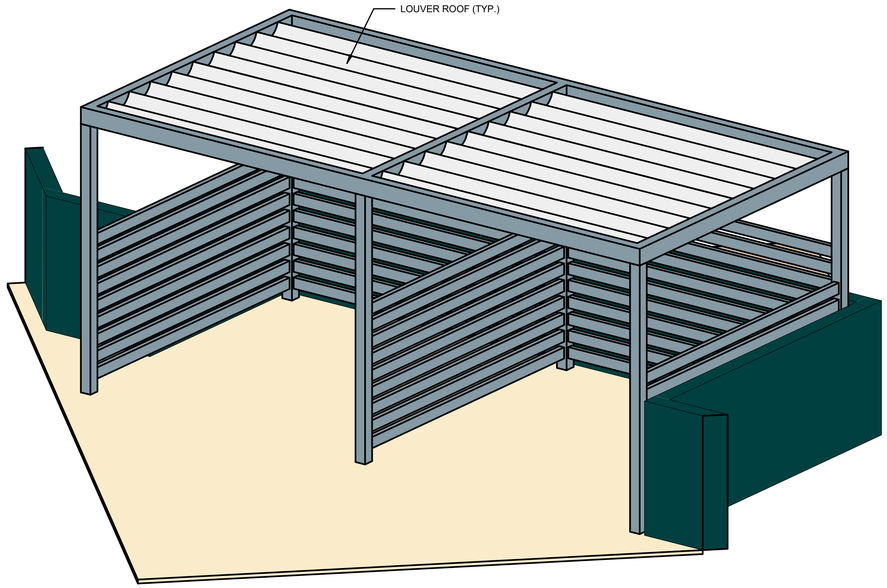
DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

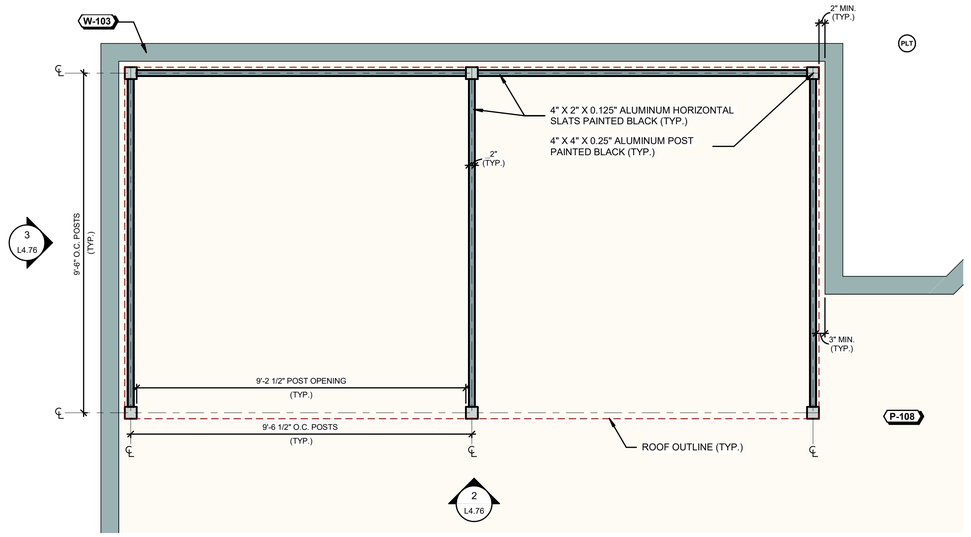
SHEET TITLE
KITCHEN DETAILS

SHEET NUMBER
L4.75

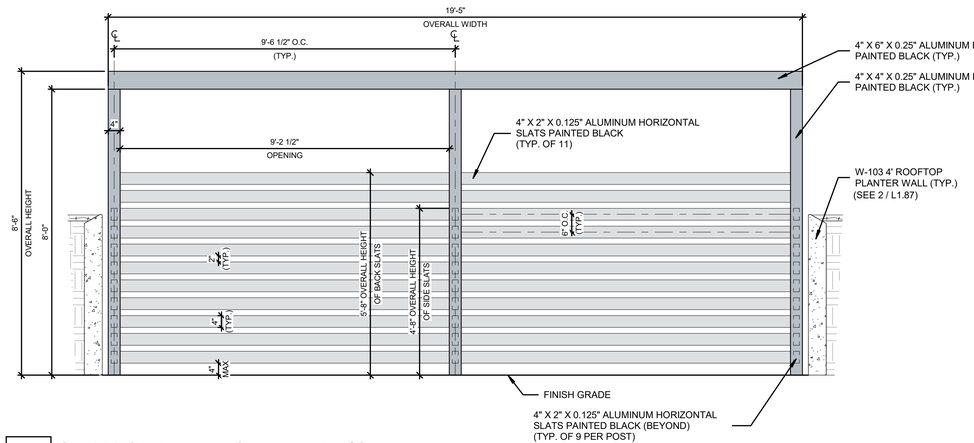
NOTES:
1. DETAILS SHOWN FOR ST-101 CABANA AS DESIGN INTENT ONLY.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION & INSTALLATION.



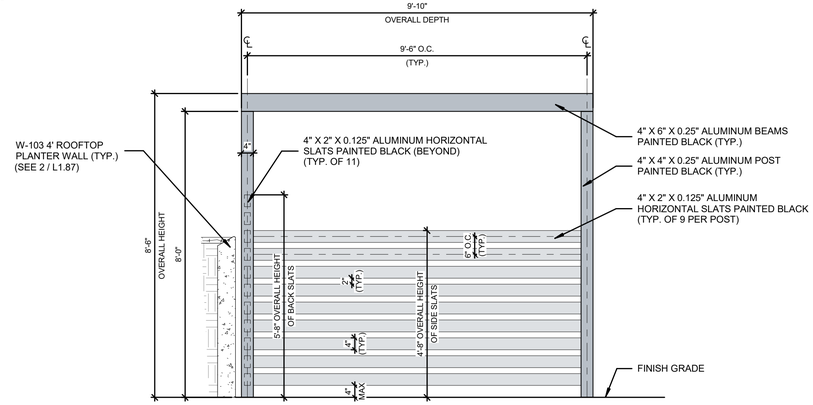
4 L4.76 — ST-101 CABANA



1 L4.76 — ST-101 CABANA
1/2" = 1'-0"



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



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

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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

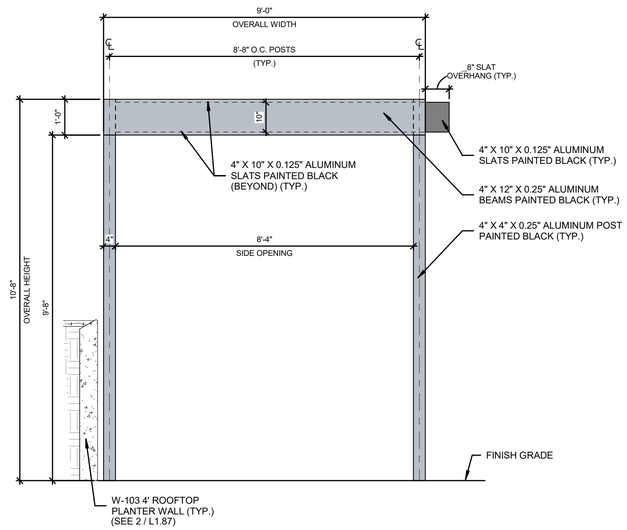
SCALE NORTH

SHEET TITLE
STRUCTURAL PAVILION CABANA DETAILS

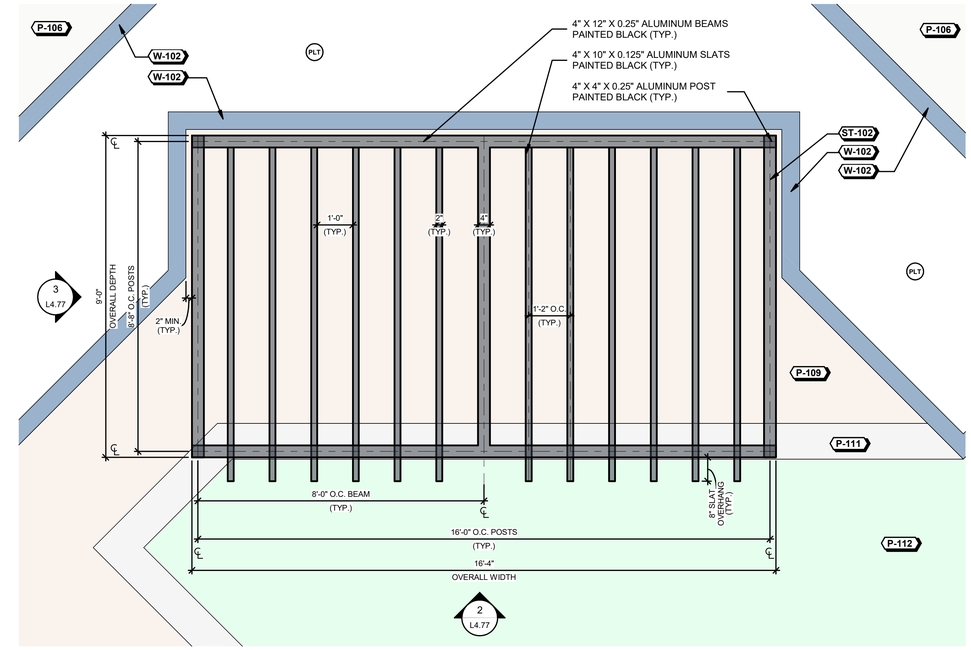
SHEET NUMBER
L4.76

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:13 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"

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



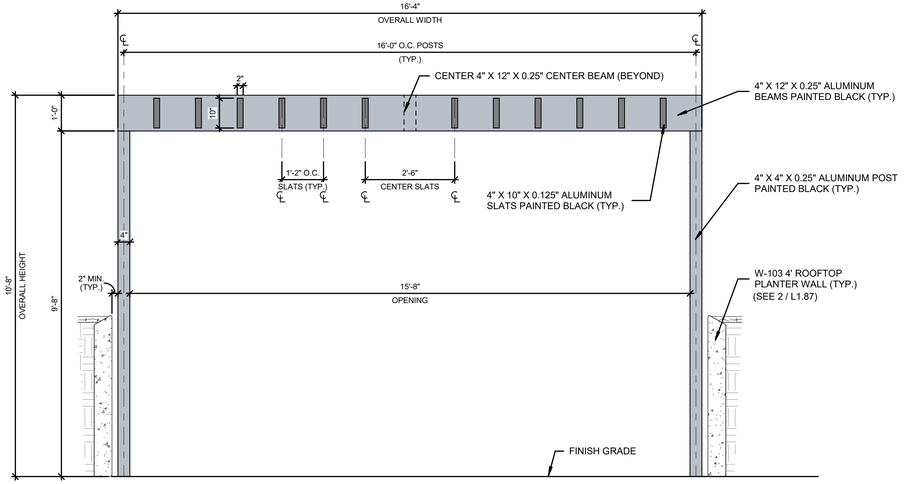
3 L4.77 ST-102 METAL PERGOLA SIDE ELEVATION
1/2" = 1'-0"



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



4 L4.77 ST-102 METAL PERGOLA



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

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE

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

SCALE NORTH

SHEET TITLE

STRUCTURAL PAVILION METAL PERGOLA DETAILS

SHEET NUMBER

L4.77

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



6 L4.81 F-106 UMBRELLA
NOT TO SCALE

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



Luxe 51205SL Sling Stacking Chaise Lounge

Stylish comfort and sleek lines make the Luxe 51205SL Sling Stacking Chaise Lounge a contemporary choice that's perfect for poolside lounging. Sit upright to read or lay flat for the ultimate relaxation. It's the perfect addition to any patio or pool! It's easily stackable for storage, lightweight, and available in a wide selection of colors and finishes.



Fabrics: White FX

Frames & Shades: 204 White

Clear

Sorry, this product is unavailable. Please choose a different combination.

SKU 51205SL
Categories Chaise Lounges, Luxe Collection
Tags Chaise Lounges, Sling

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

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

Aqua A-LL-SG-C In Water Chaise Lounge for Sun Deck

In-water chaise designed for the pool's tanning ledge in 0-15" of water. These stylish pieces are made of high quality, UV16 rated resin, and Sunbrella marine grade fabrics, designed to withstand the sun, water, and chemicals of any pool and outdoor environment.

SKU A-LL-SG-C
Categories Aqua Collection, Chaise Lounges
Tags Aqua, Chaise Lounges

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

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



Pebble SW4901-1A Armless Dining Chair

SKU SW4901-1A
Categories Dining Chairs, Pebble Collection
Tags Chairs, Dining Chairs

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

ADMIRAL FURNITURE

Loft SW5501-RXDT 56″ Round Dining Table



Width: 56″
Depth: 56″

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

ADMIRAL FURNITURE

53978ALN Rectangular Aluminum Dining Table



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

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

Monoline Backed Bench

site pieces

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

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

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



NOTES:
1. MONOLINE BACKED BENCH TO BE SURFACE MOUNTED

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

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

ADMIRAL FURNITURE

Orleans Dining Arm Chair



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

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

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

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

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

SCALE NORTH

SHEET TITLE

SITE FURNISHING DETAILS

SHEET NUMBER

L4.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:17 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"

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



Club CJ-CL46 Round Dining Table

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

Available combination: Light Grey Frame

Clear

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

Description

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

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

5 L4.82 F-115 CLUB ROUND TABLE
NOT TO SCALE

ADMIRAL FURNITURE

Aqua A-LL-MS-A Resin Adirondack Chair



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

3 L4.82 F-112 ADIRONDACK CHAIR
NOT TO SCALE

ADMIRAL FURNITURE

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



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

1 L4.82 F-110 LOUNGE SIDE ROUND TABLE
NOT TO SCALE

Product Code: 50230V

FULHAM VERSA LOUNGE CHAIR

akula





DETAILS

MADE TO ORDER

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

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

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

COLOUR OPTIONS

www.akulaliving.com

F10 Lava + R07 Graphite + 708 Chestnut

or

F8 White + R06 Mineral + 703 Tundra

Frame
Triple Powder Coated Aluminium

Rope
Olefin: Anti-Mould and Anti-Mildew

Fabric (Cushion)
UV, Seawater and Chlorine Resistant

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

6 L4.82 F-116 FULHAM VERSA LOUNGE CHAIR
NOT TO SCALE

Product Code: 90012

CIELO DAYBED

akula





DETAILS

MADE TO ORDER

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

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

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

COLOUR OPTIONS

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

www.akulaliving.com

F10 Lava + T121 Coffee + 571 Linen

or

F8 White + T30 White + 531 Shine

Deco Cushions Included

Frame
Triple Powder Coated Aluminium

Fabric (Cushion)
UV, Seawater and Chlorine Resistant

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

4 L4.82 F-114 DAYBED
NOT TO SCALE

Moderno 5
Fire Bowl



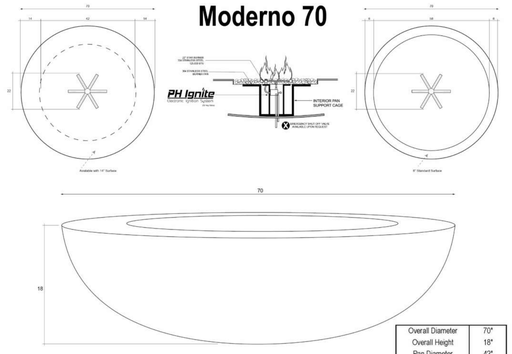
The Moderno 5 fire bowl is a version of the Moderno that has the most surface area and provides an outdoor retreat of warmth and ambiance.

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

Show Dimensions
Show Specifications
Safety & Instructions Manual
Diagrams

Color Options

Moderno 70



1.3 Product Contents

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

2 L4.82 F-111 FIREPIT
NOT TO SCALE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

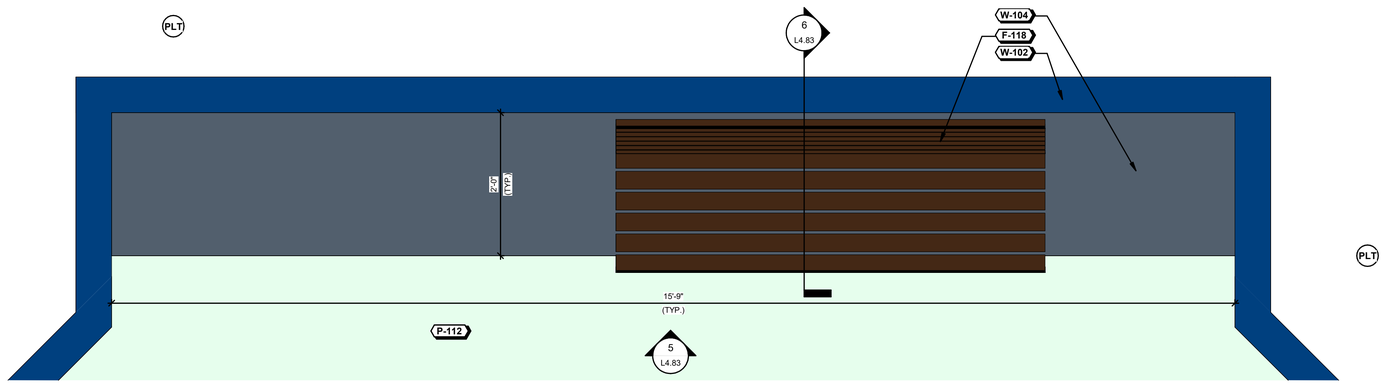
NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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

SCALE NORTH

SHEET TITLE
SITE FURNISHING DETAILS

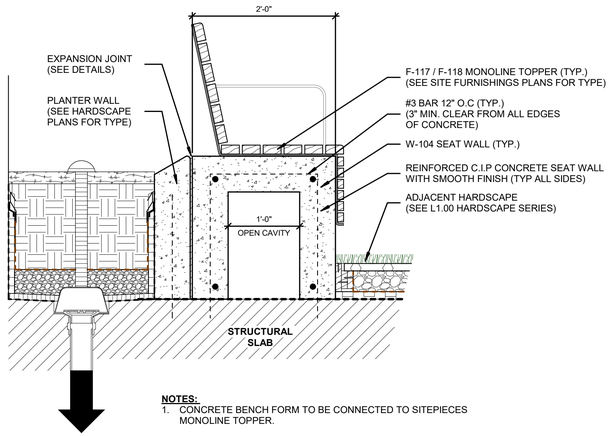
SHEET NUMBER
L4.82



3 F-118 MONOLINE TOPPER BENCH PLAN

L4.83

1" = 1'-0"



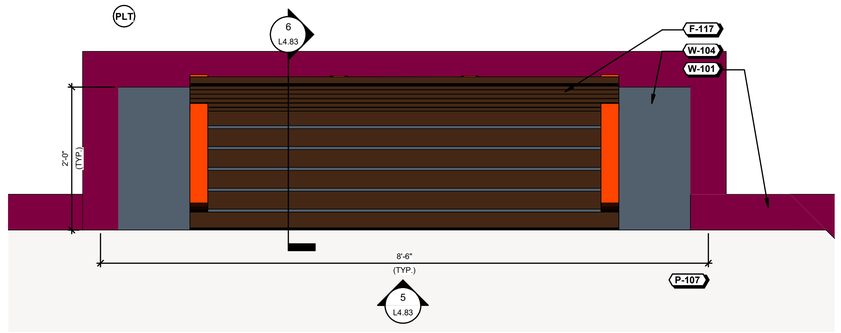
NOTES:

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

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

L4.83

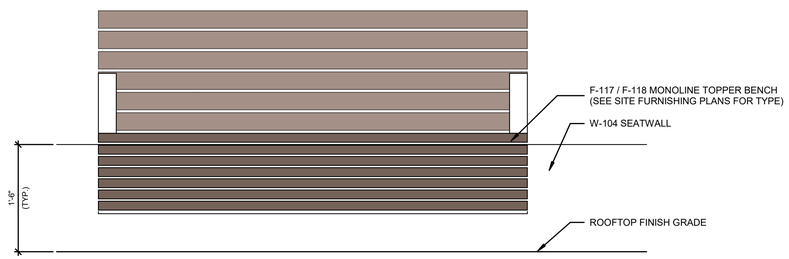
1" = 1'-0"



4 F-117 MONOLINE TOPPER BENCH PLAN

L4.83

1" = 1'-0"



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

L4.83

1" = 1'-0"

Monoline Topper with Backrest

site pieces

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

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

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



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

1 F-117 MONOLINE TOPPER BENCH WITH BACKREST

L4.83

NOT TO SCALE

Monoline Topper with Leg Return

site pieces

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

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

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



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

2 F-118 MONOLINE TOPPER BENCH WITH LEG RETURN

L4.83

NOT TO SCALE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

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

SCALE NORTH

SHEET TITLE

SITE FURNISHING DETAILS

SHEET NUMBER

L4.83

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:22 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"

Monoline No. 2 Combo Unit

site pieces

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

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

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



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

NOTES:
1. DOGIPOT PET STATION TO BE SURFACE MOUNTED

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

Monoline 36-gal Square Litter Bin

site pieces

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

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

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

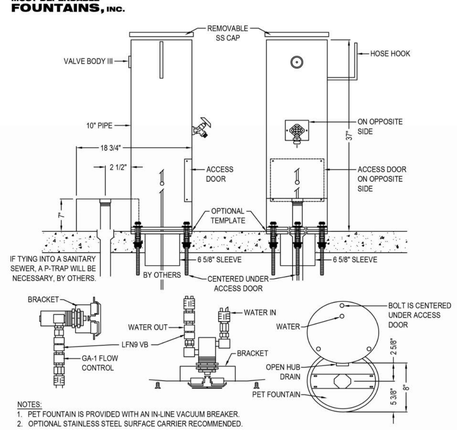


NOTES:
1. TRASH RECEPTACLE TO BE SURFACE MOUNTED

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

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

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com



NOTES:
1. PET FOUNTAIN IS PROVIDED WITH AN IN-LINE VACUUM BREAKER.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
3. SHOWN WITH STAINLESS STEEL SURFACE CARRIER TEMPLATE 10.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
8. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-9.93.

MODEL 370 SM
SHOWN OPTIONAL 10 SS SURFACE CARRIER, HOSE BIBB, HOSE HOOK

3354-9.93 — REVISION DATE 07/03/2019

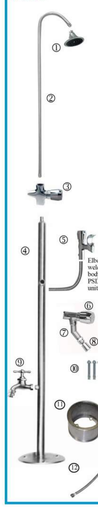
PROTECTED BY COPYRIGHT ©2019 CADDETAILS.COM LTD. CADdetails.com

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

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

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

ADA COMPLIANT



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

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

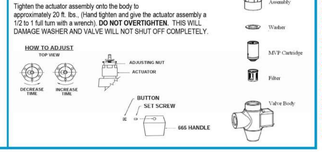
Accessories may vary due to availability and slight modifications by the manufacturer.

ADA COMPLIANT METERED PUSH VALVE TIMING

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

TIMING ADJUSTMENT:
These instructions are for the user to adjust the faucet to provide a flow rate to meet the American Disability Act (ADA) regulations which require 10 seconds running time for the water flow. For ADA compliance follow these procedures:
NOTE: Timing must be checked with the handle in place.
A) Purge the valve of air by pushing it completely open 4-6 times rapidly and then check the timing cycle.
B) Remove the handle with a 3/32" hex wrench.
C) Time is changed by rotating plastic serrated adjustment nut with a pair of pliers. Raising nut (counter clockwise) shortens time, lowering nut (clockwise) lengthens time.
D) After each adjustment, replace handle and check cycle time.
E) Once cycle time is satisfactory, lock handle in place making sure set screw is securely fastened on groove in stem. Insert the colored index button.

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

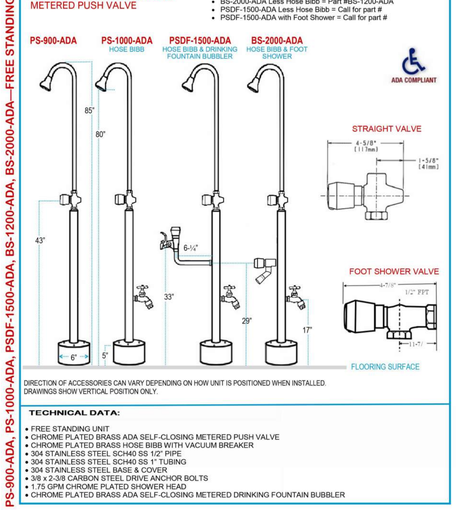


Outdoor Shower Company, LLC
Dallas, Georgia
www.outdoorshowerco.com—1-866-746-9371
Manufacturers of Quality Stainless Steel Showers

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

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

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



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

TECHNICAL DATA:

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

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

FREE STANDING COLD WATER INSTALLATION

FREE STANDING COLD WATER SHOWER UNIT INSTALLATION

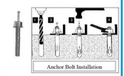
Items needed: 9/16" wrench and crescent wrench, hammer, roto hammer, 3/8" drill bit, Teflon tape


TOP VIEW


BOTTOM VIEW

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

1. Run a 1/2" water supply line at the desired location of the shower unit.
2. Attach 1/2" water supply line to 1/2" stainless steel flex hose.
3. Using Lower Bracket pre-drilled holes of the Base Cylinder as a guide, mark the placement of the drill holes at desired location of installation. Drill 3, 3/8" holes, 3" deep.
4. Position Base Cylinder to line up with pre-drilled holes in flooring surface. Insert Anchor Bolts in each hole. When bolts are in position hit the pin of the bolt with a hammer, locking it into place. Tighten nuts.



5. Lay Shower Base and Cover Plate on Base Cylinder and attach other end of hose to opening on underside.



6. Curl hose inside Base Cylinder and place Base Plate on top, lining up holes.
7. Stand shower base in upright position and attach Base Plate to Base Cylinder using button head cap screws.

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

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

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

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

WINTERIZATION

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

FREEZE DAMAGE IS NOT COVERED BY THE WARRANTY.

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

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE NORTH

SHEET TITLE
SITE FURNISHING DETAILS

SHEET NUMBER
L4.84

SITE LIGHTING SCHEDULE

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

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE NORTH

SHEET TITLE

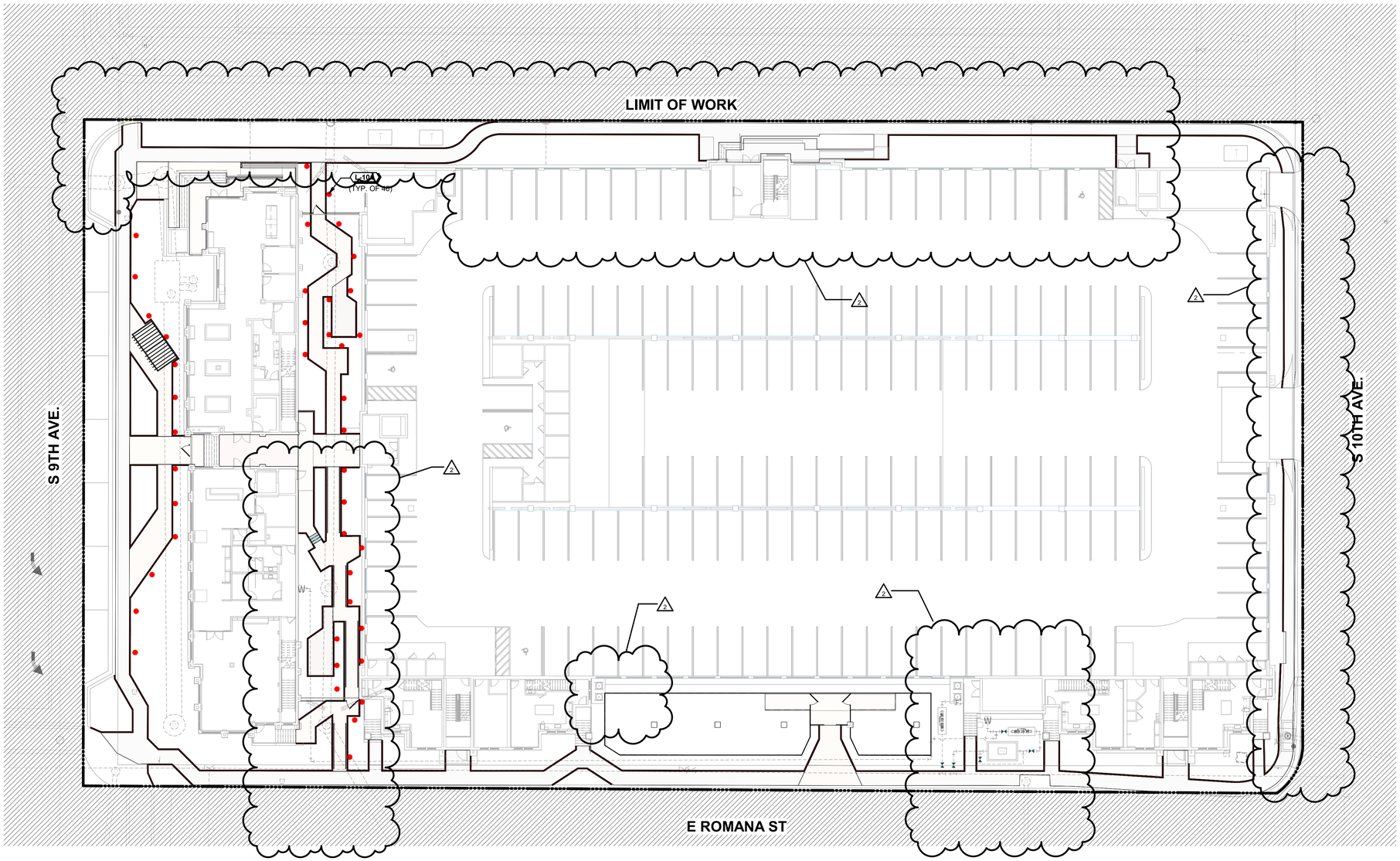
SITE LIGHTING SCHEDULES & NOTES

SHEET NUMBER

L5.00

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:25 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 — BOLLARD LIGHTING

L-102 — TREE UPLIGHTING

L-103 — GRILL LIGHT

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7500
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026
2	PERMIT (REV-2)	06/26/2026

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

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

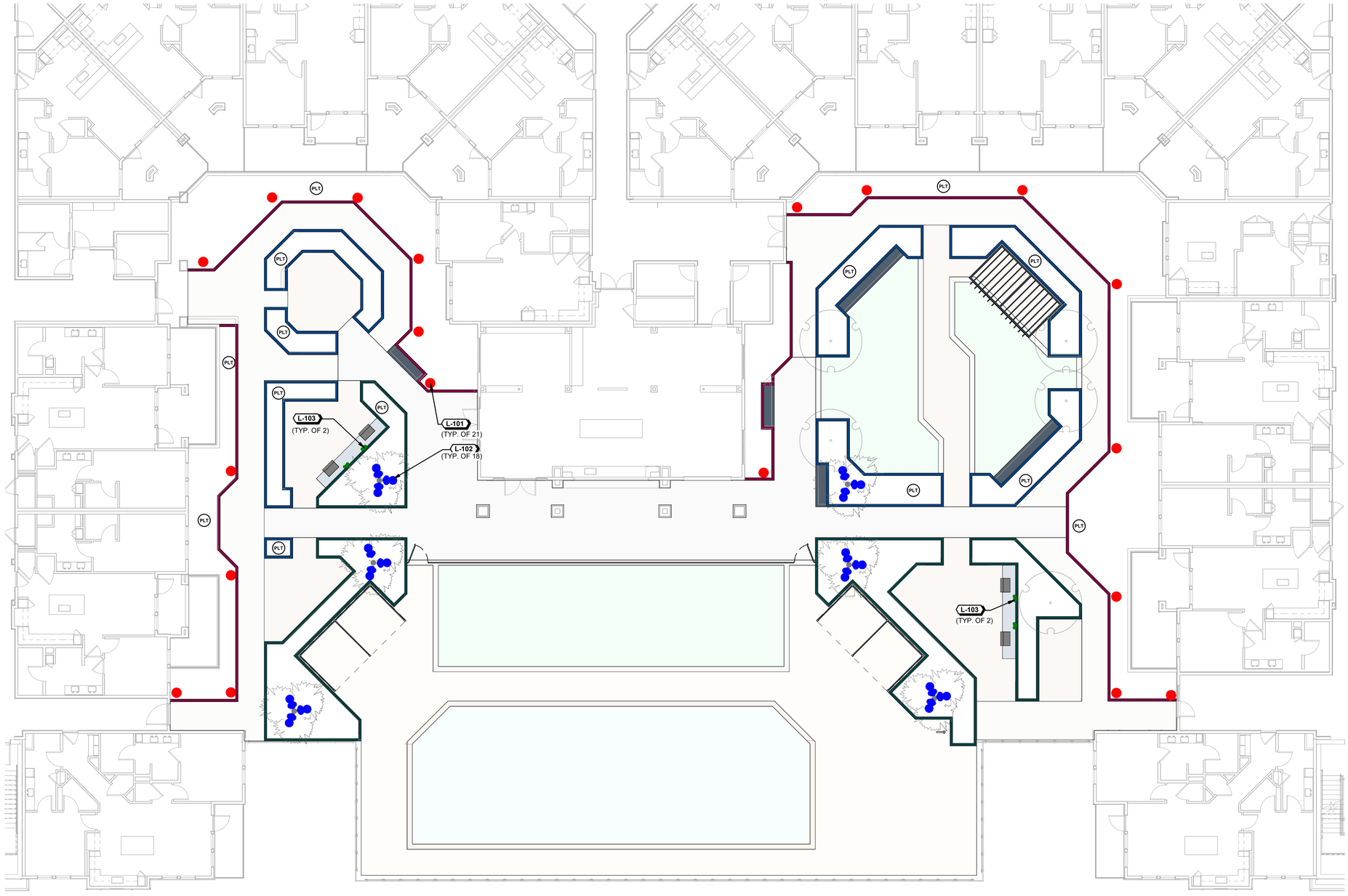
SITE LIGHTING PLAN
GROUND LEVEL

SHEET NUMBER

L5.01

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:26 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 — BOLLARD LIGHTING

L-102 — TREE UPLIGHTING

L-103 — GRILL LIGHT

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE

SCALE: 1"=10'

NORTH

0 5' 10' 15' 25'

SHEET TITLE

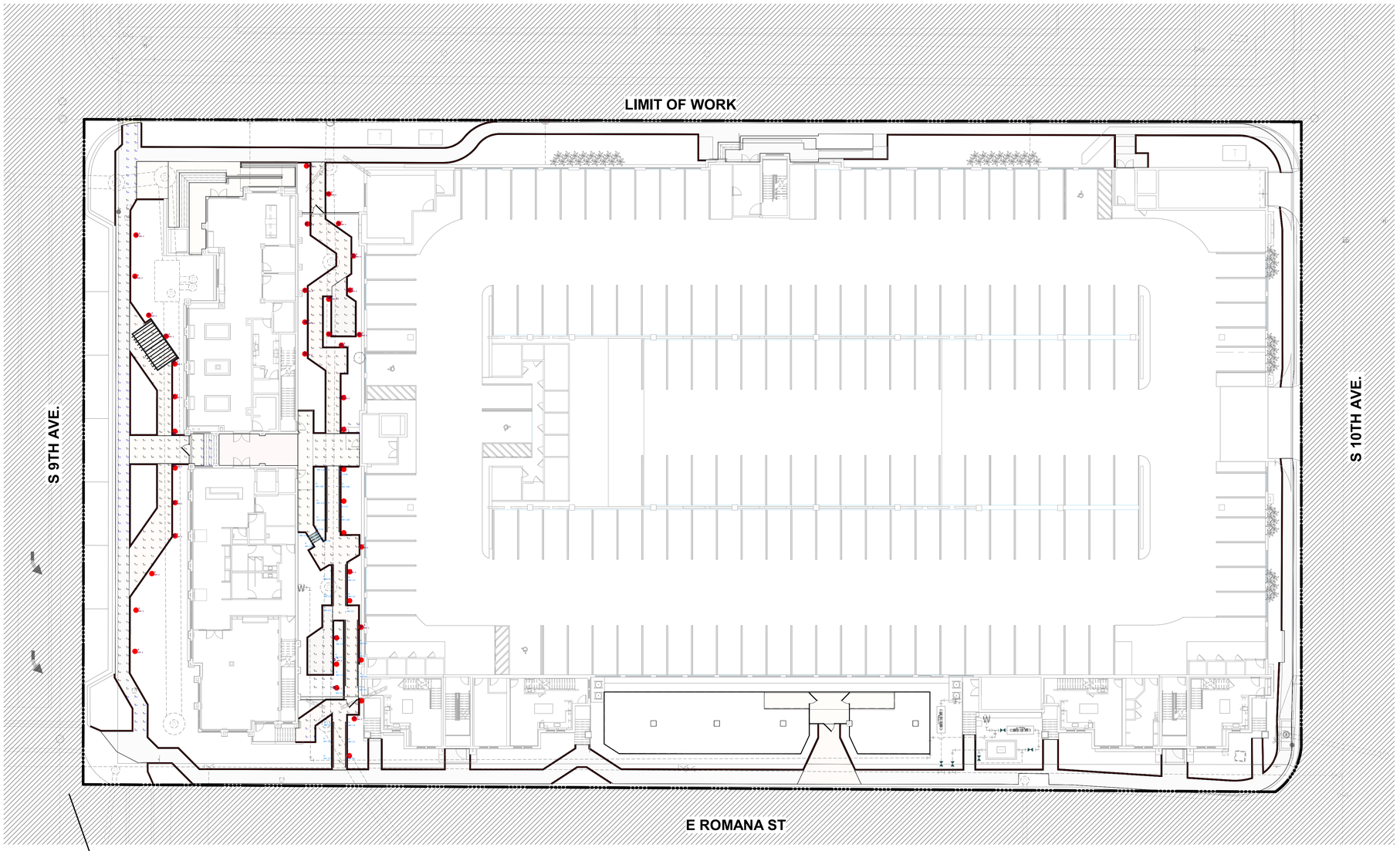
SITE LIGHTING ENLARGEMENT PLAN ROOFTOP

SHEET NUMBER

L5.02

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:31 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 — BOLLARD LIGHTING

L-102 — TREE UPLIGHTING

L-103 — GRILL LIGHT

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

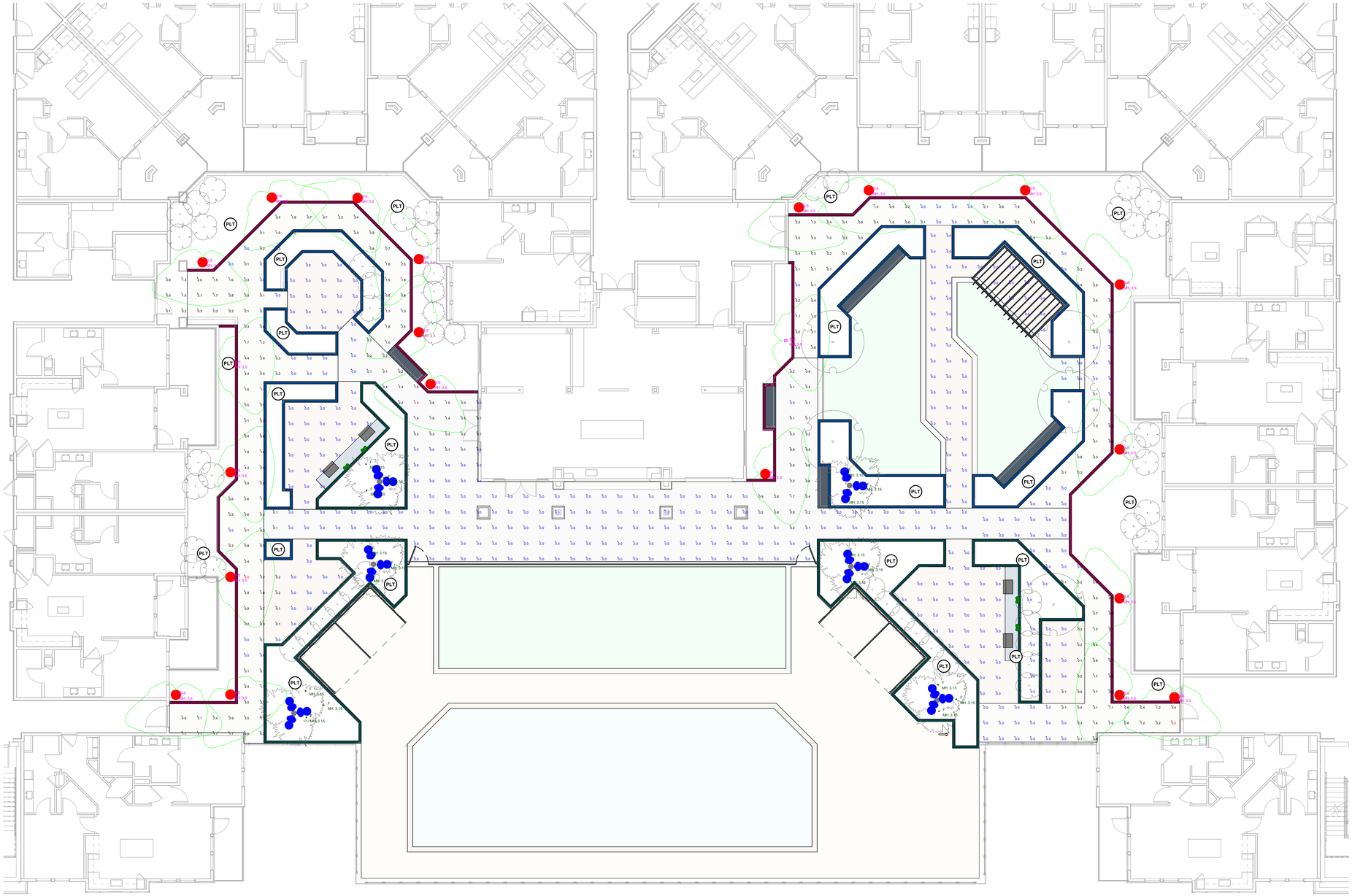
SITE LIGHTING PHOTOMETRICS PLAN GROUND LEVEL

SHEET NUMBER

L5.11

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:36 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 — BOLLARD LIGHTING

L-102 — TREE UPLIGHTING

L-103 — GRILL LIGHT

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

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

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

SCALE

SCALE: 1"=10'

NORTH

0 5' 10' 15' 25'

SHEET TITLE

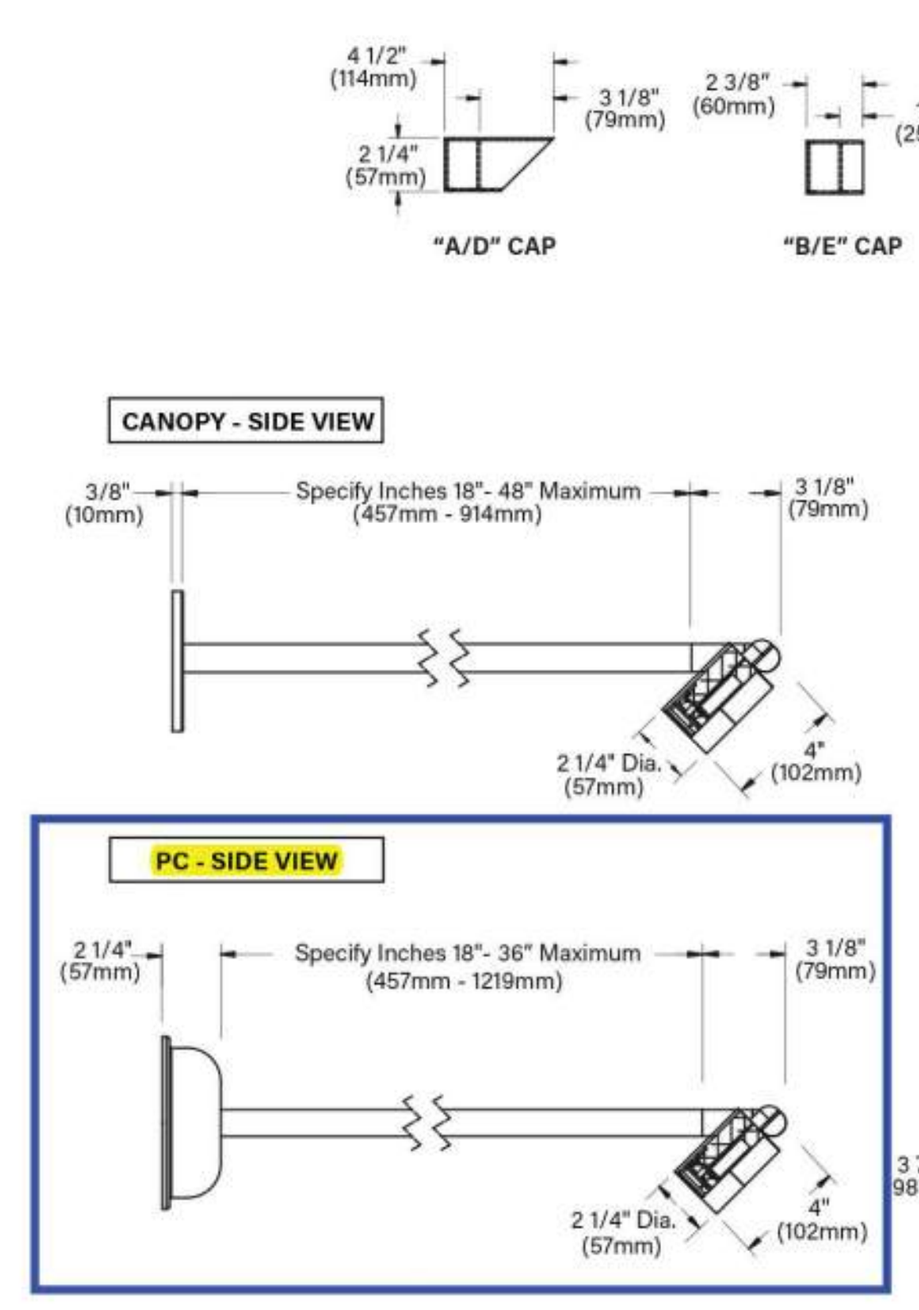
SITE LIGHTING PHOTOMETRICS PLAN ROOFTOP

SHEET NUMBER

L5.12

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

DATE: | PROJECT: | TYPE:



STANDARD FINISHES

Satin Black (BLP), Satin Bronze (BZP), Satin White (WHP), Satin Aluminum (SAP), Black Wrinkle (BLW), Bronze Wrinkle (BZW), White Wrinkle (WHW), Verde (VER)

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

PREMIUM FINISHES

Cascade Mtn. Granite (CMG), Rocky Mtn. Granite (RMG), Sierra Mtn Granite (SMG), Aleutian Mtn Granite (AMG), Textured Forest (TXF), Black Chrome (BCM), Beige (BGE), Weathered Copper (WCP), Old Copper (OCP), Hunter Green (HUG), Antique Brass Powder (ABP), Brown Patina Powder (BPP), Sonoran Desert Sandstone (SDS), Weathered Iron (WIR), Clear Anodized Powder (CAP), Cream (CRM), Antique White (AQW), Natural Brass Powder (NBP)

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

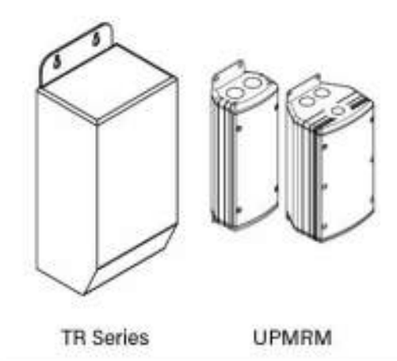
THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

12/06/2022 SKU-745 SUB-2282-00

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

DATE: | PROJECT: | TYPE:

Accessories (Configure separately)



SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.
	WIRING	PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	STYLE	C style features straight profile. Machined T adapter enables independent fixture adjustment from a single mounting position.
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	KNUCKLE	Standard 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment. LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 75 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	STEM	Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable, color-coded OPTIKIT modules permit field changes to optical distribution.
	INSTALLATION	5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw and canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	UL tested to IESNA LM-79. UL listed. Certified to CAN/CSA/ANSI standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable materials.

c UL us LISTED · RoHS · MADE IN THE USA

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

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

12/06/2022 SKU-745 SUB-2282-00

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

DATE: | PROJECT: | TYPE:

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

LM79 DATA				L70 DATA	OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})	Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000	13°	5993	456	0.87
	2700K	80	7	50,000	16°	4546	445	0.87
	2700K	80	7	50,000	23°	1726	397	0.87
	2700K	80	7	50,000	31°	1131	399	0.87
e65	3000K	80	7	50,000	13°	6131	466	0.89
	3000K	80	7	50,000	16°	4650	455	0.89
	3000K	80	7	50,000	23	1766	406	0.89
	3000K	80	7	50,000	31°	1157	409	0.89
e66	4000K	80	7	50,000	13°	6889	524	
	4000K	80	7	50,000	16°	5225	511	
	4000K	80	7	50,000	23°	1984	456	
	4000K	80	7	50,000	31°	1300	459	
e74	Amber	80	7	50,000	13°	3,927	299	0.57
	Amber	80	7	50,000	16°	2,978	291	0.57
	Amber	80	7	50,000	23°	1,131	260	0.57
	Amber	80	7	50,000	31°	741	262	0.57

OPTICS

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

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

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

3 L-103 GRILL LIGHT (L5.81)

NOT TO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	



Invue

ABB Arbor Bollard

Pathway Luminaire

Product Features

BAA · BABA

Interactive Menu

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

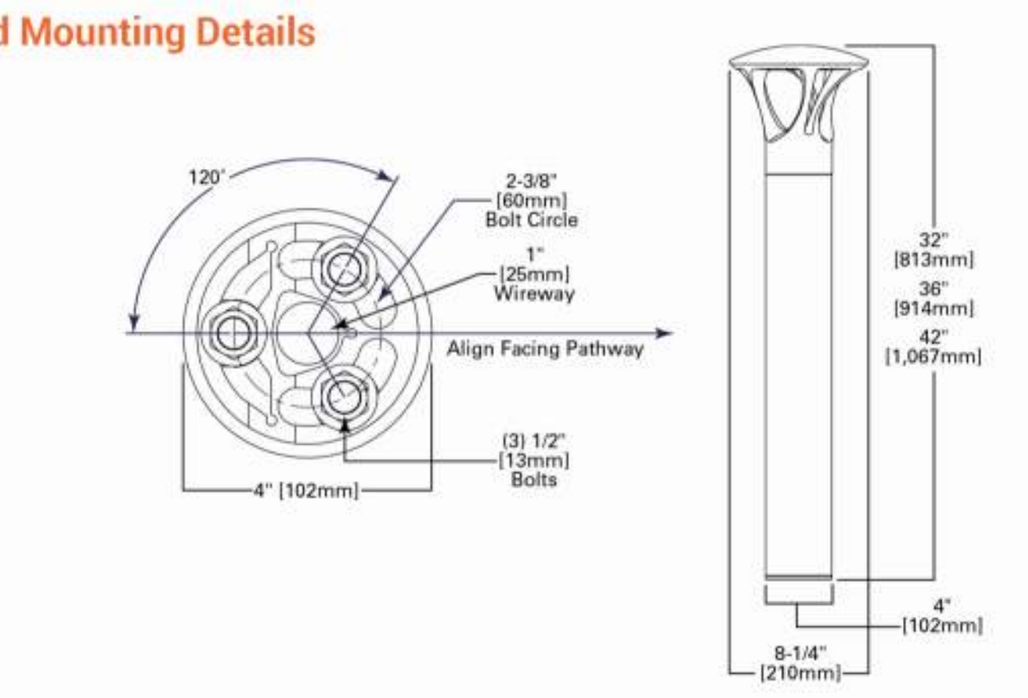
Product Certifications

UL CERTIFIED · IP66 · ISO · RoHS

Quick Facts

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

Dimensional and Mounting Details



COOPER Lighting Solutions — a Signify business

PS51683124 page 1 June 30, 2025 8:59 PM

Invue — ABB Arbor Bollard

Ordering Information

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

Product Family	Lumen Output [1]	CRI / CCT [12]	Source	Nominal Height	Voltage	Distribution	Color
ABB=Arbor Bollard BAA-ABB=Arbor Bollard Buy American Act Compliant [10] BABA-ABB=Build America Buy America Act [13]	B1=Mid Lumen Output B2=High Lumen Output	[Blank]=70 CRI / 4000K CCT 8027=80 CRI / 2700K CCT 8030=80 CRI / 3000K CCT [6]	LED	30=32" 36=36" 42=42"	D1=Dimming Driver (120-277V) [2] 347=347V [3] 480=480V [3,4]	A=Asymmetric S=Symmetric	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color [5]

Options (Add as Suffix)	Accessories (Order Separately) [7]
8030=80 CRI / 3000K CCT [6] HA=High Ambient [7] MS/DIM-H8=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) [8] MS/DIM-2H8=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) [8] DIM=0-10V Dimming Driver Leads Brought Out from Fixture	ABAnchor=Anchor Bolt Kit and Template [9] ISHH=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)

NOTES:
1. Standard 4000K CCT nominal 70 CRI.
2. Dimming driver standard.
3. Requires the use of a step down transformer.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
6. Extended lead times apply. Use dedicated IES files when performing layouts.
7. 50°C ambient rating.
8. The ISHH configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
9. Contact your customer service representative at Cooper Lighting Solutions for advance shipping.
10. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
11. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
12. DarkSky approved, 3000K CCT and warmer only.
13. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Product Specifications

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

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

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

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

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

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

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

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

COOPER Lighting Solutions — a Signify business

PS51683124 page 2 June 30, 2025 8:59 PM

1 L-101 BOLLARD LIGHTING (L5.81)

NOT TO SCALE

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

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

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

LM79 DATA				L70 DATA	OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})	Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000	13°	5993	456	0.87
	2700K	80	7	50,000	16°	4546	445	0.87
	2700K	80	7	50,000	23°	1726	397	0.87
	2700K	80	7	50,000	31°	1131	399	0.87
e65	3000K	80	7	50,000	13°	6131	466	0.89
	3000K	80	7	50,000	16°	4650	455	0.89
	3000K	80	7	50,000	23	1766	406	0.89
	3000K	80	7	50,000	31°	1157	409	0.89
e66	4000K	80	7	50,000	13°	6889	524	
	4000K	80	7	50,000	16°	5225	511	
	4000K	80	7	50,000	23°	1984	456	
	4000K	80	7	50,000	31°	1300	459	
e74	Amber	80	7	50,000	13°	3,927	299	0.57
	Amber	80	7	50,000	16°	2,978	291	0.57
	Amber	80	7	50,000	23°	1,131	260	0.57
	Amber	80	7	50,000	31°	741	262	0.57

OPTICS

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

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

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

DELTA STAR LED — IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



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

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

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

CATALOG NUMBER LOGIC

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

MATERIAL

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

SERIES

DS - Delta Star

SOURCE

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

LED TYPE

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

OPTICS

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

ADJUST-E-LUME® OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

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

OPTIONS

360SL - Knuckle Mounting System***

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

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

01/15/2020 SKU-739 SUB000930

2 L-102 TREE UPLIGHTING (L5.81)

NOT TO SCALE

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

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

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

SCALE NORTH

SHEET TITLE
SITE LIGHTING DETAILS

SHEET NUMBER
L5.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
6/25/2026 3:46:43 PM
Author

ORIGINAL SHEET SIZE: 24" X 36"



1" = 20'
0 10 20 40

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

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

SLEEVE LEGEND

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

CONTROL WIRE

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

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

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

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

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

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

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

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

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3858

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	06/26/2026

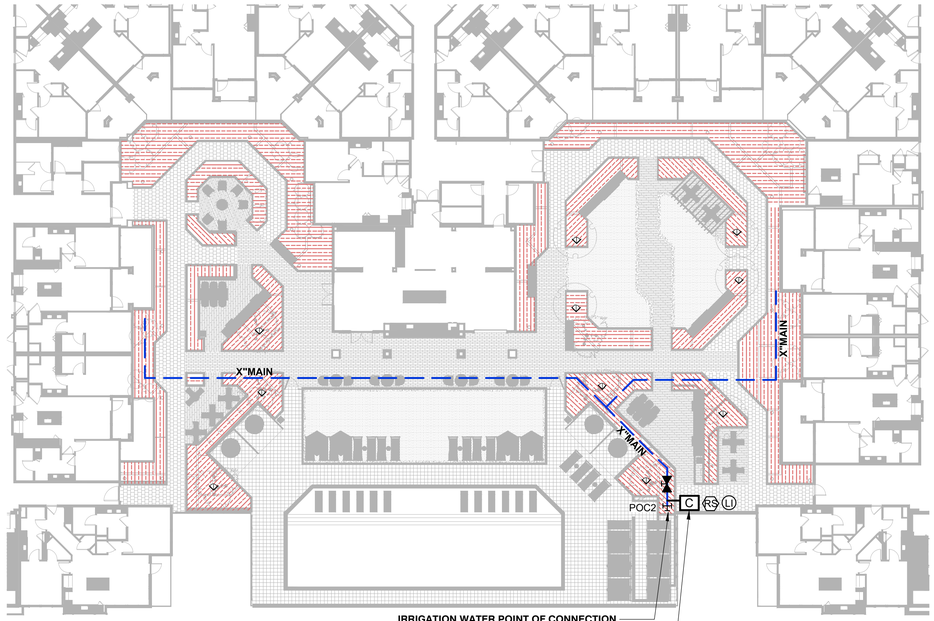
DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

SHEET TITLE
GROUND FLOOR IRRIGATION PLAN

SHEET NUMBER
L6.00

ORIGINAL SHEET SIZE: 24" X 36"



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

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

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

1" = 20'
0 10 20 40

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

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

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

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

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

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

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRDESIGNSTUDIO.COM
407-744-3658

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	06/26/2026

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

SCALE NORTH

SHEET TITLE

ROOFTOP IRRIGATION PLAN

SHEET NUMBER

L6.01

ORIGINAL SHEET SIZE: 24" X 36"

IRRIGATION NOTES

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

DRIP SPECIFICATIONS & NOTES:
DRIP TUBING; SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 20 PSI.

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

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

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

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

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

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

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

SLEEVE LEGEND

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

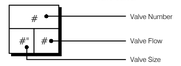
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	77	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-12 (ROOFTOP) XFCV XON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	4,687 LF	20
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 (GROUND LEVEL) XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	13,641 LF	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	LEEMCO LBT-BB 1IN.-4IN. (FPT X FPT) BRASS BALL VALVE.	3
MV	RAIN BIRD PEB-PRS-D (MASTER VALVE) 2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
C	RAIN BIRD ESPLXME2 (12 STATION) 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1
A	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 (24 STATION) 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
LI	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	2
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	2
FS	RAIN BIRD UFS-200 2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 1 GPM TO 200 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1
POC1	POINT OF CONNECTION - GROUND FLOOR CONNECT DOWNSTREAM OF THE IRRIGATION METER & BACKFLOW	1
POC2	POINT OF CONNECTION - ROOFTOP CONNECT DOWNSTREAM OF THE 1.5" TAP AND BACKFLOW	1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,187 LF
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL & MAINLINE SLEEVE	119.2 LF
	PIPE SLEEVE: PVC SCHEDULE 40 2" SLEEVE FOR CONTROL WIRE	124.3 LF

Valve Callout



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

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRDESIGNSTUDIO.COM
407-744-3658

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	06/26/2026

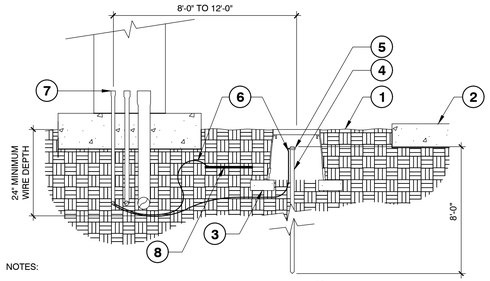
DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

SHEET TITLE
IRRIGATION NOTES & SCHEDULE

SHEET NUMBER
L6.02

ORIGINAL SHEET SIZE: 24" X 36"



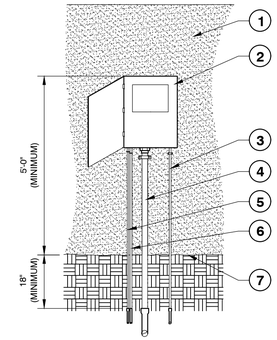
NOTES:

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

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

1 GROUNDING ROD

N.T.S. I-RBD-03



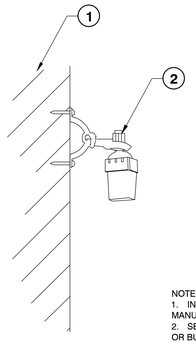
1. WALL, FENCE, OR BUILDING
2. WALL MOUNTED CONTROLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (SEE IRRIGATION LEGEND FOR CONTROLLER MAKE AND MODEL NUMBER)
3. ¾" KNOCKOUT FOR EARTH GROUND WIRE
4. 1.5" PVC ELECTRICAL CONDUIT FOR IRRIGATION VALVES, MASTER VALVE, AND FLOW SENSOR WIRES. OPTIONAL 2" KNOCKOUT IF MORE WIRES ARE NEEDED. SECURE CONDUIT TO WALL USING STAINLESS STEEL CLAMP
5. 1" PVC ELECTRICAL CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL CODES
6. 1" PVC ELECTRICAL CONDUIT FOR ET SENSOR (OPTIONAL)
7. FINISHED GRADE

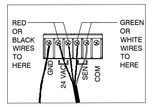
NOTES:

1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10'-0" ON CENTER.
2. GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" TO 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ¾" IN DIAMETER x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL
3. ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

2 WALL MOUNTED CONTROLLER

N.T.S. I-RBD-04





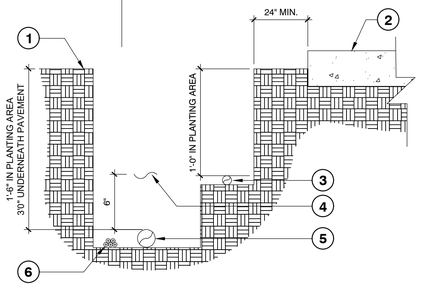
1. STATIONARY STRUCTURE
2. RAIN BIRD WR2 SERIES (WEATHER STATION)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SENSOR MAY BE MOUNTED ON A FENCE, FENCE POST, GUTTER OR BUILDING.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF BUILDING.

3 RAIN BIRD - WR2 SERIES WEATHER STATION

N.T.S. I-RBD-10



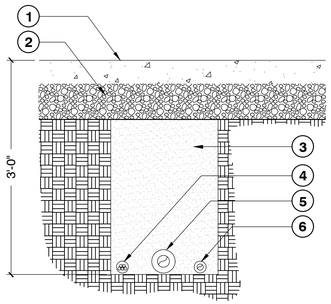
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1. FINISHED GRADE
2. PAVEMENT
3. NON-PRESSURIZED LINE (LATERAL LINE)
4. DETECTABLE LOCATOR TAPE
5. PRESSURIZED LINE (MAINLINE)
6. DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

4 IRRIGATION TRENCHING

N.T.S. I-RBD-12



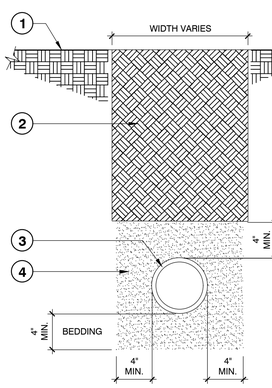
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

1. PAVEMENT
2. BASE ROCK
3. CLEAN BACKFILL, 95% RELATIVE COMPACTION UNDER PAVING OR PER CIVIL ENGINEER'S PLANS
4. CONTROL WIRES, SLEEVE UNDER PAVING. INSTALL ADJACENT TO PRESSURIZED MAINLINE. BUNDLE SHALL BE NO MORE THAN 50% OF PIPE DIAMETER
5. MAINLINE, SLEEVE UNDER PAVING TO BE TWO TIMES THE DIAMETER OF THE PRESSURIZED MAINLINE PIPE
6. NON-PRESSURIZED LINE, SLEEVE UNDER PAVING TO BE BE TWO TIMES THE DIAMETER OF THE LATERAL LINE

5 PIPE BENEATH PAVEMENT

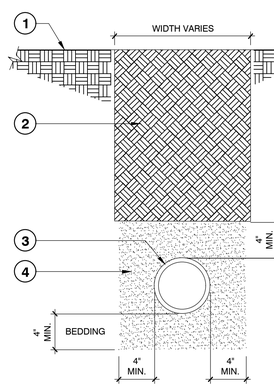
N.T.S. I-RBD-14



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC MAINLINE/LATERAL
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

6 MAINLINE WITH SAND BEDDING

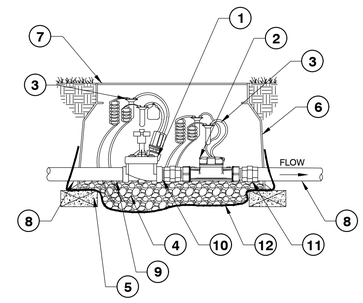
N.T.S. I-RBD-16



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC SLEEVE
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

7 SLEEVE AT ROAD

N.T.S. I-RBD-17



1. RAIN BIRD MASTER VALVE (PER SCHEDULE)
2. RAIN BIRD UFS SERIES FLOW SENSOR
3. CONTROL WIRE WITH WATERPROOF SPLICE CONNECTION
4. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
5. BRICK (1 OF 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. PVC MAINLINE
9. PVC MALE ADAPTER
10. PVC CLOSE NIPPLE (1 OF 3)
11. PVC UNION (1 OF 2)
12. ⅜" WELDED WIRE MESH

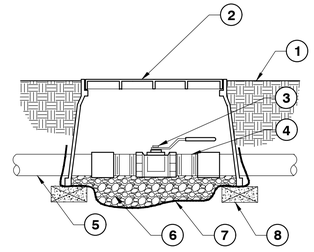
NOTES:

1. THE UFS CAN BE INSTALLED IN A VERTICAL POSITION WITH THE FLOW ARROW POINTING UPWARDS.
2. THE UFS SIZE MUST BE EQUAL TO OR SMALLER THAN THE INCOMING PIPE SIZE.
3. THE UFS DOES NOT REQUIRE STRAIGHT PIPE BEFORE OR AFTER SENSOR PLACEMENT.
4. NO BRICKS REQUIRED FOR RAIN BIRD VB-SERIES VALVE BOXES ONLY.

MODEL	SIZE	K	OFFSET	FLOW RANGE
UFS100	1"	0.25	0	0.3 - 50 GPM
UFS150	1.5"	1.70	-0.316	0.5 - 110 GPM
UFS200	2"	2.849	0.1439	1.0 - 200 GPM

8 RAIN BIRD MASTER VALVE & UFS (FLOW SENSOR)

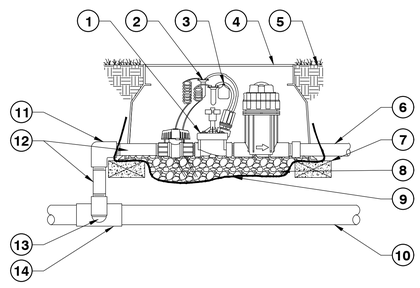
N.T.S. I-RBD-19



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. BRASS BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE
4. SCHEDULE 80 THREADED NIPPLE AS REQUIRED
5. PVC MAINLINE
6. 3/4" MINUS WASHED GRAVEL
7. WIRE FABRIC CLOTH
8. BRICK (1 OF 4)

9 BRASS BALL ISOLATION VALVE

N.T.S. I-RBD-23



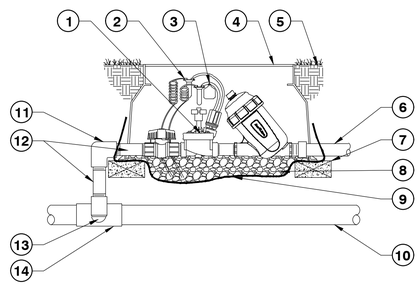
1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:

1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

10 1" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-25



1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:

1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

11 1.5" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-26

ORIGINAL SHEET SIZE: 24" X 36"

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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	06/26/2026

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

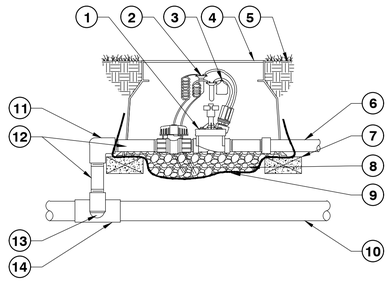
SCALE NORTH

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

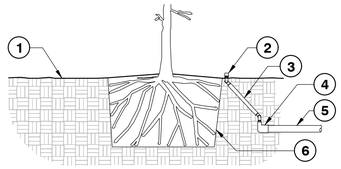
L6.03



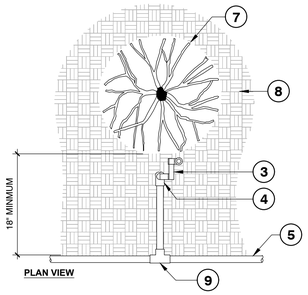
1. RAIN BIRD REMOTE CONTROL VALVE (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

1 RAIN BIRD REMOTE CONTROL VALVE

N.T.S. I-RBD-29



SECTION VIEW



PLAN VIEW

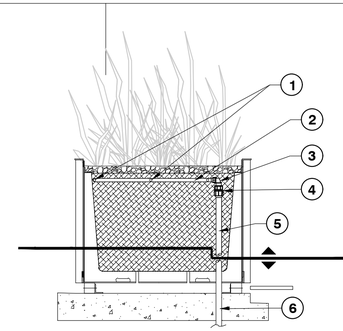
1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

2 IRRIGATION BUBBLER W/ LAYOUT

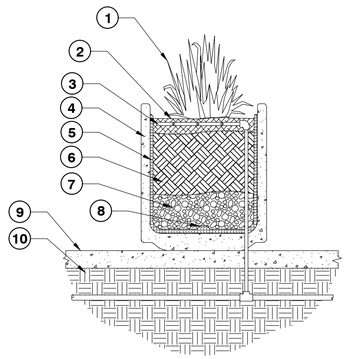
N.T.S. I-RBD-35



1. SUBSURFACE DRIPLINE
2. PVC HEADER MANIFOLD
3. PVC ELLBOWS
4. MBSP ADAPTER
5. PVC LATERAL
6. PVC LATERAL PROVIDED BY MEP

3 ON STRUCTURE PLANTER IRRIGATION

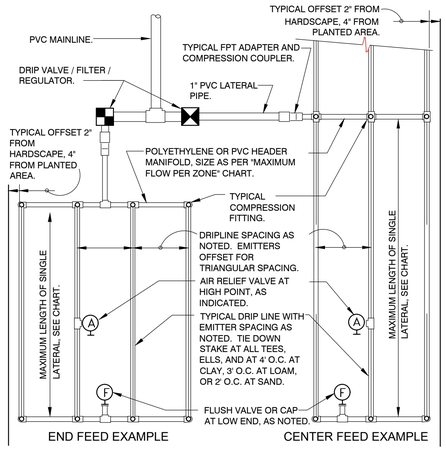
N.T.S. I-RBD-39



1. TYP-PLANTS/SHRUBS/GRASSES
2. TOP LAYER (MULCH)
3. IRRIGATION DRIP LINE
4. CONCRETE SIDEWALK PLANTER
5. TYP-WATERPROOF LINER
6. TYP-PLANTING SOIL
7. DRAINAGE GRAVEL
8. TYP-DRAIN SCREEN
9. FINISH GRADE / TOP OF SIDEWALK
10. TYP-SUBGRADE

4 PLANTER ON SIDEWALK

N.T.S. I-RBD-40



END FEED EXAMPLE CENTER FEED EXAMPLE

MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

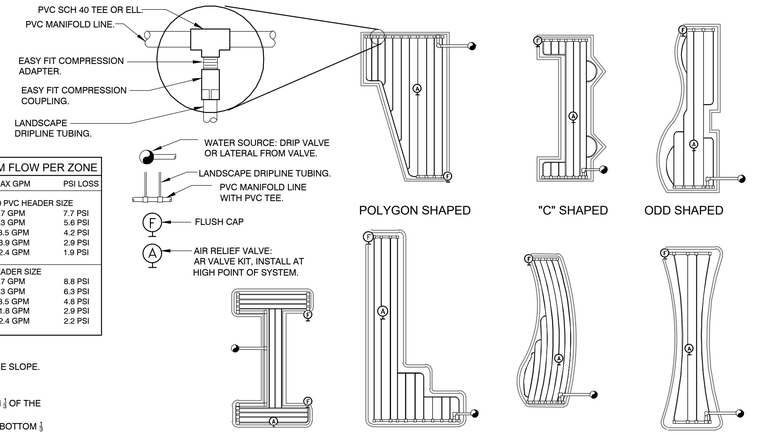
LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP $\frac{2}{3}$ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM $\frac{1}{3}$ OF THE SLOPE.
5. WHEN THE ELEVATION CHANGE IS 10FT OR MORE, ZONE THE BOTTOM $\frac{1}{3}$ ON A SEPARATE VALVE.

5 TYPICAL DRIPLINE REQUIREMENTS

N.T.S. I-RBD-38



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

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	06/26/2026

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

SCALE NORTH

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

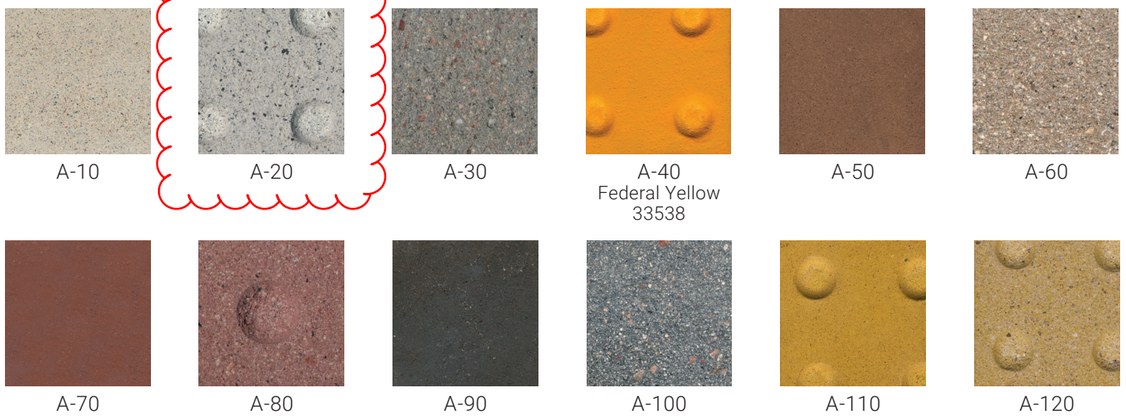
L6.04

ORIGINAL SHEET SIZE: 24" X 36"

WAUSAU TILE

P-102
TRUNCATED DOME

DETECTABLE WARNING ADA PAVERS



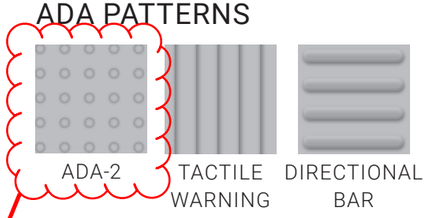
Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

In compliance with the American with Disabilities Act and California Title 24.

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver

ADA PATTERNS



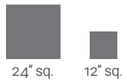
P-102
TRUNCATED DOME

STANDARD SIZES

All pavers available in thickness ranging from 2" - 2 ¾".

Directional Bar pattern only available in 12" x 12" sizing.

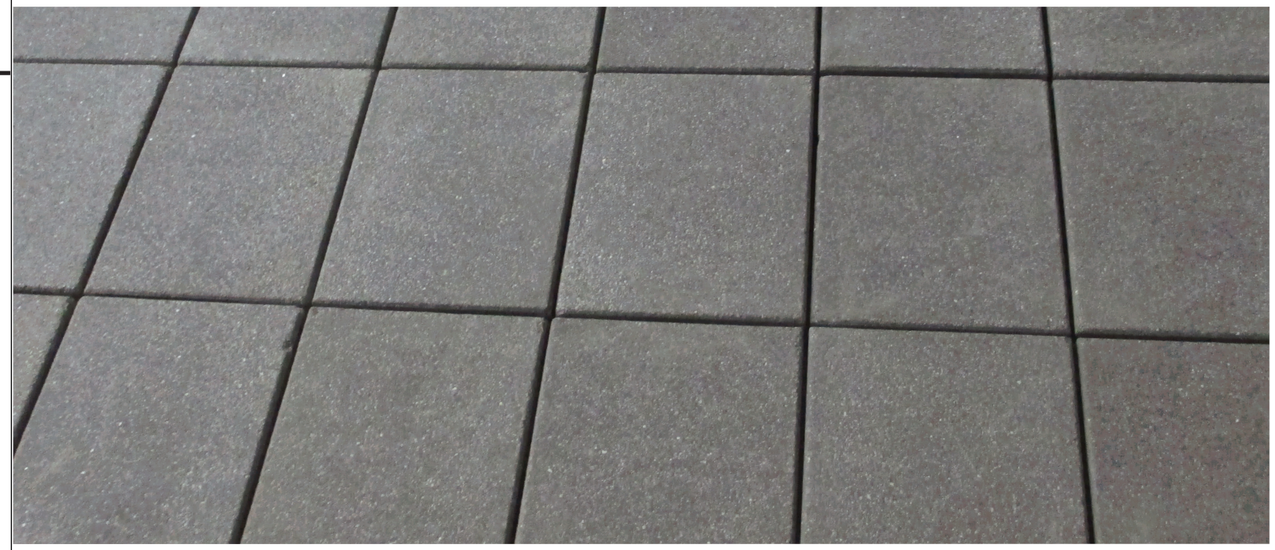
Check WausauTile.com or call your sales rep for more details.



CALL FOR FURTHER DETAILS & PRICING.

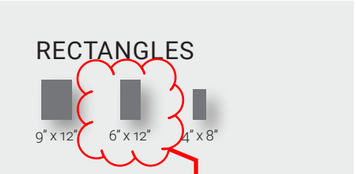
P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

Nov 2021



STANDARD H-SERIES SIZES

Choose the perfect H-Series permeable paver from 8 architectural paver lines, all with various colors and finishes to fit your project needs. With 3 rectangle sizes available, all with a thickness of 3", our permeable pavers can be placed in any pattern you would like or use multiple sizes to create a truly custom look. Available sizes are rated for pedestrian and vehicular applications.



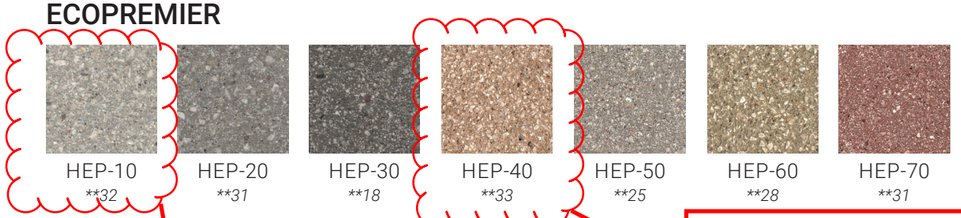
P-103 & P-105
GROUND FLOOR PERVIOUS PAVER 3 & 5

TECHNICAL INFORMATION

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 9,500 PSI avg. with no individual unit less than 8,000 PSI	ASTM C 140
Water Absorption	< 4.5%	ASTM C 140
Flexural Strength	> 1,800 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	2,000 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver

ECOPREMIER



P-105
GROUND FLOOR PERVIOUS PAVER 3

P-103
GROUND FLOOR PERVIOUS PAVER 1

***SRI**

WausauTile.com | 800.388.8728

ELEGANCE

EasyClean
Factory sealed for integral stain resistance

Town Hall

Exclusive to UNILOCK

P-104
GROUND FLOOR PERVIOUS PAVER 2


BURGUNDY RED


BURNT CLAY


OLD OAK


3 COLOR BLEND Blended on Site

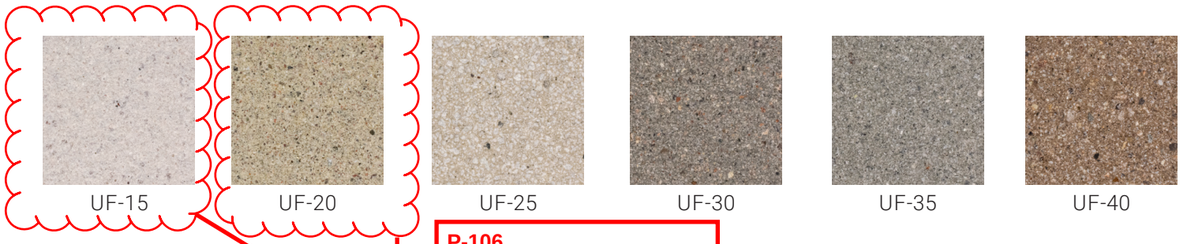

BASALT

INDIVIDUAL UNIT PERMEABLE DRIVE FRIENDLY

3⅛ x 9⅞ x 2¾"
100 x 250 x 70mm

WAUSAU TILE

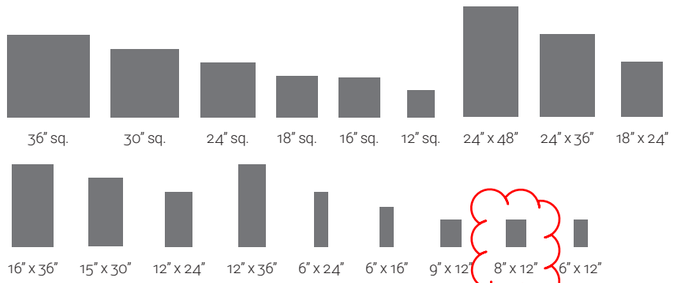
ULTRAFACE PAVERS



Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

All pavers available in thickness ranging from 1 ¾" - 3" on certain sizes. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

P-106 & P-107
ROOFTOP PAVER 1 & 2

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

June 2021

WAUSAU TILE

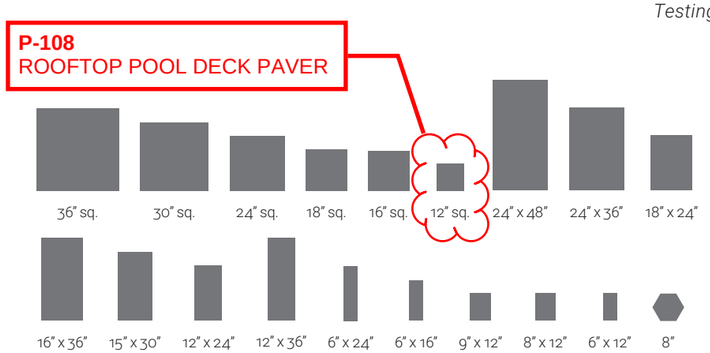
STONEY CREEK PAVERS



Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish. ***Sealed***

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

All pavers available in thickness ranging from 1 ¾" - 3" on certain sizes. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

June 2021

WAUSAU TILE

TIMBER PAVERS



Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish. ***Sealed***

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

All pavers available in thickness ranging from 1 ¾" - 3" on certain sizes. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

CALL FOR FURTHER DETAILS & PRICING.

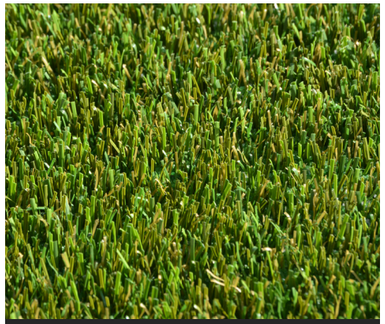
P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

June 2021

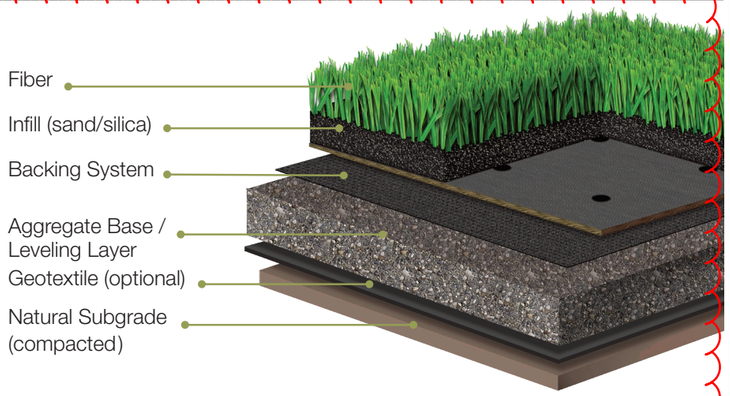
164SW
SWG Natural 65

P-112
ROOFTOP ARTIFICIAL TURF

SOUTHWEST GREENS®



(302) Spring Green Blend



	PROPERTY	IMPERIAL	METRIC	DESCRIPTION
PRODUCT	Fiber Type	100% Polyethylene		
PROPERTIES	Total Fiber Mass	12,600 denier 5,000 denier	14,000 dtex 5,555.56 dtex	6 Ply PE Mono 8 Ply PP Thatch
	Finished Pile Height	1.75 in.	44.45 mm.	
	Colors:	(301) Olive Blend (302) Spring Green Blend (305) Spring Green		
	Tufting Gauge	3/8 in.	9.525 mm.	
	Primary Backing	7 oz/yd^2	237.34 g/m^2	13 Pic
	Secondary Backing	20 oz/yd^2	678.12 g/m^2	Urethane
PERFORMANCE PROPERTIES	Tufted Face Weight	65 oz/yd^2	2,203.87 g/m^2	ATSM D418
	Total Weight	92 oz/yd^2	3,119.33 g/m^2	ATSM D418
PACKAGING	Item Number			164SW
	Tufted Roll Width	15 ft.	4.57 m.	

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

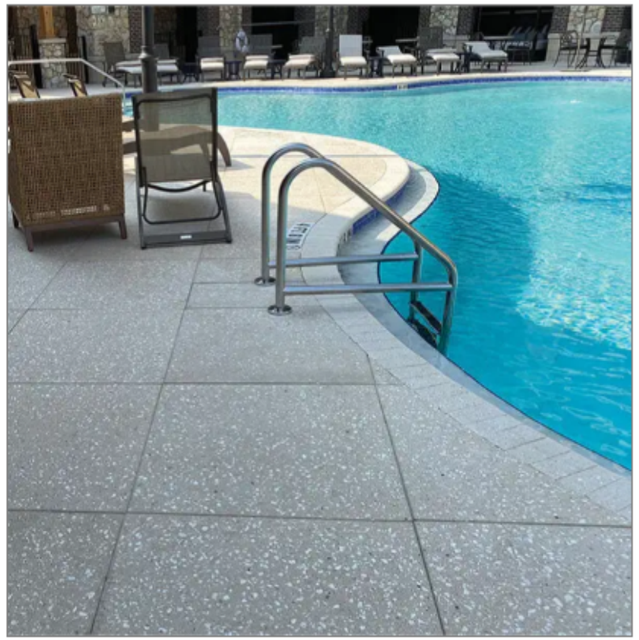
*For full terms, please see the 10 year warranty agreement.

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

©2023 Southwest Greens. All rights reserved. Southwest Greens is a registered trademark of Shaw Industries Group, Inc., a Berkshire Hathaway Company.

Contact Your Representative
877.260.7888
www.southwestgreens.com

Pool Coping







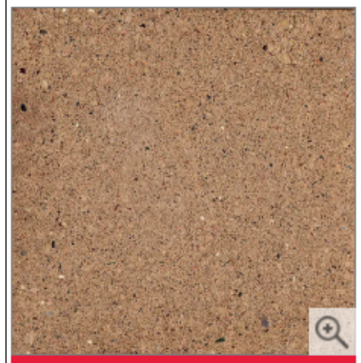
Add To Quote | Request A Sample ↓

Pool coping tiles help separate swimming pools from the surrounding surface and protects the overall structure of the pool. Wausau Tile's pool coping prevents water from getting behind the pool wall and excessive amounts from splashing out of the pool. Available in single bullnose, double bullnose, safety edge and eased edge styles, our copings can be radial or straight per your design.

P-114
POOL COPING

Available Colors

Acid Wash | Weatherstone | Premium Ground & Polished



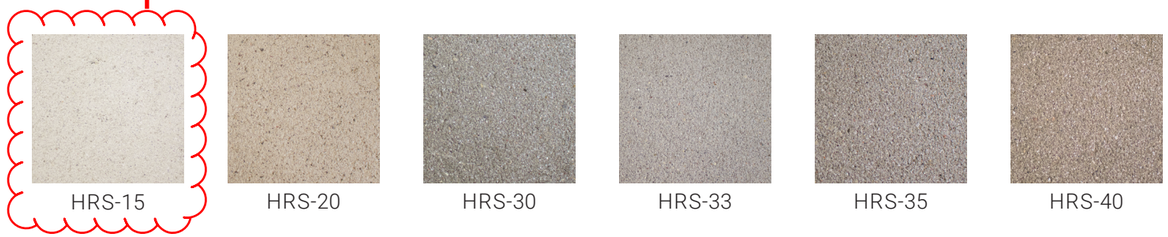
Request Sample



WAUSAU TILE

RIVERSIDE PAVERS

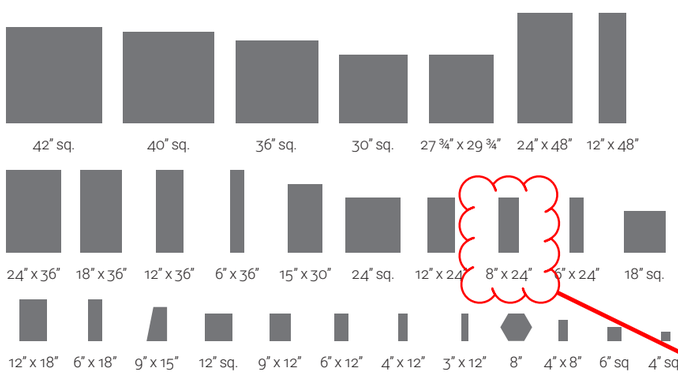
P-120
GROUND FLOOR PAVER



Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 9,500 PSI avg. with no individual unit less than 8,000 PSI	ASTM C 140
Water Absorption	< 4.5%	ASTM C 140
Flexural Strength/Moduls of Rupture	Meets or exceeds standard	ASTM C 1782
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	2,000 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

Pavers available in thickness ranging from 1 ⅝" - 4" depending on the size. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

P-120
GROUND FLOOR PAVER

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

Nov 2023

HERITAGE COLLECTION

HOLLAND STONE

PAVER | 30MM | 60MM

BELGARD
PAVES THE WAY

The classic architectural appearance is derived from a smooth face and clean lines to offer traditional appeal.



P-123V
VEH. CROSSWALK PAVER

P-121V
VEH. PAVER FIELD



P-122V
VEH. PARKING PAVER

ADOBE



AMARETTO



CHARCOAL



HARVEST BLEND



KNIGHTSBRIDGE



NAPOLI



RIO

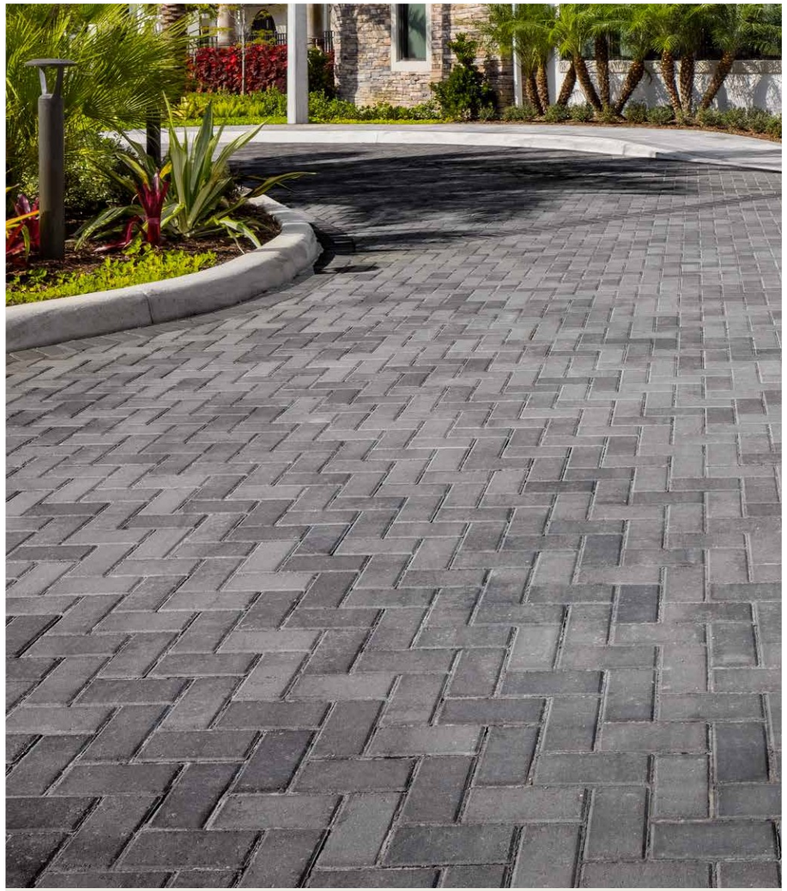


SLATE



TITANIUM

Due to the natural materials in our products, colors may vary from those shown on the cut sheet. We recommend viewing actual product samples to ensure the perfect color and finish for each project.



DRIVEWAY APPROVED

ADA COMPLIANT

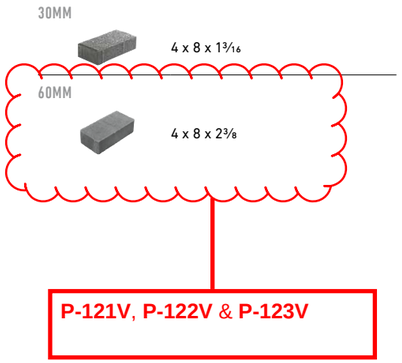
QUALITY FOR LIFE

Every step of our manufacturing process incorporates rigorous research, testing and quality assurance. We demand the highest quality from each of our facilities across North America. We believe in creating world class building products that stand the test of time. See our lifetime warranty at ***Belgard.com/Warranty***

FEATURES & BENEFITS

- One size ideal for inlays, borders and as a stand alone
- Ideal for both residential and commercial applications
- Comprehensive library of installation patterns
- 60MM size approved for residential vehicular applications

SHAPES & SIZES



PALLET INFORMATION

HOLLAND STONE		SQFT/ PALLET	UNITS/ LAYER	SQFT/ LAYER	LAYER/ PALLET	WEIGHT/ PALLET
30MM	4 x 8 x 1 3/16	145	-	-	16	1925
60MM	4 x 8 x 2 3/8	120	54	12	10	3120

Downloadable professional resources available at **Belgard.com/Resources**

View the product page on **Belgard.com** for more information

LEARN MORE

BELGARD® | PAVES THE WAY®

AN OLDCASTLE® APG OUTDOOR BRAND

TAMPA
4630 Woodland Corporate Blvd.
Tampa, FL 33614
Ph: 813-783-1970

© 2025 Oldcastle® APG, Inc. All Rights Reserved. BEL24-D-322250 | Coastal | Revised 01/2025

City of Pensacola

Memorandum

222 West Main Street
Pensacola, FL 32502

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

ACTION ITEM April 2026 Review

SUBJECT:

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

SUMMARY:

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

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

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

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

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

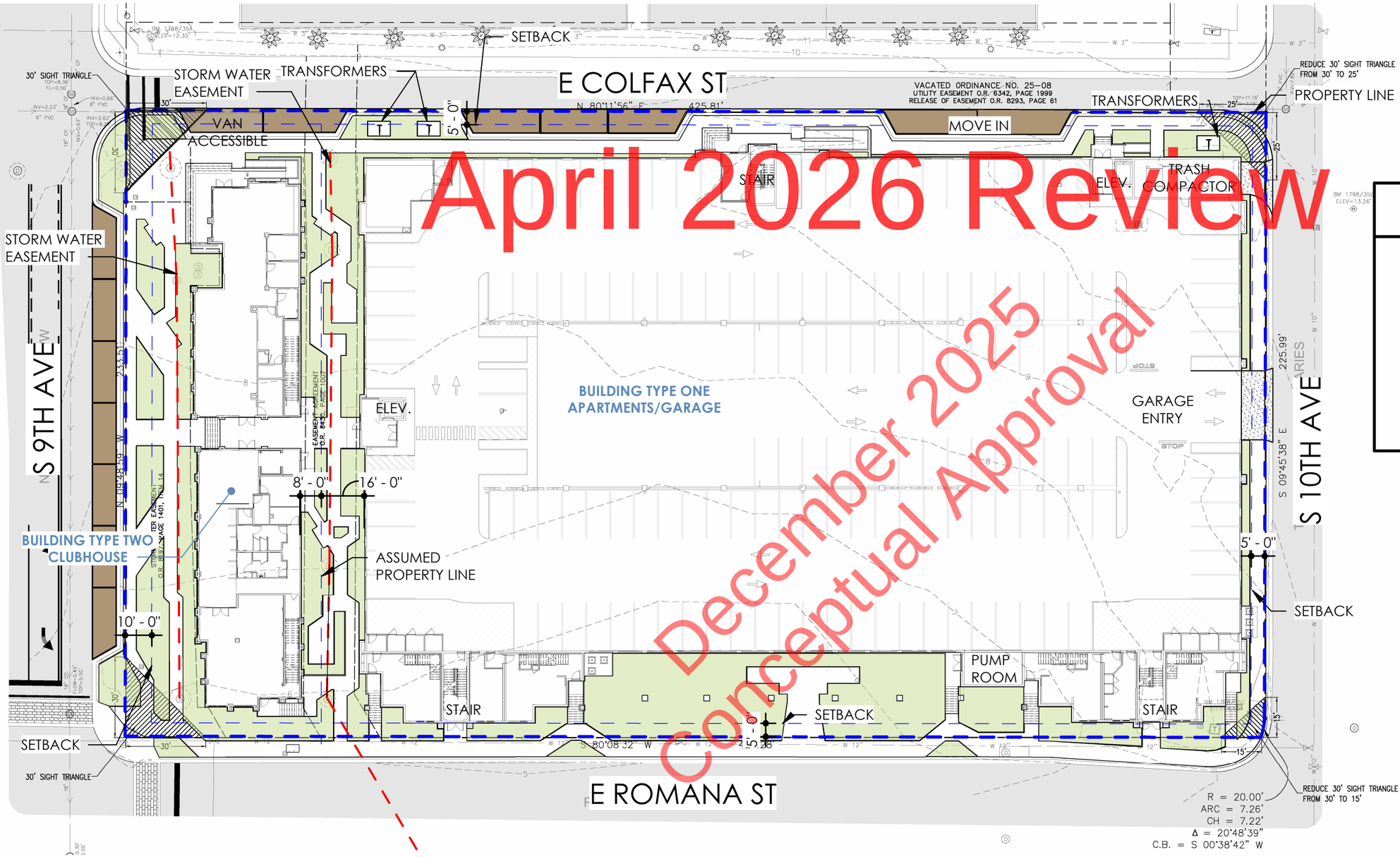
ATTACHMENTS:

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

50 S. 9th Avenue – Gateway Redevelopment District







April 2026 Review
December 2025
Conceptual Approval

LOT CALCULATION

CALCULATIONS PROVIDED BY THE CIVIL ENGINEER

BUILDINGS = 71,615 SF (72.1%)

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

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

OPEN AREAS = 14,598 SF (14.7%)

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

N

0 20 40 80

SCALE: 1" = 40'

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

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

HALSTEAD

charlan • brock • architects

12-09-2025

SITE PLAN

PB-03

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review
December 2025
Conceptual Approval

1 BUILDING TYPE ONE - SOUTH ELEVATION A

E ROMANA ST

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

12-09-2025

BUILDING TYPE ONE - ELEVATIONS

PB-13

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review
December 2025
Conceptual Approval

1 BUILDING TYPE ONE - SOUTH ELEVATION B

E ROMANA ST

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

MATERIALS

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

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review
December 2025
Conceptual Approval

1 BUILDING TYPE ONE - EAST ELEVATION

S 10TH ST

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

12-09-2025

BUILDING TYPE ONE - ELEVATIONS

PB-15

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

April 2026 Review
December 2025
Conceptual Approval



1 BUILDING TYPE ONE - NORTH ELEVATION A

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

12-09-2025

BUILDING TYPE ONE - ELEVATIONS

PB-16

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review
December 2025
Conceptual Approval

1 BUILDING TYPE ONE - NORTH ELEVATION B

E COLFAX ST

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

12-09-2025

BUILDING TYPE ONE - ELEVATIONS

PB-17

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review
December 2025
Conceptual Approval

1 BUILDING TYPE ONE - WEST ELEVATION

S 9TH ST

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

12-09-2025

BUILDING TYPE ONE - ELEVATIONS

PB-18

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
11/26/2025 2:11:14 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_ARCH.rvt

April 2026 Review



2 BUILDING TYPE TWO - SOUTH ELEVATION

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



December 2025
Conceptual Approval

1 BUILDING TYPE TWO - WEST ELEVATION

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

12-09-2025

BUILDING TYPE TWO - ELEVATIONS

PB-19

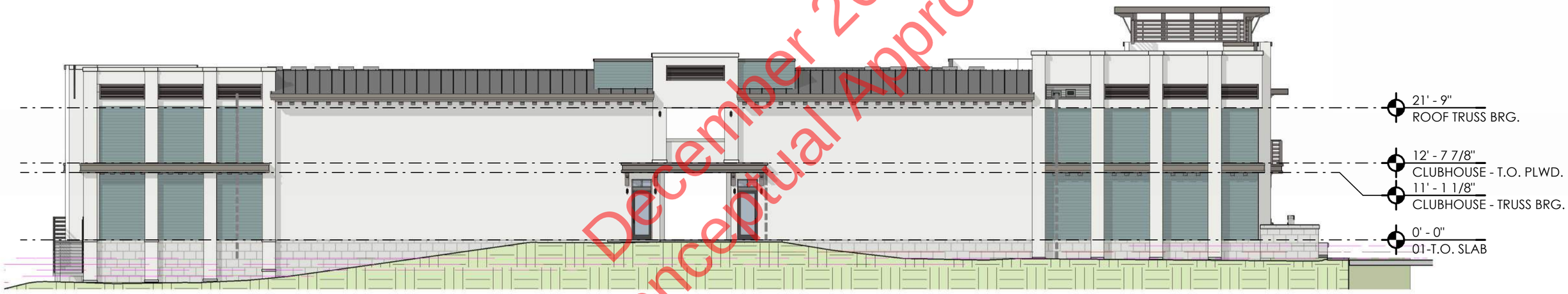
© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

2 BUILDING TYPE TWO - NORTH ELEVATION

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



December 2025
Conceptual Approval

1 BUILDING TYPE TWO - EAST ELEVATION

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

MATERIALS



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

HALSTEAD

charlan • brock • architects

12-09-2025

BUILDING TYPE TWO - ELEVATIONS

PB-20

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
11/26/2025 2:11:22 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_ArchVT

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

Planning Board Application
Request for Aesthetic Review

Application Date: 03/13/2026

Project Address: 50 S 9th Ave, Pensacola

April 2026 Review

Applicant: Joan Tran

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

Email: Signature on file.

Phone: 407.660.8900

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

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

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

Project specifics/description:

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

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

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

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made.

Joan Tran
Applicant Signature

03/03/2026
Date

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

cba
architects • planners
an employee owned company

April 2026 Review

THE HELM AT HAWKSHAW



CONCEPTUAL RENDERING

SHEET LIST

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

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

HALSTEAD

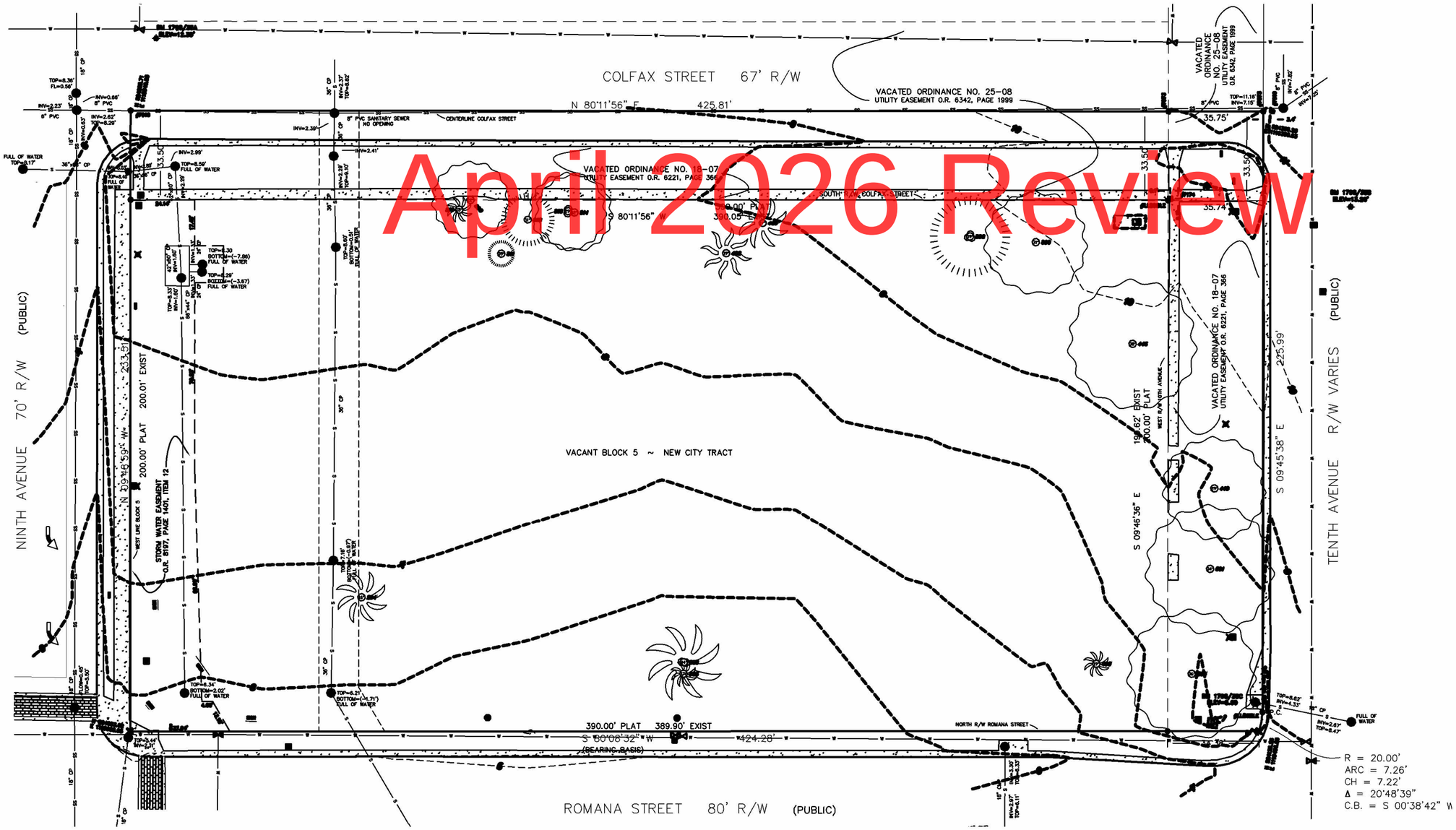
charlan • brock • architects

03-13-2026

COVER SHEET

PB-01

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
4/1/2026 4:01:24 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_ACR.rvt

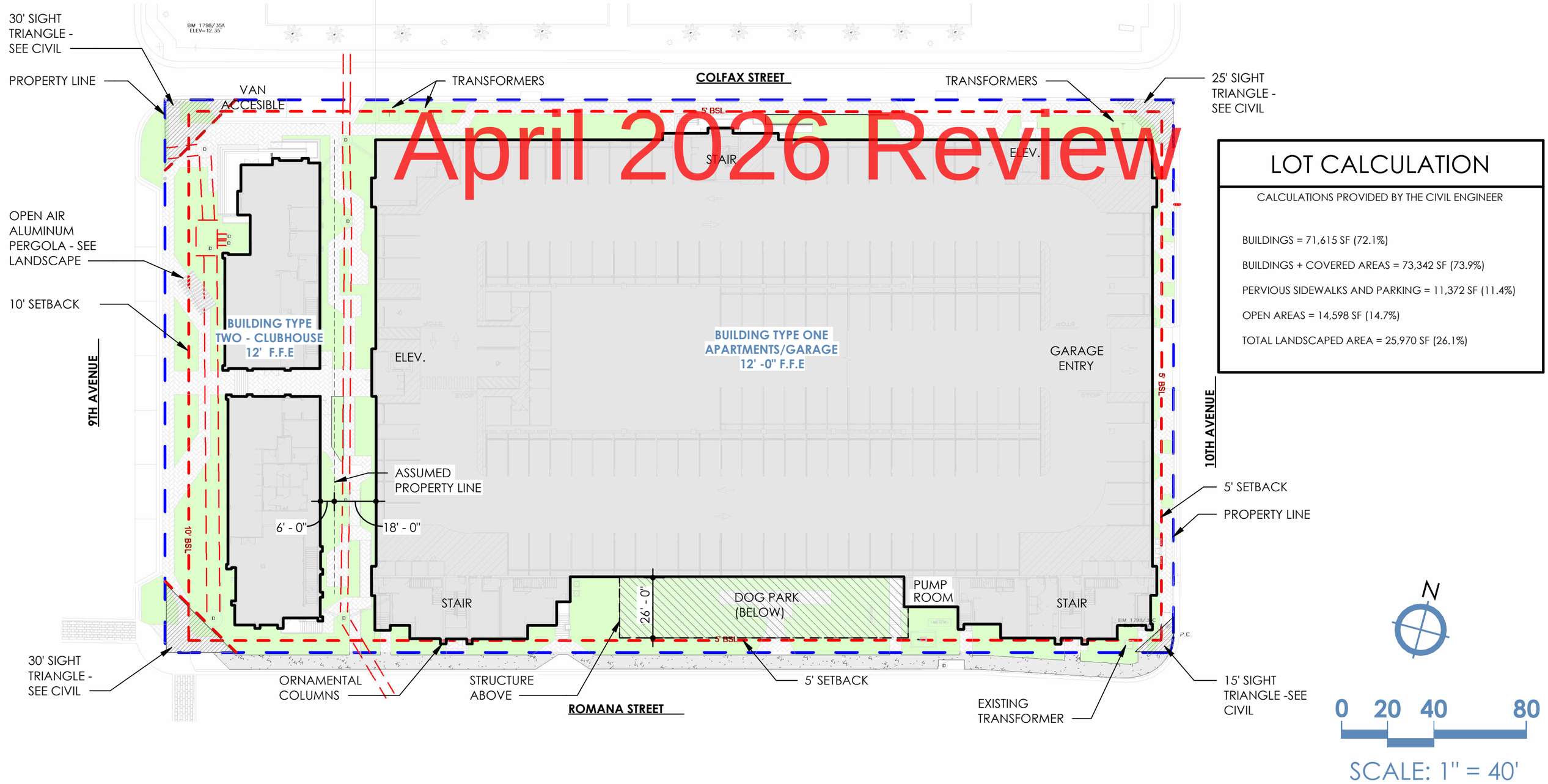


April 2026 Review

1 EXISTING SITE PLAN

SCALE: 1" = 40'-0"

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



LOT CALCULATION

CALCULATIONS PROVIDED BY THE CIVIL ENGINEER

BUILDINGS = 71,615 SF (72.1%)

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

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

OPEN AREAS = 14,598 SF (14.7%)

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

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

HALSTEAD

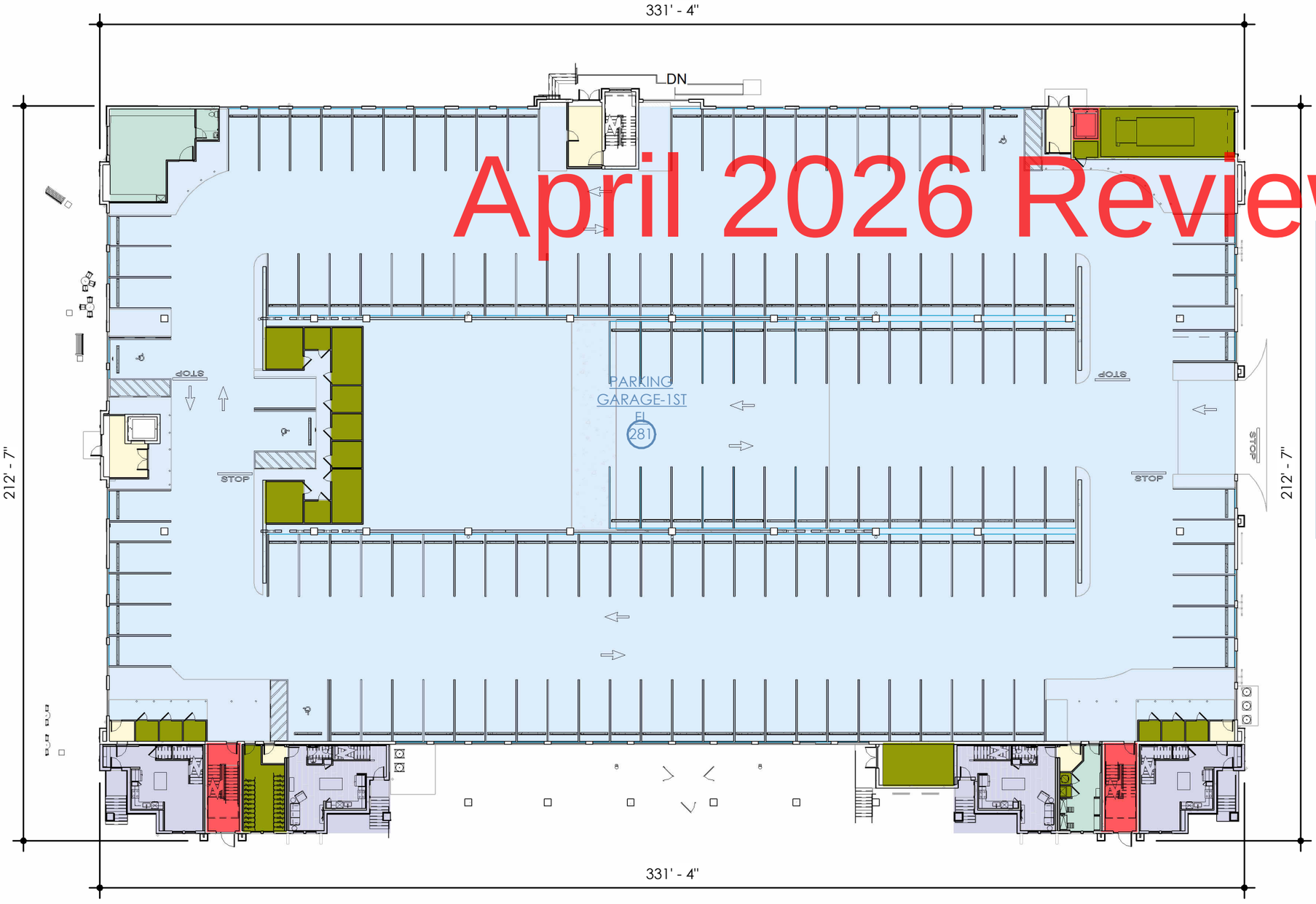
charlan • brock • architects

03-13-2026

ARCHITECTURAL SITE PLAN

PB-03

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

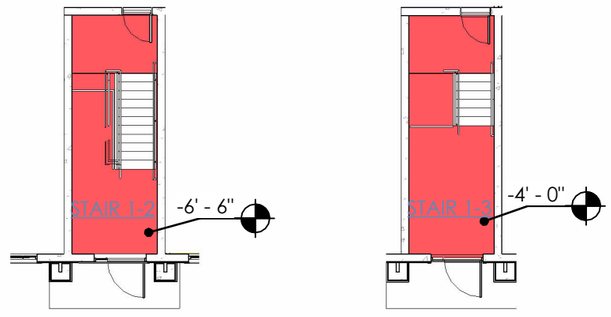
LEGEND

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

PARKING SCHEDULE

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

* REFER TO SITE PLAN FOR ADDITIONAL SURFACE PARKING



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

1 FIRST FLOOR PLAN

BUILDING TYPE ONE — SCALE: 1/32" = 1'-0"

2 STAIR 1-2 & 1-3

GROUND FLOOR PLAN — SCALE: 1/16" = 1'-0"

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

HALSTEAD

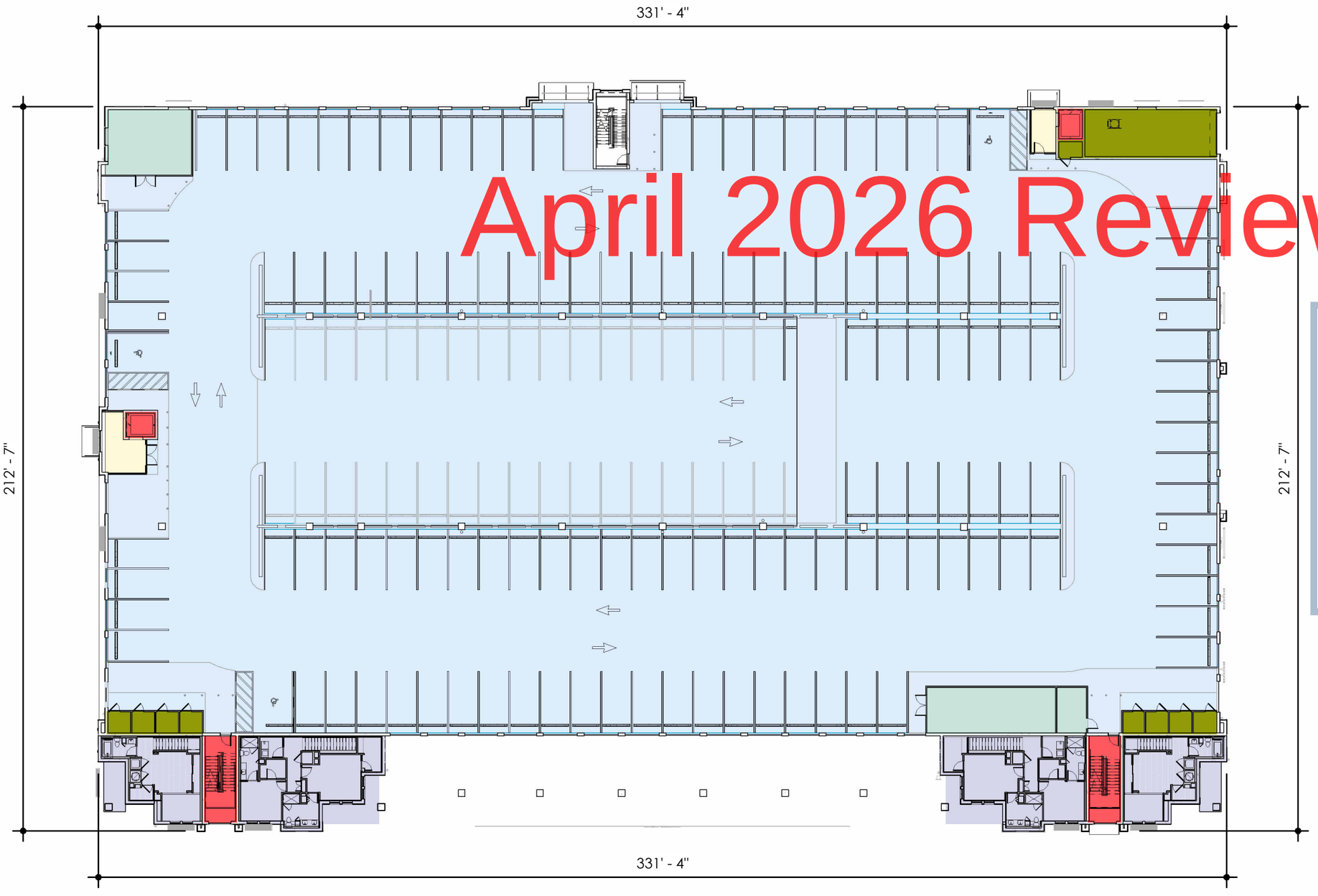
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - FIRST FLOOR

PB-04

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

LEGEND

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

PARKING SCHEDULE

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

* REFER TO SITE PLAN FOR ADDITIONAL SURFACE PARKING

1 SECOND FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

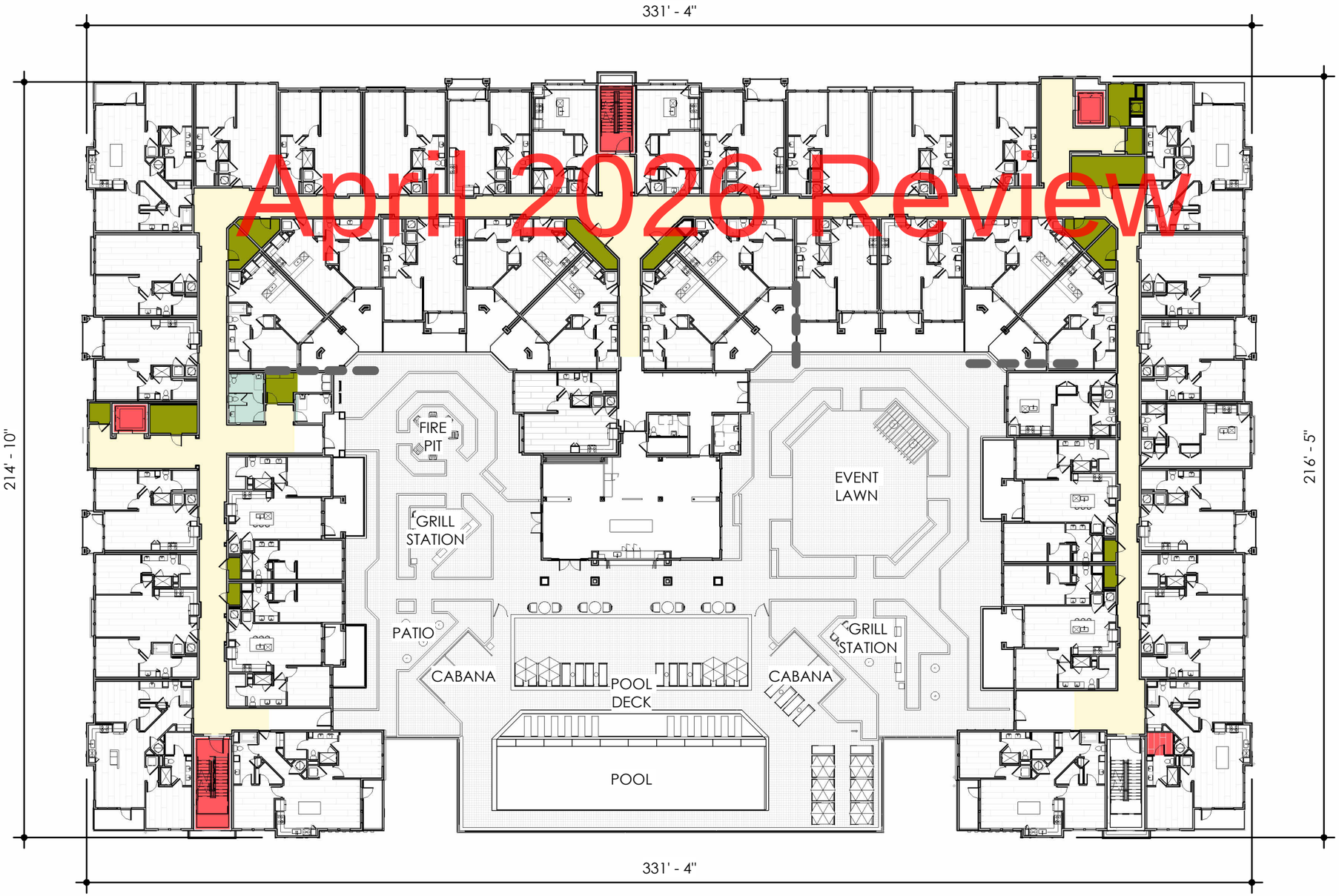
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - SECOND FLOOR

PB-05

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



LEGEND

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

1 THIRD FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

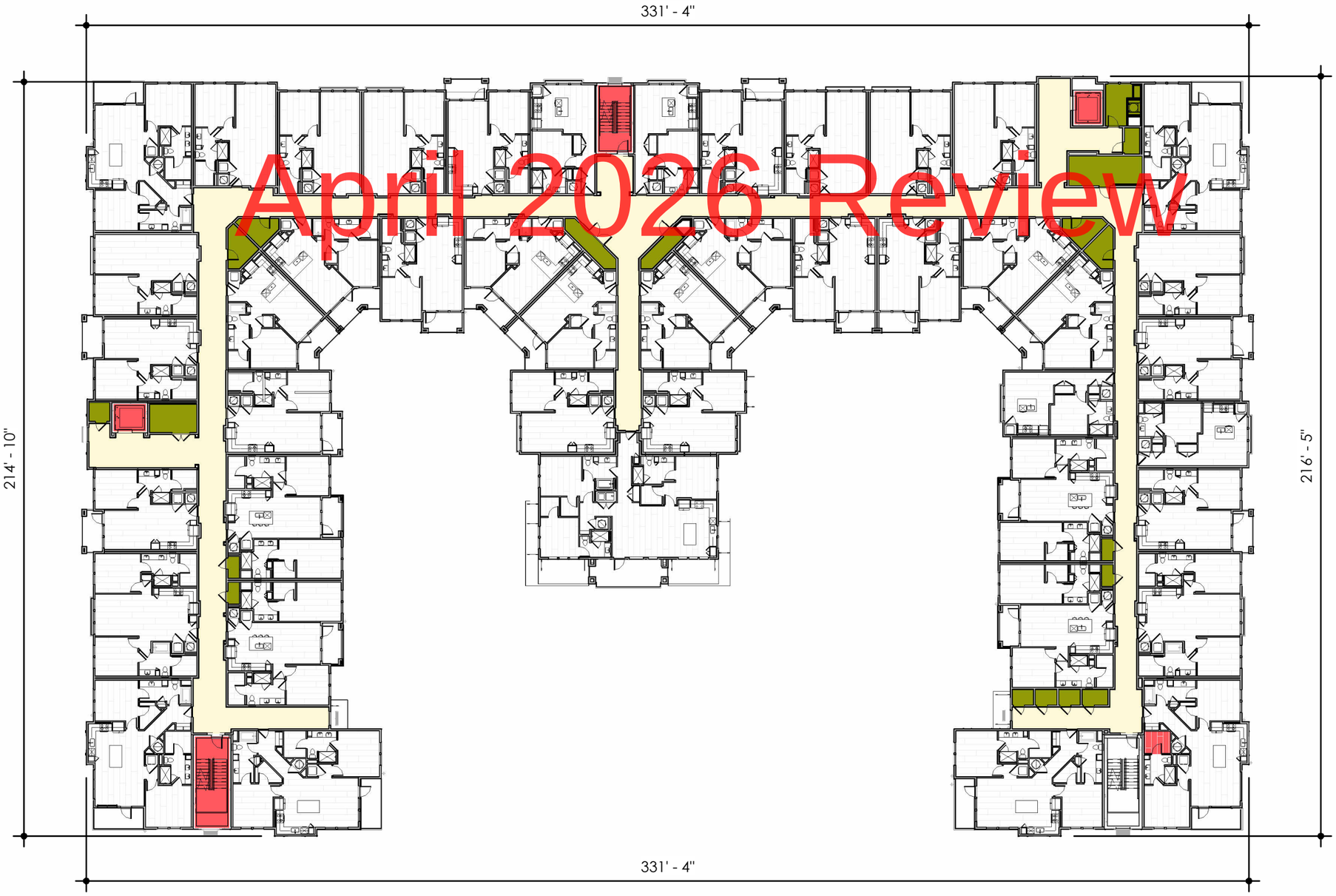
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - THIRD FLOOR

PB-06

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 FOURTH FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

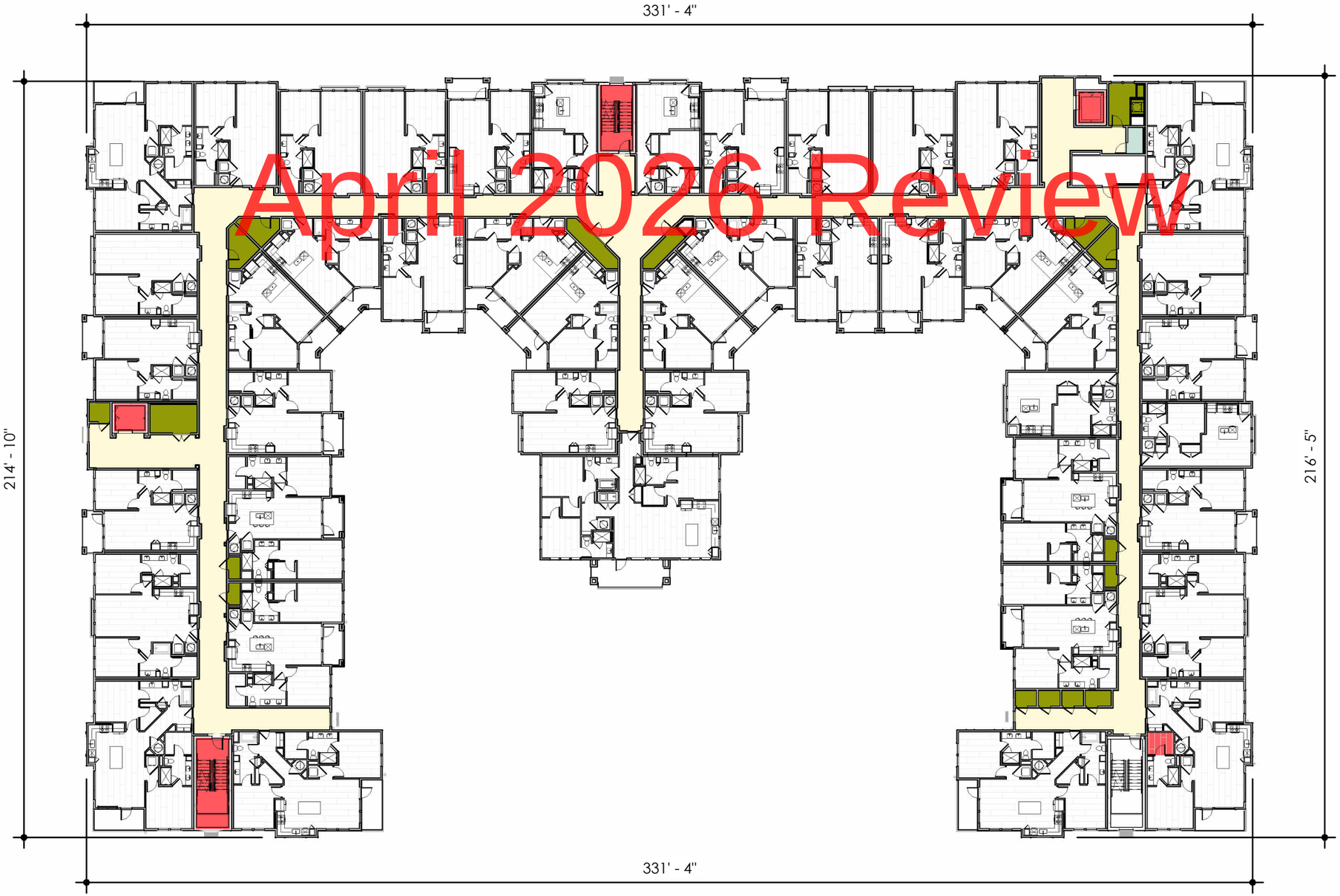
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - FOURTH FLOOR

PB-07

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
4/1/2026 4:02:23 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_ArchVF



LEGEND

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

1 FIFTH FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

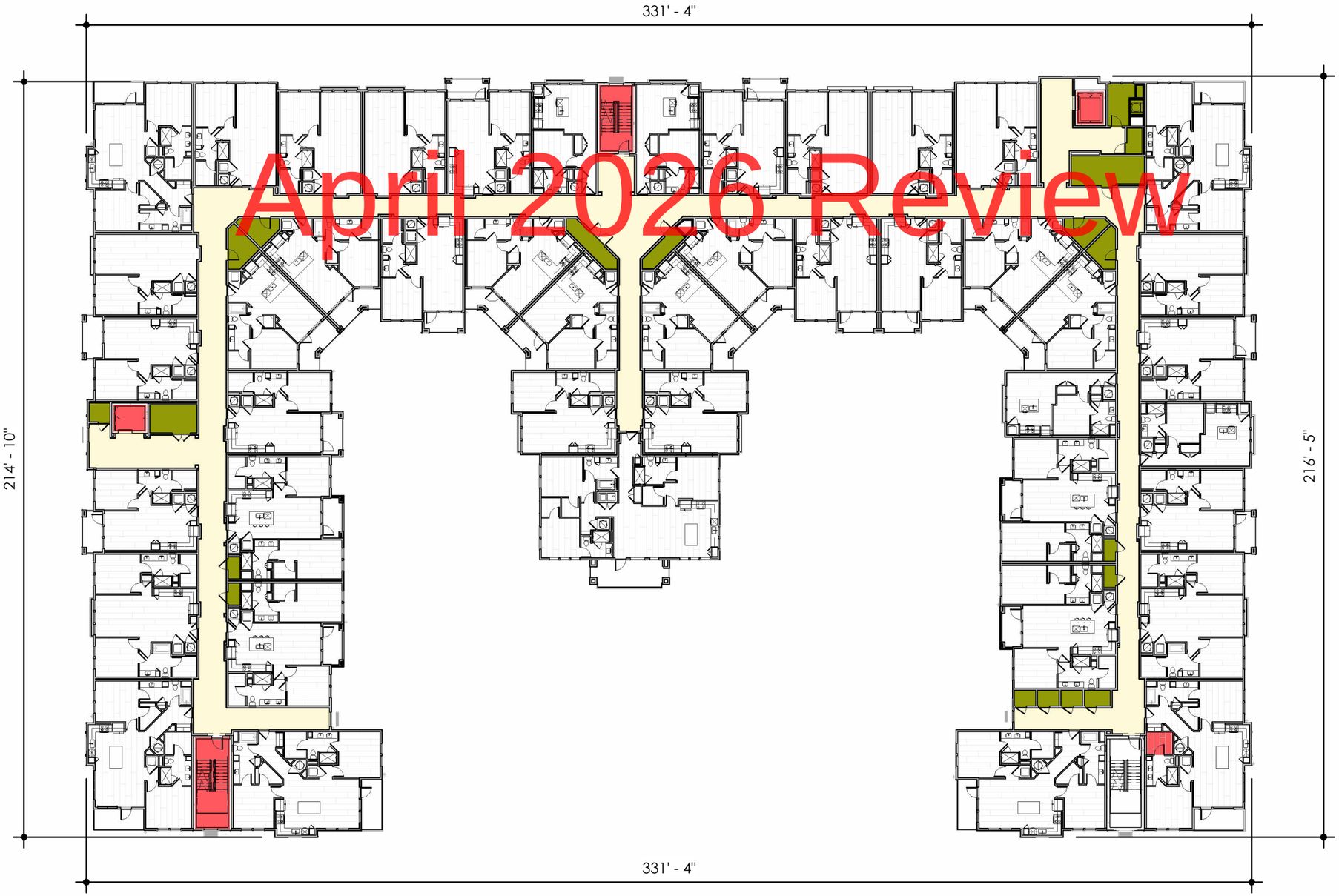
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - FIFTH FLOOR

PB-08

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



LEGEND

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

1 SIXTH FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

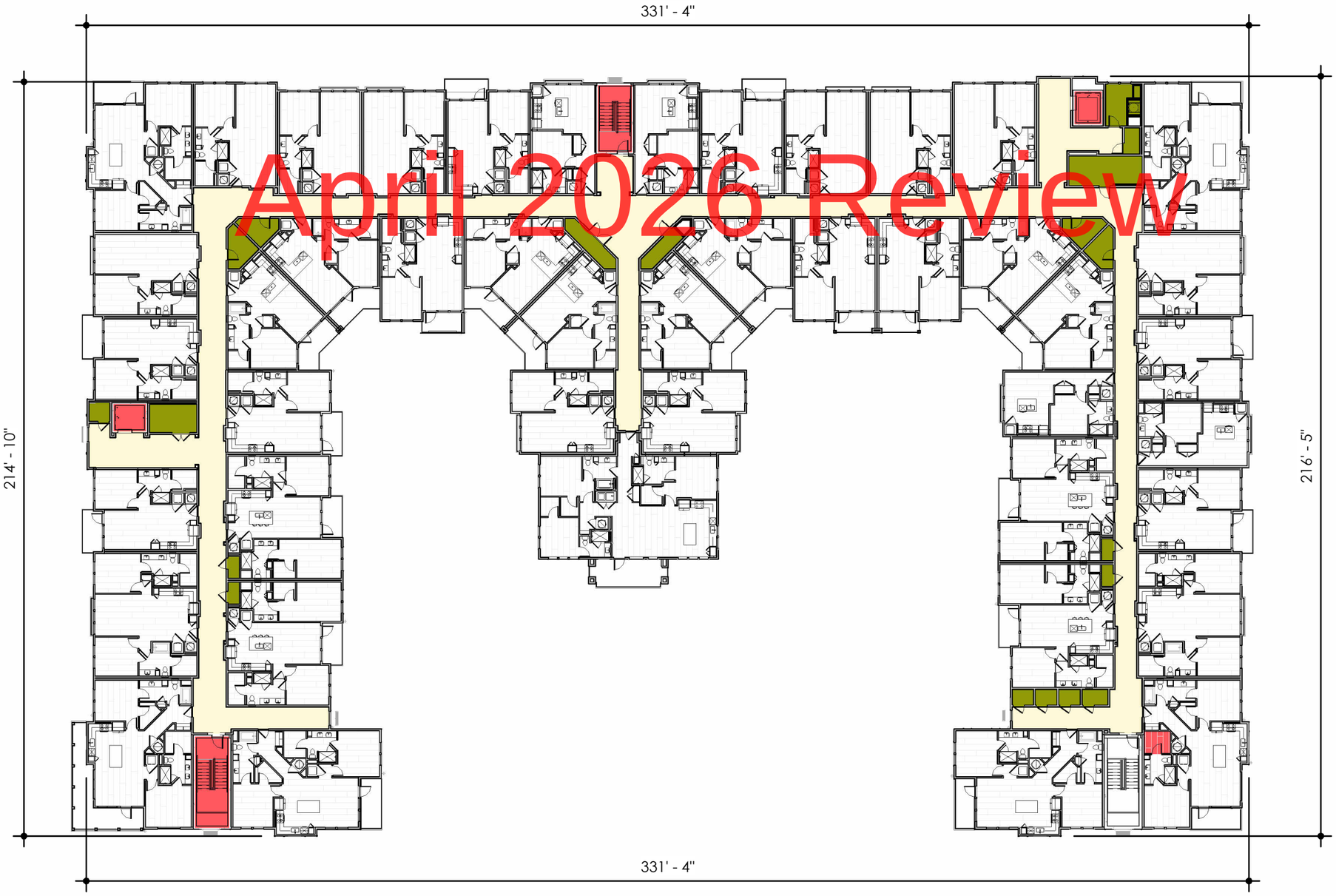
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - SIXTH FLOOR

PB-09

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



1 SEVENTH FLOOR PLAN

BUILDING TYPE ONE

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

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

HALSTEAD

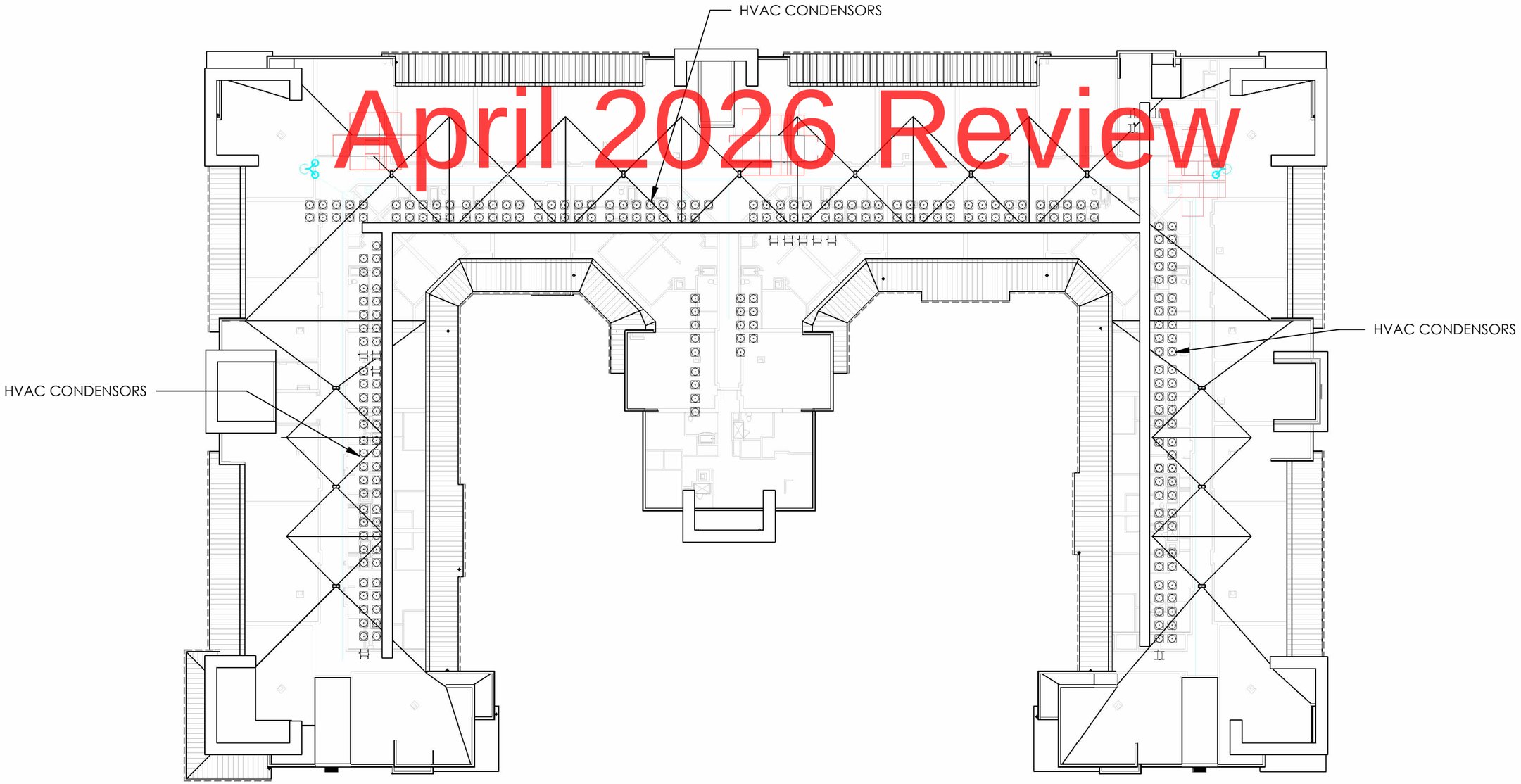
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - SEVENTH FLOOR

PB-10

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
4/1/2026 4:02:38 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_Archvt



April 2026 Review

1 BUILDING TYPE 1 ROOF PLAN

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ROOF PLAN

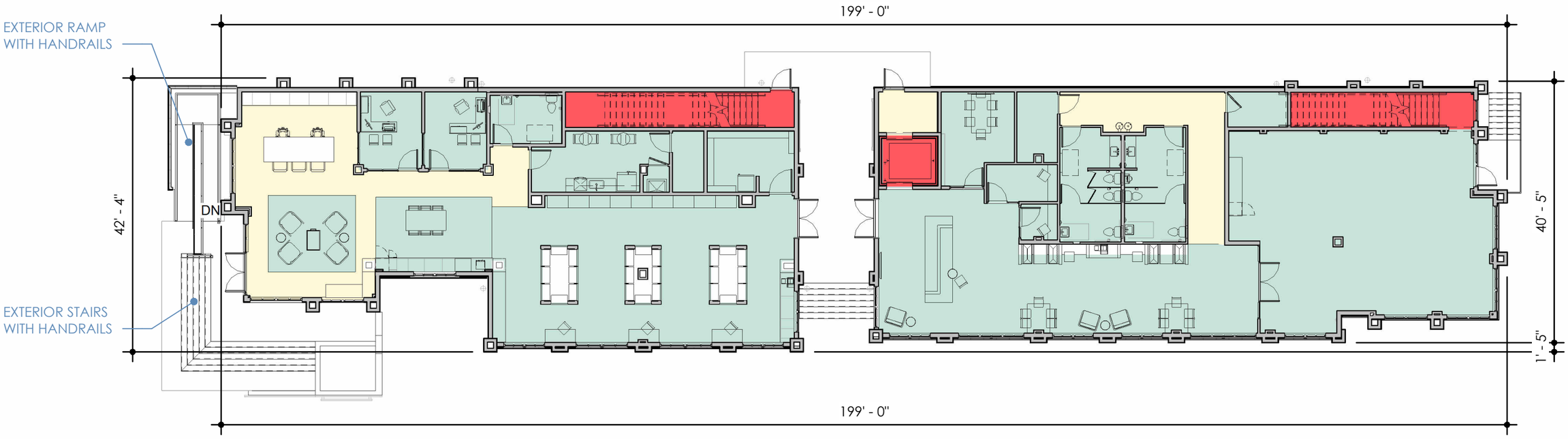
PB-11

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

LEGEND

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

April 2026 Review



1 FIRST FLOOR

CLUBHOUSE - BLDG TYPE TWO

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

BUILDING TYPE TWO - FIRST FLOOR PLAN

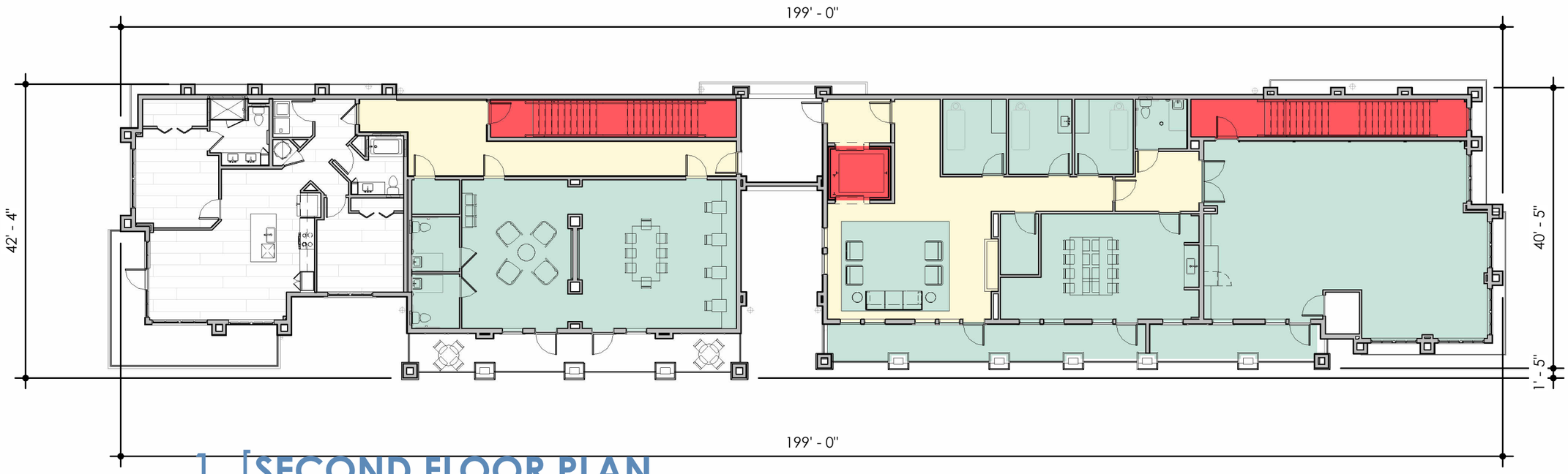
PB-12

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
4/1/2026 4:02:40 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_ArchVF

LEGEND

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

April 2026 Review



1 SECOND FLOOR PLAN

CLUBHOUSE - BLDG TYPE TWO

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

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

HALSTEAD

charlan • brock • architects

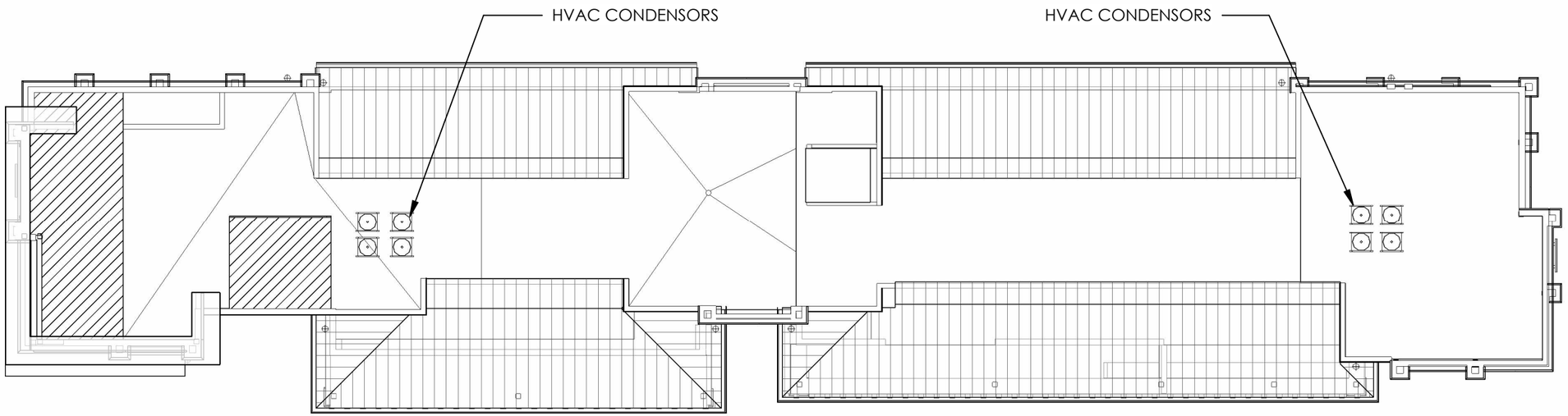
03-13-2026

BUILDING TYPE TWO - SECOND FLOOR

PB-13

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p.407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

April 2026 Review



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

HALSTEAD

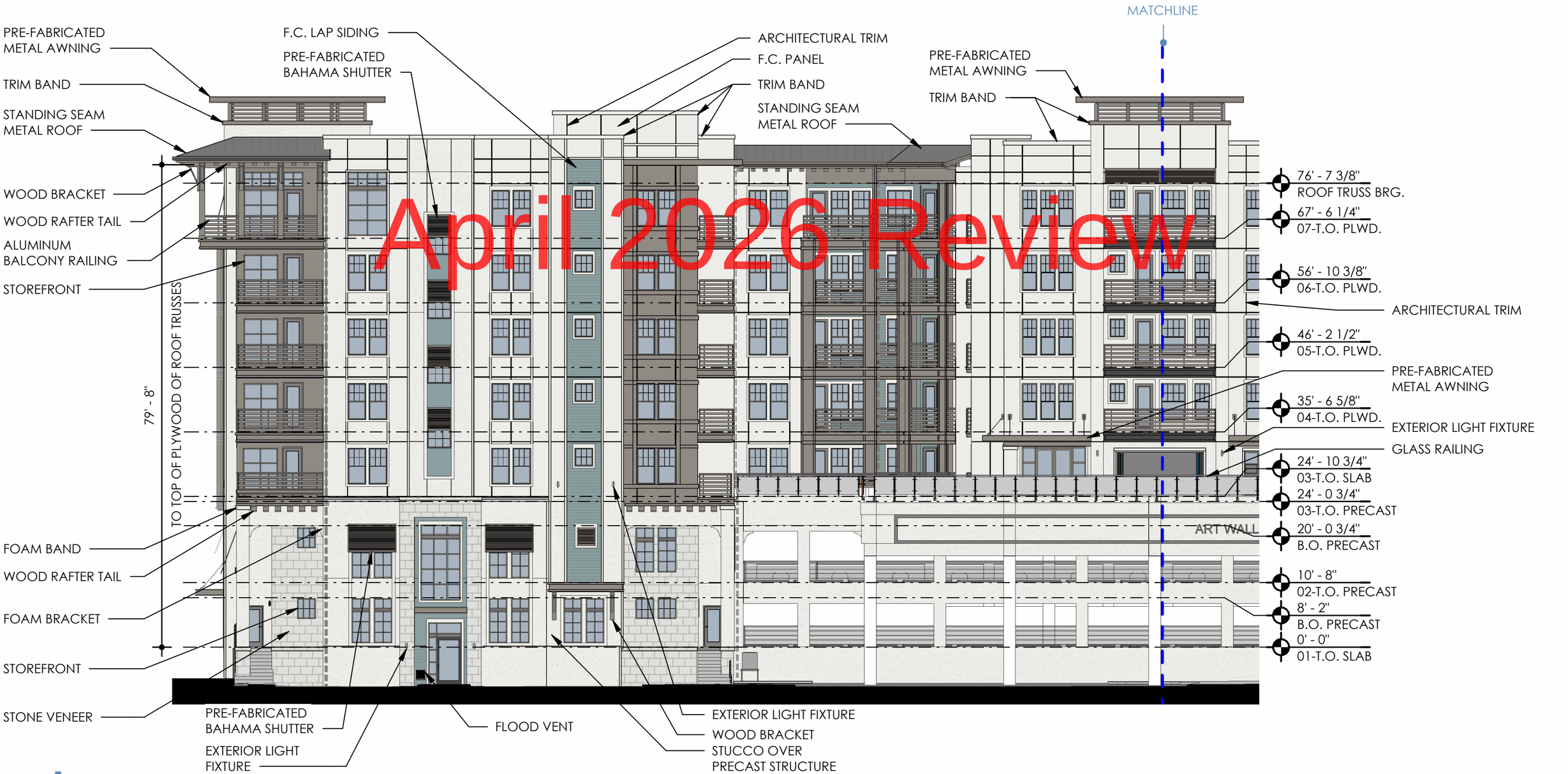
charlan • brock • architects

03-13-2026

BUILDING TYPE TWO - ROOF PLAN

PB-14

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

1 BUILDING TYPE 1 - PARITAL SOUTH ELEVATION A

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

MATERIALS

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

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

HALSTEAD

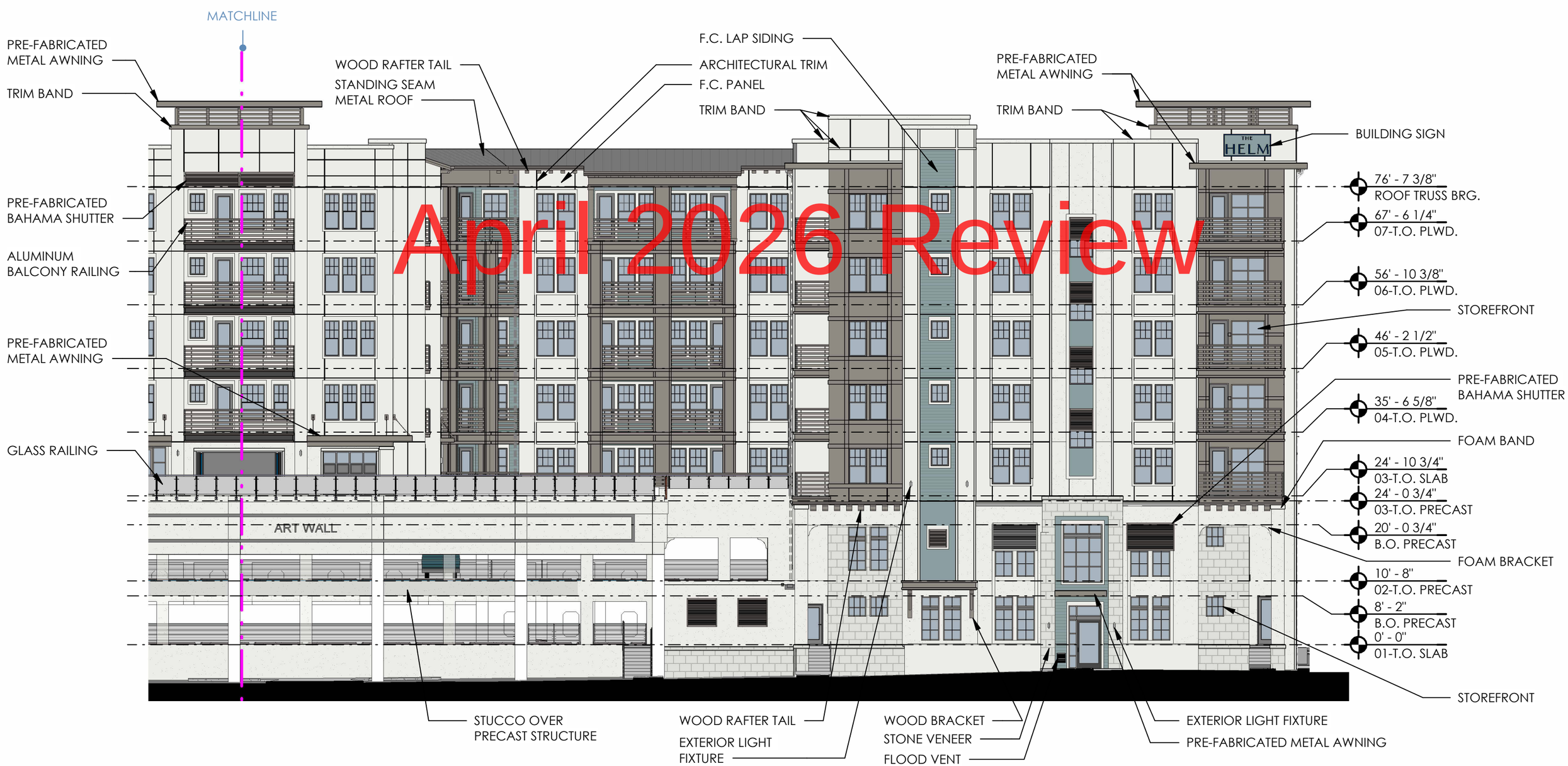
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-15

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

1 BUILDING TYPE 1 - PARITAL SOUTH ELEVATION B

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

MATERIALS

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

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

HALSTEAD

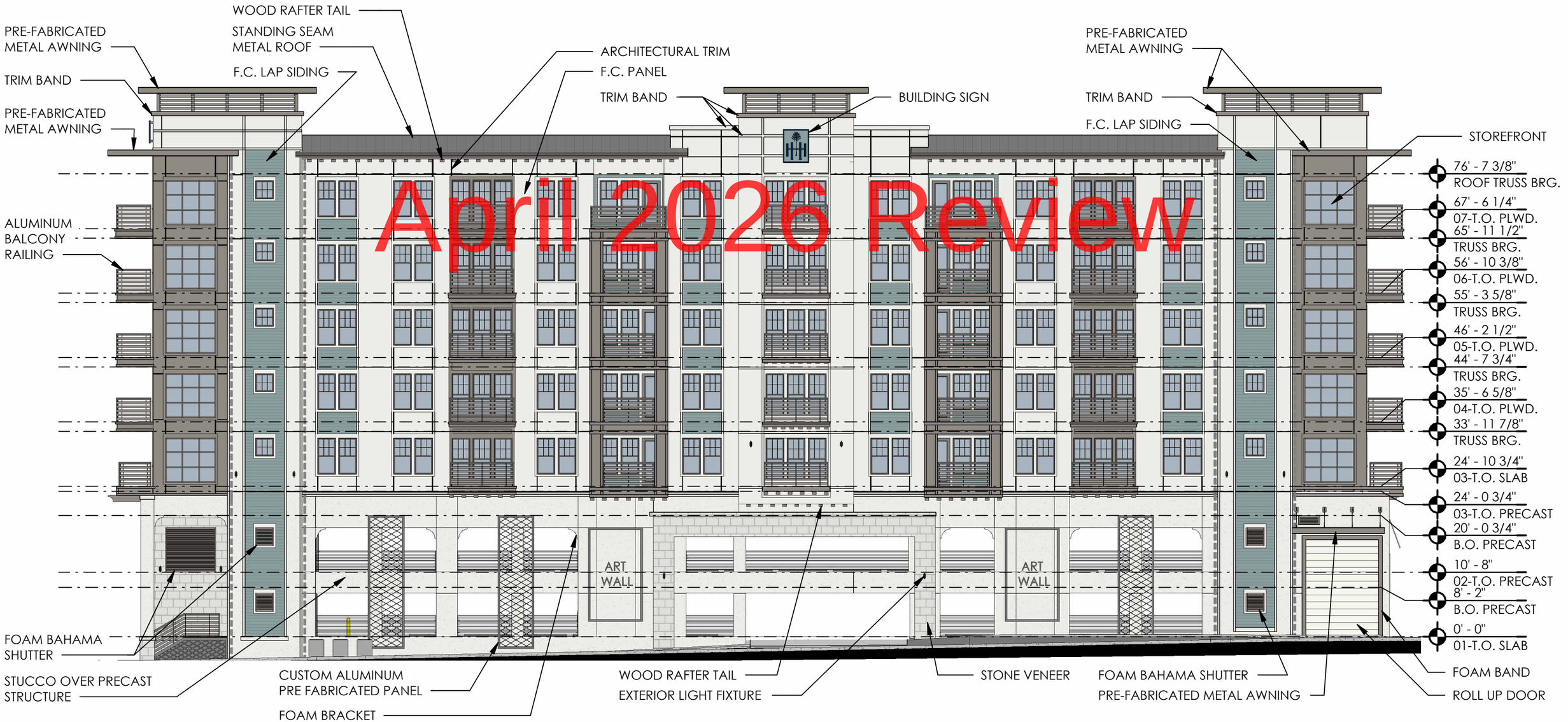
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-16

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

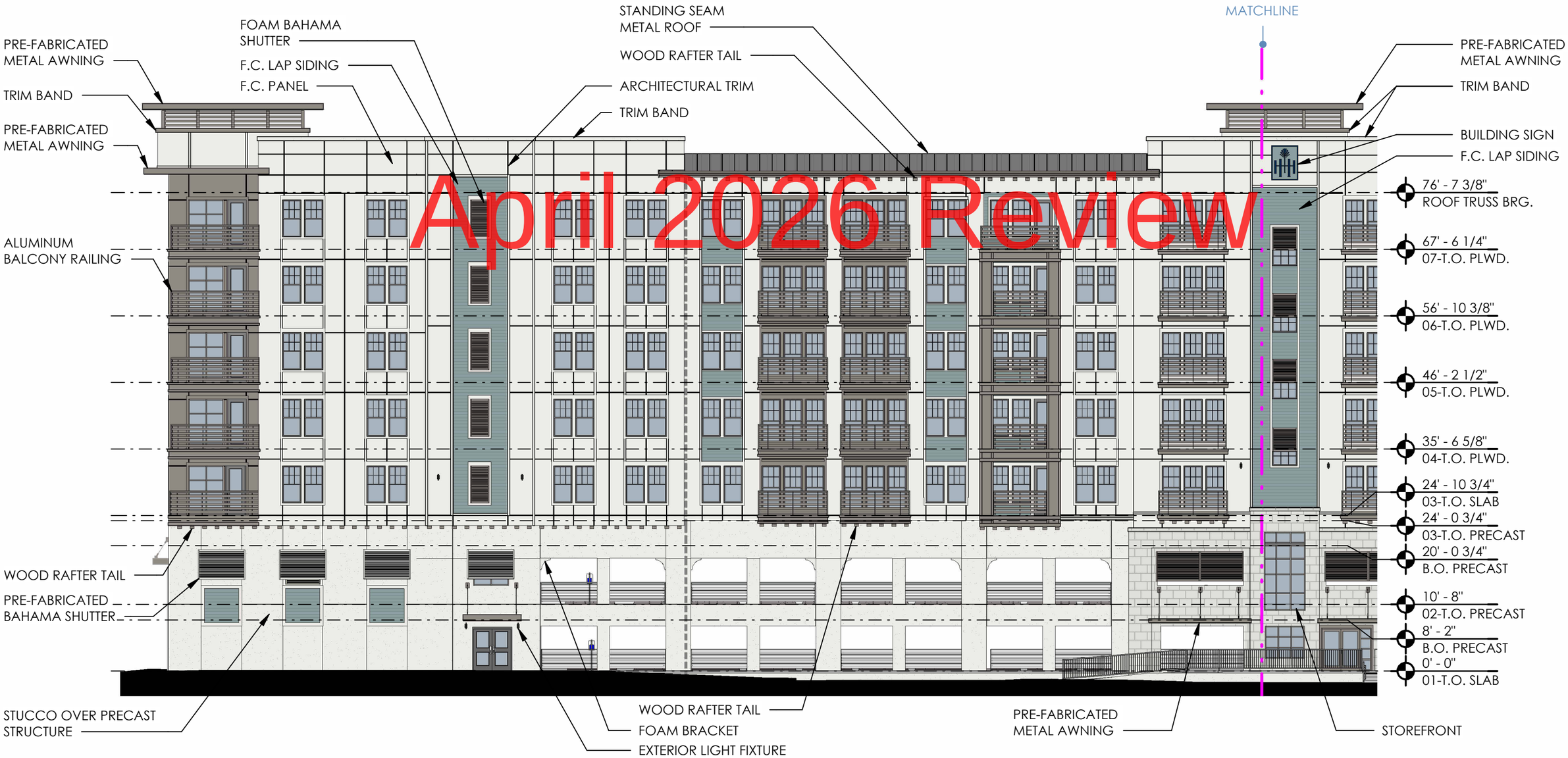
1 BUILDING TYPE 1 - EAST ELEVATION

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

MATERIALS

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

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

1 BUILDING TYPE 1 - NORTH ELEVATION A

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

MATERIALS

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

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

HALSTEAD

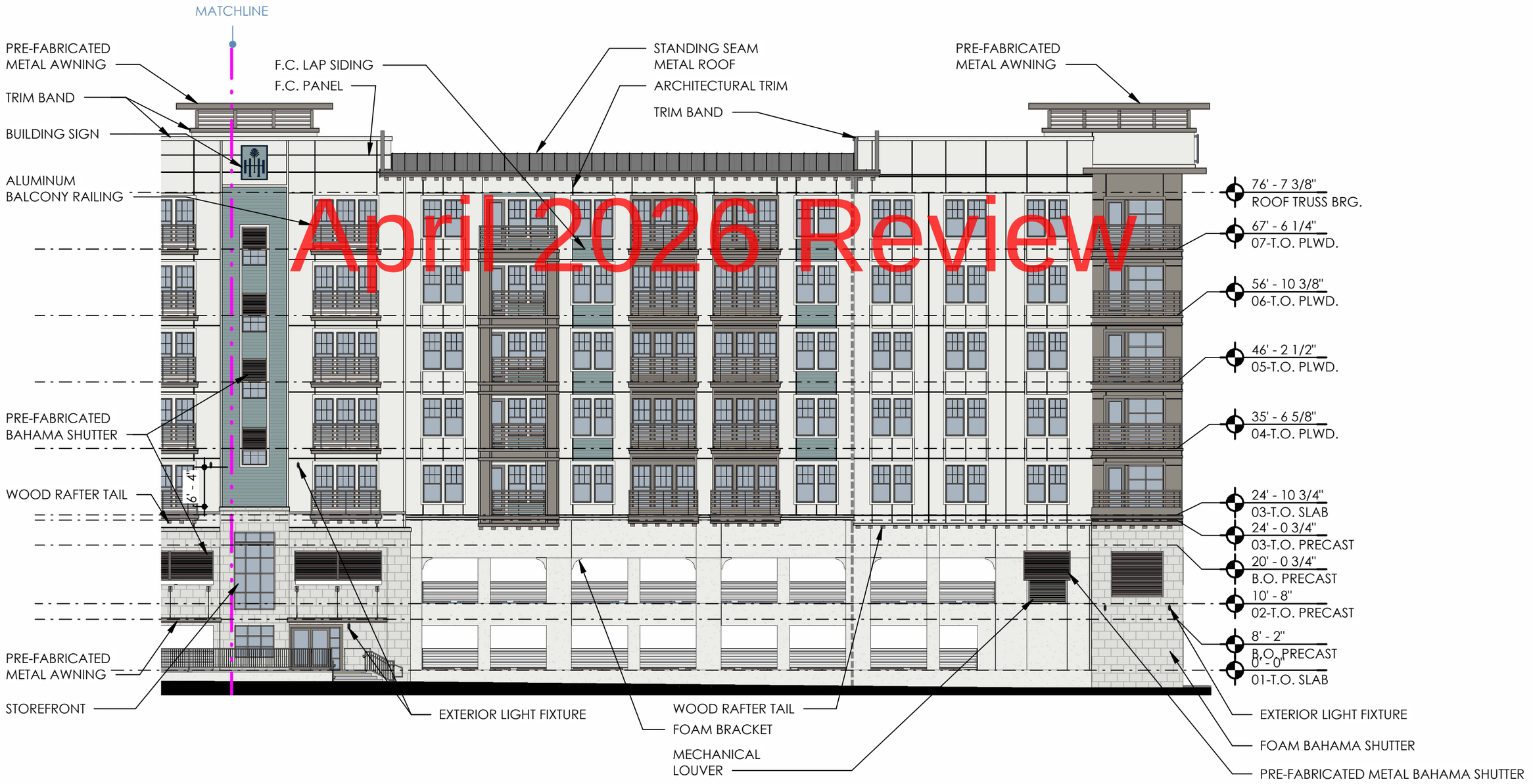
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-18

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
4/1/2026 4:03:03 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_Arch.rvt



April 2026 Review

1 BUILDING TYPE 1 - NORTH ELEVATION B

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

MATERIALS

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

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

HALSTEAD

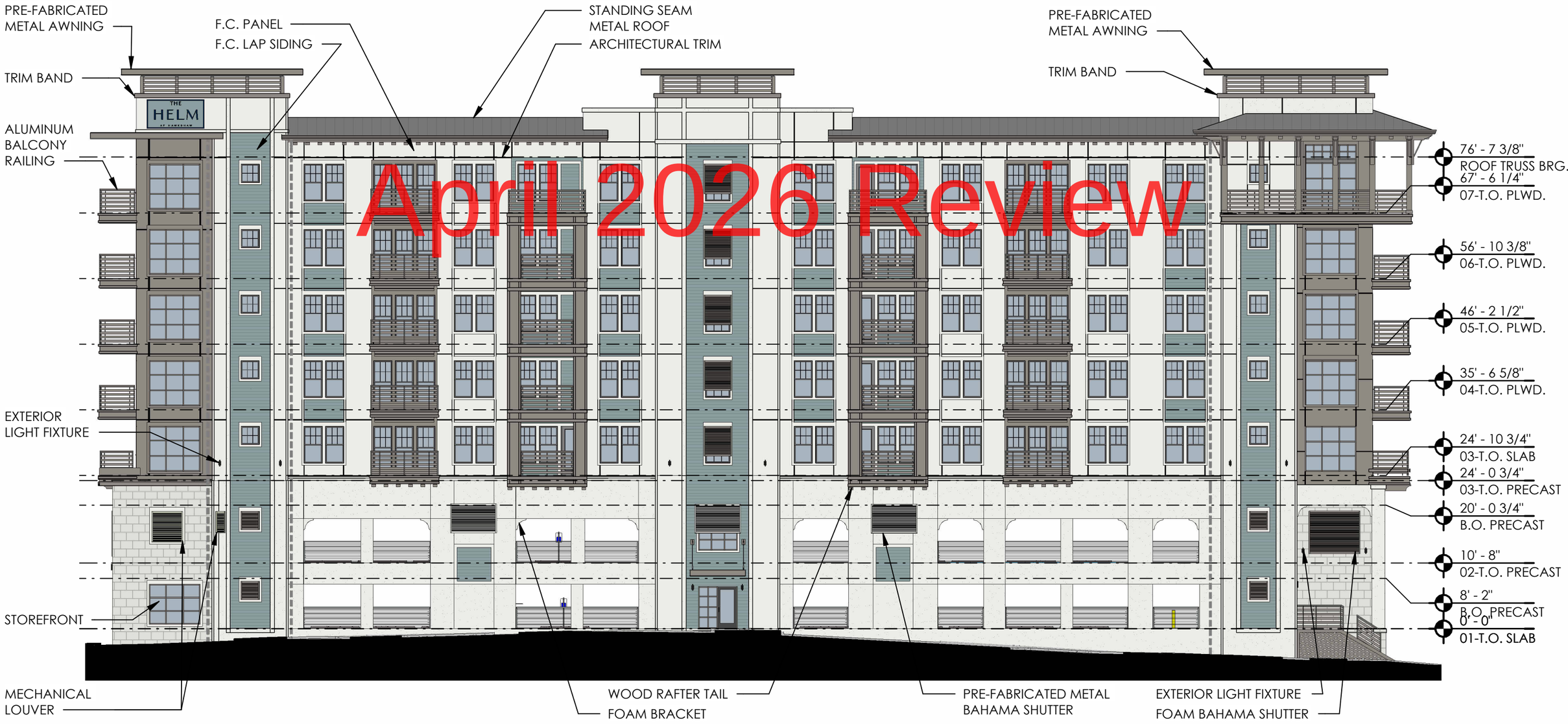
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-19

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

1 BUILDING TYPE 1 - WEST ELEVATION

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

MATERIALS

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

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

HALSTEAD

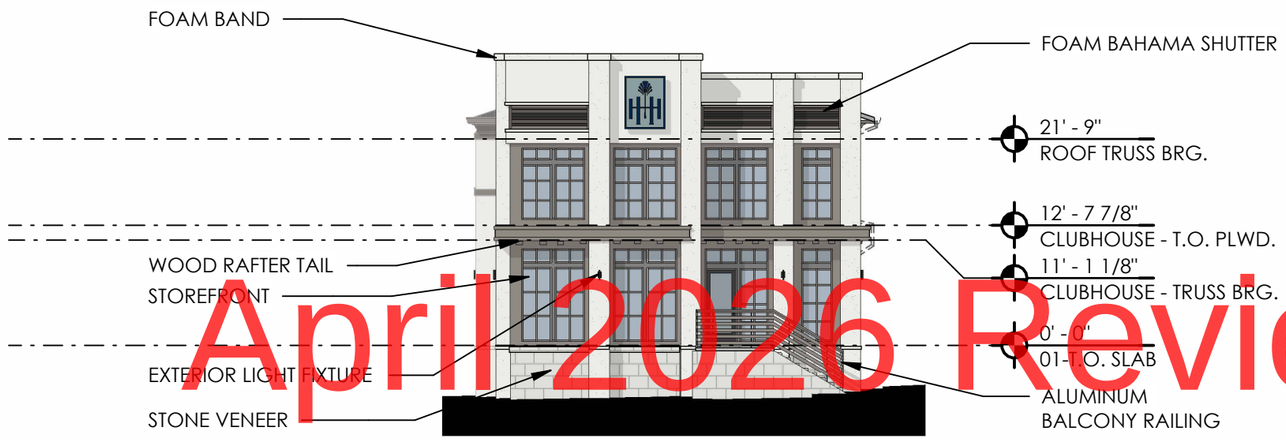
charlan • brock • architects

03-13-2026

BUILDING TYPE ONE - ELEVATIONS

PB-20

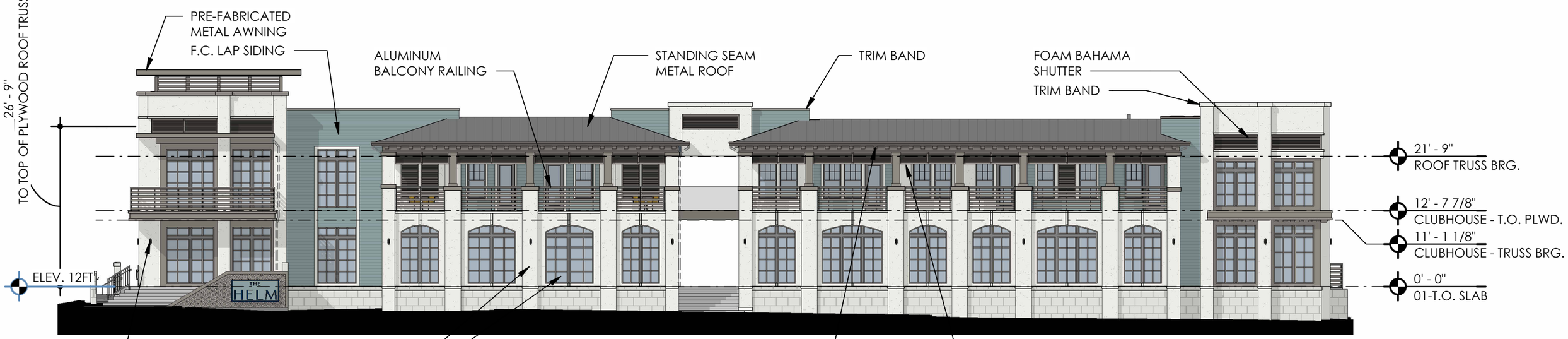
© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

2 BUILDING TYPE TWO - SOUTH ELEVATION

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



1 BUILDING TYPE TWO - WEST ELEVATION

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

MATERIALS



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

HALSTEAD

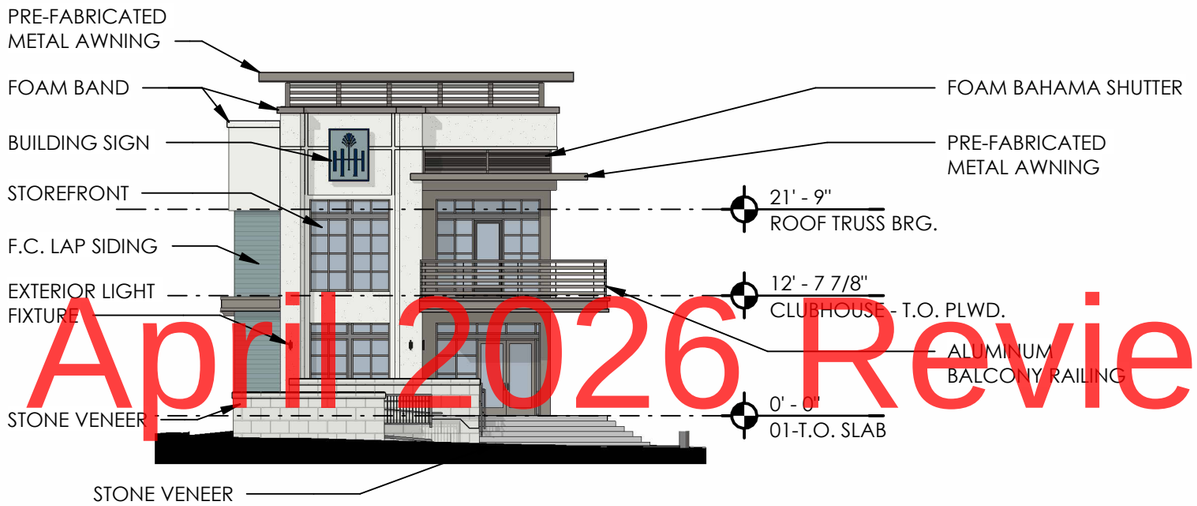
charlan • brock • architects

03-13-2026

BUILDING TYPE TWO - ELEVATIONS

PB-21

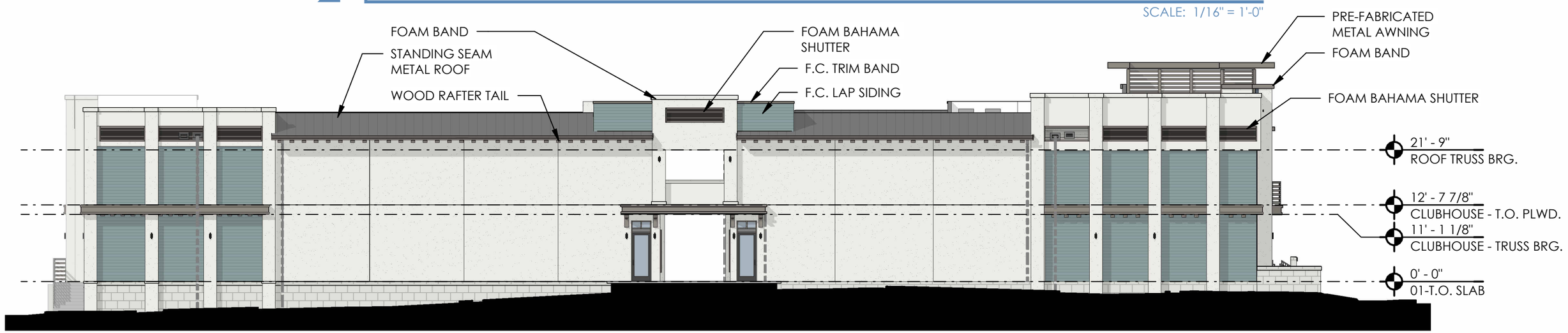
© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
4/1/2026 4:03:12 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_Arch.rvt



April 2026 Review

2 BUILDING TYPE TWO - NORTH ELEVATION

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



1 BUILDING TYPE TWO - EAST ELEVATION

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

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

BUILDING TYPE TWO - ELEVATIONS

PB-22

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p.407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

April 2026 Review



1 SOUTH WEST PERSPECTIVE

SCALE:

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-23

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

April 2026 Review



1 SOUTH EAST PERSPECTIVE

SCALE:

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-24

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.
4/1/2026 4:03:18 PM Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805-HAWKSHAW PENSACOLA_ArchiVM



1 NORTH EAST PERSPECTIVE PB SUBMITTAL

SCALE:

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

03-13-2026

PERSPECTIVE

PB-25

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.



April 2026 Review

1 NORTH WEST PERSPECTIVE PB SUBMITTAL

SCALE:

MATERIALS

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

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

HALSTEAD

charlan • brock • architects

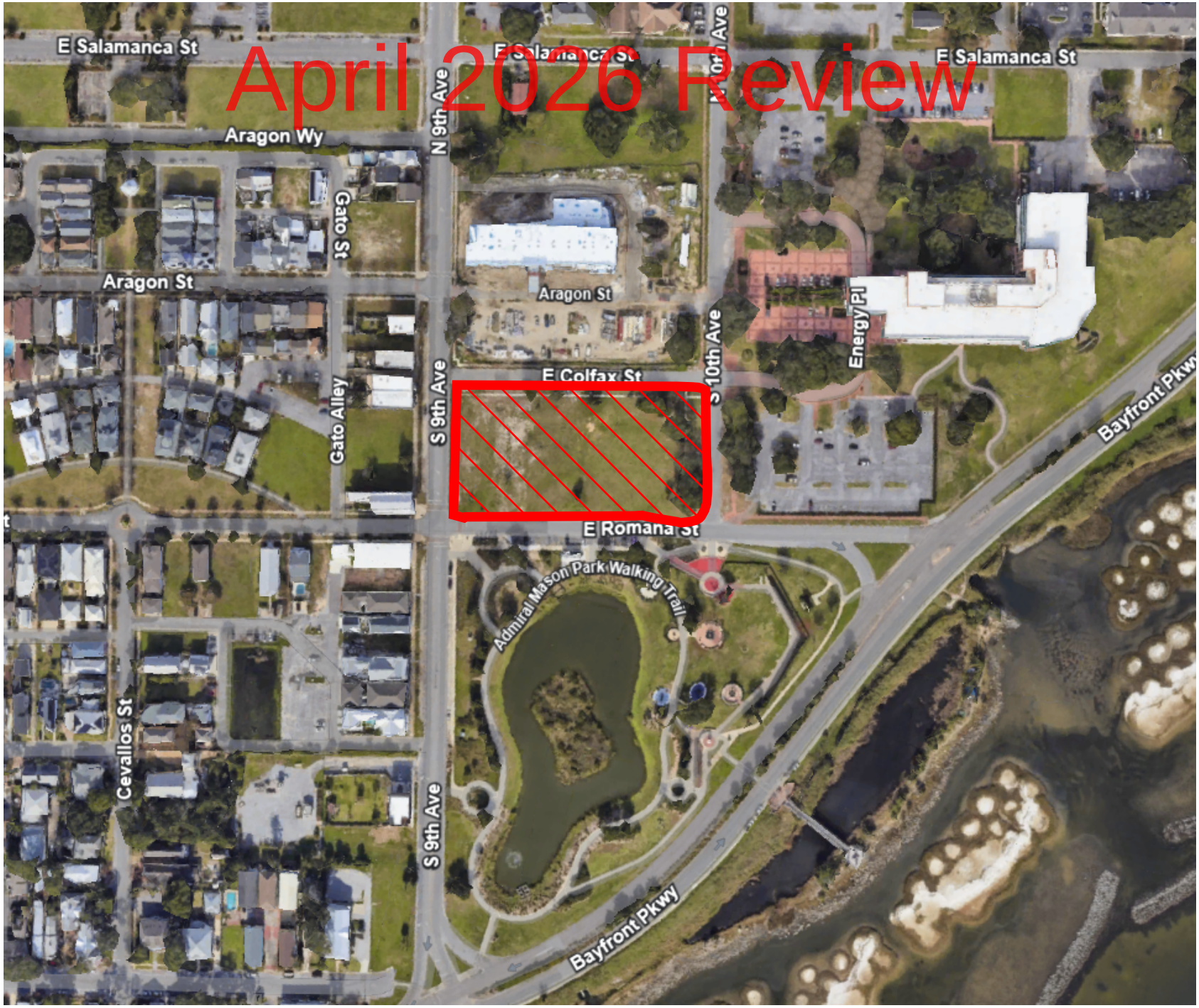
03-13-2026

PERSPECTIVE

PB-26

© charlan, brock & associates, inc. 1770 fennell street, maitland florida 32751, p:407.660.8900, www.cbaarchitects.com; hereby reserves its common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any manner or form whatsoever. Any use without the expressed written permission from charlan, brock & associates is strictly prohibited. Note: these plans are to be viewed in color.

Site location



OVERHEAD AERIAL



FROM EAST LOOKING WEST



FROM NORTH LOOKING SOUTH



FROM WEST LOOKING EAST

April 2026 Review



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

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

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

SITE CONSTRUCTION PLANS

FOR

THE HELM AT HAWKSHAW

50 S. 9TH AVENUE

PENSACOLA, FLORIDA 32502

April 2026 Review

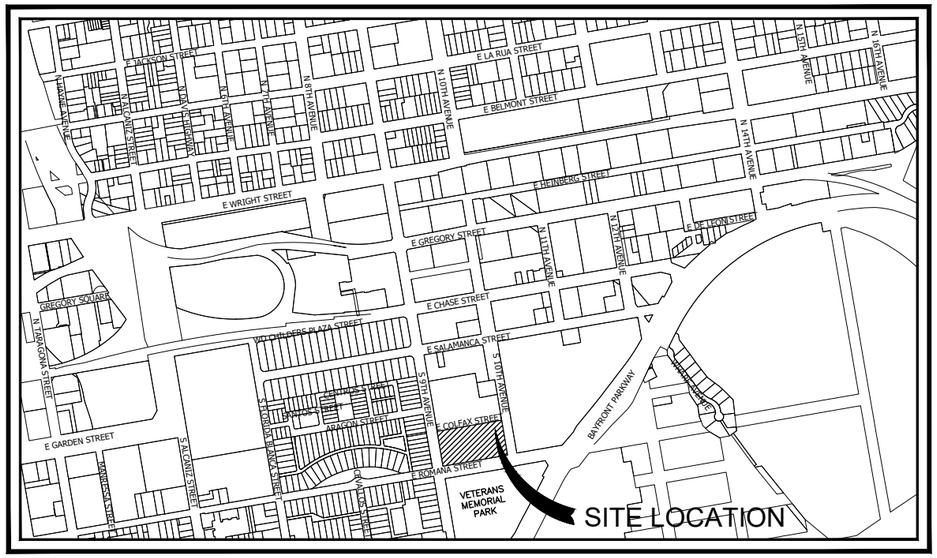
March 26, 2026

RBA PROJECT NO.: 2025.068

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

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

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



VICINITY MAP

SCALE: 1" = 500'

REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

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

ECUA REQUIRED PLAN NOTES

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

A. ECUA ENGINEERING MANUAL INCORPORATED BY REFERENCE

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

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

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

☐YES ☐NO

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

DOCUMENT NAME	DOCUMENT TYPE		LOCATION	
	SPECIFICATION	DETAIL	PLANS	PROJECT MANUAL*

**PROJECT MANUALS USED ONLY WITH ECUA CIP PROJECTS*

C. ENGINEER OF RECORD RESPONSIBILITIES

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

INDEX OF DRAWINGS

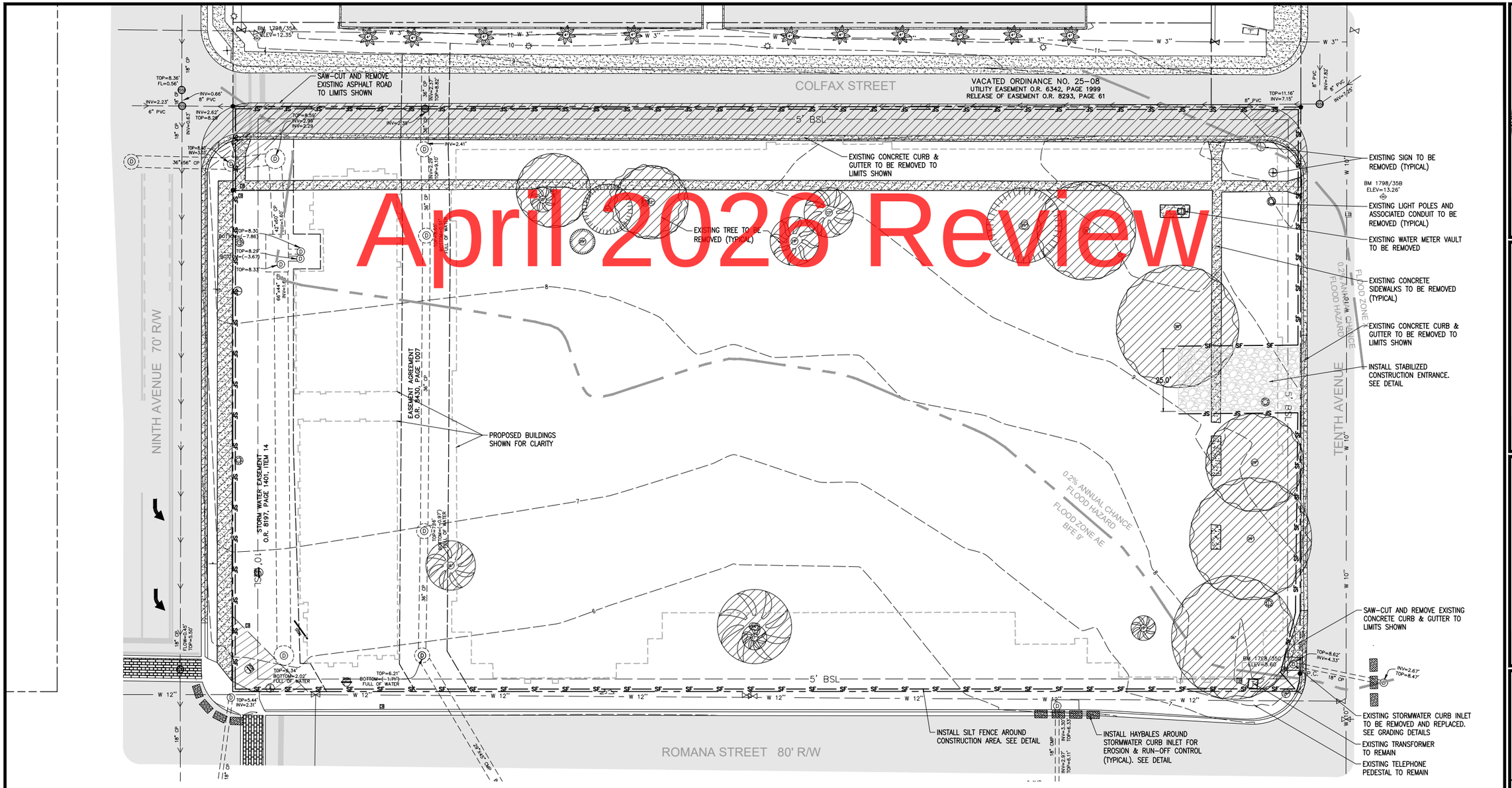
C1.0 EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN
C1.1 EROSION CONTROL DETAILS
C1.2 NPDES-STORMWATER POLLUTION PREVENTION PLAN
C2.0 SITE LAYOUT AND DIMENSION PLAN
C2.1 SITE DETAILS
C3.0 GRADING AND DRAINAGE PLAN
C4.0 UTILITY PLAN
C4.1 UTILITY DETAILS

LEGAL DESCRIPTION

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

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

W:\RBA TITLE BLOCKS\RBA 2000\TITLE BLOCK\2025\RBA-25-2025.DWG



April 2026 Review

LEGEND

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

HORIZONTAL SCALE

20 10 20 40

(IN FEET)

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

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

EROSION CONTROL NOTES

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

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

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: 850.433.1541 Fax: 850.438.0448
EB 00009657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN

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

No.	DATE	REVISION

SEAL
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

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

DRAWING No.
C1.0

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

April 2026 Review

GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

* WHERE APPLICABLE

DUST CONTROL:

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

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

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

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

PROPOSED SEQUENCE OF CONSTRUCTION:

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

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

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

4. PERFORM ALL DEMOLITION WORK.

5. CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEMS.

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

7. COMPLETE STORMWATER POND.

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

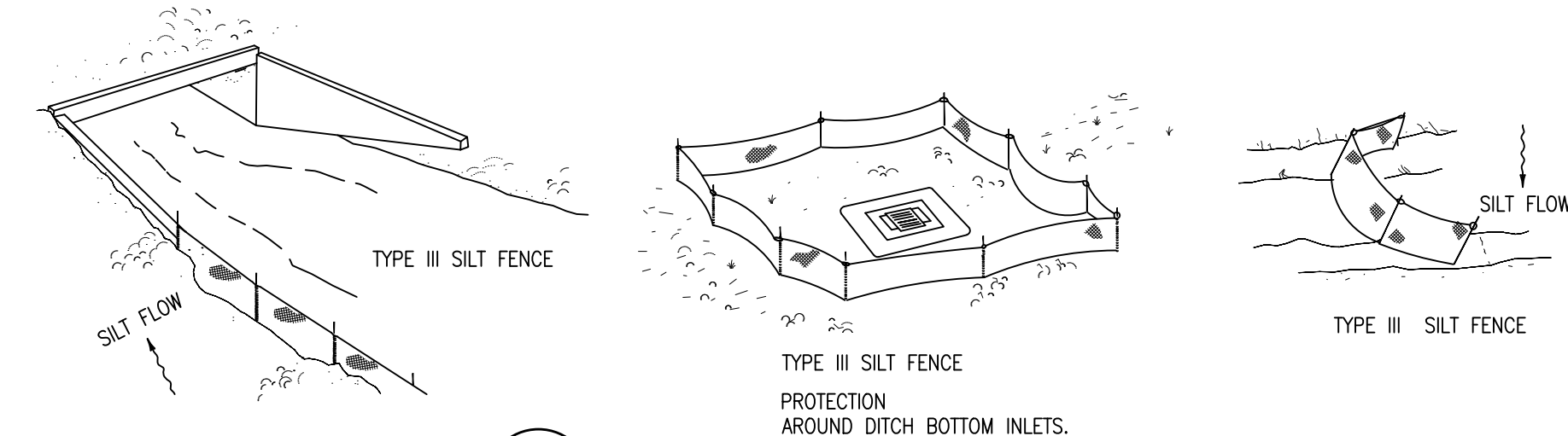
9. THE REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

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

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

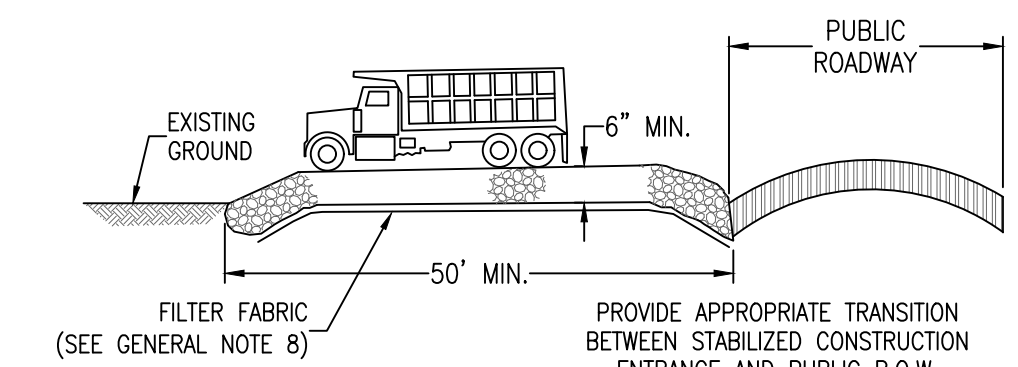
MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET,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

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

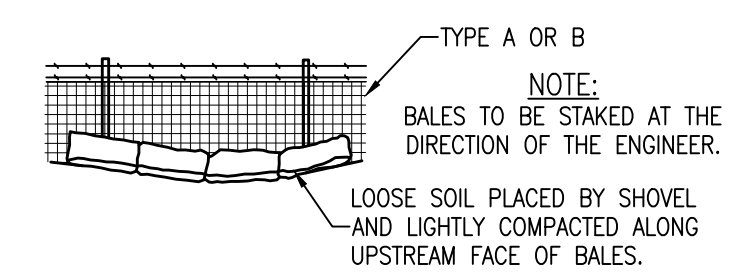


1 SILT FENCE APPLICATIONS
N.T.S.

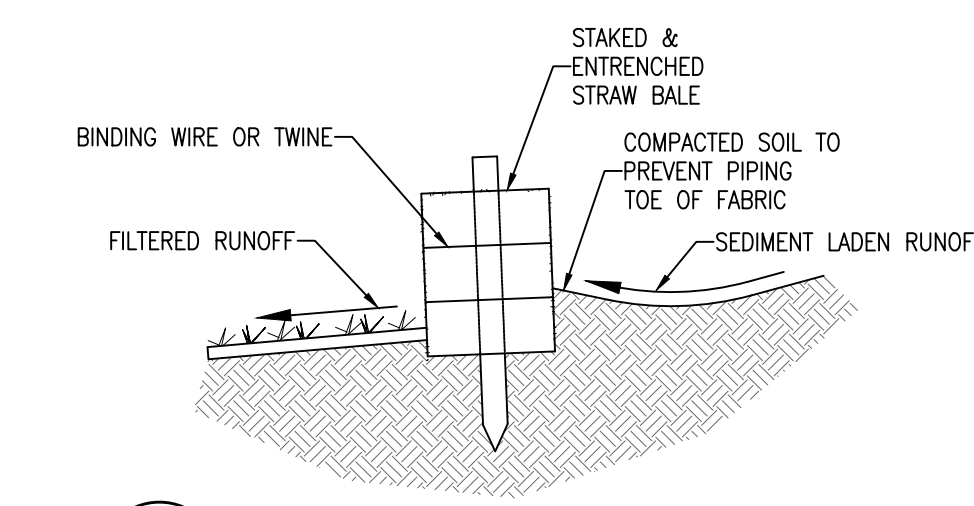
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



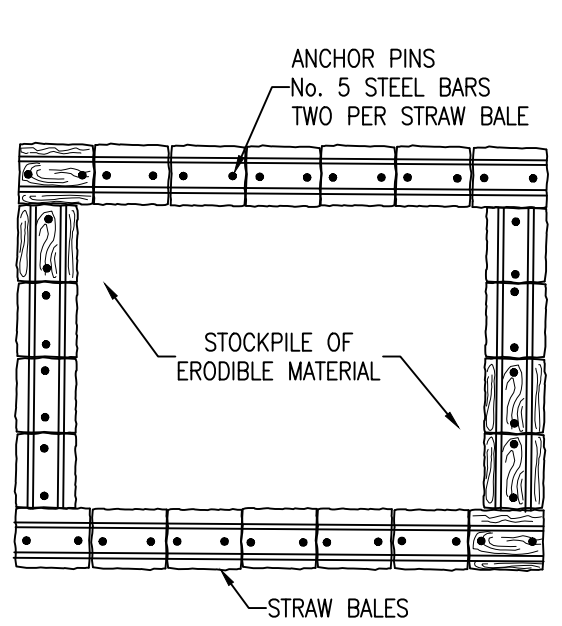
2 STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



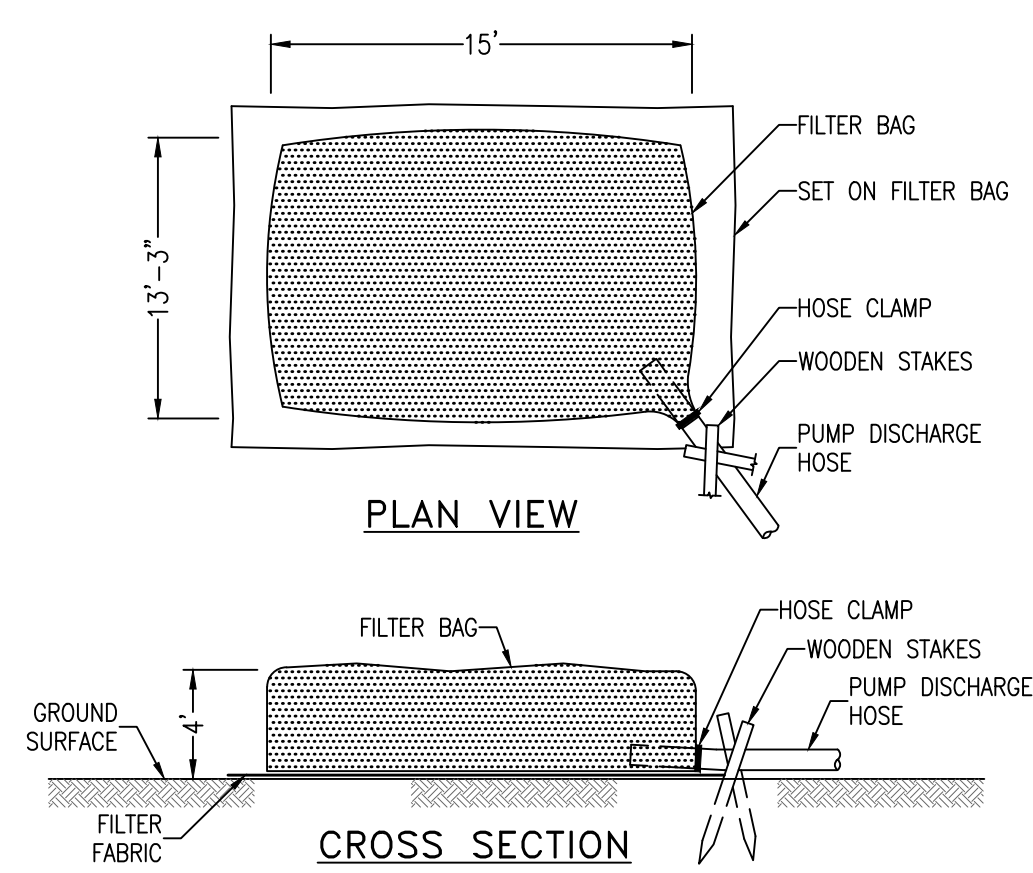
3 STRAW BALES BACKED BY FENCE
N.T.S.



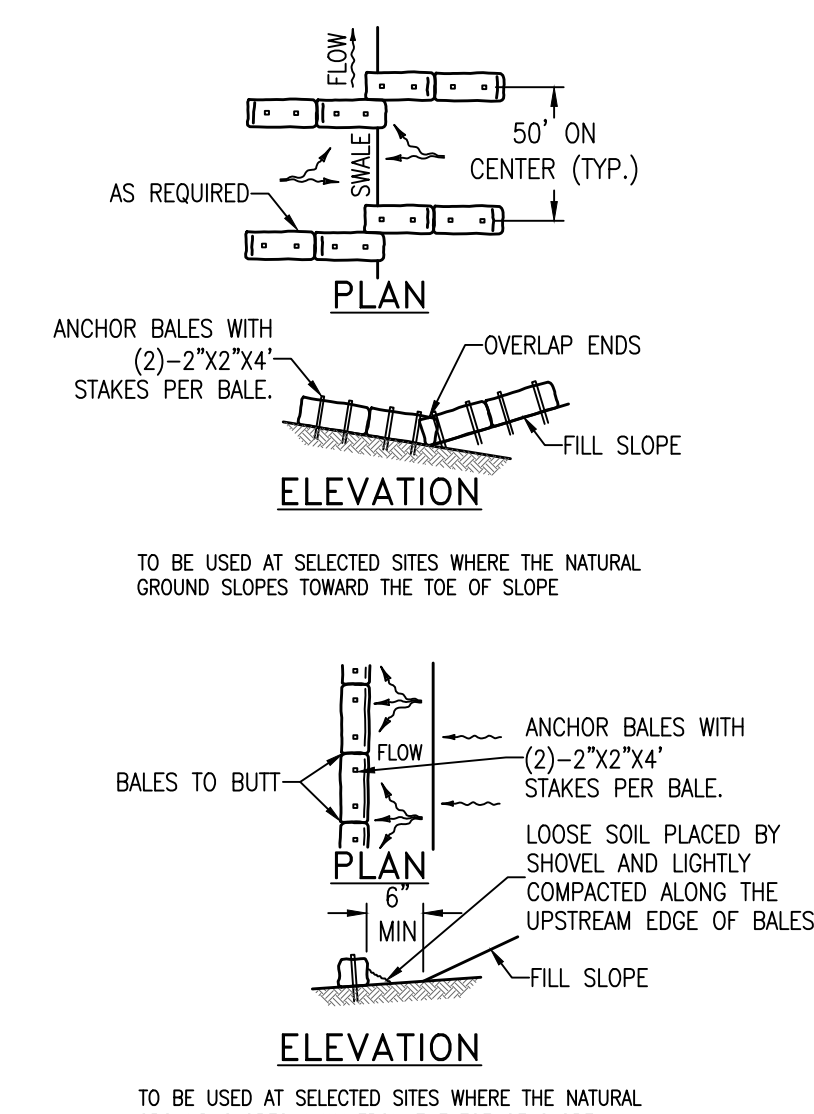
4 STRAW BALE DETAIL
N.T.S.



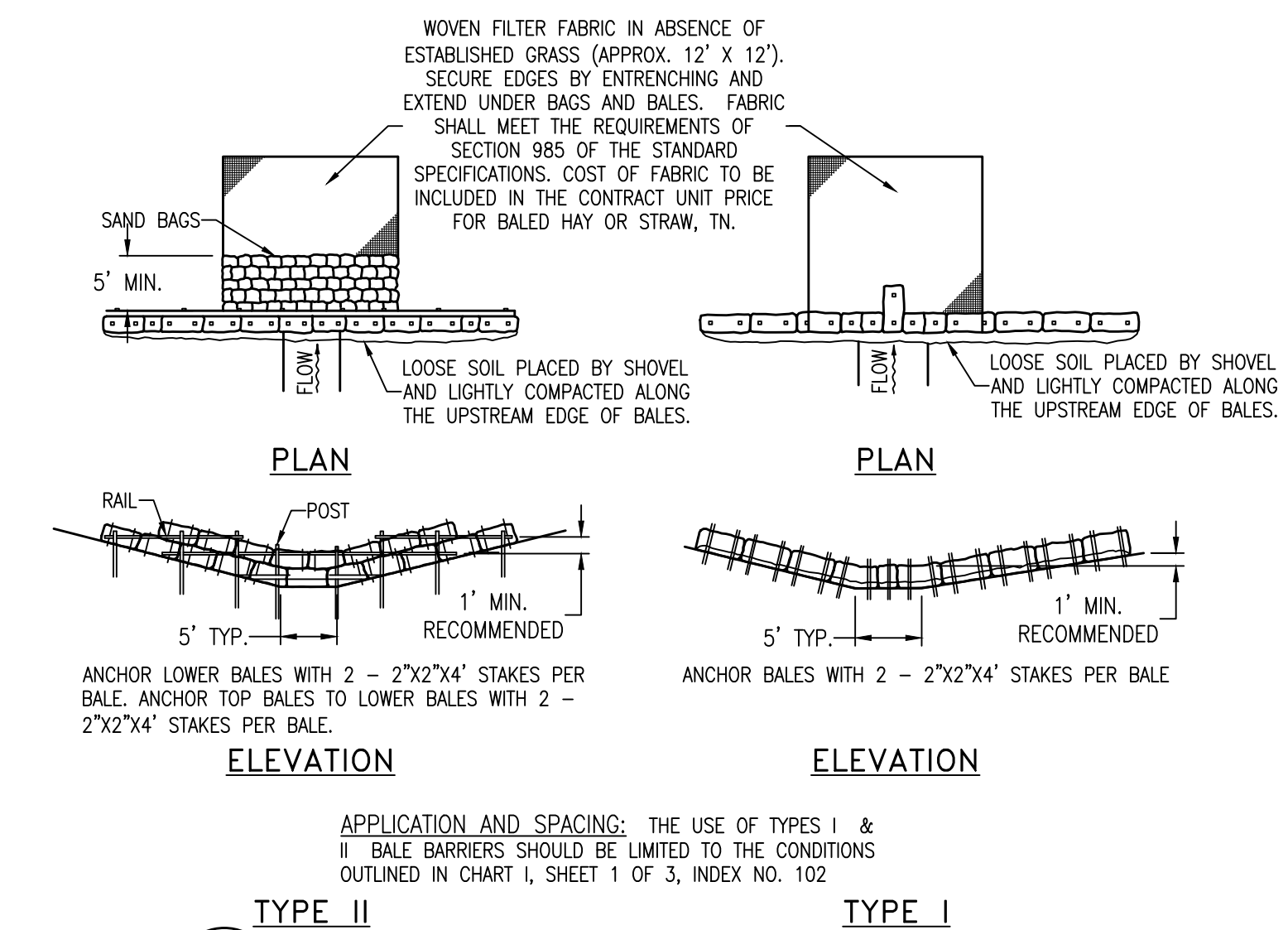
5 MATERIAL STOCKPILE DETAIL
N.T.S.



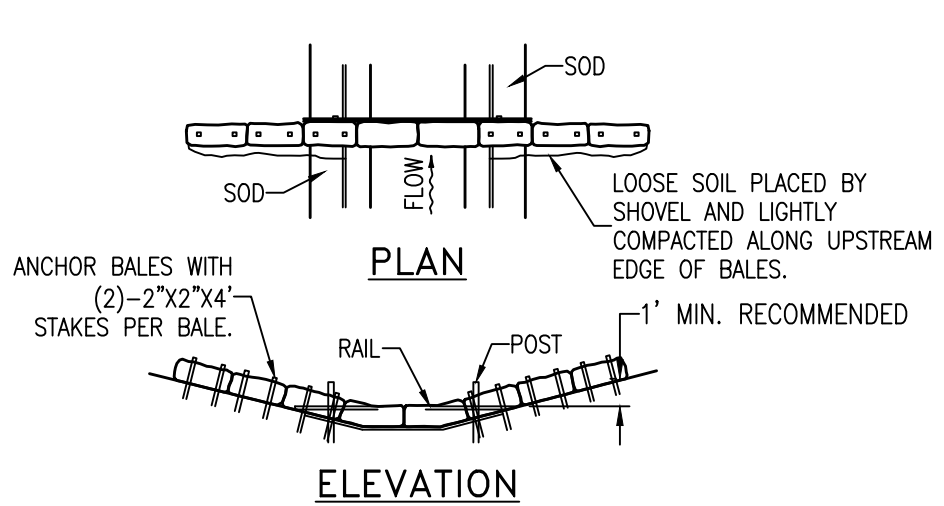
6 FILTER BAG DETAIL FOR TRENCH DEWATERING OPERATIONS
N.T.S.



7 BARRIERS FOR FILL SLOPES
N.T.S.

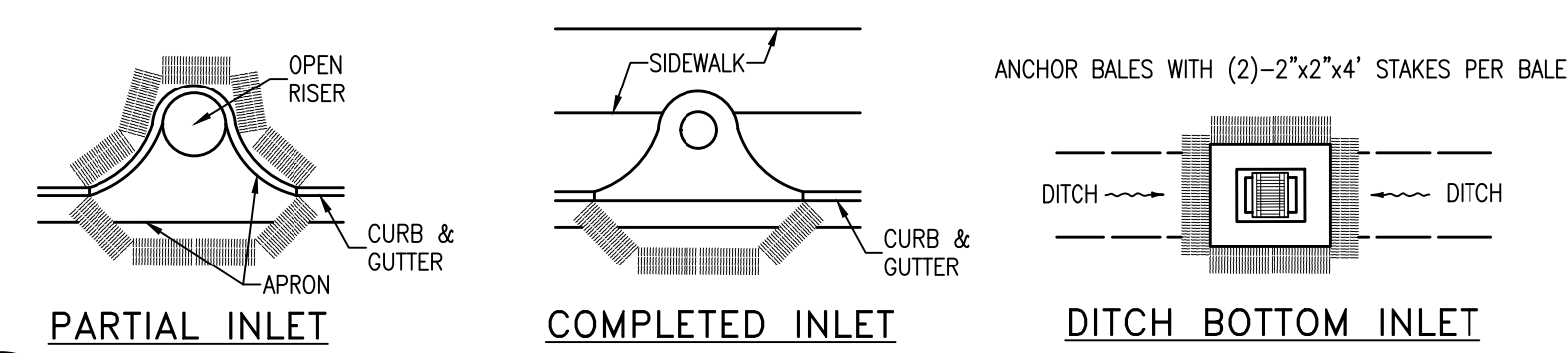


8 BARRIER FOR UNPAVED DITCH
N.T.S.

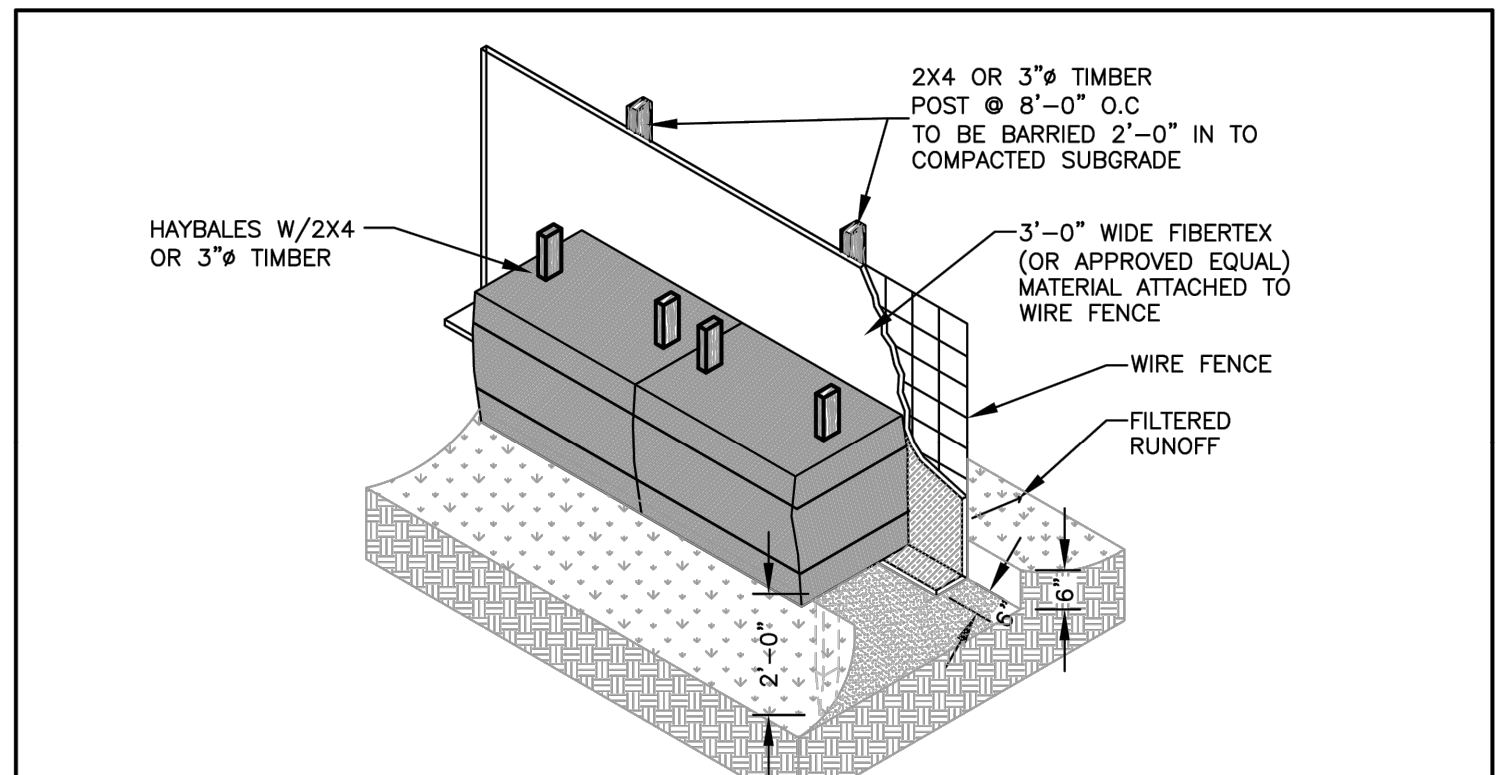


SPACING:
BALE BARRIERS FOR PAVED DITCHES SHOULD BE SPACED IN ACCORDANCE WITH CHART I, SHEET 1 OF 3, INDEX NO. 102

9 BARRIER FOR PAVED DITCH
N.T.S.



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



NOTE: AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION.

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

PENSACOLA
THE UPSIDE of FLORIDA
CITY OF PENSACOLA, FLORIDA
DEPARTMENT OF PUBLIC WORKS AND FACILITIES
ENGINEERING AND CONSTRUCTION SERVICES DIVISION

CITY STANDARD SILT FENCE/EROSION CONTROL DETAIL
Scale: N.T.S.
DRAWN BY: CBJ
DATE: 5/05/2015

11

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL DETAILS

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

No.	DATE	REVISION

SEAL
PERMIT SET

ALEXIS KATE STEELMAN, P.E.
No.96971

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

DRAWING No.
C1.1

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

P:\2025\2025.068 HAWKSHAW MULTIFAMILY\DRAWINGS\C1.0 EXISTING SITE.DWG

April 2026 Review

STORM WATER POLLUTION PREVENTION PLAN

1.0 BACKGROUND & REQUIREMENTS:

1.1 Introduction:

The referenced support documentation for this Storm Water Pollution Prevention Plan (SWPPP) is the United States Environmental Protection Agency's (EPA) Storm Water Management for Construction Activities, Developing Pollution Prevention Plans and Best Management Practices Summary Guidance (EPA 833-R-92-001) and Storm Water Management for Construction Activities, Developing Pollution Prevention Plans and Best Management Practices (EPA 832-R-92-005). This SWPPP is designed to protect onsite and adjacent natural resources, including but not limited to, wetlands, marshes, bayous and bays, while preserving wildlife and archeological resources.

An Environmental Resource Permit Application has been submitted to the NWFWMD MARCH 2026 (MINOR MOD)

1.2 Notice of Intent (NOI):

Rule 62-621.300(4), FAC requires the construction operator of a site that disturbs one or more acres to obtain coverage from the Generic Permit for Stormwater Discharge from Large and Small Construction Activities. The contractor is required to submit a Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities (FDEP Form 62-621.300(4)(b)) along with the appropriate application fee to the following address 48 hours prior to commencing construction:

NPDES Stormwater Notices Center, MS # 2510
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

This form can be obtained from FDEP's website (www.dep.state.fl.us) or by contacting FDEP. Please note that the current application fee is $300; however, this fee is subject to change without notice. Always refer to the most current version of Rule 62-4.050(4)(d), FAC to confirm the amount before submitting payment. If construction activity exceeds five years, the contractor must re-apply for coverage.

1.3 Stormwater Pollution Prevention Plan (SWPPP):

The contractor is required to certify this Stormwater Pollution Prevention Plan (SWPPP) below prior to submitting the NOI. This SWPPP is not required to be submitted with the NOI, but is required to be kept on site during all phases of construction. Because erosion and sediment controls and construction methods vary significantly from contractor to contractor, the contractor can propose alternative methods to this SWPPP that are equal or better at controlling erosion and sedimentation. At a minimum, the contractor must follow the erosion control plan specified in the construction plans and documents. Any modifications to this SWPPP must be documented and kept with the plan as part of the records keeping process to be in full compliance with the CGP.

1.4 Contractor's Certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Print & Sign Name ______________ Company & Address ______________

______________ ______________

Name & Title (Print) ______________

____

Signature Date

Responsibilities (General Contractor, Site Contractor, Subcontractor, Other):

____

1.5 Notice of Termination (NOT):

The contractor is required to submit a Notice of Termination of Generic Permit Coverage (FDEP Form 62-621.300(6)) upon construction completion to discontinue permit coverage. The NOT is to be submitted to the following address:

NPDES Stormwater Notices Center, MS # 2510
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

This form can be obtained from FDEP's website (www.dep.state.fl.us) or by contacting FDEP. The NOT can not be submitted until all disturbed soils at the construction site have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time. Final stabilization means that all soil disturbing activities at the site have been completed and that a uniform perennial vegetative cover with a density of 70 percent of the cover for unpaved areas and areas not covered by permanent structures has been established, or equivalent stabilization measures have been employed. If construction activity exceeds five years, the contractor must re-apply for coverage.

1.6 Application Information:

Project Address:	50 S. Ninth Ave. Pensacola, FL 32502
Latitude:	N 30°24'48.84'
Longitude:	W 87°12'15.21"
Water Management District:	Northwest Florida (NWFWMD)
	(APPLIED FOR)
MS4 Operator Name:	City of Pensacola
Receiving Water Name:	Pensacola Bay

2.0 SITE DESCRIPTION:

2.1 Nature of Construction Activities:

This project involves the construction of an apartment building and (2) amenity buildings. Construction includes buildings, pervious sidewalk, utilities, and stormwater collection system.

2.2 Sequence of Major Soil Disturbing Activities:

The following sequence of major activities shall be followed unless the contractor can propose an alternative that is equal to or better at controlling erosion and sedimentation. The detailed sequence for the entire project can vary significantly from contractor to contractor. The contractor is responsible for documenting any changes.

1. Clear, grub and perform all demolition work.
2. Construct all underground utilities.
3. Construct site access areas (sidewalks and landscaping).
4. Connect stormwater collection system to existing stormwater pipe network.

2.3 Area Estimates:

Onsite Area:	2.43 acres
Offsite Area:	0.00 acres
Total Area:	2.43 acres
Area to be Disturbed:	2.43 acres

2.4 Runoff Data:

Runoff Coefficients (c):

Before: Total Composite c = 0.20

During: Varies between 0.20 and 0.95

After: Varies between 0.20 and 0.95

Total Composite c = 0.78

Drainage Areas for Each Outfall:

Outfall Location	Total Area flowing to Pond	'c' coefficient
Ex. Admiral Mason Park Wet Pond	2.43	0.78

2.5 Site Map:

The construction plans are to be used as the site maps. The location of the required information is described below. The sheet numbers for all the items discussed below are identified on the Key Sheet of the construction plans.

- Drainage Patterns: All drainage patterns are shown on the Grading & Drainage Plans.
- Approximate Slopes: Approximate slopes are shown on the Grading & Drainage Plan. Pond side slopes are shown on the pond cross-sections.
- Areas of Soil Disturbance: All demolition is shown on the Existing Site Conditions and Demolition and Erosion Control Plan Sheet. All proposed construction is shown on the remaining plans. Any areas where demolition work or permanent features are shown above or below ground will be disturbed.
- Areas not to be Disturbed: Any areas not showing demolition work or permanent features are assumed not to be disturbed. It will be the contractor's responsibility to indicate on the plans any of these areas that do get disturbed as well as any areas used for staging and materials storage.
- Locations of Controls: All proposed temporary controls and existing permanent controls are shown on the Existing Site, Demolition and Erosion Control Plan. All proposed permanent controls are shown on the remaining plans. It will be the contractor's responsibility to indicate the location of any other controls on the plans that are used during construction.
- Areas to be Stabilized: Permanent stabilization is shown on the plans. It will be the contractor's responsibility to indicate the location on the plans of all temporary stabilization practices used during construction.
- Surface Waters: N/A
- Discharge Points: Ex. stormwater pipe network; runoff conveyed to ex. wet pond

2.6 Receiving Waters:

Eventual discharge to Pensacola Bay

3.0 CONTROLS:

3.1 Erosion and Sediment Controls:

All erosion and sediment controls specified on the Demolition and Erosion Control Plan Sheets, and the Erosion Control Details shall be installed prior to any construction or demolition. Silt fencing and staked hay bales shall be installed along down-gradient limits.

Temporary seeding and mulching shall be applied after 14-day intervals of ceased disturbance activities that will exceed 20-day periods. Graded areas shall be stabilized with permanent seeding, mulching, and fertilizing, or sodding within five days of final grading. Landscaping, including sodding, shall be installed by an experienced Landscape Contractor. Proposed disturbed areas will not exceed 8 acres in any drainage area.

3.2 Stormwater Management:

Proposed stormwater management facilities for this site include:
Existing wet pond (located at Admiral Mason Park; 200 S. 9th Ave)

The proposed stormwater management facilities meet all stormwater treatment requirements and all rate control requirements set forth by the local and state regulatory agencies.

3.3 Other Controls:

Waste Disposal: The contractor is responsible for all waste disposal from the site. The contractor shall employ waste disposal practices that meet all local, state, and federal guidelines and prevent discharge of solid materials to waters of the United States. The Contractor is responsible for documenting this portion of the SWPPP.

Offsite Vehicle Tracking: If off site tracking of sediments by construction vehicles occurs, the contractor is required to install a Soil Tracking Prevention Device (STPD) as per FDOT Standard Index 106 at all exits to the site where sediment tracking is occurring. The Contractor is also responsible for documenting this portion of the SWPPP.

4.0 MAINTENANCE:

Controls shall be kept in full operating condition throughout all phases of construction until all disturbed areas are completely stabilized. Maintenance, repair records and repair requests shall be documented. Repairs and deficiencies shall be completed as soon as possible and within seven days after inspection. Any required changes that are not covered in the SWPPP shall also be made as soon as possible within seven days and documented.

5.0 INSPECTIONS:

Qualified personnel shall inspect the following items, but not limited to, at least once every seven calendar days and within 24 hours of the end of a storm that is 0.25 inches or greater. Where sites have been finally stabilized, inspections shall be conducted at least once every month.

- Points of discharge to waters of the United States.
- Points of discharge to municipal separate storm sewer systems.
- Disturbed areas of the site that have not been finally stabilized.
- Areas used for storage of materials that are exposed to precipitation.
- Structural controls.
- Stormwater management systems.
- Locations where vehicles enter or exit the site.

6.0 NON-STORMWATER DISCHARGES:

The Contractor shall be responsible for reporting any hazardous substance spills that may equal or exceed a Reportable Quantity (RQ). Refer to EPA's List of Hazardous Substances and Reportable Quantities (EPA 40 CFR 302.4 & 117). This list can be obtained from EPA's website (www.epa.gov) or by contacting EPA. If an RQ release does occur the Contractor shall perform the following procedures:

- Notify the National Response Center immediately at 800-424-8802.
- Provide written description of the release within 14 days providing dates, cause and prevention methods to the regional EPA office.
- Modify the SWPPP as necessary to address added prevention methods.

7.0 IMPLEMENTATION CHECKLIST:

7.1 Records:

The Contractor shall maintain records of construction activities including, but not limited to:

- Dates when major grading activities occur.
- Dates when construction activities temporarily cease on a portion of the site.
- Dates when construction activities permanently cease on a portion of the site.
- Dates when stabilization measures are initiated on the site.

7.2 Inspection Reports:

The Contractor shall prepare inspection reports summarizing the following, but not limited to:

- Name of inspector.
- Qualifications of inspector.
- Measures/areas inspected.
- Observed conditions.
- Changes necessary to the SWPPP.

7.3 Releases of Reportable Quantities of Oil or Hazardous Materials:

The Contractor shall report any releases of reportable quantities of oil or hazardous materials if they occur as per the measures outlined in Section 6.0 of the SWPPP.

7.4 SWPPP Modification:

The Contractor shall modify the SWPPP as necessary to:

- Comply with minimum permit requirements when notified by FDEP that the plan does not comply.
- Address any changes in design, construction operations or maintenance, which has an effect on the potential for discharge of pollutants.
- Prevent reoccurrence of reportable quantity releases of hazardous material or oil.

8.0 TERMINATION CHECKLIST:

The following items shall be complete before submitting the NOT:

- All soil disturbing activities are complete.
- Temporary erosion and sediment control measures have been removed or will be removed at an appropriate time.
- All areas of the construction site not otherwise covered by permanent pavement or structure have been stabilized with uniform perennial vegetative cover with a density of 70% or equivalent measures have been employed.

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657 LB7916

NPDES - STORMWATER POLLUTION PREVENTION PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

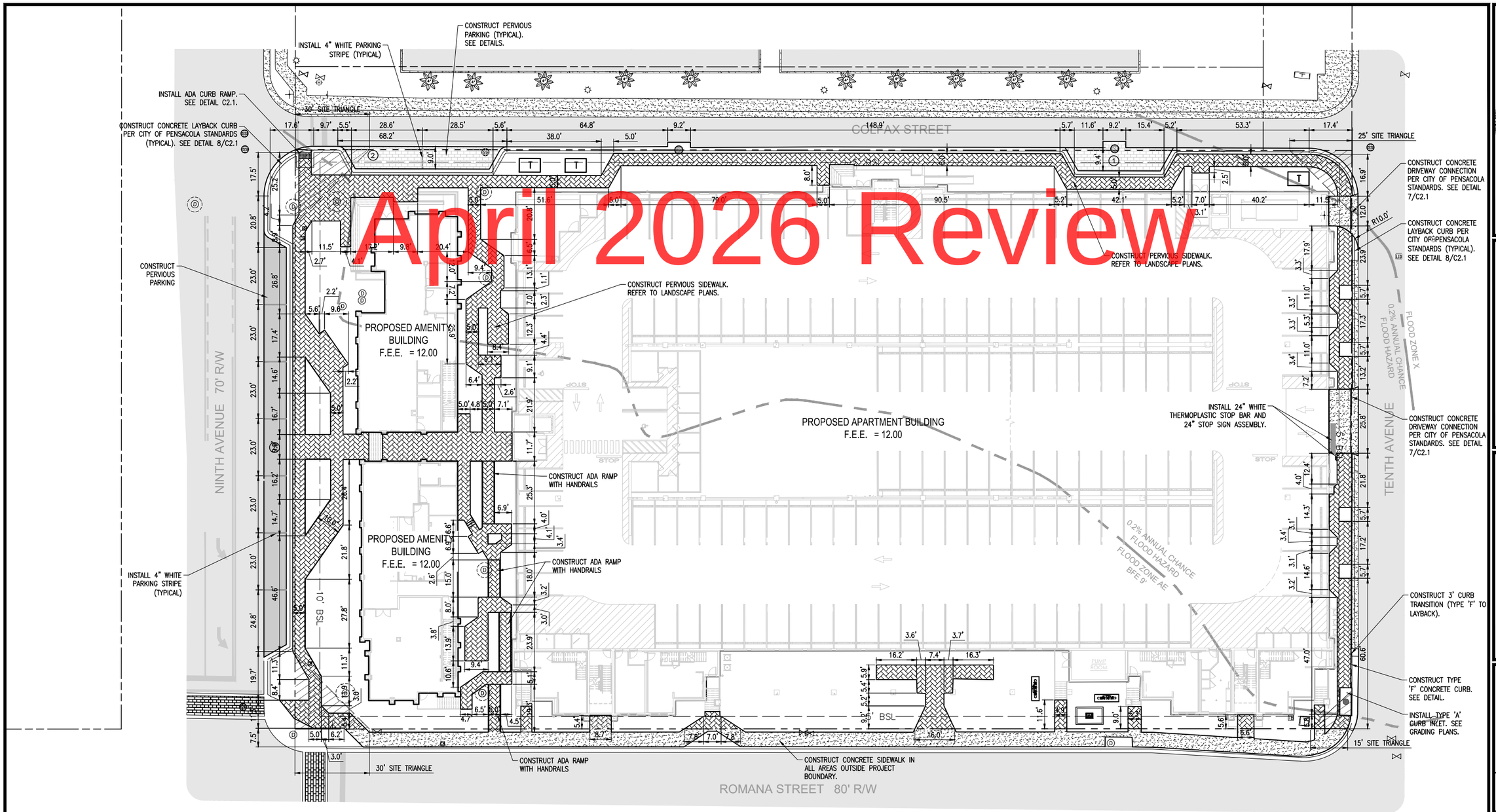
SEAL
PERMIT SET
ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C1.2

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.

P:\2025\2025.068 HAWKSHAW MULTIFAMILY\DRAWINGS\C1.0 EXISTING SITE.DWG



April 2026 Review

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING PAVERS
- PROPOSED PAVERS
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE

HORIZONTAL SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
2. ALL CONSTRUCTION IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
3. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SODDED AND/OR SEED AND MULCHED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
4. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
5. ALL BROKEN DRIVEWAYS, SIDEWALKS, AND CURB AND GUTTER SHALL BE REPLACED TO CURRENT CITY STANDARDS.
6. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
7. ALL SIGNS SHALL BE INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION, WIND ZONE No.:1.
7. ALL SIGNS SHALL BE INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION, WIND ZONE No.:1.
8. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO CITY OF PENSACOLA "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY CITY OF PENSACOLA ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE CITY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850)436-5600. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
10. A MAINTENANCE OF TRAFFIC (MOT) PLAN SHALL BE SUBMITTED 2 WEEKS PRIOR TO CONSTRUCTION WITHIN THE ROW THAT WOULD DISRUPT THE FLOW OF VEHICULAR OR PEDESTRIAN TRAFFIC.

AREA CALCULATIONS:
TOTAL PROJECT AREA = 105,933 SF

EXISTING CONDITIONS:
TOTAL EXISTING BUILDING AREA = 0 SF
TOTAL EXISTING IMPERVIOUS AREA = 10,501 SF (9.9%)
TOTAL EXISTING PERVIOUS AREA = 95,432 SF (90.1%)

PROPOSED CONDITIONS:
TOTAL PROPOSED BUILDING AREA (FOOT PRINT) = 71,615 SF (72.1%)
TOTAL PROPOSED IMPERVIOUS AREA = 73,342 SF (73.9%)
TOTAL PROPOSED LANDSCAPE AREA = 25,970 SF (26.1%)

PARKING REQUIREMENTS:
TOTAL REQUIRED PARKING SPACES (APARTMENT)
1 SPACE PER UNIT = 220 UNITS x 1 SPACE = 220 SPACES

TOTAL PARKING SPACES REQUIRED = 220
TOTAL PARKING SPACES PROVIDED = 300
TOTAL ADA SPACES = 7 SPACES (201-300 REQUIRED SPACES)

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
230 N Ninth Avenue, Suite 300
Pensacola, Florida 32502
Telephone (850) 438.0448
EB 00008657 LB7916

SITE LAYOUT & DIMENSION PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

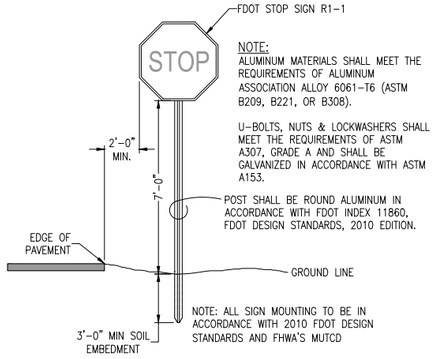
No.	DATE	REVISION

SEAL
PERMIT SET
ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C2.0

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.

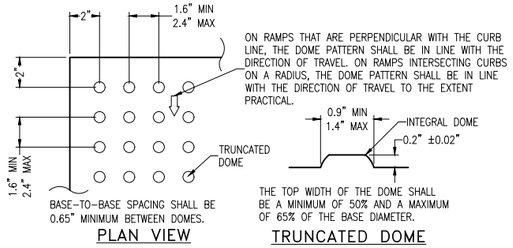


1 SIGN MOUNTING DETAIL
N.T.S.



FDOT STANDARD R1-1

2 2'-0" x 2'-0"
N.T.S.

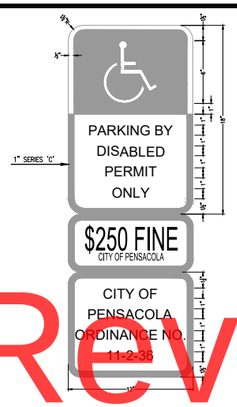


PLAN VIEW

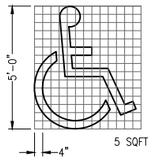
TRUNCATED DOME

NOTES:
1. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 36 INCHES (914mm) FROM THE BACK OF CURB.
2. THE 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 (USA 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 THIN COLOR BLUE.

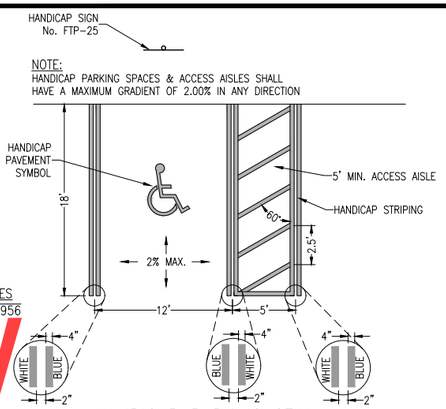
3 CURB RAMP DETECTABLE WARNING DETAIL
N.T.S.



SIGN USED AS PER FLORIDA STATUTES FTP 25 Per FS 316.1955, FS 316.1956

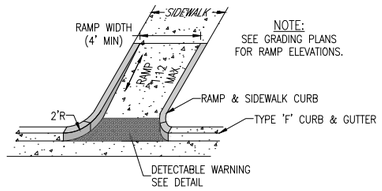


HANDICAP PAVEMENT SYMBOL

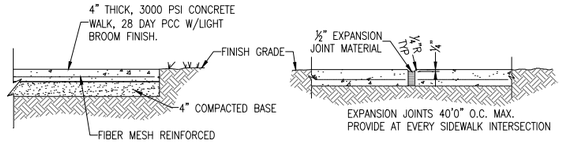


HANDICAP PARKING STALL

4 HANDICAP PARKING STALL DETAILS
N.T.S.



5 CURB RAMP DETAIL
N.T.S.



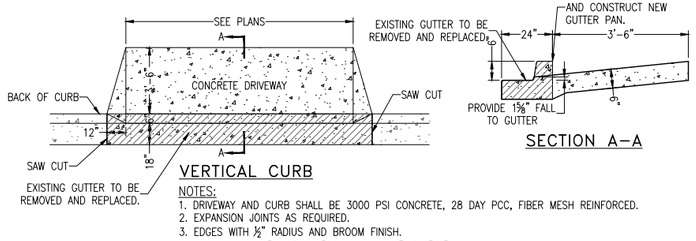
TYPICAL SECTION

EXPANSION JOINT

NOTE: REFER TO LANDSCAPE PLANS FOR JOINT LOCATIONS AND PATTERN.

6 OFF-SITE SIDEWALK DETAILS
N.T.S.

NOTE:
ALL CONCRETE SIDEWALKS, RAMPS, DRIVEWAYS AND CURBING SHALL BE MINIMUM 3000 PSI, 28 DAY PCC, FIBER MESH REINFORCED CONCRETE UNLESS NOTED OTHERWISE.

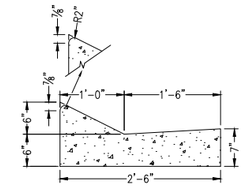


VERTICAL CURB

SECTION A-A

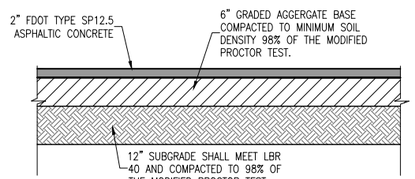
NOTES:
1. DRIVEWAY AND CURB SHALL BE 3000 PSI CONCRETE, 28 DAY PCC, FIBER MESH REINFORCED.
2. EXPANSION JOINTS AS REQUIRED.
3. EDGES WITH ½" RADIUS AND BROOM FINISH.

CITY OF PENSACOLA
7 STANDARD DRIVEWAY CONSTRUCTION DETAIL
N.T.S.

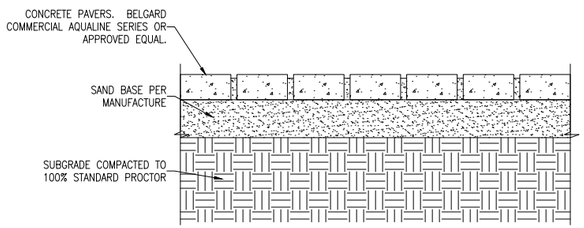


NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.
3. ALL CONCRETE SHALL BE 3000 psi AT 28 DAYS.

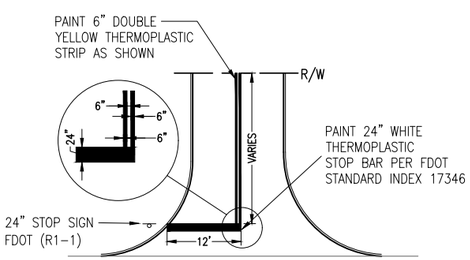
CITY OF PENSACOLA
8 LAYBACK CURB & GUTTER
N.T.S.



12 ASPHALT PAVEMENT DETAIL
N.T.S.



18 BRICK PAVER DETAIL
N.T.S.



15 STRIPING DETAIL
N.T.S.

April 2026 Review

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: (850) 438-0448 Fax: (850) 438-0448
EB 00009857 LB7916

SITE DETAILS

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

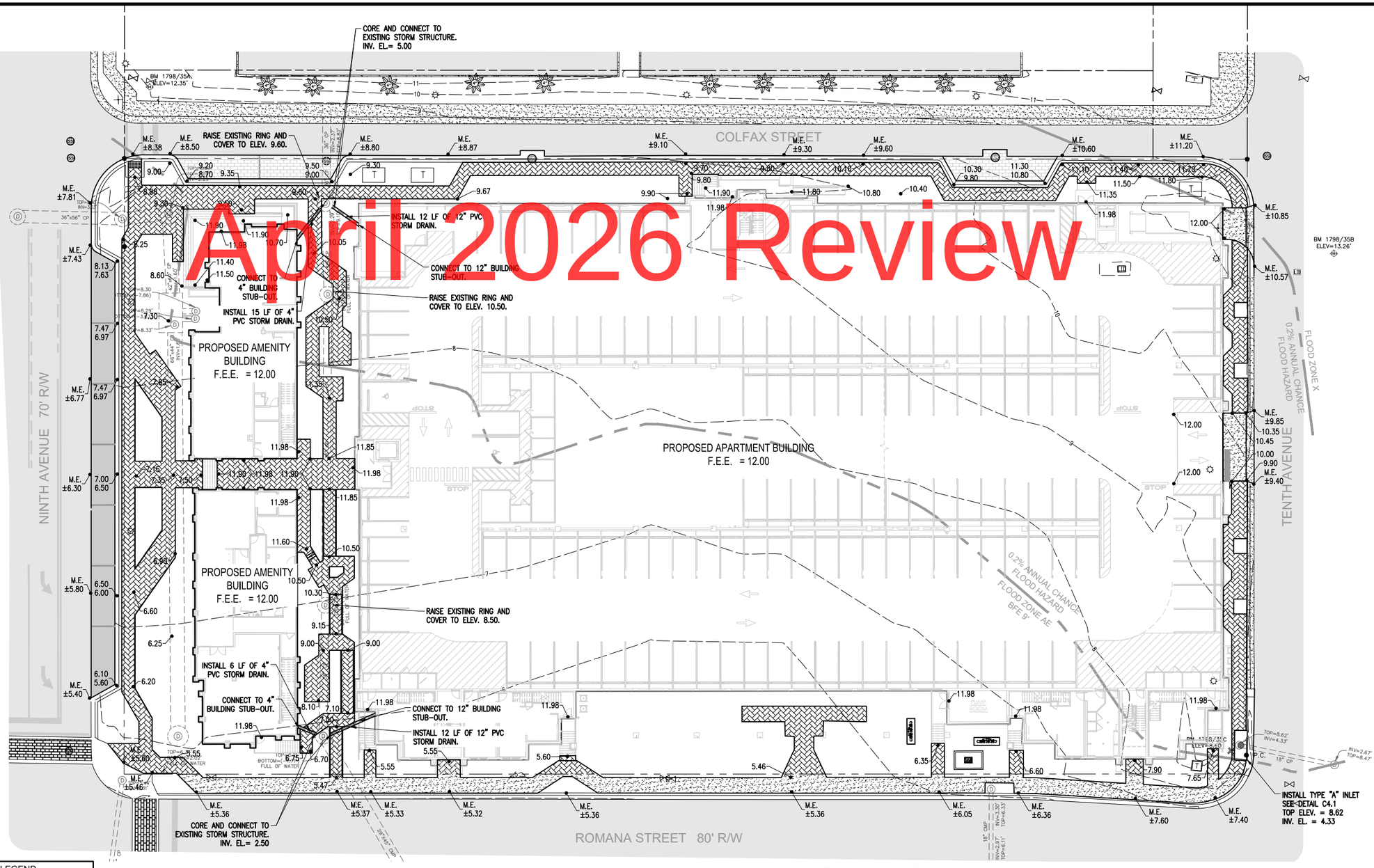
No.	DATE	REVISION

SEAL
PERMIT SET
ALEXIS KATE STEELMAN, P.E. No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C2.1

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.



LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING DIRT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- WATER
- RIPRAP
- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- BENCHMARK
- FLOW ARROW
- 100.00 (BACK OF CURB) 99.50 (EDGE OF PAVEMENT) — 100.00 PROPOSED SPOT ELEVATION

N W E S

HORIZONTAL SCALE

20 10 20 40

(IN FEET)

1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING A FINAL INSPECTION.
3. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
4. ALL DISTURBED AREAS NOT SHOWN TO BE SODDED OR PAVED SHALL BE SEEDED, MULCHED AND FERTILIZED.
5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
6. ALL RIP-RAP FLUMES SHALL BE INSTALLED WITH FILTER FABRIC INSTALLED UNDERNEATH FOR THE ENTIRE AREA OF THE RIP-RAP.
7. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND CITY OF PENSACOLA. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
8. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL INSTALL, PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION, ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION(S).
10. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY. (1-800-432-4770)
11. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
230 N Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone/Fax: 850.438.0448
EB 00009657 LB7916

GRADING & DRAINAGE PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

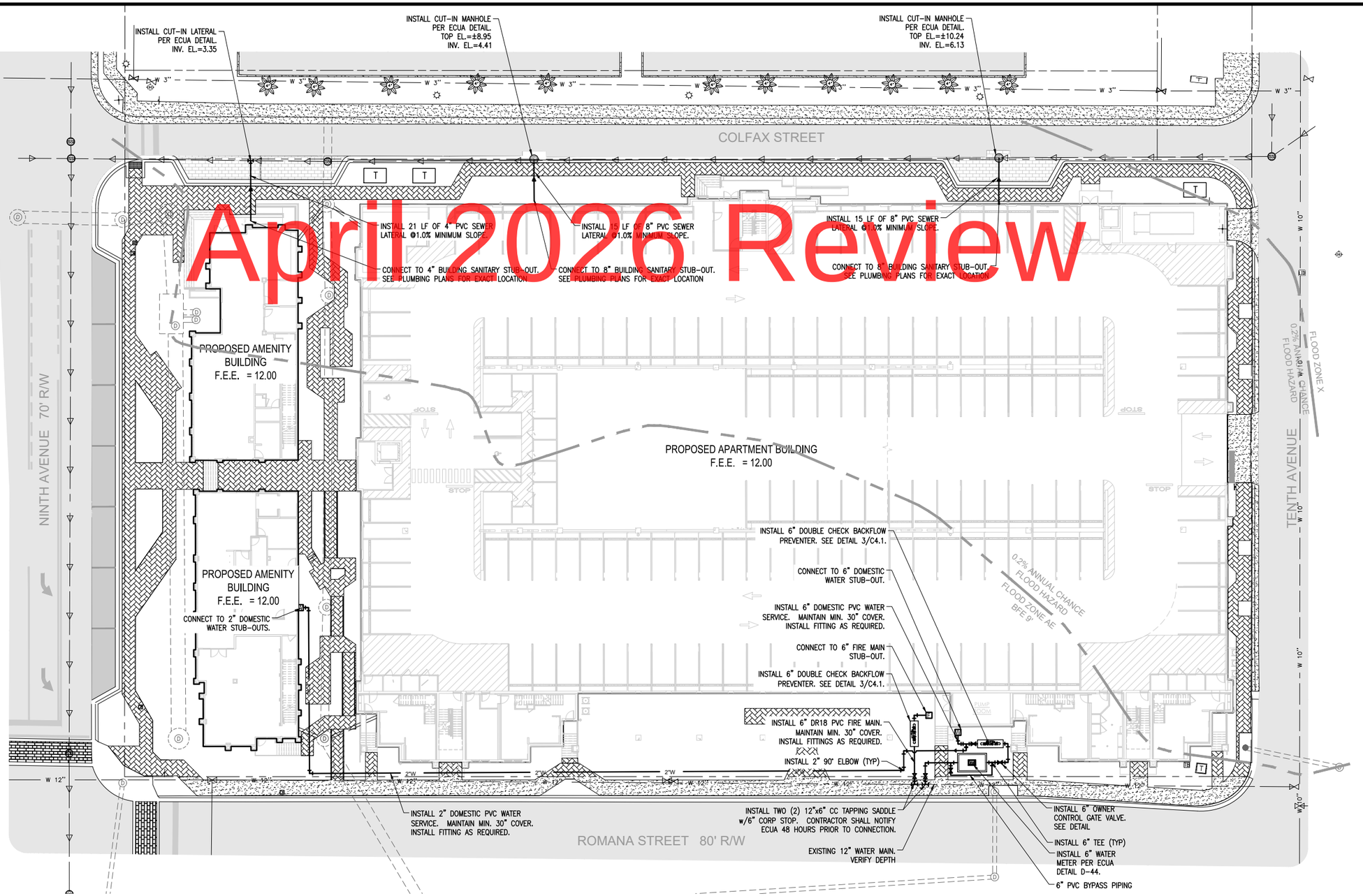
No.	DATE	REVISION

SEAL
PERMIT SET
ALEXIS KATE STEELMAN, P.E. No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C3.0

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.



April 2026 Review

LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING DIRT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- WATER
- RIPRAP

N W E S

HORIZONTAL SCALE

20 10 20 40

(IN FEET)

1 INCH = 20 FT. (22"x34")
1 INCH = 40 FT. (11"x17")

UTILITY NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION.

2. CONTRACTOR SHALL COORDINATE WITH ECUA, AND FPL, OR ANY OTHER UTILITY COMPANIES HAVING JURISDICTION FOR REMOVAL/RELOCATION AND/OR PROTECTION OF EXISTING UTILITY POLES, AERIAL LINES, FIRE HYDRANTS, AND OTHER UTILITIES AS NECESSARY TO COMPLETE CONSTRUCTION.

3. ALL NEW WATER LINES SHALL BE CLEANED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.

4. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE.

5. MAINTAIN 18 INCH MIN. VERTICAL SEPARATION BETWEEN ALL POTABLE WATER MAINS AND SANITARY SEWER GRAVITY LINES. (WATER ABOVE SEWER).

6. THE TOP OF ALL CLEANOUTS SHALL BE FLUSH WITH THE PAVEMENT OR, WHEN NOT IN THE PAVEMENT, FLUSH WITH THE FINISH GRADE. CONNECTION POINTS FOR UTILITIES SHALL BE CLEARLY MARKED FOR FUTURE BUILDING CONNECTION, COORDINATE WITH PLUMBING CONTRACTOR.

7. ALL WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADDITION OF THE ECUA ENGINEERING MANUAL.

8. ADEQUATE PROVISIONS SHALL BE MADE FOR FLOW OF SEWERS, DRAINS AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.

9. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES 72 HOURS (3 BUSINESS DAYS) PRIOR TO BEGINNING CONSTRUCTION.

10. ALL NEW WATER AND SEWER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 30 INCHES (MAXIMUM 36"), UNLESS OTHERWISE NOTED.

11. CONTRACTOR IS TO RESTORE ALL DISTURBED RIGHT-OF-WAYS IN ACCORDANCE WITH CITY OF PENSACOLA AND THE ECUA GUIDELINES.

12. CONTRACTOR SHALL COORDINATE W/PLUMBING CONTRACTOR FOR BUILDING UTILITY CONNECTION POINTS.

13. ALL CONNECTIONS TO THE ECUA WATER AND SEWER SYSTEM SHALL BE MADE WITH ECUA PERSONNEL PRESENT.

14. ANY REMOVAL OR RELOCATION OF ECUA WATER/SEWER UTILITIES MUST BE APPROVED IN WRITING PRIOR TO THE WORK BEING DONE.

15. A MAINTENANCE OF TRAFFIC (MOT) PLAN SHALL BE SUBMITTED 2 WEEKS PRIOR TO CONSTRUCTION WITHIN THE ROW THAT WOULD DISRUPT THE FLOW OF VEHICULAR OR PEDESTRIAN TRAFFIC.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
230 N Ninth Avenue, Suite 300
Pensacola, Florida 32263
Telephone: 850.438.0448 Fax: 850.438.0448
EB 00009657 LB7916

UTILITY PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL
PERMIT SET

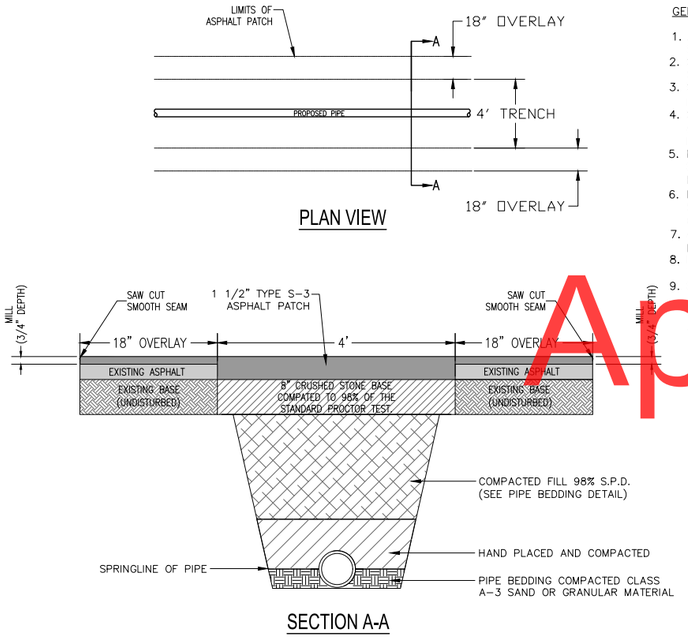
ALEXIS KATE STEELMAN, P.E.
No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.
C4.0

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.

April 2026 Review

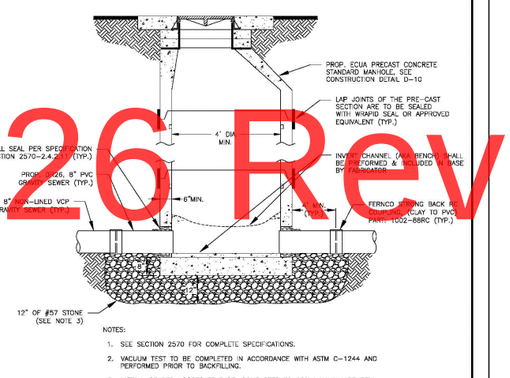


1 CITY OF PENSACOLA CUT & PATCH DETAIL

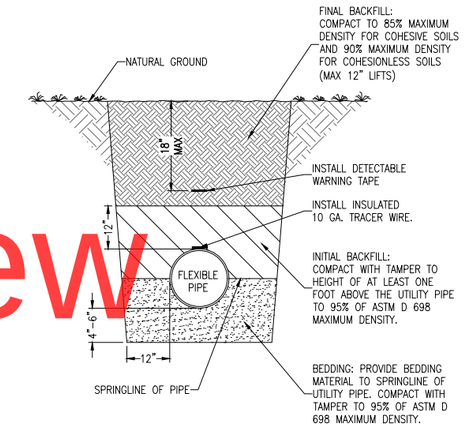
SCALE: NTS

GENERAL NOTES:

1. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
2. SURFACE TREATMENT PAVED JOINTS SHALL BE LAPPED AND FEATHERED.
3. SURFACE REPLACEMENT COURSE TO BE 3" TYPE S-3 ASPHALTIC CONCRETE
4. SUB BASE MATERIAL TO BE PLACED AND COMPACTED IN 8" LIFTS TO A MINIMUM OF 98% STANDARD PROCTOR
5. MINIMUM SURFACE REPLACEMENT COURSE OF LONGITUDINAL CUTS TO BE ONE HALF OF EXISTING ROAD OR 12' MINIMUM.
6. LONGITUDINAL CUT REPLACEMENT BASE SHALL BE FULL DEPTH ASPHALTIC CONCRETE OR 8" CRUSHED STONE.
7. ANY VARIANCE MUST BE APPROVED ON INDIVIDUAL BASIS BY THE CITY ENGINEER.
8. PERMIT FROM ENGINEERING AND INSPECTION BY STREET DIVISION IS REQUIRED.
9. CONTACT THE STREET DIVISION AND ALL EMERGENCY SERVICES (POLICE, FIRE & EMERGENCY MEDICAL SERVICES) BEFORE COMPLETELY CLOSING A ROAD. NOTIFY THE ABOVE AGAIN ONCE THE ROAD HAS BEEN RE-OPENED.



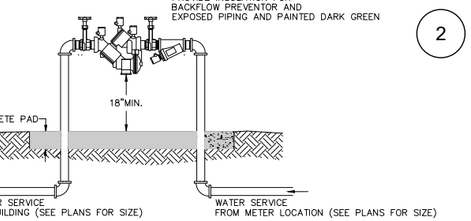
2



NOTES:
1. EXCAVATE TRENCH TO A DEPTH THAT PROVIDES MINIMUM COVER OF 30" FROM EXISTING GROUND SURFACE, OR FROM THE INDICATED FINISHED GRADE, WHICHEVER IS LOWER, TO THE TOP OF PIPE.
2. FOR FIRE PROTECTION YARD MAINS OR PIPING, AN ADDITIONAL 6" OF COVER IS REQUIRED.

6 FLEXIBLE PIPE BEDDING DETAIL

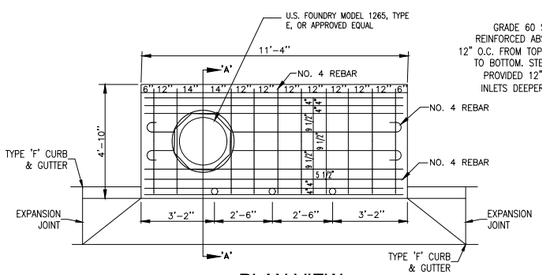
N.T.S.



3 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY

(2" ECUA APPROVED MODEL)

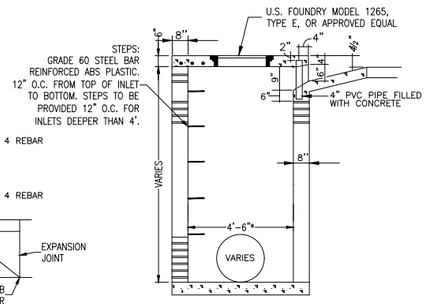
NOTES:
1. VALVE BOX AND BOOT SHALL BE CAST IRON.
2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE.
3. VALVE BOX TOP SHALL BE FLUSH WITH FINISHED GRADE OR ½" ABOVE NATURAL GROUND LEVEL.
4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUIVALENT.
5. EARTH UNDER FLANGE OF VALVE BOX & COLLAR TO BE FIRM AND WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.



PLAN VIEW

TYPE "A" CURB INLET DETAIL

N.T.S



SECTION A-A

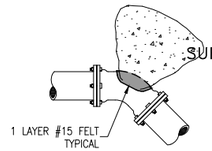
TYPE "A" CURB INLET DETAIL

N.T.S



9 TYPE "A" INLET THROAT ELEVATION

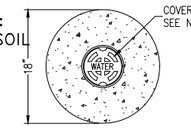
N.T.S



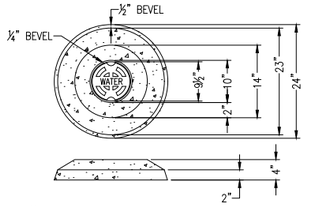
45° BEND – M.J.

MINIMUM THRUST BLOCK DIMENSIONS: SURFACE AREA AGAINST UNDISTURBED SOIL

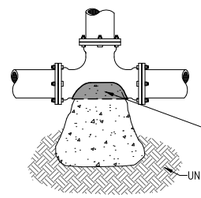
FITTING / PIPE SIZE	DEAD END OR TEE	90° BEND	45° BEND	22.5° BEND
4"	1' X 2'	1.5' X 1.5'	1' X 1.5'	1' X 1'
6"	2' X 2'	2.5' X 2.5'	2' X 1.5'	1' X 1.5'
8"	2.25' X 3'	3' X 3'	2' X 2.5'	1.5' X 1.5'
10"	3.5' X 3'	4' X 3.75'	2.75' X 3'	2' X 2'
12"	4' X 4'	4' X 5'	3' X 4'	2' X 3'
16"	5' X 5.5'	6' X 6.5'	4' X 5'	3' X 3.5'



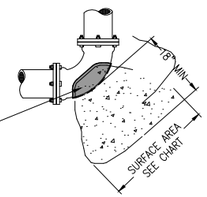
CAST-IN-PLACE COLLAR



24" PRE-CAST VALVE PAD



TEE – M.J.

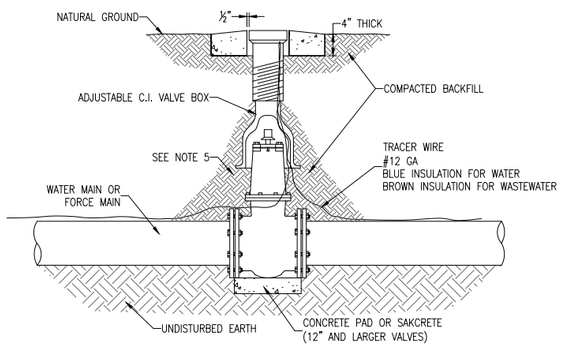


90° BEND – M.J.

NOTES:
1. ONE LAYER OF #15 FELT TO BE USED TO PREVENT ADHESION OF CONCRETE TO FITTING.
2. ALL THRUST BLOCKS TO BE BACKED BY UNDISTURBED SOIL.
3. THRUST BLOCK DIMENSIONS BASED ON SM SOIL CLASSIFICATION.
4. CONCRETE MIN. 2,500 PSI.
5. JOINT RESTRAINTS ARE TO BE USED ON ALL FITTINGS. TRUST BLOCKS REQUIRED ON 90° BENDS, 45° BENDS, TEES, TAPPING SLEEVES, AND DEAD ENDS.

7 TYPICAL THRUST BLOCK INSTALLATIONS

N.T.S.



8 TYPICAL VALVE & BOX INSTALLATION

N.T.S.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone/Fax 850.438.0446 / 850.438.0448
EB 00009857 LB7916

UTILITY PLAN

The Helm at Hawkshaw
50 South 9th Avenue
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL

PERMIT SET

ALEXIS KATE STEELMAN, P.E. No.96971

Dr. By: JRR
Ck By: AKS
Job No.: 2025.068
Date: 3/26/2026

DRAWING No.

C4.1

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.

GENERAL NOTES

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, & BOUNDARY INFORMATION IS FROM PLANS BY: **PITTMAN GLAZE & ASSOCIATES INC.**
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: **CHARLAN BROCK ARCHITECTS**
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, & LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW & EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY & OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, & WALLS ARE TO BE SURVEYED, LAID OUT, & STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE & INSTALL ALL ITEMS PER DRAWINGS & SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, & INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS & SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY & SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE & BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT & BECOME FAMILIAR WITH THE EXISTING CONDITIONS & SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK & MATERIALS REQUIRED ANY DISCREPANCY &/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEDURES REQUIRED FOR SAFE EXECUTION & COMPLETION OF WORK, & FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD & NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE & IS RESPONSIBLE FOR ACCURACY & CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES & NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION & WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS & CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, & SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS & CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF PENSACOLA STANDARD SPECIFICATIONS & CONSTRUCTION STANDARDS, & STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY & ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION &/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, & WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII & SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING & EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY. REFER TO THE BOUNDARY SURVEY & PLAT TO VERIFY PROPERTY LINES & EASEMENT LOCATIONS.
8. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
9. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
10. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. & 3/16 IN. (2 & 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
11. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
12. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
13. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
14. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
15. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
16. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES & LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES &/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS & NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS & GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER & GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, & FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, & HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS & INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY & ARE NOT TO BE USED TO LAYOUT FOOTINGS.
13. GRADING CONTRACTORS SHALL NOTIFY & COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
14. GRADING CONTRACTOR SHALL COOPERATE & WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER & TIMELY COMPLETION OF THIS PROJECT.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES & TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS & THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS & THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH & THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
   A. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE & BACKFILLED & COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
   B. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING & INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT & FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT & RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
   A. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
   B. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
   C. SLUMP: 3 TO 5 INCHES
   D. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS:
   A. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
   B. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING:
   A. 4" THICK PAVING: 6x6 10/10 WIRE MESH, FLAT SHEETS UNLESS NOTED OTHERWISE IN DRAWINGS
   B. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   C. 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   D. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE & SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN & DETAILS.
   E. ALL REINFORCING STEEL & DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED & MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
8. CONTROL JOINTS (TROWEL OR SAW CUT)
   A. TO BE PLACED AS INDICATED ON PLANS & DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
   B. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
   C. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT & SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
   D. SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND & CONCRETE, BLOWN DRY & IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
9. EXPANSION JOINTS
   A. PLACE AT A MAXIMUM SPACING OF 30' O.C. & COORDINATE WITH OVERALL PAVING PATTERN & COLOR.
   B. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
   C. CONTRACTOR SHALL PREPARE A JOINT LAYOUT & PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS & SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED & CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT & CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT &/OR CURBS.
13. PROPOSED PAVEMENT &/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT &/OR CURBS.
14. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP & IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
15. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED & PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS & THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED & REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, & PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL & ABOVE 27" & LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES & GENERAL NOTES FOR PUBLIC & COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES & TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT & SPREAD) GIVEN IN THE PLANT SCHEDULE & SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MIN. & REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION & OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS & LAWNS, OR AS SHOWN IN DETAILS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, & LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION & MUST BE REPLACED WITH PLANT OF SAME VARIETY & SIZE IF DAMAGED, DESTROYED, DEAD & /OR REMOVED.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING & REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS & FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, & /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC & STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE & PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO & DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.,) & THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN &/OR OWNER, & SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS & INFORMATION SUBMITTED BY CONTRACTOR & WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY & GUARANTEE OF THE PLANT MATERIAL INSTALLED.
19. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, & 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 & 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB & GROUNDCOVER ZONES & 36" FOR TREE PITS.
20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS & JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS & ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS & ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
22. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK & DEFECTIVE PLANTS, & THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE & REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT & WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, & SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM & BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS & SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM & RIVER ROCK & SOIL MEDIUM & PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER & RAINY SEASONS & INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON & IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION & COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK & REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS & PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND & REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB & GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS &/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS & RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS & CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

Apr 2026 Review

ABBREVIATIONS

A	AD	AREA DRAIN
	ADJ	ADJACENT
	AFG	ABOVE FINISHED GRADE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	APPRO	APPROXIMATE
	X	ARCHITECT(URAL)
	ARCH	
B	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BLKG	BLOCKING
	BOC	BACK OF CURB
	BOT	BOTTOM
	BS	BOTTOM OF STAIR
	BW	BOTTOM OF WALL
C	CEM	CEMENT
	CIP	CAST IN PLACE
	CJ	CONTROL JOINT
	CMU	CONCRETE MASONRY UNIT
	COL	CLEANOUT
	CONT	COLUMN
	CONC	CONTINUOUS
	CU FT	CONCRETE
		CUBIC FEET
D	DD	DECK DRAIN
	DE	DRAINAGE EASEMENT
	DI	DRAIN INLET
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DN	DOWN
	DS	DOWN SPOUT
	DWG(S)	DRAWING(S)
E	E	EAST
	EA	EACH
	EJ	EXPANSION JOINT
	EK	ELEVATION
	ELEC	ELECTRIC(AL)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ESMT	EASEMENT
	EW	EACH WAY
	EXP	EXPANSION
	EXIST	EXISTING
	EXT	EXTERIOR
F	FAB	FABRIC
	FDC	FIRE DEPT. CONNECTION
	FH	FIRE HYDRANT
	FIN	FINISH
	FOC	FACE OF CURB
	FT	FOOT, FEET
	FTG	FOOTING
G	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	GC	GENERAL CONTRACTOR
	GV	GATE VALVE
H	HDW	HARDWARE
	HDWD	HARDWOOD
	HORZ	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
I	ID	INSIDE DIAMETER
	INCL	INCLUDE
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
J	JB	JUNCTION BOX
	JT	JOINT
K	KO	KNOCK OUT
L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT
M	MAS	MASONRY
	MATL	MATERIAL
	MAX	MAXIM

April 2026 Review

SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	REVISION	
			CURRENT REVISION	CURRENT REVISION DATE
L0.01	GENERAL NOTES / ABBREVIATIONS / SYMBOLS	02/06/2026		
L0.02	SHEET INDEX	02/06/2026		
L0.03	TREE DEMOLISION PLAN	02/06/2026		
L0.04	IMPERVIOUS AREA	02/06/2026		
L0.11	OVERALL SITE PLAN - GROUND LEVEL	02/06/2026	1	03/13/2026
L0.12	OVERALL SITE PLAN - ROOFTOP	02/06/2026		
L0.13	OVERALL FENCE PLAN	02/06/2026	1	03/13/2026
L0.14	ENLARGEMENT KEY PLAN	02/06/2026	1	03/13/2026
L1.00A	HARDSCAPE SCHEDULE & NOTES	02/06/2026	1	03/13/2026
L1.00B	HARDSCAPE SCHEDULE & NOTES	02/06/2026		
L1.01	HARDSCAPE PLAN GROUND LEVEL	02/06/2026	1	03/13/2026
L1.21A	HARDSCAPE ENLARGEMENT PLAN - GROUND FLOOR	02/06/2026	1	03/13/2026
L1.21B	HARDSCAPE LAYOUT PLAN - GROUND FLOOR	02/06/2026	1	03/13/2026
L1.22A	HARDSCAPE ENLARGEMENT PLAN - ROOFTOP	02/06/2026		
L1.22B	HARDSCAPE LAYOUT PLAN - ROOFTOP	02/06/2026		
L1.81	HARDSCAPE DETAILS	02/06/2026		
L1.82	HARDSCAPE DETAILS	02/06/2026		
L1.83	HARDSCAPE DETAILS	02/06/2026		
L1.84	HARDSCAPE DETAILS	02/06/2026		
L1.85	HARDSCAPE DETAILS	02/06/2026		
L1.86	HARDSCAPE DETAILS	02/06/2026		
L1.87	HARDSCAPE DETAILS	02/06/2026		
L2.00	TREE PLANTING SCHEDULE & NOTES	02/06/2026		
L2.01	TREE PLANTING PLAN GROUND LEVEL	02/06/2026	1	03/13/2026
L2.02	TREE PLANTING ENLARGEMENT PLAN ROOFTOP	02/06/2026		
L2.81	TREE PLANTING DETAILS	02/06/2026		
L3.00	SHRUB & GROUNDCOVER SCHEDULE & NOTES	02/06/2026		
L3.01	SHRUB & GROUNDCOVER PLANTING PLAN GROUND LEVEL	02/06/2026	1	03/13/2026
L3.02	SHRUB & GROUNDCOVER PLANTING ENLARGEMENT PLAN - ROOFTOP	02/06/2026		
L3.81	SHRUB & GROUNDCOVER PLANTING DETAILS	02/06/2026		
L4.00	SITE FURNISHINGS SCHEDULE & NOTES	02/06/2026		
L4.01	SITE FURNISHING PLAN GROUND LEVEL	02/06/2026	1	03/13/2026
L4.02	SITE FURNISHING ENLARGEMENT PLAN ROOFTOP	02/06/2026		
L4.75	KITCHEN DETAILS	02/06/2026		
L4.76	STRUCTURAL PAVILION CABANA DETAILS	02/06/2026		
L4.77	STRUCTURAL PAVILION METAL PERGOLA DETAILS	02/06/2026		
L4.81	SITE FURNISHING DETAILS	02/06/2026		
L4.82	SITE FURNISHING DETAILS	02/06/2026		
L4.83	SITE FURNISHING DETAILS	02/06/2026		
L4.84	SITE FURNISHING DETAILS	02/06/2026		
L5.00	SITE LIGHTING SCHEDULES & NOTES	02/06/2026		
L5.01	SITE LIGHTING PLAN GROUND LEVEL	02/06/2026	1	03/13/2026
L5.02	SITE LIGHTING ENLARGEMENT PLAN ROOFTOP	02/06/2026		
L5.11	SITE LIGHTING PHOTOMETRICS PLAN GROUND LEVEL	02/06/2026	1	03/13/2026
L5.12	SITE LIGHTING PHOTOMETRICS PLAN ROOFTOP	02/06/2026		
L5.81	SITE LIGHTING DETAILS	02/06/2026		
L6.00	GROUND FLOOR IRRIGATION PLAN	02/06/2026		
L6.01	ROOFTOP IRRIGATION PLAN	02/06/2026		
L6.02	IRRIGATION NOTES & SCHEDULE	02/06/2026		
L6.03	IRRIGATION DETAILS	02/06/2026		
L6.04	IRRIGATION DETAILS	02/06/2026		
GRAND TOTALS: 51				

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

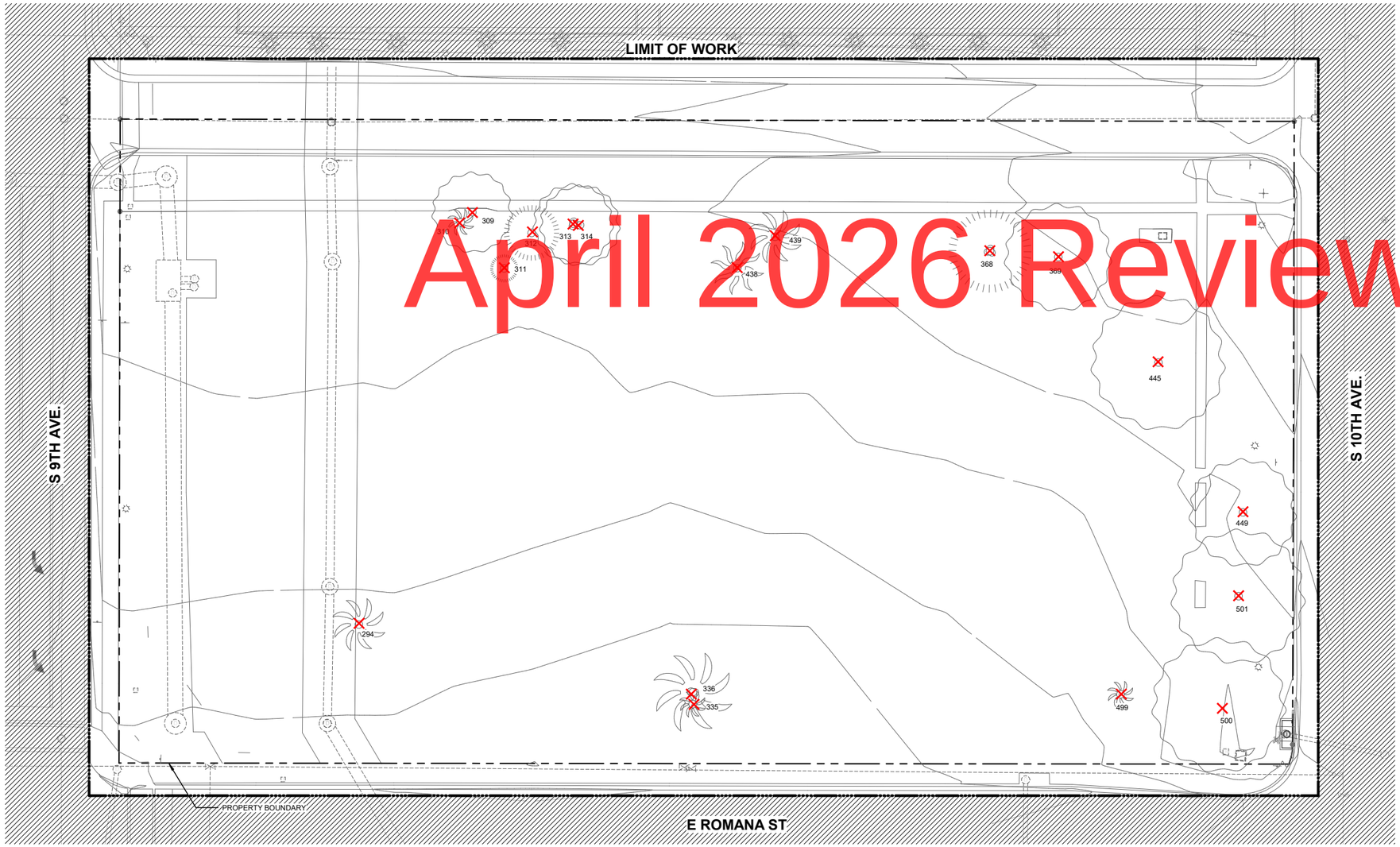
SHEET INDEX

SHEET NUMBER

L0.02

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:20:56 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY
- MATCHLINE
- (XX) PAGE NUMBER
- TREE TO BE REMOVED

TREE SURVEY

POINT	TYPE TREE	DIAMETER (in inches)	1/2 SPREAD (in feet)	PROTECTED	STATUS
294	Palm	16	10		REMOVED
309	Oak	22	15	YES	REMOVED
310	Palm	15	5		REMOVED
311	Miscellaneous	39	5		REMOVED
312	Miscellaneous	11	10		REMOVED
313	Oak	29 twin	15	YES	REMOVED
314	Oak	12	15	YES	REMOVED
335	Palm	17	5		REMOVED
336	Palm	44 twin	15		REMOVED
368	Miscellaneous	39 triple	15		REMOVED
369	Oak	31	20	YES	REMOVED
438	Pecan	19	10		REMOVED
439	Palm	17	10		REMOVED
445	Oak	38	25	YES	REMOVED
449	Palm	29	20		REMOVED
499	Oak	19	5	YES	REMOVED
500	Oak	36	25	YES	REMOVED
501	Oak	34	25	YES	REMOVED

TREE MITIGATION CALCULATION

SEC. 12-6-6. (2) RETENTION, RELOCATION, REMOVAL, REPLACEMENT, AND MITIGATION OF PROTECTED TREES.
(D) REPLACEMENT OF PROTECTED TREES. WHEN A PROTECTED TREE IS APPROVED FOR REMOVAL, IT SHALL BE REPLACED WITH A LIKE SPECIES OF THE TREE REMOVED. THE CITY'S DESIGNATED ARBORIST MAY ALLOW A DEVIATION TO THIS WITHIN THE SAME SPECIES TYPE CATEGORY IN THE PROTECTED TREE LIST IN APPENDIX "A" OF THIS CHAPTER IN ORDER TO PROMOTE ECOLOGICAL DIVERSITY ON THE SITE. THE PRESCRIBED NUMBER OF TREES SHALL BE PLANTED FOR EACH TREE REMOVED. THE MINIMUM DIAMETER OF A REPLACEMENT TREE SHALL BE THREE (3) INCHES DBH. THE REPLACEMENT FORMULA IS:

1. A TRUNK DIAMETER OF FOUR INCHES TO 11 INCHES = TWO THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
2. A TRUNK DIAMETER OF 12 INCHES TO 19 INCHES = THREE THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
3. A TRUNK DIAMETER OF 20 INCHES TO 29 INCHES = FIVE THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
4. A TRUNK DIAMETER OF 30 INCHES TO 35 INCHES = EIGHT THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
5. A TRUNK DIAMETER OF 36 INCHES TO 43 INCHES = TEN THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.
6. A TRUNK DIAMETER OF 44 INCHES OR GREATER = 11 THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.

	NUMBER OF TREES REMOVED	NUMBER OF REQUIRED TO PLANT
1. A TRUNK DIAMETER OF FOUR INCHES TO 11 INCHES = TWO THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	0	0
2. A TRUNK DIAMETER OF 12 INCHES TO 19 INCHES = THREE THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	2	6
3. A TRUNK DIAMETER OF 20 INCHES TO 29 INCHES = FIVE THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	2	10
4. A TRUNK DIAMETER OF 30 INCHES TO 35 INCHES = EIGHT THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	2	16
5. A TRUNK DIAMETER OF 36 INCHES TO 43 INCHES = TEN THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	2	20
6. A TRUNK DIAMETER OF 44 INCHES OR GREATER = 11 THREE-INCH DBH TREES PLANTED FOR EACH ONE REMOVED.	0	0
TOTAL NUMBER OF TREES **REQUIRED**		52
TOTAL NUMBER OF TREES **PROVIDED**		68

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

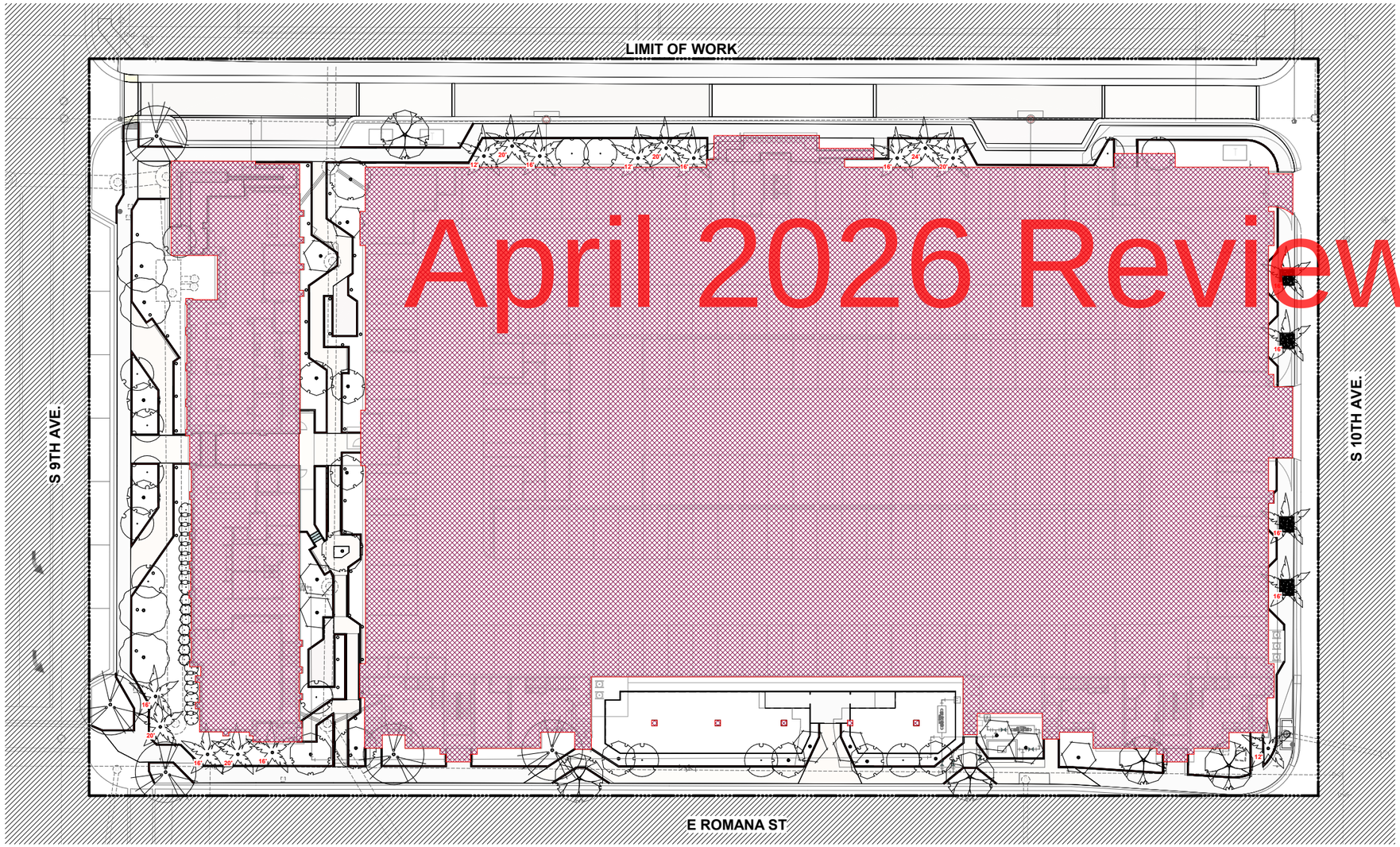
DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE
SCALE: 1"=20'
NORTH
0 10' 20' 50'

SHEET TITLE
TREE DEMOLISION PLAN

SHEET NUMBER
L0.03

Autodesk Docs://6805 - HAWKSHAW PENSACOLA/6805 - HAWKSHAW PENSACOLA_LA.rvt
2/13/2026 10:20:57 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY
- MATCHLINE
- (XX) PAGE NUMBER
- IMPERVIOUS SURFACE

TREE REQUIREMENT FOR IMPERVIOUS SURFACE

Sec. 12-6-6. (3)*New planting of protected trees.*
On sites proposed for development or redevelopment where no existing protected trees are identified, the owner or his agent shall be required to plant one new tree species identified in the protected tree list (Appendix "A") or the tree replant list (Appendix "B"), a minimum of three inches DBH, for each 1,000 square feet of impervious surface area. New trees or replacement trees shall be planted during the year as indicated in subsection 12-6-3(2)a.1. of this chapter.

	REQUIRED	PROVIDED
TREE REQUIREMENT FOR IMPERVIOUS SURFACE OF 73,342 SF BUILDINGS = 71,615 SF (72.1%) BUILDINGS + COVERED AREAS = 73,342 SF (73.9%)	74	64

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

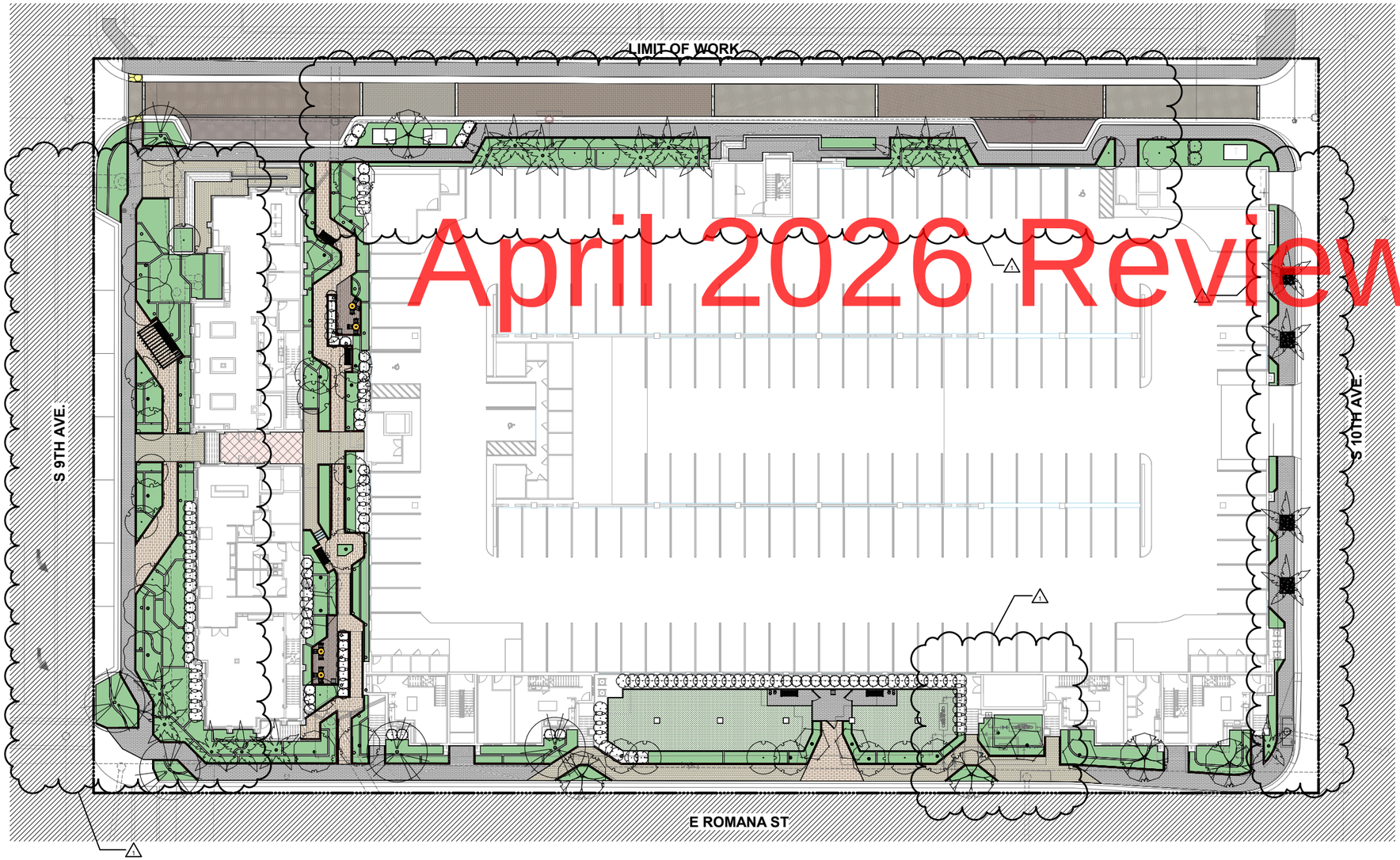
IMPERVIOUS AREA

SHEET NUMBER

L0.04

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:01 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

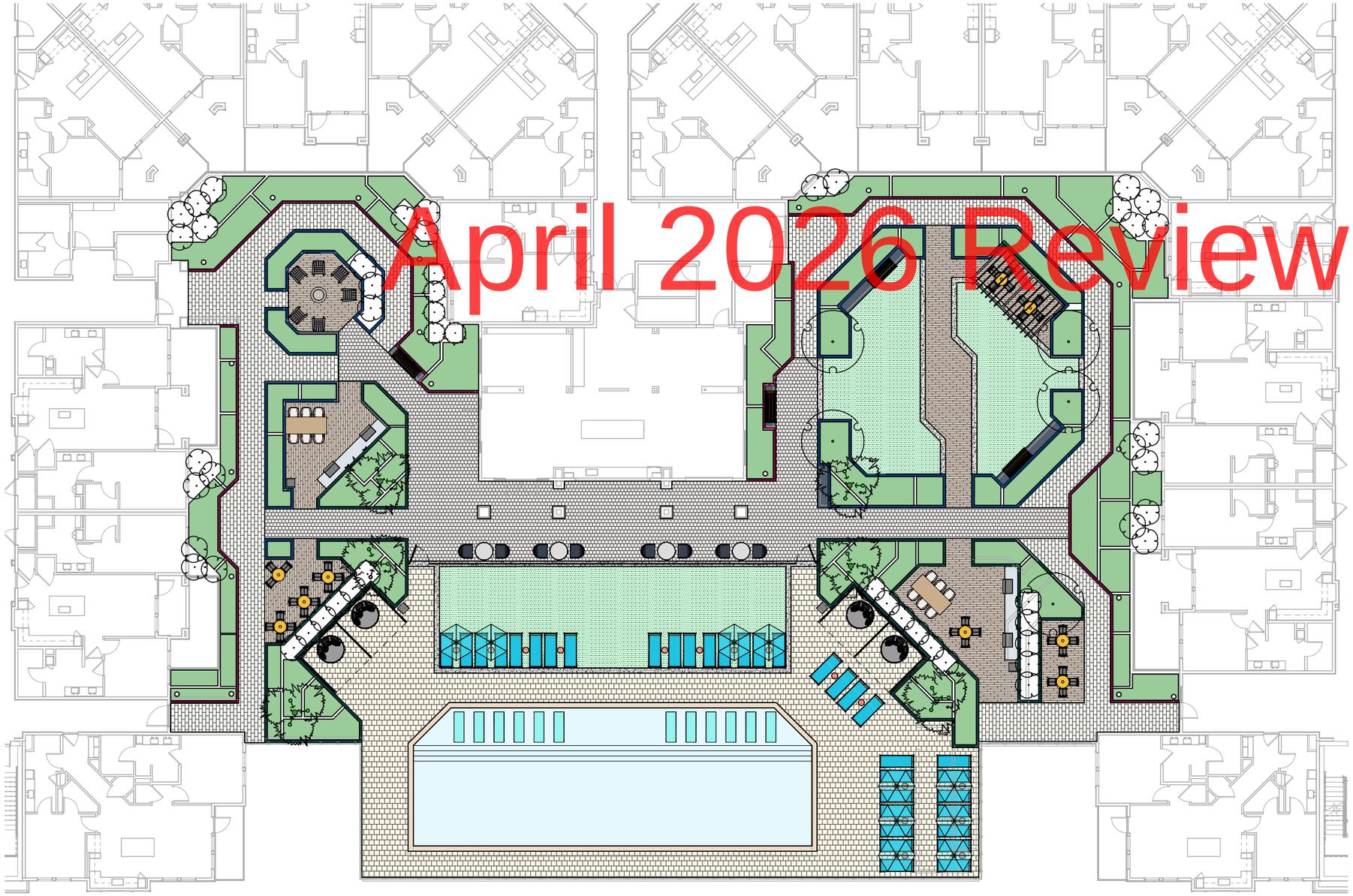
OVERALL SITE PLAN - GROUND LEVEL

SHEET NUMBER

L0.11

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:07 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

SCALE: 1"=10'

0 5' 10' 15' 25'

NORTH

SHEET TITLE

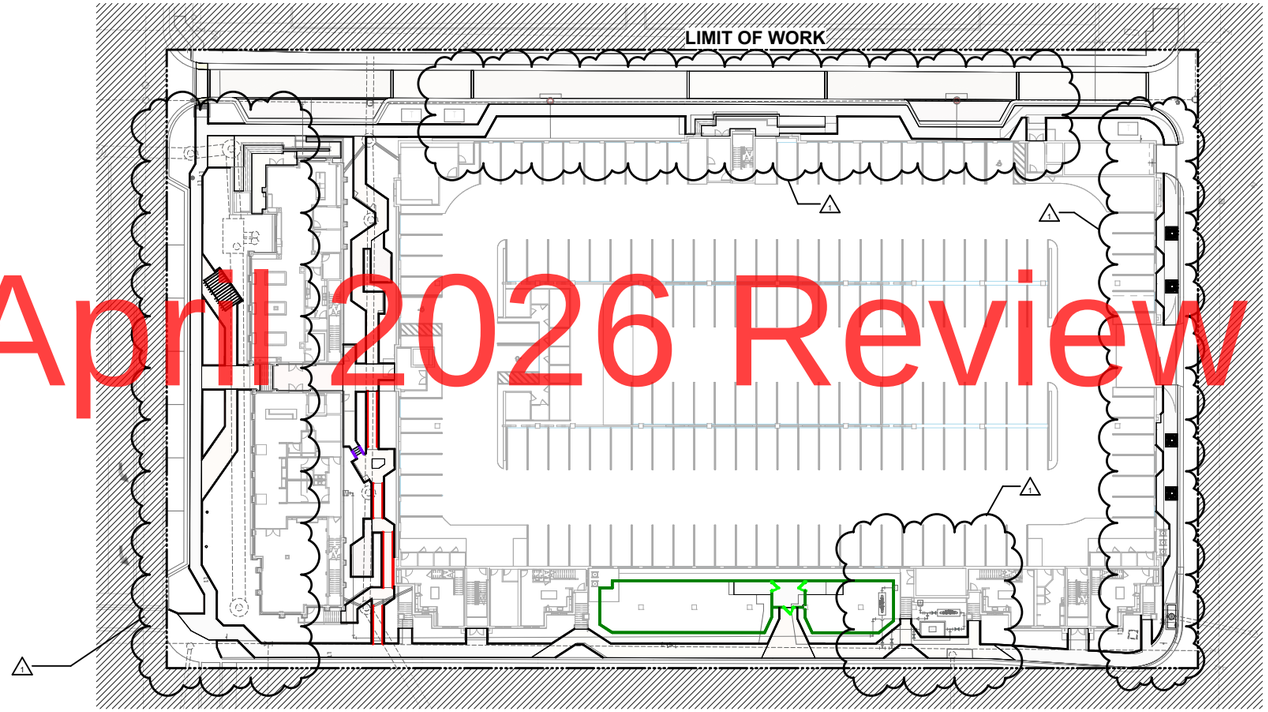
OVERALL SITE PLAN - ROOFTOP

SHEET NUMBER

L0.12

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:26 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

1 L0.13 OVERALL FENCE / RAIL PLAN - GROUND LEVEL
1" = 30'-0"

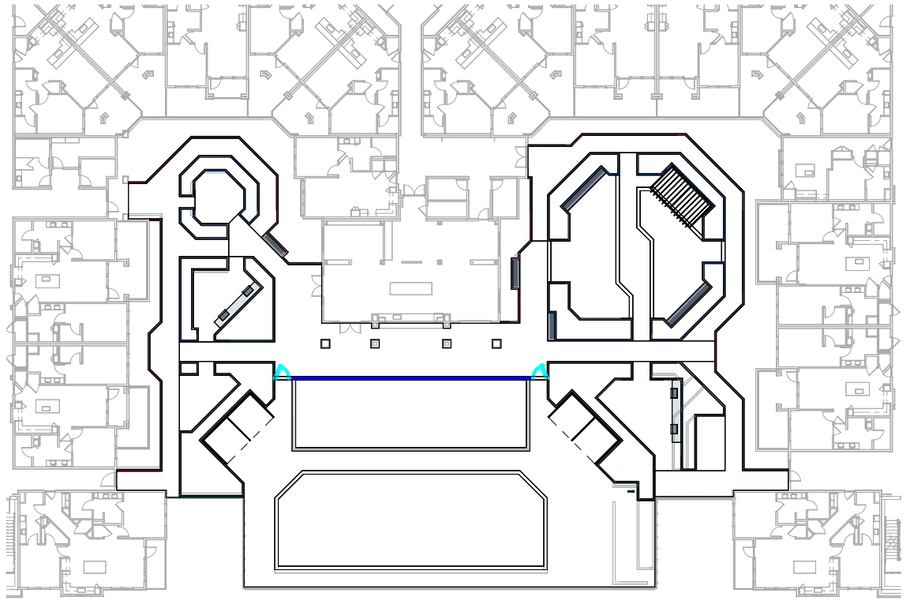
SCALE: 1"=30'
0 15' 30' 75'

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL RAIL
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL



2 L0.13 FENCE PLAN - ROOFTOP
1" = 20'-0"

SCALE: 1"=20'
0 10' 20' 50'

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SHEET TITLE

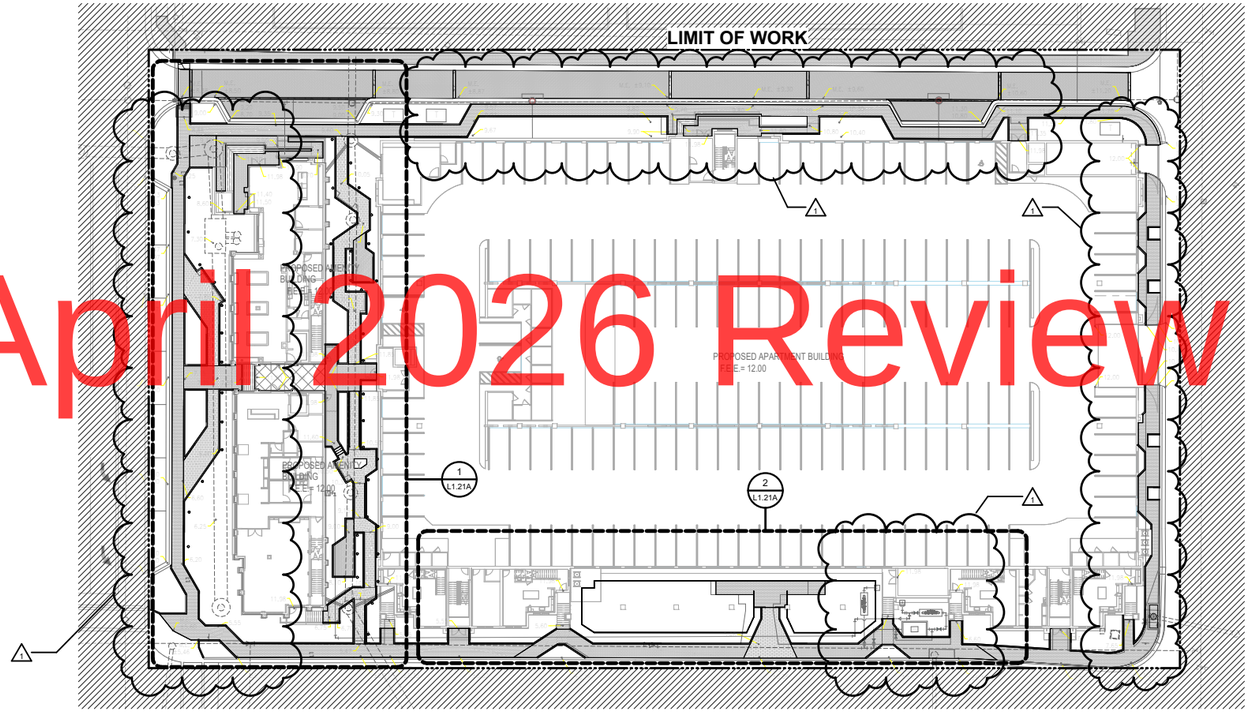
OVERALL FENCE PLAN

SHEET NUMBER

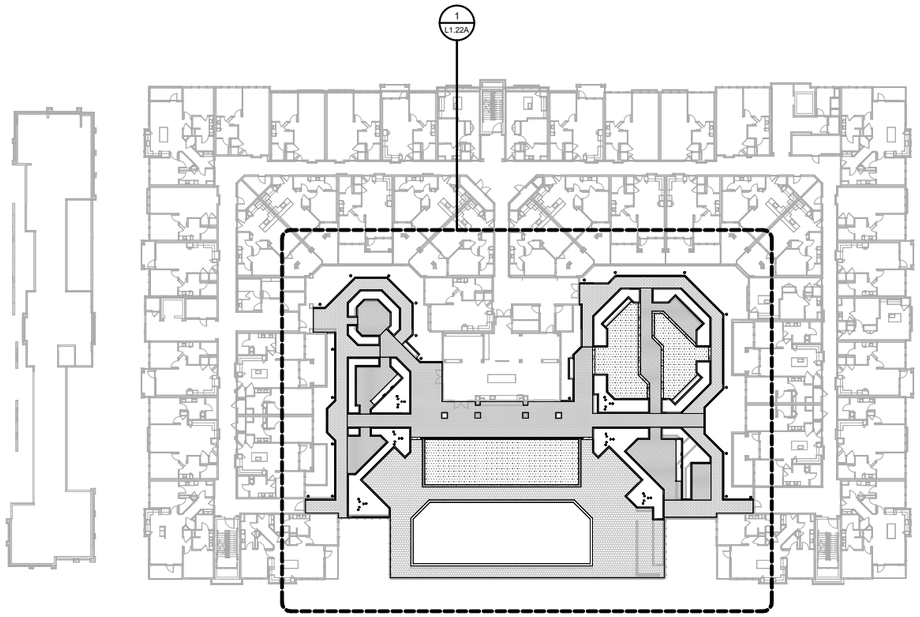
L0.13

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:32 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



1 ENLARGEMENT KEY PLAN - GROUND LEVEL
1" = 30'-0"



2 ENLARGEMENT KEY PLAN - ROOFTOP
1" = 30'-0"

April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=30'

0 15' 30' 75'

SHEET TITLE

ENLARGEMENT KEY PLAN

SHEET NUMBER

L0.14

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:40 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

HARDSCAPE SCHEDULE

KEY	DETAIL	QUANTITY (SF)	TYPE	STRUCTURE	THICKNESS	INTEGRAL COLOR	FINISH	SEALER	UNIT SIZE	PATTERN	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
P-101	5 / L1.81	9,506 SF	SITE SIDEWALK PERVIOUS PAVER	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	3-1/8"	SLATE	- N/A -	- N/A -	4-1/2" x 9"	RUNNING BOND	AQUALINE SERIES	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	OVERALL SIDEWALK	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-102		26 SF	TRUNCATED DOME	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2-3/8"	A-20	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	8" X 24"	RUNNING BOND	ADA TRUNCATED DOMES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	CROSSWALK LOCATIONS	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-103	5 / L1.81	2,632 SF	GROUND FLOOR PERVIOUS PAVER 1	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2"	HEP-10	ECOPREMIER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 12"	RUNNING BOND	H_SERIES PERMIABLE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-104	5 / L1.81	2,487 SF	GROUND FLOOR PERVIOUS PAVER 2	PERMEABLE DRAINAGE AGGREGATE (SEE DETAIL FOR AGGREGATE SIZES)	2-3/4"	OLD OAK	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	3-7/8" X 9-7/8"	1/3 OFFSET RUNNING BOND	TOWN HALL	UNILOCK WWW.COMMERCIAL.UNILOCK.COM	YES	YES	WEST ENTRY	UNILOCK PAVERS OR APPROVED EQUAL / SEE DETAILS
P-105	5 / L1.81	313 SF	GROUND FLOOR PERVIOUS PAVER 3	PERMEABLE DRAINAGE AGGREGATE	2"	HEP-40	ECOPREMIER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 24"	1/3 OFFSET RUNNING BOND	H_SERIES PERMIABLE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-106	3 / L1.82	2,193 SF	ROOFTOP PAVER 1	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	UF-20	ULTRAFACE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 12"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-107	3 / L1.82	2,157 SF	ROOFTOP PAVER 2	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	UF-15	ULTRAFACE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 8"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-108	3 / L1.82	3,024 SF	ROOFTOP POOL DECK PAVER	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	SC-20	STONEY CREEK	SEALANT PER MANUFACTURER RECOMENDATION	12" X 12"	RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-109	3 / L1.82	1,631 SF	WOOD ROOFTOP PAVER	STRUCTURE SLAB WITH 1" MIN MORTAR	2"	TB-10	TIMBER	SEALANT PER MANUFACTURER RECOMENDATION	6" X 12"	1/3 OFFSET RUNNING BOND	V-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-111	3 / L1.82	310 SF	1' ROOFTOP CONCRETE BAND	SEE STRUCTURAL	SEE STRUCTURAL	STANDARD GRAY	BROOM	SEALANT PER MANUFACTURER RECOMENDATION	- N/A -	- N/A -	- N/A -	- N/A -	YES	YES	ROOFTOP	SEE STRUCTURAL / SEE DETAILS
P-112	1-3 / L1.82	2,334 SF	ROOFTOP ARTIFICIAL TURF	SEE DETAILS	SEE MANFU.	302 - SPRING GREEN BLEND	- N/A -	- N/A -	1.75" BLADE	- N/A -	SWG NATURAL 80 (165SW)	SOUTHWEST GREENS WWW.SOUTHWESTGREENS.COM	YES	YES	ROOFTOP	SOUTHWEST GREEN OR APPROVED EQUAL / SEE DETAILS
P-114	SEE AQUATICS	201 SF	POOL COPING	SEE AQUATICS	SEE MANFU.	A22 SAND	POOL COPING	- N/A -	SEE MANFU.	- N/A -	SINGLE BULLNOSE	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	ROOFTOP	WAUSAU TILE OR APPROVED EQUAL / SEE DETAILS
P-120	6 / L1.81	341 SF	GROUND FLOOR PAVER	6" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET		HRS-15	RIVERSIDE	SEALANT PER MANUFACTURER RECOMENDATION	8" X 24"	1/3 OFFSET RUNNING BOND	H-SERIES	WAUSAU TILE WWW.WAUSAUTILE.COM	YES	YES	WEST ENTRY	WAUSAU TILE OR APPROVED EQUAL / SEE AQUATICS DETAILS
P-121V	2, 3 / L1.81	3,034 SF	VEH. PAVER FIELD	6" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET	2-3/8"	HARVEST BLEND	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	4" X 8"	HERRINGBONE	HOLLAND STONE	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	ROAD	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-122V	2, 3 / L1.81	831 SF	VEH. PARKING PAVER	6" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET	2-3/8"	DARK CHOCOLATE	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	4" X 8"	HERRINGBONE	HOLLAND STONE	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	ROAD	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-123V	2, 3 / L1.81	1,822 SF	VEH. CROSSWALK PAVER	6" THICK COMPACTED LIMEROCK SUB-BASE (LBR-40) WITH 1" THICK SAND SET	2-3/8"	NAPOLI	- N/A -	SEALANT PER MANUFACTURER RECOMENDATION	4" X 8"	HERRINGBONE	HOLLAND STONE	BELGARD COMMERCIAL WWW.BELGARDCOMMERCIAL.COM	YES	YES	ROAD	BELGARD PAVERS OR APPROVED EQUAL / SEE DETAILS
P-124V	2, 4 / L1.81	159 SF	1' VEH. CONCRETE BAND	PIP CONCRETE	12"	STANDARD GRAY	BROOM	SEALANT PER MANUFACTURER RECOMENDATION	- N/A -	- N/A -	- N/A -	- N/A -	YES	YES	ROAD	SEE DETAILS / SEE PLANS FOR JOINTING

April 2026 Review

STAIR SCHEDULE

KEY	DETAIL	TOTAL RISERS	TYPE	STRUCTURE	INTEGRAL COLOR	FINISH	SEALER	SAMPLE	MOCK-UP	LOCATION	REMARKS
S-101	4 / L1.82	4	CONCRETE STAIRS	CIP CONRETE	STANDARD GRAY	BROOM	BRICKFORM GEM CURE & SEAL 1315-650 VOC MATTE FINISH - 2 COATS	YES	YES	GROUND LEVEL	SEE DETAILS

WALL SCHEDULE

KEY	DETAIL	LENGTH	TYPE	STRUCTURE	HEIGHT	THICKNESS	INTEGRAL COLOR	FACE MATERIAL & FINISH	CAP	SAMPLE	MOCK-UP	LOCATION	REMARKS
W-101	1, 3-4 / L1.85	406'-2"	18" ROOFTOP PLANTER WALL	CIP CONCRETE	18"	6"	NATURAL GRAY	BOARDFORM FINISH	- N/A -	YES	YES	ROOFTOP	SEE ARCHITECTURE FOR WATERPROOFING / SEE DETAILS
W-102	2 / L1.85 1-2 / L1.86	563'-7"	3' ROOFTOP PLANTER WALL	CIP CONCRETE	3'	6"	NATURAL GRAY	BOARDFORM FINISH	- N/A -	YES	YES	ROOFTOP	SEE ARCHITECTURE FOR WATERPROOFING / SEE DETAILS
W-103	1-2 / L1.87	476'-5"	4' ROOFTOP PLANTER WALL	CIP CONCRETE	4'	6"	NATURAL GRAY	BOARDFORM FINISH	- N/A -	YES	YES	ROOFTOP	SEE ARCHITECTURE FOR WATERPROOFING / SEE DETAILS
W-104	3-4 / L1.85 1 / L1.86	57'-5"	18" ROOFTOP SEAT WALL	CIP CONCRETE	18"	24"	NATURAL GRAY	SPONGE FLOAT FINISH	- N/A -	YES	YES	ROOFTOP	SEE ARCHITECTURE FOR WATERPROOFING / SEE DETAILS

CURB SCHEDULE

KEY	DETAIL	LENGTH	TYPE	STRUCTURE	THICKNESS	INTEGRAL COLOR	FACE MATERIAL & FINISH	SAMPLE	MOCK-UP	LOCATION	REMARKS
C-101	10 / L1.81	2,222'-2"	FLUSH CURB	CIP CONCRETE	6"	NATURAL GRAY	EXPOSED CONCRETE	YES	YES	GROUND FLOOR	
C-102	10 / L1.81	62'-8"	TREE GRATE CURB	CIP CONCRETE	4"	NATURAL GRAY	EXPOSED CONCRETE	YES	YES	GROUND FLOOR	

GATE SCHEDULE

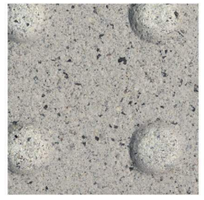
KEY	DETAIL	QUANTITY	TYPE	HEIGHT	COLOR	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
G-101	1 / L1.83	3	6' DOG PARK GATE	6' H	BLACK	- N/A -	DESIGN / BUILD CONTRACTOR	YES	YES	DOG PARK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
G-102	1-2 / L1.84	2	4' ROOFTOP GLASS POOL GATE	4' H.	TBD	- N/A -	DESIGN / BUILD CONTRACTOR	YES	YES	ROOFTOP POOL DECK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL

FENCE SCHEDULE

KEY	DETAIL	LENGTH	TYPE	HEIGHT	COLOR	MODEL	MANUFACTURER	SAMPLE	MOCK-UP	LOCATION	REMARKS
R-101	2-4 / L1.83	324'-1"	6' DOG PARK FENCE	6' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	DOGPARK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-102	2-4 / L1.84	70'-2"	4' ROOFTOP GLASS POOL RAIL	4' H.	TBD	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	ROOFTOP	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-103		158'-10"	RAMP RAIL	3' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	SITE RAMPS	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
R-104	4 / L1.82	8'-11"	STAIR RAIL	3' H.	BLACK	-N/A-	DESIGN / BUILD CONTRACTOR	YES	YES	SITE STAIRS	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL



P-101
SITE SIDEWALK PERVIOUS PAVER
SLATE



P-102
ADA TRUNCATED DOME PAVERS
A-20



P-103
GROUND FLOOR PERVIOUS PAVER 1
HEP-10



P-104
GROUND FLOOR PERVIOUS PAVER 2
OLD OAK



P-105
GROUND FLOOR PERVIOUS PAVER 3
HEP-40



P-106
ROOFTOP PAVER 1
UF-20



P-107
ROOFTOP PAVER 2
UF-15



P-108
ROOFTOP POOL DECK PAVER
SC-20



P-109
ROOFTOP PAVER 3
WOOD FINISH (TB-10)



P-111
1' ROOFTOP CONCRETE BAND
STANDARD GRAY



P-112
ARTIFICIAL TURF



P-114
POOL COPING
A22 SAND



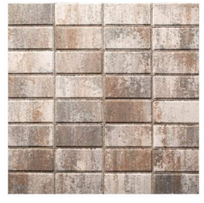
P-120
GROUND FLOOR PAVER
HRS-15



P-121V
VEHICULAR PAVER FIELD
HARVEST BLEND



P-122V
VEHICULAR PARKING PAVER
DARK CHOCOLATE



P-123V
VEHICULAR CROSSWALK PAVER
NAPOLI



P-124V
1' VEHICULAR CONCRETE BAND
STANDARD GRAY

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

HARDSCAPE SCHEDULE & NOTES

SHEET NUMBER

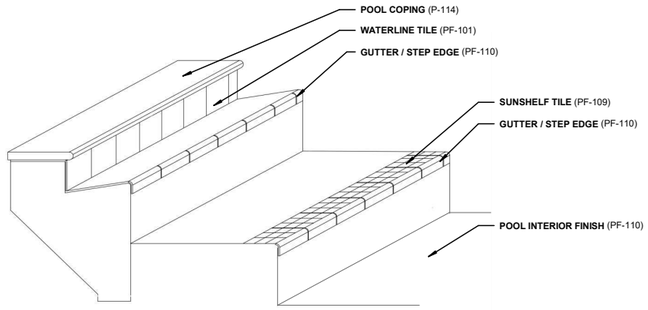
L1.00A

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:45 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

POOL FINISH SCHEDULE

KEY	DETAIL	TYPE	INTEGRAL COLOR	FINISH	UNIT SIZE	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
PF-101	1 / L1.00B	WATERLINE TILE	FIJI - BAY BLUE	GLOSS	6" X 6"	FIJI - BAY BLUE 6" X 6"	NATIONAL POOL TRENDS WWW.NPTPOOL.COM	YES	ROOFTOP POOL DECK	NPT OR APPROVED EQUAL / SEE DETAILS
PF-102	1 / L1.00B	DECK MARKER TILE	4" NUMBERS NEEDED TBD BY MARKER LOCATION	CERAMIC	6" X 6"	NO SERIES TILES CONTRACTOR TO CONFIRM NUMBER MARKER LOCATIONS	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-103	1 / L1.00B	DECK MARKER TILE	FT (4" LETTERS)	CERAMIC	6" X 6"	C623500	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-104	1 / L1.00B	DECK MARKER TILE	IN (4" LETTERS)	CERAMIC	6" X 6"	C623503	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-105	1 / L1.00B	WATERLINE MARKER TILE	4" NUMBERS NEEDED TBD BY MARKER LOCATION	CERAMIC	6" X 6"	NO SERIES TILES CONTRACTOR TO CONFIRM NUMBER MARKER LOCATIONS	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-106	1 / L1.00B	WATERLINE MARKER TILE	FT (4" LETTERS)	CERAMIC	6" X 6"	C613500	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-107	1 / L1.00B	WATERLINE MARKER TILE	IN (4" LETTERS)	CERAMIC	6" X 6"	C613505	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-108	1 / L1.00B	DECK MARKER TILE	NO DIVING W/ INT'L SYMBOL	CERAMIC	6" X 6"	C621500	INLAYS INC. WWW.INLAYSINC.COM	YES	ROOFTOP POOL DECK	INLAYS INC. OR APPROVED EQUAL / SEE DETAILS
PF-109	1 / L1.00B	SUNSHELF TILE	FIJI - SKY BLUE	GLOSS	1" X 1"	FIJI - SKY BLUE 1" X 1"	NATIONAL POOL TRENDS WWW.NPTPOOL.COM	YES	ROOFTOP POOL DECK	NPT OR APPROVED EQUAL / SEE DETAILS
PF-110	1 / L1.00B	POOL INTERIOR FINISH	AQUA QUARTZ	DIAMOND BRITE - EXPOSED AGGREGATE	- N/A -	AQUA QUARTZ	DIAMOND BRITE WWW.DIAMONDBRITE.US	YES	ROOFTOP POOL DECK	DIAMOND BRITE OR APPROVED EQUAL / SEE DETAILS
PF-111	1 / L1.00B	GUTTER / STEP EDGE	BLUEBERRY	SMOOTH	6" X 6"	A420-2287 SMOOTH	LUVTILE POOL TILE WWW.LUVTILE.COM	YES	ROOFTOP POOL DECK	LUVTILE POOL TILE OR APPROVED EQUAL / SEE DETAILS

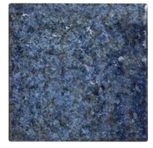
April 2026 Review



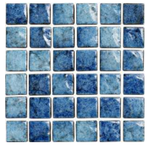
POOL COPING:
(P-114, SEE L1.00A HARDSCAPE SCHEDULE)



WATERLINE TILE:
(PF-101)



WATERLINE TILE & SUNSHELF TILE:
(PF-109)



POOL INTERIOR FINISH:
(PF-110)



GUTTER / STEP EDGE:
(PF-111)



1 L1.00B — POOL FINISHES

1/4" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

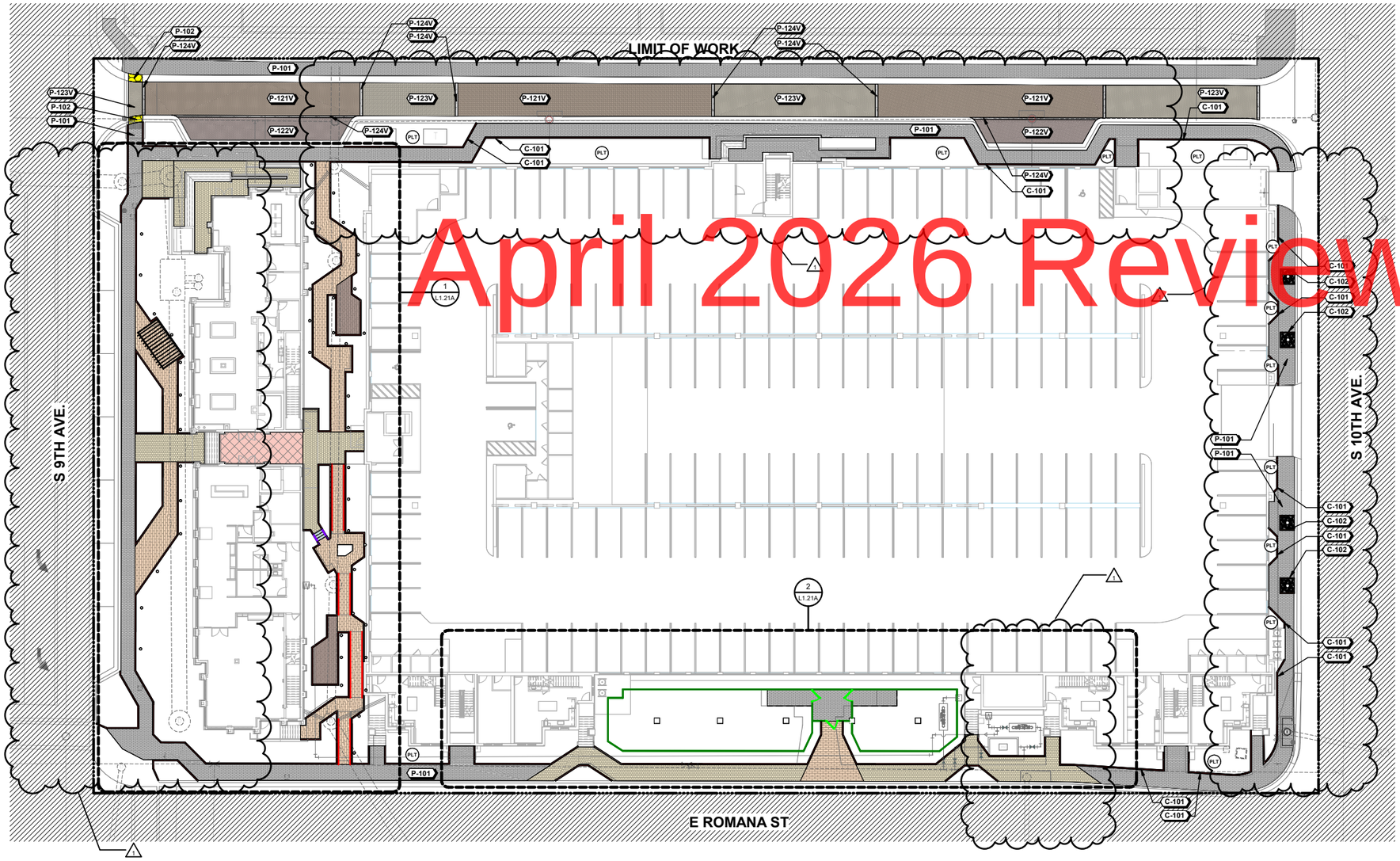
HARDSCAPE SCHEDULE & NOTES

SHEET NUMBER

L1.00B

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:46 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

- EXPANSION JOINT
- CONTROL JOINT
- SOD & MULCH LINE
- PLT — PLANTING AREA
- **P-101** SITE SIDEWALK PERVIOUS PAVER SLATE
- **P-102** TRUNCATED DOME A-20
- **P-103** GROUND FLOOR PERVIOUS PAVER 1 HEP-10
- **P-104** GROUND FLOOR PERVIOUS PAVER 2 OLD OAK
- **P-105** GROUND FLOOR PERVIOUS PAVER 3 HEP-40
- **P-106** ROOFTOP PAVER 1 UF-20
- **P-107** ROOFTOP PAVER 2 UF-15
- **P-108** ROOFTOP POOL DECK PAVER SC-20
- **P-109** WOOD ROOFTOP PAVER TB-10
- **P-111** 1' ROOFTOP CONCRETE BAND STANDARD GRAY
- **P-112** ROOFTOP ARTIFICIAL TURF 302 - SPRING GREEN BLEND
- **P-114** POOL COPING A22 SAND
- **P-115** GROUND FLOOR PAVER HRS-15
- **P-121V** VEH. PAVER FIELD HARVEST BLEND
- **P-122V** VEH. PARKING PAVER DARK CHOCOLATE
- **P-123V** VEH. CROSSWALK PAVER NAPOLI
- **P-124V** 1' VEH. CONCRETE BAND STANDARD GRAY

STAIR LEGEND

- **S-101** CONCRETE STAIR

WALL LEGEND

- **W-101** 18" PLANTER WALL
- **W-102** 3' PLANTER WALL
- **W-103** 4' PLANTER WALL
- **W-104** 18" SEATWALL

CURB LEGEND

- **C-101** FLUSH CURB

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL RAIL
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE — NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

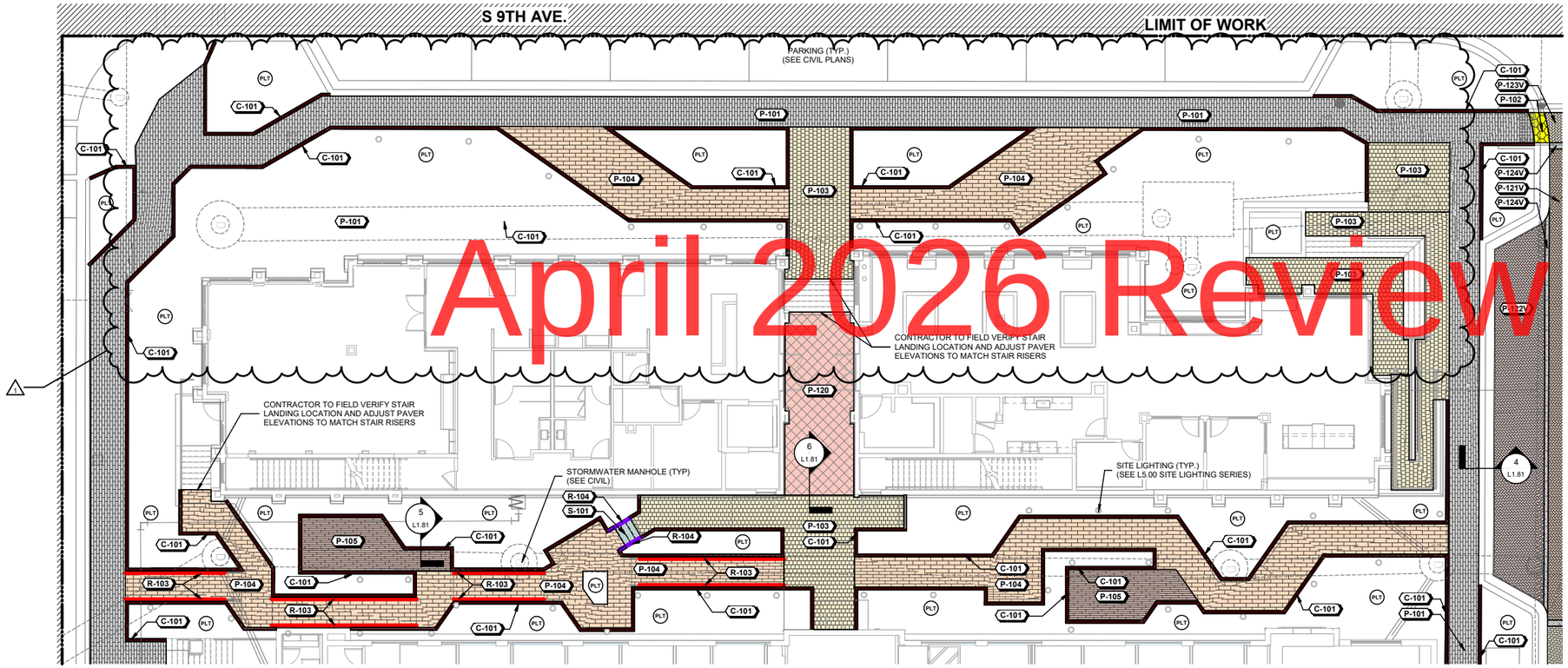
HARDSCAPE PLAN GROUND LEVEL

SHEET NUMBER

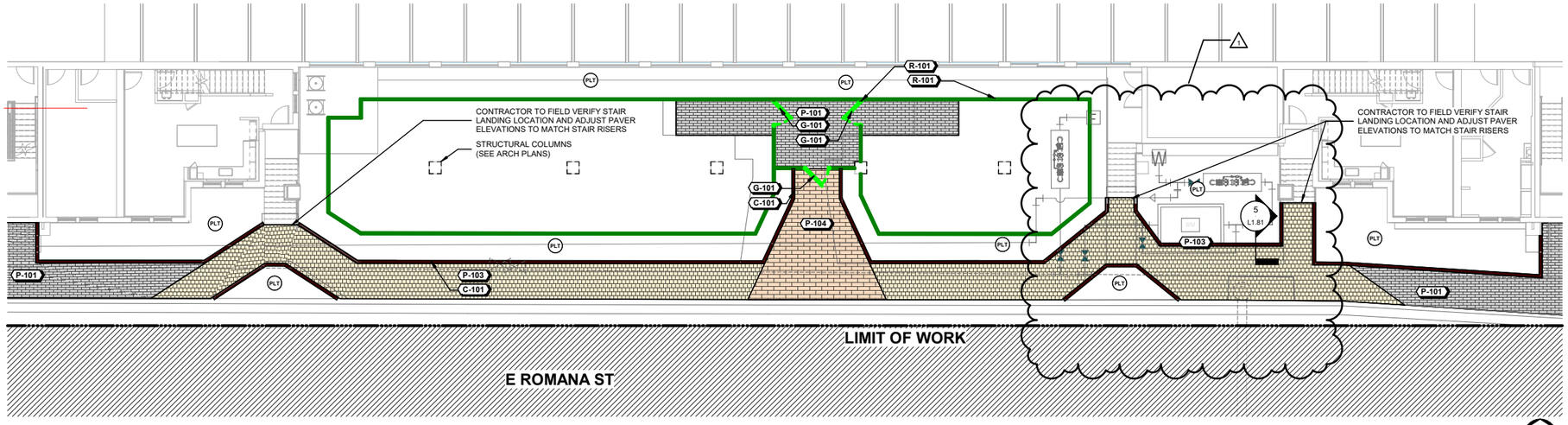
L1.01

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:50 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



1 HARDSCAPE ENLARGEMENT PLAN - WEST ENTRY
L1.21A
1" = 10'-0"



2 HARDSCAPE ENLARGEMENT PLAN - DOG PARK
L1.21A
1" = 10'-0"

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

- EXPANSION JOINT
- CONTROL JOINT
- SOD & MULCH LINE
- PLT — PLANTING AREA
- **P-101** SITE SIDEWALK PERVIOUS PAVER SLATE
- **P-102** TRUNCATED DOME A-20
- **P-103** GROUND FLOOR PERVIOUS PAVER 1 HEP-10
- **P-104** GROUND FLOOR PERVIOUS PAVER 2 OLD OAK
- **P-105** GROUND FLOOR PERVIOUS PAVER 3 HEP-40
- **P-106** ROOFTOP PAVER 1 UF-20
- **P-107** ROOFTOP PAVER 2 UF-15
- **P-108** ROOFTOP POOL DECK PAVER SC-20
- **P-109** WOOD ROOFTOP PAVER TB-10
- **P-111** 1' ROOFTOP CONCRETE BAND STANDARD GRAY
- **P-112** ROOFTOP ARTIFICIAL TURF 302 - SPRING GREEN BLEND
- **P-114** POOL COPING A22 SAND
- **P-115** GROUND FLOOR PAVER HRS-15
- **P-121V** VEH. PAVER FIELD HARVEST BLEND
- **P-122V** VEH. PARKING PAVER DARK CHOCOLATE
- **P-123V** VEH. CROSSWALK PAVER NAPOLI
- **P-124V** 1' VEH. CONCRETE BAND STANDARD GRAY

STAIR LEGEND

- **S-101** CONCRETE STAIR

WALL LEGEND

- **W-101** 18" PLANTER WALL
- **W-102** 3' PLANTER WALL
- **W-103** 4' PLANTER WALL
- **W-104** 18" SEATWALL

CURB LEGEND

- **C-101** FLUSH CURB

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL RAIL
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

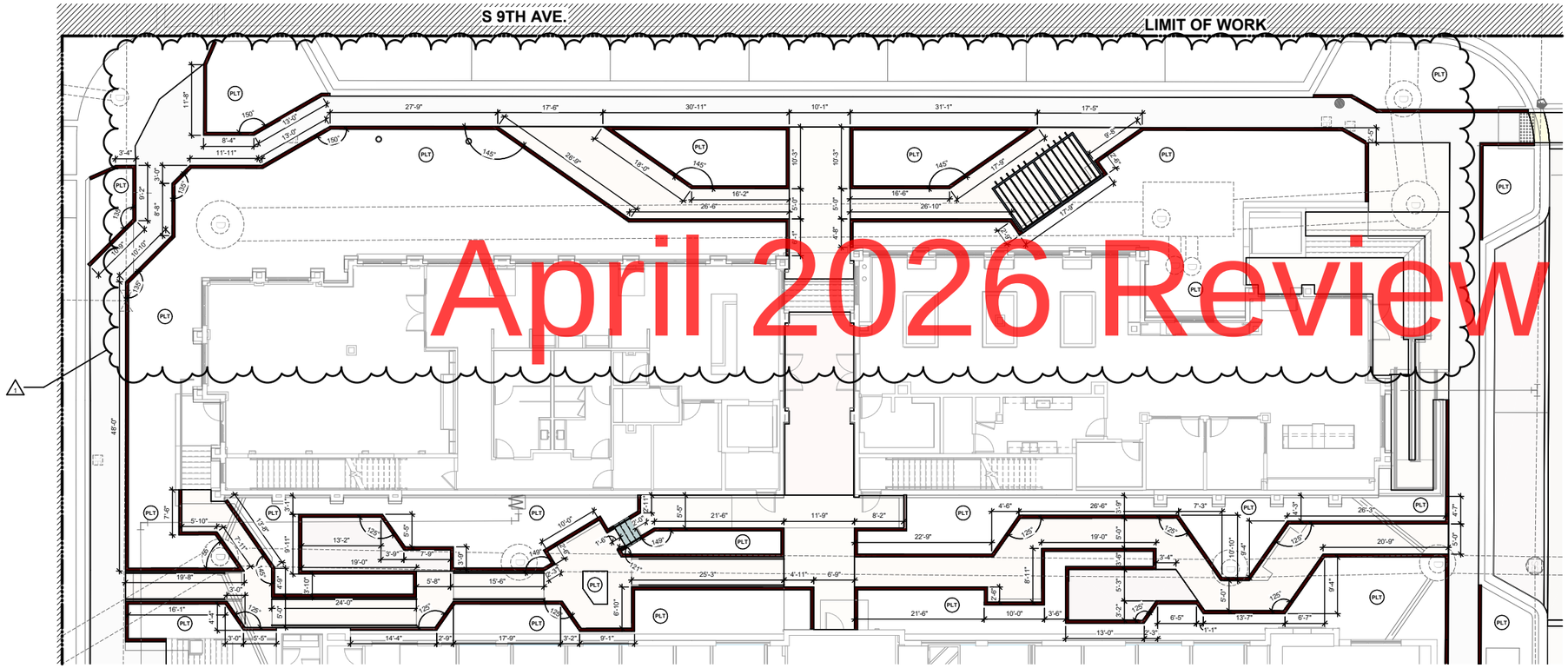
SCALE: 1"=10'

0 5' 10' 15' 25'

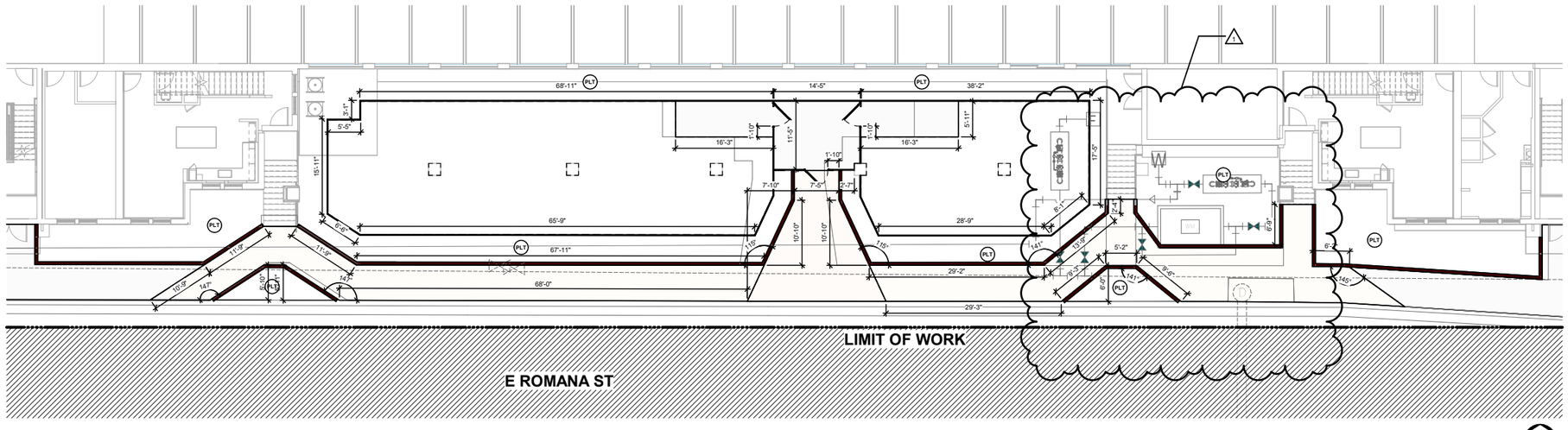
SHEET TITLE
HARDSCAPE ENLARGEMENT PLAN - GROUND FLOOR

SHEET NUMBER
L1.21A

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:55 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"



1 HARDSCAPE LAYOUT PLAN - WEST ENTRY
L1.21B
1" = 10'-0"



2 HARDSCAPE LAYOUT PLAN - DOG PARK
L1.21B
1" = 10'-0"

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SCALE: 1"=10'

0 5' 10' 15' 25'

SHEET TITLE

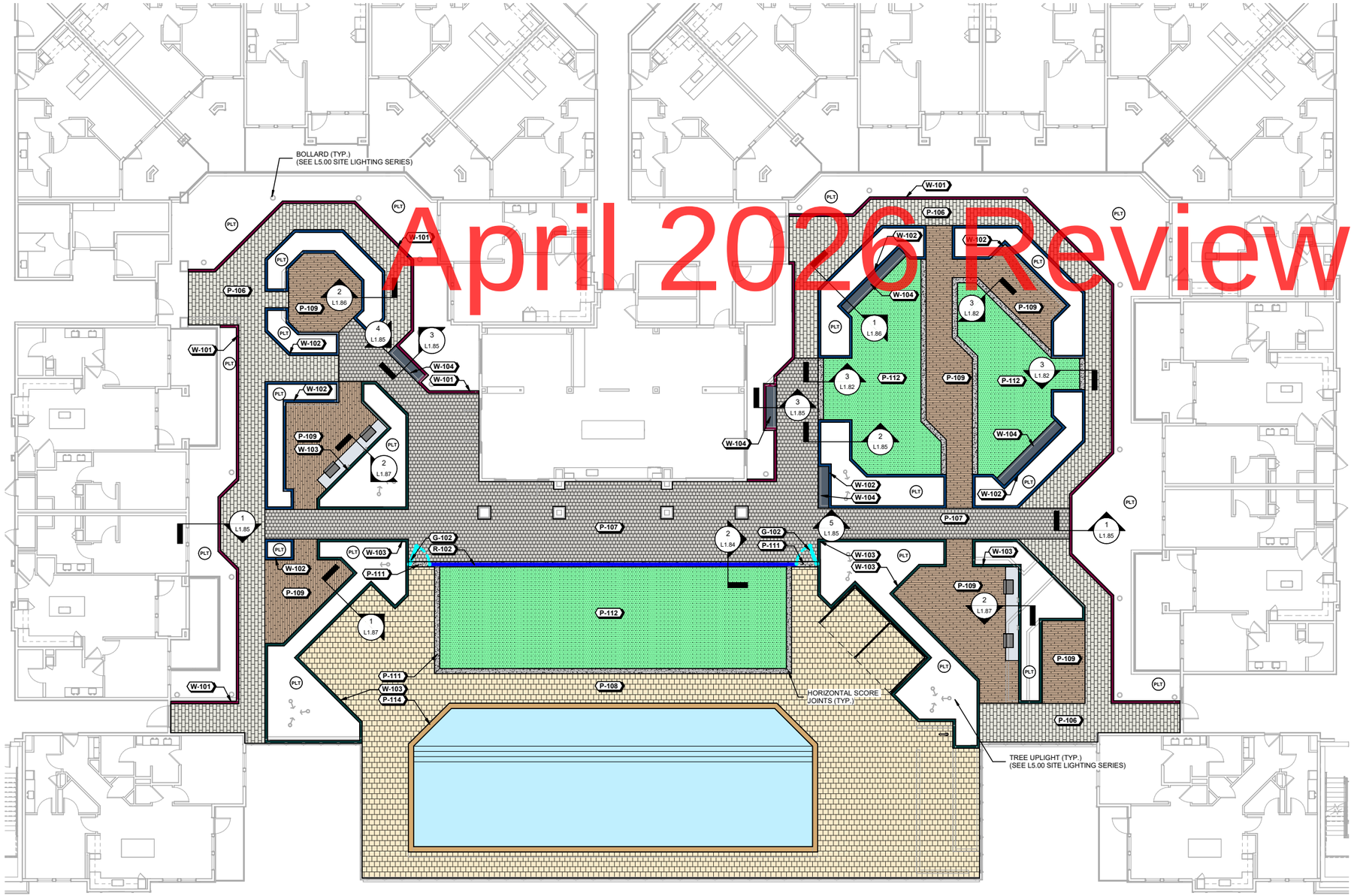
HARDSCAPE LAYOUT PLAN - GROUND FLOOR

SHEET NUMBER

L1.21B

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:21:59 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

HARDSCAPE LEGEND

- EXPANSION JOINT
- CONTROL JOINT
- SOD & MULCH LINE
- PLT — PLANTING AREA
- **P-101** SITE SIDEWALK PERVIOUS PAVER SLATE
- **P-102** TRUNCATED DOME A-20
- **P-103** GROUND FLOOR PERVIOUS PAVER 1 HEP-10
- **P-104** GROUND FLOOR PERVIOUS PAVER 2 OLD OAK
- **P-105** GROUND FLOOR PERVIOUS PAVER 3 HEP-40
- **P-106** ROOFTOP PAVER 1 UF-20
- **P-107** ROOFTOP PAVER 2 UF-15
- **P-108** ROOFTOP POOL DECK PAVER SC-20
- **P-109** WOOD ROOFTOP PAVER TB-10
- **P-111** 1' ROOFTOP CONCRETE BAND STANDARD GRAY
- **P-112** ROOFTOP ARTIFICIAL TURF 302 - SPRING GREEN BLEND
- **P-114** POOL COPING A22 SAND
- **P-115** GROUND FLOOR PAVER HRS-15
- **P-121V** VEH. PAVER FIELD HARVEST BLEND
- **P-122V** VEH. PARKING PAVER DARK CHOCOLATE
- **P-123V** VEH. CROSSWALK PAVER NAPOLI
- **P-124V** 1' VEH. CONCRETE BAND STANDARD GRAY

STAIR LEGEND

- **S-101** CONCRETE STAIR

WALL LEGEND

- **W-101** 18" PLANTER WALL
- **W-102** 3' PLANTER WALL
- **W-103** 4' PLANTER WALL
- **W-104** 18" SEATWALL

CURB LEGEND

- **C-101** FLUSH CURB

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL RAIL
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

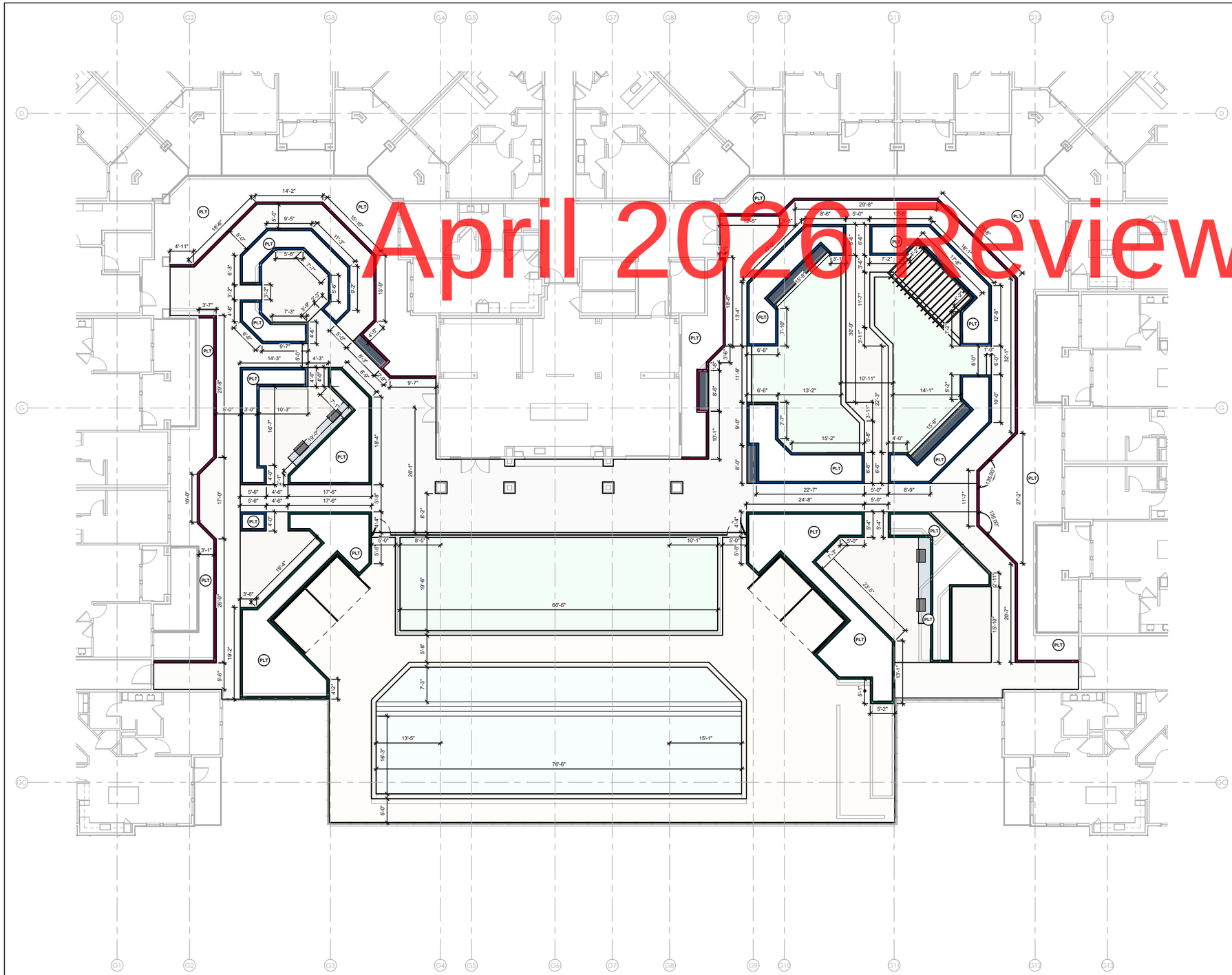
SCALE
SCALE: 1"=10'
NORTH
0 5' 10' 15' 25'

SHEET TITLE
HARDSCAPE ENLARGEMENT PLAN - ROOFTOP

SHEET NUMBER
L1.22A

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:04 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY

WALL LEGEND

- **W-101** 18" PLANTER WALL
- **W-102** 3' PLANTER WALL
- **W-103** 4' PLANTER WALL
- **W-104** 18" SEATWALL

GATE & FENCE LEGEND

- **G-101** 6' DOG PARK GATE
- **R-101** 6' DOG PARK FENCE
- **G-102** 4' ROOFTOP GLASS POOL GATE
- **R-102** 4' ROOFTOP GLASS POOL RAIL
- **R-103** RAMP RAIL
- **R-104** STAIR RAIL

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=10'

0 5' 10' 15' 25'

SHEET TITLE

HARDSCAPE LAYOUT PLAN - ROOFTOP

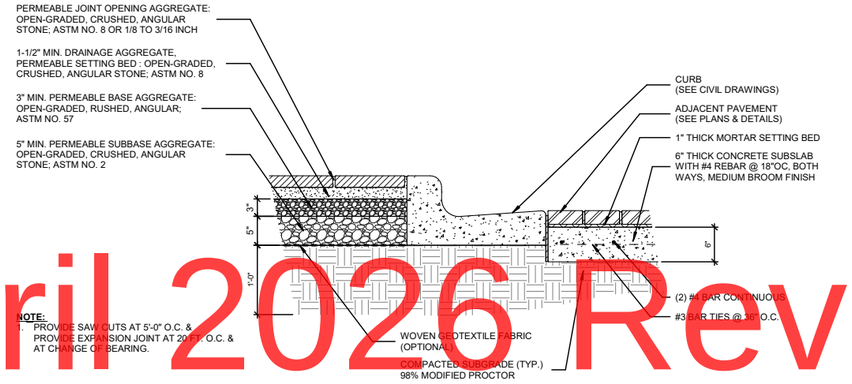
SHEET NUMBER

L1.22B

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:08 AM
Author

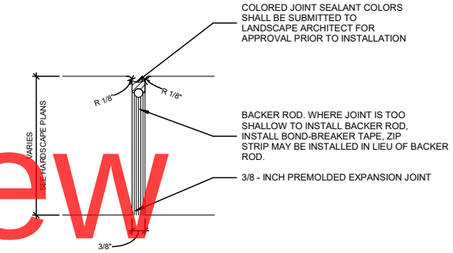
ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review

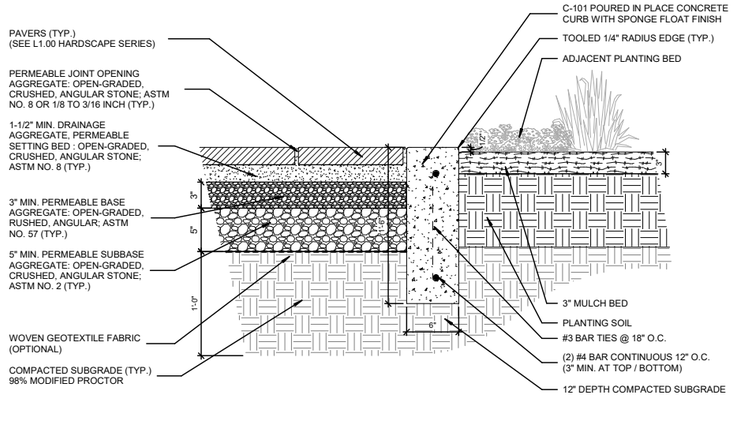


NOTE:
1. PROVIDE SAW CUTS AT 5'-0" O.C. & PROVIDE EXPANSION JOINT AT 20FT. O.C. & AT CHANGE OF BEARING.

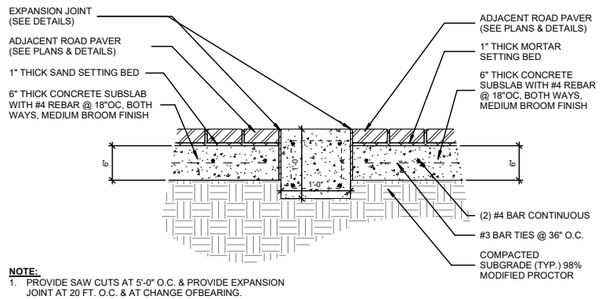
4 VEHICULAR PAVERS WITH CONCRETE CURB
L1.81 — 1" = 1'-0"



1 EXPANSION JOINT - EJ
L1.81 — NOT TO SCALE

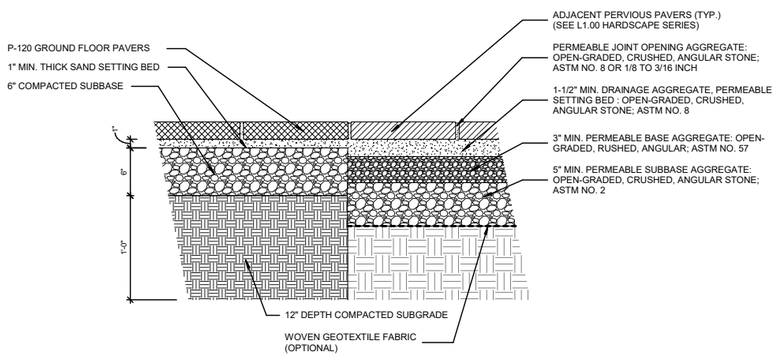


5 PERVIOUS PAVERS TO C-101 FLUSH CURB AT PLANTING EDGE
L1.81 — 1 1/2" = 1'-0"

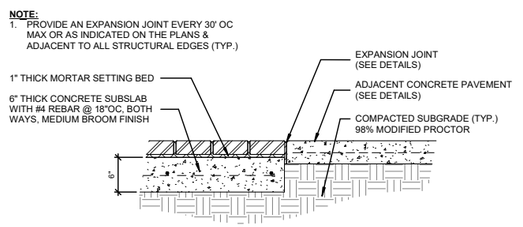


NOTE:
1. PROVIDE SAW CUTS AT 5'-0" O.C. & PROVIDE EXPANSION JOINT AT 20 FT. O.C. & AT CHANGE OFBEARING.

2 P-124V VEH. CONCRETE BAND TO VEH. PAVERS
L1.81 — 1" = 1'-0"



6 P-120 GROUND FLOOR PAVERS TO GROUND FLOOR PERVIOUS PAVERS
L1.81 — 1 1/2" = 1'-0"



3 VEHICULAR PAVERS WITH 6" CONCRETE SUBSLAB
L1.81 — 1" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

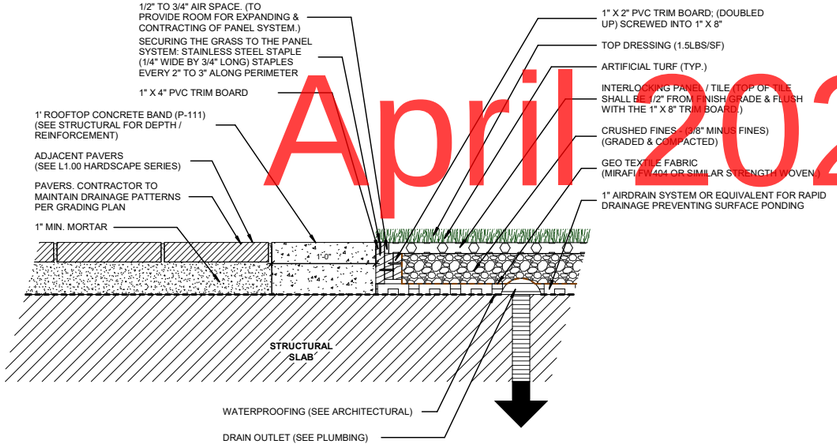
SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L1.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:08 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



3 ARTIFICIAL TURF AT PAVERS EDGE & FLUSH CONCRETE BAND AT ROOFTOP POOL DECK

L1.82 — 1 1/2" = 1'-0"

1 P-112 ARTIFICIAL TURF - SOUTHWEST GREEN

L1.82 — 1" = 1'-0"



	PROPERTY	IMPERIAL	METRIC	DESCRIPTION
PRODUCT	Fiber Type:	100% Polyethylene		
PROPERTIES	Total Fiber Mass	12,000 denier 5,000 decitex	14,000 dtex 5,555.56 den	Poly PE Mono Poly PP Thatch
	Finished Pile Height	2"	50.8 mm	
	Colors:	(301) Grey Blend (302) Spring Green Blend (304) Olive		
	Tufting Gauge	3/8 in.	9.525 mm.	
	Primary Backing	7 oz/yd²	237.34 g/m²	13 Pic
	Secondary Backing	20 oz/yd²	678.12 g/m²	Urethane
PERFORMANCE PROPERTIES	Tufted Face Weight	80 oz/yd²	2,712.46 g/m²	ATSM D418
	Total Weight	107 oz/yd²	3,627.91 g/m²	ATSM D418
PACKAGING	Item Number			165SW
	Tufted Roll Width	15 ft.	4.57 m.	

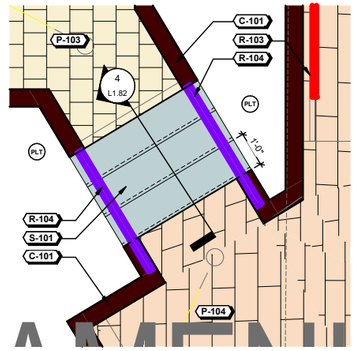
10 YEAR WARRANTY
Southwest Greens International warrants to the original purchaser of the turf that for ten (10) years from the date of synthetic turf installation, the turf, when installed and maintained as recommended by the yarn and turf manufacturer, will retain at least 50% of its pile fiber. If any area or portion of the turf substantially changes, as distinguished from a change in texture, or if pile heights decrease 50% or more within ten years after its initial installation, Southwest Greens International will have all such areas or portions replaced with new turf of equivalent quality, excluding installation costs. Southwest Greens International also warrants that at the time of the initial turf installation, the synthetic turf will be free of manufacturing defects. Slight color changes will occur over the lifetime of this turf/carpet and is not considered an issue or basis for claim. All labor cost involved with the removal of the affected turf/carpet and re-installation of the replacement will be the responsibility of the purchaser.

*For full terms, please see the 10 year warranty agreement.

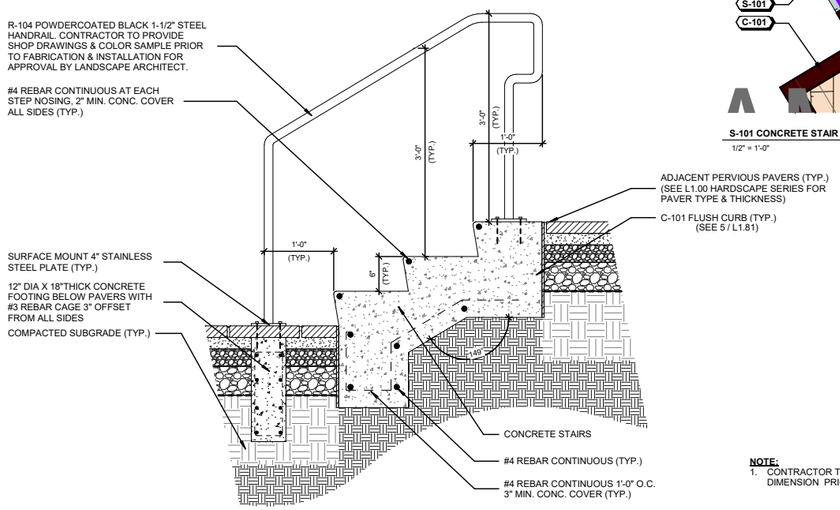
* Tufted pile height as standard. Pile height will draw down slightly during secondary backing process.
** Tufting gauge and stitch rate as manufactured standard. Values will change slightly during secondary backing process.
*** Standard roll lengths. Roll lengths may vary. Custom roll lengths and cuts are available upon request.
**** All specifications subject to manufacturing tolerances of +/-5%.

©2023 Southwest Greens. All rights reserved. Southwest Greens is a registered trademark of Shaw Industries Group, Inc., a Berkshire Hathaway Company.

Contact Your Representative
877.260.7888
www.southwestgreens.com



S-101 CONCRETE STAIR PLAN
1/2" = 1'-0"

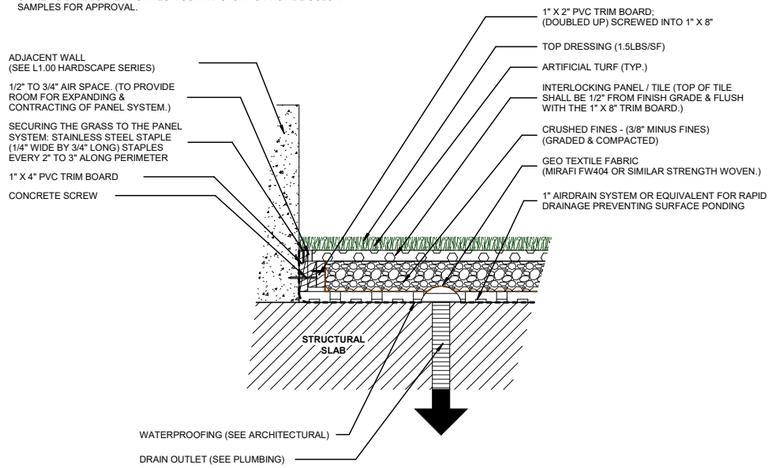


NOTE:
1. CONTRACTOR TO FIELD VERIFY ALL AS-BUILT DIMENSION PRIOR TO FABRCATION & INSTALLATION

4 S-101A CONCRETE STAIR SECTION & R-104 STAIR RAIL

L1.82 — 1" = 1'-0"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



2 ARTIFICIAL TURF AT CONCRETE SLAB & WALL AT ROOFTOP POOL DECK

L1.82 — 1 1/2" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

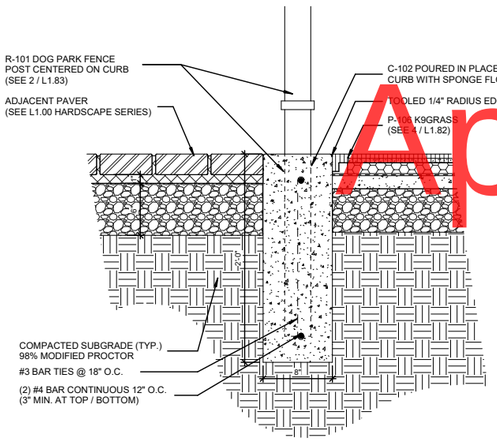
SCALE NORTH

SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L1.82

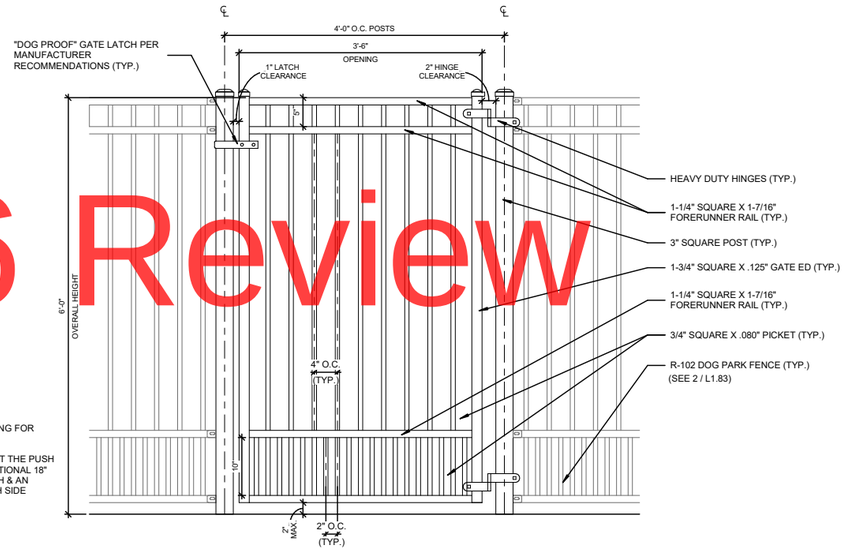
Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:10 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review



3 L1.83 R-101 DOG PARK FENCE POST AT PAVER

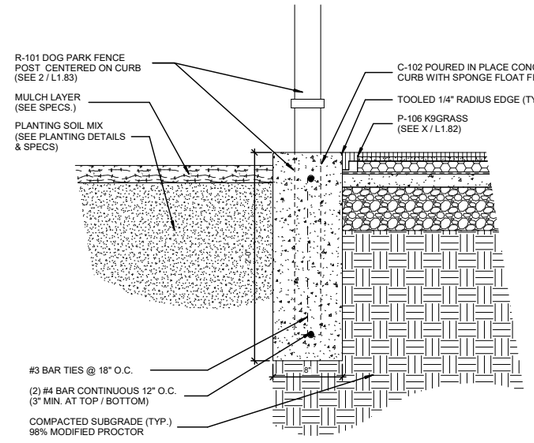
1 1/2" = 1'-0"



NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWING FOR GATES & FENCING FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.
2. CONTRACTOR TO ENSURE GATE HARDWARE IS ADA COMPLIANT.
3. AT ALL PEDESTRIAN GATES, THE MANEUVERING CLEARANCES AT THE PUSH & PULL SIDES OF THE GATES ARE PROVIDED INCLUDING AN ADDITIONAL 18" ADJACENT TO THE LATCH FOR A FORWARD PULL SIDE APPROACH & AN ADDITIONAL 12" ADJACENT TO THE LATCH FOR A FORWARD PUSH SIDE APPROACH TO A GATE WITH BOTH A CLOSER & A LATCH.
4. SEE PLANS FOR SWING DIRECTION & HINGE POST LOCATION.

1 L1.83 G-101 DOG PARK GATE

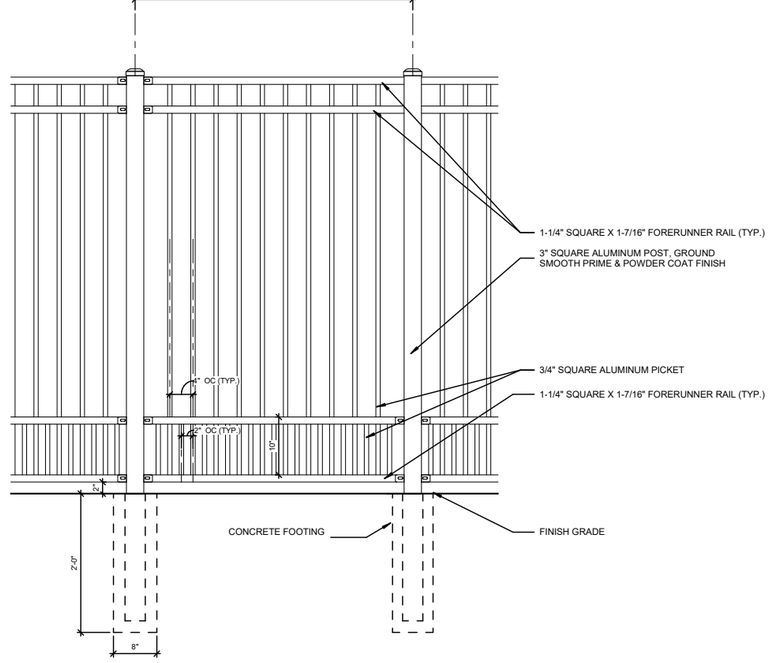
1" = 1'-0"



4 L1.83 R-101 DOG PARK FENCE POST AT PLANTING

1 1/2" = 1'-0"

NOTE:
1. FENCE HEIGHT TO BE 6 FEET, COLOR TO MATCH ARCHITECTURE PLANS.
2. CONTRACTOR TO PROVIDE SHOP DRAWING FOR ALL POOL GATES & FENCING FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.
3. SEE ELECTRICAL PLANS FOR GROUNDING OF ALL FENCE & GATE SECTIONS.
4. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT & OWNER PRIOR TO FABRICATION.



2 L1.83 R-101 DOG PARK PERIMETER FENCE

1" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

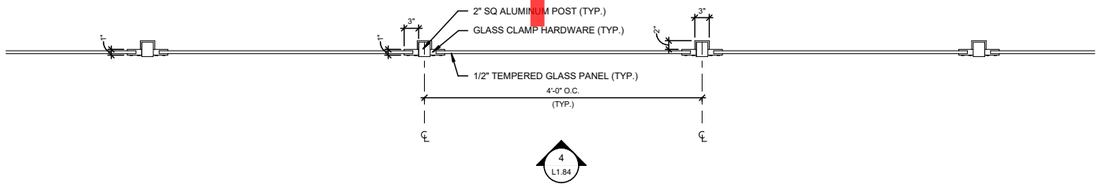
L1.83

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:11 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

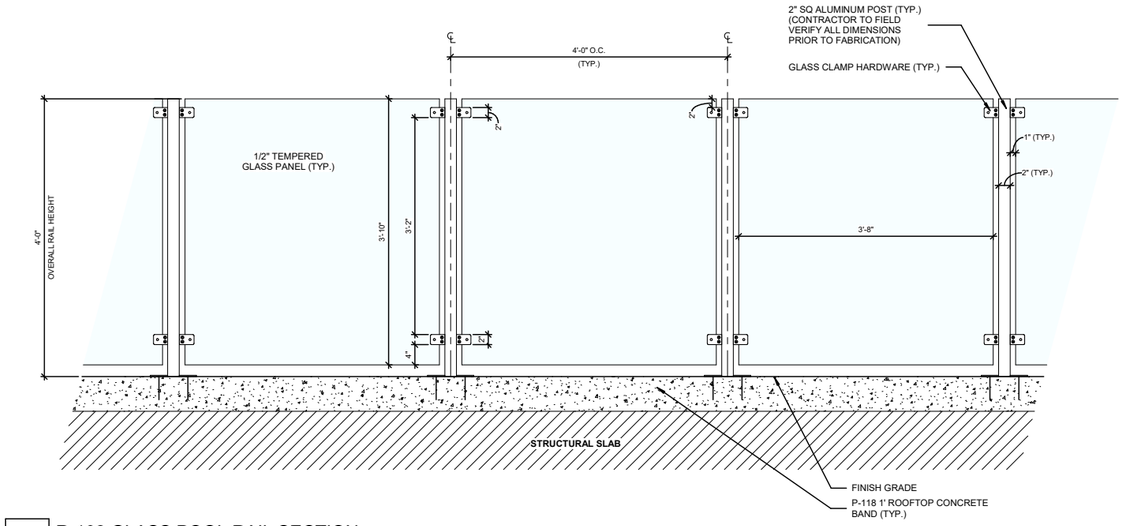
April 2026 Review

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



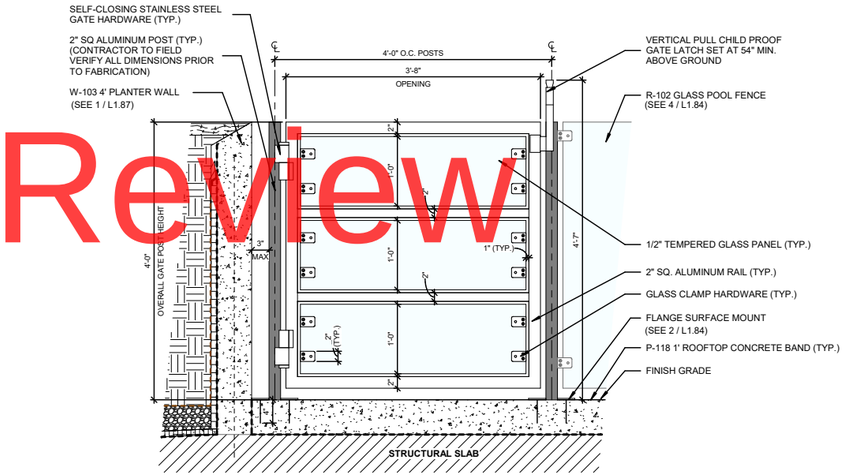
3 R-102 GLASS POOL RAIL PLAN
1" = 1'-0"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



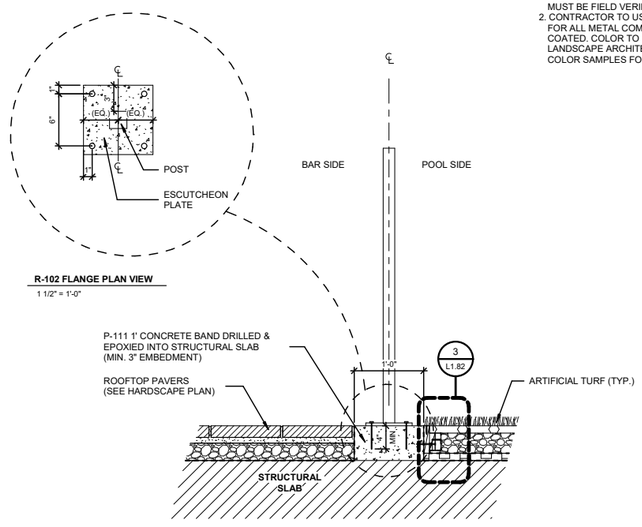
4 R-102 GLASS POOL RAIL SECTION
1" = 1'-0"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



1 G-102 GLASS POOL GATE SECTION
1" = 1'-0"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR RAILING STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS & FOR ALL METAL COMPONENTS TO BE POWDER COATED. COLOR TO BE DETERMINED BY OWNER & LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.



2 G-102 & R-102 GLASS POST FLANGE & CURB DETAIL
1" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

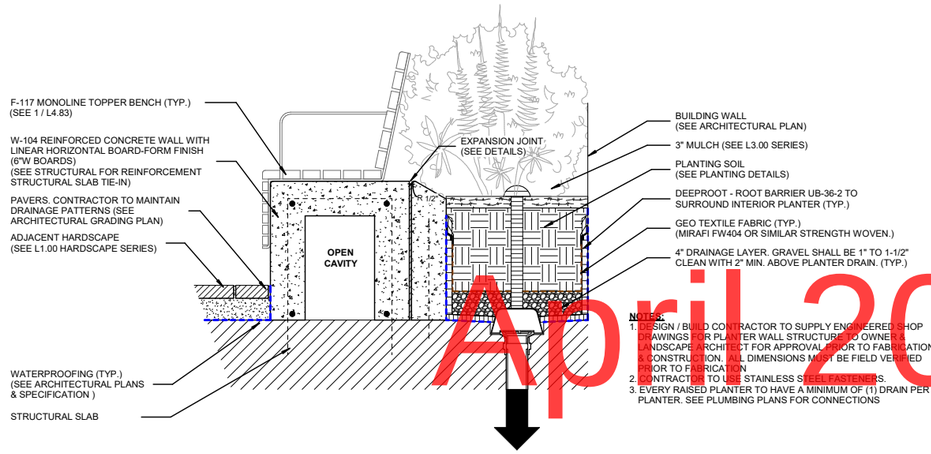
SCALE NORTH

SHEET TITLE
HARDSCAPE DETAILS

SHEET NUMBER
L1.84

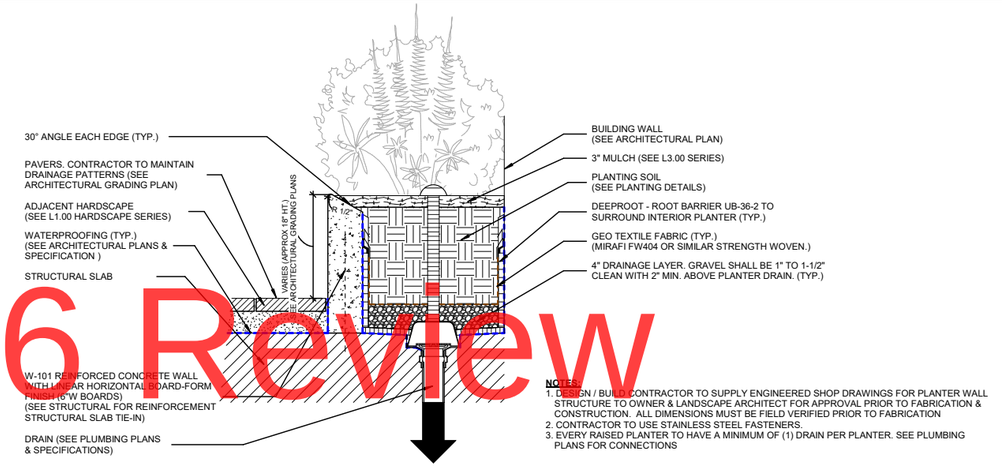
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:12 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



3 W-104 18" ROOFTOP SEATWALL AT W-101 18" ROOFTOP PLANTER WALL

1" = 1'-0"



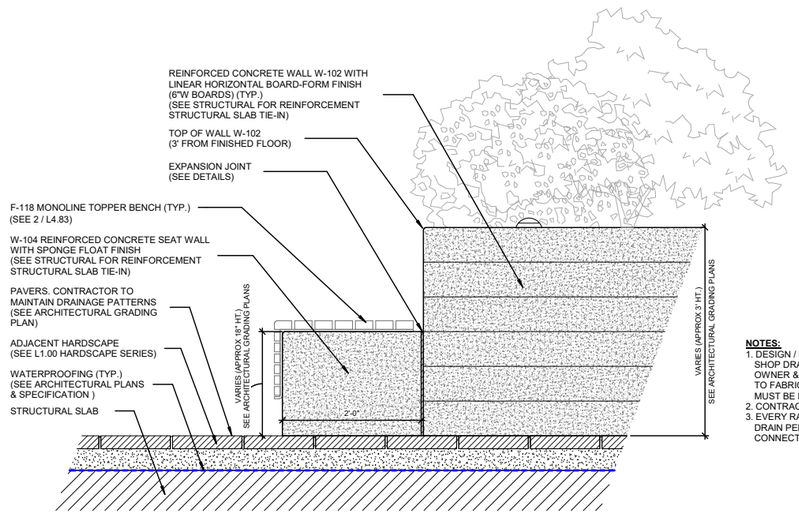
1 W-101 18" ROOFTOP PLANTER WALL TO ARCHITECTURE WALL SECTION

1" = 1'-0"

April 2026 Review

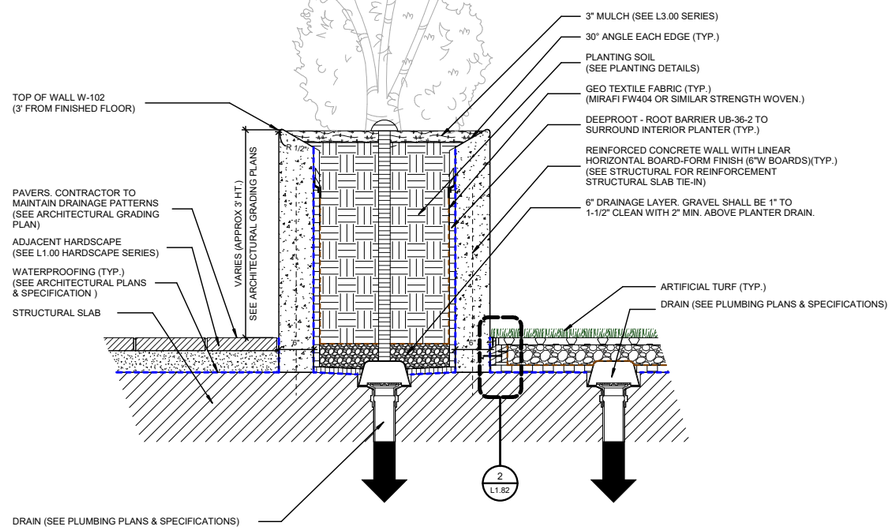
4 W-101 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SIDE ELEVATION

1" = 1'-0"



5 W-102 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SIDE ELEVATION

1" = 1'-0"



2 W-102 3' ROOFTOP PLANTER WALL TO ARTIFICIAL TURF SECTION

1" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

HARDSCAPE DETAILS

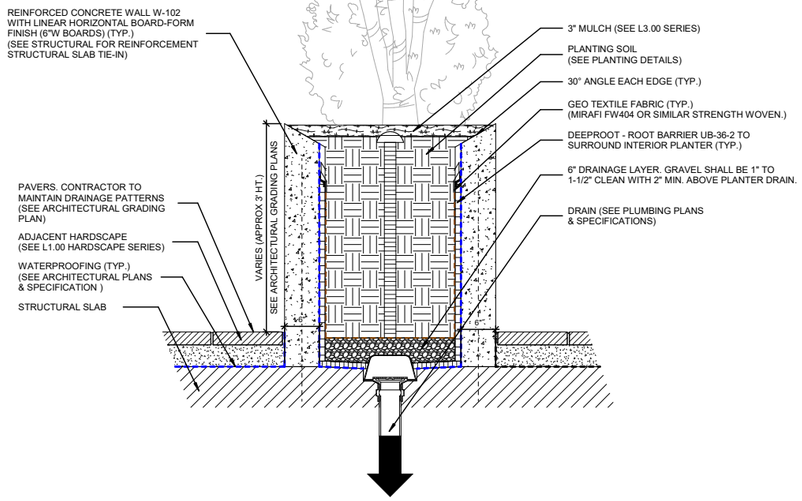
SHEET NUMBER

L1.85

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:13 AM
Author

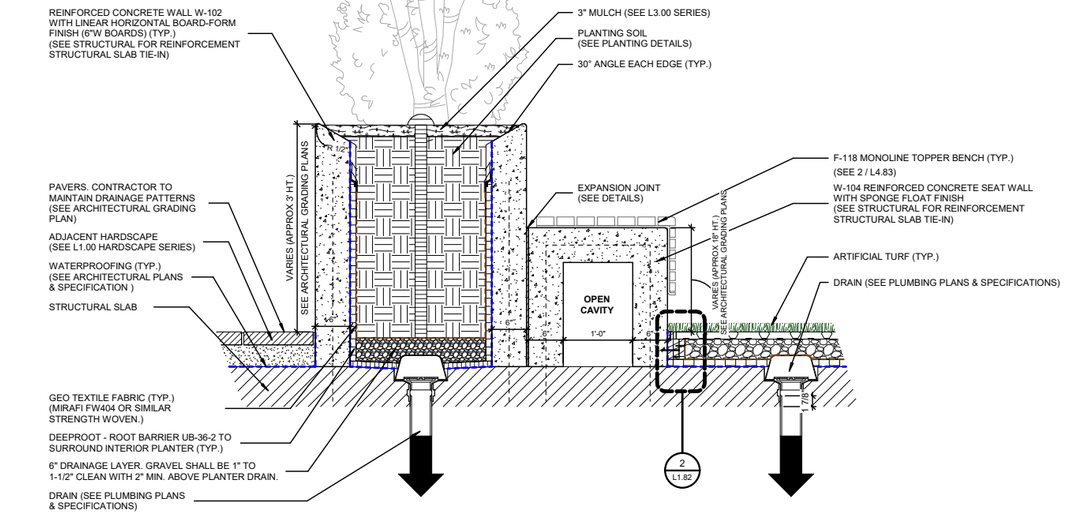
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR PLANTER WALL STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS



2 W-102 3' ROOFTOP PLANTER WALL TO PAVERS SECTION
L1.86
1" = 1'-0"

NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR PLANTER WALL STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS



1 W-102 3' ROOFTOP PLANTER WALL TO W-104 18" ROOFTOP SEATWALL SECTION
L1.86
1" = 1'-0"

April 2026 Review

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

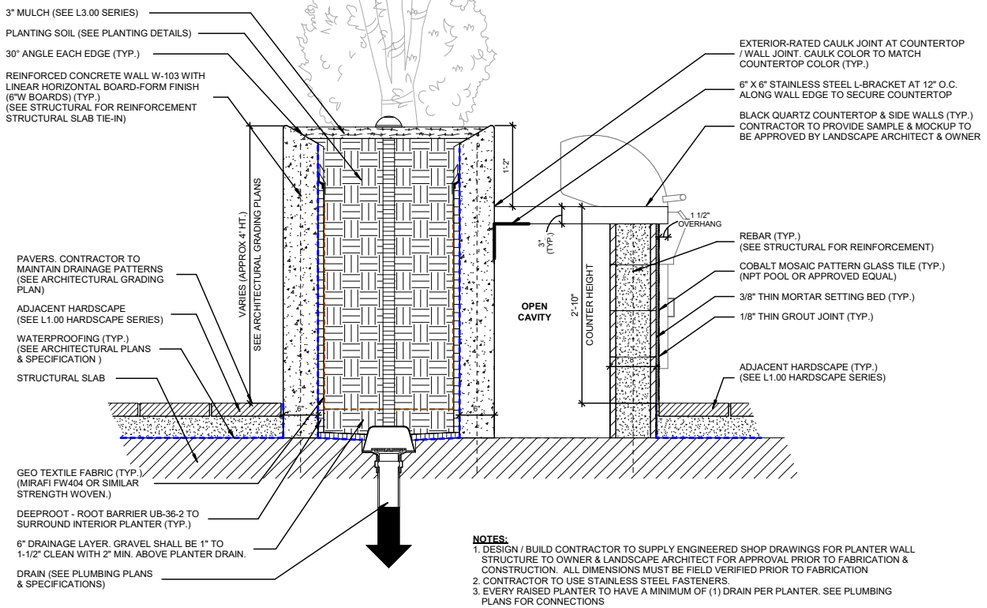
HARDSCAPE DETAILS

SHEET NUMBER

L1.86

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:13 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

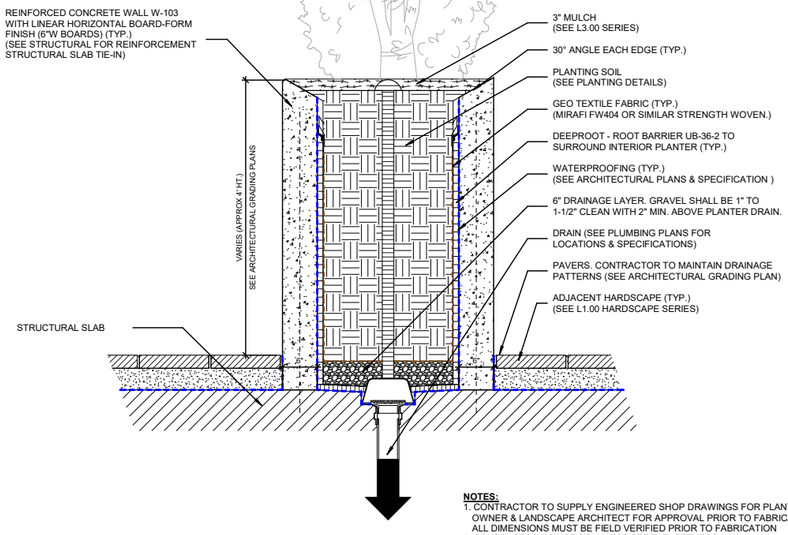
April 2026 Review



NOTES:
1. DESIGN / BUILD CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR PLANTER WALL STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS

2 W-103 4' ROOFTOP PLANTER WALL TO OUTDOOR KITCHEN

1" = 1'-0"



NOTES:
1. CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS FOR PLANTER WALL STRUCTURE TO OWNER & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION & CONSTRUCTION. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION
2. CONTRACTOR TO USE STAINLESS STEEL FASTENERS.
3. EVERY RAISED PLANTER TO HAVE A MINIMUM OF (1) DRAIN PER PLANTER. SEE PLUMBING PLANS FOR CONNECTIONS

1 W-103 4' ROOFTOP PLANTER WALL TO PAVERS SECTION

1" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

HARDSCAPE DETAILS

SHEET NUMBER

L1.87

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:14 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

TREE PLANTING SCHEDULE

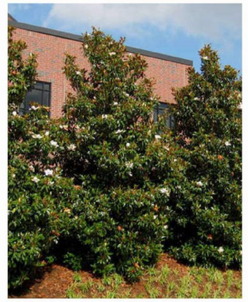
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	CALIPER	NATIVE	COMMENTS
CANOPY TREES							
ACE RUB	5	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	10' HGT. MIN. X 6' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL PLANT / SEE DETAILS
MAG GEM	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8' HGT. MIN. X 5' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
QUE VIR	5	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	24' HGT. MIN. X 16' SPD. MIN. / 6' C.T. MIN. / FIELD GROWN	10" CAL. MIN.	YES	FULL PLANT / SEE DETAILS
ACCENT TREES							
CER CAN	10	CERCIS CANADENSIS	EASTERN REDBUD	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL PLANT / MATCHING / SEE DETAILS
CHI VIR	21	CHIONANTHUS VIRGINICUS	FRINGE TREE (GRANCY GREYBEARD)	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
COR FLO	4	CORNUS FLORIDA	DOGWOOD	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL PLANT / MATCHING / SEE DETAILS
ILE CAS	9	ILEX CASSINE	DAHOON HOLLY	8' HGT. MIN. X 4' SPD. MIN. / 30 GAL. CONT. MIN.	2" CAL. MIN.	YES	FULL TO GROUND / SEE DETAILS
PALM TREES							
ACO WRI	6	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	8' C.T. MULTI-TRUNK / 3 TRUNKS MIN. / B & B	- N/A -	YES	FULL PLANT / MULTI-TRUNK / SEE DETAILS
SAB PAL-B	19	SABAL PALMETTO	BOOTED SABAL PALM	SEE PLANS FOR C.T. HGT. / B & B	- N/A -	YES	FULL PLANT / SEE DETAILS
Grand total	83						

April 2026 Review

CANOPY TREES



ACE RUB
ACER RUBRUM 'FLORIDA FLAME'
FLORIDA FLAME RED MAPLE



MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

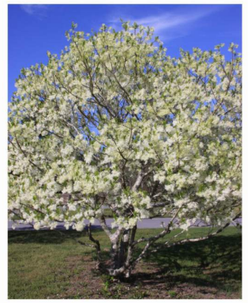


QUE VIR
QUERCUS VIRGINIANA
CATHEDRAL LIVE OAK

ACCENT TREES



CER CAN
CERCIS CANADENSIS
EASTERN REDBUD



CHI VIR
CHIONANTHUS VIRGINICUS
FRINGE TREE



COR FLO
CORNUS FLORIDA
DOGWOOD



ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES



ACO WRI
ACOELORRHAPHE WRIGHTII
PAUROTIS PALM



SAB PAL-B
SABAL PALMETTO
BOOTED SABAL PALM

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

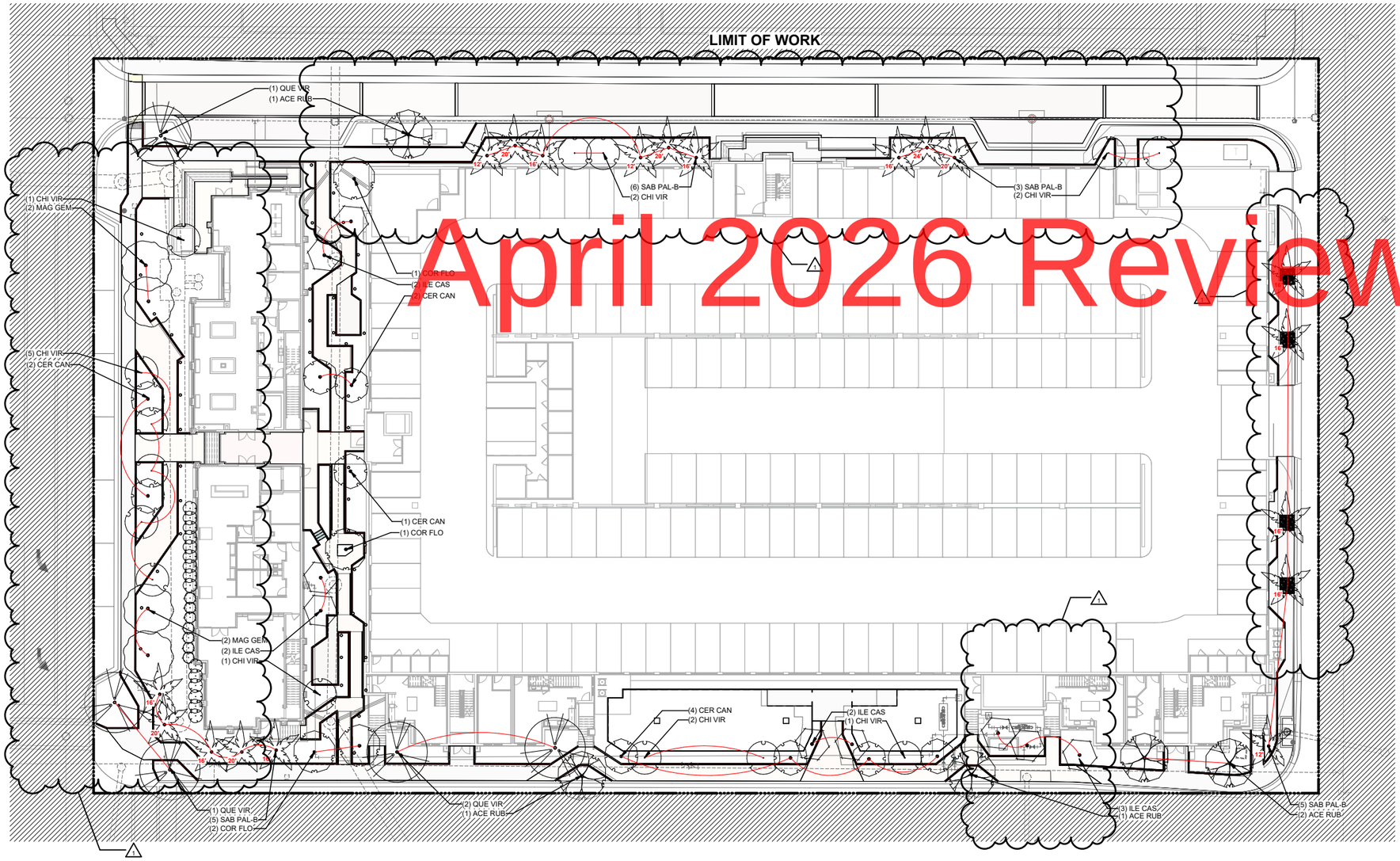
SCALE NORTH

SHEET TITLE
TREE PLANTING SCHEDULE & NOTES

SHEET NUMBER
L2.00

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:17 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

TREE LEGEND

SOD & MULCH LINE

CANOPY TREES

ACE RUB
ACER RUBRUM 'FLORIDA FLAME'
FLORIDA FLAME RED MAPLE

QUE VIR
QUERCUS VIRGINIANA 'CATHEDRAL'
CATHEDRAL LIVE OAK

MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

CANOPY TREES

CER CAN
CERCIS CANADENSIS
EASTERN REDBUD

CHI VIR
CHIONANTHUS VIRGINICUS
FRINGE TREE (GRANCY GREYBEARD)

COR FLO
CORNUS FLORIDA
DOGWOOD

HAL DIP
HALESIA DIPTERA
TWO-WINGED SILVERBELL

ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES

SAB PAL
MYRICA CERIFERA
WAX MYRTLE

WOD BIF
MYRICA CERIFERA
WAX MYRTLE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

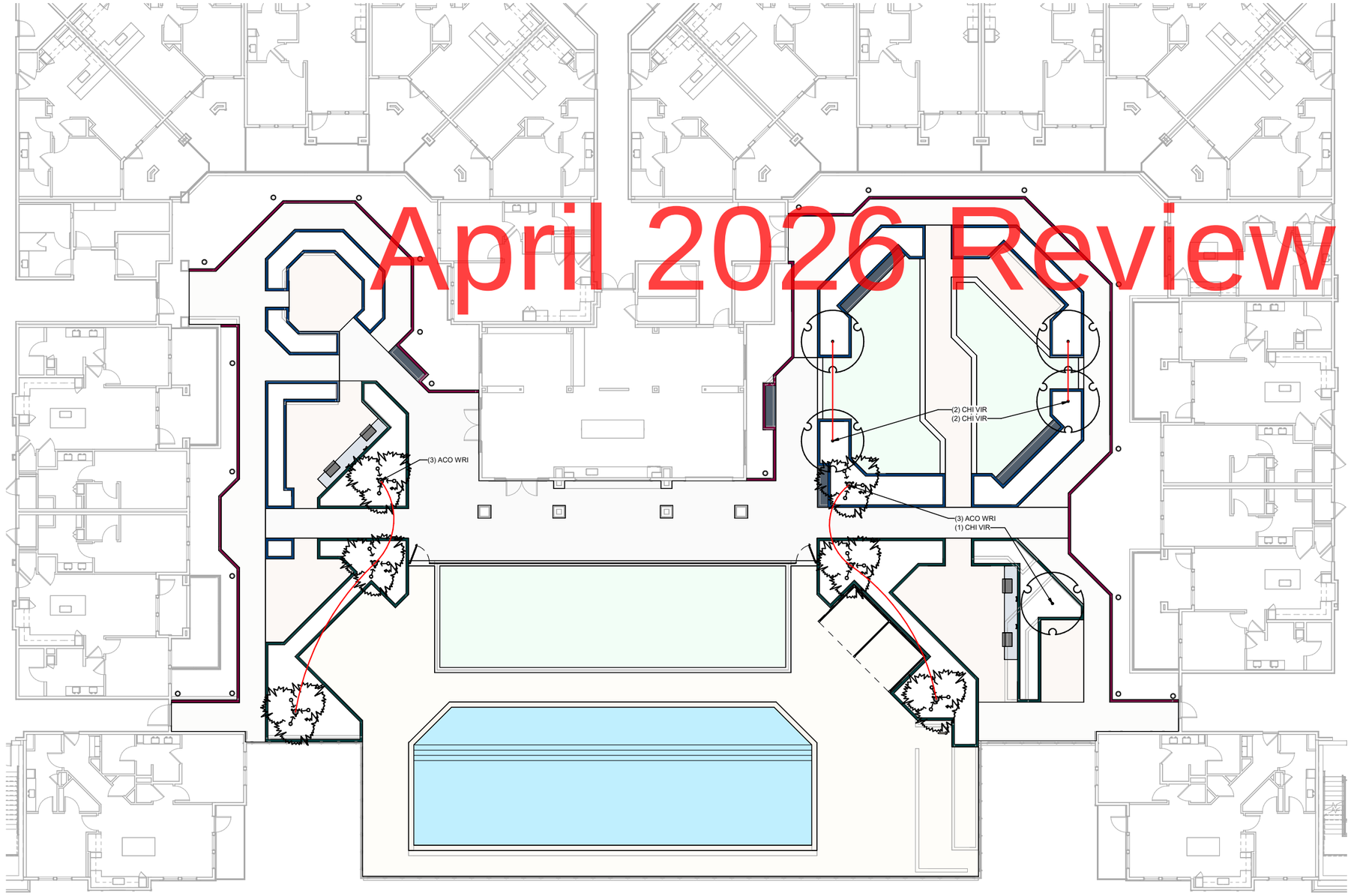
TREE PLANTING PLAN
GROUND LEVEL

SHEET NUMBER

L2.01

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:22 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

TREE LEGEND

SOD & MULCH LINE

CANOPY TREES

ACE RUB
ACER RUBRUM 'FLORIDA FLAME'
FLORIDA FLAME RED MAPLE

QUE VIR
QUERCUS VIRGINIANA 'CATHEDRAL'
CATHEDRAL LIVE OAK

MAG GEM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
LITTLE GEM MAGNOLIA

CANOPY TREES

CER CAN
CERCIS CANADENSIS
EASTERN REDBUD

CHI VIR
CHIONANTHUS VIRGINICUS
FRINGE TREE (GRANCY GREYBEARD)

COR FLO
CORNUS FLORIDA
DOGWOOD

HAL DIP
HALESIA DIPTERA
TWO-WINGED SILVERBELL

ILE CAS
ILEX CASSINE
DAHOON HOLLY

PALM TREES

SAB PAL
MYRICA CERIFERA
WAX MYRTLE

WOD BIF
MYRICA CERIFERA
WAX MYRTLE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

SCALE: 1"=10'

NORTH

0 5' 10' 15' 25'

SHEET TITLE

TREE PLANTING ENLARGEMENT PLAN ROOTOP

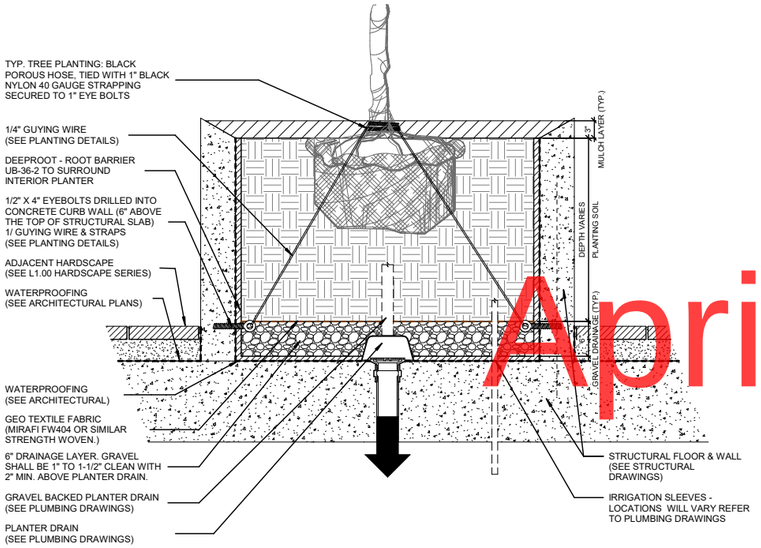
SHEET NUMBER

L2.02

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:26 AM
Author

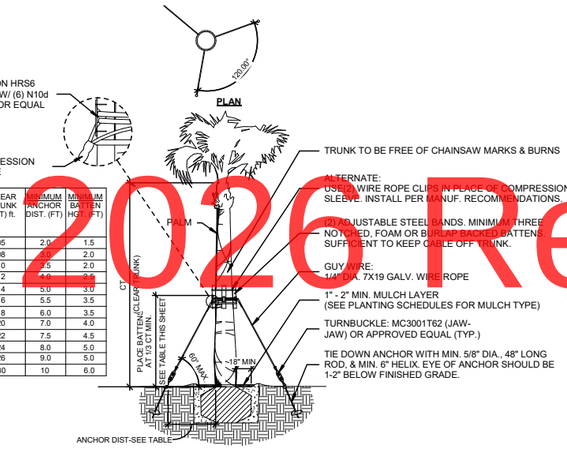
ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review



NOTES:
1. THIS STANDARDS APPLIES TO ALL TREES & PALMS WITH CT NOT EXCEEDING 10 FEET & TRUNK DIAMETER NOT EXCEEDING 24 INCHES.

6 ROOFTOP PLANTER TREE GUYING
L2.81
NOT TO SCALE

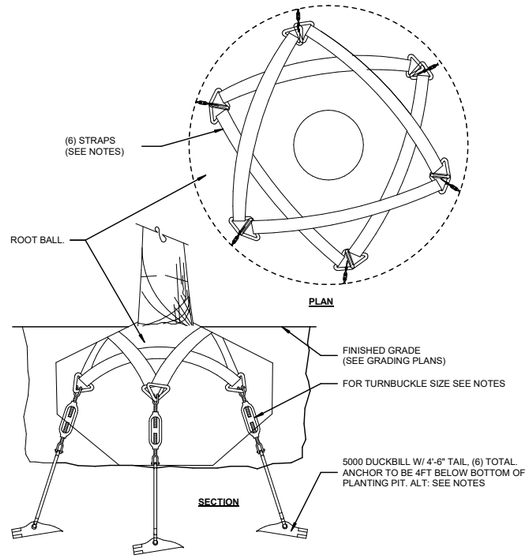


CLEAR TRUNK (CT) ft.	MINIMUM ANCHOR DIST. (FT)	MINIMUM BATTEN HEIGHT (FT)
05	2.0	1.5
08	2.0	2.0
10	2.5	2.0
12	4.0	2.5
14	5.0	3.0
16	5.5	3.5
18	6.0	3.5
20	7.0	4.0
22	7.5	4.5
24	8.0	5.0
26	9.0	5.0
30	10	6.0

SECTION

NOTES:
1. THIS STANDARD APPLIES TO SINGLE TRUNK, STRAIGHT PALMS, NOT EXCEEDING 30' CT. & CALIPER LESS THAN 24".
2. CABLE HARDWARE TO INCLUDE TURNBUCKLE, COMPRESSION SLEEVE, & THIMBLE. TURNBUCKLE TO BE ATTACHED DIRECTLY TO ANCHOR.
3. MC PART NUMBER REFERS TO MCMASTER-CARR. APPROVED EQUAL ALSO ACCEPTABLE.
4. CABLES WITHIN GUEST ACCESSIBLE AREAS TO BE COVERED WITH GUY WIRE GUARDS 4FT IN LENGTH. DO NOT COVER TURNBUCKLES W/SLEEVES. SEE PLANTING SPECIFICATIONS FOR DEFINITION OF GUEST ACCESSIBLE AREAS & FURTHER INFORMATION.
5. INSTALL GUYING AS PALM IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF PALM INSTALLATION.
6. SEE PALM PLANTING DETAIL FOR PLANTING INSTRUCTIONS
7. ROOT BALL WIDTH TO BE 18" MINIMUM FROM OUTSIDE OF TRUNK TO EDGE OF ROOT BALL.

4 ABOVE GROUND PALM GUYING
L2.81
NOT TO SCALE

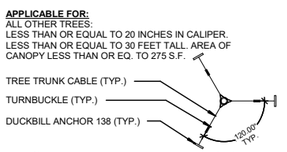


NOTES:
1. THIS STANDARDS APPLIES TO PALMS WITH CT NOT EXCEEDING 30 FEET & TRUNK DIAMETER NOT EXCEEDING 24 INCHES.
2. STRAPS TO BE 6" WIDE, 1 PLY WEBSLING W/ DELTA RINGS BY CERTIFIED SLINGS, INC. OR APPROVED EQUAL.
3. TURNBUCKLE TO BE AS FOLLOWS BY EACH PALM CALIPER:
   A. SMALL (<8"): MC 3001T58, ALL HEIGHTS
   B. MEDIUM (8-18"): MC 3001T58, ALL HEIGHTS
   C. LARGE (18-24"): MC 3001T62 FOR ALL HEIGHTS
4. ALTERNATE: USE HELICAL ANCHOR WITH A MIN. 5/8", 48" LONG ROD, & A MIN. 6" HELIX.
5. FOR SMALL CALIPER PALMS WITH CT < 10FT, USE (3) STRAPS ORIENTED SUCH THAT ANCHORS ARE 120° APART.

5 UNDERGROUND PALM GUYING DETAIL
L2.81
NOT TO SCALE

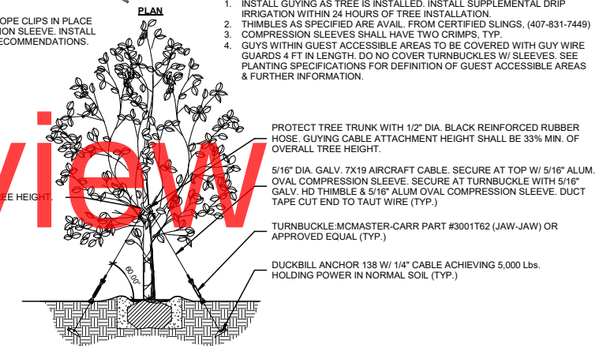
APPLICABLE FOR:
ALL OTHER TREES:
LESS THAN OR EQUAL TO 20 INCHES IN CALIPER. LESS THAN OR EQUAL TO 30 FEET TALL. AREA OF CANOPY LESS THAN OR EQ. TO 275 S.F.

APPLICABLE FOR:
FOR MAGNOLIAS & OTHER DENSELY FOLIATED TREES: LESS THAN OR EQUAL TO 20 INCHES IN CALIPER. LESS THAN OR EQUAL TO 25 FEET TALL. AREA OF CANOPY LESS THAN OR EQUAL TO 225 S.F. (MAX. CANOPY WIDTH X MAX. CANOPY HEIGHT). CANOPY HEIGHT EQUALS OVERALL HEIGHT MINUS CLEAR TRUNK.
NOTE: IF ANY CRITERIA IS EXCEEDED, ADDITIONAL ENGINEERING SHALL BE REQUIRED.



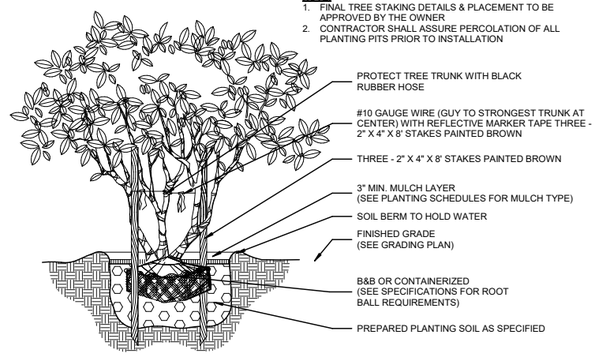
ALTERNATE:
USE (2) WIRE ROPE CLIPS IN PLACE OF COMPRESSION SLEEVE. INSTALL PER MANUF. RECOMMENDATIONS.

NOTES:
1. INSTALL GUYING AS TREE IS INSTALLED. INSTALL SUPPLEMENTAL DRIP IRRIGATION WITHIN 24 HOURS OF TREE INSTALLATION.
2. THIMBLES AS SPECIFIED ARE AVAIL. FROM CERTIFIED SLINGS, (407-831-7449)
3. COMPRESSION SLEEVES SHALL HAVE TWO CRIMPS, TYP.
4. GUYS WITHIN GUEST ACCESSIBLE AREAS TO BE COVERED WITH GUY WIRE GUARDS 4 FT IN LENGTH. DO NO COVER TURNBUCKLES W/ SLEEVES. SEE PLANTING SPECIFICATIONS FOR DEFINITION OF GUEST ACCESSIBLE AREAS & FURTHER INFORMATION.

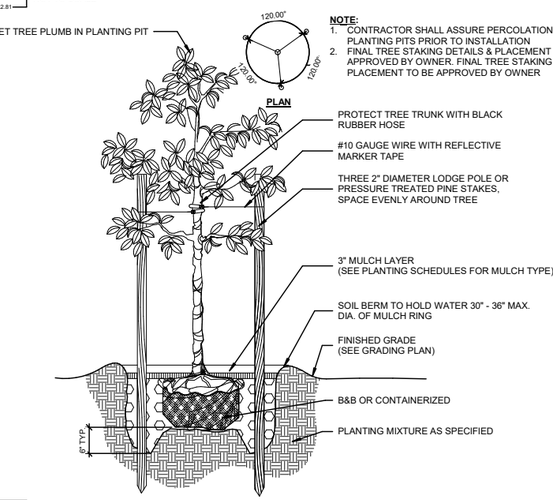


1 LARGE TREE GUYING (SINGLE TRUNK)
L2.81
NOT TO SCALE

NOTE:
1. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY THE OWNER
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



2 MULTI-TRUNK TREE PLANTING DETAIL
L2.81
NOT TO SCALE



NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
2. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY OWNER. FINAL TREE STAKING DETAILS & PLACEMENT TO BE APPROVED BY OWNER

3 SMALL TREE PLANTING DETAIL
L2.81
NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
TREE PLANTING DETAILS

SHEET NUMBER
L2.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:29 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

SPECIMEN SHRUB PLANTING SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	SPACING	COMMENTS
SPECIMEN SHRUB						
CAL AME	55	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS
HAM PAT	117	HAMELIA PATENS	FIREBUSH	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS
POD MAC	6	PODOCARPUS MACROPHYLLUS	PODOCARPUS	42" HGT. MIN. X 24" SPD. MIN. / 7 GAL. CONT. MIN.	PER PLAN	FULL PLANT / SEE DETAILS

SHRUB & GROUNDCOVER SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	SPACING	COMMENTS
MEDIUM SHRUBS						
HYD QUE	220	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	20" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
ITE VIR	111	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE	20" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
ROD AUS	59	RHODODENDRON AUSTRINUM	FLORIDA FLAME AZALEA	24" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
VIB OBO-D	135	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	DWARF WALTER'S VIBURNUM	24" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL PLANT / SEE DETAILS
LOW SHRUBS						
BUX SEM	65	BUXUS SEMPERVIRENS	BOXWOOD	12" O.A. MIN. / 3 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
NAN DOM	380	NANDINA DOMESTICA 'FIREPOWER'	DWARF NANDINA	12" O.A. MIN. / 3 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
POD-MAC-P	173	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PRINGLES PODOCARPUS	18" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
RHA IND	331	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	10" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
GROUNDCOVERS						
DIA TAS - V	577	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	12" HGT. MIN. X 16" SPD. MIN. / 1 GAL. CONT. MIN. / MIN. 5 TRAILING RUNNERS	12" O.C.	FULL PLANT / SEE DETAILS
JUN PAR	270	JUNIPERUS CHINENSIS 'PARSONII'	PARSONII JUNIPER	12" HGT. MIN. X 18" SPD. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL PLANT / SEE DETAILS
LIR MUS	1,099	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	10" O.A. MIN. / 1 GAL. CONT. MIN.	18" O.C.	FULL PLANT / SEE DETAILS
STO LAE	802	STOKESIA LAEVIS	STOKES' ASTER	12" O.A. MIN. / 3 GAL. CONT. MIN.	12" O.C.	FULL PLANT / SEE DETAILS
ORNAMENTAL GRASSES						
MUH CAP	96	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	18" O.A. MIN. / 3 GAL. CONT. MIN.	30" O.C.	FULL CLUMP / SEE DETAILS
PEN RUB	37	PENNISETUM SETACEUM 'RUBRUM'	RED FOUNTAIN GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL CLUMP / SEE DETAILS
PEN SET	151	PENNISETUM SETACEUM	FOUNTAIN GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	24" O.C.	FULL CLUMP / SEE DETAILS
TRI FLO	46	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	20" O.A. MIN. / 3 GAL. CONT. MIN.	36" O.C.	FULL CLUMP / SEE DETAILS
SOD						
ZOY SPP	2,225	ZOYSIA 'EMPIRE'	EMPIRE ZOYSIA	SOLID SOD	- N/A -	SOLID SOD FROM PALLETS / QUANTITY IN SQUARE FEET / SEE PLANTING DETAILS

NOTES
1. ALL PLANT MATERIAL MUST BE #1 GRADE FLORIDA NURSERY STOCK OR BETTER

April 2026 Review

SPECIMEN SHRUBS



CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY



HAM PAT
HAMELIA PATENS
FIREBUSH



POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS



HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA



ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE



ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA



VIB OBO-D
VIBURNUM OBOVATUM 'MRS. SCHIL-LER'S DELIGHT'
DWARF WALTER'S VIBURNUM

LOW SHRUBS



BUX SEM
BUXUS SEMPERVIRENS
BOXWOOD



NAN DOM
NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA



POD MAC-D
PODOCARPUS MACROPHYLLUS 'PRINGLES'
DWARF PRINGLES PODOCARPUS



RHA IND
RHAPHIOLEPIS INDICA
INDIAN HAWTHORN

GROUNDCOVERS



DIA TAS - V
DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY



JUN PAR
JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER



LIR MUS
LIRIOPE MUSCARI
LILY TURF



STO LAE
STOKESIA LAEVIS
STOKES' ASTER

ORNAMENTAL GRASSES



MUH-CAP
MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS



PEN RUB
PENNISETUM SETACEUM 'RUBRUM' RED
FOUNTAIN GRASS



PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS



TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

MULCH & SOD



MULCH
HARDWOOD BARK MULCH
(CHOCOLATE BROWN)



ZOY SSP
ZOYSIA 'EMPIRE'
EMPIRE ZOYSIA

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

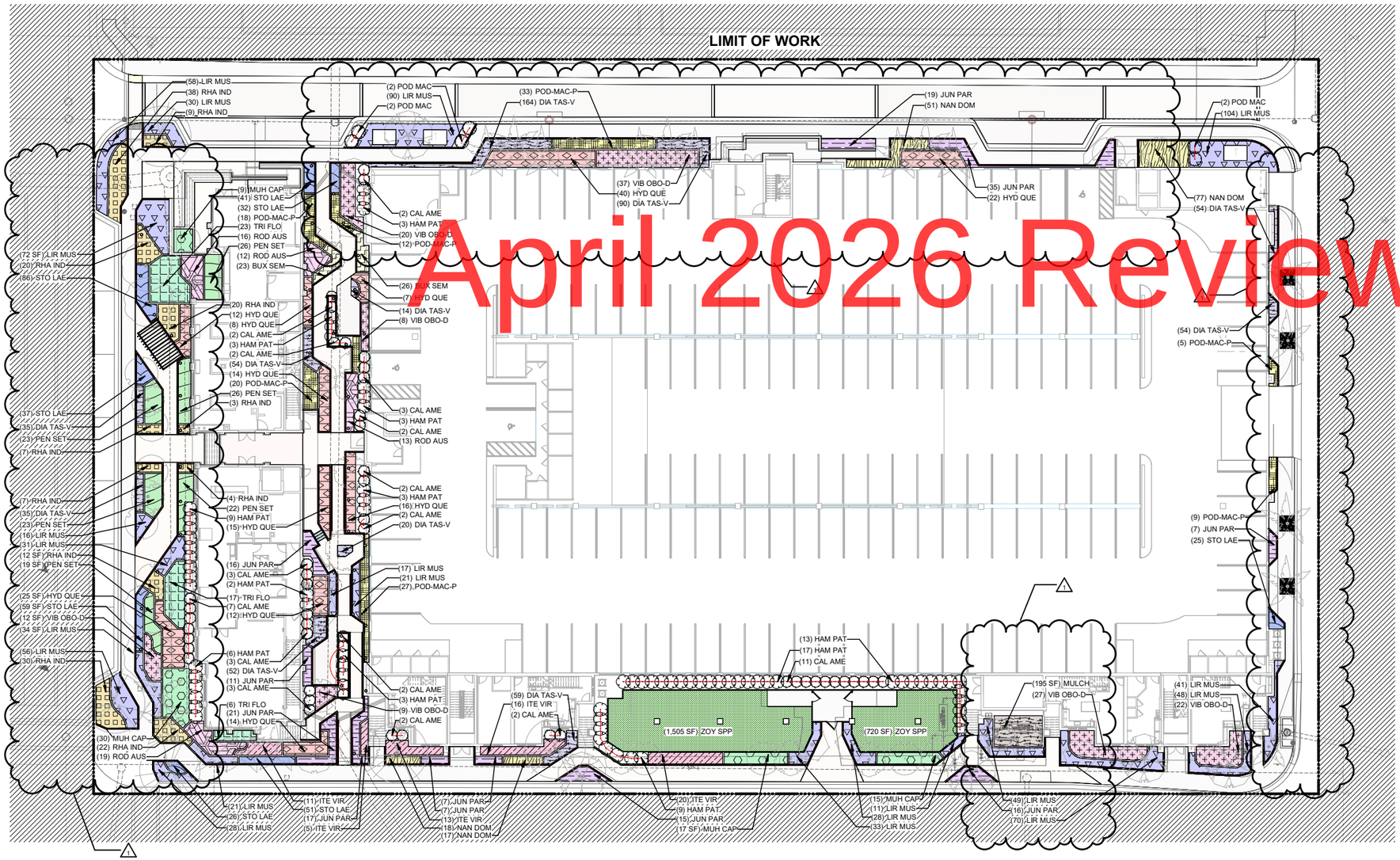
SHRUB & GROUNDCOVER SCHEDULE & NOTES

SHEET NUMBER

L3.00

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:34 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SHRUB LEGEND

SPECIMEN SHRUBS

CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY

HAM PAT
HAMELIA PATENS
FIREBUSH

POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS

HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA

ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE

ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA

VIB OBO-D
VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'
DWARF WALTER'S VIBURNUM

LOW SHRUBS

BUX SEM
BUXUS SEMPERVIRENS
BOXWOOD

NAN DOM
NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA

POD MAC-D
PODOCARPUS MACROPHYLLUS 'PRINGLES'
DWARF PODOCARPUS

RHA IND
RHAPHIOLEPIS INDICA
INDIAN HAWTHORN

GROUNDCOVERS

DIA TAS - V
DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY

STO LAE
STOKESIA LAEVIS
STOKES' ASTER

JUN PAR
JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER

LIR MUS
LIRIOPE MUSCARI
LILY TURF

ORNAMENTAL GRASS

MUH CAP
MUHLENBERGIA CAPILLARIS
MUHLY GRASS

PEN RUB
PENNISETUM SETACEUM 'RUBRUM'
RED FOUNTAIN GRASS

PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS

TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	100% SCHEMATIC DESIGN	08/26/2025
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

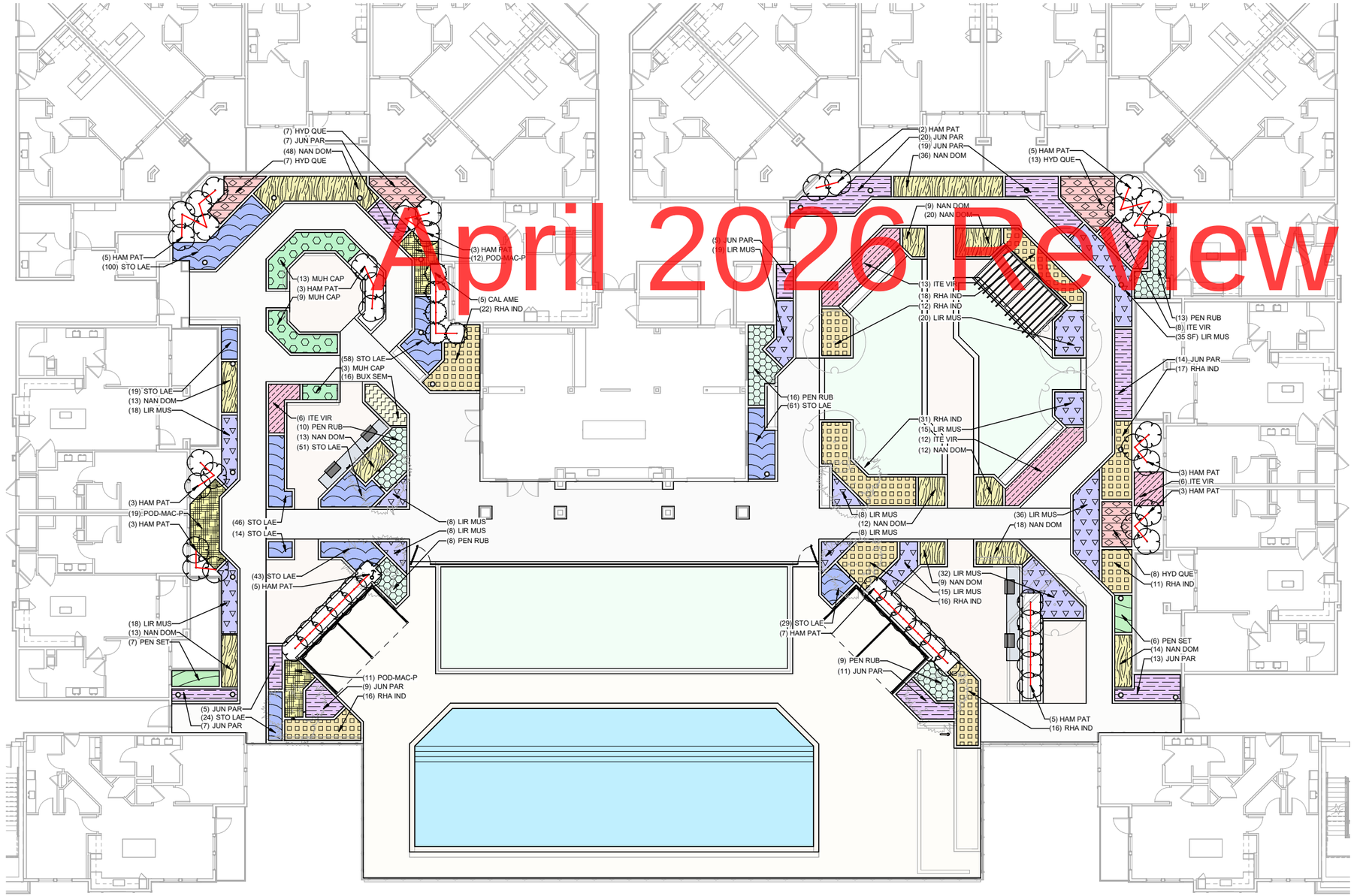
SHRUB & GROUNDCOVER PLANTING PLAN GROUND LEVEL

SHEET NUMBER

L3.01

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:39 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SHRUB LEGEND

SPECIMEN SHRUBS

CAL AME
CALLICARPA AMERICANA
AMERICAN BEAUTYBERRY

HAM PAT
HAMELIA PATENS
FIREBUSH

POD MAC
PODOCARPUS MACROPHYLLUS
PODOCARPUS

MEDIUM SHRUBS

HYD QUE
HYDRANGEA QUERCIFOLIA
OAKLEAF HYDRANGEA

ITE VIR
ITEA VIRGINICA 'HENRY'S GARNET
VIRGINIA SWEETSPIRE

ROD AUS
RHODODENDRON AUSTRINUM
FLORIDA FLAME AZALEA

VIB OBO-D
VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'
DWARF WALTER'S VIBURNUM

LOW SHRUBS

BUX SEM
BUXUS SEMPERVIRENS
BOXWOOD

NAN DOM
NANDINA DOMESTICA 'FIREPOWER'
DWARF NANDINA

POD MAC-D
PODOCARPUS MACROPHYLLUS 'PRINGLES'
DWARF PODOCARPUS

RHA IND
RHAPHIOLEPIS INDICA
INDIAN HAWTHORN

GROUNDCOVERS

DIA TAS - V
DIANELLA TASMANICA 'VARIEGATA'
VARIEGATED FLAX LILY

STO LAE
STOKESIA LAEVIS
STOKES' ASTER

JUN PAR
JUNIPERUS CHINENSIS 'PARSONII'
PARSONII JUNIPER

LIR MUS
LIRIOPE MUSCARI
LILY TURF

ORNAMENTAL GRASS

MUH CAP
MUHLENBERGIA CAPILLARIS
MUHLY GRASS

PEN RUB
PENNISETUM SETACEUM 'RUBRUM'
RED FOUNTAIN GRASS

PEN SET
PENNISETUM SETACEUM
FOUNTAIN GRASS

TRI FLO
TRIPSACUM FLORIDANUM
DWARF FAKAHATCHEE GRASS

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE
SCALE: 1"=10'
NORTH
0 5' 10' 15' 25'

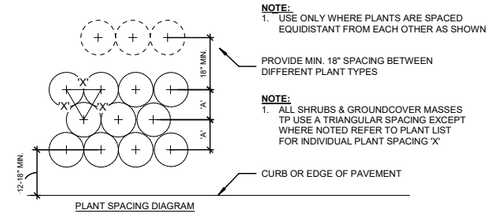
SHEET TITLE
SHRUB & GROUNDCOVER PLANTING ENLARGEMENT PLAN - ROOFTOP

SHEET NUMBER
L3.02

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
2/13/2026 10:22:44 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review



NOTE:
1. USE ONLY WHERE PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER AS SHOWN

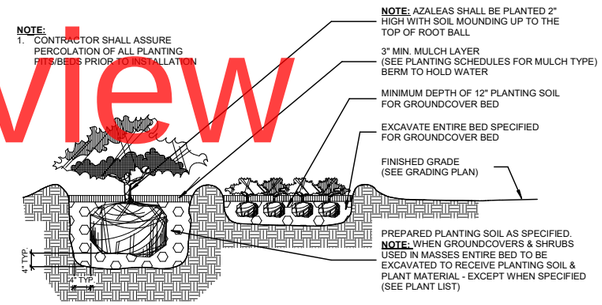
PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES

NOTE:
1. ALL SHRUBS & GROUNDCOVER MASSES TP USE A TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'

CURB OR EDGE OF PAVEMENT

PLANT SPACING DIAGRAM

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION



NOTE: AZALEAS SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL

3" MIN. MULCH LAYER (SEE PLANTING SCHEDULES FOR MULCH TYPE) BERM TO HOLD WATER

MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED

EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED

FINISHED GRADE (SEE GRADING PLAN)

PREPARED PLANTING SOIL AS SPECIFIED.
NOTE: WHEN GROUNDCOVERS & SHRUBS USED IN MASSES ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL - EXCEPT WHEN SPECIFIED (SEE PLANT LIST)

1 L3.81
SHRUB / GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

SHRUB & GROUNDCOVER PLANTING DETAILS

SHEET NUMBER

L3.81

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:22:45 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

SITE FURNISHING SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	FINISH	DIMENSIONS	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
F-101	1 / L4.81	7	MONOLINE BACKED BENCH	SLATS: ALUMINUM DARK WALNUT FRAME: RIVER ROCK	38.5" H. X 72" W. X 27" D.	TBD	SITE PIECES WWW.SITEPIECES.COM	YES	GROUND FLOOR	SITE PIECES OR APPROVED EQUAL / SEE DETAILS
F-102	2 / L4.81	47	ORLEANS DINING ARM CHAIR	FLAX	29.9" H. X 23.6" W. X 24.6" D.	E3005	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	GROUND FLOOR & ROOFTOP	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-103	3 / L4.81	12	PEBBLE DINING CHAIR ARMLESS	WHITE	32" H. X 19" W. X 25" D.	SKU SW4901-1A	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-104	4 / L4.81	13	ROUND TABLE	TEAK	32" H. X 56" W. X 56" D.	SW5501-RXDT 56"	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	GROUND FLOOR & ROOFTOP	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-105	5 / L4.81	2	RECTANGULAR ALUMINUM DINING TABLE	TOP: FAUX TEAK; FRAME: WHITE	30" H. X 39" W. X 78" D.	53978ALN	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-106	6 / L4.81	10	UMBRELLA	BLUE	97" H. X 77" CLEARANCE	FR854FM	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-108	7 / L4.81	34	SLINK CHAISE LOUNGE	WHITE	13" H. X 28.5" W. X 81.75" D.	51205SL	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-109	8 / L4.81	12	IN POOL CHAISE LOUNGE	WHITE	22" H. X 23" W. 70" D.	A-LL-SG-C	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-110	1 / L4.82	16	LOUNGE SIDE ROUND TABLE	WHITE	17" H. 14" DIA.	SKU A-LL-SG-ST-14H	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-111	2 / L4.82	1	FIREPIT	ULTRA	16" H. X 36" D.	MODERNO 5 FIRE BOWL	PRISM HARDSCAPE WWW.PRISMHARDSCAPES.COM	YES	ROOF TOP POOL DECK	ELECTRIC / PRISMHARDSCAPE OR APPROVED EQUAL / SEE DETAILS
F-112	3 / L4.82	6	ADIRONDACK CHAIR	WHITE	37" H. X 30" W. X 37.5" D.	A-LL-MS-A	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-114	3 / L4.82	4	DAYBED	F10 LAVA ALUMINUM / 121 COFFEE SLING / 571 LINEN CUSHION	32.7" H. x 63" W. x 61.4" D.	90012	AKULA WWW.AKULA.COM	YES	ROOF TOP POOL DECK	AKULA OR APPROVED EQUAL / SEE DETAILS
F-115	5 / L4.82	4	CLUB ROUND TABLE	LIGHT GREY FRAME	29" H. X 43.5" DIA.	CJ-CL48	ADMIRAL FURNITURE WWW.ADMIRALFURNITURE.COM	YES	ROOF TOP POOL DECK	ADMIRAL FURNITURE OR APPROVED EQUAL / SEE DETAILS
F-116	6 / L4.82	8	FAIRHAM VERSA LOUNGE CHAIR	F10 LAVA ALUMINUM / 707 GRAPHITE ROPE / 708 CHESTNUT FABRIC	26.8" H. X 33" W. 32.5" D.	50230V	AKULA WWW.AKULA.COM	YES	ROOF TOP POOL DECK	AKULA OR APPROVED EQUAL / SEE DETAILS
F-117	1, 4-7 / L4.83	2	MONOLINE TOPPER BENCH WITH BACKREST	TBD	13.5" H. X 72" W. X 21" D.	ML-TOPBACK-72	SITE PIECES WWW.SITEPIECES.COM	YES	ROOF TOP POOL DECK	SITE PIECES OR APPROVED EQUAL / BACKED BENCH TO BE SURFACE MOUNTED / SEE DETAILS
F-118	2-3, 5-6 / L4.83	2	MONOLINE TOPPER BENCH WITH LEG RETURN	TBD	13.5" H. X 72" W. X 21" D.	ML-TOPLEG-72	SITE PIECES WWW.SITEPIECES.COM	YES	ROOF TOP POOL DECK	SITE PIECES OR APPROVED EQUAL / SEE DETAILS
F-121	1 / L4.84	8	TRASH RECEPTACLE	TBD	42" H. X 19" W. X 19" D.	ML-LGLITTER-SQ	SITE PIECES WWW.SITEPIECES.COM	YES	SITE TRASH RECEPTACLE	SITE PIECES OR APPROVED EQUAL / TRASH RECEPTACLE TO BE SURFACE MOUNTED / SEE DETAILS
F-122	2 / L4.84	1	POOL SHOWER	STAINLESS STEEL	85" H.	PS-900-ADA	OUTDOOR SHOWER COMPANY WWW.OUTDOORSHOWERCO.COM	YES	POOL COURTYARD	OUTDOOR SHOWER COMPANY OR APPROVED EQUAL / SEE DETAILS
F-125	3 / L4.84	2	PET FOUNTAIN	TEXTURED SAPPHIRE	37" H. X 18.75" W.	370 SM	MOST DEPENDABLE FOUNTAINS WWW.MOSTDEPENDABLE.COM	YES	DOG PARK	MOST DEPENDABLE FOUNTAINS OR APPROVED EQUAL / SEE DETAILS
F-126	4 / L4.84	3	PET WASTE STATION	TBD	42" H. X 9" W. X 11" D.	ML-NO2COMBO	SITE PIECES WWW.SITEPIECES.COM	YES	DOG PARK	SITE PIECES OR APPROVED EQUAL / DOGIPOT PET STATION TO BE SURFACE MOUNTED / SEE DETAILS
F-130	5 / L4.84	4	TREE GRATE	BLACK DIP	60"W. X 60" D.	96TGVIASQ VIA RIZO	IRONSMITH WWW.IRONSMITH.CC	YES	GROUND FLOOR	IRONSMITH OR APPROVED EQUAL / SEE DETAILS

OUTDOOR KITCHEN SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	FINISH	DIMENSIONS	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
K-101	1-2, 5-7 / L4.75	1	WEST SIDE OUTDOOR GRILL	SEE DETAILS	SEE DETAILS	GRILL: 4400-EC-448-I-S-32	DESIGN / BUILD CONTRACTOR GRILL: ELECTRI-CHEF WWW.ELECTRI-CHEF.COM	YES	ROOF TOP POOL DECK	LS OR APPROVED EQUAL / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
K-102	3-7 / L4.75	1	EAST SIDE OUTDOOR GRILL	SEE DETAILS	SEE DETAILS	GRILL: 4400-EC-448-I-S-32	DESIGN / BUILD CONTRACTOR GRILL: ELECTRI-CHEF WWW.ELECTRI-CHEF.COM	YES	ROOF TOP POOL DECK	LS OR APPROVED EQUAL / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL

STRUCTURAL PAVILION SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	FINISH	DIMENSIONS	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
ST-101	1-4 / L4.76	2	CABANA	ALUMINIUM	SEE DETAILS	- N/A -	DESIGN / BUILD CONTRACTOR	YES	ROOFTOP POOL DECK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL
ST-102	1-4 / L4.77	2	METAL PERGOLA	ALUMINIUM	SEE DETAILS	-N/A-	DESIGN / BUILD CONTRACTOR	YES	ROOF TOP POOL DECK	DESIGN INTENT / CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER & LANDSCAPE ARCHITECT / SEE DETAIL

April 2026 Review

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

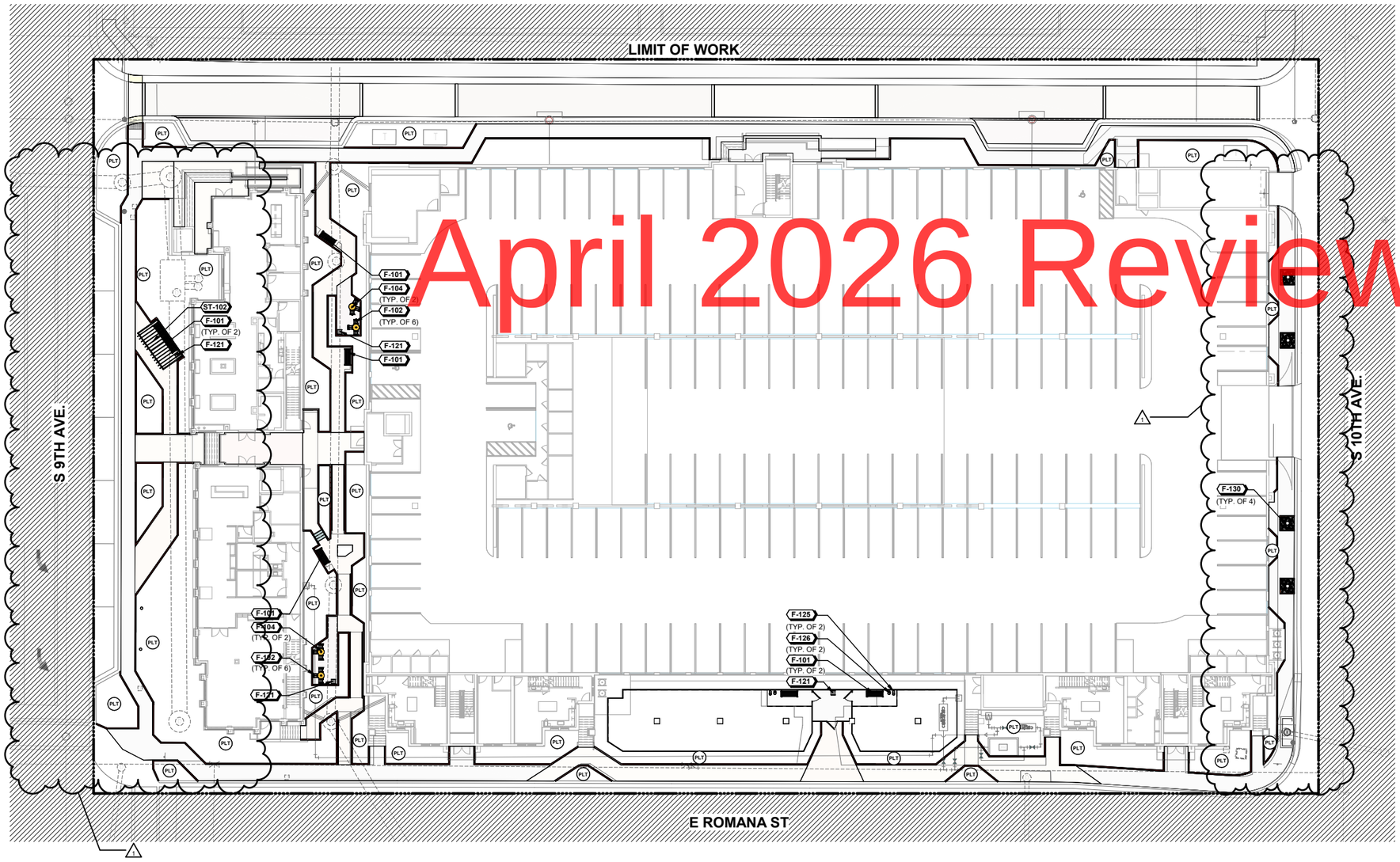
SITE FURNISHINGS SCHEDULE & NOTES

SHEET NUMBER

L4.00

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 11:46:33 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY
- (PLT) PLANTING AREA

SITE FURNISHING KEY

KEY	TYPE
F-101	MONOLINE BACKED BENCH
F-102	ORLEANS DINING ARM CHAIR
F-103	PEBBLE DINING CHAIR ARMLESS
F-104	ROUND TABLE
F-105	RECTANGULAR ALUMINUM DINING TABLE
F-106	UMBRELLA
F-108	SLINK CHAISE LOUNGE
F-109	IN POOL CHAISE LOUNGE
F-110	LOUNGE SIDE ROUND TABLE
F-111	FIREPIT
F-112	ADIRONDACK CHAIR
F-114	DAYBED
F-115	CLUB ROUND TABLE
F-116	FULHAM VERSA LOUNGE CHAIR
F-117	MONOLINE TOPPER BENCH WITH BACKREST
F-118	MONOLINE TOPPER BENCH WITH LEG RETURN
F-121	TRASH RECEPTACLE
F-122	POOL SHOWER
F-125	PET FOUNTAIN
F-126	PET WASTE STATION
F-130	TREE GRATE

OUTDOOR KITCHEN KEY

KEY	TYPE
K-101	WEST SIDE OUTDOOR GRILL
K-102	EAST SIDE OUTDOOR GRILL

STRUCTURAL PAVILION KEY

KEY	TYPE
ST-101	CABANA
ST-102	METAL PERGOLA

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

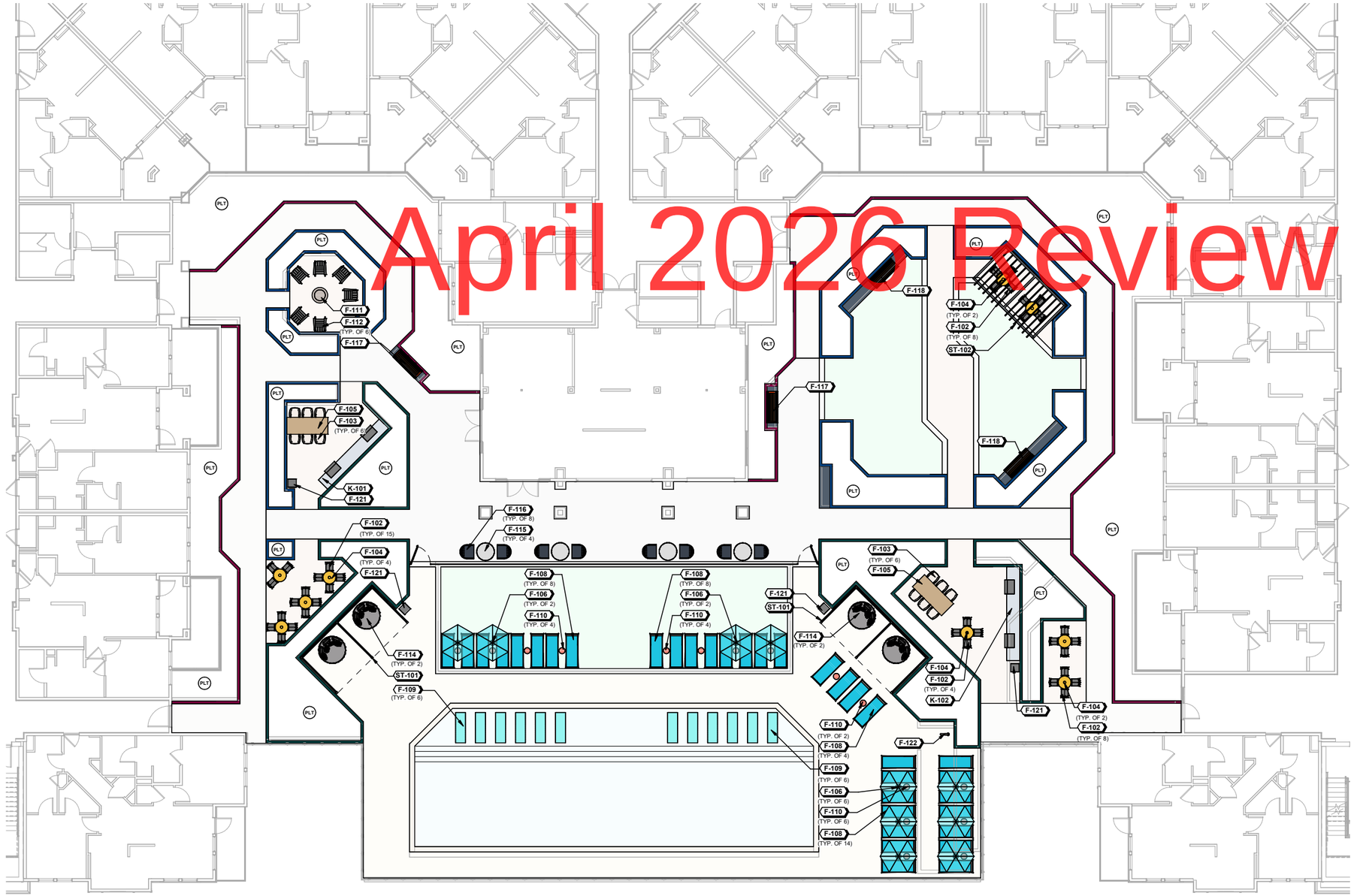
SITE FURNISHING PLAN
GROUND LEVEL

SHEET NUMBER

L4.01

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 11:47:55 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

PLT — PLANTING AREA

SITE FURNISHING KEY

KEY	TYPE
F-101	MONOLINE BACKED BENCH
F-102	ORLEANS DINING ARM CHAIR
F-103	PEBBLE DINING CHAIR ARMLESS
F-104	ROUND TABLE
F-105	RECTANGULAR ALUMINUM DINING TABLE
F-106	UMBRELLA
F-108	SLINK CHAISE LOUNGE
F-109	IN POOL CHAISE LOUNGE
F-110	LOUNGE SIDE ROUND TABLE
F-111	FIREPIT
F-112	ADIRONDACK CHAIR
F-114	DAYBED
F-115	CLUB ROUND TABLE
F-116	FULHAM VERSA LOUNGE CHAIR
F-117	MONOLINE TOPPER BENCH WITH BACKREST
F-118	MONOLINE TOPPER BENCH WITH LEG RETURN
F-121	TRASH RECEPTACLE
F-122	POOL SHOWER
F-125	PET FOUNTAIN
F-126	PET WASTE STATION

OUTDOOR KITCHEN KEY

KEY	TYPE
K-101	WEST SIDE OUTDOOR GRILL
K-102	EAST SIDE OUTDOOR GRILL

STRUCTURAL PAVILION KEY

KEY	TYPE
ST-101	CABANA
ST-102	METAL PERGOLA

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE: NORTH

SCALE: 1"=10'

0 5' 10' 15' 25'

SHEET TITLE

SITE FURNISHING ENLARGEMENT PLAN ROOFTOP

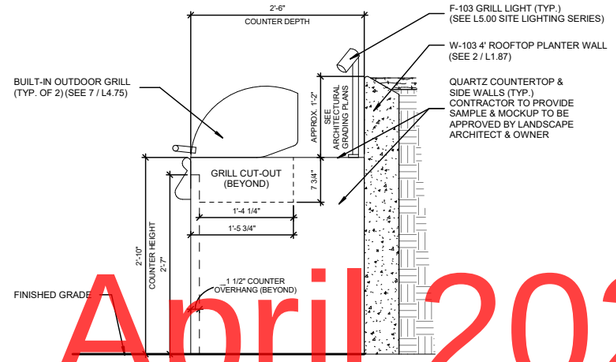
SHEET NUMBER

L4.02

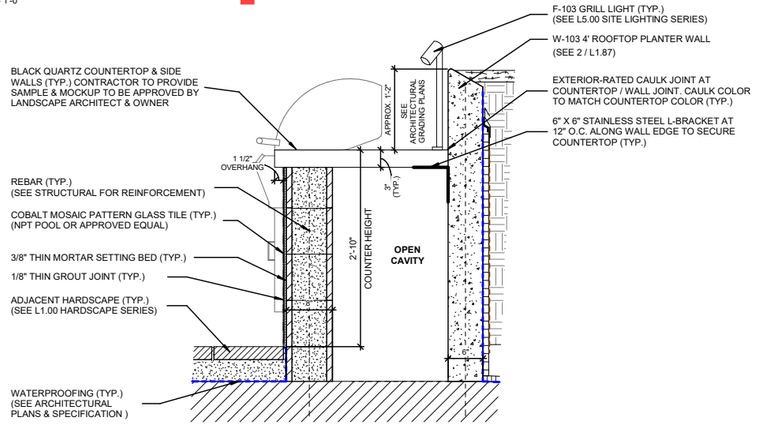
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:10 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

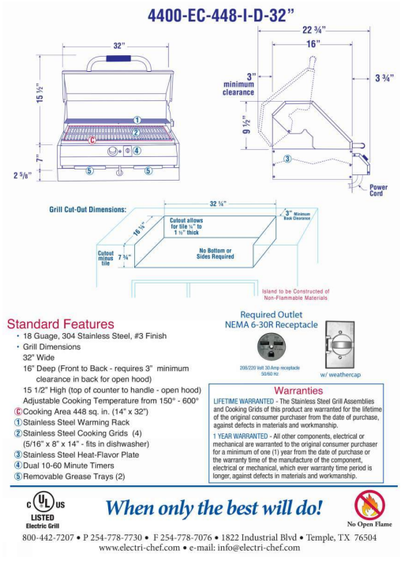
NOTES:
1. DETAILS SHOWN FOR K-101 & K-102 AS DESIGN INTENT ONLY.
2. ALL ELECTRIC GRILLS TO HAVE MASTER SHUT OFF.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION & INSTALLATION.



5 L4.75 K-101 & K-102 OUTDOOR KITCHEN - SIDE ELEVATION
1" = 1'-0"

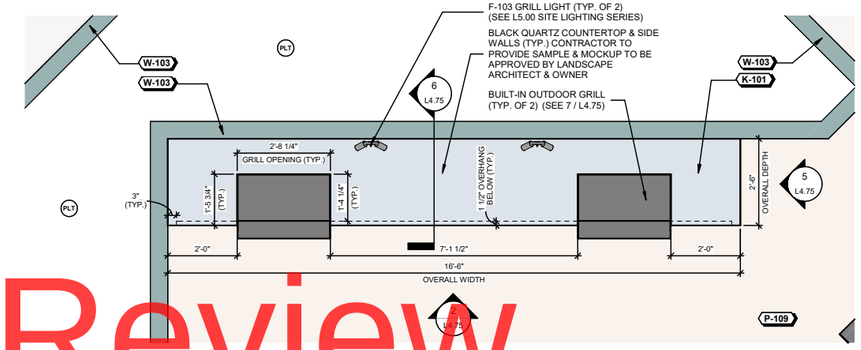


6 L4.75 K-101 & K-102 OUTDOOR KITCHEN - SIDE SECTION
1" = 1'-0"

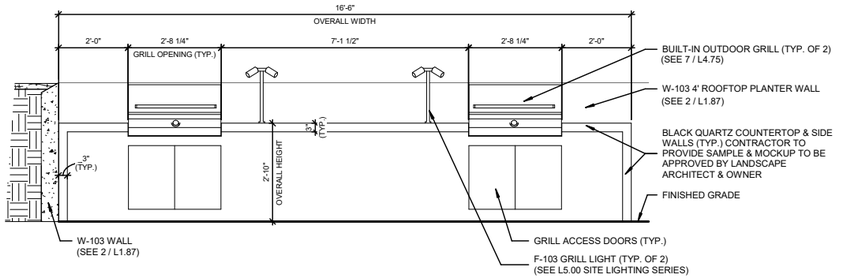




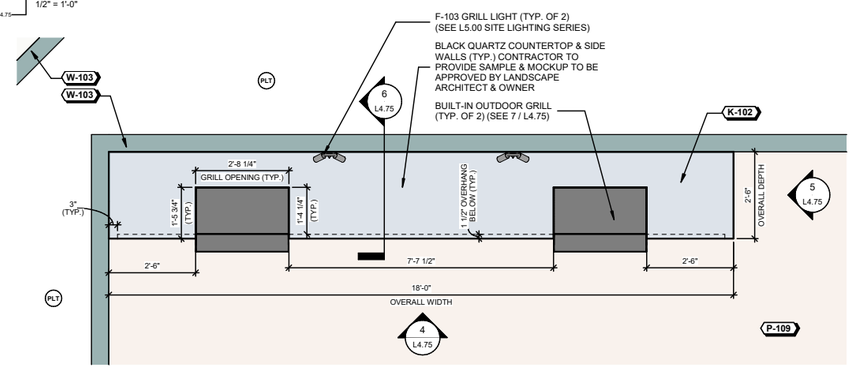
7 L4.75 K-101 & K-102 ELECTRIC GRILL
NOT TO SCALE



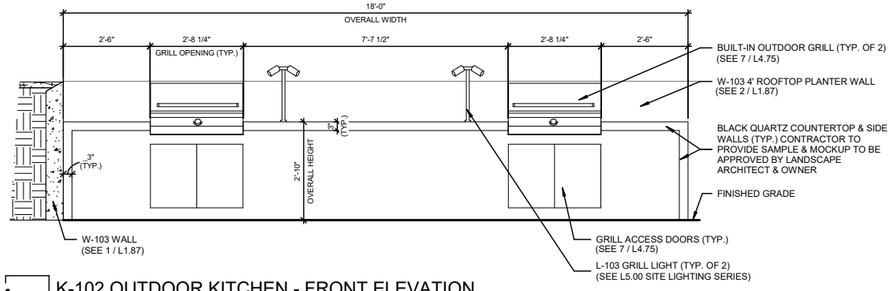
1 L4.75 K-101 OUTDOOR KITCHEN PLAN
1/2" = 1'-0"



2 L4.75 K-101 OUTDOOR KITCHEN - FRONT ELEVATION
1/2" = 1'-0"



3 L4.75 K-102 OUTDOOR KITCHEN PLAN
1/2" = 1'-0"



4 L4.75 K-102 OUTDOOR KITCHEN - FRONT ELEVATION
1/2" = 1'-0"

April 2026 Review

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

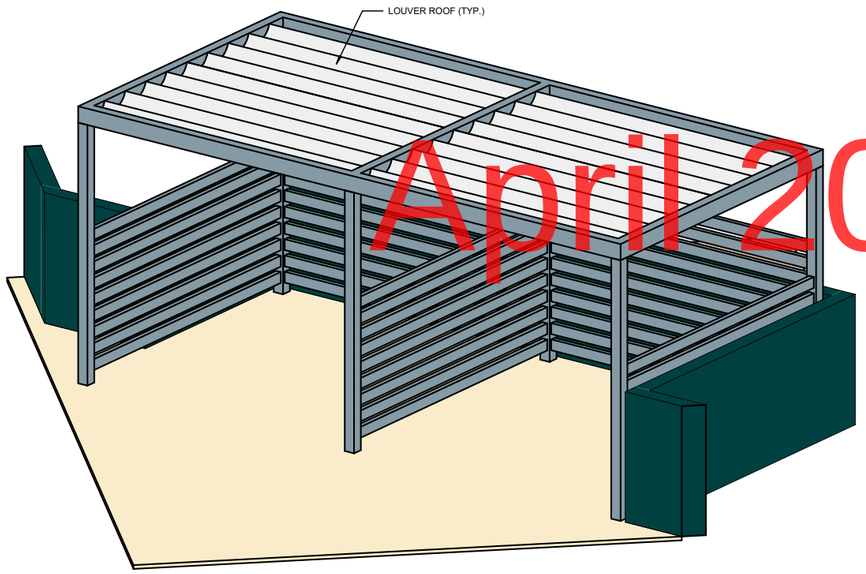
SCALE NORTH

SHEET TITLE
KITCHEN DETAILS

SHEET NUMBER
L4.75

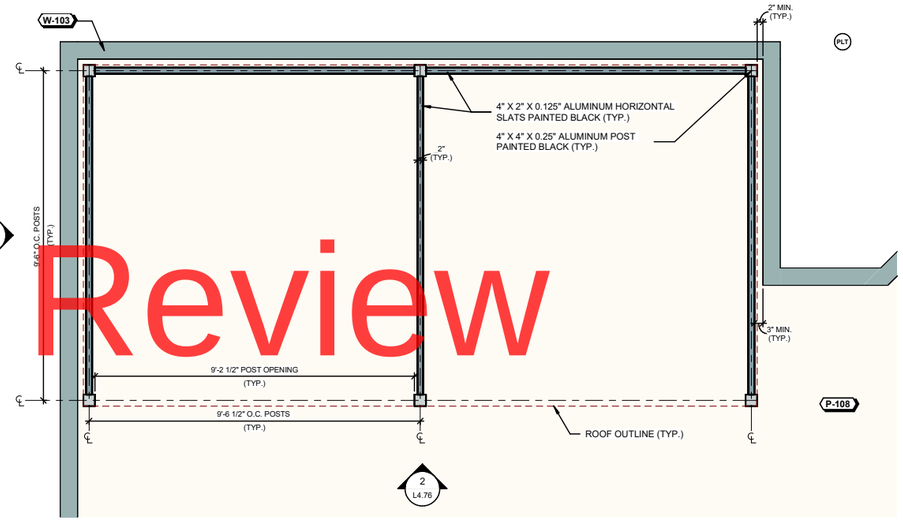
Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:12 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:
1. DETAILS SHOWN FOR ST-101 CABANA AS DESIGN INTENT ONLY.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION & INSTALLATION.

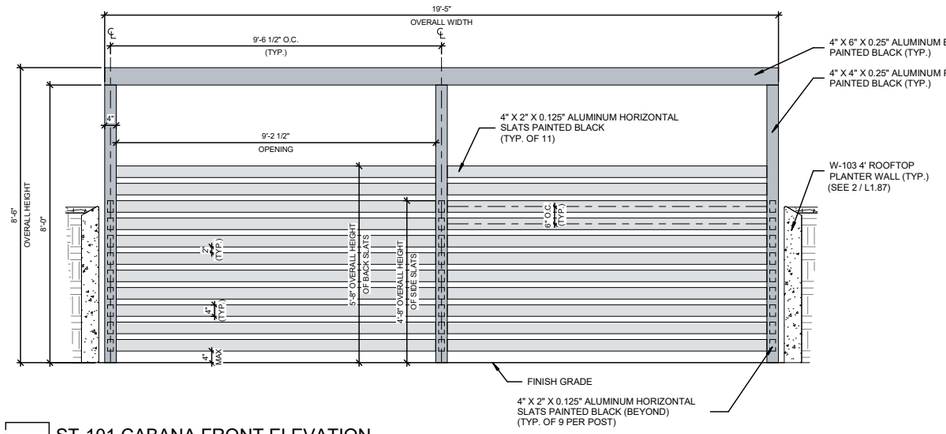


4 L4.76 ST-101 CABANA

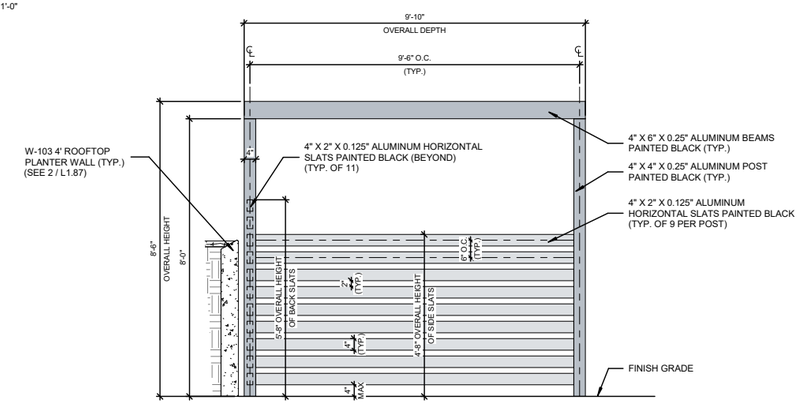
April 2026 Review



1 L4.76 ST-101 CABANA
1/2" = 1'-0"



2 L4.76 ST-101 CABANA FRONT ELEVATION
1/2" = 1'-0"



3 L4.76 ST-101 CABANA SIDE ELEVATION
1/2" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

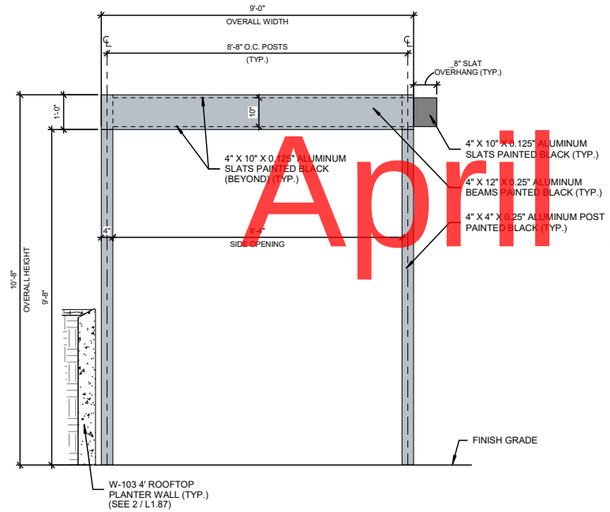
SCALE NORTH

SHEET TITLE
STRUCTURAL PAVILION CABANA DETAILS

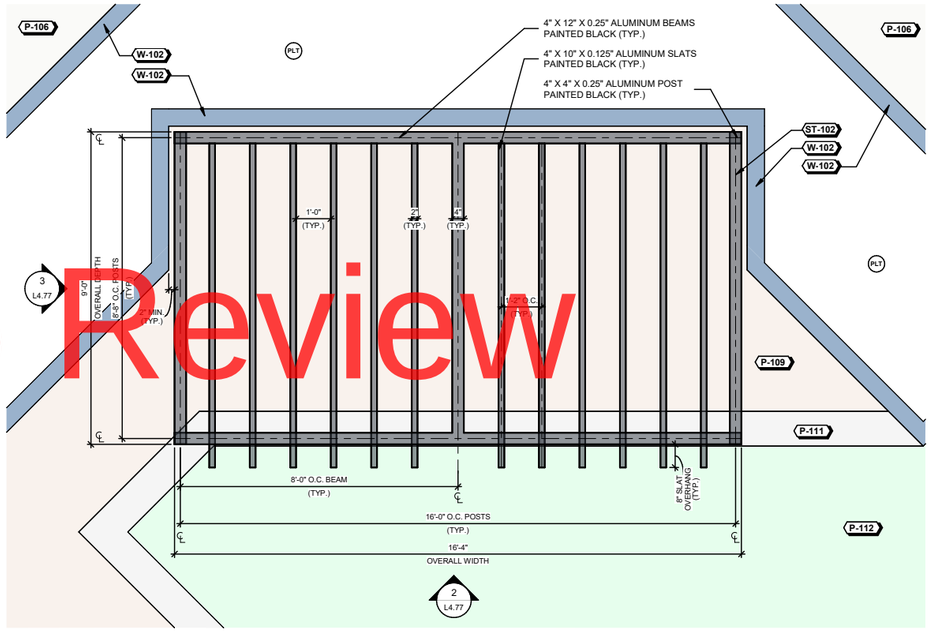
SHEET NUMBER
L4.76

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:14 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

NOTES:
1. DETAILS SHOWN FOR ST-102 METAL PERGOLA AS DESIGN INTENT ONLY.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION & INSTALLATION.



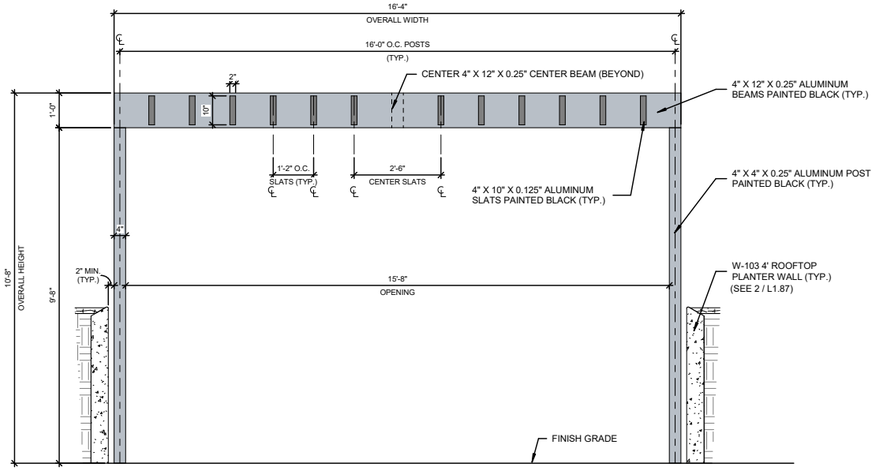
3 L4.77 ST-102 METAL PERGOLA SIDE ELEVATION
1/2" = 1'-0"



1 L4.77 ST-102 METAL PERGOLA
1/2" = 1'-0"



4 L4.77 ST-102 METAL PERGOLA



2 L4.77 ST-102 METAL PERGOLA FRONT ELEVATION
1/2" = 1'-0"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
STRUCTURAL PAVILION
METAL PERGOLA DETAILS

SHEET NUMBER
L4.77

April 2026 Review

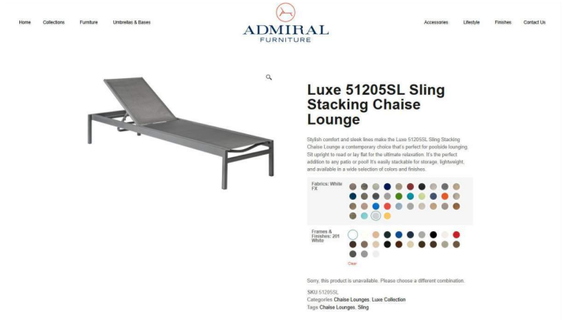
Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:15 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review

FR854FM-A+		9 FT FIBERGLASS MARKET UMBRELLA - PULLEY LIFT - GRADE A+		POLE AND RIBS: TBD, CANOPY: TBD



6 L4.81 F-106 UMBRELLA
NOT TO SCALE



7 L4.81 F-108 SLINK CHAISE LOUNGE
NOT TO SCALE

8 L4.81 F-109 IN POOL CHAISE LOUNGE
NOT TO SCALE



3 L4.81 F-103 PEBBLE DINING CHAIR ARMLESS
NOT TO SCALE

ADMIRAL FURNITURE

Loft SW5501-RXDT 56″ Round Dining Table

Width: 56″
Depth: 56″

4 L4.81 F-104 ROUND TABLE
NOT TO SCALE

ADMIRAL FURNITURE

53978ALN Rectangular Aluminum Dining Table



Height: 29.75″
Width: 78″
Depth: 39″
Stacking: No
Material: Frame – Aluminum / Top – Laser Cut Aluminum

5 L4.81 F-105 RECTANGULAR ALUMINUM DINING TABLE
NOT TO SCALE

Monoline Backed Bench

site pieces

The Monoline Backed Bench is simple, the way things should be. Its lightness, comfort, and restrained lines allow the materials to shine - a perfect match for any space.

- wood slats: thermally modified ash or kebony clear
- aluminum slats: powder coated or designer aluminum
- all aluminum frame construction
- powder coated finish
- surface mounting required
- available in custom sizes
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:
ML-BENCH-48	48"	27"	38.5"
ML-BENCH-72	72"	27"	38.5"
ML-BENCH-96	96"	27"	38.5"



NOTES:
1. MONOLINE BACKED BENCH TO BE SURFACE MOUNTED

www.sitepieces.com | 800.484.0797 | hello@sitepieces.com

1 L4.81 F-101 MONOLINE BACKED BENCH
NOT TO SCALE

ADMIRAL FURNITURE

Orleans Dining Arm Chair



Depth: 24″
Height: 29.5″
Material: Fully welded powder coated aluminum frame, Eco Weave

2 L4.81 F-102 ORLEANS CLUB CHAIR
NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE
SITE FURNISHING DETAILS

SHEET NUMBER
L4.81

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:17 AM
Author
ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review

Home Collections Furniture Umbrellas & Bases Accessories Lifestyle Finishes Contact Us

ADMIRAL FURNITURE



Club CJ-CL46 Round Dining Table

The Club CJ-CL46 Round Dining Table reflects the adaptability that is a built in feature of our Club collection. A multitude of components of various shapes offers you the possibility of endless configurations and, reconfigurations as well. Club easily adapts to most of your requirements while its intricate weaving makes quite a statement.

Available combination: Light Grey Frame — Clear

SKU CJ-CL46
Categories Club Collection, Dining, Round Tables, Tables
Tags Club, Dining Table

Description

The Club CJ-CL46 Round Dining Table reflects the adaptability that is a built in feature of our Club collection. A multitude of components of various shapes offers you the possibility of endless configurations and, reconfigurations as well. Club easily adapts to most of your requirements while its intricate weaving makes quite a statement.

Height: 29"
Width: 45.5" Round
Depth:
Stacking: No
Material: Frame – Aluminum / Table Top – Ceramic-Coated Glass

5 L4.82 F-115 CLUB ROUND TABLE
NOT TO SCALE

ADMIRAL FURNITURE

Aqua A-LL-MS-A Resin Adirondack Chair



Width: 30"
Depth: 37.5"
Seat Height: 17"
Weight: 50 lbs.
Stacking: No
Material: UV16 Rated Resin
Stainless Steel Hardware

3 L4.82 F-112 ADIRONDACK CHAIR
NOT TO SCALE

ADMIRAL FURNITURE

Aqua A-LL-SG-ST-14H In Water 14in Cocktail Table for Sun Deck



Width: 18"
Depth: 18"
Weight: 12 lbs.
Stacking: No
Material: UV16 Rated Resin

1 L4.82 F-110 LOUNGE SIDE ROUND TABLE
NOT TO SCALE

Product Code: 50230V

FULHAM VERSA LOUNGE CHAIR

akula



DETAILS

MADE TO ORDER

Height: 68cm / 26.8"
Width: 83.8cm / 33"
Depth: 82.5cm / 32.5"
Seat Height (Inc Cushion): 47cm / 18.5"
Arm Height: 68cm / 26.8"
Cushion Thickness: 14cm / 5.5"

Weight: 18.1kg / 40lbs
Lead Time: 12 weeks production

TRIPLE POWDER COATED · LOW MAINTENANCE · MARINE-GRADE · QUICK DRY FOAM · ADJUSTABLE FEET

COLOUR OPTIONS

www.akulaliving.com

F10 Lava + R07 Graphite + 708 Chestnut

or

F8 White + R06 Mineral + 703 Tundra

Frame
Triple Powder Coated Aluminium

Rope
Olefin: Anti-Mould and Anti-Mildew

Fabric (Cushion)
UV, Seawater and Chlorine Resistant

Discover the Akula Senior Living "Versa" Collection, thoughtfully adjusted to meet the dimensions for senior living. Need similar modifications in another Akula collection? It's easy, we will tailor any design to fit your requirements seamlessly

6 L4.82 F-116 FULHAM VERSA LOUNGE CHAIR
NOT TO SCALE

Product Code: 90012

CIELO DAYBED

akula



DETAILS

MADE TO ORDER

Height: 83cm / 33"
Width: 160cm / 63"
Depth: 156cm / 61"
Seat Height: 41.5cm / 16"

Weight: 25.4kg / 56lbs
Volume: 3.06m3 (1 per box)
Lead Time: 12 weeks production

LOW MAINTENANCE · QUICK DRY FOAM · TRIPLE POWDER COATED · ADJUSTABLE FEET · MARINE-GRADE

COLOUR OPTIONS

x3 Back Cushion (23.7"x23.7") and x3 Deco Cushion ((19.7"x19.7") and 2 x (15.8"x15.8") included

www.akulaliving.com

F10 Lava + T121 Coffee + 571 Linen

or

F8 White + T30 White + 531 Shine

Deco Cushions Included

Frame
Triple Powder Coated Aluminium

Fabric (Cushion)
UV, Seawater and Chlorine Resistant

Sling
Outstanding Strength, UV Resistant, Quick Drying, Anti-Mould and Anti-Mildew

4 L4.82 F-114 DAYBED
NOT TO SCALE

Moderno 5

Fire Bowl



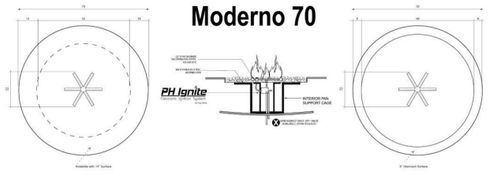
The Moderno 5 fire bowl is a version of the Moderno that has the most surface area and provides an outdoor retreat of warmth and ambiance.

Each bowl has been hand-crafted using our custom patina finishing process, guaranteeing a one-of-a-kind creation with subtle variation. The 36" diameter bowl provides a beautiful and functional centerpiece for any backyard, patio or lounging area. The ambient heat provides plenty of warmth for multiple people. The 65,000 BTUs unit operates on either Propane Gas or Natural Gas.

Show Dimensions
Show Specifications
Safety & Instructions Manual
Diagrams

Color Options

Moderno 70



Overall Diameter	70"
Overall Height	18"
Pan Diameter	42"
Burner	22"
Weight	650 lbs.

1.3 Product Contents

PART NAME	QTY
BURNER	1
BURNER PAN	1
1/2" FEMALE TO MALE ORIFICE	1
1/2" FEMALE TO FLARE MALE INLET PIPE	1
1/2" FLEX LINE HOSE	1
LP HOSE (FOR LP UNITS ONLY)	1
1/2" FLARE	2
1/2" Ball Valve	1
Chrome Plated Cover	1
1 1/4" x 3" Washer	1
Key	1
Media (Lava Rocks, Fire Glass etc.)	30lbs

2 L4.82 F-111 FIREPIT
NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

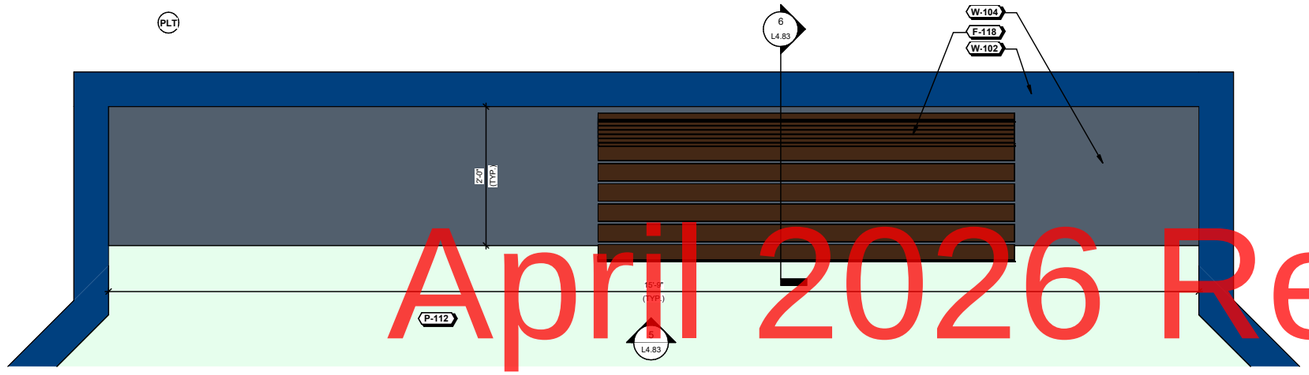
SITE FURNISHING DETAILS

SHEET NUMBER

L4.82

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:18 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

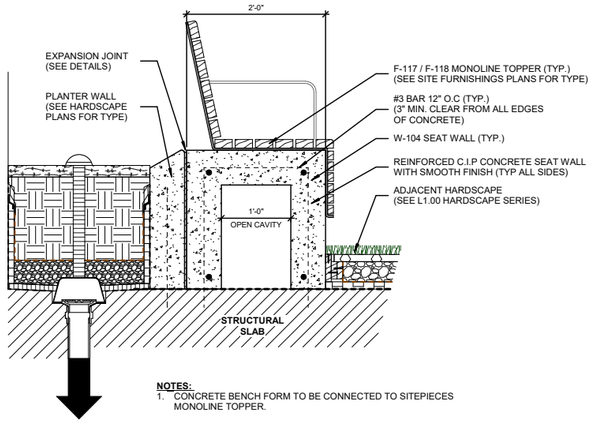


April 2026 Review

3 F-118 MONOLINE TOPPER BENCH PLAN

L4.83

1" = 1'-0"

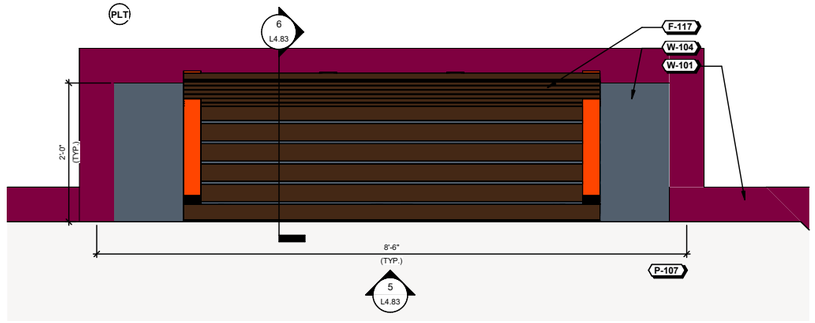


NOTES:
1. CONCRETE BENCH FORM TO BE CONNECTED TO SITEPIECES MONOLINE TOPPER.

6 F-117 / F-118 MONOLINE TOPPER BENCH SIDE SECTION

L4.83

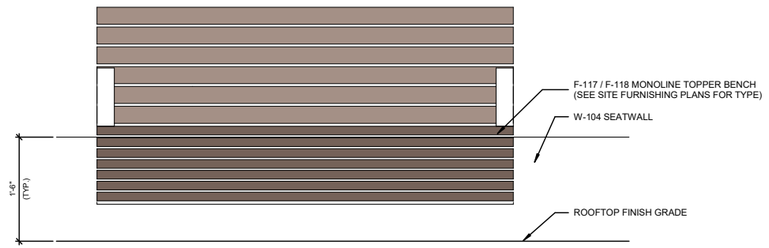
1" = 1'-0"



4 F-117 MONOLINE TOPPER BENCH PLAN

L4.83

1" = 1'-0"



5 F-117 / F-118 MONOLINE TOPPER BENCH FRONT ELEVATION

L4.83

1" = 1'-0"

Monoline Topper with Backrest

site pieces

The Monoline Topper is a versatile and customizable piece for site walls in need. Whether you want a flat top, leg return, backrest, or armrests, we have you covered and can match the dimensional needs of your project.

- wood slats: thermally modified ash or kebony clear
- aluminum slats: powder coated or designer aluminum
- all aluminum frame construction
- powder coated finish
- discreet holes for surface mounting
- available in custom sizes
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:
ML-TOPBACK-72	72"	26"	35"



www.sitepieces.com | 800.484.0797 | hello@sitepieces.com

1 F-117 MONOLINE TOPPER BENCH WITH BACKREST

L4.83

NOT TO SCALE

Monoline Topper with Leg Return

site pieces

The Monoline Topper is a versatile and customizable piece for site walls in need. Whether you want a flat top, leg return, backrest, or armrests, we have you covered and can match the dimensional needs of your project.

- wood slats: thermally modified ash or kebony clear
- aluminum slats: powder coated or designer aluminum
- all aluminum frame construction
- powder coated finish
- discreet holes for surface mounting
- available in custom sizes
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:
ML-TOPLEG-72	72"	21"	13.5"



www.sitepieces.com | 800.484.0797 | hello@sitepieces.com

2 F-118 MONOLINE TOPPER BENCH WITH LEG RETURN

L4.83

NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

SITE FURNISHING DETAILS

SHEET NUMBER

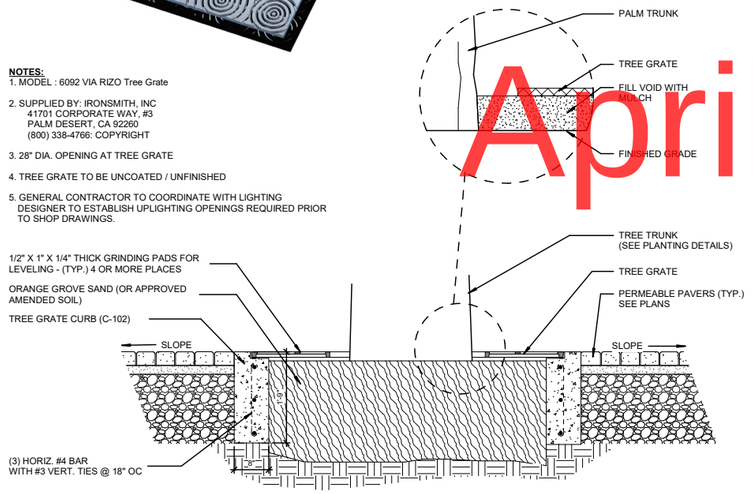
L4.83

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:21 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



NOTES:
1. MODEL : 6092 VIA RIZO Tree Grate
2. SUPPLIED BY: IRONSMITH, INC
   41701 CORPORATE WAY, #3
   PALM DESERT, CA 92260
   (800) 338-4766: COPYRIGHT
3. 28" DIA. OPENING AT TREE GRATE
4. TREE GRATE TO BE UNCOATED / UNFINISHED
5. GENERAL CONTRACTOR TO COORDINATE WITH LIGHTING DESIGNER TO ESTABLISH UPLIGHTING OPENINGS REQUIRED PRIOR TO SHOP DRAWINGS.



5 F-130 6'-0" ROUND TREE GRATE
3/4" = 1'-0"

Monoline No. 2 Combo Unit

site pieces

Sometimes nature calls so it's important to be ready for anything with the one-stop No. 2 Combo unit.

- all aluminum frame construction
- two roll capacity (400 bags)
- plastic liner included
- powder coated finish
- surface mounted
- pre-drilled holes for surface mounting
- heavy-duty hinge w/ universal door lock
- ships fully assembled

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:	CAPACITY:
ML-NO2COMBO	11"	9"	42"	400 BAGS



www.sitepieces.com | 800.484.0797 | hello@sitepieces.com

NOTES:
1. DOGIPOT PET STATION TO BE SURFACE MOUNTED

4 F-126 DOGIPOT PET STATION
NOT TO SCALE

Monoline 36-gal Square Litter Bin

site pieces

Clean lines and clean streets is what the Monoline Litter Bin is here for. Available in multiple sizes to handle all your messy needs.

- all aluminum frame construction
- plastic liner included
- available in trash, recycle, and compost option
- powder coated finish
- surface mount or free-standing
- pre-drilled holes for surface mounting
- aluminum or wood inserts for doors
- customized laser-cut branding optional
- heavy-duty hinge w/ universal door lock

PRODUCT:	LENGTH:	WIDTH:	HEIGHT:	CAPACITY:
ML-LGLITTER-SQ	19"	19"	42"	36 GAL.



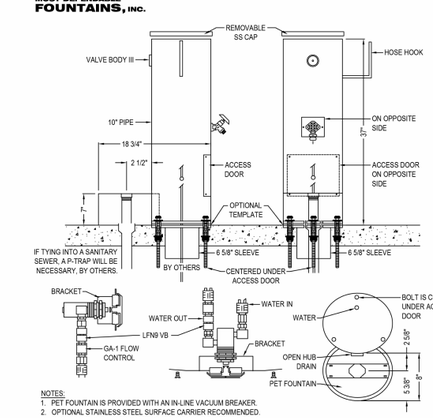
NOTES:
1. TRASH RECEPTACLE TO BE SURFACE MOUNTED

www.sitepieces.com | 800.484.0797 | hello@sitepieces.com

1 F-121 TRASH RECEPTACLE
1" = 1'-0"

April 2026 Review

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0039
www.mostdependable.com



NOTES:
1. PET FOUNTAIN IS PROVIDED WITH AN IN-LINE VACUUM BREAKER.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
3. SHOWN WITH STAINLESS STEEL SURFACE CARRIER TEMPLATE 10.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
8. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-9 93.

MODEL 370 SM
SHOWN OPTIONAL 10 SS SURFACE CARRIER, HOSE BIBB, HOSE HOOK

3354-9 93 REVISION DATE 07/03/2019

PROTECTED BY COPYRIGHT ©2019 CADDETAILS.COM LTD.

CADdetails.com

3 F-125 PET FOUNTAIN
NOT TO SCALE

Outdoor Shower Company, LLC
Dallas, Georgia
www.outdoorshowerco.com—1-866-746-9371
Manufacturers of Quality Stainless Steel Showers

PS-900-ADA, PS-1000-ADA, PSDF-1500-ADA, BS-1200-ADA, BS-2000-ADA—FREE STANDING COLD WATER

PS-900-ADA, PS-1000-ADA, PSDF-1500-ADA, BS-1200-ADA, BS-2000-ADA FREE STANDING COLD WATER—ADA COMPLIANT METERED VALVES

(1)	SH-2517-4	4.4" Chrome Plated Shower Head (1.75 gpm)
(2)	SR-41-120	41" x ½"Stainless Steel Riser
(3)	SV-ADA-665	½" x ½" FPT Chrome Plated Brass ADA Compliant Metered Straight Valve
(4)	SB-36	1" x 36" Stainless Steel Base with 6" dia. Base Plate (model varies depending on model)
(5)	DF-748-665-ADA	Chrome Plated Brass ADA Compliant Metered Drinking Fountain
(6)	AV-ADA-442	½" x ½" FPT Chrome Plated Brass ADA Compliant Metered Angle Valve
(7)	FS-45-ELL	½" x ½" 45° Stainless Steel Elbow
(8)	SH-013	1" Chrome Plated Aerating Shower Head (2.5gpm)
(9)	HB-158-VB	½" MIP x ½" GHT Chrome Plated Hose Bibb w/Vacuum Breaker
(10)	AB-38-SS	⅜" x 2-½" Stainless Steel Wedge Anchors (3)
(11)	BCB-6	6" x 5" Stainless Steel Base w/ ¼"-20 x ½" Stainless Steel Button Head Socket Cap Screws (3)
(12)	FCH-12	½" x ½" x 12" Stainless Steel Flexible Supply Hose

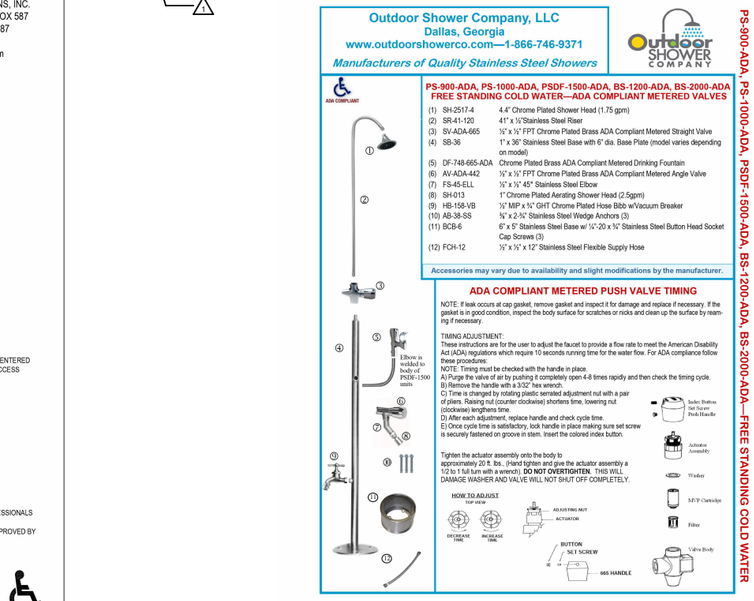
Accessories may vary due to availability and slight modifications by the manufacturer.

ADA COMPLIANT METERED PUSH VALVE TIMING

NOTE: If leak occurs at cap gasket, remove gasket and inspect it for damage and replace if necessary. If the gasket is in good condition, inspect the body surface for scratches or nicks and clean up the surface by reaming if necessary.

TIMING ADJUSTMENT:
These instructions are for the user to adjust the faucet to provide a flow rate to meet the American Disability Act (ADA) regulations which require 10 seconds running time for the water flow. For ADA compliance follow these procedures:
NOTE: Timing must be checked with the handle in place.
A) Purge the valve of air by pushing it completely open 4-8 times rapidly and then check the timing cycle.
B) Remove the handle with a 3/32" hex wrench.
C) Time is changed by rotating plastic serrated adjustment nut with a pair of pliers. Raising nut (counter clockwise) shortens time, lowering nut (clockwise) lengthens time.
D) After each adjustment, replace handle and check cycle time.
E) Once cycle time is satisfactory, lock handle in place making sure set screw is securely fastened on groove in stem. Insert the colored index button.

Tighten the actuator assembly onto the body to approximately 20 ft. lbs. (Hand tighten and give the actuator assembly a 1/2 to 1 full turn with a wrench). **DO NOT OVERTIGHTEN.** THIS WILL DAMAGE WASHER AND VALVE WILL NOT SHUT OFF COMPLETELY.

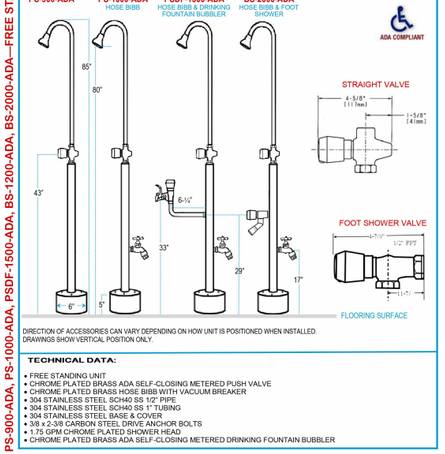


PS-900-ADA, PS-1000-ADA, PSDF-1500-ADA, BS-1200-ADA, BS-2000-ADA—FREE STANDING COLD WATER

Outdoor Shower Company, LLC
Dallas, Georgia
www.outdoorshowerco.com—1-866-746-9371
Manufacturers of Quality Stainless Steel Showers

- FREE STANDING COLD WATER
- ADA COMPLIANT ADJUSTABLE METERED PUSH VALVE

Shower units can be modified by adding or removing accessories.
MODIFICATIONS:
- BS-2000-ADA Less Hose Bibb = Part #BS-1200-ADA
- PSDF-1500-ADA Less Hose Bibb = Call for part #
- PSDF-1500-ADA with Foot Shower = Call for part #



DIRECTION OF ACCESSORIES CAN VARY DEPENDING ON HOW UNIT IS POSITIONED WHEN INSTALLED.
DRAWINGS SHOW VERTICAL POSITION ONLY.

TECHNICAL DATA:
- FREE STANDING UNIT
- CHROME PLATED BRASS ADA SELF-CLOSING METERED PUSH VALVE
- CHROME PLATED BRASS HOSE BIBB WITH VACUUM BREAKER
- 304 STAINLESS STEEL SCH40 SS 1/2" PIPE
- 304 STAINLESS STEEL SCH40 SS 1" TUBING
- 304 STAINLESS STEEL BASE & COVER
- 3/8 x 2-3/8 CARBON STEEL DRIVE ANCHOR BOLTS
- 1.75 GPM CHROME PLATED SHOWER HEAD
- CHROME PLATED BRASS ADA SELF-CLOSING METERED DRINKING FOUNTAIN BUBBLER

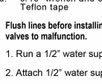
2 F-122 POOL SHOWER
NOT TO SCALE

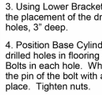
Outdoor Shower Company, LLC
Dallas, Georgia
www.outdoorshowerco.com—1-866-746-9371
Manufacturers of Quality Stainless Steel Showers

FREE STANDING COLD WATER INSTALLATION

FREE STANDING COLD WATER SHOWER UNIT INSTALLATION

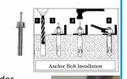
Items needed: 9/16" wrench and crescent wrench, hammer, roto hammer, 3/8" drill bit, Teflon tape


TOP VIEW


BOTTOM VIEW

Flush lines before installing valves and shower head. Debris in water line can cause valves to malfunction.

1. Run a 1/2" water supply line at the desired location of the shower unit.
2. Attach 1/2" water supply line to 1/2" stainless steel flex hose.
3. Using Lower Bracket pre-drilled holes of the Base Cylinder as a guide, mark the placement of the drill holes at desired location of installation. Drill 3, 3/8" holes, 3" deep.
4. Position Base Cylinder to line up with pre-drilled holes in flooring surface. Insert Anchor Bolts in each hole. When bolts are in position hit the pin of the bolt with a hammer, locking it into place. Tighten nuts.


Anchor Bolt Installation

5. Lay Shower Base and Cover Plate on Base Cylinder and attach other end of hose to opening on underside.



6. Curl hose inside Base Cylinder and place Base Plate on top, lining up holes.
7. Stand shower base in upright position and attach Base Plate to Base Cylinder using button head cap screws.

Teflon Tape is not needed when attaching Shower Heads or other accessories with washers.

PS-900, PS-1000, PSDF-1500, BS-1200, BS-2000
- Attach straight valve to lower portion of shower unit, and attach riser to valve using Teflon Tape.
- Attach accessories to base using Teflon Tape.

FSFS, FSDF, FSHS, FSHB
- Attach angle valve to top of shower base using Teflon Tape.
- Attach accessories to base using Teflon Tape.

PS-3200, PS-3300, PS-3400
- Attach brackets, valves, hose bibb, and riser to shower unit body using Teflon Tape as shown in Specification sheet included shower unit.

WINTERIZATION

It is recommended that a shut off valve be installed in the supply line going to the shower unit for winterization. To prevent freeze damage remove and store shower unit leaving Base Cylinder anchored to flooring surface. If the shower unit is left outdoors cut off water supply, completely drain or blow out all moisture, and remove all accessories and valves.

FREEZE DAMAGE IS NOT COVERED BY THE WARRANTY.

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

SITE FURNISHING DETAILS

SHEET NUMBER

L4.84

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 12:01:36 PM
Author
ORIGINAL SHEET SIZE: 24" X 36"

SITE LIGHTING SCHEDULE

KEY	DETAIL	QUANTITY	TYPE	FINISH	MODEL	MANUFACTURER	SAMPLE	LOCATION	REMARKS
L-101	1 / L5.81	62	BOLLARD LIGHT	BLACK	INVUE ABB ARBOR BOLLARD	COOPER LIGHTING SOLUTIONS WWW.COOPERLIGHTING.COM	YES	SITE BOLLARDS	COOPER LIGHTING SOLUTIONS OR APPROVED EQUAL / SEE DETAILS
L-102	2 / L5.81	18	UP LIGHT	ALUMINUM	DS - DELTA STAR	BK LIGHTING WWW.BKLIGHTING.COM	YES	SITE UPLIGHTS	B-K LIGHTING OR APPROVED EQUAL / SEE DETAILS
L-103	3 / L5.81	4	GRILL LIGHT	TBD	CUS-1860-69	B-K LIGHTING WWW.BKLIGHTING.COM	YES	ROOFTOP GRILLS	B-K LIGHTING OR APPROVED EQUAL / SEE DETAILS

April 2026 Review

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

SHEET TITLE

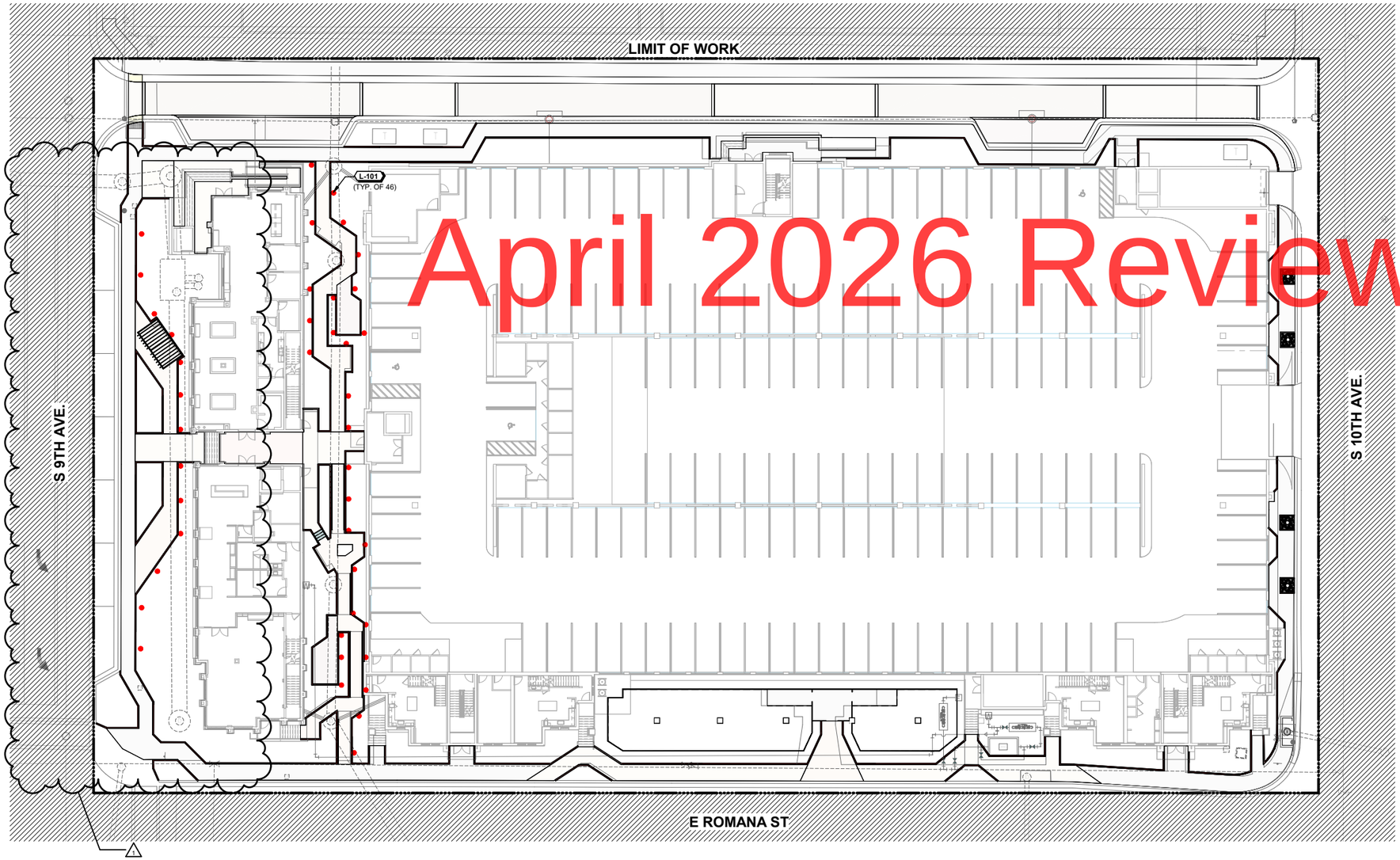
SITE LIGHTING SCHEDULES & NOTES

SHEET NUMBER

L5.00

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:23 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 — BOLLARD LIGHTING

L-102 — TREE UPLIGHTING

L-103 — GRILL LIGHT

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

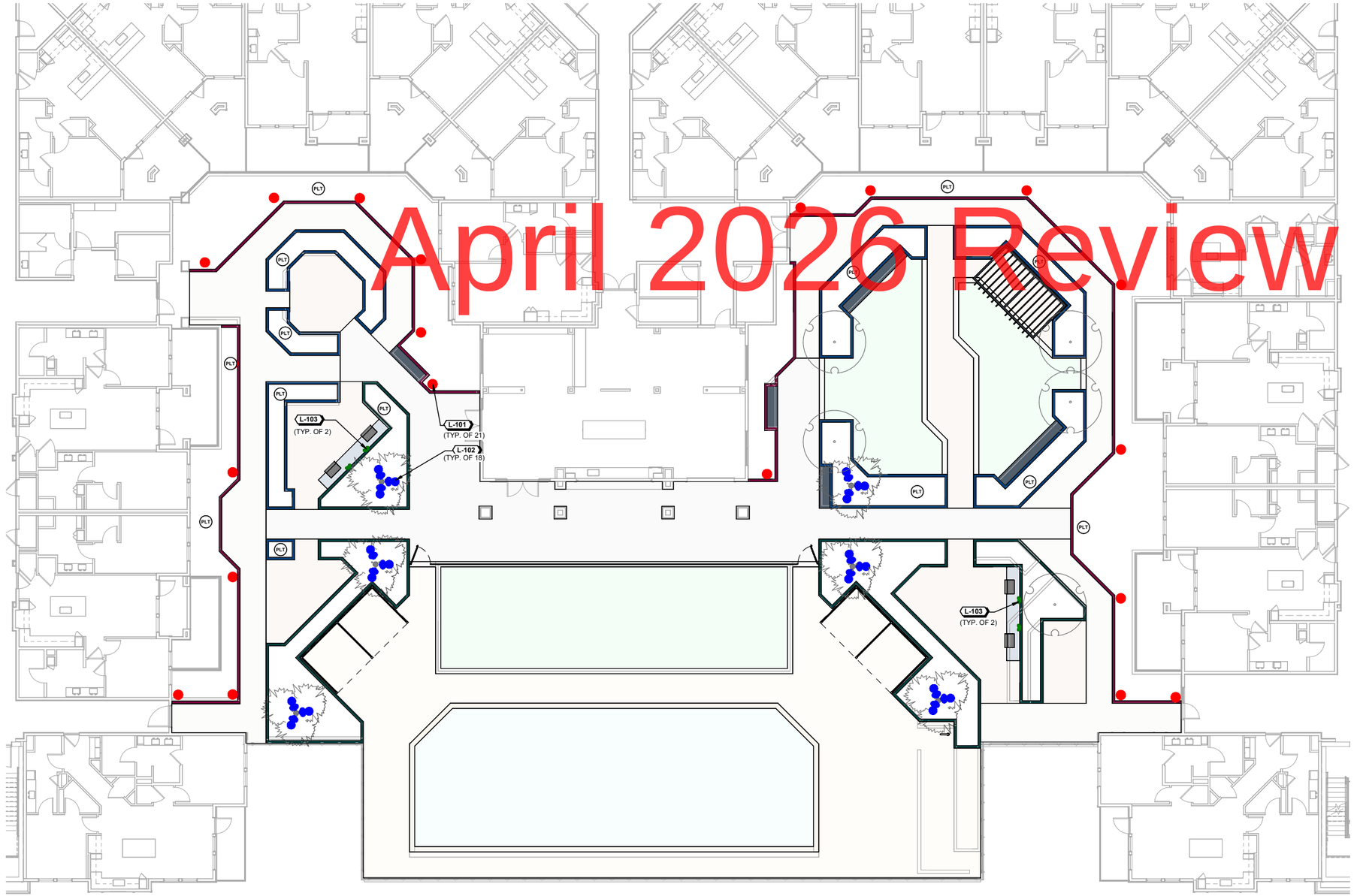
SITE LIGHTING PLAN
GROUND LEVEL

SHEET NUMBER

L5.01

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:27 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



April 2026 Review

GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 — BOLLARD LIGHTING

L-102 — TREE UPLIGHTING

L-103 — GRILL LIGHT

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=10'

0 5' 10' 15' 25'

SHEET TITLE

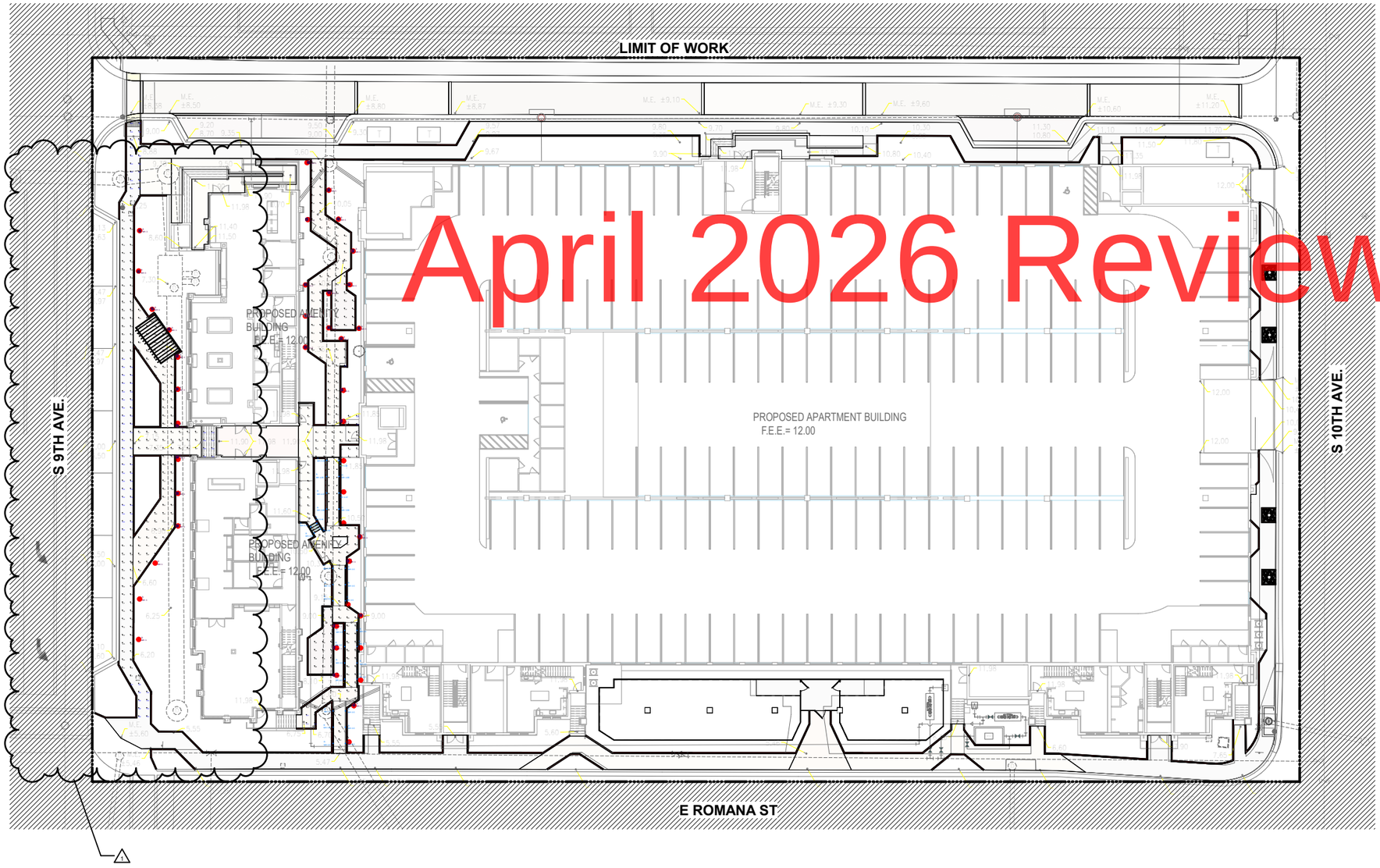
SITE LIGHTING ENLARGEMENT PLAN ROOFTOP

SHEET NUMBER

L5.02

Autodesk Docs://8805 - HAWKSHAW PENSACOLA/8805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:30 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"



GENERAL LEGEND

LIMIT OF WORK

PROPERTY BOUNDARY

SITE LIGHTING LEGEND

PLT — PLANTING AREA

L-101 BOLLARD LIGHTING

L-102 TREE UPLIGHTING

L-103 GRILL LIGHT

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY - PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE

NORTH

SCALE: 1"=20'

0 10' 20' 50'

SHEET TITLE

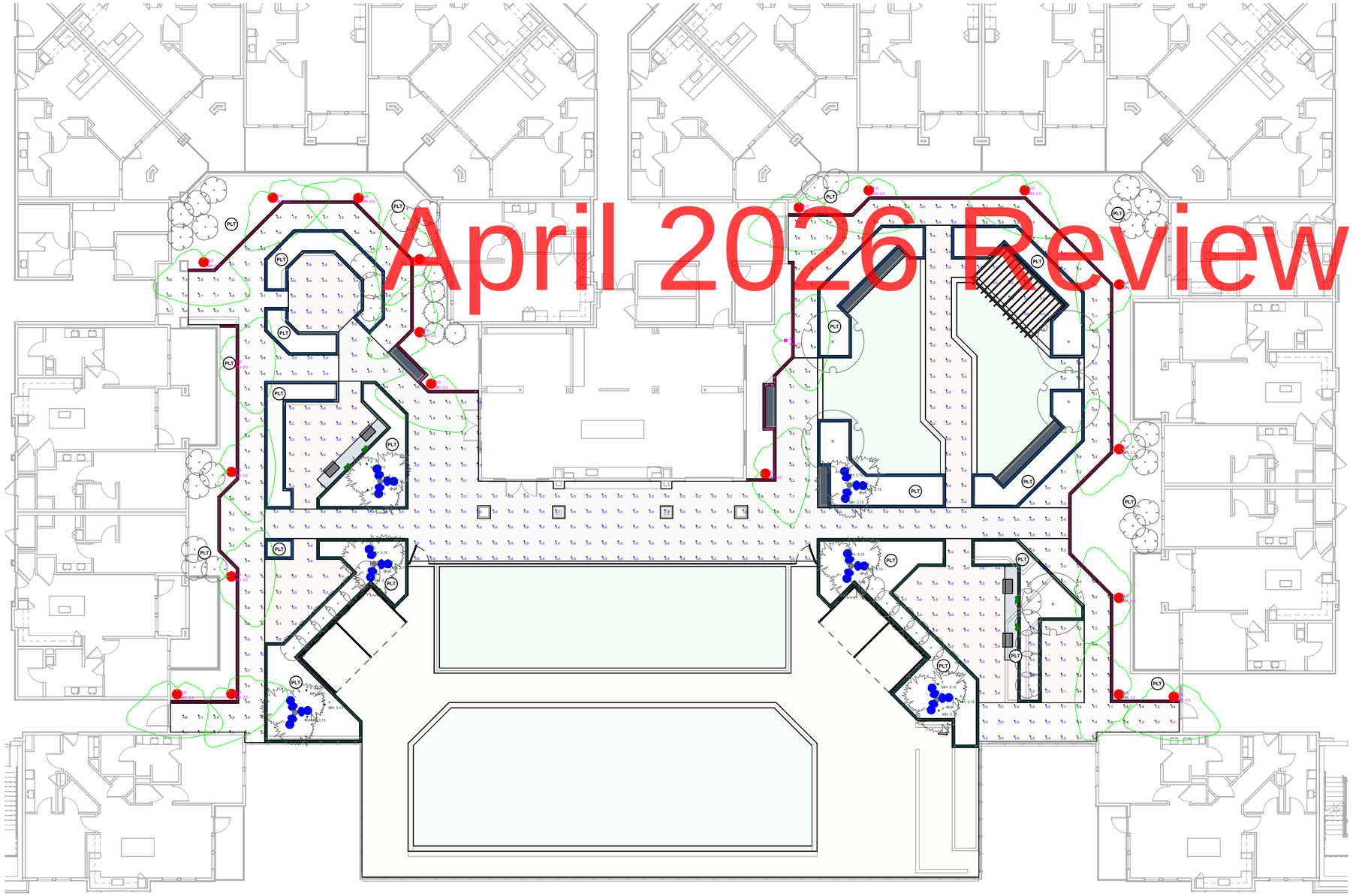
SITE LIGHTING PHOTOMETRICS PLAN GROUND LEVEL

SHEET NUMBER

L5.11

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:34 AM
Author

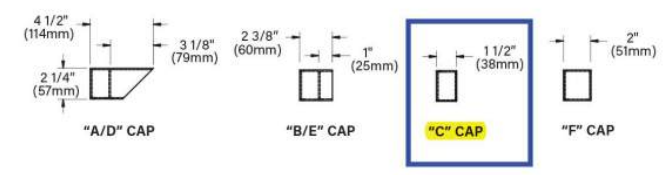
ORIGINAL SHEET SIZE: 24" X 36"

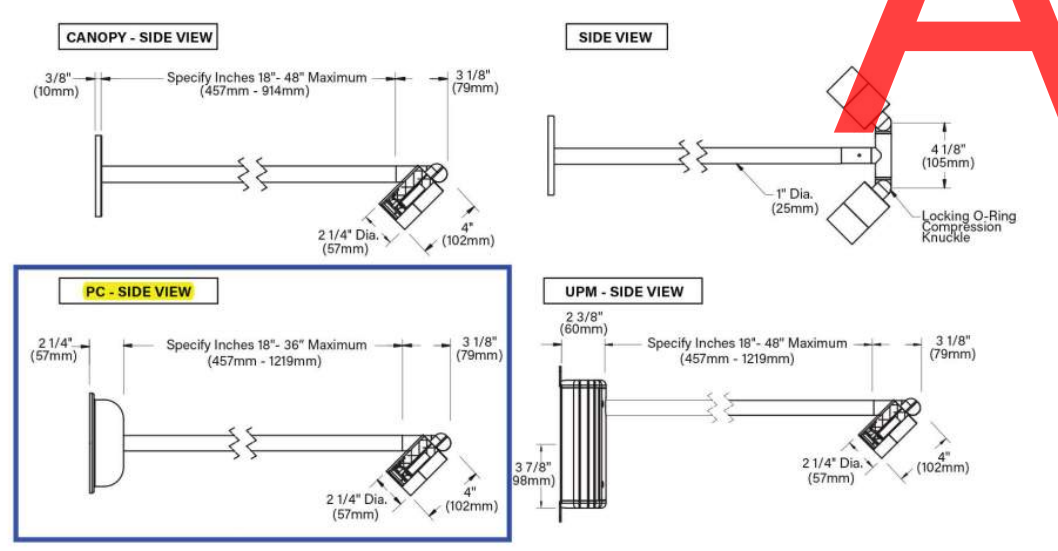

PLT
PLT
PLT

April 2026 Review

DELTA STAR - TWIN SIGN STAR STYLE 'C' LED — IP66 RATED

DATE:	PROJECT:	TYPE:





STANDARD FINISHES

Satin Black (BLP), Satin Bronze (BZP), Satin White (WHP), Satin Aluminum (SAP), Black Wrinkle (BLW), Bronze Wrinkle (BZW), White Wrinkle (WHW), Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG), Rocky Mtn. Granite (RMG), Sierra Mtn Granite (SMG), Aleutian Mtn Granite (AMG), Textured Forest (TXF), Black Chrome (BCM), Beige (BGE), Weathered Copper (WCP), Old Copper (OCP), Hunter Green (HUG), Antique Brass Powder (ABP), Brown Patina Powder (BPP), Sonoran Desert Sandstone (SDS), Weathered Iron (WIR), Clear Anodized Powder (CAP), Cream (CRM), Antique White (AQW), Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

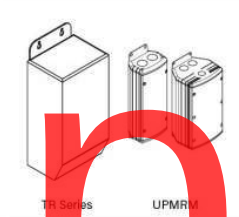
B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.
12/06/2022 SKU-745 SUB-2282-00

DELTA STAR - TWIN SIGN STAR STYLE 'C' LED — IP66 RATED

DATE:	PROJECT:	TYPE:

Accessories (Configure separately)



SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.
	WIRING	PVC coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6).
	STYLE	C style features straight profile. Machined T adapter enables independent fixture adjustment from a single mounting position.
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	KNUCKLE	Standard 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment. LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	STEM	Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable, color-coded OPTIKIT modules permit field changes to optical distribution.
	INSTALLATION	5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw and canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	UL tested to IESNA LM-79. UL listed. Certified to CAN/CSA/ANSI standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable materials.

c UL us LISTED — RoHS — MADE IN THE USA

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.
12/06/2022 SKU-745 SUB-2282-00

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE:	PROJECT:	TYPE:

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA	OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})	Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000	13°	5993	456	0.87
	2700K	80	7	50,000	16°	4546	445	0.87
	2700K	80	7	50,000	23°	1726	397	0.87
	2700K	80	7	50,000	31°	1131	399	0.87
e65	3000K	80	7	50,000	13°	6131	466	0.89
	3000K	80	7	50,000	16°	4650	455	0.89
	3000K	80	7	50,000	23	1766	406	0.89
	3000K	80	7	50,000	31°	1157	409	0.89
e66	4000K	80	7	50,000	13°	6889	524	
	4000K	80	7	50,000	16°	5225	511	
	4000K	80	7	50,000	23°	1984	456	
	4000K	80	7	50,000	31°	1300	459	
e74	Amber	80	7	50,000	13°	3,927	299	0.57
	Amber	80	7	50,000	16°	2,978	291	0.57
	Amber	80	7	50,000	23°	1,131	260	0.57
	Amber	80	7	50,000	31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

3 L5.81 — L-103 GRILL LIGHT
NOT TO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	



Invue
ABB Arbor Bollard
Pathway Luminaire

Product Features

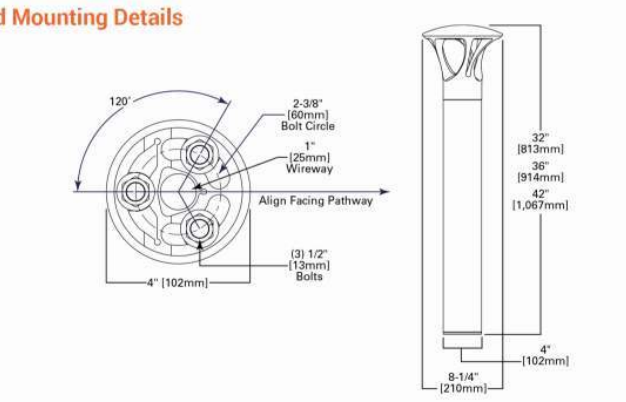
BAA — BABA

Interactive Menu
- Order Information page 2
- Product Specifications page 2
- Optical Distributions page 3

Product Certifications

Quick Facts
- Complimentary to Arbor post top
- Two piece cast aluminum housing and extruded aluminum shaft
- WaveStream LED optics
- Symmetric and asymmetric distributions
- 4000K @ 70 CRI standard, 3000K @ 80 CRI optional
- 0-10V dimming driver standard
- Optional integrated sensor for on/off or bi-level dimming

Dimensional and Mounting Details



COOPER Lighting Solutions — PS51683124 page 1

1 L5.81 — L-101 BOLLARD LIGHTING
NOT TO SCALE

Invue — ABB Arbor Bollard

Ordering Information
SAMPLE NUMBER: ABB-B2-LED-42-D1-A-GM

Product Family	Lumen Output [1]	CRI / CCT [12]	Source	Nominal Height	Voltage	Distribution	Color
ABB=Arbor Bollard BAA-ABB=Arbor Bollard Buy American Act Compliant [10] BABA-ABB=Build America Buy America Act [13]	B1=Mid Lumen Output B2=High Lumen Output	[Blank]=70 CRI / 4000K CCT 8027=80 CRI / 2700K CCT 8030=80 CRI / 3000K CCT [6]	LED	30=32" 36=36" 42=42"	D1=Dimming Driver (120-277V) [2] 347=347V [3] 480=480V [3,4]	A=Asymmetric S=Symmetric	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color [5]

Options (Add as Suffix)	Accessories (Order Separately) [7]
8030=80 CRI / 3000K CCT [6] HA=High Ambient [7] MS/DIM-H8=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) [8] MS/DIM-2H8=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) [8] DIM=0-10V Dimming Driver Leads Brought Out from Fixture	ABAnchor=Anchor Bolt Kit and Template [9] ISHH=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)

NOTES:
1. Standard 4000K CCT nominal 70 CRI.
2. Dimming driver standard.
3. Requires the use of a step down transformer.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
6. Extended lead times apply. Use dedicated IES files when performing layouts.
7. 50°C ambient rating.
8. The ISHH configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
9. Contact your customer service representative at Cooper Lighting Solutions for advance shipping.
10. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
11. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
12. DarkSky approved, 3000K CCT and warmer only.
13. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Product Specifications

Construction
- TOP HOUSING: cast aluminum top for superior strength and thermal performance with an IP66 rating.
- SHAFT: 4" OD extruded aluminum with 0.188" thick wall. Fastens to base with stainless steel hardware.
- BASE: extruded aluminum base mounts to foundation using 3 anchor bolts. A 1/2" thick neoprene leveling pad is fitted to the bottom of the base to compensate for minor deviations in the concrete pad and to reduce water and dirt intrusion.

Optics
- General purpose symmetric distribution is available using WaveStream LED optical technology.
- The acrylic waveguide is precision manufactured for excellent light control.
- Offered standard in 4000K (+/- 275K) CCT, other CCT options are available. DarkSky approved for 3000K CCT and warmer.

Electrical
- LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge.
- Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls
- The Arbor Bollard options are designed to be simple and costeffective ASHRAE and California Title 24 compliant solutions.
- An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISHH) allows custom programming to suit all needs.

Mounting
- Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

Finish
- Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure.
- RAL and custom color matches available. Additional charges and lead time apply.
- Finish is compliant with ASTM B117 3000hr salt spray standard.
- Options to meet Buy American Act requirements.

Compliance
- Domestic preference option available to meet BAA requirements
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

COOPER Lighting Solutions — PS51683124 page 2

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE:	PROJECT:	TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA	OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})	Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000	13°	5993	456	0.87
	2700K	80	7	50,000	16°	4546	445	0.87
	2700K	80	7	50,000	23°	1726	397	0.87
	2700K	80	7	50,000	31°	1131	399	0.87
e65	3000K	80	7	50,000	13°	6131	466	0.89
	3000K	80	7	50,000	16°	4650	455	0.89
	3000K	80	7	50,000	23	1766	406	0.89
	3000K	80	7	50,000	31°	1157	409	0.89
e66	4000K	80	7	50,000	13°	6889	524	
	4000K	80	7	50,000	16°	5225	511	
	4000K	80	7	50,000	23°	1984	456	
	4000K	80	7	50,000	31°	1300	459	
e74	Amber	80	7	50,000	13°	3,927	299	0.57
	Amber	80	7	50,000	16°	2,978	291	0.57
	Amber	80	7	50,000	23°	1,131	260	0.57
	Amber	80	7	50,000	31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

DELTA STAR LED — IP66 RATED

DATE:	PROJECT:	TYPE:

CATALOG NUMBER LOGIC:



*Designed for use with LED transformer. Requires magnetic low voltage dimmer.

**Please see Adjust-e-Lume photometry to determine desired intensity.

***The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.

CATALOG NUMBER LOGIC
Example: B - DS - LED - e64 - SP - A7 - BZP - 12 - 11 - A - 360SL
MATERIAL
(Blank) - Aluminum   B - Brass   S - Stainless Steel
SERIES
DS - Delta Star
SOURCE
LED - with Integral Dimming Driver (25W min. load when dimmed)*
LED TYPE
e64 - 7W LED/2700K   e66 - 7W LED/4000K
e65 - 7W LED/3000K   e74 - 7W LED/Amber
OPTICS
NSP - Narrow Spot (13°)   MFL - Medium Flood (23°)
SP - Spot (16°)   WFL - Wide Flood (31°)
ADJUST-E-LUME® OUTPUT INTENSITY**
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus   13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle
CAP STYLE
A - 45°
B - 90°
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)
F - 90° with Flush Lens
OPTIONS
360SL - Knuckle Mounting System***

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.
01/15/2020 SKU-739 SUB000930

2 L5.81 — L-102 TREE UPLIGHTING
NOT TO SCALE

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY - PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	50% DESIGN DEVELOPMENT	11/03/2025
	PERMIT	02/06/2026

DESIGNED BY: SN
DRAWN BY: SN
CHECKED BY: AMG

SCALE NORTH

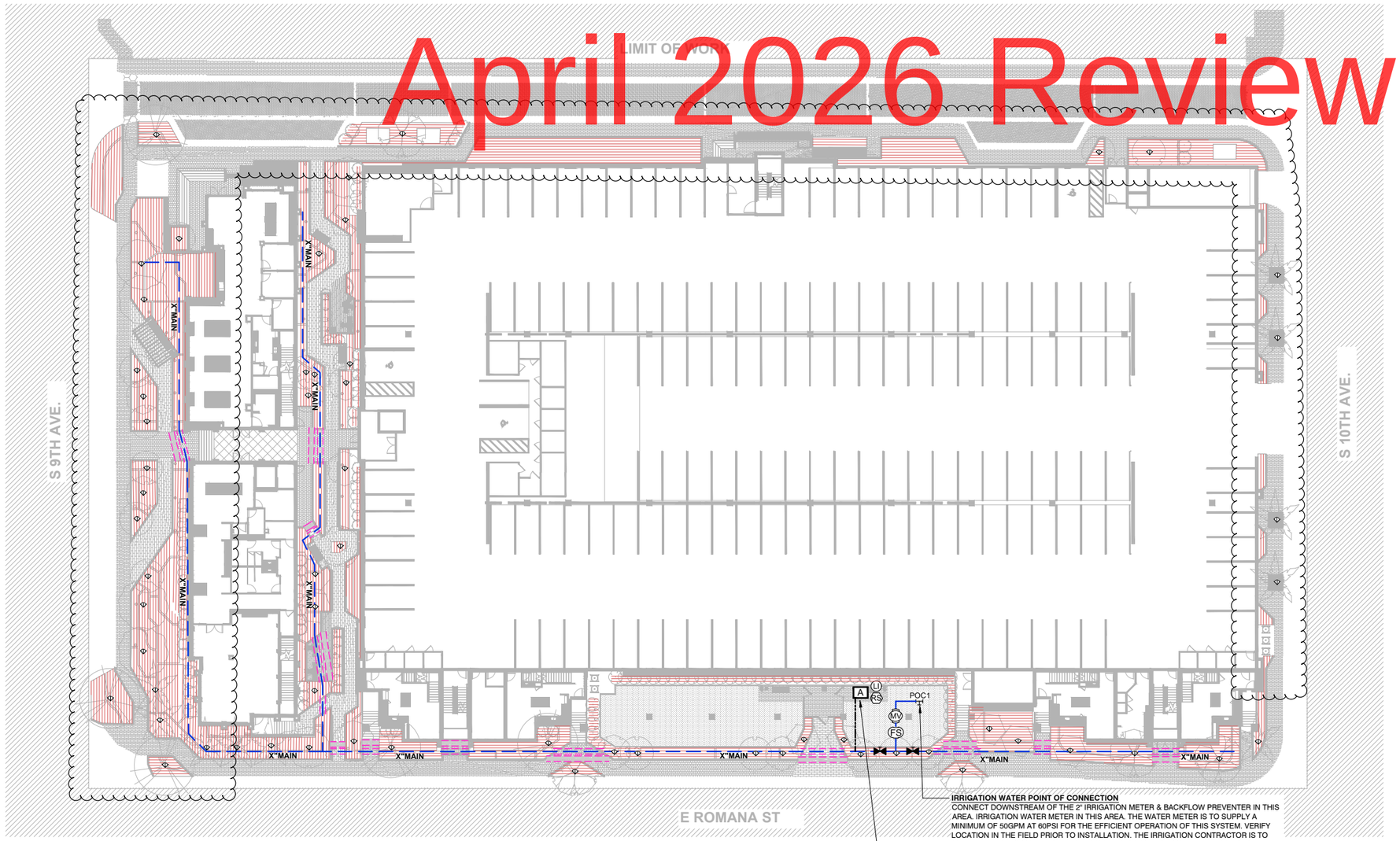
SHEET TITLE
SITE LIGHTING DETAILS

SHEET NUMBER
L5.81

Autodesk Docs://4805 - HAWKSHAW PENSACOLA/4805 - HAWKSHAW PENSACOLA_LA.rvt
3/13/2026 10:23:40 AM
Author

ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review



IRRIGATION WATER POINT OF CONNECTION
CONNECT DOWNSTREAM OF THE 2" IRRIGATION METER & BACKFLOW PREVENTER IN THIS AREA. IRRIGATION WATER METER IN THIS AREA. THE WATER METER IS TO SUPPLY A MINIMUM OF 50GPM AT 60PSI FOR THE EFFICIENT OPERATION OF THIS SYSTEM. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF THE REQUIRED PRESSURE IS NOT AVAILABLE ON THE DOMESTIC WATER LINE.

IRRIGATION CONTROLLER
TO BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING IN THIS AREA. SEE DETAIL. VERIFY MOUNT LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. 120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR. ROUTE A 1.5" ELECTRICAL CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH. MOUNT THE RAIN SENSOR ON A STATIONARY STRUCTURE ABOVE ALL OVERHEAD OBSTRUCTIONS. PROVIDE TWO (2) ADDITIONAL CONTROL WIRES IN WIRE BUNDLE FOR FUTURE USE.

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

1" = 20'
0 10 20 40

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

SLEEVE LEGEND	
LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	2"

CONTROL WIRE
ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

INSTALL ALL THE IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES, TREE INSTALLATION AND EXISTING TREES TO REMAIN. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

ORIGINAL SHEET SIZE: 24" X 36"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT
HAWKSHAW MULTI-FAMILY -PENSACOLA
PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026
1	PERMIT (REV-1)	03/13/2026

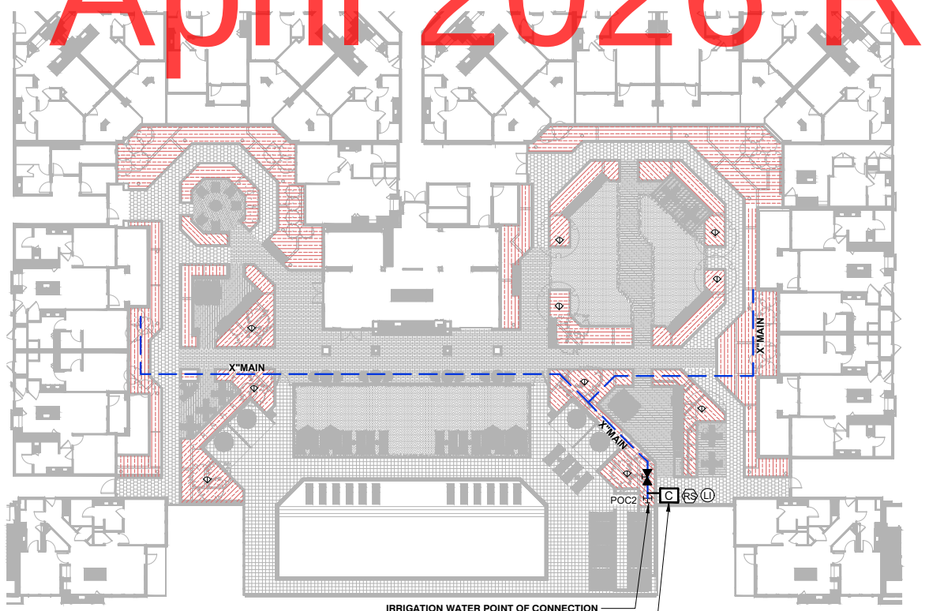
DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

SHEET TITLE
GROUND FLOOR IRRIGATION PLAN

SHEET NUMBER
L6.00

April 2026 Review



IRRIGATION WATER POINT OF CONNECTION

CONNECT DOWNSTREAM OF THE 1.5" BACKFLOW PREVENTER LOCATED IN THE FIRE PUMP/DOMESTIC WATER PUMP ROOM. IRRIGATION WATER METER IN THIS AREA. THE WATER METER IS TO SUPPLY A MINIMUM OF 25GPM AT 60PSI FOR THE EFFICIENT OPERATION OF THIS SYSTEM. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF THE REQUIRED PRESSURE IS NOT AVAILABLE ON THE DOMESTIC WATER LINE.

IRRIGATION CONTROLLER

TO BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING IN THIS AREA. SEE DETAIL. VERIFY MOUNT LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. 120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR. ROUTE A 1.5" ELECTRICAL CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH. MOUNT THE RAIN SENSOR ON A STATIONARY STRUCTURE ABOVE ALL OVERHEAD OBSTRUCTIONS. PROVIDE TWO (2) ADDITIONAL CONTROL WIRES IN WIRE BUNDLE FOR FUTURE USE.

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

1" = 20'
0 10 20 40

LATERAL LEGEND	
	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

CONTROL WIRE
ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

ALL PROPOSED LATERAL LINES BETWEEN PLANTERS ARE SHOWN SCHEMATICALLY AND ARE TO BE RUN WITHIN THE INTERSTITIAL SPACE BELOW THE DECK PAVERS. ALL LATERAL LINES ARE TO BE STUBBED UP INTO EACH RAISED PLANTER. THE IRRIGATION CONTRACTOR IS TO CONNECT TO THE STUB UP AND INSTALL THE PROPOSED DRIP LINE. SEE DETAIL

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407.744.3658

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

SHEET TITLE
ROOFTOP IRRIGATION PLAN

SHEET NUMBER
L6.01

ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review

IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL PROVIDE COMPLETE AND ACCURATE IRRIGATION AS-BUILT DRAWINGS TO THE OWNER AT PROJECT COMPLETION, SHOWING ALL FINAL ROUTING OF MAINLINES, VALVES, CONTROL WIRE, AND EQUIPMENT LOCATIONS.
4. ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
6. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
7. IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
8. VERIFY THE REQUIRED MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE. SEE PLAN SHEET FOR REQUIREMENTS.
9. WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
10. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
11. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS SHOWN ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
12. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
13. CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
15. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
16. IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
17. AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
18. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
19. A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
20. ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE IT ENCASES. INSTALL A 2" SLEEVE NEXT TO THE MAINLINE SLEEVE FOR CONTROL WIRES.
21. ROUTE A 1.5" ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE TRENCH FOR THE CONTROL WIRES. RUN THE CONDUIT AND CONTROL WIRES PARALLEL TO THE MAINLINE.
22. THE IRRIGATION SYSTEM IS TO BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO RECEIVING CERTIFICATION.
23. ANY PRODUCT SUBSTITUTIONS MADE BY THE IRRIGATION CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

DRIP SPECIFICATIONS & NOTES:
DRIP TUBING; SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 30 PSI.

1. INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A). WITH ALL MAINLINE AND IT'S ASSOCIATE EQUIPMENT (INCLUDING PRE-FILTERING 120 MESH FILTER AT P.O.C.) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B). INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE). FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C). INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS. D). INSTALL DRIP GRID, STAPLE TUBING PER DETAIL, CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E). CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH POINT".
2. INSTALL OPERATION INDICATORS WITHIN 12-INCHES OF "FLUSH POINT" VALVE BOX. SEE DETAIL. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
3. PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT; PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED, CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 20 PSI OR HIGHER TO PASS TEST. IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEE'S.
4. PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH POINT" WHERE TESTS WAS TAKEN. ALL "FLUSH POINTS" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

THE FOLLOWING PRODUCTS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY BUT ARE TO BE INCLUDED DURING THE BIDDING PROCESS AND ARE TO BE INSTALLED BY THE IRRIGATION INSTALLATION CONTRACTOR. FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

- FLUSH VALVES (MANUAL OR AUTOMATIC).
- AIR RELIEF VALVES - LOCATE AT THE HIGHPOINT OF THE ZONE.
- DRIP INDICATOR HEAD - LOCATE IN AN INCONSPICUOUS AREA BUT ACCESSIBLE BY THE SITE MAINTENANCE TEAM.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	2"

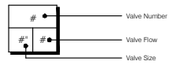
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	71	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-12 (ROOFTOP) XFCV XON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	4,687 LF	20
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 (GROUND LEVEL) XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	11,198 LF	20

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	LEEMCO LBT-BB 1IN.-4IN. (FPT X FPT) BRASS BALL VALVE.	3
MV	RAIN BIRD PEB-PRS-D (MASTER VALVE) 2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
C	RAIN BIRD ESPLXME2 (12 STATION) 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1
A	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 (24 STATION) 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
LI	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	2
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	2
FS	RAIN BIRD UFS-200 2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 1 GPM TO 200 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1
POC1	POINT OF CONNECTION - GROUND FLOOR CONNECT DOWNSTREAM OF THE IRRIGATION METER & BACKFLOW	1
POC2	POINT OF CONNECTION - ROOFTOP CONNECT DOWNSTREAM OF THE 1.5" TAP AND BACKFLOW	1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,061 LF
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL & MAINLINE SLEEVE	141.1 LF
	PIPE SLEEVE: PVC SCHEDULE 40 2" SLEEVE FOR CONTROL WIRE	134.4 LF

Valve Callout



THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#
8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

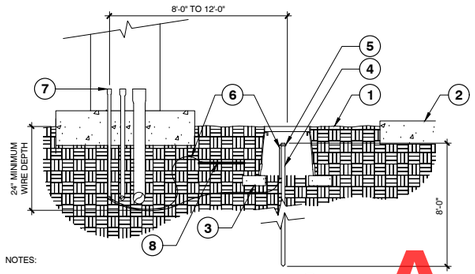
SCALE NORTH

SHEET TITLE
IRRIGATION NOTES & SCHEDULE

SHEET NUMBER
L6.02

ORIGINAL SHEET SIZE: 24" X 36"

April 2026 Review



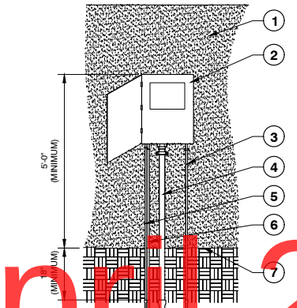
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

1. FINISH GRADE
2. PAVEMENT
3. THREE (3) 4" x 8" BRICKS
4. 5/8" x 8'-0" COPPER GROUNDING ROD
5. GROUNDING ROD CLAMP
6. #6 AWG BARE COPPER WIRE
7. 1/2" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND
8. COPPER GROUNDING PLATE

1 GROUNDING ROD

N.T.S. I-RBD-03



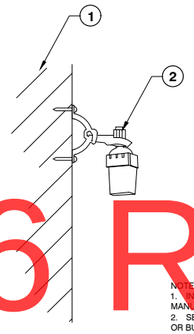
NOTES:

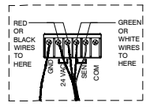
1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10' O.C. ON CENTER.
2. GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" TO 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ¾" IN DIAMETER x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.
3. ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

1. WALL, FENCE, OR BUILDING
2. WALL MOUNTED CONTROLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (SEE IRRIGATION LEGEND FOR CONTROLLER MAKE AND MODEL NUMBER)
3. ¾" KNOCKOUT FOR EARTH GROUND WIRE
4. 1.5" PVC ELECTRICAL CONDUIT FOR IRRIGATION VALVES, MASTER VALVE, AND FLOW SENSOR WIRES. OPTIONAL 2" KNOCKOUT IF MORE WIRES ARE NEEDED. SECURE CONDUIT TO WALL USING STAINLESS STEEL CLAMP
5. 1" PVC ELECTRICAL CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL CODES
6. 1" PVC ELECTRICAL CONDUIT FOR ET SENSOR (OPTIONAL)
7. FINISHED GRADE

2 WALL MOUNTED CONTROLLER

N.T.S. I-RBD-04





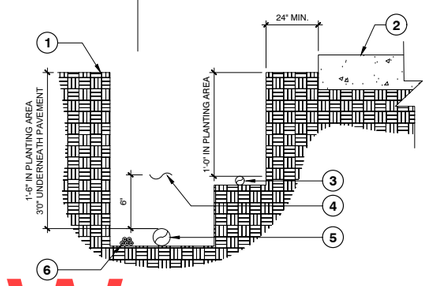
1. STATIONARY STRUCTURE
2. RAIN BIRD WR2 SERIES (WEATHER STATION)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SENSOR MAY BE MOUNTED ON A FENCE, FENCE POST, GUTTER OR BUILDING.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF BUILDING.

3 RAIN BIRD - WR2 SERIES WEATHER STATION

N.T.S. I-RBD-10



NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1. FINISHED GRADE
2. PAVEMENT
3. NON-PRESSURIZED LINE (LATERAL LINE)
4. DETECTABLE LOCATOR TAPE
5. PRESSURIZED LINE (MAINLINE)
6. DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

4 IRRIGATION TRENCHING

N.T.S. I-RBD-12

NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

1. PAVEMENT
2. BASE ROCK
3. CLEAN BACKFILL, 95% RELATIVE COMPACTION UNDER PAVING OR PER CIVIL ENGINEER'S PLANS
4. CONTROL WIRES, SLEEVE UNDER PAVING. INSTALL ADJACENT TO PRESSURIZED MAINLINE. BUNDLE SHALL BE NO MORE THAN 50% OF PIPE DIAMETER
5. MAINLINE, SLEEVE UNDER PAVING TO BE TWO TIMES THE DIAMETER OF THE PRESSURIZED MAINLINE PIPE
6. NON-PRESSURIZED LINE, SLEEVE UNDER PAVING TO BE BE TWO TIMES THE DIAMETER OF THE LATERAL LINE

5 PIPE BENEATH PAVEMENT

N.T.S. I-RBD-14

1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC MAINLINE/LATERAL
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

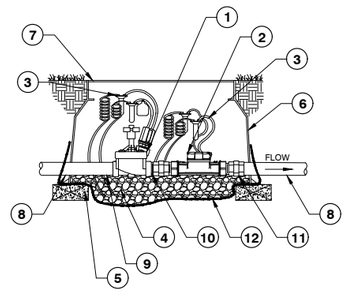
6 MAINLINE WITH SAND BEDDING

N.T.S. I-RBD-16

1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC SLEEVE
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

7 SLEEVE AT ROAD

N.T.S. I-RBD-17



1. RAIN BIRD MASTER VALVE (PER SCHEDULE)
2. RAIN BIRD UFS SERIES FLOW SENSOR
3. CONTROL WIRE WITH WATERPROOF SPLICE CONNECTION
4. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
5. BRICK (1 OF 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. PVC MAINLINE
9. PVC MALE ADAPTER
10. PVC CLOSE NIPPLE (1 OF 3)
11. PVC UNION (1 OF 2)
12. ¾" WELDED WIRE MESH

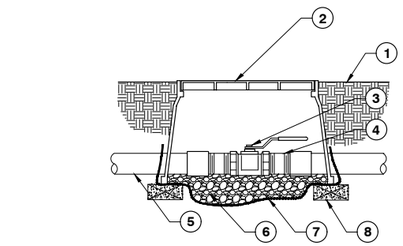
NOTES:

1. THE UFS CAN BE INSTALLED IN A VERTICAL POSITION WITH THE FLOW ARROW POINTING UPWARDS.
2. THE UFS SIZE MUST BE EQUAL TO OR SMALLER THAN THE INCOMING PIPE SIZE.
3. THE UFS DOES NOT REQUIRE STRAIGHT PIPE BEFORE OR AFTER SENSOR PLACEMENT.
4. NO BRICKS REQUIRED FOR RAIN BIRD VB-SERIES VALVE BOXES ONLY.

MODEL	SIZE	K	OFFSET	FLOW RANGE
UFS100	1"	0.25	0	0.3 - 50 GPM
UFS150	1.5"	1.70	-0.316	0.5 - 110 GPM
UFS200	2"	2.849	0.1439	1.0 - 200 GPM

8 RAIN BIRD MASTER VALVE & UFS (FLOW SENSOR)

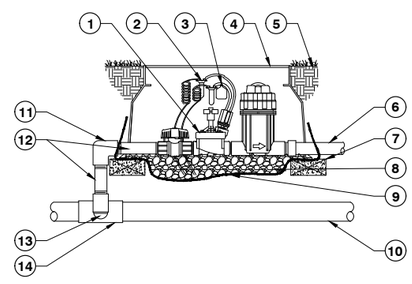
N.T.S. I-RBD-19



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. BRASS BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE
4. SCHEDULE 80 THREADED NIPPLE AS REQUIRED
5. PVC MAINLINE
6. 3/4" MINUS WASHED GRAVEL
7. WIRE FABRIC CLOTH
8. BRICK (1 OF 4)

9 BRASS BALL ISOLATION VALVE

N.T.S. I-RBD-23

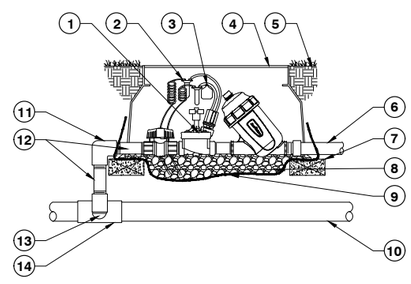


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:
1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

10 1" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-25



1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:
1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

11 1.5" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-26

ORIGINAL SHEET SIZE: 24" X 36"

LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

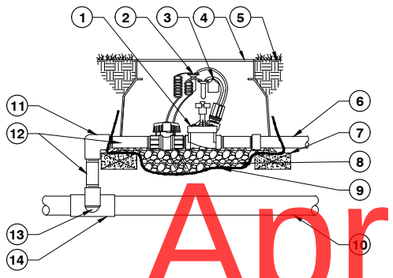
SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

L6.03

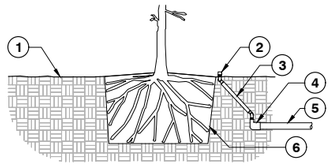
April 2026 Review



1. RAIN BIRD REMOTE CONTROL VALVE (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

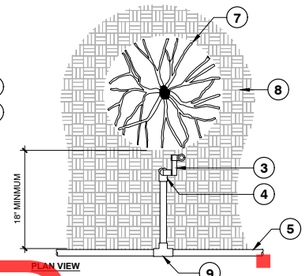
1 RAIN BIRD REMOTE CONTROL VALVE

N.T.S. I-RBD-29



SECTION VIEW

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW



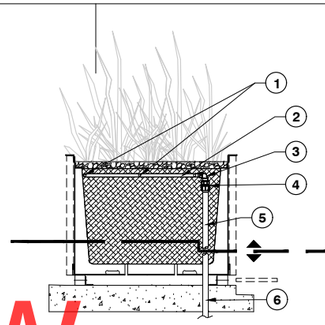
PLAN VIEW

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

2 IRRIGATION BUBBLER W/ LAYOUT

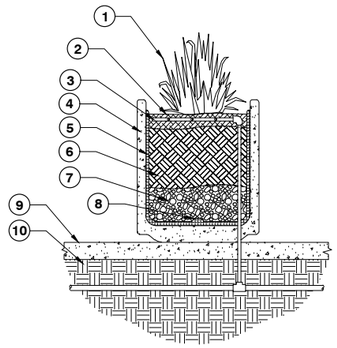
N.T.S. I-RBD-35



1. SUBSURFACE DRIPLINE
2. PVC HEADER MANIFOLD
3. PVC ELLBOWS
4. MBSP ADAPTER
5. PVC LATERAL
6. PVC LATERAL PROVIDED BY MEP

3 ON STRUCTURE PLANTER IRRIGATION

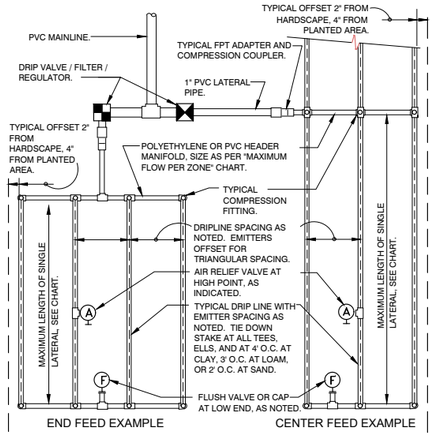
N.T.S. I-RBD-39



1. TYP-PLANTS/SHRUBS/GRASSES
2. TOP LAYER (MULCH)
3. IRRIGATION DRIP LINE
4. CONCRETE SIDEWALK PLANTER
5. TYP-WATERPROOF LINER
6. TYP-PLANTING SOIL
7. DRAINAGE GRAVEL
8. TYP-DRAIN SCREEN
9. FINISH GRADE / TOP OF SIDEWALK
10. TYP-SUBGRADE

4 PLANTER ON SIDEWALK

N.T.S. I-RBD-40



MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

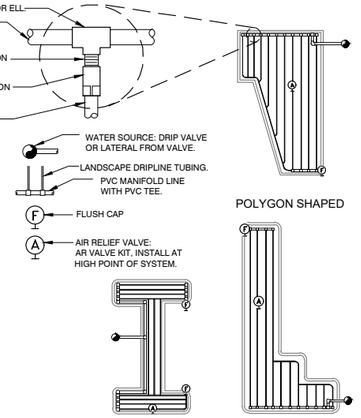
LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

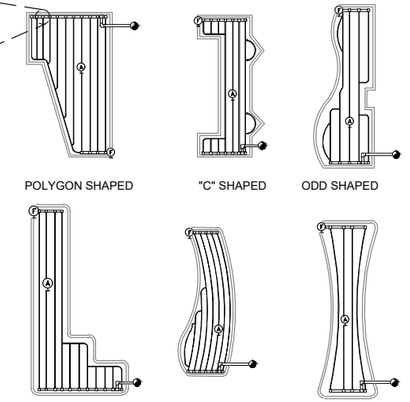
MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP $\frac{2}{3}$ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM $\frac{1}{3}$ OF THE SLOPE.
5. WHEN THE ELEVATION CHANGE IS 10FT OR MORE, ZONE THE BOTTOM $\frac{1}{3}$ ON A SEPARATE VALVE.

5 TYPICAL DRIPLINE REQUIREMENTS

N.T.S. I-RBD-38





LandDesign
100 S. ORANGE AVE., SUITE 200
ORLANDO, FL 32801
407.270.7800
WWW.LANDDESIGN.COM

KEY MAP

SEAL

ISSUED FOR PERMIT

PROJECT

HAWKSHAW MULTI-FAMILY -PENSACOLA

PENSACOLA, FL

LANDDESIGN PROJ.#

8124130

REVISION/ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT	02/06/2026

DESIGNED BY: IDS
DRAWN BY: IDS
CHECKED BY: CZ

SCALE NORTH

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

L6.04

ORIGINAL SHEET SIZE: 24" X 36"

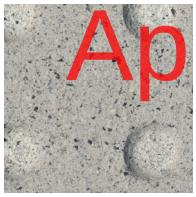
WAUSAU TILE

P-102
TRUNCATED DOME

DETECTABLE WARNING ADA PAVERS

April 2026 Review


A-10


A-20

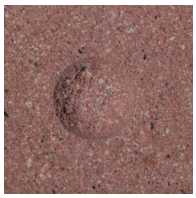

A-30


A-40
Federal Yellow
33538


A-50


A-60

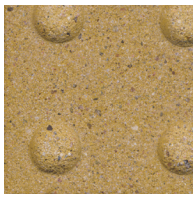

A-70


A-80


A-90


A-100


A-110


A-120

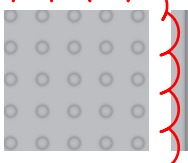
Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

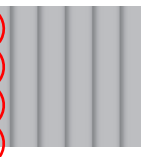
In compliance with the American with Disabilities Act and California Title 24.

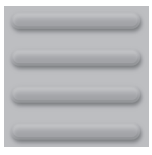
PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24”x24”x2” pressed paver

ADA PATTERNS


ADA-2


TACTILE WARNING


DIRECTIONAL BAR

STANDARD SIZES

All pavers available in thickness ranging from 2” - 2 ¾”.

Directional Bar pattern only available in 12” x 12” sizing.

Check WausauTile.com or call your sales rep for more details.


24” sq.


12” sq.

P-102
TRUNCATED DOME

CALL FOR FURTHER DETAILS & PRICING.

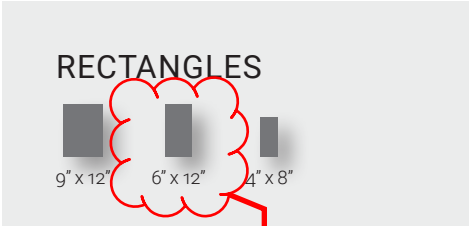
P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

Nov 2021



STANDARD H-SERIES SIZES

Choose the perfect H-Series permeable paver from 8 architectural paver lines, all with various colors and finishes to fit your project needs. With 3 rectangle sizes available, all with a thickness of 3", our permeable pavers can be placed in any pattern you would like or use multiple sizes to create a truly custom look. Available sizes are rated for pedestrian and vehicular applications.



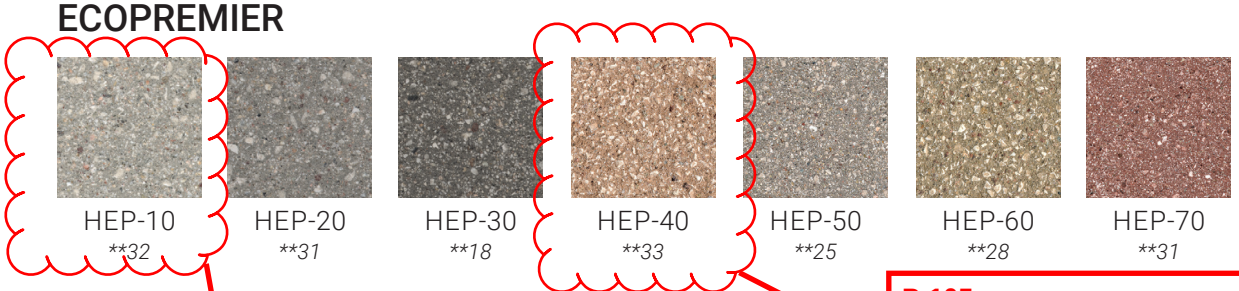
P-103 & P-105
GROUND FLOOR PERVIOUS PAVER 3 & 5

TECHNICAL INFORMATION

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 9,500 PSI avg. with no individual unit less than 8,000 PSI	ASTM C 140
Water Absorption	< 4.5%	ASTM C 140
Flexural Strength	> 1,800 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	2,000 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver

ECOPREMIER



P-105
GROUND FLOOR PERVIOUS PAVER 3

P-103
GROUND FLOOR PERVIOUS PAVER 1

***SRI*

April 2026 Review

Town Hall

Exclusive to UNILOCK

P-104
GROUND FLOOR PERVIOUS PAVER 2



BURGUNDY RED



BURNT CLAY



OLD OAK



3 COLOR BLEND Blended on Site



BASALT

INDIVIDUAL UNIT PERMEABLE DRIVE FRIENDLY

3⅞ x 9⅞ x 2¾"
100 x 250 x 70mm

WAUSAU TILE

ULTRAFACE PAVERS

April 2026 Review



P-106
ROOFTOP PAVER 1

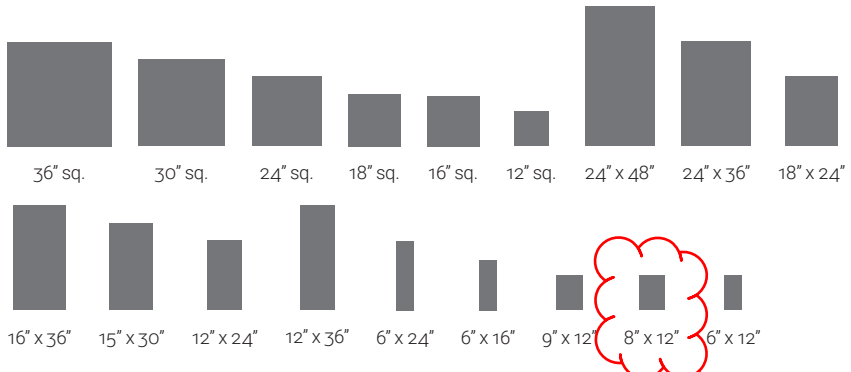
P-107
ROOFTOP PAVER 2



Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24”x24”x2” pressed paver



STANDARD SIZES

All pavers available in thickness ranging from 1 ¾” - 3” on certain sizes. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

P-106 & P-107
ROOFTOP PAVER 1 & 2

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

June 2021

WAUSAU TILE

STONEY CREEK PAVERS

April 2026 Review


*SC-10


*SC-20


*SC-30


*SC-35


*SC-40


*SC-45


*SC-50


*SC-60


*SC-65

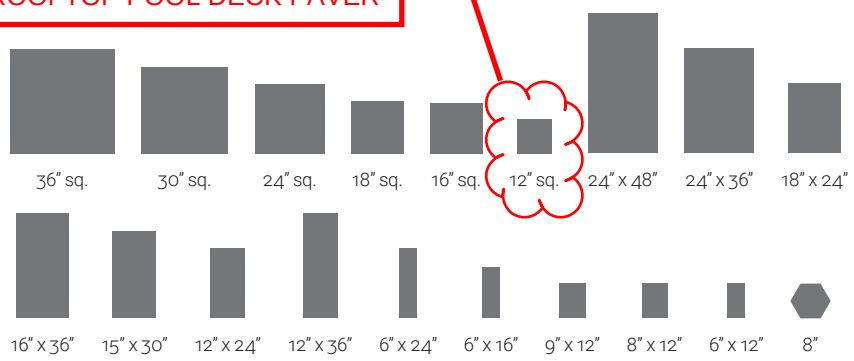
P-108
ROOFTOP POOL DECK PAVER

Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish. ***Sealed***

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver

P-108
ROOFTOP POOL DECK PAVER



STANDARD SIZES

All pavers available in thickness ranging from 1 ¾" - 3" on certain sizes. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

WAUSAU TILE

TIMBER PAVERS

P-110
WOOD ROOFTOP
PAVER



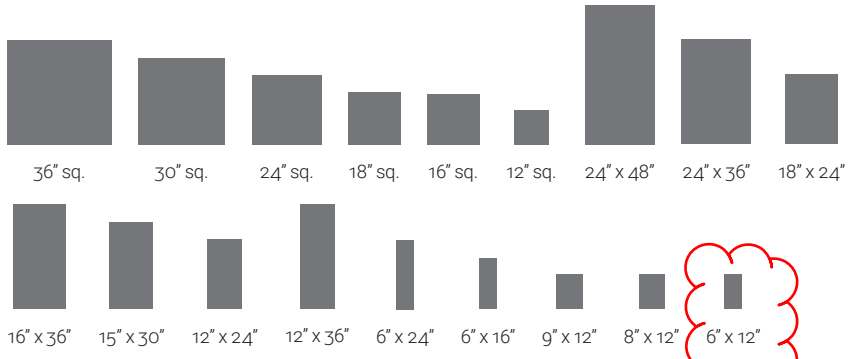
TB-10 | TB-15 | TB-30 | TB-40 | TB-45 | TB-50

April 2026 Review

Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish. ***Sealed***

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 8,000 PSI avg. with no individual unit less than 7,500 PSI	ASTM C 140
Water Absorption	< 6%	ASTM C 140
Flexural Strength	> 1,200 pounds average	ASTM C 140
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	1,850 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

All pavers available in thickness ranging from 1 ¾" - 3" on certain sizes. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

P-110
WOOD ROOFTOP PAVER

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

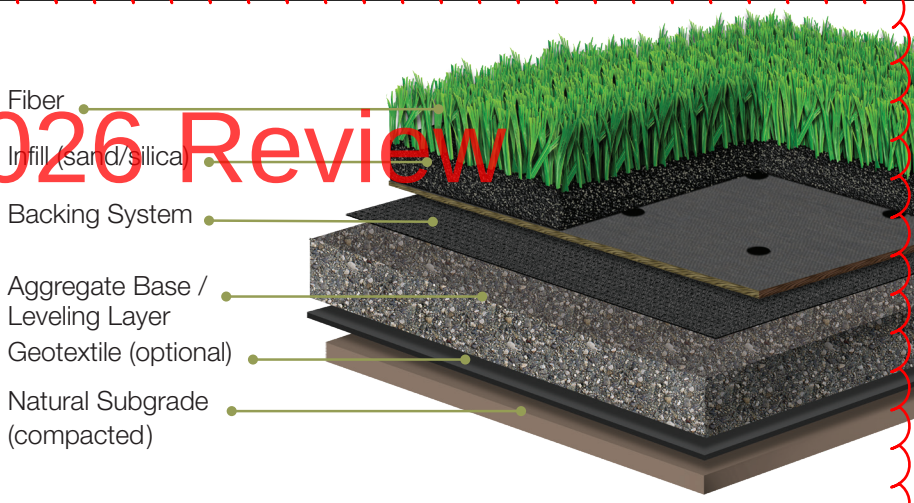
164SW
SWG Natural 65

P-112
ROOFTOP ARTIFICIAL TURF

SOUTHWEST GREENS®



(302) Spring Green Blend



	PROPERTY	IMPERIAL	METRIC	DESCRIPTION
PRODUCT	Fiber Type	100% Polyethylene		
PROPERTIES	Total Fiber Mass	12,600 denier 5,000 denier	14,000 dtex 5,555.56 dtex	6 Ply PE Mono 8 Ply PP Thatch
	Finished Pile Height	1.75 in.	44.45 mm.	
	Colors:	(301) Olive Blend (302) Spring Green Blend (305) Spring Green		
	Tufting Gauge	3/8 in.	9.525 mm.	
	Primary Backing	7 oz/yd^2	237.34 g/m^2	13 Pic
	Secondary Backing	20 oz/yd^2	678.12 g/m^2	Urethane
PERFORMANCE PROPERTIES	Tufted Face Weight	65 oz/yd^2	2,203.87 g/m^2	ATSM D418
	Total Weight	92 oz/yd^2	3,119.33 g/m^2	ATSM D418
PACKAGING	Item Number			164SW
	Tufted Roll Width	15 ft.	4.57 m.	

10 YEAR WARRANTY
Southwest Greens International warrants to the original purchaser of the turf that for ten (10) years from the date of synthetic turf installation, the turf, when installed and maintained as recommended by the yarn and turf manufacturer, will retain at least 50% of its pile fiber. If any area or portion of the turf substantially changes, as distinguished from a change in texture, or if pile heights decrease 50% or more within ten years after its initial installation, Southwest Greens International will have all such areas or portions replaced with new turf of equivalent quality, excluding installation costs. Southwest Greens International also warrants that at the time of the initial turf installation, the synthetic turf will be free of manufacturing defects. Slight color changes will occur over the lifetime of this turf/carpet and is not considered an issue or basis for claim. All labor cost involved with the removal of the affected turf/carpet and re-installation of the replacement will be the responsibility of the purchaser.

*For full terms, please see the 10 year warranty agreement.

* Tufted pile height as standard. Pile height will draw down slightly during secondary backing process.
** Tufting gauge and stitch rate as manufactured standard. Values will change slightly during secondary backing process.
*** Standard roll lengths. Roll lengths may vary. Custom roll lengths and cuts are available upon request.
**** All specifications subject to manufacturing tolerances of +/-5%.

©2023 Southwest Greens. All rights reserved. Southwest Greens is a registered trademark of Shaw Industries Group, Inc., a Berkshire Hathaway Company.

Contact Your Representative
877.260.7888
www.southwestgreens.com

Pool Coping







Add To Quote

Request A Sample ↓

Pool coping tiles help separate swimming pools from the surrounding surface and protects the overall structure of the pool. Wausau Tile's pool coping prevents water from getting behind the pool wall and excessive amounts from splashing out of the pool. Available in single bullnose, double bullnose, safety edge and eased edge styles, our copings can be radial or straight per your design.

April 2026 Review

P-114
POOL COPING

Available Colors

Acid Wash | **Weatherstone** | **Premium Ground & Polished**



Request Sample



WAUSAU TILE

P-120
GROUND FLOOR PAVER

RIVERSIDE PAVERS

April 2026 Review


HRS-15


HRS-20


HRS-30


HRS-33


HRS-35


HRS-40


HRS-50


HRS-60


HRS-65

Due to the natural variances in aggregate materials, the color characteristics of manufactured pavers may differ slightly from the color swatches pictured. Your monitor or printer may not be an accurate representation of the actual production color or finish.

PROPERTY	ADVANCED TESTING VALUE	TEST METHOD
Compressive Strength	> 9,500 PSI avg. with no individual unit less than 8,000 PSI	ASTM C 140
Water Absorption	< 4.5%	ASTM C 140
Flexural Strength/Moduls of Rupture	Meets or exceeds standard	ASTM C 1782
Freeze/Thaw	< 1% loss of dry weight (100 cycles)	ASTM C 1262
Center Load	2,000 lbs.	WTCL 99

Testing based on 24"x24"x2" pressed paver



STANDARD SIZES

Pavers available in thickness ranging from 1 ⅝" - 4" depending on the size. In addition to these standard sizes, each Wausau Tile paver series is available in a variety of standard and custom plank-style paver sizes.

Check WausauTile.com or call your sales rep for more details.

P-120
GROUND FLOOR PAVER

CALL FOR FURTHER DETAILS & PRICING.

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM

HERITAGE COLLECTION

HOLLAND STONE

PAVER | 30MM | 60MM

The classic architectural appearance is derived from a smooth face and clean lines to offer traditional appeal.

BELGARD
PAVES THE WAY

April 2026 Review



P-123V
VEH. CROSSWALK PAVER

P-121V
VEH. PAVER FIELD

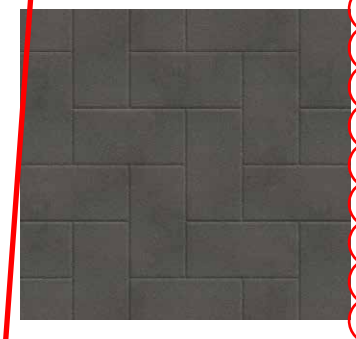


P-122V
VEH. PARKING PAVER

ADOBE



AMARETTO



CHARCOAL



HARVEST BLEND



KNIGHTSBRIDGE



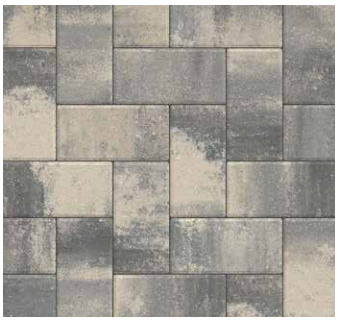
NAPOLI



RIO



SLATE



TITANIUM

Due to the natural materials in our products, colors may vary from those shown on the cut sheet.
We recommend viewing actual product samples to ensure the perfect color and finish for each project.



April 2026 Review

DRIVEWAY APPROVED

ADA COMPLIANT

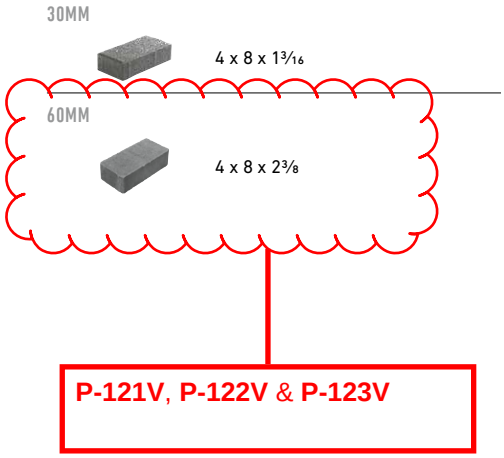
QUALITY FOR LIFE

Every step of our manufacturing process incorporates rigorous research, testing and quality assurance. We demand the highest quality from each of our facilities across North America. We believe in creating world class building products that stand the test of time. See our lifetime warranty at ***Belgard.com/Warranty***

FEATURES & BENEFITS

- One size ideal for inlays, borders and as a stand alone
- Ideal for both residential and commercial applications
- Comprehensive library of installation patterns
- 60MM size approved for residential vehicular applications

SHAPES & SIZES



PALLET INFORMATION

	HOLLAND STONE	SQFT/ PALLET	UNITS/ LAYER	SQFT/ LAYER	LAYER/ PALLET	WEIGHT/ PALLET
30MM	4 x 8 x 1 3/16	145	-	-	16	1925
60MM	4 x 8 x 2 3/8	120	54	12	10	3120

Downloadable professional resources available at **Belgard.com/Resources**

View the product page on **Belgard.com** for more information

LEARN MORE

BELGARD® | PAVES THE WAY™

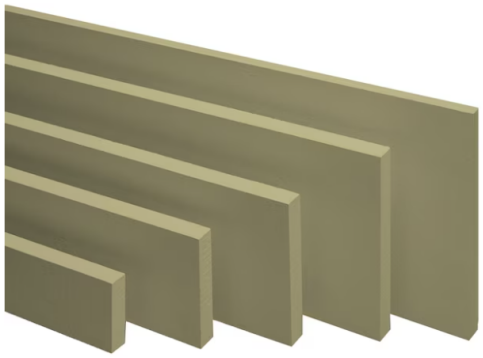
AN OLDCASTLE® APG OUTDOOR BRAND

TAMPA
4630 Woodland Corporate Blvd.
Tampa, FL 33614
Ph: 813-783-1970

© 2025 Oldcastle® APG, Inc. All Rights Reserved. BEL24-D-322250 | Coastal Crescent 12x12

April 2026 Review

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	4' x 10' Fiber Cement Hardie Panel	James Hardie or similar	Fading Tan- Smooth finish
	8 1/4 Fiber Cement Lap Siding Hardie - Primed for paint	James Hardie or similar	Primed for paint Sherwin Williams Paint color: SW 6213 Halcyon Green
	Stucco	Master Builder Solutions Senergy or similar	Sherwin Williams Paint color: Dovetail SW7018 Sherwin Williams Paint color: Pure White SW7005

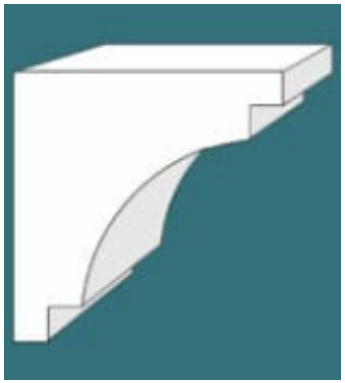
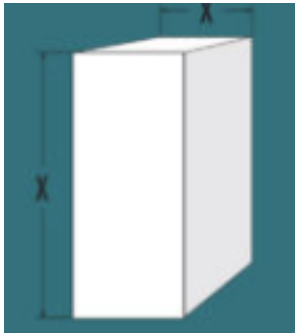
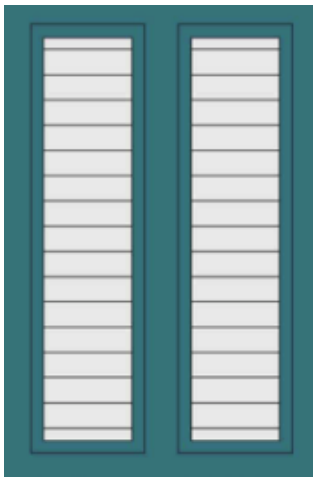
PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Fiber Cement Hardie Soffit Panel - Non vented	James Hardie or similar	Fading Tan- Smooth finish
	5/4" Fiber Cement Hardie trim - Smooth (2", 4", 6", 10", 12")	James Hardie or similar	Fading Tan- Smooth finish
	Cream Tivoli	STONEWORKS or similar	Cream Tivoli

April 2026 Review

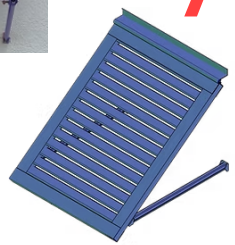
April 2026 Review

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	30" x 24" Wood Bracket 14T4	Carpenter Co.	Sherwin Williams Paint color: Dovetail SW7018
	6" x 7 1/2" Architectural wood rafter tail 92T3	Carpenter Co.	Sherwin Williams Paint color: Dovetail SW7018
	6" x 11 1/2"rchitectural wood rafter tail 84T5	Carpenter Co.	Sherwin Williams Paint color: Dovetail SW7018

April 2026 Review

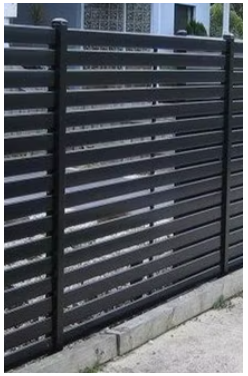
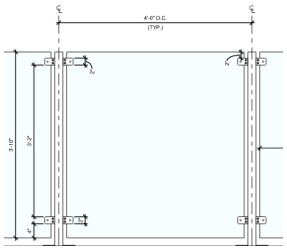
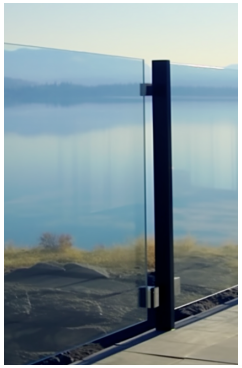
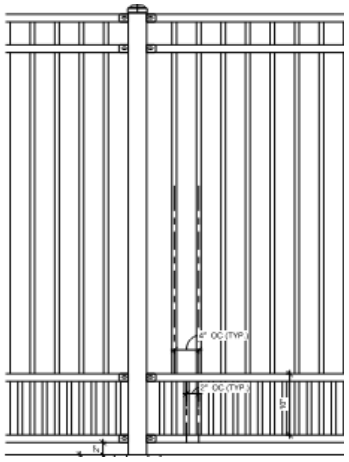
PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Foam Bracket 461	Foam Factory or similar	Sherwin Williams Paint color: Pure White SW7005
	Foam Mid Band	Foam Factory or similar	Sherwin Williams Paint color: Pure White SW7005
	Foam Bracket FF-130	Foam Factory or similar	Sherwin Williams Paint color: Dovetail SW7018

April 2026 Review

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
 	Pre fabricated Bahama Breeze shutter	Windward Shutter Co. /Shouthern Shutter Co. or similar	Sherwin Williams Paint color: Dovetail SW7018
	Pre-Fabricated Mechanical Louver E4JS	Architectural Louvers in. or similar	Sherwin Williams Paint color: Dovetail SW7018
	Pre Fabricated Solid Awning H8CV	Architectural Louvers inc. or similar	Sherwin Williams Paint color: Dovetail SW7018

April 2026 Review

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	CYL-8-Inch Indoor/Outdoor Round Cylinders: Up/Down Wall Mount	Leviton Contech or similar	Black
	CYL-8-Inch Indoor/Outdoor Round Cylinders: Wall Mount	Leviton Contech or similar	Black
	Storefront	Kawneer or similar	Sherwin Williams Paint color: Dovetail SW7018

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Horizontal Balcony Railing & exterior stairs	Ameristar or similar	Sherwin Williams Paint color: Dovetail SW7018
 	Glass Railing Pool deck and courtyard	Fairway Aluminum Solutions or similar	Sherwin Williams Paint color: Dovetail SW7018
	Aluminum fencing - Dog park	Ameristar or similar	Sherwin Williams Paint color: Dovetail SW7018

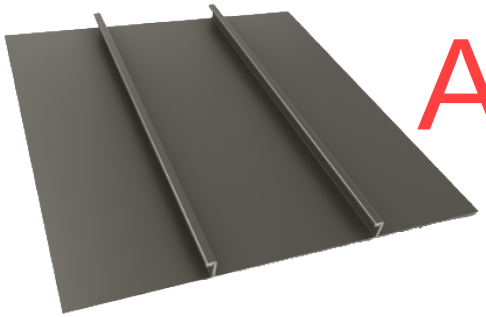
April 2026 Review

April 2026 Review

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Stainless Steel Cable Railing	Tendon Systems or similar	Not painted
	Plygem 1500 Single hung	Plygem or similar	Gray
	Balcony door	Masonite or similar	Gray

April 2026 Review

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Architectural Transition Trim	James Hardie or similar	Sherwin Williams Paint color: Pure White SW7005
	Exterior Metal doors	Steel Craft Door Co./ Republic Door Co. or similar	Sherwin Williams Paint color: Dovetail SW7018
	Model 521/620	Overhead Door Co.	Sherwin Williams Paint color: Pure White SW7005

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Kynar 24 ga, snap lock	Kynar or similar	Slate Gray
	Smart Vent Insulated Flood Vent Stacker Model 250 sqft minim net free	Smart vent or similar	Sherwin Williams Paint color: Dovetail SW7018

April 2026 Review

April 2026 Review

Department:	Comments:
Planning	No comments.
FIRE	No comment from fire. We are dealing with the architect on building features specific to life safety.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	ECUA does not have any comment on the aesthetics of the proposed development.
FPL	No comments.
ATT	AT&T has no issue with this project.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	The only comment, which is more of a cautionary suggestion, that I would pass along is the need to be participially careful about what trees they intend to plant between the sidewalk and building structure. Any large growing tree with an expansive root system is going to cause issues either with sidewalk buckling or with the structures foundation itself.
Floodplain	All comments related to permitting requirements.
Traffic Operations	No comments.

Sec. 12-3-12. Redevelopment land use district.

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.

April 2026 Review

b. *Uses permitted.*

1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.

2. Home occupations, subject to regulations in section 12-3-13.

3. Offices.

4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.

5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:

i. Mortuaries and funeral parlors.

ii. Appliance and repair shops.

iii. Public parking lots and parking garages.

iv. New car lots or used car lots.

v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.

vi. Car or truck rental agencies or storage facilities.

6. Family day care homes licensed by the state department of children and family services as defined in state statutes.

c. *Procedure for review of plans.*

1. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the gateway redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site

improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.

2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.

April 2026 Review

3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.

4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.

d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:

1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:

i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.

ii. *Signs* extending over public property. Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.

iii. *Permitted signs.*

(a) Gregory, Chase and Alcaniz Streets, 9th Avenue.

(1) *Attached signs.*

a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

a. Maximum sign height—20 feet.

b. Maximum area for sign face—50 square feet.

April 2026 Review

(b) Bayfront Parkway.

(1) *Attached signs.*

a. *Height.* No sign shall extend above the roof line of a building to which it is attached.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

(a) Signs shall not exceed three square feet in size.

(b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.

v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.

vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:

April 2026 Review

(a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.

(b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.

(c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.

vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:

(a) Portable signs are prohibited except as permitted in section 12-5-6(5).

(b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.

(c) Signs that are not securely fixed on a permanent foundation are prohibited.

(d) Signs that are not consistent with the standards of this section are not permitted.

viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment district:

(a) Temporary banners indicating that a noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:

(1) Such signs may be erected no sooner than two weeks before the event.

(2) Such signs must be removed no later than three days after the event.

(3) Banners extending over street rights-of-way require approval from the mayor.

(b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall

not exceed 12 square feet in size, and shall be removed immediately after occupancy.

(c) One non-illuminated sign not more than 50 square feet in area in connection with the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

April 2026 Review

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).

ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.

iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

intended as a landscaped buffer zone that preserves the open space character of the parkway.

ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.

iii. All other streets. Five feet from the right-of-way line.

4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.

April 2026 Review

5. Building height. No building shall exceed a maximum height of 100 feet.

6. Vehicular access. Access to the following streets shall be limited as follows:

i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.

ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).

7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:

i. Fence or wall, six feet high;

ii. Vegetation, six feet high (within three years);

iii. A combination of the above.

8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.

9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.

10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.

11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.

12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.

13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.

e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:

April 2026 Review

1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.

    i. *Maximum preservation of bay views.* Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.

    ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.

    iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.

2. *Architectural design and building elements.*

    i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.

    ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.

iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.

v. Bright colors and intensely contrasting color schemes are discouraged within the district.

April 2026 Review

vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.

vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:

(a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.

(b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.

(c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.

f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.

1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.

2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.

3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

4. *Exterior walls.*

i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.

ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.

iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.

5. *Roofs.*

i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.

6. *Front, rear, and side yards, parking areas and vacant parcels.*

i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.

ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.

April 2026 Review

7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.

File #: 26-469 Planning Board 4/14/2026

DISCUSSION April 2026 Review

SUBJECT:

Update on the Land Development Code, Phase 2

ATTACHMENTS:

None

MINUTES OF THE PLANNING BOARD
April 14, 2026

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson, Board Member Finn, Board Member Grundhoefer, Board Member Villegas, Board Member Powell, Board Member Yee

MEMBERS ABSENT: None

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Coordinator Statler, Development Services Director Morris

STAFF VIRTUAL: Assistant City Attorney Goldsmith

OTHERS PRESENT: Toan Tran, Zac Gibbs, Nannette Chandler, Paul Tamburro, TJ Henriques, Charles Green

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 10, 2026

New Business:

- Request for Vacation of Alleyway – 2907 E. Blount Street
- Final Aesthetic Review – 50 S. 9th Avenue – Gateway Redevelopment District
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Villegas made a motion to approve the March 10, 2026, minutes, seconded by Vice Chairperson Larson, and it carried 7:0.

New Business –

Request for Vacation of Alleyway – 2907 E. Blount Street

A request has been received from Mr. Matthew Montee for the vacation of a partial alleyway directly behind a residential property at 2907 E. Blount Street. In 2020, City Council approved vacation of the subject alleyway except for a 10-foot-wide portion directly abutting 2907 E. Blount Street. At that time, an owner could not be reached, and the property was determined to be abandoned. The property has since been claimed and purchased by Mr. Montee who would like to incorporate the segment of alleyway into his property so that he may properly maintain it. Currently, the segment of alleyway is not used for access, and it does not serve neighbors. Since only Mr. Montee abuts the alleyway portion, a petition form signed by neighbors is not required.

Mr. Montee presented to the board and staff notified the board that the item had been properly noticed. **Board Member Larson made the motion to approve which was seconded by Board Member Villegas, which carried 7-0.**

50 S. 9th Avenue – Final Aesthetic Review – Gateway Redevelopment District

CBA Architects is requesting final approval for a new multi-family residential development consisting of a seven-story main building with two levels of podium parking, and five levels of residential apartments, totaling 227 units. A separate club building is located to the west of the development which will house amenities for residents. The design centers a resort-style pool within the main building's third floor courtyard, offering views overlooking Admiral Mason Veterans Memorial Park and Pensacola Bay. Architectural features include colorful facades, balconies, deep roof overhangs, and decorative shutters, combining traditional coastal elements with modern design. Conceptual review of this project was approved by the board in December 2025.

Applicants Mr. Tran and Gibbs presented to the board. The board discussed site access, the north and east façade of the main building, property easements, the parking deck, and landscaping.

Mr. Charles Green addressed the board with concerns of traffic and road safety. The board responded that traffic and streets were not subject to review as part of this item, but staff let Mr. Green know that they could connect him with Public Works for further discussion.

Dr. Paul Tamburro addressed the board and shared his concerns that the project did not satisfy the Gateway Redevelopment District code. A copy of Dr. Tamburro's written remarks is provided. Dr. Tamburro wanted good development and supported past versions of the Hawkshaw project. Dr. Tamburro's concerns were specific to lot coverage and development guidelines such as site planning, architectural scale, maximum preservation of bay views, and development coordination.

Mr. TJ Henriques addressed the board and thought the 9th Avenue side was attractive, but agreed that the north side of the building was an issue and wanted to see the private street Colfax closed and used as a green space. The north and east side were unattractive, the building's scale was too excessive, and he was concerned about the lack of green space. The board clarified that the height of the proposed was allowable (up to 100'), civil documents as part of the packet and provided by a licensed professional engineer shows 26% pervious area which met code, and that the development guidelines in the Gateway Redevelopment District code were guidelines for the board's consideration rather than development requirements.

Mr. Zac Gibbs responded to the board and public speakers. He understood that the north

and east side was limited with space, but in comparison to the empty parking lots around the property, they felt like they did their best with the design and all bases were covered and in compliance with the zoning district's requirements.
The board further discussed lot coverage, the north and east facades, maximum preservation of bay views, Colfax Street.
After further discussion and consideration, Board Member Finn made a motion to approve the final aesthetic design contingent on an abbreviated review of the north and east facades. The abbreviated review must provide an improved or altered vision for the north and east facades to incorporate the board's discussion items. Board Member Larson seconded the motion. Chairman Ritz clarified that Board Member Grundhoefer agreed to be the reviewer for the abbreviated review application. **Board Member Yee offered an amendment for treatment to be added to the condensers on the south end of the east façade along with some kind of site control and safety between the amenity building and main structure. The amendment was accepted.** Board Member Grundhoefer made the comment that improvements to the north façade could probably be easily achieved. The east façade was a concern, and he wasn't sure if it would be possible to gain more space, understanding that the loss of units impacts the project. Mr. Grundhoefer though that something dramatic would be needed on the east façade to create enough buffer and softness like the other facades had – sidewalks, landscaping, pedestrian ways, etc. Board Member Yee pointed to a comment made earlier by Borad Member Villegas about the possibility of adding climbing jasmine or a green wall which would go a long way to softening the facades, and that could also go a long way in the public's view, and it wouldn't take up too much space. The applicant offered that it may be an issue with providing enough free area around the parking decks. **The motion carried 6-0.**

Open Forum – Ms. Nannette Chandler spoke on further tree protection and preservation for the Land Development Code updates. The board responded with a further discussion which provided a segway to the discussion.

Discussion
The board continued discussion on the Land Development Code update, including the process for topical discussions after code adoption, hot topics such as lot grading and stormwater requirements, missing middle housing, building height, and parking. It was decided that the topic of multifamily parking would be removed which was the consensus from the board, and lot width was worked through and did not need to be carried on as a "hot topic". The board did not have strong feelings about language added to the height of clearstory windows in ADUs. Further discussion would be had on how to measure building height. Lot grading, middle missing housing, and building heights (to be worked on by Board Member Yee) were left as main topics for further discussion.
The board decided that they would like to use the May and June meetings for further discussion with a planned vote for recommendation at the July meeting. The board's recommendation would then be carried to the August City Council meeting for an initial vote.

Adjournment – With no further business, the Board adjourned at 4:08 p.m.

Respectfully Submitted,



Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board

Tamburro Comments: Planning Board Meeting April 14, 2026

Hello Planning Board (Paul Ritz, Kurt Larson, Daniel Grundhoefer, Charletha Powell, Jordan Yee, Matthew Finn).

My name is Paul Tamburro, and I live at 33 South Ninth Avenue across from the Hawkshaw Property and I appreciate the opportunity to make these remarks.

I am representing myself and fact-finding on behalf of the Aragon Homeowners Association.

You might think I am a *NIMBY*, Not in My Backyard type, but I am not. This project is in my front yard which would make me a *NIMFY*. However, I am not a NIMFY either.

I want Hawkshaw developed. I love seeing good development in Pensacola and I want the S. Ninth Avenue corridor to continue to fill in and thrive.

As an example, back in 2017 this board recommended, and the City approved the project (pictured) for the Hawkshaw Property. This was great. Four 3-story buildings housing 39 condos + retail and a restaurant. Note the building scale, the design style, the space between buildings and preservation of views. I was excited about the project; my neighbors were excited and it respected City code for the Gateway District where Hawkshaw is located.

So, I am going to read several passages from the City Code as provided in our meeting materials and you can see what I mean and why I do not believe the current proposal achieves the City's intent for the parcel.

City Code Sec. 12-3-12. - Redevelopment land use district.

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

Gateway Redevelopment District

a. Purpose of district. **The Gateway redevelopment district is established to promote the orderly redevelopment of the southern**

gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, **and the boundary of the adjacent historic district is positively reinforced.**

d. ***Regulations.***

9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, **including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.**

e. ***Development Guidelines.*** **The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials, and colors.**

1. ***Site planning.***

i. Maximum preservation of bay views. **Considering the bayfront location within the district, the placement of buildings, signs,** service areas, **parking, and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character.** To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. **The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.**

ii. Development coordination. The preservation of bay views and the creation of a
campus character development pattern cannot be achieved through the site

**planning of any single development; all development efforts within the district
must be coordinated to achieve these objectives.**

**2. Architectural design and building elements.
vi. Proposed development adjacent to the historic district should give special
consideration to visual compatibility in scale and architectural design in order
to positively reinforce the character of the historic area and provide a buffer
and transition.**

So, I ask you, the board, to please apply all of what I just pointed out to this 7-story, complex that fills the property and dwarfs every structure in the vicinity including the 4-story Hilton Garden Inn and 4-story Florida Power HQ, not to mention the nearby 3-story IHMC and Southtowne buildings.

There is no significant open space between the buildings in this property, no attempt to preserve Bay views, it does not scale to the neighboring buildings nor blend and reinforce the historic district.

In conclusion, I do not see how the Planning Board can reconcile the ascetics of this proposal with the pertinent City Code for redevelopment and approve this project as its currently proposed.

Thank you for your time.

Paul Tamburro
33 South Ninth Avenue, Pensacola Fl 32502
patamburro@gmail.com
850-324-0753

Suggestions to Conform:

1. Decrease the bulk.
2. Increase the setbacks.
3. Make North and Southeastern exposures more appealing.
4. Demolish Colfax Street and turn the space into a mini-park or green belt.

Muskham 2017 proposal




cba
architects . planners
an employee owned company
THE HELM AT HAWKSHAW
CONCEPTUAL RENDERING

Sec. 12-3-12. Redevelopment land use district.

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.

b. *Uses permitted.*

1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.

2. Home occupations, subject to regulations in section 12-3-13.

3. Offices.

4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.

5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:

i. Mortuaries and funeral parlors.

ii. Appliance and repair shops.

iii. Public parking lots and parking garages.

iv. New car lots or used car lots.

v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.

vi. Car or truck rental agencies or storage facilities.

6. Family day care homes licensed by the state department of children and family services as defined in state statutes.

c. *Procedure for review of plans.*

1. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the gateway redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site

improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.

2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.

3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.

4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.

d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:

1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:

i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.

ii. *Signs* extending over public property. Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.

iii. *Permitted signs.*

(a) Gregory, Chase and Alcaniz Streets, 9th Avenue.

(1) *Attached signs.*

a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

a. Maximum sign height—20 feet.

b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

a. *Height.* No sign shall extend above the roof line of a building to which it is attached.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.

b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

(a) Signs shall not exceed three square feet in size.

(b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.

v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.

vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:

(a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.

(b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.

(c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.

vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:

(a) Portable signs are prohibited except as permitted in section 12-5-6(5).

(b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.

(c) Signs that are not securely fixed on a permanent foundation are prohibited.

(d) Signs that are not consistent with the standards of this section are not permitted.

viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment district:

(a) Temporary banners indicating that a noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:

(1) Such signs may be erected no sooner than two weeks before the event.

(2) Such signs must be removed no later than three days after the event.

(3) Banners extending over street rights-of-way require approval from the mayor.

(b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall

not exceed 12 square feet in size, and shall be removed immediately after occupancy.

(c) One non-illuminated sign not more than 50 square feet in area in connection with the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).

ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.

iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

intended as a landscaped buffer zone that preserves the open space character of the parkway.

ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.

iii. All other streets. Five feet from the right-of-way line.

4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.

5. Building height. No building shall exceed a maximum height of 100 feet.

6. Vehicular access. Access to the following streets shall be limited as follows:

i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.

ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).

7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:

i. Fence or wall, six feet high;

ii. Vegetation, six feet high (within three years);

iii. A combination of the above.

8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.

9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.

10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.

11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.

12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.

13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.

e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:

1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.

i. *Maximum preservation of bay views.* Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.

ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.

iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.

2. *Architectural design and building elements.*

i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.

ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.

iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.

v. Bright colors and intensely contrasting color schemes are discouraged within the district.

vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.

vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:

(a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.

(b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.

(c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.

f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.

1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.

2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.

3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.

4. *Exterior walls.*

i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.

ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.

iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.

5. *Roofs.*

i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.

6. *Front, rear, and side yards, parking areas and vacant parcels.*

   i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.

   ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.

7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.

CITY OF PENSACOLA PLANNING BOARD
Tuesday, July 7, 2026
HAGLER MASON CONFERENCE ROOM, SECOND LEVEL
CITY HALL, 222 West Main Street
2:00 P.M.

PLEASE SIGN IN

NAME (Please Print)	Agenda Item	Telephone Number	Address
Dr Barbara B Murray	1	228 343 5003	657 Aragon St
~~Chris & Kim Wells~~			
Nancy Green	1	954-579-5469	501 E Romana St
Charlie Green	1	954-579-5487	" " " "
Emily Vickery	1	334-398-3437	501 Santos St
Paul Tambvens	1	856 341-0753	
Robby & Lauren Boothe	1	850 5541693	181 S. 9th Ave
Susan Jacobs	1	301-938-1369	142 Cevallos
Mary & T. J. Henriques	1	850.982.1776	657 Centros St.
N. Bh. Hr Andre	1	2505721717	3985 Pi[illegible] Rd

CITY OF PENSACOLA PLANNING BOARD
Tuesday, July 7, 2026
HAGLER MASON CONFERENCE ROOM, SECOND LEVEL
CITY HALL, 222 West Main Street
2:00 P.M.

PLEASE SIGN IN

NAME (Please Print)	Agenda Item	Telephone Number	Address
Meredith Jackson	1	(850) 417-1119	
William DeLoach		850-324-0655	637 Aragon St.
Kristin DeLoach		850-712-2004	637 Aragon St
Robert W Wells	1	305-301-1115	612 E Romana St
Linda Wells	1	305-632-4822	"
Judith Blackman	1	225.921.5432	636 E. Romana St.
EMMANUEL MASINDUK	1	326-341-3882	1966 Centre Point Blvd
Dave Clark	1		
Robin Langan	1	850-346-6665	57 9th Ave
Rachel Johnson	1	(850)525-6177	30 Gathering Green

CITY OF PENSACOLA
PLANNING BOARD MEETING
Tuesday, July 7, 2026

REGISTRATION TO ADDRESS PLANNING BOARD

Paul Tamburro — Name (print)

33+35 S. 9th Avenue — Address

Please circle an Agenda # below if you desire to address the Planning Board. Return form to the Planning Board Secretary prior to the start of the meeting.

AGENDA ITEM # -Please Circle One

NEW BUSINESS:

1. **50 S. 9TH AVENUE – GATEWAY REDEVELOPMENT DISTRICT – FINAL AESTHETIC REVIEW RE-HEARING**

OPEN FORUM

DISCUSSION ITEMS

ADJOURNMENT

Note: Comments must be made from the speaker's podium to be part of the official record of the proceedings. The Chairman may limit comments to five (5) minutes per speaker.

CITY OF PENSACOLA
PLANNING BOARD MEETING
Tuesday, July 7, 2026

REGISTRATION TO ADDRESS PLANNING BOARD

Rachel Johnson
Name (print)

30 Gathering Green
Address

Please circle an Agenda # below if you desire to address the Planning Board. Return form to the Planning Board Secretary prior to the start of the meeting.

AGENDA ITEM # -Please Circle One

NEW BUSINESS:

1. **50 S. 9TH AVENUE – GATEWAY REDEVELOPMENT DISTRICT – FINAL AESTHETIC REVIEW RE-HEARING**

OPEN FORUM

DISCUSSION ITEMS

ADJOURNMENT

Note: Comments must be made from the speaker's podium to be part of the official record of the proceedings. The Chairman may limit comments to five (5) minutes per speaker.

CITY OF PENSACOLA
PLANNING BOARD MEETING
Tuesday, July 7, 2026

REGISTRATION TO ADDRESS PLANNING BOARD

Barbara B Murray MD
Name (print)

657 Dragonist
Address

Please circle an Agenda # below if you desire to address the Planning Board. Return form to the Planning Board Secretary prior to the start of the meeting.

AGENDA ITEM # -Please Circle One

NEW BUSINESS:

1. 50 S. 9TH AVENUE – GATEWAY REDEVELOPMENT DISTRICT – FINAL AESTHETIC REVIEW RE-HEARING

OPEN FORUM

DISCUSSION ITEMS

ADJOURNMENT

Note: Comments must be made from the speaker's podium to be part of the official record of the proceedings. The Chairman may limit comments to five (5) minutes per speaker.

33/35 S. 9th Ave

Jordan Yee
7/7/2026
PLANNING BOARD - SPECIAL MEETING

→ Where did the condensing units @ ground level land?

stormwater vs lot coverage

→ area below pool (dog park) considered pervious per City staff

→ overhangs contribution to pervious/impervious calcs

2 SETS OF CALCS

→ Parking Area inclusive to total building area

→ Living vs Non-living landscape item = "~~IM~~PERVIOUS" per LDC

SEMI-PERVIOUS FOR STORMWATER

12-13-1 Lot Coverage area of site covered by all principal and accessory buildings and any parking areas, walkways, drives or other impervious surface

GRD-1 75%

Landscape Material - living ... excluding impervious surfaces for vehicular use. 50% shall be living

→ Excluded overhangs

dog park overhangs

curbs (~~DO NOT~~ NO LONGER EXIST)

12-3-12.1.d.9,

"structures"

"~~pervious~~ 75% impervious"

.JYE

w/ curb		w/o curb		w/o overhang w/o pool
81.3%	→	80.61%	→	75.1%

pavers excluded from all above

Danny Grundwerfer

Codefax vacated

Trellis w/ jasmine & shutters
Condensing units under pool deck
removed parallel parking

dog park impe pervious

omitted elements: overhangs, balconies

interpretting code
pervious pavers 35%
75.1

Dr. Charlotte D Powell 7/7/2026

Prelim. Matters
- Motions filed this morning?
- Are we making a decision re storm water mgmt in addition to pervious vs. impervious pavers
- Focus on lot coverage

Elements Omitted
- Overhangs - LDC - all structures?

What is the new lot cvg? w/o the curbs?

* - Pool Area -
- Incl. curb that was already included by new submittal

* Does height impact flow of water under structure?
What did the city engineer use to make or allow the overhang not to be included in the Calculations?

Info re pavers included in project

Industry standard for pervious pavers

New Calculations Rebel + Battle

BIANCA VILLEGAS.

WILL BUNAWAY ATTORNEY FOR THE HELM // MEREDITH BUSH ATTORNEY FOR PETITIONER. TAMBURRO.

→ ZAC GIBBS - OWNER & PRESENTING & PARTNER

→ 10 FT SETBACKS ON 9TH, 5FT SETBACKS (ROMANA, COLFAX & 10TH) PROJECT W/ IN REQ'TS. (TOAN TRAN) — ARCHITECT/REP

→ PERVIOUS PAVERS → WHAT % OF PERVIOUS QUALITY? 50% STORM WATER
LDC/CITY APPROVED - (REBOL & BATTLE)
→ CIVIL ENGINEER

DR. TAMBURRO - 2013 — OWNER OF 33/35 S 9TH
BRICK ON HOUSE W/ WATER LINE ON HOME
IN 2014. ~~[illegible]~~

2018.

EMMANUEL MASINDOKI ~~[illegible]~~ — CIVIL ENGINEER OUT OF
KITTELSON & ASSOCIATES. TALLY ON BEHALF OF PETITIONER
81.3% TOTAL LOT COVERAGE (IMP.)
— BELIEVES OVERHANGS SHOULD BE INCLUDED IN OVERALL
% — PAVERS CONSIDERED 35% PERVIOUS. NOT 100%
80.61% → 75.1% N/O OVERHANGS.

MR. DUNAWAY - APPLICANT
MS. BUSH - INTERVENE

PAUL RITZ
7/7/2020

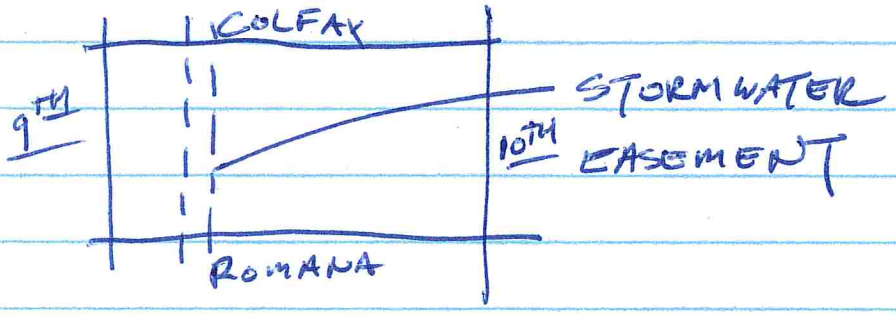
HAWKSHAW

- COLFAX - VACATED ALREADY
  HAWKSHAW OWNS TO CENTERLINE

DIRECT
INDIRECT - ROOF OVERHANGS
RE-DIRECT - 3RD FLOOR POOL 2 + AMENITIES

MR. GIBBS - OWNER

TOAN TRAN - ARCHITECTURE FIRM



PRIMARY FFE @ 12' 9' + 3'
FEMA FREEBOARD

JASMINE TRELLIS @ LOWER ELEVATIONS

RENDERING UPDATES
LIGHTING COLOR
TENANT GATE
TRELLIS V/S JASMINE
VEGETATION @ SIDEWALK BUILDING BASE

N & E SIDE - REDUCED WALK + ADDED LANDSCAPE FOR 9TH TO 10TH

3RD FORMAL PRESENTATIONS w/ CITY
5 INFORMAL CITY TALKS

5' SETBACK + 10' SETBACK @ ROMANA

OVERHANGS ARE PERVIOUS PER TEAM UNDERSTANDING & CITY STAFF INPUT

JASON ROBOL - 35 YEARS OJT W. LICENSE
PAUL BATTLE - LICENSED PE

CALC NOT SPECIFIC FOR OVERHANG

STORMWATER ≠ LANDSCAPE LANDSCAPE MATERIAL

12-3-12 LDC STORMWATER IS SEPERATE

FLOOD AREA @ 9TH & ROMANA

CARDIOLOGIST - BOUGHT IN 2013

PAUL RITZ
2 of 3

OTHER ENGINEER - WHO IS IT? OBJECTION

2018 - PREVIOUS ITERATION

LOT COVERAGE IS ISSUE.

MR. EMMANUEL - CIVIL ENGINEER IN STATE OF FLORIDA

VERIFY = COMPLY W/ STATE &/OR LOCAL ORD.

"WHAT IS LOT COVERAGE?" OVERHANGS

☐ KITTLESON - SIGN IT? - SIGNED & SEALED ✓

⊘ CONTACT W/ CITY

80.61% 75.1% OVR DID YOU USE CAD? AUTOCAD? PDF TO CAD

CITY - BALC & OHG NOT NORMALLY CONSIDERED

MINUTES OF THE PLANNING BOARD
July 14, 2026

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson, Board Member Finn, Board Member Grundhoefer, Board Member Villegas, Board Member Yee

MEMBERS ABSENT: Board Member Powell

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Director Morris, Assistant City Attorney Goldsmith, Development Services Coordinator Statler, City Engineer Hinote

STAFF VIRTUAL: None

OTHERS PRESENT: Charles Kunze, Kevin Hagen

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from June 9, 2026

New Business:

- Final aesthetic review – 57 S 9th Avenue – Gateway Redevelopment District -1 (Aragon)
- Proposed Update to the Land Development Code
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:01pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Vice Chairperson Larson made a motion to approve the June 9, 2026, minutes, seconded by Board Member Villegas, and it carried 6:0.

New Business –

Final Aesthetic Review – 57 S. 9th Avenue – Gateway Redevelopment District – 1 (Aragon)

Chairperson Ritz read the quasi-judicial introductory statement. Staff were sworn in, none of the board members had any outside communication pertaining to the item. Assistant Planning & Zoning Manager Harding introduced the item. Charles Kunze, on behalf of H&H Properties, is requesting final aesthetic approval for a new two-story office building in the Aragon neighborhood. The building is designed to meet the TYPE 1 TOWNHOUSE standards and will feature a brick exterior with a black metal balcony extending over the sidewalk. Exterior materials include a metal roof, PGT windows, and fiberglass doors.
At the rear of the property, the project includes a courtyard enclosed by 8-foot brick walls and bronze colored aluminum screening. Parking will be provided both on-site and through the adjacent Aragon parking area, as well as by on street spaces, consistent with the Aragon Design Code requirements. Property owner Kevin Hagen and Architect Charles Kunze were sworn in. Board members had no issues with the look of the building, after a brief discussion on the materials being used. Chairperson Ritz stated the office building is allowed use, a full packet was submitted that included site plan, building materials, landscaping, etc., all in line with the GRD submission requirements.

Vice Chairperson Larson made the motion to approve, seconded by Board Member Grundhoefer, and it carried 6:0

Proposed Update to the Land Development Code

Planning & Zoning Manager Cannon introduced Pat Tyeski to address the board about the Land Development Code update. The mayor is responsible for assigning tasks related to development in the city. One of the changes made, instead of the director of the department, must do this, it now says the mayor or designee, with minor exceptions. They added/updated graphics, tables, and charts where needed. Addressed changes in the Florida Statutes, clarified language, eliminated a lot of repetition. Shared the project schedule, at the point now where it's before the planning board and then will go before the council. You can still go on the website and read the input provided by the public such as affordable housing, historic preservation neighborhoods, and sustainability, infrastructure, and urban design. Included in the LDC is a development review table, depending on the application type, the table walks through all the steps up to the final stop. No changes were made regarding conditional uses, ROW vacations, and License to Use ROW will continue to require both Planning Board and Council review. Recommendations also included require lot grading plans for the single-family and duplex infill, require traffic impact analysis for certain applications. They created a table of uses to easily figure out what uses are supported in different zoning districts, renamed districts, allow mobile/manufactured homes wherever single family is allowed per state statute. Mentioned they had to consider senate bill 180 when doing this update. Added design standards and guidelines and historic preservation standards. Consolidated all accessory and principal use standards in Chapter 4, went over streets, parking/loading. Planting requirements for canopy and understory trees were consolidated into one place, updated replacement tree fee. Went over site & subdivision design, sign requirements in the code, moved certain sections out of the code. City council first reading will be August 13th, and the second reading will be September 24th. There was a discussion regarding manufactured homes being allowed in residential zoning districts. Board wanted it to be known that they are not against manufactured homes; they just have concerns about

where they may go. Further discussion was had about the usage of shall versus should in the CRA portion of the code, would not want to make the code burdensome. They spoke about encroachments of porches, balconies, bay windows, shade sails, etc., and easements pertaining to sidewalks. City Engineer Hinote clarified sidewalk requirements in the public right-of-way and on private property. They spoke about landscaping requirements. A discussion was held regarding water retention and making sure that builders and engineers have off-site facilities that have the capacity to accept additional water. Assistant City Attorney Goldsmith informed the board of a forthcoming meeting regarding the tree ordinance updates. Planning & Zoning Manager Cannon made the board aware that staff would provide them with a report after the final action is taken of any modifications to the code and what they would look like. The board plans on adding living versus non-living and landscaping coverage be further defined in their lists of recommended changes they have.

While one of our board members would like to see this update go through, he would like more clarification regarding major versus minor regarding encroachments in the right-of-way, they had clarified it and it was read to those in attendance. The board revisited manufactured homes. Staff shared the bill regarding manufactured homes on the screen and there was a discussion held pertaining to the bill. The board recommended a footnote be added to the residential dimensional standards table related to lot coverage for medium and high-density residential districts when talking about pervious, 50% must be living materials of the pervious area. The same footnote would be added the second table for commercial, including residential/nonresidential standard districts, redevelopment districts, historic preservation, and airport districts.

Board Member Grundhoefer made a motion to approve the LDC rewrite as written and to include a footnote for the pervious coverage in the lot coverage section and that the overhang requirement be extended from 2 feet to 3 feet, seconded by Vice Chairperson Larson and it carried 6:0.

Open Forum – none

Discussion – none

Adjournment – With no further business, the Board adjourned at 4:32 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-877 | Planning Board | 8/11/2026

QUASI-JUDICIAL HEARING

SUBJECT:

Final aesthetic review – 675 Centros Street – Gateway Redevelopment District-1 (Aragon)

SUMMARY:

Scott Sallis, Dalrymple Sallis Architecture, is requesting final aesthetic approval for a new two-story single-family residence with an outdoor patio and covered car port accessed from a rear alleyway. This property is located in the Aragon neighborhood and has been designed to comply with the Type VI - Row House standards. The proposed materials are consistent with other homes in the area and will include white-washed brick veneer with Hardie board dormers and blue shutters. Landscaping includes plantings in the front and back with multiple trees such as Japanese Maple, Cedar Elm, and Yellow Poplar.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

RECOMMENDED CODE SECTIONS
Sec. 12-3-13(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area

ATTACHMENTS:

1. Images
2. Application and Materials
3. Review Comments
4. Sec._12_3_12(2).___Redevelopment_land_use_district.

671 Centros Street - Aesthetic Review





City of Pensacola
America's First Settlement
And Most Historic City

Planning Board Application
Request for Aesthetic Review

Application Date: **7/10/26**

***Project Address*:** **671 Centros St**

Applicant: **John Scott Sallis**

Applicant's Address: **503 E Government St**

Email: **Scott@DalSal.com** Phone: **850-470-6397**

Property Owner: **Jerilynn Macbeth**

Redevelopment District: ○ ***Waterfront*** ◉ ***Gateway*** ○ ***South Palafox Business*** ○ ***North 9th Avenue***

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

The project is a new two story type VI - row house 1,460 SF slab on grade with helical piers, wood framed single family residence located at 671 Centros St in Aragon neighborhood. The exterior scope includes a backyard and covered car park. The front facade is a white washed brick veneer with blue shutters. The back facade is white lapboard siding. Landscaping includes plantings in the front and backyard.

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.

J. Scott Sallis
Applicant Signature

07.10.2026
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

dalrymple | sallis
architecture

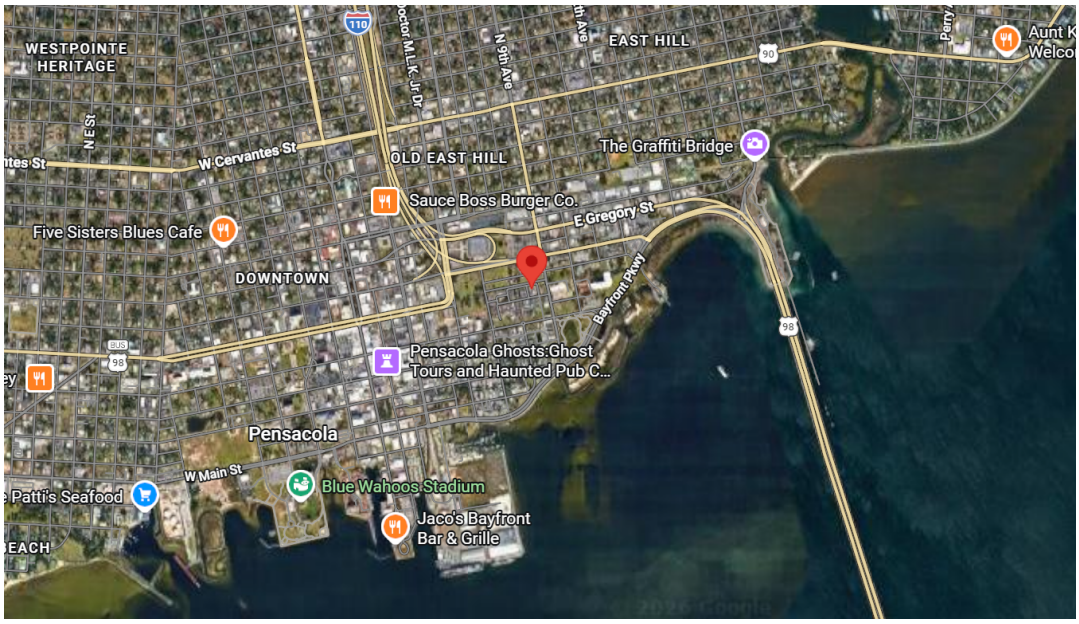
503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Date: Friday, June 26, 2026

Project: 671 Centros ST
Pensacola, FL 32502

Recipient: **Pensacola Planning Board**

Existing Conditions





671 Centros St

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Existing Conditions



View from Centros St looking West



View from Centros St looking East

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Exterior Color Schedule

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Brick Veneer	Cherakee Brick	Magnolia Classic w/ Ivory mortar
Stucco	Sherwin Williams	SW 7002 "Downy"
Entry Door	Southeastern Sash	Natural wood
Windows/Backdoors	JELD-WEN	Dark Bronze
Shutters	Sherwin Williams	SW 6212 Quietude
Shingle roofing	GAF	Timberline HDZ Driftwood
Facias	Sherwin Williams	SW 9109 "Natural linen"
Exterior Trim	Sherwin Williams	SW 9109 "Natural linen"
Lighting	TBD	Dark Bronze Metal
Trash Enclosure	Painted Wood	SW 7005 "Pure White"
Privacy Fence	Painted Wood	SW 7005 "Pure White"
Gutters and Downspouts	Powder Coated Alum.	Dark Bronze
Exterior Ceilings	Sherwin Williams	SW 9109 "Natural linen"
Soffits	Sherwin Williams	SW 9109 "Natural linen"
Permeable Pavers	Belgard	Amaretto
Carport Columns	Sherwin Williams	SW 9109 "Natural linen"
Beams	Sherwin Williams	SW 9109 "Natural linen"

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

SHINGLE ROOF



Timberline® HDZ Lifetime Shingles
Color/Finish: Driftwood

Brick

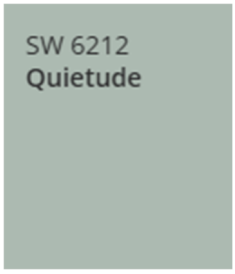


Cherakee Brick
Color/Finish: Magnolia Classic w/ Ivory mortar

PAINT COLORS



Stucco
Sherwin Williams:
SW 7002 "Downy"



Exterior shutters
Sherwin Williams:
SW 6212 "Quitude"



Exterior Trim
Sherwin Williams:
SW 9109 "Natural linen"



Permeable Pavers
Belgard
Apian stone –
Amaretto

SW 7002 "Downy"

LIGHTING



Exterior Sconce
Finish: Bronzed Metal

GUTTERS



Round- Style

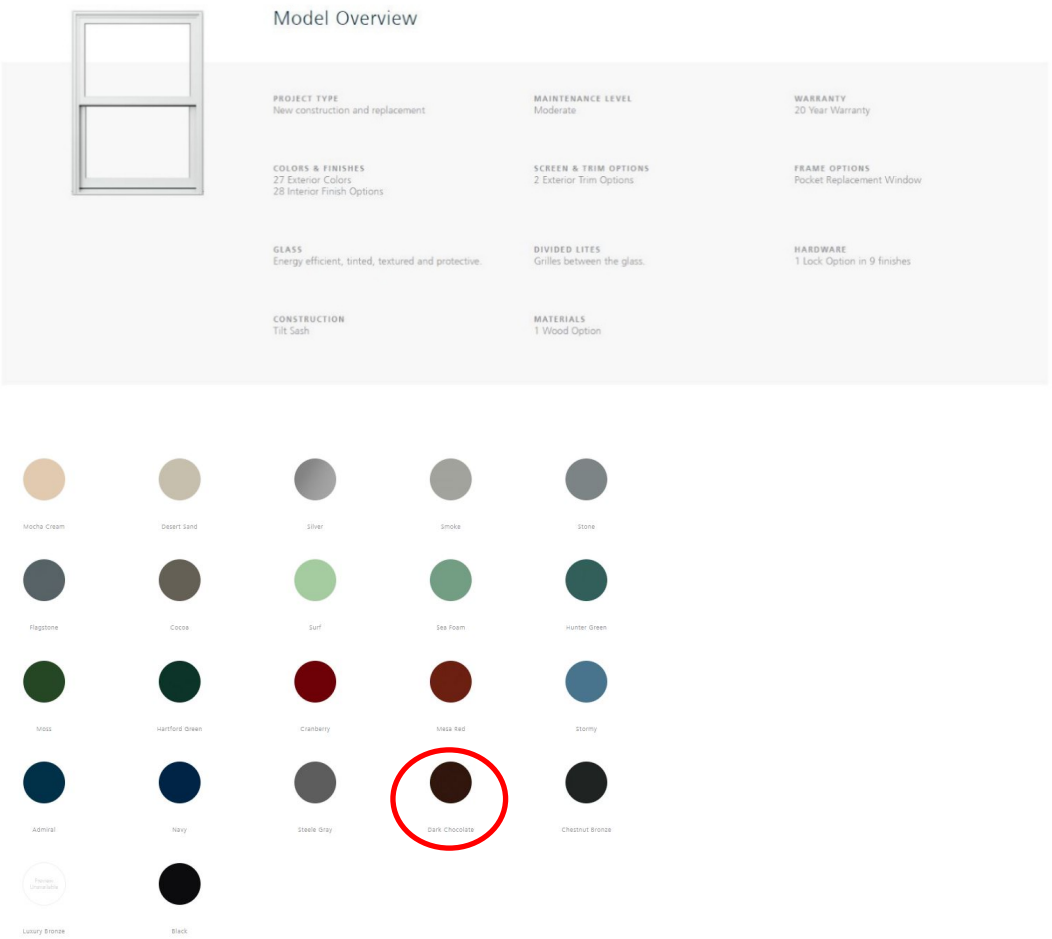


Gutter and Down Spout – Chestnut Bronze
Finish: Dark Bronze

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

WINDOWS



Jeld-Wen:
Siteline® Clad-Wood Window: Double-Hung Pocket
MODEL: Double Hung
COLOR: Chestnut Bronze

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

DOORS





Rear Door – Full Light Clad wood
COLOR: Chestnut Bronze

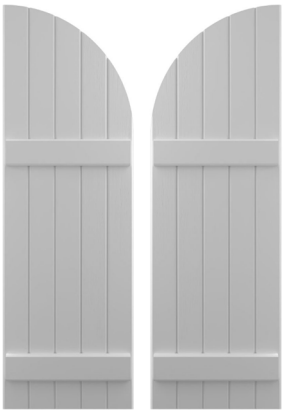


Front Door - 3/4 view fiberglass
COLOR: Natural Wood

dalrymple | sallis
architecture

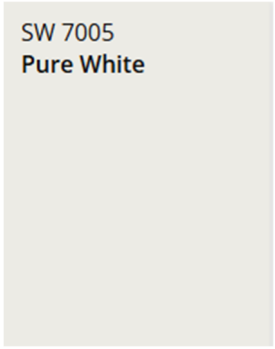
503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

SHUTTERS



Painted Composite
Louvered Shutters
COLOR: SW 6212 Quietude

PRIVACY FENCE

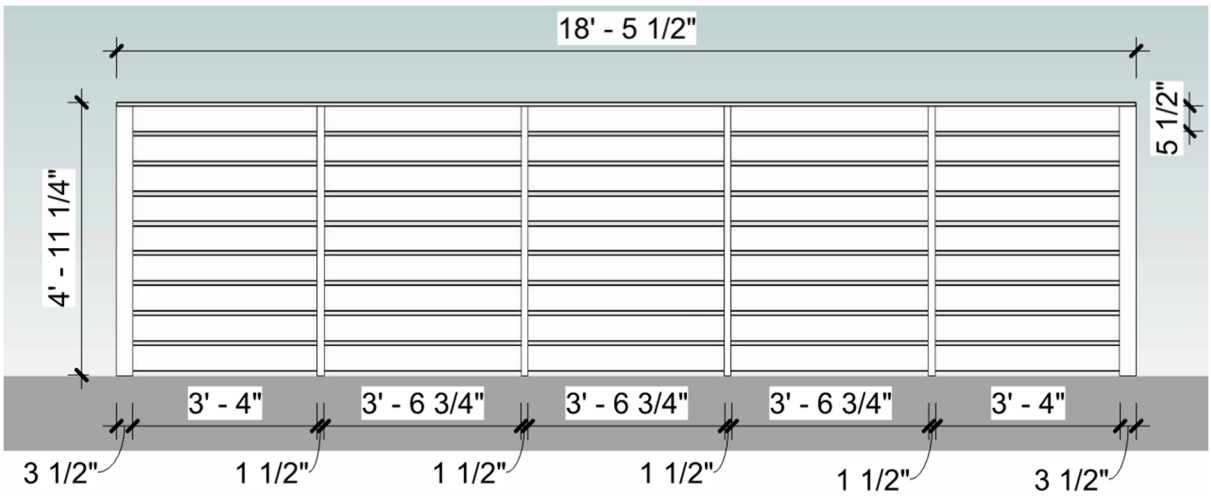


Wood Privacy Fence
COLOR: SW 7005 Pure White

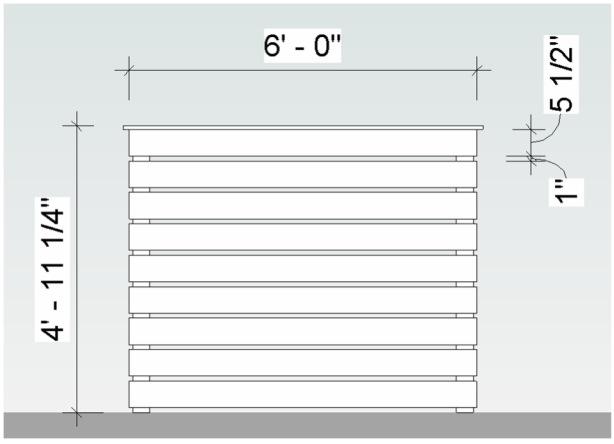
dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Backyard Privacy Fence Details



Rear fence dimensions



Trash Enclosure dimensions

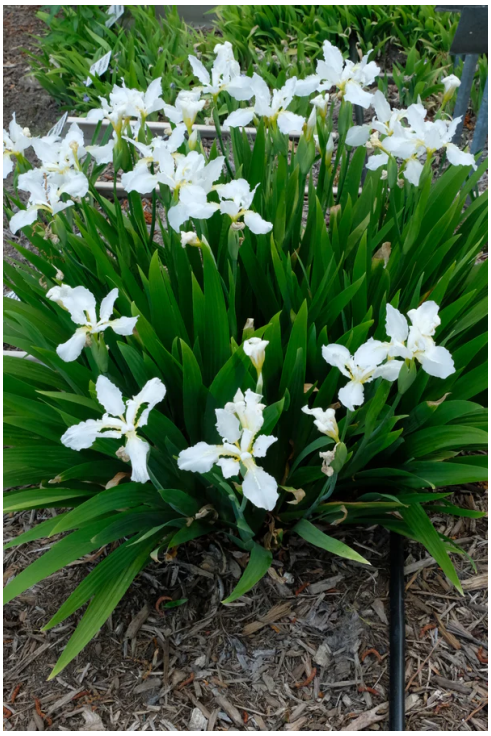
dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Landscaping

w/ Pine Straw Mulch

White Iris



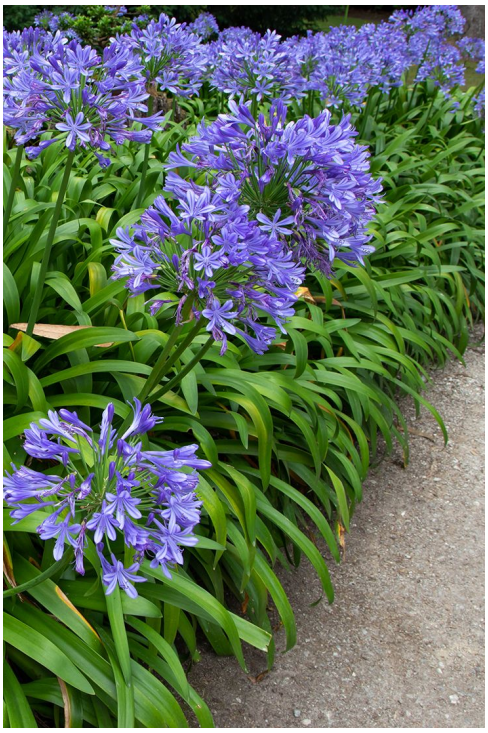
Loropetalum



Inidan Hawthorn



Agapanthus



Medium Gardenia



Lantana



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Landscaping

Japanese Maple



Tulip of Yellow Poplar



Cedar Elm



Japanese Yew



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Color Renderings

Front view



Rear View

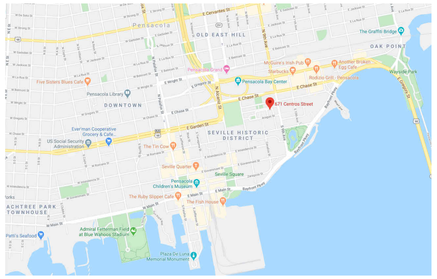


MacBeth Residence

A TWO-STORY, WOOD-FRAMED, SINGLE-FAMILY RESIDENCE

671 Centros St

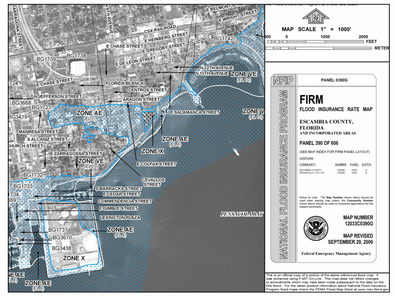
Pensacola, FL 32502

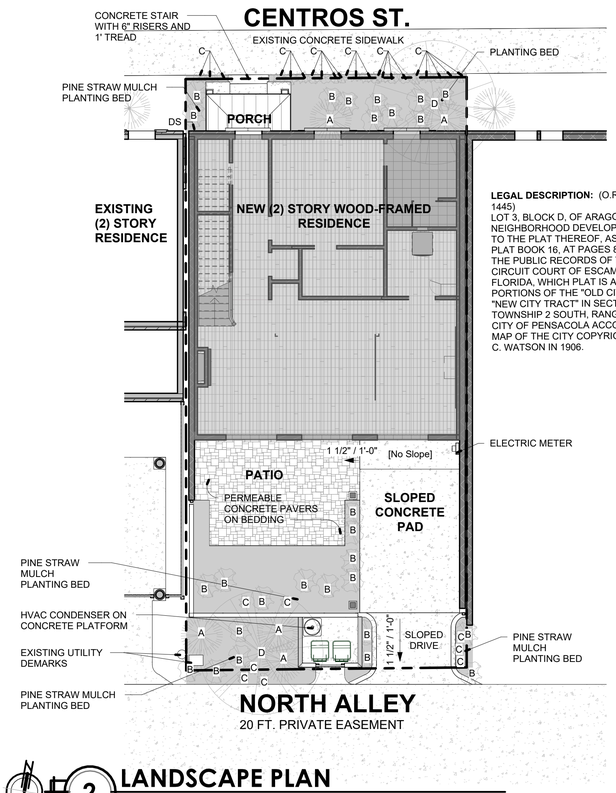


VICINITY MAP



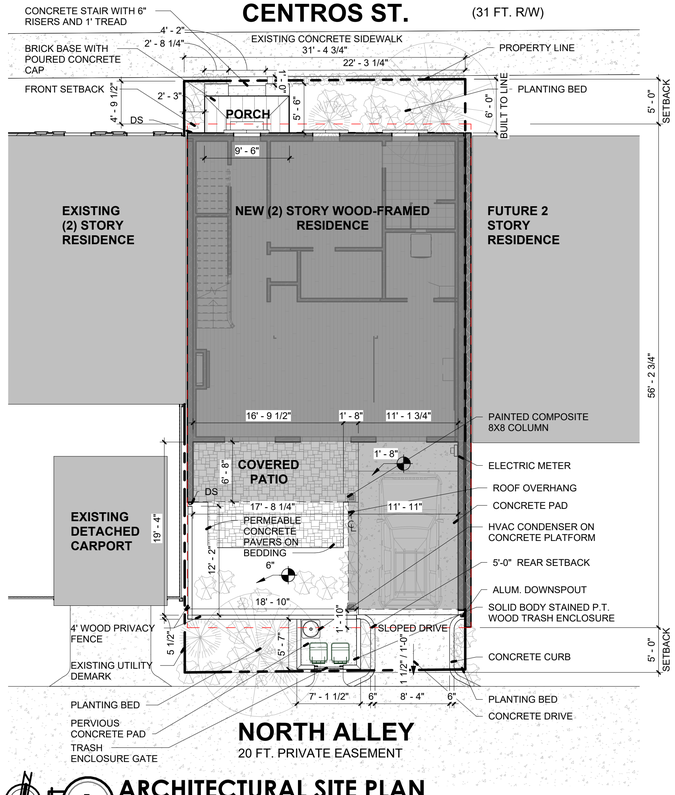
NEIGHBORHOOD MAP


MAP SCALE 1" = 1000'
FIRM
FLOOD INSURANCE RATE MAP
ESCAMBIA COUNTY, FLORIDA
AND INCORPORATED AREAS
PANEL 390 OF 606
MAP NUMBER
12033C0390G
MAP REVISED
SEPTEMBER 29, 2006
Federal Emergency Management Agency
ZONE AE
ZONE X
ZONE AE
ZONE X
ZONE AE
ZONE X

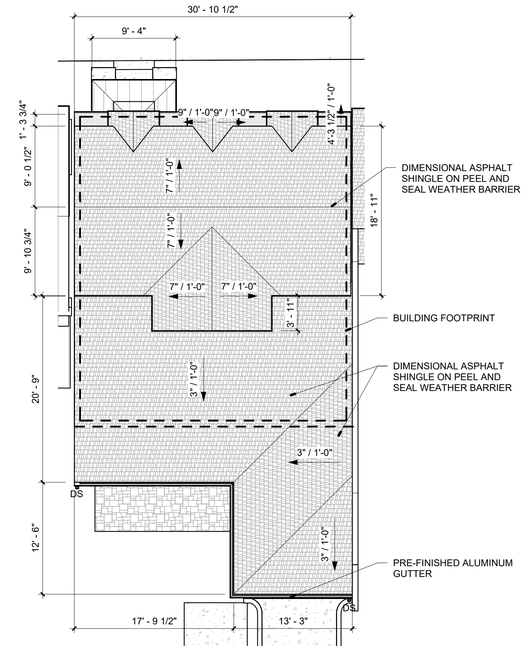


LEGAL DESCRIPTION: (O.R. BOOK 8191, PAGE 1445)
LOT 3, BLOCK D, OF ARAGON, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGES 84, 84A AND 84B, OF THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, WHICH PLAT IS A REPLAT OF PORTIONS OF THE "OLD CITY TRACT" AND THE "NEW CITY TRACT" IN SECTIONS 22 AND 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, OF THE CITY OF PENSACOLA ACCORDING TO THE MAP OF THE CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

2 LANDSCAPE PLAN
1/8" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



3 ROOF PLAN
1/8" = 1'-0"

LANDSCAPE KEY	
TYPE MARK	DESCRIPTION
A	MEDIUM- GARDENIA, LOROPETALUM, JAPANESE YEW
B	LOW- INDIAN HAWTHORN
C	LOW- WHITE IRIS, LANTANA, AGAPANTHUS
D	HIGH - JAPANESE MAPLE, CEDAR ELM, TULIP OF YELLOW POPLAR

PINE STRAW MULCH PLANTING BED

UNDERGROUND STORM WATER PIPE

STORM WATER PIPE POP-OFF

DS DOWNSPOUT

NOTE: CONNECT ALL DOWNSPOUTS TO LEADER AND DRAIN TO STORM SEWER.

LOT COVERAGE CALCULATION

TOTAL LOT AREA:	2,068 SF
MAXIMUM IMPERVIOUS AREA: 2,068 x .80=	1,654 SF (80%)
BUILDING FOOTPRINT:	1,060 SF
CARPORT FOOT PRINT:	224 SF
PORCH:	55 SF
PERVIOUS CONCRETE (TRASH, PAVERS, & RAMP) 375x.4 =	150 SF (40%)
TOTAL IMPERVIOUS PROPOSED:	1,489 SF (<80%)
PLANTING BEDS:	365 SF

PORCH COVERAGE CALCULATION

TOTAL BUILDING WIDTH:	31'-4"
MINIMUM PORCH ROOF WIDTH: 31'-4" x .25=	7'-10" (25%)
PORCH ROOF WIDTH:	9'-6" (>25%)

dalrymple | sallis architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

MacBeth Residence
671 Centros St
Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
RSN	JSS

ISSUE DATE: 2026-07-02

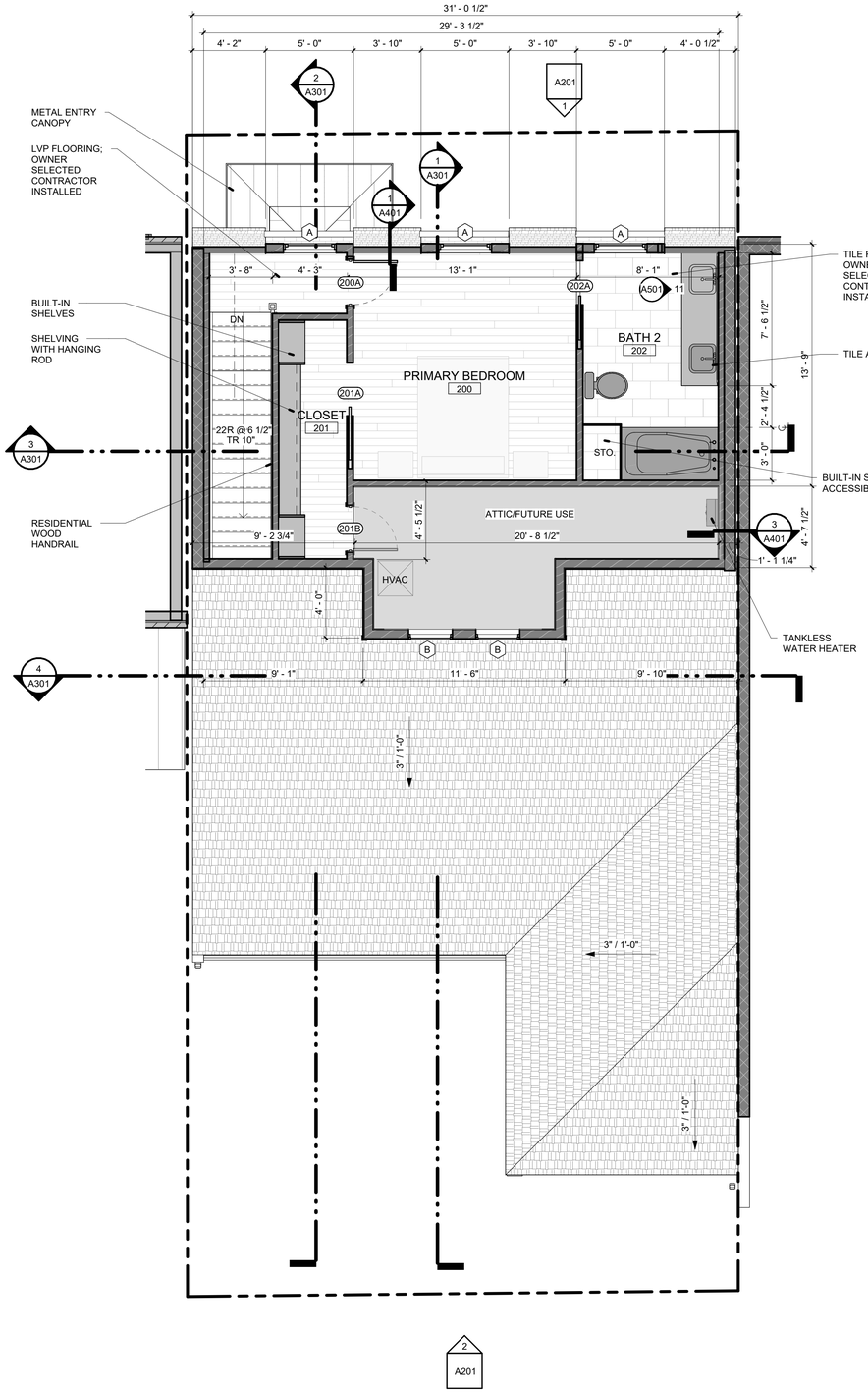
REVISIONS

No.	Des.	Date

SHEET TITLE: SITE & ROOF PLAN

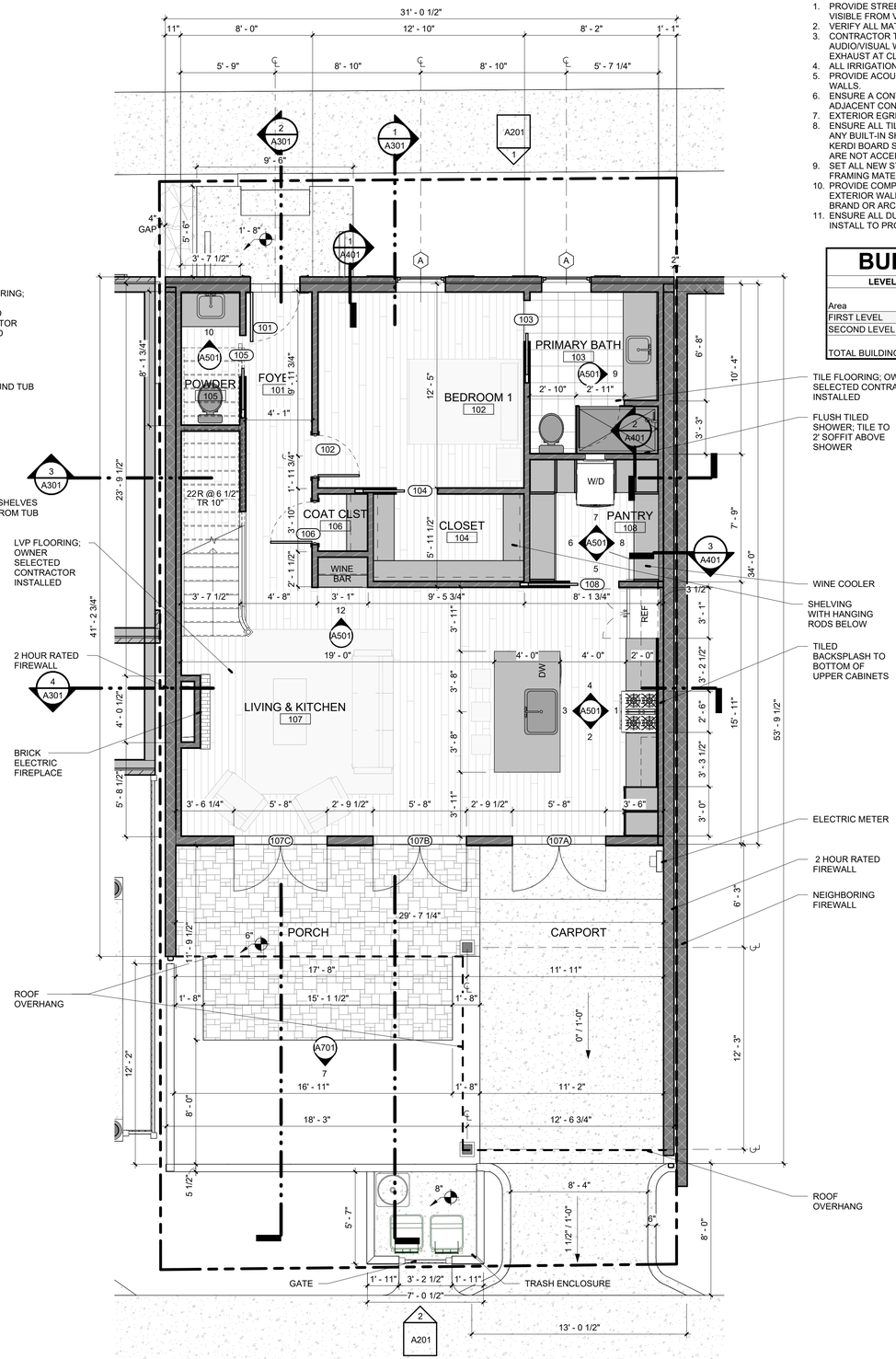
SHEET NO: A001

PROJECT NO: 26008



2 SECOND FLOOR PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK. VERIFY LOCATION OF A/V EQUIPMENT AND PROVIDE EXHAUST AT CLOSET OR CABINET THAT HOLDS A/V EQUIPMENT.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. ENSURE A CONTINUOUS AIR BARRIER IS PROVIDED AT ANY GARAGE WALL ADJACENT CONDITIONED SPACE.
7. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
8. ENSURE ALL TILED SHOWERS UTILIZE A SCHLUTER SYSTEM KERDI SHOWER KIT. ANY BUILT-IN SHOWER BENCHES MUST BE BUILT OUT OF SCHLUTER SYSTEM KERDI BOARD SHOWER FOAM OR CMU BLOCK. WOOD FRAMED SHOWER SEATS ARE NOT ACCEPTABLE.
9. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
10. PROVIDE COMPOSITE ACRYLIC STRETCH TAPE FLASHING SURROUNDING ALL EXTERIOR WALL PENETRATIONS. HUBER ENGINEERED WOODS, ZIP-SYSTEM BRAND OR ARCHITECT APPROVED EQUAL.
11. ENSURE ALL DUCTWORK TERMINATIONS ARE SEALED IMMEDIATELY AFTER INSTALL TO PROTECT DUCTWORK LINING UNTIL ACTIVATION.

BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS
Area		
FIRST LEVEL	1,060 SF	
SECOND LEVEL	400 SF	
	1,460 SF	
TOTAL BUILDING AREA	1,460 SF	

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRMS PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

MacBeth Residence

671 Centros St
Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
RSN	JSS

ISSUE DATE: 2026-07-02

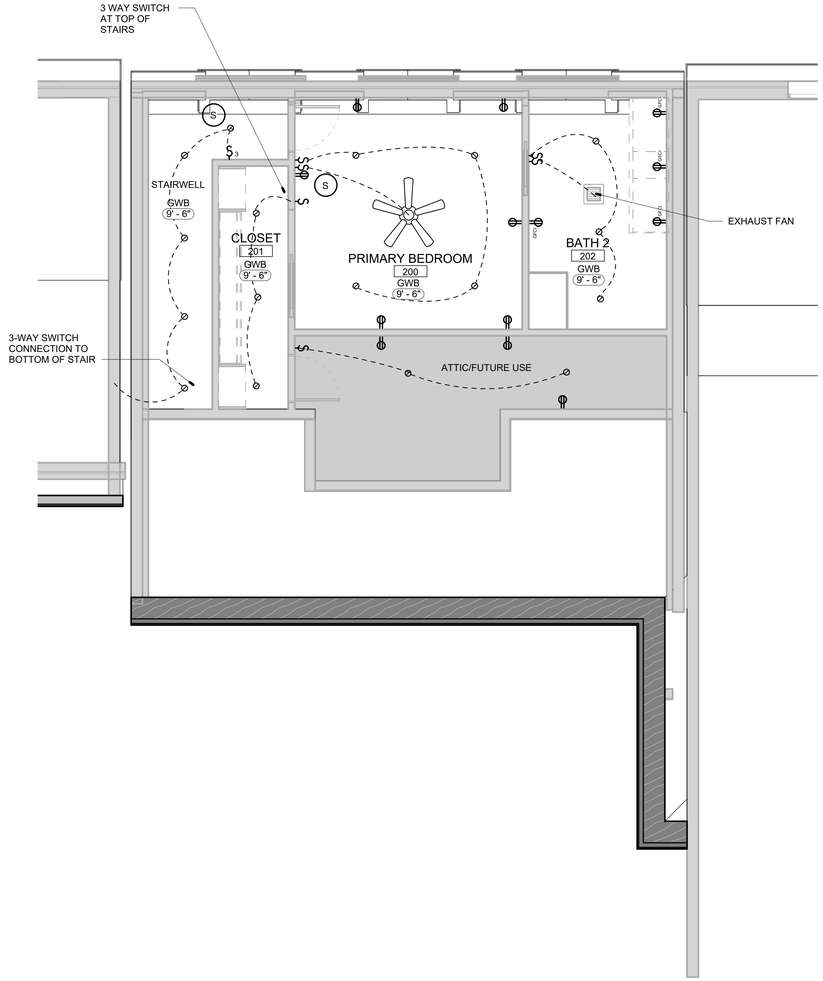
REVISIONS

No.	Des.	Date

SHEET TITLE: FLOOR PLANS

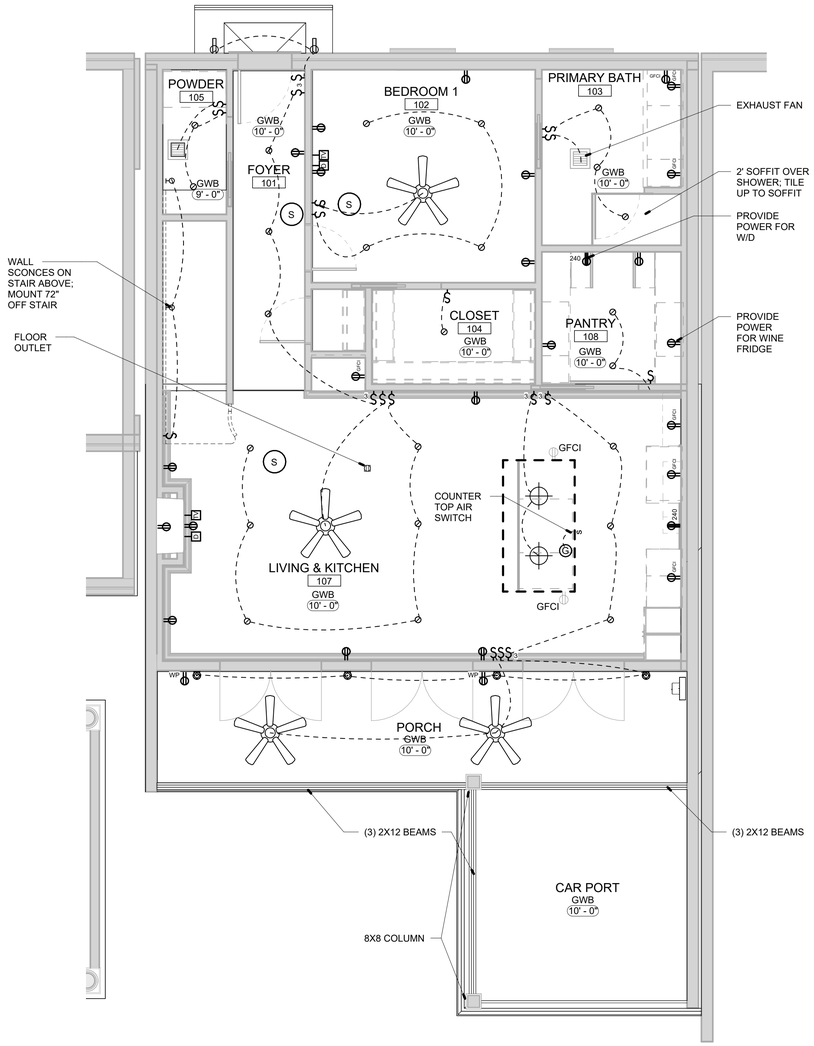
SHEET NO: A101

PROJECT NO: 26008



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

LIGHTING LEGEND:

- RECESSED LED LIGHT FIXTURE; CENTERED WITHIN ROOM U.N.O.
- WALL MOUNTED (SCONCE) LIGHT FIXTURE; WHEN PLACED ABOVE A SINK, CENTER ON FAUCET, REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
- PENDANT LIGHT FIXTURE; CENTERED WITHIN ROOM U.N.O. CONFIRM SELECTION W/ OWNER
- CEILING FAN; CENTERED WITHIN ROOM U.N.O. CONFIRM LIGHT PACKAGE W/ OWNER
- EXHAUST FAN

ELECTRICAL LEGEND:

	DUPLEX OUTLET	S	SWITCH
240	240V OUTLET	$_D$	DIMMER SWITCH
WP	WEATHER PROOF	$_3$	3-WAY SWITCH
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	$_{3D}$	3-WAY DIMMER
D	DATA	G	IN-SINK GARBAGE DISPOSAL
TV	CABLE TV		FLOOR OUTLET

(SD) COMBINED SMOKE & CARBON MONOXIDE DETECTOR LISTED OR LABELED BY A NATIONAL RECOGNIZED TESTING LABORATORY. HARDWIRED TO BUILDING ELECTRICAL SYSTEM. INSTALL WITHIN 10'-0" OF ALL SLEEPING AREAS AND ENSURE EACH DEVICE HAS BATTERY BACK-UP. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3

TYPICAL MOUNTING HEIGHTS:

WALL SWITCHES	48"
RECEPTACLE OUTLETS (general)	18"
RECEPTACLE OUTLETS (kitchen, utility room, workbenches, etc.)	42", or 6" above countertop
BELLS, BUZZERS, CHIMES	96" when possible, or 6" below ceiling
TELEPHONE OUTLETS	18"
THERMOSTATS	48"
BED LIGHTS	72"
PUSH BUTTONS	48"
WALL SCONCES	72"

NOTE: COORDINATE OUTLET HEIGHT FOR APPLIANCES W/ ARCHITECTURAL FLOOR PLANS AND INTERIOR ELEVATIONS.

ELECTRICAL NOTES:

1. CONFIRM ALL FIXTURES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

POWER DISTRIBUTION

1. RESIDENTIAL NEW BUILDS TO CONSIDER AN INTELLIGENT POWER PANEL SYSTEM THAT MONITORS AND CONTROLS EACH CIRCUIT. UL67, UL 916, UL 869A, FCC PART 15 CLASS B, NEC COMPLIANT. NEMA 3R RATED, SEMI-FLUSH MODEL, 39.3" x 14.3" x 6.0". COMPATIBLE WITH TESLA POWER WALL, ENPHASE SOLAR AND IQ BATTERY. SPAN PANEL SYSTEM OR ARCHITECT APPROVED EQUAL.
2. CONFIRM NUMBER AND LOCATION OF LEVEL 2 (208-240V, 48A) ELECTRICAL CAR CHARGERS BY TESLA OR SPAN. WALL MOUNTED AT 5'-0" AFF. SAE J1772 CONNECTOR

CONDUITS AND CONNECTIONS

1. FINAL CONDUIT CONNECTIONS TO HEAT PUMPS, AIR HANDLERS, EXHAUST FANS, AND WATER HEATERS SHALL BE FLEXIBLE METAL (LIQUID TIGHT IN FLAMMABLE, OUTSIDE AND OTHER DAMP AND WET LOCATIONS).
2. CONDUITS LEAVING OR ENTERING BUILDING SHALL BE SEALED PER N.E.C. TO PREVENT ENTRANCE OF MOISTURE.
3. CONDUIT ROUTINGS AND DEVICE/EQUIPMENT LOCATIONS SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTOR SHALL FIELD ROUTE AND LOCATE AS REQUIRED.
4. CONDUIT MATERIAL SHALL BE AS FOLLOWS:
   A. BELOW GRADE: RIGID NON-METALLIC. (POWER ONLY).
   B. CONCEALED RISER FROM 36" BELOW GRADE: RIGID NON-METALLIC. (POWER ONLY)
   C. ABOVE GRADE SUBJECT TO PHYSICAL ABUSE: RIGID GALVANIZED STEEL OR INTERMEDIATE.
   D. ABOVE GRADE NOT SUBJECT TO PHYSICAL ABUSE OR WEATHER: ELECTRICAL METALLIC TUBING.
   E. INDOORS NOT SUBJECT TO PHYSICAL ABUSE: ROMEX
   F. ALL INTERCOM, FIRE ALARM, CLOCK AND CCTV CONDUITS INSTALLED BELOW GRADE THAT ARE NOT UNDER THE BUILDING SLAB: INTERMEDIATE OR RIGID METAL. PVC NOT ALLOWED.

CODES & EQUIPMENT

1. ALL WORK SHALL COMPLY WITH LOCAL AND STATE ELEC. CODES, IN ADDITION TO THE NATIONAL ELECTRIC CODE.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE W/ GULF POWER. TO ENSURE THE OWNER HAS A COMPLETE AND OPERABLE SERVICE.
3. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE PROVIDED WITH SUITABLE PHENOLIC NAMEPLATES.
4. THE CONTRACTOR SHALL VERIFY ALL APPLIANCE LOADS PRIOR TO RUNNING THE CIRCUIT. THE MINIMUM CIRCUIT REQUIREMENTS SHALL BE BASED ON THE APPLIANCE NAMEPLATE VALUE OR CODE REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
5. COORDINATE LOCATIONS OF ELECTRICAL EQUIPMENT, DEVICES, OUTLETS, FIXTURES, ETC., WITH ARCHITECTURAL PLANS, ELEVATIONS AND REFLECTED CEILING PLANS PRIOR TO ROUGH-IN WORK.
6. VERIFY ALL DOOR SWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGHING IN FOR SWITCHES.
7. WORKING SPACE OF 3 FEET SHALL BE MAINTAINED IN FRONT OF ALL ELECTRICAL PANELS AND DEVICES.

RECEPTACLES & SWITCHES

1. **ALL LOW VOLTAGE WIRING AND BOXES BY INTEGRATED SURROUNDINGS.**
2. WHERE TWO SWITCHES ARE SHOWN, PROVIDE SINGLE POLE COMBINATION DECORATOR LIGHT SWITCH - WHITE
3. ALL DIMENSIONS FOR MOUNTING HEIGHTS OF NEW RECEPTACLES AND SWITCHES ARE TO THE CENTER OF THE BOX.
4. VERIFY FLOOR RECEPTACLE LOCATIONS (IF APPLICABLE) WITH OWNER PRIOR TO ROUGH-IN.
5. RECEPTACLES, SWITCHES AND COVER PLATES SHALL BE DECORATOR STYLE. COLOR SHALL BE WHITE.
6. WALL RECEPTACLES SHALL NOT BE INSTALLED BACK TO BACK.
7. RECEPTACLE SPACING MUST BE PER NEC.
8. ALL BATHROOMS, KITCHEN AND OUTDOOR LOCATIONS TO BE GFCI AS REQUIRED PER NEC.
9. SWITCHED OUTLETS SHALL HAVE ONLY TOP PORTION OF OUTLET SWITCHED.

dalrymple | sallis architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

MacBeth Residence
671 Centros St
Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
RSN	JSS

ISSUE DATE: 2026-07-02

REVISIONS

No.	Des.	Date

SHEET TITLE: RCP/LIGHTING PLANS

SHEET NO: A104

PROJECT NO: 26008



2 REAR ELEVATION

1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

MacBeth Residence

671 Centros St
Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
RSN	JSS

ISSUE DATE: 2026-07-02

REVISIONS

No.	Des.	Date

SHEET TITLE: **EXTERIOR ELEVATIONS**

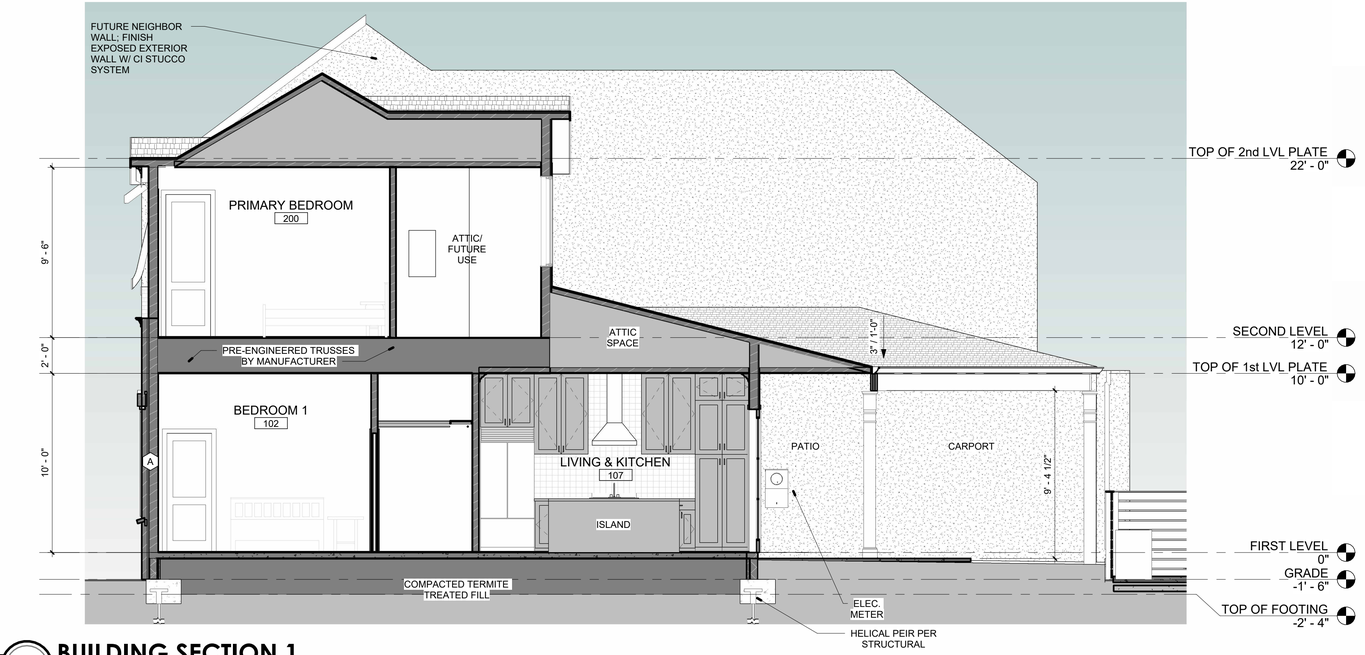
SHEET NO: **A201**

PROJECT NO: 26008



3 BUILDING SECTION 3

1/4" = 1'-0"



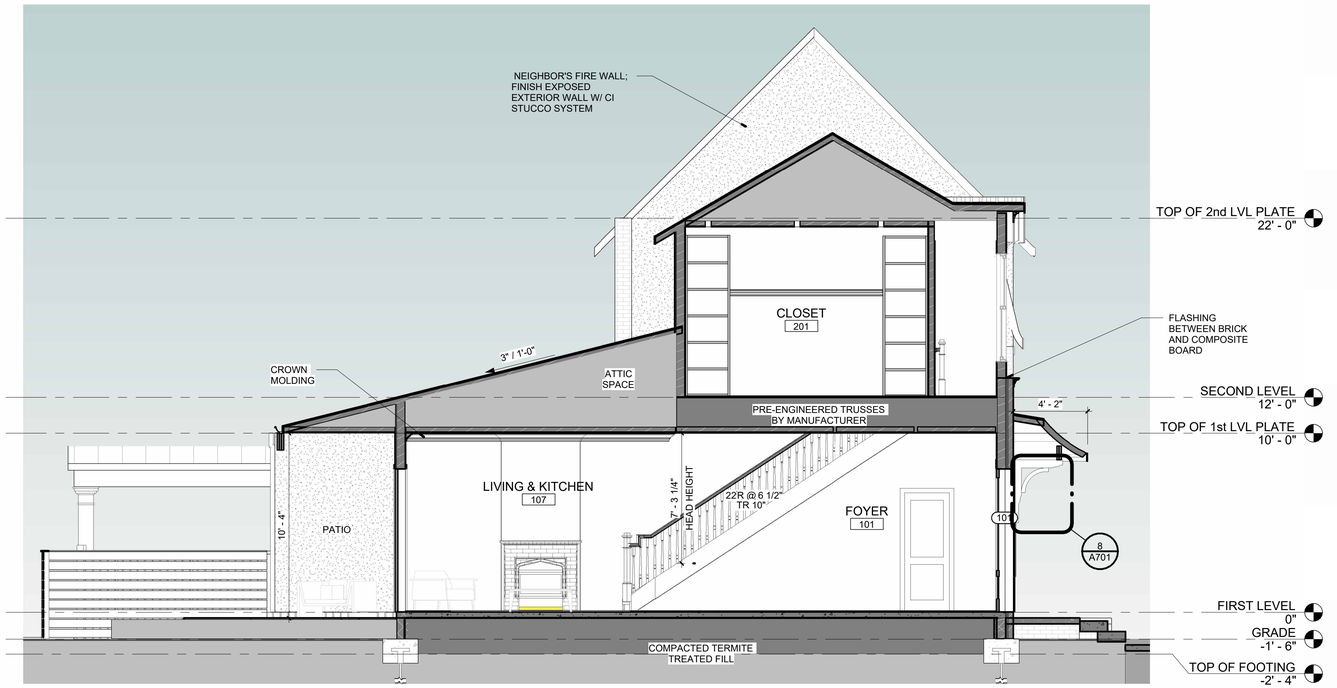
1 BUILDING SECTION 1

1/4" = 1'-0"



4 BUILDING SECTION 4

1/4" = 1'-0"



2 BUILDING SECTION 2

1/4" = 1'-0"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

MacBeth Residence

671 Centros St
Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
RSN	JSS

ISSUE DATE: 2026-07-02

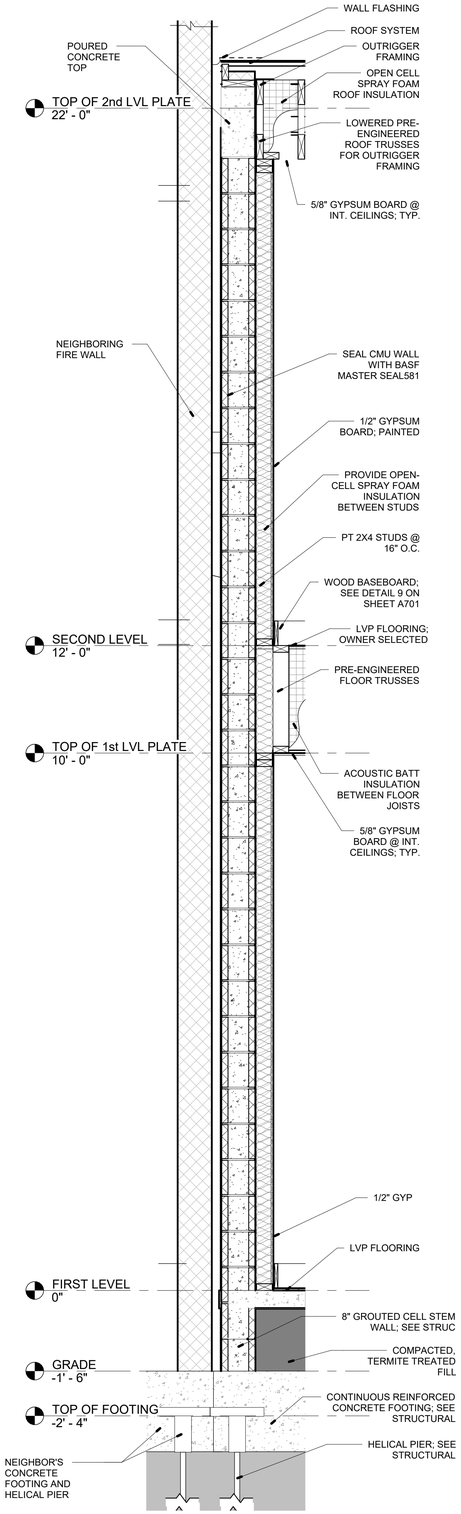
REVISIONS

No.	Des.	Date

SHEET TITLE: **BUILDING SECTIONS**

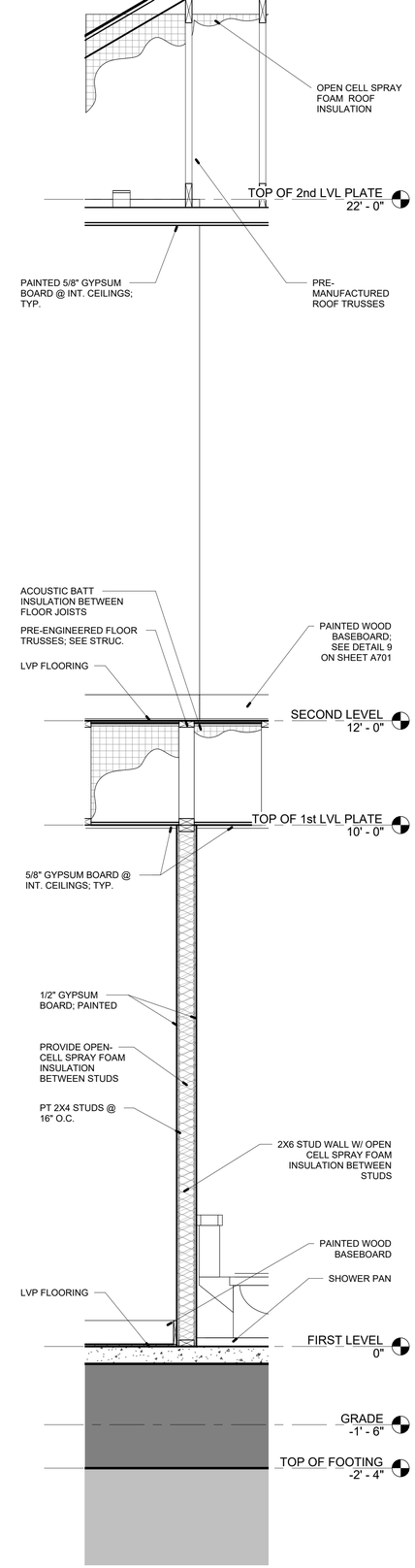
SHEET NO: **A301**

PROJECT NO: 26008



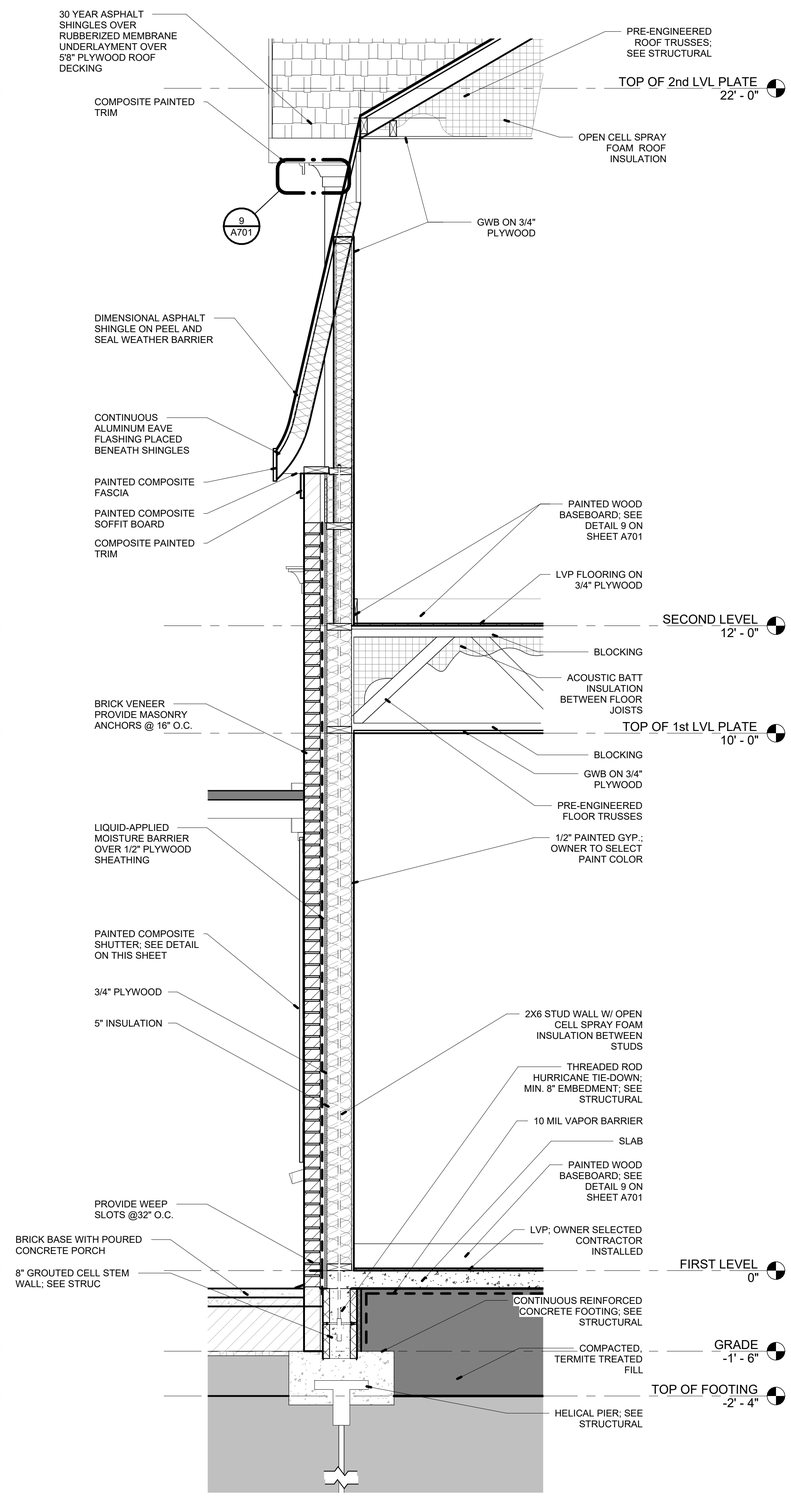
3 2 HR RATED WALL SECTION

3/4" = 1'-0"



2 INTERIOR WALL SECTION

3/4" = 1'-0"



1 ENTRY WALL SECTION

3/4" = 1'-0"

GENERAL NOTES

1. ALL EXTERIOR FLASHING TO BE INSTALLED PER THE FOLLOWING STANDARDS: FMA/AAMA 100, FMA/ AAMA 200, FMA/WDMA 250, FMRA/AAMA/WDMA 300 or FMA/AAMA/ADMA 400.
   - A. FMA/AAMA 100-12: STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH FLANGES OR MOUNTING FINS IN WOOD FRAME CONSTRUCTION
   - B. FMA/AAMA 200-12: STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH FRONTAL FLANGES FOR SURFACE BARRIER MASONRY CONSTRUCTION FOR EXTREME WIND/WATER CONDITIONS
   - C. FMA/WDMA 250-10: STANDARD PRACTICE FOR INSTALLATION OF NON-FRONTAL FLANGE WINDOWS WITH MOUNTING FLANGES FOR SURFACE BARRIER MASONRY CONSTRUCTION FOR EXTREME WIND/WATER CONDITIONS
   - D. FMA/AAMA/WDMA 300-12: STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR DOORS IN WOOD FRAME CONSTRUCTION FOR EXTREME WIND/WATER EXPOSURE
   - E. FMA/AAMA/WDMA 400-13: STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR DOORS IN SURFACE BARRIER MASONRY CONSTRUCTION FOR EXTREME WIND/WATER EXPOSURE

dalrymple | sallis architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

MacBeth Residence

671 Centros St
Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
RSN	JSS

ISSUE DATE: 2026-07-02

REVISIONS

No.	Des.	Date

SHEET TITLE: **WALL SECTIONS**

SHEET NO: **A401**

PROJECT NO: 26008



FRONT ENTRY



BACK PATIO & CARPORT

NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND NOT CONSIDERED CONTRACT DOCUMENTS

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

CONSTRUCTION SET

MacBeth Residence

671 Centros St
Pensacola, FL 32502

DRAWN BY:	CHECKED BY:
RSN	JSS

ISSUE DATE: 2026-07-02

REVISIONS

No.	Des.	Date

SHEET TITLE: 3D EXTERIOR & INTERIOR VIEWS

SHEET NO: A801

PROJECT NO: 26008

Department:	Comments:
Planning	Final review from Aragon ARB will be required prior to permitting.
FIRE	No comment from fire.
PW/E	No comments from engineering.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	ECUA has no comment on the aesthetics of the residence.
FPL	No comments.
ATT	AT&T has no issues with this.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.
Floodplain	This property is in the X and X500 flood zones, so I have no comments.
Traffic Operations	No comments.

Sec. 12-3-12. Redevelopment land use district.

(2) *GRD-1, Gateway redevelopment district, Aragon redevelopment area.*

a. *Purpose of district.* The gateway redevelopment district, Aragon redevelopment area is established to promote the orderly development of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of development proposed within the district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained and the boundary of the adjacent historic district is positively reinforced. Zoning regulations are intended to ensure that future development is compatible with and enhances the pedestrian scale of the existing structures and period architectural character of the adjacent historic district.

b. *Urban character of the district.* The Aragon redevelopment area is characterized by integration of houses, shops, and work places. Mixed land use is encouraged by allowing home occupations and first floor work spaces with apartments and townhouses above. The historic district is the basis for district architectural guidelines, which reflect the scale and lot sizes, and the list of permitted uses is similar to those uses permitted in the historic district to the south.

c. *Uses permitted.*

1. *GRD-1, residential uses.*

i. Single-family and multifamily residential (attached or detached) at a maximum overall density of 17.4 units per acre.

ii. Bed and breakfast (subject to section 12-3-84).

iii. Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed limited to uses listed as conditional uses in subsection (2)c.3.i of this section; two nonfamily members as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.

iv. Community residential homes licensed by the state department of children and family services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.

v. Limited office space allowed only with residential use occupying a minimum of 50 percent of total building square footage of principal and outbuildings.

vi. Family day care homes licensed by the state department of children and family services as defined in state statutes.

2. *GRD-1, public uses.*

i. Meeting hall, U.S. Post Office pavilion, buildings used for community purposes, not to exceed 5,000 square feet.

ii. Publicly owned or operated parks and playgrounds.

iii. Churches, Sunday school buildings and parish houses.

3. *GRD-1, commercial uses.*

i. The following uses limited to a maximum area of 5,000 square feet:

(a) Antique shops.

(b) Art galleries.

(c) Bakeries whose products are sold at retail and only on the premises.

(d) Banks (except drive-through).

(e) Barbershops and beauty shops.

(f) Child care facilities (subject to section 12-3-87).

(g) Health clubs, spas, and exercise centers.

(h) Jewelers.

(i) Laundry and dry-cleaning pick-up stations.

(j) Office buildings.

(k) Restaurants (except drive-ins).

(l) Retail sales and services.

(m) Retail food and drugstore.

(n) Specialty shops.

(o) Studios.

4. *GRD-1, miscellaneous uses.*

i. Outbuildings and uses can include:

(a) Garage apartments.

(b) Carriage houses.

(c) Studios.

(d) Granny flats.

(e) Storage buildings.

(f) Garages.

(g) Swimming pools.

(h) Hot tubs.

(i) Offices.

Refer to Aragon Urban Regulations in Aragon Design Code for maximum impervious surface per lot type.

ii. Minor structures for utilities (gas, water, sewer, electric, telephone).

d. *Procedure for review.*

1. *Review and approval by the planning board.* All activities regulated by this subsection, including preliminary and final site plan review, shall be subject to review and approval by the planning board as established in section 12-12-2. Abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board shall be in accordance with section 12-12-2(11). If agreement cannot be reached as it pertains to such

request for abbreviated review by the board secretary and chairperson then the matter will be referred to the planning board for a decision.

2. *Decisions.*

    i. *General consideration.* The board shall consider plans for buildings based on regulations described herein. In their review of plans for new construction, the board shall consider exterior design and appearance of the building, including the front, sides, rear and roof; materials, textures and colors; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to the immediate surroundings and to the district in which it is located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, including painting, and is not restricted to those exteriors visible from a public street or place.

    ii. *Rules governing decisions.* Before approving the plans for any proposed building located or to be located in a district, the board shall find:

        (a) In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style, materials and colors.

        (b) In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural value of the building.

3. *Plan submission.* Every activity that requires plans in order to erect, construct, demolish, renovate or alter an exterior of a building, sign or exterior site work, located or to be located in the GRD-1 district shall be accompanied with drawings or sketches. All drawings must be drawn to scale and be legible. The minimum size scale for site plans is 1" = 20'0"; the minimum scale for floor plans is 1/8" = 1'0"; and the minimum scale for exterior elevations is 1/8" = 1'0". The scale for other items, such as signs and details, shall be as large as necessary to fully define the detail of those items. Major projects with very large buildings may vary from the scale referenced above for ease of presentation.

    i. *Site plan.*

        (a) Indicate overall property dimensions and building size, and building setback line and building frontage zone.

        (b) Indicate relationship of adjacent buildings, if any.

        (c) Indicate layout of all driveways and parking on the site including materials.

        (d) Indicate all fences, including materials, dimensions, architectural elements and color, and signs, with dimensions as required to show exact locations.

        (e) Indicate existing trees and existing and new landscaping.

    ii. *Floor plan.*

(a) Indicate locations and sizes of all exterior doors and windows.

(b) Indicate all porches, steps, ramps and handrails.

(c) For renovations or additions to existing buildings, indicate all existing conditions and features as well as the revised conditions and features and the relationship of both.

iii. *Exterior elevations.*

(a) Indicate all four elevations of the exterior of the building.

(b) Indicate the relationship of this project to adjacent structures, if any.

(c) Indicate exposed foundation walls, including the type of material, screening, dimensions, and architectural elements.

(d) Indicate exterior wall materials, including type of materials, dimensions, architectural elements and color.

(e) Indicate exterior windows and doors, including type, style, dimensions, materials, architectural elements, trim, and colors.

(f) Indicate all porches, including ceilings, steps, and ramps, including type of materials, dimensions, architectural elements and color.

(g) Indicate all porch, stair, and ramp railings, including type of material, dimensions, architectural elements, trim, and color.

(h) Indicate roofs, including type of material, dimensions, architectural elements, associated trims and flashing, and color.

(i) Indicate all signs, whether they are building-mounted or freestanding, including material, style, architectural elements, size and type of letters, and color. The signs must be drawn to scale in accurate relationship to the building and the site.

iv. *Miscellaneous.*

(a) Show enlarged details of any special features of either the building or the site that cannot be clearly depicted in any of the above-referenced drawings.

4. *Submission of photographs.*

i. Provide photographs of the site for the proposed new construction in sufficient quantity to indicate all existing site features, such as trees, fences, sidewalks, driveways, and topography.

ii Provide photographs of the adjoining "street scape," including adjacent buildings to indicate the relationship of the new construction to these adjacent properties.

5. *Submission of descriptive product literature/brochures.*

i. Provide samples, photographs, or detailed, legible product literature on all windows, doors and shutters proposed for use in the project. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.

ii. Provide descriptive literature, samples, or photographs showing specific detailed information about signs and letters, if necessary, to augment or clarify information shown on the drawings. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.

iii. Provide samples or descriptive literature on roofing material and type to augment the information on the drawings. The information must indicate dimensions, details, material, color and style.

iv. Provide samples or literature on any exterior light fixtures or other exterior ornamental features, such as wrought iron, railings, columns, posts, balusters, and newels. Indicate size, style, material, detailing and color.

e. *Regulations for any development within the GRD-1 zoning district.* These regulations are intended to address the design and construction of elements common to any development within the GRD-1 zoning district which requires review and approval by the planning board. Regulations and standards that relate specifically to new construction and/or structural rehabilitation and repairs to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established below. The Aragon Design Code describes the building types and architectural styles that are considered to be compatible with the intent of the GRD-1 regulations. This definition of styles should be consulted to ensure that the proper elements are used in combination in lieu of combining elements that are not appropriate for use together on the same building. Amendments to the Aragon Design Code may be made by the city council following a recommendation of the planning board and a public hearing before the city council, without necessity for amending this chapter.

1. *Building height limit.* No building shall exceed the following height limits: Type I Townhouses and Type III Park Houses shall not exceed 55 feet or 3½ stories. Type II Cottages, Type IV Sideyard House, Type V Small Cottage, and Type VI Row House shall not exceed 45 feet or 2½ stories. No outbuilding shall exceed 35 feet or 2½ stories. Refer to Aragon Design Code.

2. *Landscaping.*

i. Landscaping requirements in the GRD-1 district shall be based on Aragon Design Code.

ii. All service areas (i.e., dumpsters or trash handling areas, service entrances or utility facilities, loading docks or space) must be screened from adjoining property and from public view by one of the following:

(a) Fence or wall, six feet high;

(b) Vegetation, six feet high (within three years);

(c) A combination of the above.

3. *Protection of trees.* It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the Aragon redevelopment area and to ensure the preservation of such trees as described below:

i. Any of the following species having a minimum trunk diameter of eight inches (25.1 inches in circumference) at a height of one foot above grade: Live Oak and Water Oak; Magnolia having a minimum trunk diameter of six inches (18.8 inches in circumference) at a height of one foot above grade; and

ii. Any of the following flowering trees with a minimum trunk diameter of four inches (12.55 inches in circumference) at a height of one foot above grade: Redbud, Dogwood, and Crape Myrtle.

No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, undertake tree removal, or effectively destroy through damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the GRD-1 district, without first having obtained a permit from the city to do so. Refer to section 12-6-7 for tree removal permit application procedures and guidelines.

4. *Fences.*

i. Original fences in the older sections of the city were constructed of wood with a paint finish in many varying ornamental designs, or may have been constructed of brick or wrought iron. The style of the fence and the materials used typically related directly to the style and type of materials used for the building on the property. Refer to Aragon Design Code for required types of fences at different locations.

ii. On every corner lot on both public and private streets intersecting 9th Avenue a sight triangle described by the intersection of the projection of the outer curb (next to the driving lane) lines extended, and a line joining the points on those lines 30 feet from said intersection shall be clear of any structure, solid waste container, parked vehicles, including recreational vehicles, or planting of such nature and dimension as to obstruct lateral vision, provided that this requirement shall generally not apply to tree trunks trimmed of foliage to eight feet, and newly planted material with immature crown development allowing visibility, or a post, column, or similar structure that is no greater than one foot in cross-section diameter. Lateral vision shall be maintained between a height of three feet and eight feet above grade. All other streets and intersections within the GRD-1 district shall be exempt from the requirements of section 12-3-58, Required Visibility Triangle. In addition the following provisions apply:

(a) Chain-link, exposed masonry block and barbed wire are prohibited fence materials in the GRD-1 district. Approved materials will include but not necessarily be limited to wood, brick, stone (base only) and wrought iron, or stucco. Materials can be used in combination.

(b) All wood or wrought iron fences shall be painted if the principal building is painted. Wood fences shall be constructed utilizing one of a variety of designs, especially a design that will reflect details similar to those on the building. It is recommended that the use of wrought iron or brick fences be constructed in conjunction with buildings that use masonry materials in their construction or at locations requiring them. "Dog ear pickets" are not acceptable. Refer to Architectural Standards in Aragon Design Code.

(c) Fences in the required front yard will be no higher than four feet and six feet, six inches in the side and rear yards. On corner lots, fences constructed within the required street side yard shall not exceed four feet in height if the fence would obstruct the visibility from an adjacent residential driveway. Otherwise fences within the required street side yard may be built to a maximum of six feet, six inches.

5. *Signage.*

i. Informational signs. All informational signs, even if erected on private property, are subject to regulations contained in this section.

ii. Commercial signs. It is the intent of the Aragon redevelopment area to recapture the turn-of-the century feeling of commerce in Aragon's core neighborhood. To this end, special consideration will be given to a variety of painted signs on brick and stucco walls, building cornices, canopies and awnings, even on sidewalks and curbs.

iii. Sign style shall be complementary to the style of the building on the property. In the older sections of the city the support structure and trim work on a sign was typically ornamental, as well as functional.

Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. In addition to the prohibited signs listed below, all signs listed in section 12-5-7 are prohibited within the GRD-1 district. The design, color scheme and materials of all signs shall be subject to approval by the planning board. Only the following signs shall be permitted in the GRD-1 district:

(a) Permitted signs.

(1) Temporary accessory signs.

a. One non-illuminated sign advertising the sale, lease, or rental of the lot or building, said sign not exceeding two square feet in area.

b. One non-illuminated sign per street frontage, not more than 32 square feet in area in connection with new construction work related to Aragon's development, community sites, parks, or Privateer's Alley.

(2) Permanent accessory signs.

a. Each mixed-use or commercial property shall be limited to one sign per lot for Type II through VI. The sign may be placed on the street side or alley frontage. Type I shall be limited to one sign per street and one for alley frontage. The sign may be projected from the building, a wall-mounted sign, or a painted sign. Signs projecting from a building or extending over public property shall maintain a clear height of nine feet six inches above the public property and shall not extend above the roof line on which it is attached. The sign may be mounted to or painted on the face of a wall of the building, hung from a bracket that is mounted to a wall of a building, or hung from other ornamental elements on the building. Attached or wall signs may be placed on the front or one side of the building. The sign may be illuminated provided the source of light is not visible beyond the property line of the lot on which the sign is located.

b. Advertising display area.

1. GRD-1, Type II through Type VI residential home occupation and mixed-use lots are not to exceed ten square feet.

2. GRD-1, Type I commercial lots are not to exceed 35 square feet per street front.

3. A combination of two attached wall signs may be used, but shall not exceed a total of 35 square feet.

4. If fronting an alley the size shall not exceed 12 square feet.

c. One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than three square feet and shall be attached flat against the wall of the building.

d. Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the mayor and board.

(b) Prohibited signs.

(1) Any sign using plastic materials for lettering or background.

(2) Internally illuminated signs.

(3) Portable signs.

(4) Nonaccessory signs.

(5) Back lit canvas awnings.

(6) Flashing, strobe, or neon signs.

(7) Neon signs placed inside a window.

6. *Driveways and sidewalks.* The following regulations and standards apply to driveways and sidewalks in the GRD-1 district:

i. Driveways shall be allowed at locations indicated in the Aragon Design Code.

(a) Where asphalt or concrete is used as a driveway material, the use of an appropriate coloring agent is allowed.

(b) From the street pavement edge to the building setback the only materials allowed shall be brick, concrete pavers, colored or approved stamped concrete or poured concrete.

ii. Sidewalks, construction, repair and maintenance of sidewalks are all required on public rights-of-way within the district. Sidewalks shall be constructed of concrete, a combination of concrete and either brick, concrete pavers or concrete poured and stamped with an ornamental pattern or smooth finish.

7. *Off-street parking.* Off-street parking is required in the GRD-1 district. The requirements for off-street parking in this district recognize that the Aragon redevelopment area forms a transition neighborhood between the adjacent historic district to the south, where off-street parking is not required in the historic commercial zoning districts and the remainder of the gateway redevelopment district where conventional off-street parking requirements apply. The off-street parking requirements in the GRD-1 district reflect a land use pattern that encourages small scale commercial land uses adjacent to residential uses that are accessible through a network of pedestrian improvements, such as sidewalks, plazas and

open spaces. Because parking areas were not a common land use in the older sections of the city, their location is set forth in the standards.

i. Residential uses.

(a) Single-family and accessory unit—One space/unit.

(b) Townhouse and multifamily—One space/unit.

(c) Bed and breakfast—One space per owner plus one space/sleeping room.

(d) Home occupation—One space/nonfamily employee.

(e) Community residential home—One space/two beds.

ii. Public uses.

(a) Meeting hall, U.S. Post Office pavilion, buildings used exclusively for federal, state, county or city governments for public purposes—One space/500 square feet.

(b) Publicly owned or operated parks and playgrounds—None required.

(c) Churches, Sunday school buildings and parish houses—One space/four fixed seats.

iii. Commercial uses.

(a) Antique shops—One space/500 square feet.

(b) Art galleries—One space/500 square feet.

(c) Bakeries (retail only)—One space/500 square feet.

(d) Barbershops and beauty shops—One space/station and one space/employee.

(e) Day care centers—One space/employee plus one space/classroom.

(f) Health clubs, spas and exercise centers—One space/300 square feet.

(g) Jewelers—One space/500 square feet.

(h) Laundry and dry-cleaning pick-up stations—One space/employee.

(i) Office buildings—One space/500 square feet.

(j) Restaurants (except drive-ins)—One space/500 square feet.

(k) Retail sales and services—One space/500 square feet.

(l) Retail food and drugstore—One space/500 square feet.

(m) Specialty shops—One space/500 square feet.

(n) Studios—One space/50 square feet unless owner occupied.

iv. For Type I Townhouse the uses identified in subsections (2)e.7.i through iii of this section, on-street parking on Romana Street and 9th Avenue within 500 feet of the building may be used towards this requirement for nonemployee parking only. One off-street parking space shall be required for each employee in the building.

v. Parking shall be screened from view of adjacent property and the street by fencing, landscaping or a combination of the two approved by the board, except in alley locations.

vi. Materials for parking areas shall be concrete, concrete or brick pavers, asphalt, oyster shells, clam shells or #57 granite, pea gravel or marble chips. Where asphalt or concrete are used, the use of a coloring agent is allowed. The use of acceptable stamped patterns on poured concrete is encouraged.

viii. For Type I Townhouse as an option to providing the required off-street parking as specified in subsections (2)e.7.i through iii of this section, the required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).

8. *Paint colors.* The planning board has adopted palettes of colors considered compatible with historic colors from several paint manufacturers that represent acceptable colors for use in the GRD-1 district. Samples of these palettes can be reviewed at the office of the building inspector or the secretary of the GRD board.

9. *Outbuildings.* Outbuildings shall not exceed a maximum height of 35 feet. The accessory structure shall match the style, roof pitch, and other design features of the main residential structure.

10. *Architectural review standards.*

i. *Exterior lighting.* Exterior lighting in the district will be post-mounted street lights and building-mounted lights adjacent to entryways or landscaping lights that are shielded. Lamps shall be typically ornamental in design and appropriate for the building style. Refer to Aragon Design Code, Architectural Standards.

(a) Exterior lighting fixtures must be appropriate for building style. Refer to Aragon Design Code, Architectural Standards.

(b) Exterior. Where exterior lighting is allowed to be detached from the building, the fixtures visible from off-premises (other than landscape lighting that is permitted) shall be post-mounted and used adjacent to sidewalk or driveway entrances or around parking. If post-mounted lights are used, they shall not exceed 12 feet in height. Exterior lights shall be placed so that they do not shine directly at neighbors.

(c) The light element itself shall be a true gas lamp or shall be electrically operated using incandescent, halogen, metal halide or high pressure sodium lamps. Fluorescent and mercury vapor lamps are prohibited.

(d) The use of pole mounted high pressure sodium utility/security lights is prohibited.

ii. *Exterior building walls.* Exterior treatments will be of wood, cedar shingles, wood clapboard, board and batten or board on board, fiber-cement smooth lap siding (Hardiplank), brick, stone for Craftsman style buildings, or stucco. Building wall finish must be appropriate for building style (Refer to Aragon Design Code, Architectural Standards). Individual windows and porch openings, when rectangular, shall be square or vertical proportion and have multiple lights, unless architectural style dictates other combinations. Chimneys shall be architecturally compatible with the style. All primary structures are required to

elevate their first finished floor 18 to 36 inches above grade, except Type I Townhouse. Base treatment shall be articulated.

(a) Vinyl or metal siding is prohibited.

(b) Wood siding and trim shall be finished with paint or stain, utilizing colors approved by the board.

(c) Foundation piers shall be exposed brick masonry or sand textured plaster over masonry. If in-fill between piers is proposed, piers shall be skirted and screened in an opaque manner. It is encouraged that in-fill panels of wood lattice be utilized or brick screens where appropriate.

iii. *Roofs.* Roofs may be of metal, wood shake, dimensional asphalt shingle, slate, diamond shape asphalt shingles or single ply membrane or built up (for flat roofs), and must be of the appropriate architectural style. Roof pitch for sloped roofs above the main body shall be at least eight on 12 on one- and two-story buildings and six on 12 on buildings with three stories, unless architectural style dictates other slope, for example Craftsman. Eaves shall be appropriate for the architectural style. Shed roofs shall be allowed only against a principal building or perimeter wall. Flat roofs shall not be permitted without parapets, cornices, eaves overhangs boxed with modillions, dentrils, or other moldings. The maximum size of the roof deck, window's walks, towers, turrets, etc., is 200 square feet, with the maximum height of ten feet above the maximum allowable building height.

(a) Eaves and soffits may be: wood, painted or stained; smooth finish or sand textured stucco soffits, if detailed appropriately; or fiber-cement, if detailed appropriately ("Hardisoffit" or Hardipanel" vertical siding panels). Eaves shall be appropriate for architectural style and type.

(b) Flashing may be anodized or pre-finished aluminum, galvanized steel of naturally weathered copper.

(c) Gutters and downspouts may be anodized or pre-finished aluminum, galvanized steel or naturally weathered copper.

iv. *Balconies and porches.* Front porches are required for all Type II through Type V principal structures, and porches or balconies are required for Type I and Type VI principal structures. Type I principal structure balconies supported by columns, the outside edge of the columns shall be located at the outside edge of the public sidewalk, and the balcony shall not extend past the columns. Balconies shall not be cantilevered more than eight feet. See the below figures for balcony and porch dimensions.

v. *Doors.* Entrance doors with an in-fill of raised panels below and glazed panels above were typically used in older sections of the city. Single doorways with a glazed transom above allows for both light and ventilation to enter the entrance way or entrance foyer of the building. Double doors are usually associated with a larger home or building layout.

(a) Doors are to be appropriate for building style and type. Entrance doors shall be fabricated of solid wood, metal, or fiberglass. Refer to Aragon Design Code, Architectural Standards and Architectural Styles.

vi. *Windows.* Individual windows shall have vertical proportion.

(a) Windows are to be fabricated of wood or vinyl clad wood windows. Solid vinyl windows may be used if the components (jamb, sash, frame, sill, etc.) are sized and proportioned to duplicate wood. Steel or aluminum windows are prohibited.

(b) All individual windows shall conform to vertical proportions of not less than 1:1.5, unless architectural styles dictate otherwise. Assemblage of complying window units to create large window openings is acceptable. Kitchen and bathroom windows are considered exceptions and are not regulated by vertical proportions, but are subject to approval if they detract from the overall vertical orientation.

(c) Window sections shall be appropriate for style. Refer to Aragon Design Code.

(d) The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building.

(e) Window trim or casing is to be a nominal five-inch member at all sides, head and sill.

(f) Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the planning board.

(g) Highly reflected glazing is prohibited. Insulated glass units are encouraged.

vii. *Shutters.* Shutters are an exterior ornamental and functional architectural feature that have traditionally been used on windows, and occasionally, on doors.

(a) Shutters may be operable or fixed.

(b) If shutters are to be used on a project, they must be dimensioned to the proper size so that they would completely cover the window both in width and height if they were closed.

(c) The style of the shutters must be louvered, flat vertical boards or paneled boards, with final determination being based on compatibility with the overall building design.

(d) Shutters to be fabricated of wood or vinyl.

(e) Shutters are to be appropriate for building style and type. Refer to Aragon Design Code, Architectural Styles.

viii. *Chimneys.* Chimneys constructed of brick masonry, exposed or cement plastered, are architecturally compatible.

(a) The chimneys are to be constructed of masonry with the exposed surface to be brick or sand textured plaster. Rough texture stucco is prohibited.

(b) The finished exposed surface of chimneys are to be left natural without any paint finish, unless the chimney is plastered or stuccoed.

(c) Flashing shall consist of galvanized steel, copper sheet metal or painted aluminum.

(d) The extent of simplicity or ornamentation shall be commensurate with the overall style and size of the building on which the chimney is constructed.

ix. *Trim and miscellaneous ornament.*

(a) Trim and ornament, where used, is to be fabricated of wood, stucco or stone.

(b) Trim and ornament will be painted to match, or be coordinated with, door and window casings, porch railings, porch columns, and basic projecting elements of the building.

x. *Miscellaneous mechanical equipment.*

(a) Air conditioning condensing units shall not be mounted on any roof where they are visible from any street.

(b) Air conditioning condensing units that are mounted on the ground shall be in either side yards or rear yards.

(c) Visual screening consisting of ornamental fencing or landscaping shall be installed around all air conditioning condensing units to conceal them from view from any adjacent street or property owner.

(d) Exhaust fans or other building penetrations as may be required by other authorities shall be allowed to penetrate the wall or the roof but only in locations where they can be concealed from view from any street. No penetrations shall be allowed on the front of the building. They may be allowed on side walls if they are properly screened. It is desirable that any penetrations occur on rear walls or the rear side of roofs.

xi. *Accessibility ramps and outdoor stairs.*

(a) Whenever possible, accessibility ramps and outdoor stairways shall be located to the side or the rear of the property.

(b) The design of accessibility ramps and outdoor stairs shall be consistent with the architectural style of the building.

(c) Building elements, materials and construction methods shall be consistent with the existing structure.

xii. *Outbuildings.*

(a) Outbuildings shall be detailed in a manner similar to the house. Detached garages are strongly encouraged.

(b) Accessory dwelling units are permitted and encouraged, and shall be detailed in a manner similar to the house.

11. *Additional regulations.* In addition to the regulations established above in subsections (2)e.1 through 10 of this section, any permitted use within the GRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4, Alcoholic Beverages.

f. *Procedures for review of renovation, alterations, and additions to structures within the GRD-1 district.* The regulations and standards established in subsections (2)a through e of this section,

shall apply to all plans for the renovation, alteration and addition to structures within the GRD-1 district.

1. Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and standards set forth in subsection (2) of this section may be approved by letter to the building official from the board secretary and the chairperson of the planning board. If agreement cannot be reached as it pertains to such request for abbreviated review by the board secretary and chairperson, then the matter will be referred to the entire board for a decision.

File #: 26-881 | Planning Board | 8/11/2026

QUASI-JUDICIAL HEARING

SUBJECT:

Final aesthetic review – 570 E. Romana Street – Gateway Redevelopment District-1 (Aragon)

SUMMARY:

Scott Sallis, Dalrymple Sallis Architecture, is requesting final aesthetic approval for a new two-story single-family residence with a rear garage and accessory dwelling unit, backyard deck, and patio. This property is located in the Aragon neighborhood and has been designed to comply with the Type III – Park House standards. The proposed materials are consistent with other homes in the area and will include lap siding, a brick veneer foundation, and landscaping at the front and sides.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

RECOMMENDED CODE SECTIONS
Sec. 12-3-13(2) GRD-1, Gateway redevelopment district, Aragon redevelopment area

ATTACHMENTS:

1. Images
2. Application and Materials
3. Review Comments
4. Sec._12_3_12(2).___Redevelopment_land_use_district.

570 E. Romana Street





City of Pensacola
America's First Settlement
And Most Historic City

Planning Board Application
Request for Aesthetic Review

Application Date: **7/10/26**

***Project Address*:** **570 E Romana St. Pensacola, FL 32502**

Applicant: **John Scott Sallis**

Applicant's Address: **503 E Government St**

Email: **Scott@DalSal.com** Phone: **850-470-6397**

Property Owner: **Michael & Cindy Gray**

Redevelopment District: ○ ***Waterfront*** ◉ ***Gateway*** ○ ***South Palafox Business*** ○ ***North 9th Avenue***

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

The project is a new (2) story Type III - Park House approximately 3,205 SF slab on grade with helical piers, wood framed single family residence with a 533 SF detached garage and loft located at 570 E Romana St. The exterior scope includes a backyard deck and patio between the detached garage structure with a loft above. The front facade is white lapboard siding with red brick at the base of the home. Landscaping includes plantings in the front and sides of the property.

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.

J. Scott Sallis

Applicant Signature

07/10/2026

Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

dalrymple | sallis
architecture

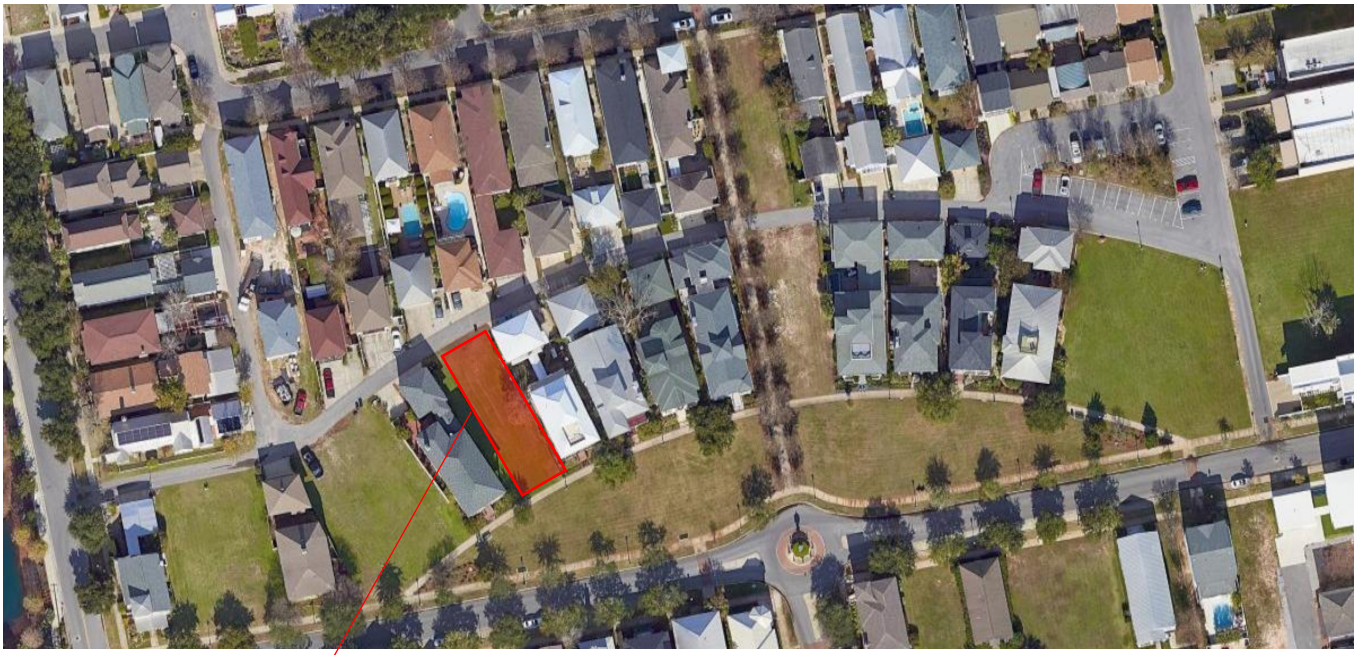
503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Date: Friday, June 12, 2026

Project: 570 E Romana St. Pensacola, FL 32502

Recipient: **Pensacola Planning Board**

Existing Conditions



570 E Romana St



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Existing Conditions





View From Rear of Lot Looking Southeast



View from E Romana St looking Northwest

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Exterior Color Schedule

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Brick Veneer	US Brick	Derby Lane Brick Veneer
Siding	Sherwin Williams	"SW 7005" Pure White
Doors	Range Wood Doors	DB 7302 Walnut Brown
Windows	Range Windows	Dark Bronze
Shingle roofing	GAF	Timberline HDZ - Pewter Gray
Fence	Powder Coated Alumn.	Dark Bronze
Exterior Trim	Sherwin Williams	"SW 7551" Greek Villa
Lighting	Bevolo	Copper
Gate	Powder Coated Alumn.	Dark Bronze
Garden Wall	US Brick	Derby Lane Brick Veneer
Gutters and Downspouts	Powder Coated Alum.	Dark Bronze
Exterior Ceilings	Sherwin Williams	"SW 6204" Sea Salt
Shake	Sherwin Williams	"SW 7011" Natural Choice
Permeable Pavers	Belgard	Cambridge Cobble - Arctic
Railings	Powder Coated Alumn.	Dark Bronze
Pergola	Custom	Stained to match shutters
Shutters	Fiberglass	"SW 2809" Rookwood Shutter Green

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

SHINGLE ROOF



30 Year Dimensional Asphalt Shingles Over Adhered Membrane Underlayment

Timberline® HDZ Lifetime Shingles
Color/Finish: Pewter Gray

Brick



US Brick
Color: Derby Lane

Pavers



Belgard
Cambridge Cobble
Color: Arctic

PAINT COLOR

SW 7005
Pure White

Siding

Lap Siding
"SW 7005" Pure White

SW 7551
Greek Villa

Exterior Trim

"SW 7551" Greek Villa

SW 7011
Natural Choice

Shake

"SW 7011" Natural Choice

SW 2809
Rookwood Shutter Green

Shutters

"SW 2809" Rookwood Shutter Green

SW 6204
Sea Salt

Exterior Ceiling

"SW 6204" Sea Salt

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

LIGHTING



Bevolo French Quarter hanging chain exterior light fixture

Finish: Copper

GUTTERS



Gutter and Down Spout -
Finish: Dark Bronze



Round- Style

Windows

New vinyl windows w/ dark bronze finish



Finish: Dark Bronze

30" x 72"



30" x 72"



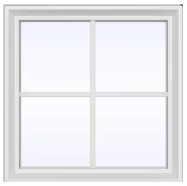
30" x 48"



24" x 48"



30" x 36"



24" x 36"



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Pergola

Custom wood Pergola

Solid body stain on cypress -
Stained to match shutters



Doors

Custom Wood Doors w/ solid body stain
finish: "DB 7302" Walnut Brown



36' x 96'



Front Door -
3/4 VIEW 4-Lite, 1-Panel

36' x 96'



Upstairs Front Balcony Door -
Full VIEW 10-Lite

36' x 80'



Loft Side Door -
1/2 VIEW 6-Lite, 1-Panel

36' x 96'



Back Porch Door -
3/4 VIEW 8-Lite, 1-Panel

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Railings

Powder-coated Aluminum





Finish: Dark Bronze

Fence

Powder-coated Aluminum





Finish: Dark Bronze

Gate

Powder-coated Aluminum





Finish: Dark Bronze

Shutters

Painted Fiberglass Shutters

Color: "SW 2809" Rookwood Shutter Green





Garage Doors

9' x 8' Custom wood garage doors
finish: "DB 7302" Walnut Brown





dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Landscaping

w/ Pine Straw Mulch

White Iris



Inidan Hawthorn



Loropetalum



Agapanthus



Medium Gardenia



Lantana



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Landscaping

Japanese Yew



Cedar Elm



Tulip of Yellow Poplar



Japanese Maple



dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
V 850.470.6399
F 850.470.6397
www.dalsal.com

Color Renderings

Front view





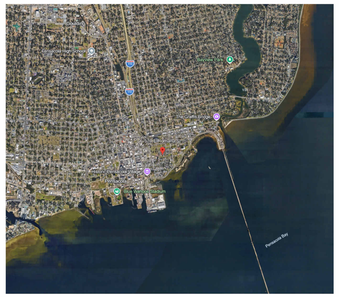
Rear View



GRAY RESIDENCE

NEW CONSTRUCTION RESIDENCE IN ARAGON

570 E ROMANA ST. PENSACOLA, FL 32502

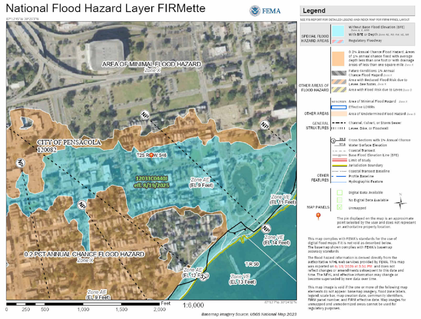


VICINITY MAP



SITE MAP

National Flood Hazard Layer FIRMette



FEMA FLOOD MAP



1 EXTERIOR FRONT PERSPECTIVE

PROJECT TEAM:

ARCHITECT OF RECORD :
J. SCOTT SALLIS, AIA scott@dalsal.com
DALRYMPLE | SALLIS ARCHITECTURE
503 E. GOVERNMENT ST.
PENSACOLA, FL 32502
(850) 470-6399

INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
S004	Unnamed	
GENERAL		
G001	TITLE SHEET	
ARCHITECTURAL		
A001	SITE PLAN	
A002	LANDSCAPE PLAN	
A101	NEW WORK FIRST FLOOR PLAN	
A102	NEW WORK SECOND FLOOR PLAN	
A103	NEW WORK THIRD FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A203	EXTERIOR ELEVATIONS	
A801	3D EXTERIOR PERSPECTIVE VIEWS	
A802	3D INTERIOR PERSPECTIVE VIEWS	
Grand total: 12		

BUILDING DATA

APPLICABLE CODES:
2023 FLORIDA BUILDING CODE 8TH EDITION, RESIDENTIAL
FLORIDA FIRE PREVENTION CODE, 8TH EDITION
1999 ARAGON DESIGN CODE

CONSTRUCTION TYPE FBC TABLE 601:
TYPE VB: UNPROTECTED, UNSPRINKLERED

OCCUPANCY CLASSIFICATION:
RESIDENTIAL (R-3) - SINGLE FAMILY DWELLING UNIT

PENSACOLA LDC ZONED: GRD-1

FLOOD ZONE: AE (EL. 9'-0")

PHYSICAL PROPERTIES:
BUILDING HEIGHT PER TABLE 504.3:
ALLOWABLE BUILDING HEIGHT: 40'
ACTUAL BUILDING HEIGHT: 39' 7"

NO. OF STORIES PER TABLE 504.4:
REQUIRED NUMBER OF STORIES 3
ACTUAL NUMBER OF STORIES: 2

ALLOWABLE FLOOR AREA PER TABLE 506.2:
ALLOWABLE AREA: UNLIMITED
ACTUAL AREA: X,XXX

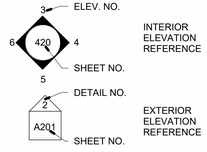
BUILDING AREA TOTALS

LEVEL	AREA	COMMENTS

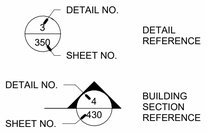
GENERAL NOTES

1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
3. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
4. CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
5. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
6. PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
8. DO NOT SCALE DRAWINGS; USE DIMENSIONS.
9. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
10. PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON. ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
11. PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
12. COMPLY WITH 2023 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2023 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

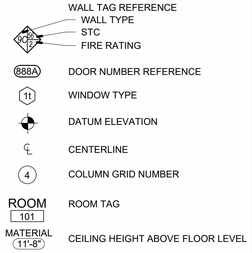
ELEVATION REFERENCES



DETAIL REFERENCES



ANNOTATION REFERENCES



REVISION NUMBER REFERENCE



dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

GRAY RESIDENCE
570 E ROMANA ST. PENSACOLA, FL 32502

DRAWN BY:	CHECKED BY:
Author	JSS

ISSUE DATE: 2026-05-08

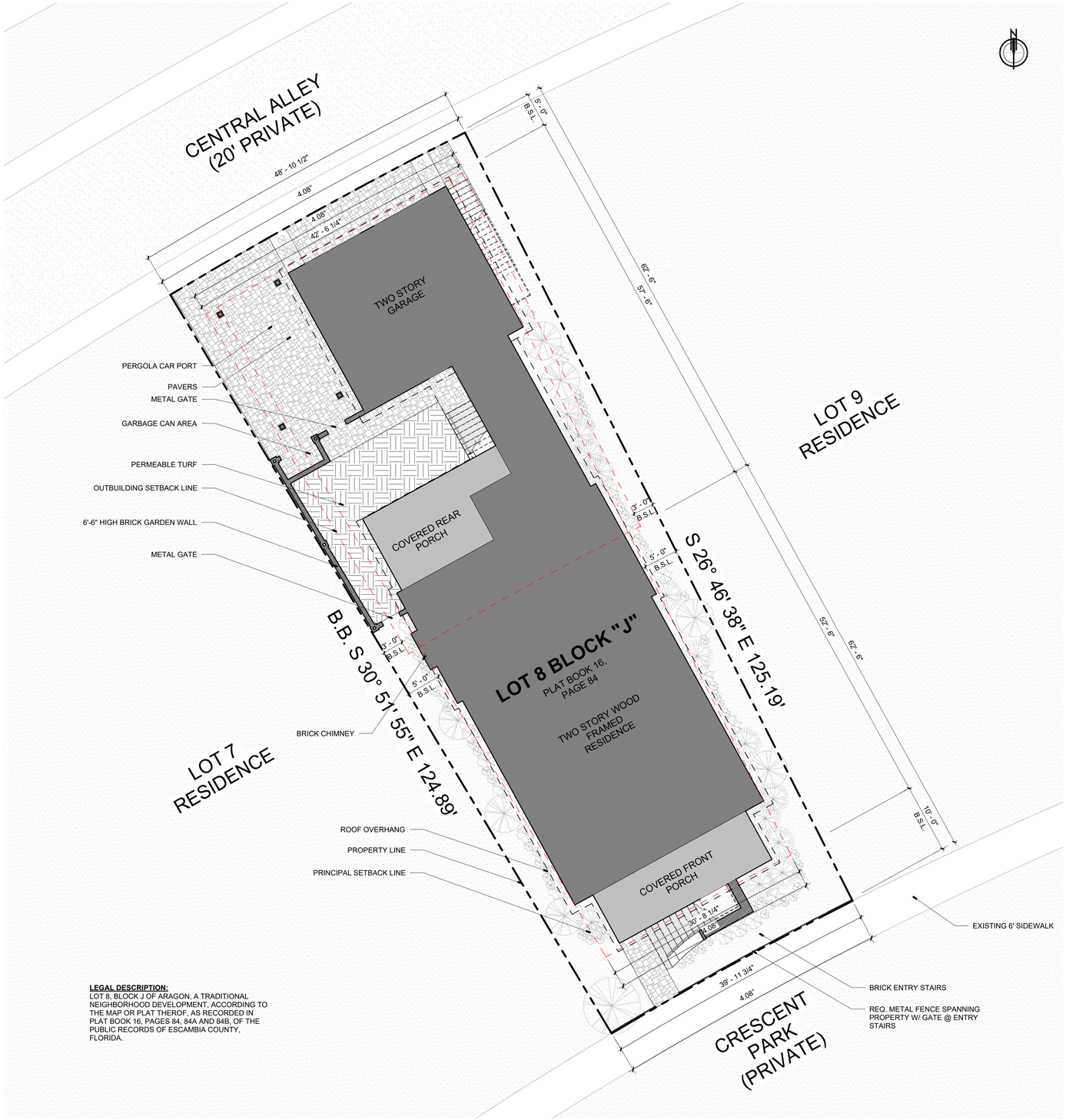
REVISIONS

No.	Des.	Date

SHEET TITLE: TITLE SHEET

SHEET NO: G001

PROJECT NO: 26014



LEGAL DESCRIPTION:
LOT 8, BLOCK J OF ARAGON, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEROF, AS RECORDED IN PLAT BOOK 16, PAGES 84, 84A AND 84B, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

NEW WORK SITE PLAN NOTES:

1. CONTRACTOR TO ENSURE ELECTRIC METER AND BUILDING MPE INSTALLED ABOVE BFE IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
2. FINAL GEOWELL LOCATIONS TBD BY CONTRACTOR/SUB-CONTRACTOR FOR THE GEOTHERMAL MECHANICAL SYSTEM.

LOT COVERAGE CALCULATIONS:

TOTAL LOT AREA:	5,555 SF
MAXIMUM IMPERVIOUS AREA: (5,555SF x 0.75) =	4,166 SF
BUILT FOOTPRINT:	2,895 SF
PAVED AREA:	699 SF
TOTAL:	**3,594 SF OR 65%**

ARAGON DESIGN CODE

APPLICABLE ARAGON CODES:
ARAGON DESIGN CODE BOOK - 1999

ZONED:	GRD-1
USE TYPE:	TYPE III - PARK HOUSE
PRINCIPAL BUILDING SETBACKS:	
FRONT:	10' MIN.
SIDE:	5' MIN.
REAR:	5' MIN.
OUTBUILDING SETBACKS:	
FRONT:	50% OF LOT LENGTH
SIDE:	5' MIN.
REAR:	5' MIN.
PRINCIPAL BUILDING ELEVATIONS:	
FIRST FLOOR:	1'-6" TO 3'-0" OFF GRADE
OUTBUILDING ELEVATIONS:	
FIRST FLOOR:	NOT REQUIRED
HEIGHTS:	
PRINCIPAL BUILDING:	55' MAX.
OUTBUILDING:	35' MAX.
GARDEN WALLS:	6'-6" REQ.
FRONT FENCES:	4' REQ.
NUMBER OF STORIES:	
PRINCIPAL BUILDING:	2 MIN. 3 1/2 MAX.
OUTBUILDING:	1 MIN. 2 1/2 MAX.
BALCONIES & PORCHES:	
FRONT TYPE:	DOUBLE GALLERIED @ 1ST/2ND STORIES
FRONT DEPTH:	8' MIN.
FRONT WIDTH:	75% OF BUILDING WIDTH
LOT COVERAGE:	75% MAX. OF IMPERMEABLE AREA

ADDITIONAL ARAGON DESIGN CODE NOTES:
1. PILASTERS OR POSTS FOR GARDEN WALLS AND FENCES CAN EXTEND UP TO 12" ABOVE THE REQUIRED HEIGHT.
2. PARKING SHALL BE PROVIDED AT THE REAR HALF OF THE LOT. ACCESS SHALL BE FROM THE REAR ALLEY. PARKING IS PERMITTED TO BE LOCATED IN DETACHED GARAGES OR ON PARKING PADS.
3. TRASH CONTAINERS ARE TO BE SCREENED.
4. REAR BALCONIES CAN ENCROACH INTO REAR SETBACK IF 8'-0" VERTICAL CLEARANCE IS PROVIDED.
5. FRONT STOOP CAN ENCROACH INTO FRONT SETBACK UP TO 3'-6"
6. CHIMNEY CAN ENCROACH INTO SIDE SETBACK.
7. A 4'-0" HIGH WROUGHT IRON OR PAINTED METAL ORNAMENTAL FENCE WITH GATE IS REQUIRED AT FRONT PROPERTY LINE.
8. MINIMUM OF (8) 5-GALLON SHRUBS AND (12) SMALL SHRUBS OR FLOWERING PLANTS ARE REQUIRED.
9. FIRST FLOOR ELEVATIONS REQUIRED TO BE AT LEAST 9'-0" ABOVE SEA LEVEL FOR HABITABLE SPACES.

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

GRAY RESIDENCE
570 E ROMANA ST. PENSACOLA, FL 32502

DRAWN BY:	CHECKED BY:
Author	JSS

ISSUE DATE: 2026-05-08

REVISIONS

No.	Des.	Date

SHEET TITLE: SITE PLAN

SHEET NO: A001

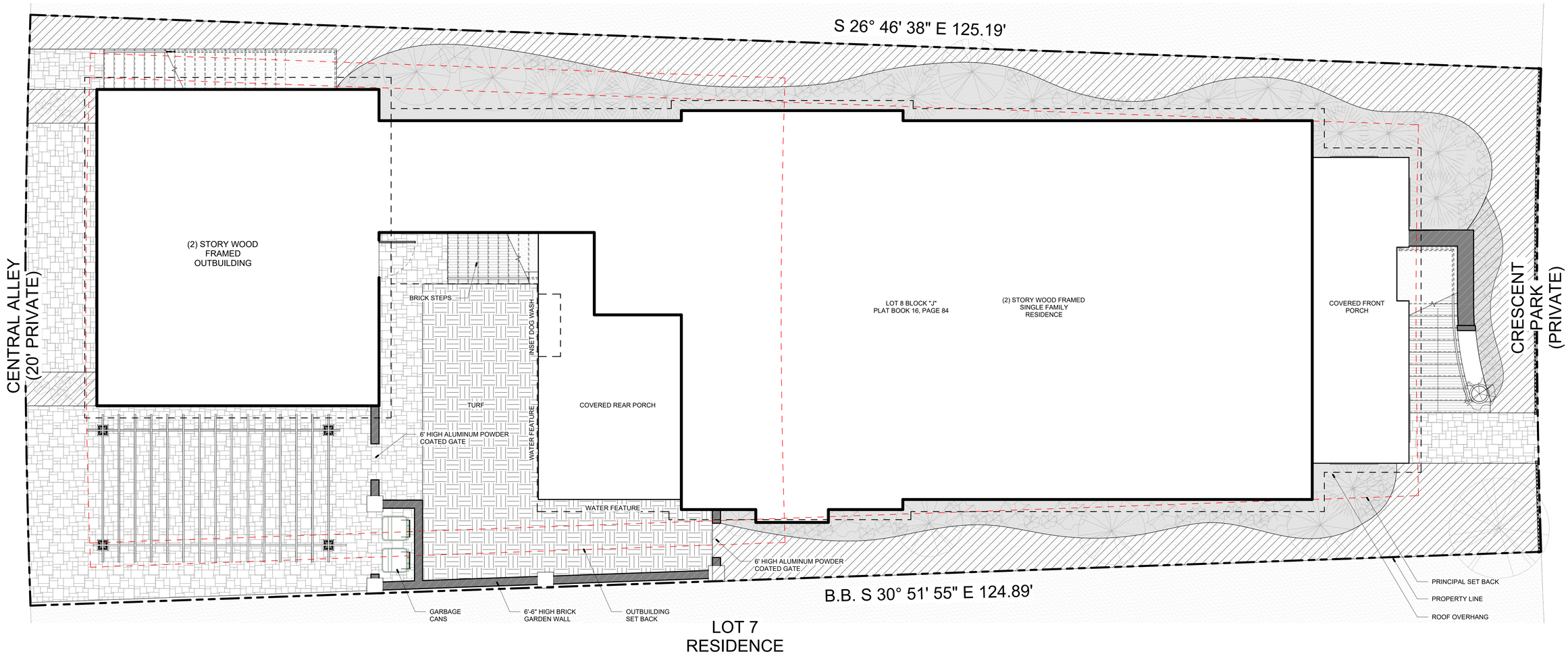
PROJECT NO: 26014

LANDSCAPE KEY	
TYPE MARK	DESCRIPTION
A	TALL- CEDAR ELM, TULIP OF YELLOW POPLAR, JAPANESE MAPLE
B	MEDIUM- GARDENIA, LOROPETALUM, JAPANESE YEW
C	LOW- INDIAN HAWTHORN
D	LOW- WHITE IRIS, LANTANA, AGAPANTHUS

PINE STRAW MULCH PLANTING BED

NEW SOD

NOTE: CONNECT ALL DOWNSPOUTS TO LEADER AND DRAIN TO STORM SEWER.



1 LANDSCAPE PLAN

1/4" = 1'-0"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

GRAY RESIDENCE

570 E ROMANA ST. PENSACOLA, FL 32502

DRAWN BY:	CHECKED BY:
Author	JSS

ISSUE DATE: 2026-05-08

REVISIONS

No.	Des.	Date

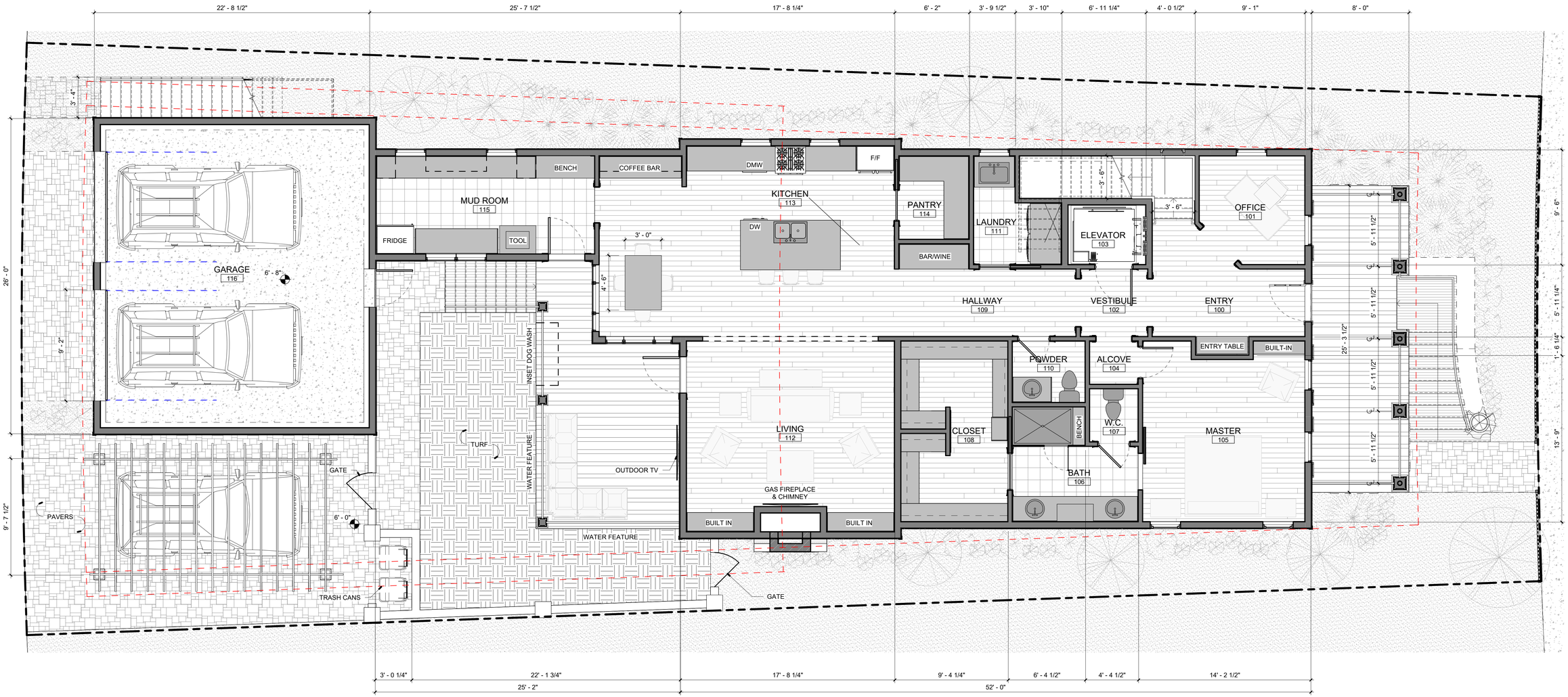
SHEET TITLE: **LANDSCAPE PLAN**

SHEET NO: **A002**

PROJECT NO: 26014

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK. VERIFY LOCATION OF A/V EQUIPMENT AND PROVIDE EXHAUST AT CLOSET OR CABINET THAT HOLDS A/V EQUIPMENT.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. ENSURE A CONTINUOUS AIR BARRIER IS PROVIDED AT ANY GARAGE WALL ADJACENT CONDITIONED SPACE.
7. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
8. ENSURE ALL TILED SHOWERS UTILIZE A SCHLUTER SYSTEM KERDI SHOWER KIT. ANY BUILT-IN SHOWER BENCHES MUST BE BUILT OUT OF SCHULTER SYSTEM KERDI BOARD SHOWER FOAM OR CMU BLOCK. WOOD FRAMED SHOWER SEATS ARE NOT ACCEPTABLE.
9. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
10. PROVIDE COMPOSITE ACRYLIC STRETCH TAPE FLASHING SURROUNDING ALL EXTERIOR WALL PENETRATIONS. HUBER ENGINEERED WOODS, ZIP-SYSTEM BRAND OR ARCHITECT APPROVED EQUAL.
11. ENSURE ALL DUCTWORK TERMINATIONS ARE SEALED IMMEDIATELY AFTER INSTALL TO PROTECT DUCTWORK LINING UNTIL ACTIVATION.



1 **FIRST FLOOR PLAN**
1/4" = 1'-0"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

GRAY RESIDENCE

570 E ROMANA ST. PENSACOLA, FL 32502

DRAWN BY:	CHECKED BY:
Author	JSS

ISSUE DATE: 2026-05-08

REVISIONS

No.	Des.	Date

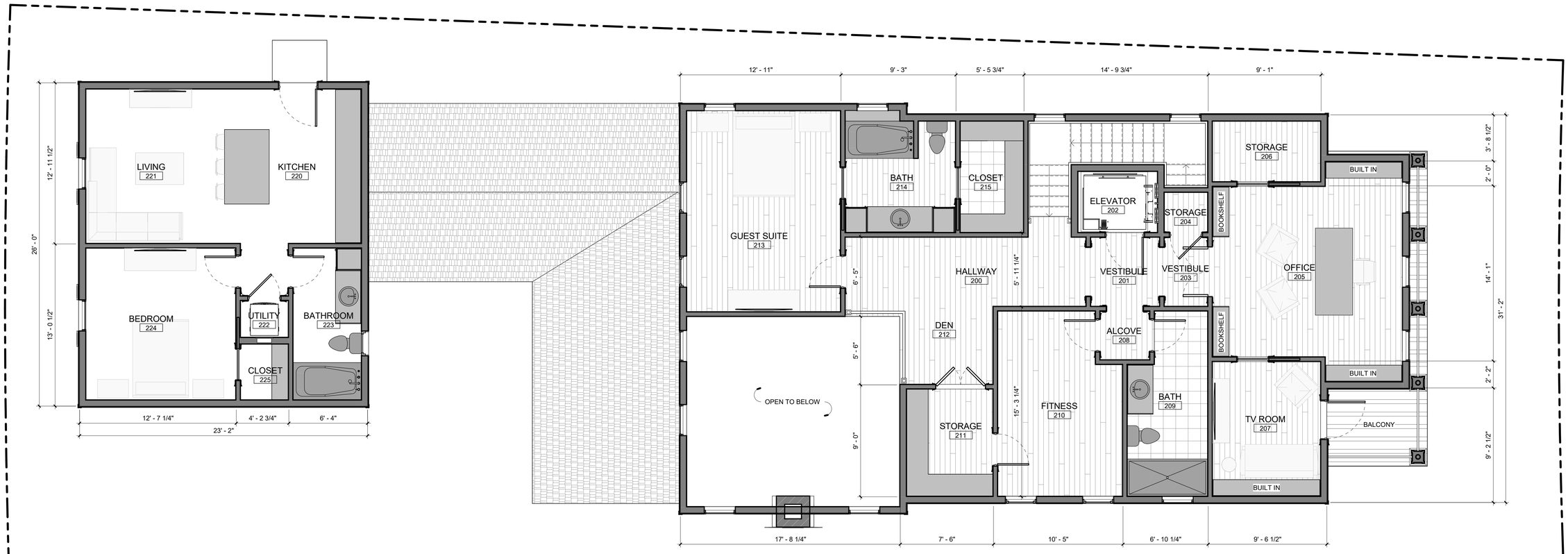
SHEET TITLE: **NEW WORK FIRST FLOOR PLAN**

SHEET NO: **A101**

PROJECT NO: 26014

NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK. VERIFY LOCATION OF A/V EQUIPMENT AND PROVIDE EXHAUST AT CLOSET OR CABINET THAT HOLDS A/V EQUIPMENT.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. ENSURE A CONTINUOUS AIR BARRIER IS PROVIDED AT ANY GARAGE WALL ADJACENT CONDITIONED SPACE.
7. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
8. ENSURE ALL TILED SHOWERS UTILIZE A SCHLUTER SYSTEM KERDI SHOWER KIT. ANY BUILT-IN SHOWER BENCHES MUST BE BUILT OUT OF SCHULTER SYSTEM KERDI BOARD SHOWER FOAM OR CMU BLOCK. WOOD FRAMED SHOWER SEATS ARE NOT ACCEPTABLE.
9. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
10. PROVIDE COMPOSITE ACRYLIC STRETCH TAPE FLASHING SURROUNDING ALL EXTERIOR WALL PENETRATIONS. HUBER ENGINEERED WOODS, ZIP-SYSTEM BRAND OR ARCHITECT APPROVED EQUAL.
11. ENSURE ALL DUCTWORK TERMINATIONS ARE SEALED IMMEDIATELY AFTER INSTALL TO PROTECT DUCTWORK LINING UNTIL ACTIVATION.



1 SECOND FLOOR PLAN

1/4" = 1'-0"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

GRAY RESIDENCE

570 E ROMANA ST. PENSACOLA, FL 32502

DRAWN BY:	CHECKED BY:
Author	JSS

ISSUE DATE: 2026-05-08

REVISIONS

No.	Des.	Date

SHEET TITLE: **NEW WORK SECOND FLOOR PLAN**

SHEET NO: **A102**

PROJECT NO: 26014



2 REAR ELEVATION

1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

GRAY RESIDENCE

570 E ROMANA ST. PENSACOLA, FL 32502

DRAWN BY:	CHECKED BY:
Author	JSS

ISSUE DATE: 2026-05-08

REVISIONS

No.	Des.	Date

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A201

PROJECT NO: 26014



1 SIDE A ELEVATION

1/4" = 1'-0"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

GRAY RESIDENCE

570 E ROMANA ST. PENSACOLA, FL 32502

DRAWN BY:	CHECKED BY:
Author	JSS

ISSUE DATE: 2026-05-08

REVISIONS

No.	Des.	Date

SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A202**

PROJECT NO: 26014



1 SIDE B ELEVATION

1/4" = 1'-0"

dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsal.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UN-PUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

GRAY RESIDENCE

570 E ROMANA ST. PENSACOLA, FL 32502

DRAWN BY:	CHECKED BY:
Author	JSS

ISSUE DATE: 2026-05-08

REVISIONS

No.	Des.	Date

SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET NO: **A203**

PROJECT NO: 26014

Department:	Comments:
Planning	Final review from Aragon ARB will be required prior to permitting.
FIRE	No comment from fire.
PW/E	No comments from engineering.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	ECUA has no comment on the aesthetics of the residence.
FPL	No comments.
ATT	AT&T has no issues with this.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.
Floodplain	This property is in the X and X500 flood zones, so I have no comments.
Traffic Operations	No comments.

Sec. 12-3-12. Redevelopment land use district.

(2) *GRD-1, Gateway redevelopment district, Aragon redevelopment area.*

a. *Purpose of district.* The gateway redevelopment district, Aragon redevelopment area is established to promote the orderly development of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of development proposed within the district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained and the boundary of the adjacent historic district is positively reinforced. Zoning regulations are intended to ensure that future development is compatible with and enhances the pedestrian scale of the existing structures and period architectural character of the adjacent historic district.

b. *Urban character of the district.* The Aragon redevelopment area is characterized by integration of houses, shops, and work places. Mixed land use is encouraged by allowing home occupations and first floor work spaces with apartments and townhouses above. The historic district is the basis for district architectural guidelines, which reflect the scale and lot sizes, and the list of permitted uses is similar to those uses permitted in the historic district to the south.

c. *Uses permitted.*

1. *GRD-1, residential uses.*

i. Single-family and multifamily residential (attached or detached) at a maximum overall density of 17.4 units per acre.

ii. Bed and breakfast (subject to section 12-3-84).

iii. Home occupations allowing: not more than 60 percent of the floor area of the total buildings on the lot to be used for a home occupation; retail sales shall be allowed limited to uses listed as conditional uses in subsection (2)c.3.i of this section; two nonfamily members as employees in the home occupation; and a sign for the business not to exceed three square feet shall be allowed.

iv. Community residential homes licensed by the state department of children and family services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.

v. Limited office space allowed only with residential use occupying a minimum of 50 percent of total building square footage of principal and outbuildings.

vi. Family day care homes licensed by the state department of children and family services as defined in state statutes.

2. *GRD-1, public uses.*

i. Meeting hall, U.S. Post Office pavilion, buildings used for community purposes, not to exceed 5,000 square feet.

ii. Publicly owned or operated parks and playgrounds.

iii. Churches, Sunday school buildings and parish houses.

3. *GRD-1, commercial uses.*

i. The following uses limited to a maximum area of 5,000 square feet:

(a) Antique shops.

(b) Art galleries.

(c) Bakeries whose products are sold at retail and only on the premises.

(d) Banks (except drive-through).

(e) Barbershops and beauty shops.

(f) Child care facilities (subject to section 12-3-87).

(g) Health clubs, spas, and exercise centers.

(h) Jewelers.

(i) Laundry and dry-cleaning pick-up stations.

(j) Office buildings.

(k) Restaurants (except drive-ins).

(l) Retail sales and services.

(m) Retail food and drugstore.

(n) Specialty shops.

(o) Studios.

4. *GRD-1, miscellaneous uses.*

i. Outbuildings and uses can include:

(a) Garage apartments.

(b) Carriage houses.

(c) Studios.

(d) Granny flats.

(e) Storage buildings.

(f) Garages.

(g) Swimming pools.

(h) Hot tubs.

(i) Offices.

Refer to Aragon Urban Regulations in Aragon Design Code for maximum impervious surface per lot type.

ii. Minor structures for utilities (gas, water, sewer, electric, telephone).

d. *Procedure for review.*

1. *Review and approval by the planning board.* All activities regulated by this subsection, including preliminary and final site plan review, shall be subject to review and approval by the planning board as established in section 12-12-2. Abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board shall be in accordance with section 12-12-2(11). If agreement cannot be reached as it pertains to such

request for abbreviated review by the board secretary and chairperson then the matter will be referred to the planning board for a decision.

2. *Decisions.*

    i. *General consideration.* The board shall consider plans for buildings based on regulations described herein. In their review of plans for new construction, the board shall consider exterior design and appearance of the building, including the front, sides, rear and roof; materials, textures and colors; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to the immediate surroundings and to the district in which it is located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, including painting, and is not restricted to those exteriors visible from a public street or place.

    ii. *Rules governing decisions.* Before approving the plans for any proposed building located or to be located in a district, the board shall find:

        (a) In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style, materials and colors.

        (b) In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural value of the building.

3. *Plan submission.* Every activity that requires plans in order to erect, construct, demolish, renovate or alter an exterior of a building, sign or exterior site work, located or to be located in the GRD-1 district shall be accompanied with drawings or sketches. All drawings must be drawn to scale and be legible. The minimum size scale for site plans is 1" = 20'0"; the minimum scale for floor plans is 1/8" = 1'0"; and the minimum scale for exterior elevations is 1/8" = 1'0". The scale for other items, such as signs and details, shall be as large as necessary to fully define the detail of those items. Major projects with very large buildings may vary from the scale referenced above for ease of presentation.

    i. *Site plan.*

        (a) Indicate overall property dimensions and building size, and building setback line and building frontage zone.

        (b) Indicate relationship of adjacent buildings, if any.

        (c) Indicate layout of all driveways and parking on the site including materials.

        (d) Indicate all fences, including materials, dimensions, architectural elements and color, and signs, with dimensions as required to show exact locations.

        (e) Indicate existing trees and existing and new landscaping.

    ii. *Floor plan.*

(a) Indicate locations and sizes of all exterior doors and windows.

(b) Indicate all porches, steps, ramps and handrails.

(c) For renovations or additions to existing buildings, indicate all existing conditions and features as well as the revised conditions and features and the relationship of both.

iii. *Exterior elevations.*

(a) Indicate all four elevations of the exterior of the building.

(b) Indicate the relationship of this project to adjacent structures, if any.

(c) Indicate exposed foundation walls, including the type of material, screening, dimensions, and architectural elements.

(d) Indicate exterior wall materials, including type of materials, dimensions, architectural elements and color.

(e) Indicate exterior windows and doors, including type, style, dimensions, materials, architectural elements, trim, and colors.

(f) Indicate all porches, including ceilings, steps, and ramps, including type of materials, dimensions, architectural elements and color.

(g) Indicate all porch, stair, and ramp railings, including type of material, dimensions, architectural elements, trim, and color.

(h) Indicate roofs, including type of material, dimensions, architectural elements, associated trims and flashing, and color.

(i) Indicate all signs, whether they are building-mounted or freestanding, including material, style, architectural elements, size and type of letters, and color. The signs must be drawn to scale in accurate relationship to the building and the site.

iv. *Miscellaneous.*

(a) Show enlarged details of any special features of either the building or the site that cannot be clearly depicted in any of the above-referenced drawings.

4. *Submission of photographs.*

i. Provide photographs of the site for the proposed new construction in sufficient quantity to indicate all existing site features, such as trees, fences, sidewalks, driveways, and topography.

ii Provide photographs of the adjoining "street scape," including adjacent buildings to indicate the relationship of the new construction to these adjacent properties.

5. *Submission of descriptive product literature/brochures.*

i. Provide samples, photographs, or detailed, legible product literature on all windows, doors and shutters proposed for use in the project. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.

ii. Provide descriptive literature, samples, or photographs showing specific detailed information about signs and letters, if necessary, to augment or clarify information shown on the drawings. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.

iii. Provide samples or descriptive literature on roofing material and type to augment the information on the drawings. The information must indicate dimensions, details, material, color and style.

iv. Provide samples or literature on any exterior light fixtures or other exterior ornamental features, such as wrought iron, railings, columns, posts, balusters, and newels. Indicate size, style, material, detailing and color.

e. *Regulations for any development within the GRD-1 zoning district.* These regulations are intended to address the design and construction of elements common to any development within the GRD-1 zoning district which requires review and approval by the planning board. Regulations and standards that relate specifically to new construction and/or structural rehabilitation and repairs to existing buildings, applicable to building heights, setbacks, architectural elements and construction types, are established below. The Aragon Design Code describes the building types and architectural styles that are considered to be compatible with the intent of the GRD-1 regulations. This definition of styles should be consulted to ensure that the proper elements are used in combination in lieu of combining elements that are not appropriate for use together on the same building. Amendments to the Aragon Design Code may be made by the city council following a recommendation of the planning board and a public hearing before the city council, without necessity for amending this chapter.

1. *Building height limit.* No building shall exceed the following height limits: Type I Townhouses and Type III Park Houses shall not exceed 55 feet or 3½ stories. Type II Cottages, Type IV Sideyard House, Type V Small Cottage, and Type VI Row House shall not exceed 45 feet or 2½ stories. No outbuilding shall exceed 35 feet or 2½ stories. Refer to Aragon Design Code.

2. *Landscaping.*

i. Landscaping requirements in the GRD-1 district shall be based on Aragon Design Code.

ii. All service areas (i.e., dumpsters or trash handling areas, service entrances or utility facilities, loading docks or space) must be screened from adjoining property and from public view by one of the following:

(a) Fence or wall, six feet high;

(b) Vegetation, six feet high (within three years);

(c) A combination of the above.

3. *Protection of trees.* It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the Aragon redevelopment area and to ensure the preservation of such trees as described below:

i. Any of the following species having a minimum trunk diameter of eight inches (25.1 inches in circumference) at a height of one foot above grade: Live Oak and Water Oak; Magnolia having a minimum trunk diameter of six inches (18.8 inches in circumference) at a height of one foot above grade; and

ii. Any of the following flowering trees with a minimum trunk diameter of four inches (12.55 inches in circumference) at a height of one foot above grade: Redbud, Dogwood, and Crape Myrtle.

No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down, destroy, undertake tree removal, or effectively destroy through damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the GRD-1 district, without first having obtained a permit from the city to do so. Refer to section 12-6-7 for tree removal permit application procedures and guidelines.

4. *Fences.*

i. Original fences in the older sections of the city were constructed of wood with a paint finish in many varying ornamental designs, or may have been constructed of brick or wrought iron. The style of the fence and the materials used typically related directly to the style and type of materials used for the building on the property. Refer to Aragon Design Code for required types of fences at different locations.

ii. On every corner lot on both public and private streets intersecting 9th Avenue a sight triangle described by the intersection of the projection of the outer curb (next to the driving lane) lines extended, and a line joining the points on those lines 30 feet from said intersection shall be clear of any structure, solid waste container, parked vehicles, including recreational vehicles, or planting of such nature and dimension as to obstruct lateral vision, provided that this requirement shall generally not apply to tree trunks trimmed of foliage to eight feet, and newly planted material with immature crown development allowing visibility, or a post, column, or similar structure that is no greater than one foot in cross-section diameter. Lateral vision shall be maintained between a height of three feet and eight feet above grade. All other streets and intersections within the GRD-1 district shall be exempt from the requirements of section 12-3-58, Required Visibility Triangle. In addition the following provisions apply:

(a) Chain-link, exposed masonry block and barbed wire are prohibited fence materials in the GRD-1 district. Approved materials will include but not necessarily be limited to wood, brick, stone (base only) and wrought iron, or stucco. Materials can be used in combination.

(b) All wood or wrought iron fences shall be painted if the principal building is painted. Wood fences shall be constructed utilizing one of a variety of designs, especially a design that will reflect details similar to those on the building. It is recommended that the use of wrought iron or brick fences be constructed in conjunction with buildings that use masonry materials in their construction or at locations requiring them. "Dog ear pickets" are not acceptable. Refer to Architectural Standards in Aragon Design Code.

(c) Fences in the required front yard will be no higher than four feet and six feet, six inches in the side and rear yards. On corner lots, fences constructed within the required street side yard shall not exceed four feet in height if the fence would obstruct the visibility from an adjacent residential driveway. Otherwise fences within the required street side yard may be built to a maximum of six feet, six inches.

5. *Signage.*

i. Informational signs. All informational signs, even if erected on private property, are subject to regulations contained in this section.

ii. Commercial signs. It is the intent of the Aragon redevelopment area to recapture the turn-of-the century feeling of commerce in Aragon's core neighborhood. To this end, special consideration will be given to a variety of painted signs on brick and stucco walls, building cornices, canopies and awnings, even on sidewalks and curbs.

iii. Sign style shall be complementary to the style of the building on the property. In the older sections of the city the support structure and trim work on a sign was typically ornamental, as well as functional.

Refer to sections 12-5-2 and 12-5-3 for general sign standards and criteria and for a description of sign area calculations. In addition to the prohibited signs listed below, all signs listed in section 12-5-7 are prohibited within the GRD-1 district. The design, color scheme and materials of all signs shall be subject to approval by the planning board. Only the following signs shall be permitted in the GRD-1 district:

(a) Permitted signs.

(1) Temporary accessory signs.

a. One non-illuminated sign advertising the sale, lease, or rental of the lot or building, said sign not exceeding two square feet in area.

b. One non-illuminated sign per street frontage, not more than 32 square feet in area in connection with new construction work related to Aragon's development, community sites, parks, or Privateer's Alley.

(2) Permanent accessory signs.

a. Each mixed-use or commercial property shall be limited to one sign per lot for Type II through VI. The sign may be placed on the street side or alley frontage. Type I shall be limited to one sign per street and one for alley frontage. The sign may be projected from the building, a wall-mounted sign, or a painted sign. Signs projecting from a building or extending over public property shall maintain a clear height of nine feet six inches above the public property and shall not extend above the roof line on which it is attached. The sign may be mounted to or painted on the face of a wall of the building, hung from a bracket that is mounted to a wall of a building, or hung from other ornamental elements on the building. Attached or wall signs may be placed on the front or one side of the building. The sign may be illuminated provided the source of light is not visible beyond the property line of the lot on which the sign is located.

b. Advertising display area.

1. GRD-1, Type II through Type VI residential home occupation and mixed-use lots are not to exceed ten square feet.

2. GRD-1, Type I commercial lots are not to exceed 35 square feet per street front.

3. A combination of two attached wall signs may be used, but shall not exceed a total of 35 square feet.

4. If fronting an alley the size shall not exceed 12 square feet.

c. One non-illuminated nameplate designating the name of the occupant of the property; the nameplate shall not be larger than three square feet and shall be attached flat against the wall of the building.

d. Municipal or state installed directional signs, historical markers and other signs of a general public interest when approved by the mayor and board.

(b) Prohibited signs.

(1) Any sign using plastic materials for lettering or background.

(2) Internally illuminated signs.

(3) Portable signs.

(4) Nonaccessory signs.

(5) Back lit canvas awnings.

(6) Flashing, strobe, or neon signs.

(7) Neon signs placed inside a window.

6. *Driveways and sidewalks.* The following regulations and standards apply to driveways and sidewalks in the GRD-1 district:

i. Driveways shall be allowed at locations indicated in the Aragon Design Code.

(a) Where asphalt or concrete is used as a driveway material, the use of an appropriate coloring agent is allowed.

(b) From the street pavement edge to the building setback the only materials allowed shall be brick, concrete pavers, colored or approved stamped concrete or poured concrete.

ii. Sidewalks, construction, repair and maintenance of sidewalks are all required on public rights-of-way within the district. Sidewalks shall be constructed of concrete, a combination of concrete and either brick, concrete pavers or concrete poured and stamped with an ornamental pattern or smooth finish.

7. *Off-street parking.* Off-street parking is required in the GRD-1 district. The requirements for off-street parking in this district recognize that the Aragon redevelopment area forms a transition neighborhood between the adjacent historic district to the south, where off-street parking is not required in the historic commercial zoning districts and the remainder of the gateway redevelopment district where conventional off-street parking requirements apply. The off-street parking requirements in the GRD-1 district reflect a land use pattern that encourages small scale commercial land uses adjacent to residential uses that are accessible through a network of pedestrian improvements, such as sidewalks, plazas and

open spaces. Because parking areas were not a common land use in the older sections of the city, their location is set forth in the standards.

i. Residential uses.

(a) Single-family and accessory unit—One space/unit.

(b) Townhouse and multifamily—One space/unit.

(c) Bed and breakfast—One space per owner plus one space/sleeping room.

(d) Home occupation—One space/nonfamily employee.

(e) Community residential home—One space/two beds.

ii. Public uses.

(a) Meeting hall, U.S. Post Office pavilion, buildings used exclusively for federal, state, county or city governments for public purposes—One space/500 square feet.

(b) Publicly owned or operated parks and playgrounds—None required.

(c) Churches, Sunday school buildings and parish houses—One space/four fixed seats.

iii. Commercial uses.

(a) Antique shops—One space/500 square feet.

(b) Art galleries—One space/500 square feet.

(c) Bakeries (retail only)—One space/500 square feet.

(d) Barbershops and beauty shops—One space/station and one space/employee.

(e) Day care centers—One space/employee plus one space/classroom.

(f) Health clubs, spas and exercise centers—One space/300 square feet.

(g) Jewelers—One space/500 square feet.

(h) Laundry and dry-cleaning pick-up stations—One space/employee.

(i) Office buildings—One space/500 square feet.

(j) Restaurants (except drive-ins)—One space/500 square feet.

(k) Retail sales and services—One space/500 square feet.

(l) Retail food and drugstore—One space/500 square feet.

(m) Specialty shops—One space/500 square feet.

(n) Studios—One space/50 square feet unless owner occupied.

iv. For Type I Townhouse the uses identified in subsections (2)e.7.i through iii of this section, on-street parking on Romana Street and 9th Avenue within 500 feet of the building may be used towards this requirement for nonemployee parking only. One off-street parking space shall be required for each employee in the building.

v. Parking shall be screened from view of adjacent property and the street by fencing, landscaping or a combination of the two approved by the board, except in alley locations.

vi. Materials for parking areas shall be concrete, concrete or brick pavers, asphalt, oyster shells, clam shells or #57 granite, pea gravel or marble chips. Where asphalt or concrete are used, the use of a coloring agent is allowed. The use of acceptable stamped patterns on poured concrete is encouraged.

viii. For Type I Townhouse as an option to providing the required off-street parking as specified in subsections (2)e.7.i through iii of this section, the required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).

8. *Paint colors.* The planning board has adopted palettes of colors considered compatible with historic colors from several paint manufacturers that represent acceptable colors for use in the GRD-1 district. Samples of these palettes can be reviewed at the office of the building inspector or the secretary of the GRD board.

9. *Outbuildings.* Outbuildings shall not exceed a maximum height of 35 feet. The accessory structure shall match the style, roof pitch, and other design features of the main residential structure.

10. *Architectural review standards.*

i. *Exterior lighting.* Exterior lighting in the district will be post-mounted street lights and building-mounted lights adjacent to entryways or landscaping lights that are shielded. Lamps shall be typically ornamental in design and appropriate for the building style. Refer to Aragon Design Code, Architectural Standards.

(a) Exterior lighting fixtures must be appropriate for building style. Refer to Aragon Design Code, Architectural Standards.

(b) Exterior. Where exterior lighting is allowed to be detached from the building, the fixtures visible from off-premises (other than landscape lighting that is permitted) shall be post-mounted and used adjacent to sidewalk or driveway entrances or around parking. If post-mounted lights are used, they shall not exceed 12 feet in height. Exterior lights shall be placed so that they do not shine directly at neighbors.

(c) The light element itself shall be a true gas lamp or shall be electrically operated using incandescent, halogen, metal halide or high pressure sodium lamps. Fluorescent and mercury vapor lamps are prohibited.

(d) The use of pole mounted high pressure sodium utility/security lights is prohibited.

ii. *Exterior building walls.* Exterior treatments will be of wood, cedar shingles, wood clapboard, board and batten or board on board, fiber-cement smooth lap siding (Hardiplank), brick, stone for Craftsman style buildings, or stucco. Building wall finish must be appropriate for building style (Refer to Aragon Design Code, Architectural Standards). Individual windows and porch openings, when rectangular, shall be square or vertical proportion and have multiple lights, unless architectural style dictates other combinations. Chimneys shall be architecturally compatible with the style. All primary structures are required to

elevate their first finished floor 18 to 36 inches above grade, except Type I Townhouse. Base treatment shall be articulated.

(a) Vinyl or metal siding is prohibited.

(b) Wood siding and trim shall be finished with paint or stain, utilizing colors approved by the board.

(c) Foundation piers shall be exposed brick masonry or sand textured plaster over masonry. If in-fill between piers is proposed, piers shall be skirted and screened in an opaque manner. It is encouraged that in-fill panels of wood lattice be utilized or brick screens where appropriate.

iii. *Roofs.* Roofs may be of metal, wood shake, dimensional asphalt shingle, slate, diamond shape asphalt shingles or single ply membrane or built up (for flat roofs), and must be of the appropriate architectural style. Roof pitch for sloped roofs above the main body shall be at least eight on 12 on one- and two-story buildings and six on 12 on buildings with three stories, unless architectural style dictates other slope, for example Craftsman. Eaves shall be appropriate for the architectural style. Shed roofs shall be allowed only against a principal building or perimeter wall. Flat roofs shall not be permitted without parapets, cornices, eaves overhangs boxed with modillions, dentrils, or other moldings. The maximum size of the roof deck, window's walks, towers, turrets, etc., is 200 square feet, with the maximum height of ten feet above the maximum allowable building height.

(a) Eaves and soffits may be: wood, painted or stained; smooth finish or sand textured stucco soffits, if detailed appropriately; or fiber-cement, if detailed appropriately ("Hardisoffit" or Hardipanel" vertical siding panels). Eaves shall be appropriate for architectural style and type.

(b) Flashing may be anodized or pre-finished aluminum, galvanized steel of naturally weathered copper.

(c) Gutters and downspouts may be anodized or pre-finished aluminum, galvanized steel or naturally weathered copper.

iv. *Balconies and porches.* Front porches are required for all Type II through Type V principal structures, and porches or balconies are required for Type I and Type VI principal structures. Type I principal structure balconies supported by columns, the outside edge of the columns shall be located at the outside edge of the public sidewalk, and the balcony shall not extend past the columns. Balconies shall not be cantilevered more than eight feet. See the below figures for balcony and porch dimensions.

v. *Doors.* Entrance doors with an in-fill of raised panels below and glazed panels above were typically used in older sections of the city. Single doorways with a glazed transom above allows for both light and ventilation to enter the entrance way or entrance foyer of the building. Double doors are usually associated with a larger home or building layout.

(a) Doors are to be appropriate for building style and type. Entrance doors shall be fabricated of solid wood, metal, or fiberglass. Refer to Aragon Design Code, Architectural Standards and Architectural Styles.

vi. *Windows.* Individual windows shall have vertical proportion.

(a) Windows are to be fabricated of wood or vinyl clad wood windows. Solid vinyl windows may be used if the components (jamb, sash, frame, sill, etc.) are sized and proportioned to duplicate wood. Steel or aluminum windows are prohibited.

(b) All individual windows shall conform to vertical proportions of not less than 1:1.5, unless architectural styles dictate otherwise. Assemblage of complying window units to create large window openings is acceptable. Kitchen and bathroom windows are considered exceptions and are not regulated by vertical proportions, but are subject to approval if they detract from the overall vertical orientation.

(c) Window sections shall be appropriate for style. Refer to Aragon Design Code.

(d) The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building.

(e) Window trim or casing is to be a nominal five-inch member at all sides, head and sill.

(f) Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the planning board.

(g) Highly reflected glazing is prohibited. Insulated glass units are encouraged.

vii. *Shutters.* Shutters are an exterior ornamental and functional architectural feature that have traditionally been used on windows, and occasionally, on doors.

(a) Shutters may be operable or fixed.

(b) If shutters are to be used on a project, they must be dimensioned to the proper size so that they would completely cover the window both in width and height if they were closed.

(c) The style of the shutters must be louvered, flat vertical boards or paneled boards, with final determination being based on compatibility with the overall building design.

(d) Shutters to be fabricated of wood or vinyl.

(e) Shutters are to be appropriate for building style and type. Refer to Aragon Design Code, Architectural Styles.

viii. *Chimneys.* Chimneys constructed of brick masonry, exposed or cement plastered, are architecturally compatible.

(a) The chimneys are to be constructed of masonry with the exposed surface to be brick or sand textured plaster. Rough texture stucco is prohibited.

(b) The finished exposed surface of chimneys are to be left natural without any paint finish, unless the chimney is plastered or stuccoed.

(c) Flashing shall consist of galvanized steel, copper sheet metal or painted aluminum.

(d) The extent of simplicity or ornamentation shall be commensurate with the overall style and size of the building on which the chimney is constructed.

ix. *Trim and miscellaneous ornament.*

(a) Trim and ornament, where used, is to be fabricated of wood, stucco or stone.

(b) Trim and ornament will be painted to match, or be coordinated with, door and window casings, porch railings, porch columns, and basic projecting elements of the building.

x. *Miscellaneous mechanical equipment.*

(a) Air conditioning condensing units shall not be mounted on any roof where they are visible from any street.

(b) Air conditioning condensing units that are mounted on the ground shall be in either side yards or rear yards.

(c) Visual screening consisting of ornamental fencing or landscaping shall be installed around all air conditioning condensing units to conceal them from view from any adjacent street or property owner.

(d) Exhaust fans or other building penetrations as may be required by other authorities shall be allowed to penetrate the wall or the roof but only in locations where they can be concealed from view from any street. No penetrations shall be allowed on the front of the building. They may be allowed on side walls if they are properly screened. It is desirable that any penetrations occur on rear walls or the rear side of roofs.

xi. *Accessibility ramps and outdoor stairs.*

(a) Whenever possible, accessibility ramps and outdoor stairways shall be located to the side or the rear of the property.

(b) The design of accessibility ramps and outdoor stairs shall be consistent with the architectural style of the building.

(c) Building elements, materials and construction methods shall be consistent with the existing structure.

xii. *Outbuildings.*

(a) Outbuildings shall be detailed in a manner similar to the house. Detached garages are strongly encouraged.

(b) Accessory dwelling units are permitted and encouraged, and shall be detailed in a manner similar to the house.

11. *Additional regulations.* In addition to the regulations established above in subsections (2)e.1 through 10 of this section, any permitted use within the GRD-1 zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4, Alcoholic Beverages.

f. *Procedures for review of renovation, alterations, and additions to structures within the GRD-1 district.* The regulations and standards established in subsections (2)a through e of this section,

shall apply to all plans for the renovation, alteration and addition to structures within the GRD-1 district.

1. Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and standards set forth in subsection (2) of this section may be approved by letter to the building official from the board secretary and the chairperson of the planning board. If agreement cannot be reached as it pertains to such request for abbreviated review by the board secretary and chairperson, then the matter will be referred to the entire board for a decision.

File #: 26-891 | Planning Board | 8/11/2026

DISCUSSION

SUBJECT:

Proposed Tree and Landscape Regulation Updates

SUMMARY:

Through an initiative advanced by Mayor D.C. Reeves and Council Member Jared Moore, City staff have prepared amendments to the updated Land Development Code to modernize the City's tree and landscape regulations. Proposed changes include a new $1,000 application fee for requests to remove Live Oaks measuring 40 inches (DBH) or more, an inch-for-inch replacement requirement for protected trees that are removed, updated mitigation fees, updated standards for replacement tree sizes, and retains residential mitigation caps designed to maintain affordability for smaller developed residential lots.

The amendments also expand the City Arborist's authority, broaden eligible uses of the Tree Trust Fund to support program administration, and clarify how mitigation credits are applied for retaining protected trees. Collectively, these changes aim to improve urban canopy preservation, promote the planting of larger and longer lasting trees, and provide clearer, more consistent standards for tree removal and mitigation.

ATTACHMENTS:

1. Proposed Tree and Landscape Regulation Updates - 7.29 Reference Guide
2. Technical Report - 3 Inch vs. 6 Inch Replacement Trees
3. Proposed Ord. No. ___ - Tree and Landscape Regulation Amendments - 8.11 Planning Board

Tree & Landscape Regulation Updates

Reference Guide | Proposed amendments to the new Land Development Code

Brief summary of proposed edits

1 40+ Inch Live Oak Application Fee

Adds a $1,000 application fee for the City's review of a request to remove a 40+ inch DBH Live Oak.

2 Inch-for-Inch Tree Removal Mitigation

Total replacement inches must equal or exceed total protected-tree inches removed.

3 Mitigation Fee Updates

$500 per required replacement DBH inch that cannot be replanted on site. For Live Oaks 40+ inches DBH, an additional $1,500 mature canopy flat fee applies.

4 Replacement Tree Sizing

Replacement trees must be 3 to 6 inches DBH; applicants may plant fewer, larger trees. Tree protection barrier requirements are clarified to account for site conditions as determined by the City Arborist.

5 Residential Mitigation Caps

Developed residential properties with four units or fewer keep a $1,500 mitigation cap per protected tree removed; 40+ inch DBH Live Oaks have a $5,000 mitigation cap per tree removed. City right-of-way trees are not capped.

6 City Arborist Authority

The Mayor may designate qualified employees or consultants; non-technical tasks may be delegated to the arborist team.

7 Tree Trust Fund Uses

In addition to existing allowable uses, funds may also support reasonable staffing, professional services, and program costs.

8 Clarification of Credit for Retention of Protected Trees

Credits apply to proposed development sites, not developed properties or rights-of-way. Total credits cannot exceed 50% of otherwise applicable mitigation, and mature canopy mitigation fees remain due.

Mature canopy focus

Live Oak 40"+ DBH

Special review and added mature-canopy mitigation fee for Pensacola's most significant Live Oaks, with homeowner mitigation caps preserved for small, developed residential properties. All mitigation payments are paid into the Tree Planting Trust Fund.

Key numbers

$1,000	40+ inch Live Oak application fee
$1,500	standard residential mitigation cap per tree removed
$5,000	residential mitigation cap per 40+ inch Live Oak removed
$1,500	mature canopy mitigation fee
$500/in.	payment for unplanted replacement DBH
3" - 6"	replacement tree DBH range

Technical Report: Canopy Coverage of 3-inch Caliper vs. 6-inch Caliper & DBH of 100-Year-Old Southern Live Oak Findings

Ten-Year Canopy Comparison and Southern Live Oak Age Estimate

REPORT PURPOSE

This technical report presents findings that address two questions:

1. **What is the difference in canopy coverage after 10 years between trees planted at 3-inch and 6-inch nursery caliper?**
2. **What is the estimated DBH of a southern live oak at 100 years of age or older?**

SUMMARY

- On average, 6-inch-caliper trees are projected to provide approximately **59% more canopy after 10 years** than 3-inch-caliper trees, with a modeled range of 37% to 86% based on differences in species growth rates and crown development**.**
- A defensible estimated size for a 100-year-old southern live oak is approximately **40 inches DBH**, with a modeled range of 35 to 45 inches.

1. TEN-YEAR CANOPY DIFFERENCE

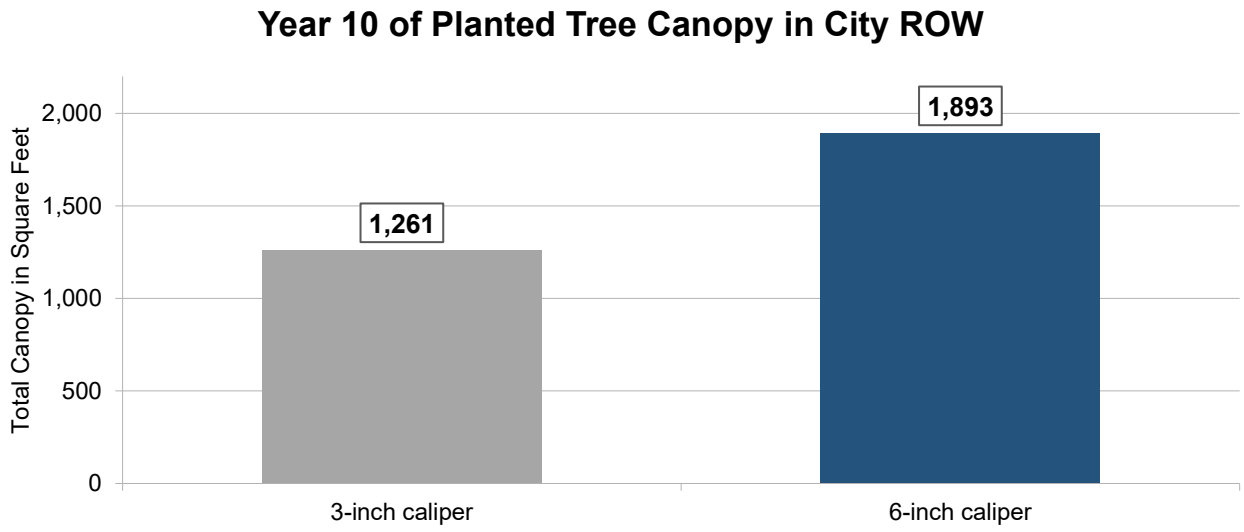
The analysis compares trees planted at 3-inch and 6-inch nursery caliper. **Planting-time DBH was estimated at 75% of nursery caliper**, based on field measurements from the February 2026 planting project. This produced starting DBH values of 2.25 inches and 4.50 inches, respectively.

Species	3-in. canopy	6-in. canopy	Added canopy	Increase
Southern live oak	210 sq. ft.	315 sq. ft.	**105 sq. ft.**	**50%**
Southern magnolia	157 sq. ft.	259 sq. ft.	**101 sq. ft.**	**64%**
Bald cypress	108 sq. ft.	147 sq. ft.	**40 sq. ft.**	**37%**
Southern red oak	195 sq. ft.	363 sq. ft.	**168 sq. ft.**	**86%**

Finding. The larger planting size produces more canopy for every species evaluated. Southern red oak has the largest modeled increase, while bald cypress has the smallest because of its narrower crown form.

2. REAL WORLD EXAMPLES OF 3" VS 6" CALIPER PLANTINGS

This example compares six southern live oaks planted along the same 300 FT section of right-of-way (ROW). The number of trees and spacing stays the same. Only the caliper size of tree at time of planting changes.



At Year 10, the six 6-inch caliper trees provided 1,893 sq. ft. of canopy or 632 sq. ft. (50%) more than the 3-inch plantings.

WHAT THIS EXAMPLE SHOWS

1,893 SQ. FT.	+632 SQ. FT.	10.5% OF ROW
Year-10 canopy with 6-inch trees	Additional canopy over 3-inch trees	Covered after 10 years

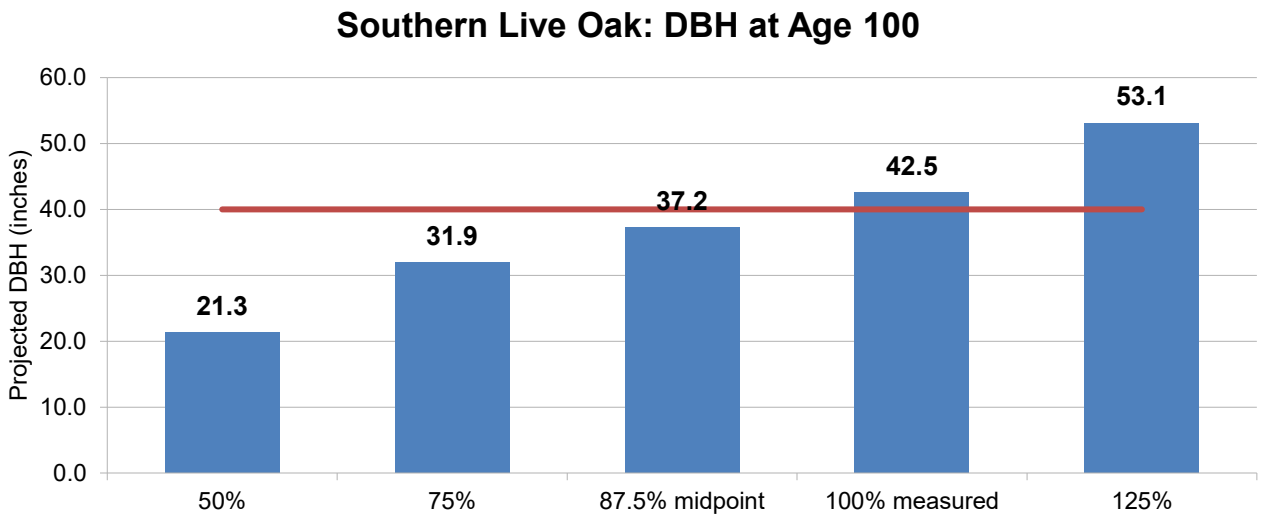
Real-world result	3-Inch Planting	6-Inch Planting
Canopy from six trees after 10 years	1,261 sq. ft.	1,893 sq. ft.
Portion of ROW covered after 10 years	7.0%	10.5%
What the 6-inch planting adds	Baseline	**632 sq. ft. more canopy (50% increase)**

Findings: With the same six southern live oaks planted in a 60' by 300' section of ROW, the 6-inch-caliper planting provides 632 additional square feet of canopy after 10 years. That is 50% more canopy and 3.5% more total ROW coverage.

3. SOUTHERN LIVE OAK DBH AT 100 YEARS OF AGE

40 INCHES DBH

Modeled estimate for 100-year-old southern live oak



Interpretation: For planning purposes, southern live oaks measuring 40 inches DBH or greater may be treated as being approximately 100 years old or older when considering enhanced "Golden Goose" protective measures. This threshold is intended as a practical planning standard rather than a precise age determination, since growth rates vary with site conditions and tree history.

USE OF FINDINGS

The canopy values are modeled gross crown areas per surviving tree. The ROW example uses six trees at 50 feet on center within a 60-foot-wide, 300-foot-long corridor and assumes no crown overlap. Actual performance will vary with establishment, irrigation, soil conditions, pruning, utilities, buildings, storm damage, and mortality. The ROW percentages are illustrative planning estimates rather than absolute planting results.

SOURCES AND NOTES

[1] February 2026 field measurements and revised R Studio canopy and ROW analysis. Internal project dataset. Nursery caliper was converted to planting-time DBH using the observed 0.75 relationship.

[2] Bechtold, W.A. 2003. "Crown-Diameter Prediction Models for 87 Species of Stand-Grown Trees in the Eastern United States." Southern Journal of Applied Forestry 27(4):269–278.

[3] Lawrence, A.B., Escobedo, F.J., Staudhammer, C.L., and Zipperer, W.C. 2012. "Analyzing Growth and Mortality in a Subtropical Urban Forest Ecosystem." Landscape and Urban Planning 104:85–94. DOI: 10.1016/j.landurbplan.2011.10.004.

[4] Harms, W.R. 1990. "Live Oak." Silvics of North America. USDA Forest Service.

PROPOSED
ORDINANCE NO. _____

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE OF THE CITY OF PENSACOLA, FLORIDA, AMENDING CHAPTERS 12-2, 12-3, AND 12-8 OF THE LAND DEVELOPMENT CODE; REVISING TREE AND LANDSCAPE REGULATIONS; AMENDING THE DEFINITION OF CITY-DESIGNATED ARBORIST; REVISING TREE REMOVAL AND PRUNING PERMIT REQUIREMENTS; ESTABLISHING RESIDENTIAL MITIGATION CAPS AND CLARIFYING THE APPLICABILITY OF SUCH CAPS; CLARIFYING AND LIMITING CREDITS FOR RETENTION OF PROTECTED TREES; PROVIDING FOR INCH-FOR-INCH TREE REPLACEMENT AND REVISED MITIGATION FEES; REVISING TREE PROTECTION BARRIER REQUIREMENTS; REVISING AUTHORIZED USES OF TREE PLANTING TRUST FUND MONIES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

WHEREAS, the City of Pensacola has adopted land development regulations to protect the public health, safety, and welfare, including regulations related to tree protection, landscaping, stormwater, environmental quality, and preservation and restoration of the City's urban tree canopy; and

WHEREAS, the City Council finds that trees and urban canopy provide substantial public benefits, including stormwater absorption, carbon sequestration, urban heat island mitigation, wildlife habitat, biodiversity value, shade, canopy coverage, and other ecological, environmental, aesthetic, and public-infrastructure benefits; and

WHEREAS, the City Council finds that mature trees, particularly Live Oaks (Quercus virginiana) measuring 40 inches diameter at breast height (DBH) or greater, provide significant public benefits that are not immediately replaced by newly planted trees and that the removal of such mature canopy creates a greater public impact than the removal of ordinary protected trees; and

WHEREAS, the City Council finds that the additional mature canopy mitigation fee established herein is not intended to be punitive, but is intended to recognize the delayed replacement of mature canopy benefits and the additional time, cost, and uncertainty associated with establishing meaningful replacement canopy; and

DRAFT

WHEREAS, the City has reviewed technical information indicating that larger replacement trees are projected to provide substantially greater canopy coverage within the first 10 years after planting than smaller replacement trees, and that 6-inch-caliper trees are projected to provide approximately 59 percent more canopy after 10 years than 3-inch-caliper trees, with the degree of increase varying by species and growth characteristics; and

WHEREAS, the City Council finds that requiring inch-for-inch replacement, while allowing replacement trees between 3 inches and 6 inches DBH, creates an objective and predictable mitigation standard that balances faster canopy restoration with practical considerations related to transplant survivability, availability, cost, establishment, maintenance, and long-term tree health; and

WHEREAS, the City Council finds that the amendments set forth herein include flexibility-enhancing and burden-limiting provisions, including residential mitigation caps for small, developed residential properties, a single application fee for requests involving one or more 40-inch DBH or greater Live Oaks, species-substitution authority, flexibility to plant fewer larger replacement trees within the permitted size range, payment in lieu of planting only for replacement DBH inches that cannot be planted on site, and flexibility in the placement of tree protection barriers based on site conditions; and

WHEREAS, the City Council finds that preserving residential mitigation caps for small, developed residential properties is appropriate to preserve reasonable homeowner relief while still recognizing the public impact associated with removal of protected trees and mature Live Oaks; and

WHEREAS, the City Council finds that this Ordinance is mitigation-focused, does not impose a moratorium on construction, reconstruction, repair, redevelopment, or development activity, and is not intended to prohibit or delay the rebuilding, repair, or redevelopment of property damaged by any hurricane or other disaster; and

WHEREAS, the City Council intends that this Ordinance be interpreted and applied consistent with applicable state and federal law, including any applicable exemptions, limitations, or preemptions, including tree removal authorized by section 163.045, Florida Statutes, and utility-related requirements that are preempted or otherwise prohibited by state law; and

WHEREAS, the City Council finds that adoption of this Ordinance is in the best interest of the public health, safety, and welfare of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pensacola that the following sections of the Code of Ordinances are amended as set forth below, as shown in ~~strikethrough~~ and underline format in Section 1, Section 2, Section 3, Section 4, Section 5 and Section 6.

DRAFT

SECTION 1. AMENDMENTS TO SECTION 12-2-1, DEFINITIONS ENUMERATED.

Section 12-2-1 of the Code of the City of Pensacola, Florida, Definitions Enumerated, is hereby amended for the limited purpose of revising the definition of "City arborist, or City-designated arborist," with all other definitions remaining unchanged, to read as follows:

Sec. 12-2-1. Definitions Enumerated.

City arborist, or City-designated arborist. All references to the city's designated arborist shall be construed to mean ~~the mayor's designee~~ one or more individuals designated by the mayor, who may be a city employee or an independent contractor or consultant retained by the city, and who ~~is~~ are charged with administering and enforcing portions of this Ordinance, ~~who~~ each of whom shall have successfully completed the International Society of Arboriculture (ISA)'s Tree Risk Assessment Qualification (TRAQ), which qualifies a tree professional to use a standardized, systematic process for assessing risks presented by trees. The city-designated arborist may delegate to members of the arborist team administrative, ministerial, or field functions that do not require specialized arboricultural training, certification, or professional judgment; provided, however, that the city-designated arborist shall retain ultimate responsibility for all determinations and enforcement decisions made pursuant to this chapter.

SECTION 2. AMENDMENTS TO SECTION 12-3-92, SUBMITTAL REQUIREMENTS.

Section 12-3-92 of the Code of the City of Pensacola, Florida, Submittal requirements, is hereby amended to read as follows:

Sec. 12-3-92. Submittal requirements

The applicant must submit a copy of an accurately scaled drawing showing the location of the subject tree, noting species, size, and general condition. An application seeking removal of one or more Live Oaks (Quercus virginiana) measuring 40 inches DBH or greater shall be accompanied by a single application fee of $1,000.00, which shall be in addition to any required replacement, mitigation fee, mature canopy mitigation fee, or payment into the tree planting trust fund. Public utilities shall be exempt from the application fee required by this section but shall remain subject to all submittal requirements that are not preempted or otherwise prohibited by state law. ~~Public utilities are exempt from this requirement.~~

SECTION 3. AMENDMENTS TO SECTION 12-3-96, HERITAGE TREE REMOVAL MITIGATION.

Section 12-3-96 of the Code of the City of Pensacola, Florida, Heritage tree removal mitigation, is hereby amended and restated in its entirety, including retitling the section as "Protected tree removal mitigation," to read as follows. The corresponding table of contents preceding the Land Development Code shall be updated to reflect the revised section title.

Sec. 12-3-96. Protected tree removal mitigation.

(a) In the event that a protected tree, including a heritage tree, is approved for removal, tree replacement or mitigation shall be provided in accordance with section 12-8-6, or a fee shall be paid into the tree planting trust fund in accordance with section 12-8-23.

(b) Notwithstanding any other provision of this chapter, for residential properties with four or fewer dwelling units on site where the property is already developed, the mitigation fee required for protected tree removal shall not exceed $1,500.00 per protected tree removed, unless subsection (c) applies. This residential mitigation cap shall not apply to protected trees located within city rights-of-way.

(c) For residential properties with four or fewer dwelling units on site where the property is already developed, the mitigation fee required for removal of a Live Oak (Quercus virginiana) measuring 40 inches DBH or greater shall not exceed $5,000.00 per tree removed, inclusive of any required mature canopy mitigation fee. This residential mitigation cap shall not apply to Live Oaks located within city rights-of-way.

(d) No mitigation cost shall be charged where statutorily prohibited.

SECTION 4. AMENDMENTS TO SECTION 12-8-4, RETENTION OF PROTECTED TREES.

Section 12-8-4 of the Code of the City of Pensacola, Florida, Retention of protected trees, is hereby amended to read as follows:

Sec. 12-8-4. Retention of protected trees

(a) *Retention of protected trees*. Every effort must be made to protect and retain existing protected trees on proposed development sites. A minimum of ten percent of the total combined trunk diameter inches of protected trees on a proposed development site not located within jurisdictional wetlands shall be retained in place or relocated on site. If this threshold is not met, replacement trees shall be required.

(b) *Credit for retention of protected trees above minimum requirements*. For each inch of trunk diameter above the minimum ten percent requirement that is protected in place or relocated on site, an equivalent trunk diameter inch credit shall be given against replacement and mitigation requirements required as part of the review and approval of a tree protection plan for a proposed development site. Total credits for retention of protected trees shall not exceed 50 percent of the total replacement or mitigation that would otherwise be required if no credits were applied. Any mature canopy mitigation fee required for removal of a Live Oak (Quercus virginiana) measuring 40 inches DBH or greater shall remain due and shall not be reduced or eliminated by credits for retention of protected trees. Such credit shall not apply to, reduce, or eliminate replacement or mitigation required for removal of protected trees pursuant to a tree removal permit for developed property or rights-of-way, unless expressly authorized elsewhere in this Code.

(c) *Barrier zones*. All protected trees to remain shall be protected by barrier zones erected prior to construction of any structures, road, utility service or other improvements or the introduction of any heavy machinery to the site. Barriers shall be placed outside of the dripline for all heritage trees and at a minimum two-thirds of the area of the dripline

DRAFT

for all other protected trees, to the extent feasible given site conditions as determined by the city's designated arborist. Barricades must be at least three feet tall and must be constructed of either wooden corner posts at least two inches by four (2 × 4) inches with at least two courses of wooden side slats at least one inch by four inches (1 × 4) with colored flagging or colored mesh attached or constructed of one-inch angle iron corner posts with brightly colored mesh construction fencing attached. The barrier zones must remain in place for the entirety of the project. Failure to keep barrier zones in place causing the compaction or damage of the critical root zone may result in a violation.

SECTION 5. AMENDMENTS TO SECTION 12-8-7, REPLACEMENT OF PROTECTED TREES.

Section 12-8-7 of the Code of the City of Pensacola, Florida, Replacement of protected trees, is hereby amended to read as follows:

Sec. 12-8-7. Replacement of protected trees.

If a protected tree is approved for removal, it shall be replaced with the same species for each tree removed. However, the city's designated arborist may allow substitution with another species within the same category as listed in table 12-8.1 to support ecological diversity on the site. Replacement shall be provided on an inch-for-inch basis, such that the total DBH of all replacement trees equals or exceeds the total DBH of the protected tree(s) approved for removal. The table below shows the prescribed minimum replacement standard ~~number of trees that shall be planted~~ for each tree removed. The replacement trees shall have a minimum trunk diameter of three inches DBH and a maximum trunk diameter of six inches DBH at the time of planting. An applicant may plant fewer replacement trees than would otherwise be required when larger replacement trees are used, provided that each replacement tree is between three and six inches DBH and the total DBH of all replacement trees equals or exceeds the total DBH of the protected tree(s) approved for removal. This section does not apply to tree removal authorized by section 163.045, F.S.

TABLE 12-8. 2. REPLACEMENT OF PROTECTED TREES

~~Trunk Diameter of One Tree Removed~~	~~Number of Replacement Trees with 3" DBH~~
~~4"-11"~~	~~2~~
~~12"-19"~~	~~3~~
~~20"-29"~~	~~5~~
~~30"-35"~~	~~8~~
~~36"-43"~~	~~10~~
~~44"-or greater~~	~~11~~

Requirement	Replacement Standard for Each Tree Removed
Replacement ratio	Inch-for-inch replacement is required. The total DBH of all replacement trees must equal or exceed the total

	DBH of the protected tree(s) approved for removal.
Minimum replacement tree size	Each replacement tree must be at least 3 inches DBH at the time of planting.
Maximum replacement tree size	Each replacement tree may not exceed 6 inches DBH at the time of planting.
Use of larger replacement trees	An applicant may plant fewer replacement trees by using larger replacement trees, provided each replacement tree is between 3 and 6 inches DBH and the total replacement DBH equals or exceeds the total DBH removed.
Replacement species	Replacement trees must be the same species as the tree removed unless the city's designated arborist approves substitution with another species within the same category listed in Table 12-8.1.
Payment in lieu of planting	Any replacement DBH inches that cannot be planted on site shall be mitigated in accordance with subsection 12-8-6(a).

(a) *Mitigation of protected trees.* Any ~~replacement trees~~ required replacement DBH inches that cannot be planted on site due to a lack of space, as determined and approved by the city, shall be valued at ~~$1,500.00 each~~ $500.00 per required replacement DBH inch that cannot be planted, and the property owner shall pay that amount to the tree planting trust fund. For removal of each Live Oak (Quercus virginiana) measuring 40 inches DBH or greater, the property owner shall pay an additional mature canopy mitigation fee of $1,500.00 to the tree planting trust fund, in addition to any required replacement planting or payment for required replacement DBH inches that cannot be planted on site. Trees identified as dead and verified in writing by the city's designated arborist are not required to be replaced or otherwise mitigated.

(b) *Tree preservation incentives.*

(1) Modifications to certain code requirements are allowed to incentivize tree preservation. See section 12-4-40.

(2) The city's designated arborist may authorize up to one-half of the total calculated mitigation cost to be used by the applicant for additional landscaping, which is defined as landscaping that is not required by this chapter or any other law. Additional landscaping shall meet the following minimum standards:

a. A minimum of 75 percent of all required plant material shall consist of evergreen species.

b. All landscape material shall be placed to maximize its screening and/or coverage potential at maturity.

c. All shrub material shall have a minimum height of 30 inches and a minimum crown width of 24 inches at the time of planting and shall be of a species

capable of achieving a minimum mature height of eight feet.

SECTION 6. AMENDMENTS TO SECTION 12-8-23, TREE PLANTING TRUST FUND.

Section 12-8-23 of the Code of the City of Pensacola, Florida, Tree planting trust fund, is hereby amended to read as follows:

Sec. 12-8-23. Tree planting trust fund

A tree planting trust fund has been established and is funded by the violation fines and mitigation fees assessed pursuant to this chapter.

(a) Expenditures from the tree planting trust fund are hereby authorized and may be made by the mayor or designee and shall be utilized for acquiring, planting, and maintaining trees and, in cases where necessary, other vegetation for public purposes within the city, as well as reasonable staffing costs, third-party professional services, and program costs directly related to the administration and enforcement of this chapter. The first priority for expenditure of funds deposited in the tree planting trust fund is for restoration of the tree canopy in the area where trees generating the funds were removed. Any expenditure in excess of $25,000.00 must be approved by the city council following review by the environmental advisory board.

(b) A grant program is hereby established for community organizations such as neighborhood associations, civic organizations, and garden clubs, according to the following criteria:

(1) Each grant is limited to 50 percent of the cost of the proposed project up to $5,500.00;

(2) The tree planting trust fund must have sufficient funds for the project requested;

(3) Grant requests must be submitted to the environmental advisory board for review prior to consideration by the city's designated arborist and city council;

(4) The city council must approve each grant request; and

(5) The funds must be utilized for providing trees or other appropriate vegetation along with associated irrigation that will help restore the tree canopy as deemed appropriate by proper planting location requirements and may enhance the natural beauty of the community, serve to deter graffiti or the defacement of public or private property, and may create sound buffers where desirable.

SECTION 7. SEVERABILITY.

If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 8. CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 9. EFFECTIVE DATE.

This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

_____
City Clerk

File #: 26-892 | Planning Board | 8/11/2026

DISCUSSION

SUBJECT:

Comprehensive Plan Amendments

SUMMARY:

At least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, local governments must determine whether the need exists to amend the Comprehensive Plan (Comp Plan) to reflect changes in state requirements since the last time the Comprehensive Plan was updated. The Comprehensive Plan is intended to be a broad, long-range document that guides overall growth in a Florida county or municipality. It is not intended to include a high level of specificity, as the specific regulations for growth and development are contained in the local land use regulations – Land Development Code (LDC).

The City determined that the Comprehensive Plan would need to be updated during this update cycle to be compatible with proposed changes to the Land Development Code being made through the assessment and update to that document. Other changes are proposed by the Departments/Divisions responsible for each area of the Comprehensive Plan, in order to make sure the document is current in its references and statutory compliance. No changes are being proposed to residential density levels or the City's Future Land Use Map (FLUM).

The City Council is required to conduct a transmittal hearing and forward the proposed amendments to the State of Florida for review by November 1, 2026. The State will subsequently prepare an "ORC Report" – Objections, Recommendations and Comments – for the City to review and consider any needed changes to the proposed amendment package.

The proposed amendment package (including any amendments made based on the ORC Report) will then be presented to City Council for final adoption of the ordinance updating the City's Comprehensive Plan.

Staff will bring the proposed amendment package to the Planning Board for review and recommendation at the September meeting, and is providing the current adopted Comprehensive Plan for general discussion and comment in advance of that meeting.

ATTACHMENTS:

1. Current Comprehensive Plan
2. DEO EAR Notice

3. DEO Notification Letter

City of Pensacola

COMPREHENSIVE PLAN
VOLUME I
Goals, Objectives, and Policies

Pensacola, Florida
Community Development Department

2019

CITY OF PENSACOLA
COMPREHENSIVE PLAN

VOLUME I
GOALS, OBJECTIVES, AND POLICIES

PENSACOLA, FLORIDA
COMMUNITY DEVELOPMENT DEPARTMENT

2019

VOLUME II - DATA AND ANALYSIS TO THE COMPREHENSIVE PLAN SERVES AS SUPPORTING DOCUMENTATION TO THIS SECTION

CITY OF PENSACOLA
COMPREHENSIVE PLAN

VOLUME I
GOALS, OBJECTIVES, AND POLICIES

TABLE OF CONTENTS

CHAPTER

1	**FUTURE LAND USE**
2	**TRANSPORTATION**
3	**HOUSING**
4	**PUBLIC FACILITIES**
5	**COASTAL MANAGEMENT**
6	**CONSERVATION AND SUSTAINABILITY**
7	**RECERATION AND OPEN SPACE**
8	**INTERGOVERNMENTAL CORDINATION**
9	**CAPITAL IMPROVEMENTS**
10	**HISTORIC PRESERVATION**
11	**PUBLIC SCHOOLS AND FACILITIES**
12	**PROPERTY RIGHTS ELEMENT**

CHAPTER 1

FUTURE LAND USE

GOAL FLU-1: Maximize the use of land both from an economic standpoint, and from the standpoint of minimizing threats to the health, safety and welfare of residents and to the continued well-being of the natural environment.

Objective FLU-1.1: Specify the desired development pattern through a land use category system that provides for the location, type, density and intensity of development and redevelopment based on natural conditions and dependent on the availability of services as shown on the Future Land Use Map and controlled through the adopted Land Development Code.

Policy FLU-1.1.1: All development orders and building permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet adopted level of service standards are available concurrent with the impacts of the development.

Policy FLU-1.1.2: The City will amend its Land Development Code as needed to remain consistent with the requirements of Chapter 163.3202, Florida Statutes and Chapter 9J-5.022 and 9J-5.023, F.A.C. so that future growth and development will continue to be managed through the preparation, adoption, implementation and enforcement of land development regulations that are consistent with the Comprehensive Plan.

Policy FLU-1.1.3: The Land Development Code will be evaluated during the EAR-based amendment process to identify revisions that are needed to implement the goals, objectives and policies of the Comprehensive Plan. The Land Development Code includes:

1. Zoning District Regulations
2. Neighborhood Preservation Standards
3. Off-Street Parking
4. Signage
5. Tree/Landscape Regulations
6. Subdivisions
7. Control of Erosion, Sedimentation and Runoff
8. Flood Plain Management
9. Airport Zoning

Policy FLU-1.1.4: Each future land use category shall have a set of zoning districts that may be permitted within that future land use category, and zoning that is not consistent with the category shall not be approved. The zoning ordinances shall include a table which sets forth the different zoning districts

which are permitted within each future land use category, and designations which are not consistent with the table shall not be approved.

Policy FLU-1.1.5: Future land use categories, including densities and intensities of use for each category, shall be established as described below. No building shall exceed 150 feet in height, as defined in the Land Development Code. Lot coverage at a maximum range of 75% to 100% (or less) is permitted in applicable nonresidential zoning districts.

Conservation District: The Conservation Land Use District is established to preserve open space as necessary for protecting water resources, preserving scenic areas, preserving historic sites, providing parklands and wilderness reserves, conserving endemic vegetation, preventing flood damage and soil erosion. This future land use category shall apply to environmentally sensitive areas identified on the Future Land Use Map and protected from development pursuant to site plan review. The following generalized uses are permitted:

(a) Wildlife and vegetation conservation:
    Wildlife refuge, nature trails and related facilities
(b) Recreational facilities:
    Passive recreation
    Bike trails
    Jogging trails
(c) Other similar and compatible conservation and recreational uses:
    Boat moorings, fishing piers, drainage areas, etc.

Residential Districts: The Residential Land Use Districts are established for the purpose of providing and preserving areas of predominantly low, medium or high residential development. A variety of residential uses shall be allowed, based on zoning classification, at the following maximum densities:

* Low Density Residential - 5 or fewer residential dwelling units per acre.
* Medium Density Residential - 18 or fewer residential dwelling units per acre. Conditional use permits for the following land uses may be approved in the Medium Density Residential Land Use District based on site plan review and public notification procedures: Residential design manufactured homes, bed and breakfast, day care centers and accessory office units subject to intensity standards for the Office and Residential/Neighborhood Commercial Land Use Districts.
* High Density Residential - 35 or fewer residential dwelling units per acre allowed pursuant to lot coverage, landscape area, parking and recreational area development requirements provided in the adopted Land Development Code.

Office District: The Office Land Use District is established for the purpose of providing for a mixture of residential and office uses, developed separately or within the same structure. When located in older, developed areas of the City, the district is intended to provide for residential or office infill development at a density, character and scale compatible with the surrounding area. In newer, vacant areas of the City, the district is also intended as a transition area between residential and commercial uses. Residential and office uses are allowed at the following maximum densities and intensities:

* Residential - density not to exceed 35 dwelling units per acre.

Residential/Neighborhood Commercial District: The Residential/ Neighborhood Commercial Land Use District is established for the purpose of providing for a mixture of residential, professional and certain types of neighborhood convenience-shopping-retail sales and service uses. Residential and office or commercial uses shall be allowed within the same structure. When located in older sections of the community in which by custom and tradition the intermixing of such uses has been found to be necessary and desirable, the districts intended to provide for infill development at a density, character and scale compatible with the surrounding area. When located in newer developing areas where it is necessary and desirable to create a transition zone between a residential and a commercial district, the district is intended to provide for mixed office, commercial and residential development. Residential, office and low-intensity commercial uses are allowed at the following maximum densities and intensities:

* Residential - density not to exceed 35 dwelling units per acre.
* Commercial uses shall be restricted to a maximum floor area subject to regulations set forth in the adopted Land Development Code.

Commercial District: The Commercial Land Use District is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Light industrial uses such as fabrication, assembly and warehousing are permitted. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development. Residential, office and commercial uses are allowed at the following maximum densities and intensities:

* Residential - density not to exceed 35 dwelling units per acre outside the dense business area and density not to exceed 135 dwelling units per acre in the dense business area.

Industrial District: The Industrial Land Use District is established for the purpose of providing areas for industrial development for community and regionally oriented service areas. The district is intended to facilitate the more intense, large-scale manufacturing, warehousing, distribution, wholesaling and other industrial functions of the City and the region. The uses in this district would typically be of a scale and intensity that are more likely to be capable of having an adverse affect (through sound, vibration, odor, etc) on adjacent properties if they are not of a compatible character (i.e. residential, office, and general commercial land uses). Office, commercial and a mixture of light industrial, heavy industrial and industrial park uses are allowed.

Neighborhood District: The Neighborhood Land Use District is established to provide for land uses and aesthetic considerations which are distinctive and unique to neighborhoods defined by specific geographic boundaries on the Future Land Use Map.

A variety of residential, office and commercial uses will be allowed at the following maximum densities or intensities:

* Residential – density not to exceed 35 dwelling units per acre.

Historic and Preservation District: The Historic and Preservation Land Use District is established to preserve the development pattern and distinctive architectural character of these unique areas through the restoration of existing buildings and construction of compatible new buildings. These buildings and historic sites and their period architecture make the district unique and worthy of continuing preservation efforts. Regulations are intended to ensure that future development is compatible with and enhances the pedestrian scale of the existing structures and period architectural character of the districts. The district is an established business area, residential neighborhood and tourist attraction, containing historic sites and museums, a variety of specialty retail shops, restaurants, small offices, and residences.

A variety of residential, office and commercial uses will be allowed at the following maximum densities or intensities:

* Residential – density not to exceed 35 dwelling units per acre in the Pensacola (Seville) Historic District, the North Hill Preservation District and the Old East Hill Preservation District and density not to exceed 135 dwelling units per acre in the Palafox Historic Business District.

Redevelopment District: The Redevelopment Land Use District is established to promote the orderly redevelopment of the southern gateway to the City and portions of the Pensacola Bay waterfront area in order to enhance visual

appearance, preserve unique shoreline vistas, provide public shoreline access, preserve or provide working waterfront activities, improve traffic safety and encourage a high quality of site planning. Site specific analysis of each development proposal within the district is intended to ensure that the scenic orientation and open space image of the shoreline is maintained, that the development characteristics are upgraded and the boundary of the adjacent special districts are positively reinforced.

A variety of residential, office and commercial uses will be allowed at the following densities or intensities:

* Residential - density not to exceed 100 dwelling units per acre in the Gateway Redevelopment District and 60 dwelling units per acre in the Waterfront Redevelopment District.

Business District: The Business Land Use District is established to promote the compatible redevelopment of the City's historic downtown waterfront by encouraging high quality site planning and architectural design which is compatible with both the historic character of the existing structures and the waterfront activities.

* Residential - density not to exceed 108 dwelling units per acre in the South Palafox Business District.

Airport District: The Airport Land Use District is established to regulate land owned by the Pensacola Regional Airport or immediately adjacent to the airport which is considered sensitive due to its relationship to the runways and its location within noise zones. Land owned by the City allows only open space, recreational or commercial and industrial uses customarily related to airport operations. Low density residential and a variety of office and commercial uses will be allowed on privately owned land, based on the zoning classification and subject to the requirements of Chapter 333 of the Florida Statutes, at the following maximum densities:

* Residential - density not to exceed 5 dwelling units per acre.
* Office and Commercial - subject to airport height limitations.

Interstate Corridor District: The Interstate Corridor Land Use District is established to provide for non-highway land uses both below and adjoining the Interstate I-110 corridor on land owned by the Florida Department of Transportation and leased by the City of Pensacola as shown in the Site Development Plan in the DOT *Corridor Location, Design and Multiple Use Report: Interstate 110, Pensacola, Escambia County, Florida, 1972.* The following land uses are allowed at the land use mix composition shown below, with site plan review and City Council approval:

* Residential – density not to exceed 35 dwelling units per acre up to a maximum 3% of the developable land.
* Service, tourist and community commercial and light industrial uses up to a maximum 25% of developable land.
* Recreation and open space facilities, and community centers owned and operated by the City up to a maximum 35% of developable land.
* Public utilities, City government buildings and facilities and public transportation facilities up to a maximum 37% of developable land.

Policy FLU-1.1.6: The following uses shall be allowed in all future land use districts, except for Conservation and Interstate Corridor, subject to regulations set forth in the adopted Land Development Code, and Chapter 333 of the Florida Statutes: Community residential homes, schools with curriculum the same as public schools, libraries, churches, home occupations and accessory structures incidental to any permitted use. Parks and playgrounds and utility structures shall be allowed in every district.

Policy FLU-1.1.7: Adaptive reuse of vacant public, semipublic, institutional or historically significant structures within the Medium and High Density Residential Land Use Districts and the Residential Neighborhood Commercial Land Use District shall be allowed subject to issuance of a conditional use permit.

Applicants for a conditional use permit must submit development plans, undergo site review process through the Planning Board, provide for public notification of property owners within an established radius and obtain approval from the City Council. To ensure the compatibility of the conditional use development with the surrounding residential neighborhood the City Council may prescribe appropriate conditions and safeguards as follows:

* Limit or otherwise designate the following: the manner in which the use is conducted; the height, size or location of a building or other structure; the number, size, location, height or lighting of signs; the location and intensity of outdoor lighting or require its shielding.
* Establish special or more stringent buffer, yard or other open space requirements.
* Designate the size, number, location or nature of vehicle access points.
* Require berming, screening, landscaping or similar methods to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.
* Designate the size, height, location or materials for a fence or wall.

Objective FLU-1.2: Existing nonconforming land uses which are incompatible or inconsistent with the Future Land Use Plan will not be allowed to expand, to be enlarged,

or to be rebuilt or reopened if destroyed, pursuant to provisions adopted in the Land Development Code and consistent with the requirements of Chapter 163, F.S.

Policy FLU-1.2.1: Expansion or replacement of land uses, which are incompatible with the Future Land Use Plan, shall be prohibited. Existing nonconforming uses will be permitted as provided in the City's Land Development Code.

Policy FLU-1.2.2: Land uses which are potentially incompatible due to type of use and/or intensity of use, shall be buffered from one another through the use of physical and/or natural vegetative barriers within required yards established in the adopted Land Development Code.

Objective FLU-1.3: The City shall protect its natural resources and its historic, architectural and archaeological resources in accordance with the City's Land Development Code.

Policy FLU-1.3.1: Continue to protect natural open space areas within the City as designated in the Recreation and Open Space Element.

Policy FLU-1.3.2: Public access to the waterfront shall be maintained or improved by the City (i.e., boat ramps, street rights-of-way). Private property rights will be protected in providing public access to the waterfront.

Policy FLU-1.3.3: Wetlands and other natural vegetative and wildlife habitats identified, as Conservation Districts on the City's Future Land Use Map will be protected from development through provisions in the Land Development Code.

Policy FLU-1.3.4: Regulate the location of hazardous waste disposal, storage and treatment facilities within the City through enforcement of land development regulations.

Policy FLU-1.3.5: The City shall coordinate with West Florida Historic Preservation, Inc. by providing technical assistance in its efforts to identify, designate and preserve historic architectural resources and shall continue to enforce the regulations in the adopted Historic District zoning ordinance.

Policy FLU-1.3.6: The City shall abide by the guidelines of its archaeological resolution whenever development is planned for City-owned property.

Policy FLU-1.3.7: The City shall utilize maps contained in the *Wellhead Protection Area Delineation In Southern Escambia County, Florida, Water Resources Special Report 97-4, December 1997*, prepared by the Northwest Florida Water Management District, as may be amended, and included by reference, to identify wellhead protection areas around existing water wells and

shall continue to cooperate with the Escambia County Utilities Authority in reviewing land use regulations within these areas.

Policy FLU-1.3.8: Land uses delineated by the Future Land Use element shall be permitted based on the availability of water supplies in addition to the availability of public water facilities consistent with the requirements of Chapter 163, F.S.

Objective FLU-1.4: All development and redevelopment in the Coastal High Hazard Area shall be consistent with the Coastal Management Element and shall be coordinated with appropriate regional hurricane evacuation plans.

Policy FLU-1.4.1: For City-funded developments, water-dependent and water-related activities shall be given a higher priority for permit approval.

Policy FLU-1.4.2: Public access to the waterfront shall be encouraged in all developments utilizing City funds except for industrial developments.

Policy FLU-1.4.3: Future residential land use developments in the CHHA shall be limited to the following densities by location:

* Low density - along Escambia Bay north of Hyde Park Road and south of Gadsden Street, and along both shores of Bayou Texar.
* Medium density - along Pensacola Bay (except for the Historic District), and along Bayou Chico.
* High density - Historic District.

Policy FLU-1.4.4: Future residential land use developments in the dense business area constructed in the CHHA shall be limited to medium density (18 or fewer residential dwelling units per acre). Allowable density above the medium density limit established by future land use category may be transferred to portions of the development site outside the CHHA.

Objective FLU-1.5: The City shall coordinate with other local governments and agencies to reduce or minimize adverse impacts in the region due to development in the City.

Policy FLU-1.5.1: The City shall develop procedures for review of requests for development orders which might affect or be affected by another government or agency and coordinate appropriately.

Policy FLU-1.5.2: The City shall review and contribute to any updates of the Comprehensive Plans in surrounding jurisdictions and other policy plans that would affect implementation of local resource protection goals.

Objective FLU-1.6: Ensure that suitable land is available for utilities necessary to support proposed developments through enforcement of subdivision ordinances which require the provision of adequate land for utilities infrastructure.

Policy FLU-1.6.1: Pursue an interlocal agreement and an informal coordination mechanism, to the extent possible, with Emerald Coast Utilities Authority and other utilities providers in locating public facilities and utilities to maximize the efficiency of services provided, to minimize their cost and to minimize their impacts on the natural environment.

Objective FLU-1.7: Facilitate efficient and reliable delivery of electric service.

Policy FLU-1.7.1: New electric distribution substations shall be a permitted use in all land use categories and zoning districts within the City except those designated as preservation, conservation, or historic preservation on the future land use map or duly adopted ordinance pursuant to F.S. 163.3208.

Policy FLU-1.7.2: Standards for set-backs, landscaping, buffering, screening, and other aesthetic compatibility-based standards shall apply to new distribution electric substations pursuant to F.S. 163.3208 to achieve compatibility with adjacent and surrounding land uses to the maximum extent practicable.

Policy FLU-1.7.3: The City shall grant or deny a properly completed application for a permit to locate a new distribution electric substation within a residential land use category or zoning district pursuant to the requirements of F.S. 163.3208.

Objective FLU-1.8: Provide for effective land development opportunities while allowing for innovative solutions through the Land Development Code.

Policy FLU-1.8.1: The land development regulations shall be modified and/or expanded to reflect the goals, objectives and policies of all the Comprehensive Plan elements.

Policy FLU-1.8.2: Land development regulations shall allow flexibility, within some zoning districts to provide for affordable housing and other redevelopment opportunities.

Policy FLU-1.8.3: Land development regulations shall include standards for residential density bonuses and density transfers above the limit otherwise established by future land use category in exchange for the construction of affordable housing and as an incentive to achieve superior building and site design, preserve environmentally sensitive lands and open space, and provide public benefit uses including access to the waterfront.

- Density bonuses for superior building and site design, preservation of environmentally sensitive lands and open space, and provision of public benefit uses shall not exceed 10% of the limit otherwise established by land use category and shall be available to residential developments in the medium density residential land use district, high

density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.

- Density transfers of up to 50% of the limit otherwise established by the land use category of the donor site may be approved for superior building and site design, preservation of archeologically and environmentally sensitive lands and open space, and provision of public benefit uses, and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.

- Density bonuses and transfers for superior building and site design, preservation of environmentally sensitive lands and open space, and provision of public benefit uses shall be based upon clear and convincing evidence that the proposed design will result in a superior product that is compatible with the surrounding land uses and produces a more desirable product than the same development without the bonus.

- Density bonuses for the provision of affordable housing shall not exceed 25% of the limit otherwise established by land use category and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.

- Density transfers of up to 50% of the limit otherwise established by land use category of the donor site may be permitted for the provision of affordable housing, and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.

- Density bonuses and transfers for the provision of affordable housing shall be based upon ratios of the amount of affordable housing to market rate housing within a proposed residential development and shall include mechanisms to assure that the units remain affordable for

a reasonable timeframe such as resale and rental restrictions and rights of first refusal.

- Density transfers of up to 50% of the limit otherwise established by the land use category of the donor site may be permitted for proposed developments that are compatible with adopted neighborhood and Community Redevelopment Area plans, and shall be available to residential developments in the medium density residential land use district, high density residential land use district, office land use district, residential/neighborhood commercial land use district, commercial land use district, redevelopment land use district and business land use district.

- The maximum combined density bonus for superior building and site design, preservation of environmentally sensitive lands and open space, provision of public benefit uses and affordable housing provided to any single development shall not exceed 35% of the limit otherwise established by land use category.

- Density transfers shall be a direct transfer of unutilized density from a donor site to a receiving site, subject to the City's land development and density transfer regulations.

- All density bonuses and density transfers shall be approved by the City Planning Board.

Objective FLU-1.9: Direct development in the City to areas where infrastructure exists to reduce development outside of the City limits which would cause further urban sprawl.

Policy FLU-1.9.1: Promote infill development of vacant and underutilized parcels within City limits through use of appropriate land development regulations, and provision of effective urban services.

Policy FLU-1.9.2: Encourage mixed-use development as a means to increase density in the designated urban core and inner-city redevelopment areas of the City in accordance with adopted redevelopment area plans through EAR-based amendments of the Comprehensive Plan and revisions of the Land Development Code.

Policy FLU-1.9.3: Support increased density in proximity to existing and proposed urban elementary schools, and seek to use such schools as neighborhood focal points by collocating public facilities such as parks and community centers with schools to the extent possible.

Policy FLU-1.9.4: Continue to encourage mixed use development through the use of innovative land development techniques such as planned unit developments, cluster housing, mixed-uses on individual parcels and other approaches as provided in the land development code.

Policy FLU-1.9.5: Promote innovative arrangements of development types and promote a complimentary mix of residential/commercial/recreation uses along primary vehicular corridors of neighborhoods so as to minimize the impacts of new development on existing resources and facilities by allowing a variety of uses in close proximity to one another.

Policy FLU-1.9.6: Allow development of a mixture of residential, commercial and office land uses in the mixed residential/office/commercial zoning districts along primary vehicular corridors of the Urban Core and inner-city Community Redevelopment Areas, through review and revision of the Land Development Code.

Objective FLU-1.10: Increase and enhance Traditional Neighborhoods

Policy FLU-1.10.1: Identify and revise incompatible zoning designations and approved land uses to ensure suitable development in support of existing traditional neighborhoods and a cohesive urban fabric.

Policy FLU-1.10.2: Encourage new Neo-Traditional Neighborhood Development and compatibly designed infill within the urban core and inner-city redevelopment areas through review, and revision where necessary, of the land use regulations in the Land Development Code.

Policy FLU-1.10.3: Explore Neighborhood Conservation Overlay Districts to ensure compatible infill development in existing traditional neighborhoods.

Policy FLU-1.10.4: Explore the use of State and Federal redevelopment programs to encourage Neo-Traditional Neighborhood Developments that include a mix of uses and provide housing for a range of incomes.

Objective FLU 1.11: Promote development in the downtown urban core areas of the City.

Policy FLU-1.11.1: Promote through the redevelopment process, the introduction of mixed-use development to enhance retail viability, establish truly pedestrian-oriented shopping districts, create more attractive buildings and public spaces, support transit viability, and reduce vehicle trips.

Policy FLU-1.11.2: Review land use regulations in the Land Development Code and revise where necessary to support walkability and pedestrian activity, arts, and entertainment uses in the City’s downtown.

Policy FLU-1.11.3: Review land use regulations in the Land Development Code and revise where necessary to encourage the vertical and horizontal integration of a complementary mix of commercial, service and other non- residential uses that address the needs of families and other household types living in downtown neighborhoods.

Policy FLU-1.11.4: Pursue the establishment of a downtown railroad "quiet zone" to facilitate downtown development.

Policy FLU-1.11.5: Continue to coordinate with the Downtown Improvement Board on parking enforcement and management to provide adequate parking for downtown patrons.

Policy FLU-1.11.6: Continue to waive off-street parking requirements in the HC-1 and HC-2 districts, for residential land uses in the dense business area, and for qualifying buildings in the South Palafox Business District and C-2A district to encourage downtown and urban core development.

Policy FLU-1.11.7: Continue to allow the off-site provision of parking through a shared parking agreement in qualifying zoning districts to promote downtown and urban core development.

Objective FLU-1.12.: Implement plans for redevelopment and renewal of blighted areas in Census Tracts 1 through 8, and particularly in the downtown urban core and inner-city Community Redevelopment Areas.

Policy FLU-1.12.1: Continue to undertake redevelopment projects and programs as outlined in the *Urban Core Community Redevelopment Plan* (2010 Update), the *Pensacola Waterfront Redevelopment Plan* (2000/Update 2010), the *Pensacola Historic District Master Plan*, (2004) and the *Belmont DeVilliers Land use Plan* (2004) and promote increased density.

Policy FLU-1.12.2: Continue to engage in redevelopment activities within the designated Urban Infill and Redevelopment Area in accordance with the *Urban Infill and Redevelopment Area Plan*.

Policy FLU-1.12.3: Implement redevelopment efforts as identified in the *Westside Community Redevelopment Area Plan* (2007).

Policy FLU-1.12.4: Encourage Brownfield and grayfield redevelopment and adaptive reuse within the urban core and inner-city development areas.

Policy FLU-1.12.5: Promote redevelopment of existing automobile-oriented corridors and the upgrading of existing commercial development to create vibrant, mixed-use boulevards that balance efficient movement of motor vehicles with the

creation of attractive pedestrian-friendly districts that serve the adjoining neighborhoods as well as passing motorists pursuant to adopted redevelopment plans.

Policy FLU-1.12.6: Provide infrastructure improvements as part of a redevelopment program in the above mentioned areas in such a way that will not strain the economic resources of the City's existing and new residents.

Policy FLU-1.12.7: Provide for some economic incentives for development in the cited neighborhoods including the following:

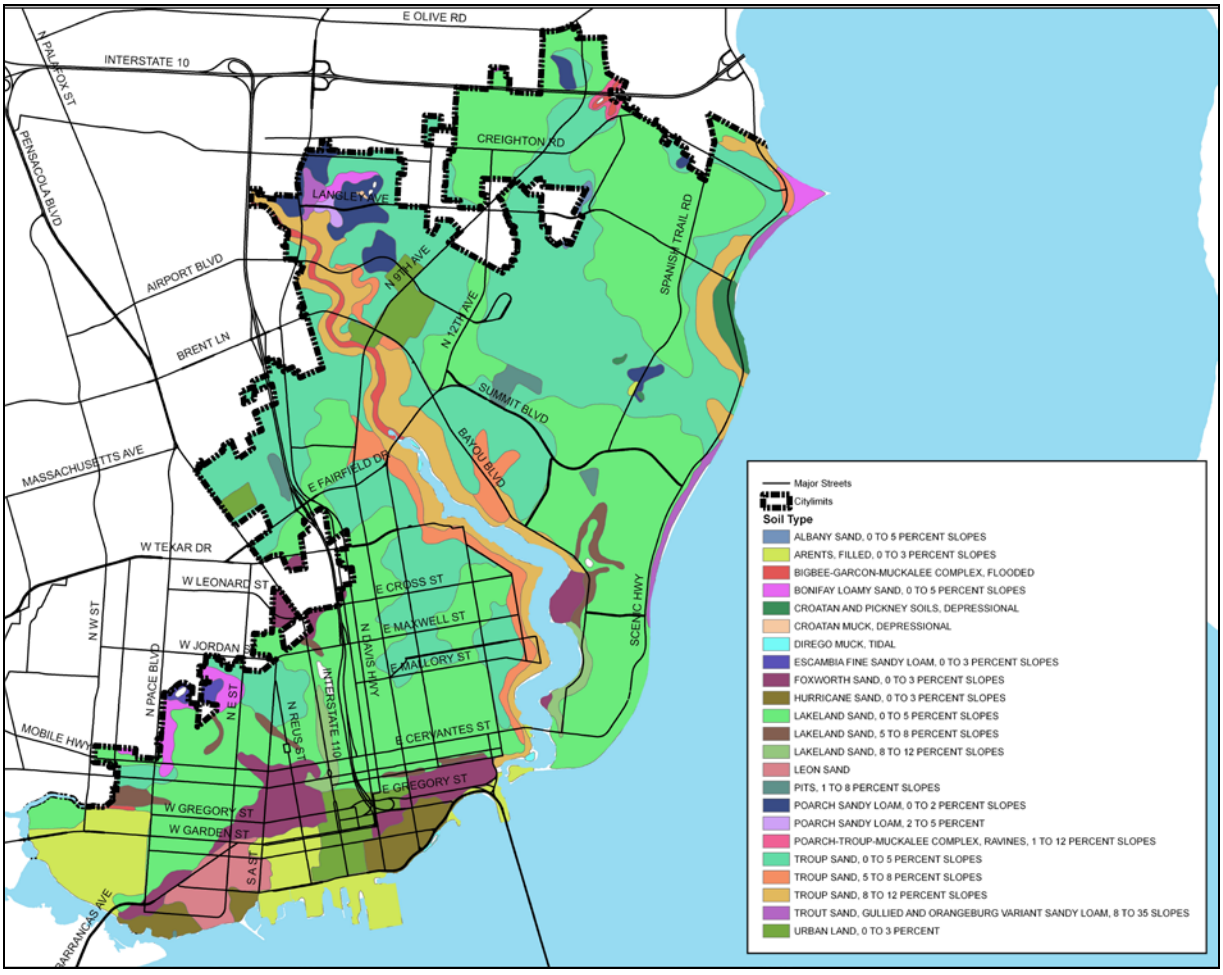
* Establishing lower level of service standards for some facilities in developed neighborhoods so that costs of upgrading facilities will not be prohibitive; and
* Establishing lower or abolishing impact fee assessments in these neighborhoods if the use of impact fees are adopted in the Plan.

Objective FLU-1.13: Opportunity for dispute resolution in consideration of revisions to the Comprehensive Plan.

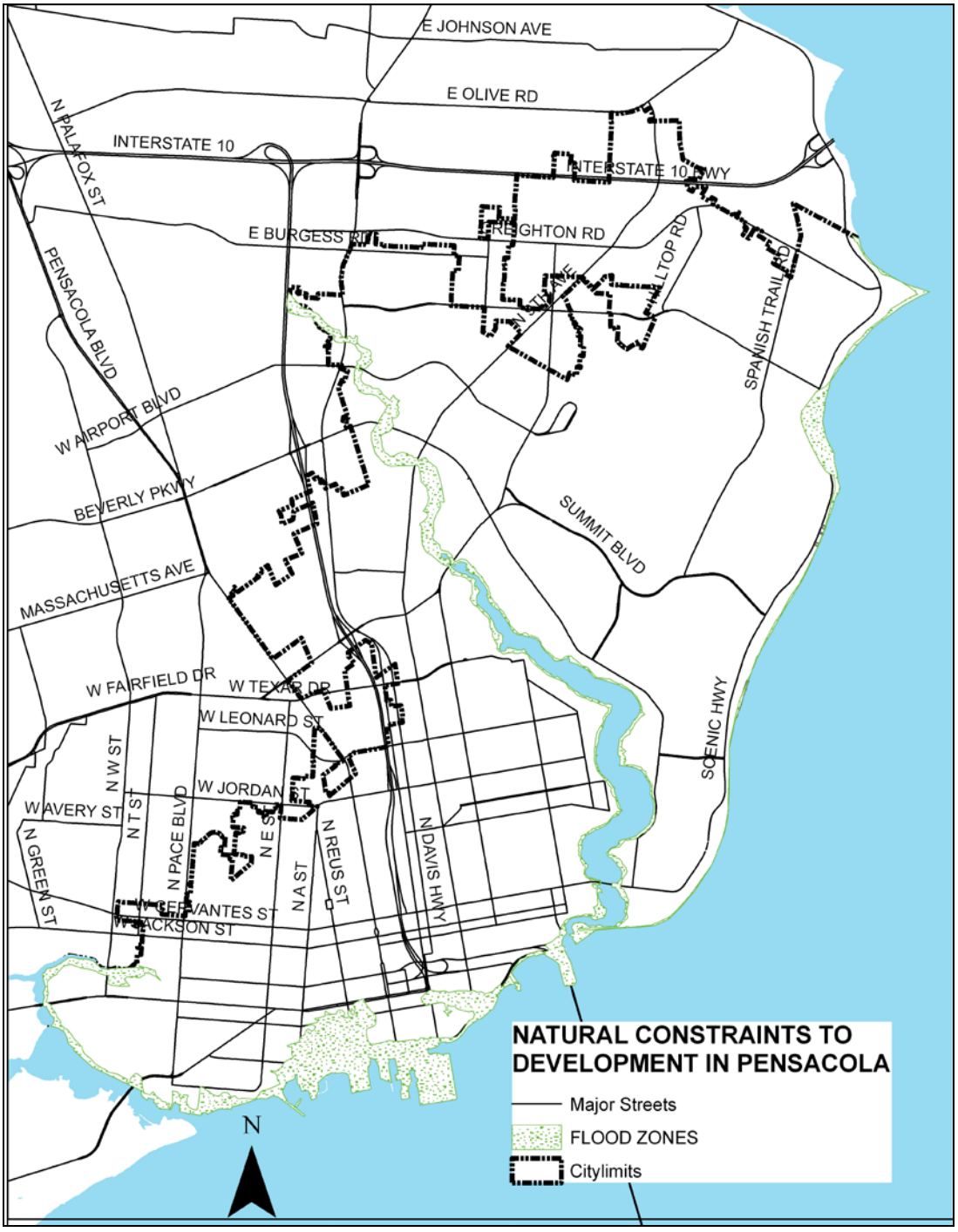
Policy FLU-1.13.1: Opportunity shall be afforded, pursuant to F.S. 163.3181 (4), for informal mediation or other alternative dispute resolution to a property owner who's request for an amendment to the Comprehensive Plan pertaining to his property is denied. The costs of the mediation or other alternative dispute resolution shall be borne equally by the local government and the property owner. If the owner requests mediation, the time for bringing a judicial action is tolled until the completion of the mediation or 120 days, whichever is earlier.

Policy FLU-1.13.2: Prior to an administrative hearing conducted pursuant to review of the comprehensive plan or plan amendment by the state land planning agency, opportunity to mediate or otherwise resolve the dispute of any affected person who intervenes as a party to that proceeding shall be afforded pursuant to F.S. 163.3184 (10)(c). The costs of the mediation or other alternative dispute resolution shall be borne equally by all the parties to the proceeding.

City of Pensacola Soils

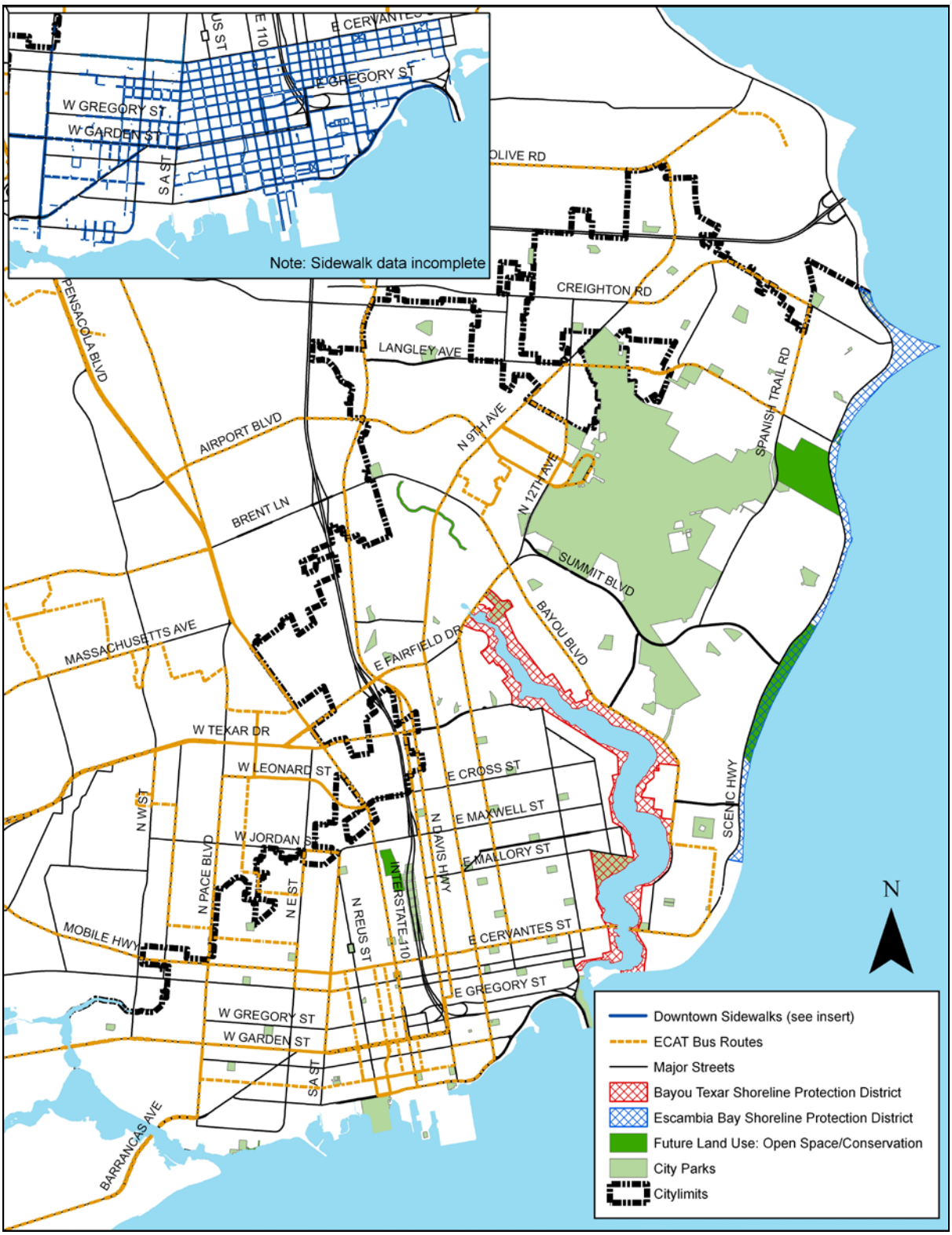


City of Pensacola Flood Zones



City of Pensacola Wellhead Protection Zones




Note: Sidewalk data incomplete
W GREGORY ST
W GARDEN ST
E GREGORY ST
S A ST
OLIVE RD
CREIGHTON RD
LANGLEY AVE
PENSACOLA BLVD
AIRPORT BLVD
N 9TH AVE
N 12TH AVE
SPANISH TRAIL RD
BRENT LN
SUMMIT BLVD
BAYOU BLVD
MASSACHUSETTS AVE
E FAIRFIELD DR
W TEXAR DR
W LEONARD ST
E CROSS ST
E MAXWELL ST
W JORDAN ST
E MALLORY ST
N W ST
N PACE BLVD
N E ST
N REUS ST
INTERSTATE 110
N DAVIS HWY
SCENIC HWY
MOBILE HWY
E CERVANTES ST
E GREGORY ST
W GREGORY ST
W GARDEN ST
S A ST
BARRANCAS AVE
N
Downtown Sidewalks (see insert)
ECAT Bus Routes
Major Streets
Bayou Texar Shoreline Protection District
Escambia Bay Shoreline Protection District
Future Land Use: Open Space/Conservation
City Parks
Citylimits

CHAPTER 2

TRANSPORTATION

GOAL T-1: A safe, convenient, and efficient street system.

Objective T-1.1: The City shall maintain Level of Service standards and implement recommendations to address existing and forecasted LOS deficiencies.

Policy T-1.1.1: The City of Pensacola has adopted Florida Department of Transportation (FDOT) Quality/Level of Service Handbook standards to determine maximum volumes for adopted level of service on the Florida Intrastate Highway System. In addition, the City has adopted the following Level of Service standards on the other roadway types within the City limits to determine maximum volumes:

Roadway Type	LOS (Peak hour)
State Roadways	
Intrastate	C
Other State Roads	E
Roads Within the TCEA	Exempt
Local Roadways	
Local Collector Roads	E
Other Local Roads	C

Policy T-1.1.2: The City of Pensacola shall continue to examine traffic impacts associated with development on roadways within the City to ensure that adopted Level of Service standards are not degraded.

Policy T-1.1.3: The City will review annually, adopted Level of Service standards, traffic volumes, and system demands in order to monitor impacts of new development on the traffic circulation of the City.

Policy T-1.1.4: The City of Pensacola has designated an Urban Redevelopment Transportation Concurrency Exception Area (TCEA) within the boundaries of the Community Redevelopment Area as established pursuant to Resolution 54-80. The boundary of the Urban Redevelopment TCEA is shown on the adopted Future Traffic circulation Map.

Objective T-1.2: The City of Pensacola shall continue to cooperate with the local comprehensive transportation planning process in the Pensacola urbanized area.

Policy T-1.2.1: The City will continue to coordinate with the West Florida Regional Planning Council, FDOT, and the TPO regarding transportation planning and programs within the Pensacola urbanized area.

Policy T-1.2.2: The City will continue to participate in the preparation of the Florida Alabama Transportation Planning Organization's (TPO's) long-range transportation study to evaluate transportation needs and alternatives to improve traffic circulation between the Gulf Breeze peninsula and the City of Pensacola. The City will request the FDOT prepare an analysis of land use and traffic impacts of landfall locations proposed for the western terminus of a new Pensacola Bay bridge.

Policy T-1.2.3: The City shall coordinate with the FDOT, the TPO, the Federal Highway Administration (FHWA), Escambia County, and other Corridor Management Entity partners, where feasible, in implementing elements of the Corridor Management Plan (CMP) for the Scenic Bluffs Highway Corridor.

Objective T-1.3: The City of Pensacola shall continue to maintain, protect, and improve the existing and future coordinated network of streets.

Policy T-1.3.1: The City will use the following definitions from the Land Development Code section 12-14-1 to classify streets within City limits. The City will identify the classification of local streets on the Roadway Functional Classification Map which shall be contained in the City's Land Development Code, and updated periodically to reflect current roadway function.

Street means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated. The word "street" includes the following terms, further described as follows:

Streets, major arterial means streets which provide for through traffic movement between areas and across the City, and direct access to major employment locations and commercial uses.

Streets, minor arterial means street which provide for traffic movement between major neighborhoods.

Streets, collector means streets which provide for the movement of traffic between major arterials and local streets and direct access to abutting property.

Street, local means streets which provide for direct access to abutting land and used for local traffic movements only.

Streets, marginal access are minor streets which are parallel to and adjacent to arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

Policy T-1.3.2: The City shall follow and annually update its 5-year Master Plan for City streets and roadways.

Policy T-1.3.3: The City will continue to coordinate land use decisions with the future traffic circulation system by coordinating traffic circulation improvements with the Future Land Use Map.

Policy T-1.3.4: The City shall incorporate safety measures such as signage, pavement markings, and engineering improvements into all transportation improvements.

Policy T-1.3.5: The City will review periodical accident frequency reports about applicable roads within the City limits and make necessary roadway improvements whenever and wherever applicable.

Policy T-1.3.6: The City shall preserve and protect the capacity of all major streets by minimizing points of ingress/egress, wherever possible, and by closing or relocating unnecessary curb cuts to provide efficient access to the roadway system when development occurs. The City will review, and revise where necessary, its existing standards for providing access and spacing in the Land Development Code. The City will periodically coordinate this review activity with Escambia County and the FDOT through continued participation with the Florida-Alabama TPO.

Policy T-1.3.7: The City shall protect existing and future transportation corridors by implementing the requirements of the subdivision ordinance. This includes mandatory dedication of rights-of-way, where required, as a condition of plat approval.

Objective T-1.4: The City shall continue to implement Transportation System Management strategies to improve the overall performance and quality of the existing transportation network.

Policy T-1.4.1: The City shall coordinate additional segments of the existing computerized signal system with Escambia County, the TPO, and FDOT.

Policy T-1.4.2: The City will review the elimination of one way streets in the current street network

Policy T-1.4.3: The City shall work to reduce excess surface parking along new and existing development through revisions to the Land Development Code where appropriate.

Policy T-1.4.4: The City shall continue to explore the replacement of traffic signals with stop signs at appropriate intersections.

Policy T-1.4.5: The City shall continue to implement “right sizing” strategies where appropriate to reduce lane widths and number of lanes to enhance the quality of the local transportation network.

Policy T-1.4.6: The City shall continue to integrate traffic calming measures including curb extensions, roundabouts, speed tables, raised intersections, textured crosswalks, and the addition of on-street parking to improve the overall quality of the motorized and non-motorized transportation network.

Policy T-1.4.7: In order to promote urban redevelopment within the Urban Redevelopment Area TCEA, the City will consider parking control and pricing policies, transportation demand management programs, transportation system management programs, availability of public transportation, and the use of creative financing tools for the provision of transportation services and facilities.

Policy T-1.4.8: The City shall coordinate with the DIB to implement the recommendations incorporated in the CRA Downtown Parking Study (May 1999) and Parking Management Analysis Findings and Recommendations (2006) including the following: traffic operation improvements; providing for pedestrian and bicyclists; identification of sites for on-grade parking lots or parking garages; identification of satellite parking locations linked to a downtown closed loop trolley to provide a "park and shuttle" alternative in the TCEA to reduce vehicle traffic in the central business district, and; a financial feasibility analysis to address costs of the improvements and possible funding sources.

Policy T-1.4.9: The City shall coordinate with the Downtown Improvement Board (DIB) and West Florida Historic Preservation, Inc. to periodically review the feasibility and joint funding of the existing closed loop trolley or shuttle service within the TCEA boundary.

GOAL T-2: An economically sound, safe, energy-efficient, and equitable mass transportation system.

Objective T-2.1: The City shall encourage Escambia County Area Transit (ECAT) in the provision of fixed route mass transit service linking major trip generators and attractors.

Policy T-2.1.1: The City shall continue to coordinate with the WFRPC and the TPO regarding the promotion of alternative modes of transportation (i.e., ridesharing, mass transit).

Policy T-2.1.2: The City shall endorse the promotion of the ECAT in order to relieve traffic and parking congestion and in order to foster energy conservation.

Policy T-2.1.3: The City shall coordinate with ECAT and Escambia County in evaluating transit routes and service utilizing route ridership, headways, or other appropriate performance standard.

Policy T-2.1.4: The City will encourage "ride sharing" programs in coordination with Escambia County in order to reduce the number of vehicles on the road during peak hours.

Policy T-2.1.5: The City will develop land use and site design guidelines to assure the accessibility of new development to mass transit service.

Objective T-2.2: The City shall assist in developing coordinated transportation systems for transportation-disadvantaged citizens.

Policy T-2.2.1: The City will support the provision of the para-transit system developed by the Community Transportation Coordinator as required by Chapter 427, Florida Statutes.

Policy T-2.2.2: The City will assist the TPO in the recommendation for a new coordinator by participating in the development of a Request for Proposals and in the evaluation of proposals received.

Objective T-2.3: The City shall encourage the pursuit of new sources of funding for mass transportation.

Policy T-2.3.1: The City shall work with ECAT, the County and the FDOT to provide for increased Service Development and Urban Corridor funding.

Policy T-2.3.2: The City will support Florida Transit Association in efforts to provide state operating assistance for mass transit.

Policy T-2.3.3: The City will support efforts to provide for a designated funding source for the local contribution.

Goal T-3: A complete network of pedestrian and bicycle facilities that enhances the City's livability, accessibility, and safety.

Objective T-3.1: The City shall continue to provide facilities in support of a safe, non-motorized transportation system.

Policy T-3.1.1: The City of Pensacola shall accommodate non-motorized forms of transportation in the design of transportation improvement projects.

Policy T-3.1.2: The City shall consider in its design of all future roadway improvements for major arterial streets, the accommodation of bicycle transportation needs where appropriate.

Policy T-3.1.3: The City shall encourage the development of a comprehensive bicycle education program in coordination with the TPO and Escambia County.

Policy T-3.1.4: The City shall continue to coordinate with the WFRPC and the TPO regarding the promotion of walking and bicycling as alterative modes of transportation.

Policy T-3.1.5: The City shall coordinate with and encourage the deployment of DIB-purchased and installed of bicycle racks within the TCEA boundary.

Objective T-3.2: The City shall coordinate all development in order to produce walkable communities and neighborhoods throughout the City.

Policy T-3.2.1: The City will continue to repair and construct new sidewalks where feasible through the Penny for Progress sidewalk program and other applicable funding sources like the Community Development Block Grant.

Policy T-3.2.2: The City will continue to include requirements for provision of sidewalks by developers around future commercial developments to aid in pedestrian transportation needs.

Policy T-3.2.3: In accordance with the City's Public Schools and Facilities Element of the Comprehensive Plan, new residential developments within two miles of an existing or planned school shall be required to provide sidewalks. In addition, sidewalks shall be placed along all collector, arterial, and local roads abutting the subdivision to the subdivision property line, where it has been determined that the most direct route from the subdivision to the school is along those roadways.

Policy T-3.2.4: The City shall continue to improve accessibility for citizens with mobility limitations throughout the City by providing curb cuts along all proposed sidewalks and through improvements to existing sidewalks where feasible.

Policy T-3.2.5: The City shall strive to upgrade existing and design new pedestrian crossings and intersections with the appropriate "intersection geometry" to allow for visibility, ease of crossing, and pedestrian connectivity.

Policy T-3.2.6: The City shall continue to install countdown-type pedestrian signals at the most appropriate and highly-traveled pedestrian crossings.

Policy T-3.2.7: The City shall, through coordination with the FDOT, the TPO, the Federal Highway Administration (FHWA), design and operate a

comprehensive network of "Complete Streets," consisting of arterial, collector and local streets, that enables safe access and a full range of daily activities by all user groups, including pedestrians, bicyclists, motorists, and transit vehicles.

Policy T-3.2.8: The City will develop a typology of Complete Streets amenities, and identify the most appropriate enhancements for the range of streets within the City. This typology will be included as part of the Land Development Code or as a stand-alone supplement, and will be used to systematically plan public transportation upgrades and bicycle and pedestrian enhancements.

Policy T-3.2.9: The downtown Community Redevelopment Agency (CRA) will continue to develop and consider funding streetscape improvement projects to enhance pedestrian use of sidewalks as an alternative to vehicle use in the TCEA boundary.

Policy T-3.2.10: The City will continue to support pedestrian access and community beautification through proposed streetscape improvement projects in adopted neighborhood and revitalization plans where feasible.

Policy T-3.2.11: The City will pursue, where feasible, "Complete Street," and intersection improvements along the corridors identified in adopted neighborhood and redevelopment plans to provide for aesthetics, accessibility and safety for pedestrians, bicycles and motorized vehicles. Such improvements may include traffic calming measures such as adequate lighting, shade trees, wider sidewalks, bike paths, street furniture, gateway treatments, directional signage and area identity markers where feasible.

GOAL T-4: Rail service that allows for the safe and efficient transportation of cargo and passengers while enhancing livability.

Objective T-4.1: The City shall coordinate for safe and efficient railroad operations along the existing system within the city limits.

Policy T-4.1.1: The City shall utilize available legal methods in order to provide that railroad companies will continue to maintain the roadway for vehicular traffic at railroad crossings.

Policy T-4.1.2: The City shall strive to be the first responder to any hazardous material incidents within the city limits and maintain an on-going training program to ensure maximum response capabilities in the event of derailments.

Policy T-4.1.3: The City shall monitor any modifications to the railroad trestle at Bayou Texar to provide for maximum enhancement of tidal circulation.

Policy T-4.1.4: The City shall coordinate with the appropriate railroad company to seek removal and/or replacement of the overpass at 17th Avenue that would allow for the continued improvements of 17th Avenue.

Policy T-4.1.5: The City shall encourage the return and continued service of Amtrak or other passenger rail service along existing rail lines.

Objective T-4.2: The City shall coordinate with the rail companies serving the area in order to achieve compatibility of rail facilities and operations with community planning efforts.

Objective T-4.2.1: The City shall work for the establishment of a rail quiet zone within the City limits for the benefit of local residents and businesses.

Policy T-4.2.2: The City shall coordinate with rail companies to identify unused railroad spurs and trackage and require or encourage their removal by the appropriate party.

Policy T-4.2.3: The City shall take action to secure abandoned railroad rights-of-way in the event that track removal or relocation occurs and determine the best land use for the impacted rights-of-way.

Policy T-4.2.4: The City shall explore the restoration of unused rails lines to be used for public recreational use.

GOAL T-5: The stimulation of economic development and generation of positive economic and employment benefits in the City of Pensacola and surrounding area by promoting the use of the waterfront and Port facilities to cargo shippers and water-dependent businesses, and coordinating with the Pensacola International Airport when feasible.

Objective T-5.1: The Port shall continue to attract new and expanded waterborne commerce.

Policy T-5.1.1: Sufficient financial resources shall be made available annually within the Port's departmental budget to facilitate the continued promotion of Port facilities to prospective users.

Policy T-5.1.2: The Port shall maintain a business development plan and facilities development strategy which identifies the annual marketing targets and long-range facility development objectives required to attract new and expanded business to the Port.

Policy T-5.1.3: The Port shall maintain close working relationships with applicable federal, state, regional and local economic development agencies, as well as with the Pensacola International Airport, and port-associated businesses

(i.e. trucking companies, railroads, shipping lines, etc.) to enhance economic development opportunities, and to identify and pursue waterborne commerce opportunities.

Policy T-5.1.4: The Port shall review, and if necessary, revise its Terminal Tariff so as to maximize revenues while maintaining a competitive position within the industry.

Objective T-5.2: The Port shall diversify its business base in order to strengthen the Port's contribution to the economic vitality of the Pensacola area.

Policy T-5.2.1: The Port shall make its maritime knowledge and experience available to tourism officials, inter- and intra-governmental departments and agencies, political leaders and others to assist in exploring the development of excursion, cruise, or amenity vessel operations at public access areas of the downtown waterfront including, but not limited to, Commendencia Slip, Plaza de Luna, and the Vince Whibbs Community Maritime Park, etc.

Policy T-5.2.2: The City shall work with the TPO, National Park Service, and the Department of the Navy to review the feasibility and benefits of establishing a local and regional passenger ferry system to support tourism and water-related commerce in the area.

Policy T-5.2.3: The Port may acquire, by lease or purchase, land or buildings for the purpose of leasing to potential Port customers, or to provide the same for use by transient cargo users of the Port.

Policy T-5.2.4: The Port shall actively market its deep draft docks, berths, pier-side warehouses and other infrastructure to traditional and non-traditional waterborne commerce and water-dependent maritime industry interests.

Policy T-5.2.5: The Port shall market its northeastern boundary for development of a commercial/restaurant/retail venture.

Policy T-5.2.6: The Port shall market unimproved land located roughly in the north central portion of the Port for development of light manufacturing/assembly type operations with signification employment potential.

Policy T-5.2.7: The Port may collaborate with other government agencies and private waterfront and inland landholders to develop strategic alliances and public-private partnerships which expand and enhance the Port's ability to serve new and expanded cargo and water-dependent business activities.

Objective T-5.3: The Port shall maintain a 5-year capital improvement and replacement plan to address Port facility construction and maintenance requirements.

Policy T-5.3.2: The City shall consider the potential impact on the Port of Pensacola of non-maritime related developments in the areas immediately adjacent to the Port property.

Policy T-5.3.3: The City, through the annual Port Department budget with support from state and federal grant resources where applicable, shall identify and commit funding as available to provide and maintain facilities necessary to facilitate the Port's business activities as described in Objective 5.2.

Policy T-5.3.4: Port capital improvement and expansion plans will be coordinated and consistent with applicable federal, state, and local laws, ordinances and regulations and shall be sensitive to environmental issues in consideration of the economic policy of Port operations.

Objective T-5.4: The Port shall develop and implement a comprehensive facilities maintenance program.

Policy T-5.4.1: The City, through the annual Port Department budget, shall provide sufficient personnel and financial resources, as available, to implement the facilities maintenance program.

Policy T-5.4.2: Port facilities shall be maintained so as to minimize the requirement for replacement and thereby extend the useful and productive life of Port assets.

Objective T-5.5: The City will limit public expenditures in the Coastal High Hazard Area except in the provision of facilities necessary for Port maintenance and operations.

Policy T-5.5.1: Future Port related public expenditures in the Coastal High Hazard Area shall be limited to: those which provide evidence of natural disaster mitigation planning and design; those which restore or enhance natural resources; or, those which are necessary for operation and expansion to accommodate Port activity as determined by the City.

GOAL T-6: Port operations and developments that are undertaken in a manner which minimize or mitigate negative impacts on the basic functions and productivity of the City's natural land, coastal and water resources; and that eliminate, reduce or avoid Port related health and safety concerns for present and future residents of the City of Pensacola.

Objective T-6.1: The Port shall endeavor to protect, conserve, and enhance wetlands, living marine resources, coastal barriers, and other natural resources within its immediate geographic area of operation.

Policy T-6.1.1: The Port will conduct its operations in accordance with all state, federal, and local regulations designed to protect wetlands, aquatic wildlife and creatures, and water quality.

Policy T-6.1.2: The Port will protect to the extent reasonably feasible, living marine resources from any permanent effects of Port related dredging by providing that all dredging activity will be permitted and conducted in accordance with applicable state and federal regulations designed to reasonably ensure that dredging impacts are short-term and limited.

Policy T-6.1.3: All future Port developments shall be designed to meet Northwest Florida Water Management District standards for the control of stormwater runoff. Recommendations outlined in the City's Stormwater Management Plan will be implemented during new construction activities on the Port site.

Policy T-6.1.4: All Port users discharging coolant or ballast water into Port area waters must comply with the pertinent state and federal regulations.

Objective T-6.2: Port operations, development, and expansion plans will be integrated into all City plans for the downtown and waterfront areas and compatible with the surrounding land uses, including the plans of the City Planning Department and the Community Redevelopment Agency, as a water-dependent land use.

Policy T-6.2.1: The Port shall work with other City departments to reasonably ensure that Port transportation requirements are analyzed and reflected in the plans of the TPO as well as federal and state DOT plans by participating in the development and adoption process of these plans.

Policy T-6.2.2: City Council Resolution 12-05 and City Council Policy on Port Operations and Administration will be incorporated into the City of Pensacola Comprehensive Plan.

Policy T-6.2.3: The Port will work with other City, County, State and Federal departments and agencies to explore transportation planning and management solutions which seek to segregate Port vehicular and rail traffic from other traffic types along Main Street and in the downtown Pensacola corridor to the extent practical.

Policy T-6.2.4: The City shall consider the economic impact of the Port in all future coastal and waterfront land use planning or development.

Policy T-6.2.5: Future Port development shall be visually compatible with adjacent development in the downtown and Historic District to the extent reasonably possible.

Objective T-6.3: The Port shall maintain a petroleum products and hazardous waste management program.

Policy T-6.3.1: The Port shall maintain a consolidated hazardous waste and petroleum products contingency/emergency response plan, which implements the guidance in the *Florida Coastal Pollutant Spill Contingency Plan*.

Policy T-6.3.2: The Port shall coordinate all disaster/ hazardous waste and petroleum products contingency planning with the Escambia County Emergency Management Director, State Department of Environmental Protection and the U.S. Coast Guard.

Policy T-6.3.3: All future Port expansion planning will, to the extent financially feasible, incorporate the appropriate technology for the safe handling of hazardous wastes and petroleum products.

Policy T-6.3.4: All handlers of petroleum products shall be required to have a U.S. Coast Guard approved spill contingency plan.

Policy T-6.3.5: The Port shall maintain a current file of the U.S. Coast Guard inspection reports and the various industry/company hazardous materials and petroleum products operations and handling manuals.

Policy T-6.3.6: The Port will maintain a comprehensive inventory of hazardous materials and petroleum products and inventory of spill cleanup equipment.

Objective T-6.4: All Port projects shall be consistent with the Future Land Use, Coastal Management and Conservation Elements of the City's Comprehensive Plan.

Policy T-6.4.1: Revisions to the Port development plan shall be reviewed to ensure consistency with the City's Comprehensive Plan.

Objective T-6.5: The Port will continue to coordinate operations and expansion plans with the TPO, the FDOT, and other appropriate transportation planning entities to ensure an integrated traffic circulation system.

Policy T-6.5.1: Port development plans will be reviewed for consistency with transportation plans of applicable transportation planning agencies.

Objective T-6.6: The Port shall continue to coordinate operational and expansion activities with the U. S. Army Corps of Engineers, the TPO, the Department of Defense, the *Escambia/Santa Rosa Coastal Resource Planning and Management Plan* and the FDOT 5-Year Transportation Plan.

Policy T-6.6.1: The Port will continue to construct and operate Port facilities in cooperation with appropriate federal, state and local agencies.

Policy T-6.6.2: The Port development plans will be coordinated with appropriate plans of other agencies including FDOT's 5-Year Transportation Plan and the TPO's adopted Transportation Improvement Plan (TIP).

Policy T-6.6.3: The Port shall coordinate with the appropriate City departments to assure that Port transportation requirements are consistent with and included in the plans of the TPO.

GOAL T-7: The reduction of vulnerability of Port occupants to hurricanes and other natural disasters.

Objective T-7.1: The Port evacuation time will be consistent with that of the County from Evacuation Zone 12.

Policy T-7.1.1: The Port shall maintain a disaster evacuation, response, and recovery plan as part of its comprehensive Port Security Plan approved by the United States Coast Guard and Florida Department of Law Enforcement.

Policy T-7.1.2: The Port shall coordinate with the County to ensure that its plan is consistent with that for County Evacuation Zone 12.

Policy T-7.1.3: The Port shall coordinate with the County in the development of a revised update of the Escambia County and City Hurricane Preparedness Plan which considers revised evacuation routes, the Port's role in the evacuation process, the orderly evacuation of Port workers, resident businesses, and cargo, and the post-hurricane recovery process.

Policy T-7.1.4: The Port shall conduct an annual review of its disaster evacuation, response, and recovery plan with all Port tenants, users, and resident businesses.

Objective T-7.2: The Port shall fully implement compliance with life safety, fire prevention, construction and flood plain management codes of the City and state.

Policy T-7.2.1: The Port area building standards shall continue to be consistent with or in excess of the most current construction, life safety and fire prevention codes.

Policy T-7.2.2: The City's land development regulations shall identify priorities for shoreline land uses which provide for a range of water-dependent uses, in-water related activities, economic growth stimuli, hurricane contingency planning, and protection of the natural and water quality of the environment.

Objective T-7.3: The Port shall provide immediate response to post-hurricane and natural disaster situations as requested or required by the Escambia County Civil Defense Organization.

Policy T-7.3.1: The Port-assigned recovery task forces shall be recommended to be incorporated in the current version of the Escambia County Emergency Management Organization and shall include a Port representative and, if available, a City Engineer.

Policy T-7.3.2: The Port shall coordinate with the County to develop plans and ordinance amendments, as necessary, which reflect any Port related recommendations in any inter-agency hazard mitigation reports or reports pursuant to Port or coastal operations.

Policy T-7.3.3: The Port shall develop the procedures for the Recovery Task Force to evaluate and recommend to the City and County various replacement options and priorities for damaged public/commercial facilities.

GOAL T-8: Airport facilities that promote economic development, including new industry, business and tourism, while meeting existing and future demand.

Objective T-8.1: Future development or expansion of the Pensacola International Airport shall be consistent with the 2018 Airport Master Plan Update and F.A.A. approved Airport Layout Plan or subsequent updates.

Policy T-8.1.1: The City shall coordinate the future updates of the Airport Master Plan with updates to the City's Comprehensive Plan.

Policy T-8.1.2: As an integral component of the airport master planning process, the City shall make provisions for regional transportation facilities for the efficient use and operation of the airport.

Policy T-8.1.3: The City shall coordinate the future expansion and/or development of Pensacola International Airport with Escambia County to ensure land use compatibility consistent with Chapter 333 of the Florida Statutes.

Objective T-8.2: As identified in the 2000 and 2018 Airport Master Plan, the Airport shall continue to work towards the development of the 65 acres of property adjacent to the northwest quadrant of the Airport.

Policy T-8.2.1:

Policy T-8.2.2: The Airport will explore the development of the area through build-to-suit development, third-party developers, design-build contracts, or other types of processes.

Policy T-8.2.3: The Airport shall explore alterative funding sources and partnerships to finance the development of the area.

Policy T-8.2.4: The Airport shall explore the creation of partnerships with local and regional economic development agencies to attract appropriate businesses and firms to the area to foster agglomeration economies.

Policy T-8.2.5: The Airport shall consider the development of a free-trade zone at the Commerce Park to attract firms and industries and enhance their economic competitiveness.

Policy T-8.2.6: The Airport will explore coordination with the Port of Pensacola for the provision of helicopter or air service at the proposed inland Port facility.

Objective T-8.3: The Airport will continue to coordinate operations and expansion plans with the appropriate transportation planning entities to ensure an integrated traffic circulation system.

Policy T-8.3.1: If the City undertakes future construction projects at the airport, the City shall develop a traffic circulation and parking plan to accommodate the impacts of that construction project.

Policy T-8.3.2: The City shall ensure that future airport development or expansion is consistent with the transportation element of this comprehensive plan and applicable TPO long-range transportation plans.

Policy T-8.3.3: The City shall coordinate with FDOT in reviewing the a comprehensive airport signage plan to include all interstate and major streets leading to the airport from all directions.

Policy T-8.3.4: Airport development plans and capital improvement program will be reviewed for consistency with transportation plans of the MPO, the FDOT and other applicable transportation planning agencies.

Objective T-8.4: The Airport shall continue to coordinate operational and expansion activities with the Federal Aviation Administration (FAA), the TPO and the FDOT.

Policy T-8.4.1: Cost estimates of proposed airport improvements shall be submitted for utilization in the Joint Automated Capital Improvement Program (JACIP) of the FDOT and FAA, the TPO transportation improvement plan, and the City's Capital Improvements Element.

Policy T-8.4.2: The Airport Director shall provide planning and budgeting information to FDOT, the MPO, and the City's Comprehensive Plan Capital

Improvements Element to encourage the inclusion of airport expansion projects and related traffic corridor improvements in their budgets.

Objective T-8.5: The City shall actively participate in the *Northwest Florida Steering Committee of the Continuing Florida Aviation Systems Planning Process (CFASPP and Strategic Intermodal Systems Development Plan),* to assure that the service needs of the Pensacola International Airport are considered in the coordination of air transportation in the Northwest Florida area.

Policy T-8.5.1: The development of new airports to support economic growth will take into consideration the use of existing airports.

Objective T-8.6: Coordinate with the United States Navy and the F.A.A. in the periodic review of the *Naval Aviation Training System (NATS) Plan* to reasonably assure that both military and civilian air space operations are compatible.

Policy T-8.6.1: Through the Airport Master Plan Update process, the City shall communicate the long range forecasting of airport operations for airport facilities to reasonably assure that civilian air space needs can be identified.

Objective T-8.7: All airport projects shall be consistent with the Future Land Use, Coastal Management and Conservation Elements of the City's Comprehensive Plan.

Policy T-8.7.1: Revisions to the Airport Master Plan Update shall be reviewed to ensure consistency with the City's Comprehensive Plan.

GOAL T-8: Airport improvements and operations that consider environmental impacts and compatibility with surrounding land uses.

Objective T-8.1: The City shall enforce the Airport Land Use Regulations to prevent incompatible land use that have a potential for being hazardous to aircraft operations as well as to the persons and property on the ground in the vicinity of the incompatible land use.

Policy T-8.1.1: The City shall continue to require via City Code real estate agents to notify potential property owners that their property is within the Airport Impact District noise zones.

Policy T-8.1.2: The City shall continue to enforce Section 12-2-11, Airport Land Use District, and Section 12-11, Airport, of the Land Development Code to reasonably ensure that obstructions do not intersect the airport's runway protection zones, or impact the airspace surfaces around the airport approach surfaces.

Policy T-8.1.3: The City shall ensure that future changes to the Land Development Code shall be consistent with Chapter 333 of the Florida Statutes.

Objective T-8.2: The City shall continue to examine the concept of multiple land uses within Airport Restricted Zoned property.

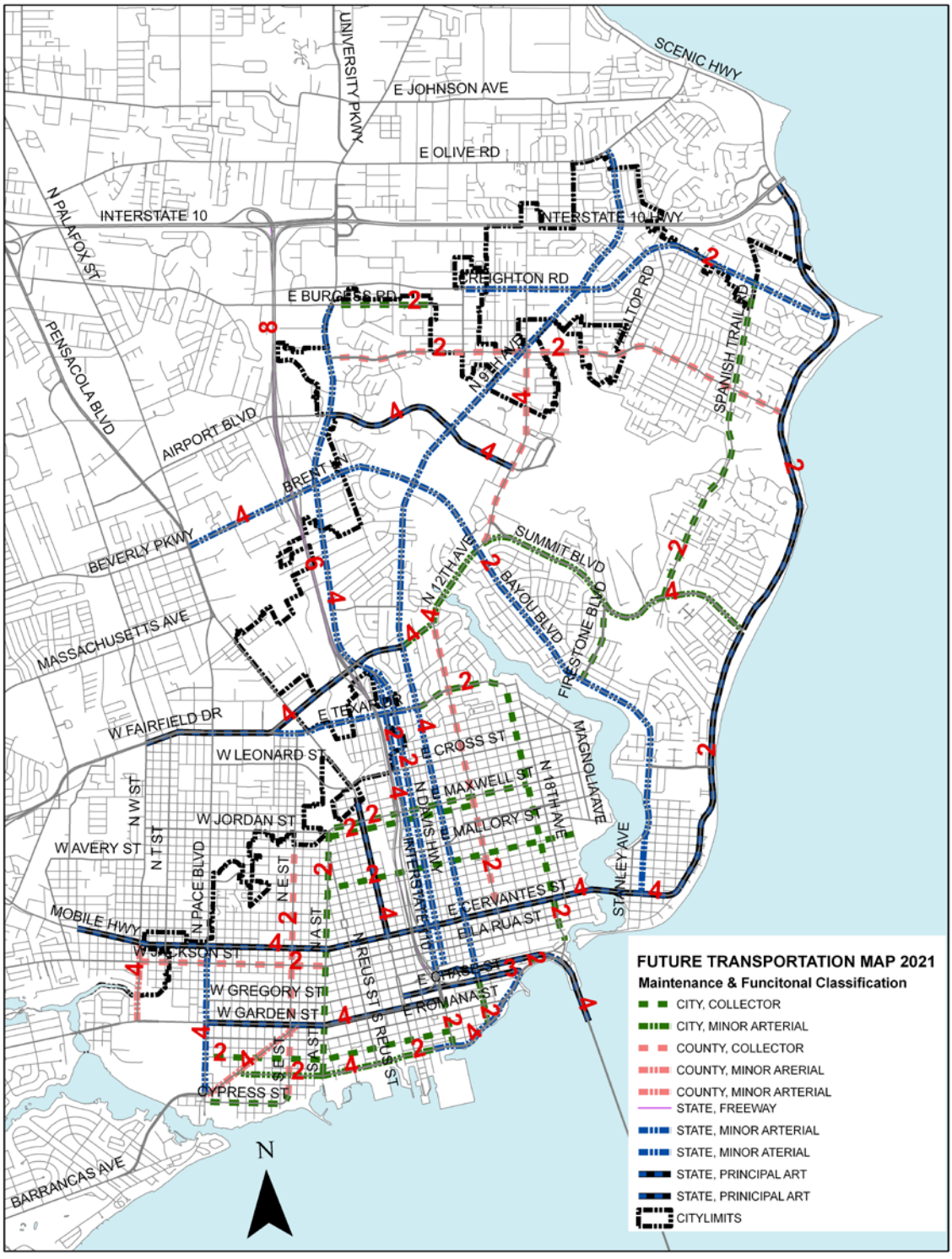
Policy T-8.2.1: The City shall consider a compatible multiple use concept for the open space area at the end of Runway 8/26, considering the environmental sensitivity of the Gaberonne wetland area.

Policy T-8.2.2: The City shall consider the development of airport-related commercial activities within the ARZ zone but outside of runway protection zones, consistent with Chapter 333 of the Florida Statutes.

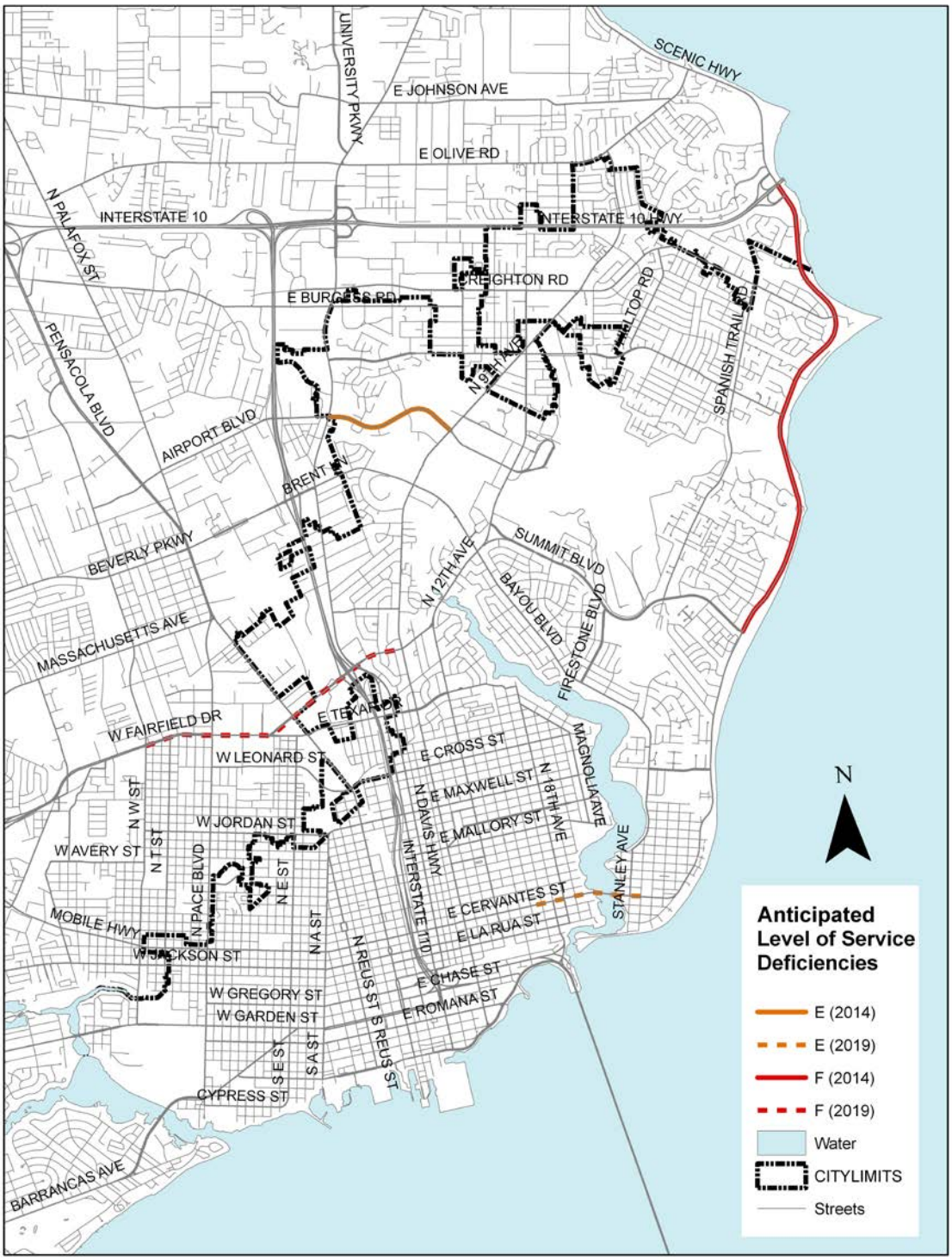
Objective T-8.3: The City shall continue to encourage Escambia County to enforce its airport land use compatibility regulations in the unincorporated area around the Pensacola International Airport.

Policy T-8.3.1: The City should continue to coordinate with the County, particularly after the approval of the *FAR Part 150 Noise Study*, to assure that the County enforcement of noise regulations around the Pensacola International Airport is compatible with the City's noise regulations.

City of Pensacola Future Transportation Map



City of Pensacola Anticipated Roadway Level of Service Deficiencies


UNIVERSITY PKWY
SCENIC HWY
E JOHNSON AVE
E OLIVE RD
INTERSTATE 10
INTERSTATE 10 HWY
N PALAFOX ST
CREIGHTON RD
E BURGESS RD
HILLTOP RD
SPANISH TRAIL RD
N 9TH AVE
PENSACOLA BLVD
AIRPORT BLVD
BRENT LN
BEVERLY PKWY
SUMMIT BLVD
N 12TH AVE
BAYOU BLVD
FIRESTONE BLVD
MASSACHUSETTS AVE
W FAIRFIELD DR
E TEXAR DR
W LEONARD ST
E CROSS ST
E MAXWELL ST
N 18TH AVE
MAGNOLIA AVE
N DAVIS HWY
E MALLORY ST
W JORDAN ST
N W ST
N T ST
W AVERY ST
N PACE BLVD
N E ST
MOBILE HWY
N A ST
INTERSTATE 110
E CERVANTES ST
E LA RUA ST
STANLEY AVE
W JACKSON ST
N REUS ST
S REUS ST
E CHASE ST
E ROMANA ST
W GREGORY ST
W GARDEN ST
S E ST
S A ST
CYPRESS ST
BARRANCAS AVE
N
Anticipated Level of Service Deficiencies
E (2014)
E (2019)
F (2014)
F (2019)
Water
CITYLIMITS
Streets

CHAPTER 3

HOUSING

GOAL H-1: An adequate supply of quality housing available to meet the needs of Pensacola households, now and in the future, in all neighborhoods.

Objective H-1.1: Monitor and evaluate the housing market within the City to assess how well supply addresses present and expected future needs in the planning period.

Policy H-1.1.1: Review population trends and new construction figures to identify future housing needs of City residents.

Policy H-1.1.2: Conduct periodic surveys to identify substandard housing structures.

Policy H-1.1.3: Coordinate with public agencies and the private sector to ensure that a sufficient quantity of dwelling units exists to meet the housing needs of the existing and anticipated population in the City, including households with special needs.

Objective H-1.2: Encourage the creation and conservation of a wide variety of housing development and redevelopment types throughout the City.

Policy H-1.2.1: Continue to provide incentives for the development of new dwelling units in situations where housing needs are not being adequately met by the private sector with special emphasis on the elderly, handicapped, very low to moderate income and workforce households. These incentives could include density bonuses, donation of City-owned property, payment of utility connections and impact fees, assistance with obtaining financing from local lending institutions, and expedited permitting.

Policy H-1.2.2 Encourage the efficient use of existing housing by promoting rehabilitation and adaptive re-use of non-residential buildings.

Policy H-1.2.3: Encourage the efficient use of infrastructure by focusing well-designed new and redeveloped housing on vacant, infill or underdeveloped land.

GOAL H-2: Sufficient quality affordable housing to support the needs of present and future residents.

Objective H-2.1: Identify very low, low, moderate income and workforce housing needs and provide safe, decent and sanitary housing for existing and future residents at a

sufficient volume and variety and at an affordable price range as defined in Chapter 420, Florida Statutes.

Policy H-2.1.1: Conduct a periodic housing needs assessment plan to determine actual housing needs for very low, low, moderate income and workforce households.

Policy H-2.1.2: Continue to provide information about and pursue state and federal sources of funding designated for very low, low, and moderate income housing.

Policy H-2.1.3: Continue to work to improve the conditions of the housing stock by applying for and utilizing funds available through federal and State grants and programs.

Policy H-2.1.4: Continue to distribute applicable Federal and State funds for housing assistance throughout the City to provide for a wide variety of neighborhood settings and housing choices for very low, low and moderate income families while avoiding undue concentration in any given neighborhood.

Policy H-2.1.5: Research the possibility of obtaining dwelling units through donation, tax deed, purchase or other relevant means of acquisition for the purpose of making them available to low and moderate income families

Objective H-2.2: Continue to participate in the Community Development Block Grant Program to rehabilitate substandard owner-occupied housing units within the City in order to maintain existing residential neighborhoods.

Policy H-2.2.1: Continue to designate areas with high incidences of substandard dwelling units and low overall incomes as identified by census tract and other identified areas for timely and efficient rehabilitation activity and program implementation.

Policy H-2.2.2: Continue to provide temporary housing to households having their homes rehabilitated under the CDBG single-family owner-occupied housing rehabilitation program.

Objective H-2.3: Coordinate with other housing providers to foster efficient collaboration and provision of affordable housing.

Policy H-2.3.1: Continue to strive for a high level of intragovernmental and intergovernmental coordination between the City of Pensacola, Escambia County, and other public and private housing providers for all housing assistance efforts for very low, low and moderate income families.

Policy H-2.3.2: Coordinate with the major housing agencies in the area in developing, promoting, and maintaining housing counseling and training services to aid low and moderate income families in finding and maintaining housing compatible with their needs and income capabilities.

Policy H-2.3.3: Continue to implement regulations that are compatible with region-wide regulations for the allocation of very low, low and moderate income housing as stated in the Northwest Strategic Regional Plan Policy, and coordinate with Escambia County to provide for consistency in housing policies, regulations, and incentives.

Policy H-2.3.4: Continue to support the efforts of the Area Housing Commission by having City Council representation on their commission, and assisting in their efforts to locate and develop sites and housing programs for very low, low, and moderate income families.

Objective H-2.4: Encourage and facilitate the creation of quality affordable housing throughout the City.

Policy H-2.4.1: Continue to coordinate, support, and encourage attempts of private enterprises, non-profit groups, and civic organizations to build attractive, quality new dwelling units for households across the full spectrum of income ranges and for those with special needs.

Policy H-2.4.2: Encourage new housing units available to low and moderate income persons by lowering the cost of developing such units through incentive programs to the developers and applying for and utilizing available and eligible federal and state housing programs designed to assist low and moderate income families.

Policy H-2.4.3: Continue to initiate new, and support existing, public or public/private partnership for the provision of new rental units and new owner-occupied housing units for very low, low and moderate income households.

Objective H-2.5: Develop innovative programs and policies to create and preserve sustainable affordable housing.

Policy H-2.5.1: Continue to establish partnerships with local lending agencies that will explore, develop and promote creative ways of financing owner occupied housing for low and moderate income families, the improvement of substandard units and the development of standard ones. All agencies involved in the provision of affordable housing within the City are invited to participate in this "partnership."

Policy H-2.5.2: Encourage the replacement of obsolete public housing units with a quality mixture of for-sale and mixed-income rental properties with supportive services on site.

Policy H-2.5.3: Encourage affordable housing through the exploration of innovative design and regulations in the Land Development Code.

Policy H-2.5.4: Continue to offer incentive for infill housing development through its liens waiver policy for affordable housing.

Policy H-2.5.5: Present a periodic progress report in creating and preserving sustainable affordable housing to the Planning Board of the City of Pensacola and the Mayor.

GOAL H-3: A range of housing options to support the spectrum of a diverse and vibrant population.

Objective H-3.1: Encourage a variety of quality housing types to meet the needs, financial abilities and preferences of present and future Pensacola residents.

Policy H-3.1.1: Encourage the provision of quality affordable housing in areas where it is determined that the demand for housing affordable to low, moderate and workforce families has not been addressed by the local market.

Policy H-3.1.2: Continue to provide for different intensities of attractive single family development to reflect differences in the existing and desired character of single family areas across the City.

Policy H-3.1.3: Continue to permit and encourage accessory dwelling units in appropriate residential zoning districts, subject to regulations designed to limit impacts and protect neighborhood character, in order to create attractive and affordable rental opportunities and provide greater flexibility for homeowners.

Policy H-3.1.4: Support mixed-income housing developments including quality, affordable, rental or for-purchase workforce housing, especially along transit lines in the inner city and urban core.

Policy H-3.1.5: Encourage mixed-income rental housing that allows both market-rate and subsidized units of equal quality and aesthetic appeal in the same development.

Policy H-3.1.6: Continue to allow residentially designed manufactured home units on individual lots in the R-1A, R-2A, R-NC, C-1, C-2, and C-3 zoning districts and as a conditional use in the R-1AA zoning district. Residentially

designed manufactured home units shall be permitted in approved mobile home parks existing as of May 1, 1991, and in approved manufactured home parks. Standard design manufactured home units shall be permitted in approved mobile home parks existing as of May 1, 1991, and in approved manufactured home parks.

Policy H-3.1.7: Continue to identify opportunities and encourage redevelopment and attractive infill development that maintains the single-family character of an area, but allows for a greater range of residential housing types, i.e. garage apartments, cottages, tandem houses.

Policy H-3.1.8: Explore the creation of an independent not-for-profit entity to perform land trust and land banking activities to preserve and promote a range of housing options.

Objective H-3.2: Promote a range of housing options to support the population throughout all life stages and capabilities.

Policy H-3.2.1: Improve the balance in the City's population by attracting a proportionate share of the region's families with children through appropriate housing options in order to encourage stabilized neighborhoods and a vital public school system.

Policy H-3.2.2: Facilitate people who are aging to remain in their own neighborhoods and homes as their needs change by supporting shared housing, accessory dwelling units, adult foster homes, and other assisted residential living arrangements.

Policy H-3.2.3: Encourage the development of housing accessible to people with physical limitations and the adaptation of existing homes to improve accessibility for people of all ages and capabilities.

Policy H-3.2.4: Support and technical assistance shall be given through intergovernmental coordination to handicapped service organizations within the City to help provide them with the infrastructure and public facilities necessary to support and encourage independent living for clients of their programs.

Policy H-3.2.5: Continue to include measures in the Land Development Code that assure that group homes and foster care facilities can be developed in residential zones in proximity to convenient support services in accordance with federal, state and local regulations.

Objective H-3.3: Recognize the importance of housing to economic development efforts, and encourage the provision of a wide variety of housing types that support the retention,

expansion and creation of desirable employment opportunities and a competitive workforce.

Policy H-3.3.1: Support housing development by considering the cumulative impact of City regulations on the protection and improvement of existing housing and on the ability of housing developers to provide quality under-represented housing types that are affordable to and appeal to the full spectrum of the workforce.

Policy H-3.3.2: City ordinances, codes, land development regulations and the permitting process shall be reviewed from time to time and amended, where necessary, for the purpose of eliminating excessive requirements in order to increase private sector participation in meeting housing needs.

Policy H-3.3.3: Allow an exemption from concurrency, pursuant to F.S. 163.3180, for certain affordable workforce housing units developed consistent with s.380.0651(3).

Policy H-3.3.4: Continue to provide expeditious and timely review of development and permit applications.

Policy H-3.3.5: Continue to promote a variety of housing development that will support and increase a diverse residential population.

Objective H-3.4: Promote context-appropriate residential redevelopment in the downtown, urban core and inner-city areas.

Policy H-3.4.1: Promote and encourage the use of higher density within the downtown and inner city to creating sufficient mass to establish cohesive residential neighborhoods.

Policy H-3.4.2: Support downtown mixed-use development consistent with the Goals of the Comprehensive Plan's Land Use Element and CRA Downtown Master Plan strategies.

Policy H-3.4.3: Encourage utilization of vacant upper floors in the downtown business district for residential development for loft and non-suburban style apartments.

Policy H-3.4.4: Encourage production of high quality multi-family rental and for-sale units such as apartments, condominiums or co-ops and single family attached units such as townhouses and rowhouses in the downtown area at rents and prices affordable to the majority of younger professionals, empty nesters and urban families with above moderate, but below upper level incomes through development incentives.

Policy H-3.4.5: Physically revitalize and modernize inner-city neighborhoods by providing appropriate incentives for mixed-income home ownership opportunities combined with multi-family rental units and retail space that reflect traditional neighborhood design.

GOAL H-4: Vibrant, stable neighborhoods that represent the unique diversity of Pensacola's past, present, and future.

Objective H-4.1: Maintain the stability of existing neighborhoods while expanding opportunities for housing choices.

Policy H-4.1.1: Encourage conservation, where appropriate, of the existing supply of standard housing by continued code enforcement and demolition of deteriorated structures which are beyond repair.

Policy H-4.1.2: Continue to encourage private investment in the conservation of residential structures within the City limits.

Policy H-4.1.3: Continue to encourage revitalization of neighborhoods not designated as a formal "historic district" and provide adequate control over the new development and redevelopment by establishing development guidelines that will maintain the aesthetic quality of the area. These guidelines will be included in a Land Development Code amendment.

Objective H-4.2: Increase opportunities for new housing development while balancing the equally important objective of ensuring that new development is compatible with neighborhood character.

Policy H-4.2.1: In order to maintain a consistent and appealing character in residential areas, seek to ensure through development standards that new and converted structures are aesthetically compatible with existing development and reflective of the character of that development in terms of scale, open space, setbacks, siting and unit orientation.

Policy H-4.2.2: Promote denser, but still human-scaled neighborhoods by permitting multifamily building types with height limits and development standards that promote a strong relationship between individual dwellings and the ground level.

Objective H-4.3: Preserve and enhance the unique identities and character of housing in traditional or older neighborhoods.

Policy H-4.3.1: Encourage the rehabilitation and maintenance of existing sound housing to conserve physical assets that contribute to a neighborhood's desired character.

Policy H-4.3.2: Encourage housing design that supports the conservation, enhancement and continued vitality of areas of the City with special scenic, historic, architectural or cultural value.

Policy H-4.3.3: In addition to exploring the development of "special district" ordinances, the City shall continue to provide ordinances to preserve neighborhood character and viable housing stock with the support of public agencies and neighborhood-based organizations.

Objective H-4.4: Redevelopment of the housing stock in distressed and deteriorated neighborhoods.

Policy H-4.4.1: Maintain housing quality by encouraging the revitalization of housing stock to meet minimum building construction standards.

Policy H-4.4.2: Promote housing opportunities that build a sense of community and neighborhood pride through quality design and aesthetic appeal.

Policy H-4.4.3: Continue to enhance the quality of the design of new infill residential development.

Objective H-4.5: Quality schools that support vibrant, attractive neighborhoods.

Policy H-4.5.1: Recognize the interconnected importance of quality neighborhood school retention with community economic development, neighborhood stability, diversity and sustainability efforts.

Policy H-4.5.1: In partnership with other agencies, encourage the maintenance and improvement of urban schools to preserve and enhance neighborhood quality and vitality.

Policy H-4.5.2: Support the viability of urban schools by encouraging residents and families to locate or remain in underutilized urban school districts.

Policy H-4.5.3: Utilize, where appropriate, homeownership and rehabilitation incentives to attract families to underutilized school districts, including incentives to the private sector to maintain a housing production capacity sufficient to meet the needs of workforce families.

GOAL H-5: Sustainable, environmentally-friendly neighborhoods that enhance the City's livability.

Objective H-5.1: Encourage the greatest concentration of housing in areas with convenient access to transit, a mix of activities, a range of residential services and amenities and opportunities to live within walking distance of employment.

Policy H-5.1.1: Encourage "walkable," mixed-use, mixed-income communities that offer a variety of services, multiple housing options and diverse residents to create a stimulating urban lifestyle.

Policy H-5.1.2: Encourage economic development, retail opportunities and incentives for the downtown CRA and inner-city redevelopment districts to support a vibrant urban living experience.

Policy H-5.1.3: Continue to support low-impact home-based businesses and "cottage industries" in mixed-use districts and residential areas while ensuring that those proposed for residential areas do not negatively impact residential neighborhoods.

Policy H-5.1.4: Promote a residential development pattern with increased availability of housing at densities that promote walking and transit use near employment concentrations, residential services and amenities.

Objective H-5.2: Ensure that new residential development is consistent with the environmental capacity of the site and the character of the surrounding area.

Policy H-5.2.1: Continue to utilize flexible development options, including cluster development, to preserve the environmental integrity and viability of the site and surrounding area.

Policy H-5.2.2: Foster flexibility in the division of land and the siting of dwellings and other improvements to reduce the development's impact on environmentally sensitive areas and resources.

Policy H-5.2.3: Continue to provide supporting infrastructure improvements and maintenance of leisure services facilities, such as parks and open space, available to existing neighborhoods and new housing developments.

Policy H-5.2.4: Continue to offer reduced parking requirements for housing where impacts on surrounding neighborhoods are minimal as identified in the land development code.

Policy H-5.2.5: Minimize the exposure of housing to excessive off-site environmental impacts including pollution, noise, vibration and odors associated

with industrial or commercial uses through landscaping and streetscape screenings.

Objective H-5.3: Energy-efficient homes that minimize their impact on the environment while energy decreasing costs to residents.

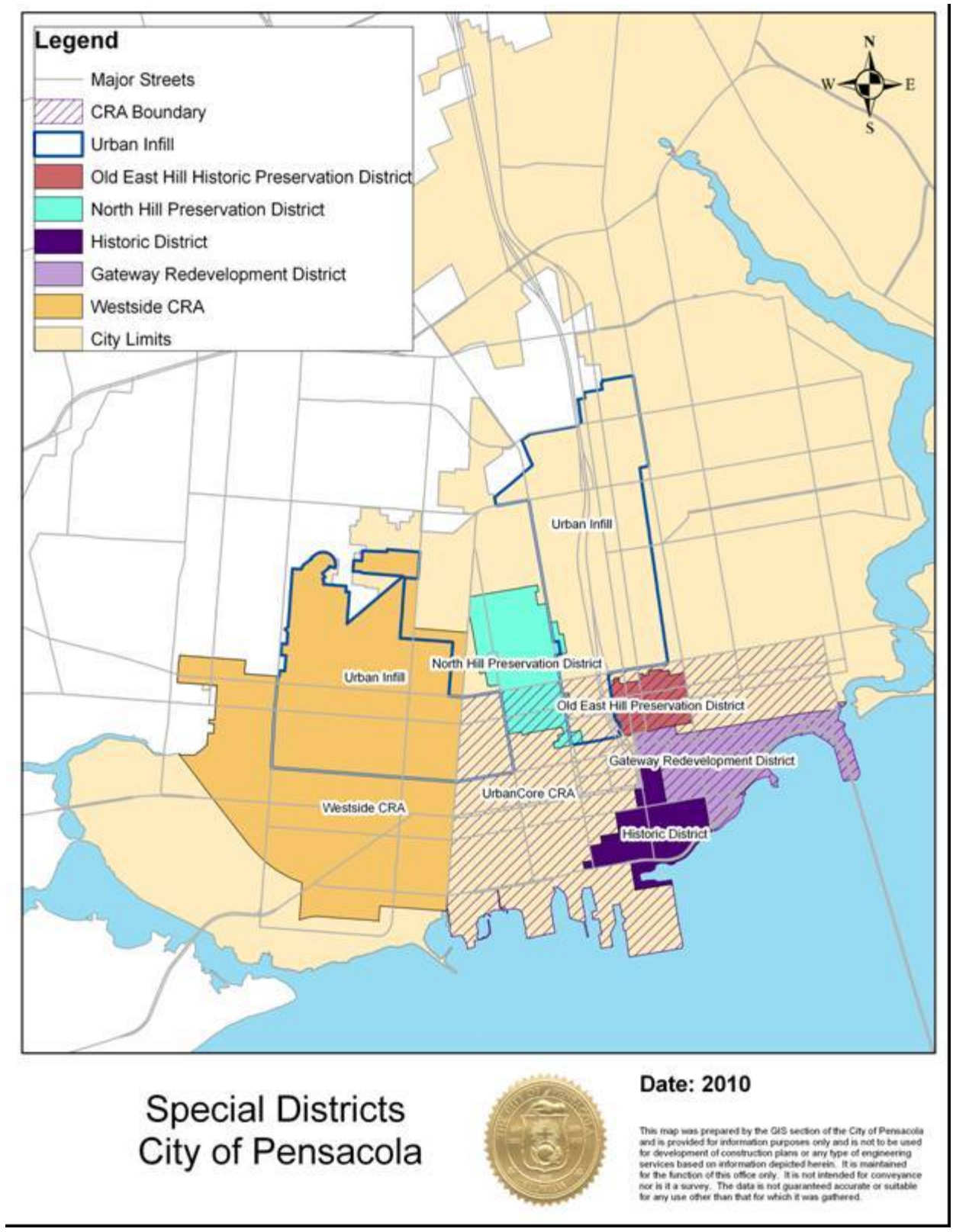
Policy H-5.3.1: Consider, where appropriate, revisions to the land development code that will support the development of energy efficient infill housing.

Policy H-5.3.2: Encourage the use of eco-friendly, "green," sustainable building standards in residential projects.

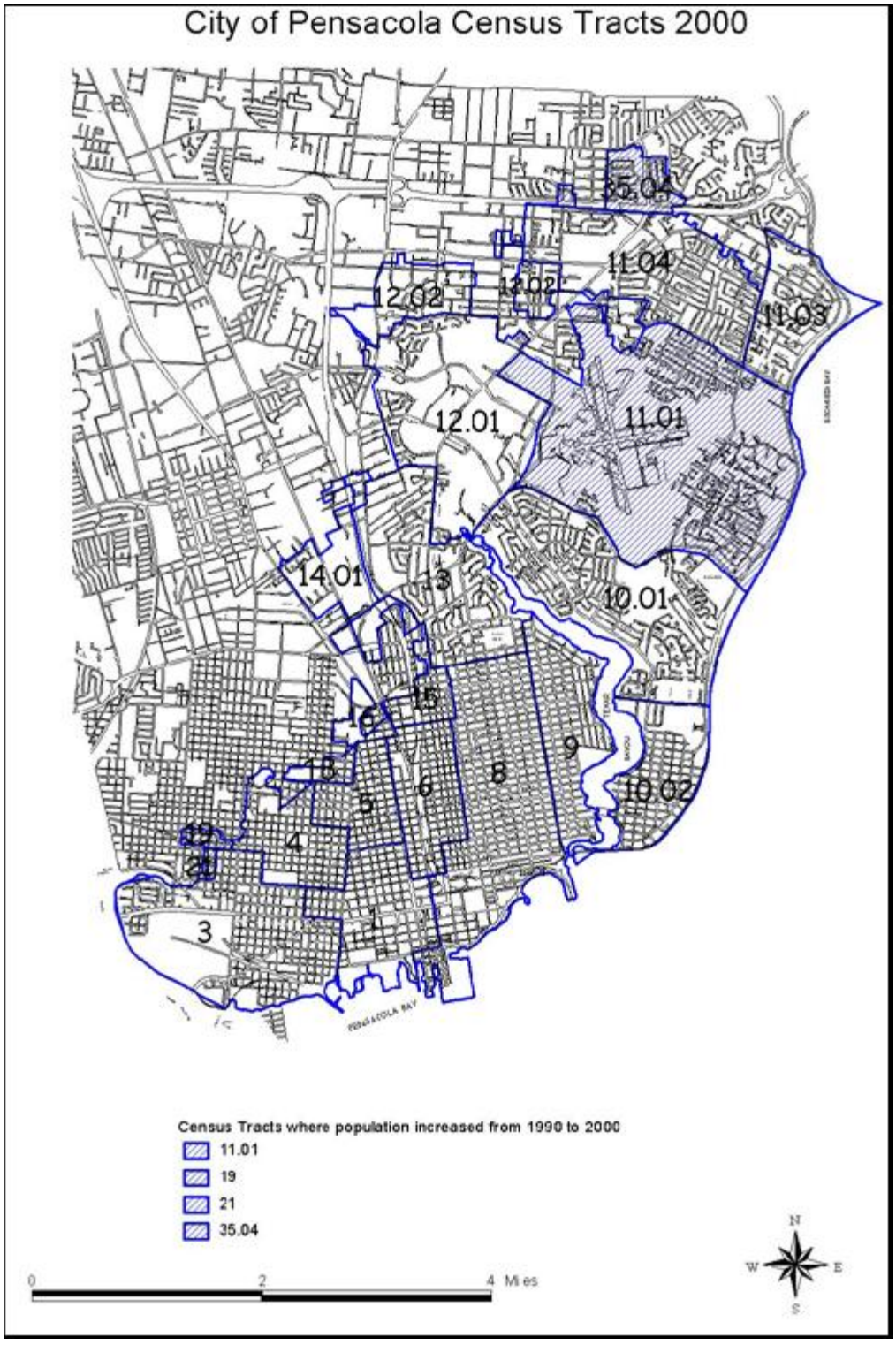
Policy H-5.3.3: Encourage the use of the most feasible, safe and energy-efficient systems and methods for constructing rental and home ownership housing to increase its useful life.

Policy H-5.3.4: For qualifying households and homes, the City shall utilize existing weatherization programs and encourage the use of energy efficiency programs available through local agencies like Gulf Power and Energy Services of Pensacola.

City of Pensacola Special Districts



City of Pensacola Census Tracts


City of Pensacola Census Tracts 2000
35.04
11.04
12.02
12.02
11.03
12.01
11.01
14.01
13
10.01
16
15
9
18
6
8
5
10.02
19
4
20
3
1
PENSACOLA BAY
Census Tracts where population increased from 1990 to 2000
11.01
19
21
35.04
0
2
4 Miles
N
W
E
S

CHAPTER 4

PUBLIC FACILITIES

GOAL PF-1: The City shall make provision of the necessary solid waste, sanitary sewer, stormwater drainage and potable water facilities for the purpose of meeting existing and projected public facility demands within the City of Pensacola.

Objective PF-1.1: The City and/or the appropriate agency shall correct public facilities deficiencies as described in the Public Facilities and the Capital Improvements Chapters of the Comprehensive Plan.

Policy PF-1.1.1: The following level of service standards shall be utilized so that development permits are issued concurrent with adequate public facilities capacity:

Solid Waste - 4.52 pounds per capita per day

Drainage - LOS A - tolerates street flooding to a depth of 3 inches or less in the gutters when the rest of the pavement is passable, and allows open or green space flooding of up to 12" as long as there is no threat to public health or safety, or permanent impediment to the intended use of the property; LOS B - tolerates flooding of entire street surface up to 4" at centerline of roadway; LOS C - tolerates structure flooding; based on the following design criteria:

* In existing developments adequate drainage capacity to accommodate run-off associated with a 3-year, 12-hour design storm for collection systems;
* In new developments adequate drainage capacity to accommodate a 100-year, 24-hour critical duration design storm (pre-development rate) for collection systems and for retention and detention ponds. As a minimum the first 1" of runoff must be retained on the site of the development. At the discretion of the City Engineer, retention standards may be increased beyond the 1" minimum retention standard~~s~~ and the 100-year design storm on a site specific basis.

Objective PF-1.2: The City shall participate with the Emerald Coast Utilities Authority (ECUA) in the preparation of the ECUA's 5-Year Capital Improvements Plan to ensure the future provision of sanitary sewer and potable water facilities.

Sanitary Sewer - No existing deficiencies identified

Potable Water - No existing deficiencies identified

Policy PF-1.2.1: The following level of service standards shall be utilized so that development permits are issued concurrent with adequate public facilities capacity:

Sanitary Sewer - 100 gallons per capita per day (gpcd) for average flow capacity and 200 gpcd for peak flow capacity.

Potable Water - 118 gallons per capita per day for Zone 1 and 146 gallons per capita per day for Zone 2.

Objective PF-1.3: The City shall:

1. Coordinate the extension of, or increase in the capacity of, sanitary sewer or potable water facilities with ECUA based on population projections and the development of land as described in the Future Land Use Chapter and delineated on the Future Land Use Map Series.

2. Routinely update the City's current Stormwater Master/Management Plan, dated April, 2019, in order to assess need to extend or increase capacity of the municipal drainage system.

Policy PF-1.3.1: The City shall monitor and verify the availability and capacity of public facilities prior to issuing development permits so that a determination can be made as to whether adequate capacity will be available concurrent with the impacts of the development.

Policy PF-1.3.2: No City development permits will be issued for new development, which will result in increased demand on City or ECUA controlled public facilities beyond their design capacities based on adopted level of service standards, unless the necessary facilities are available concurrent with the impacts of the development.

Policy PF-1.3.3: The City shall prepare an annual summary of capacity and demands for drainage and solid waste facilities and the ECUA will prepare annual summaries of capacity and demand for sanitary sewer and potable water facilities within the City limits pursuant to the Uniform Special District Accountability Act of 1989.

Objective PF-1.4: The City shall maximize the use of existing drainage facilities through efficient and timely maintenance and shall propose an interlocal agreement with Escambia County and the ECUA, which will describe provisions under which sanitary sewer and potable water facilities will be expanded so as to discourage urban sprawl.

Policy PF-1.4.1: The following priorities shall be established in providing for public facility needs:

1. Correction of existing deficiencies;
2. Replacement of existing facilities as they deteriorate, unless these facilities are located in an area that is deemed hazardous to human safety or environ-mentally unsound; and,
3. Provision of future facility needs when developments comply with all other requirements of the Comprehensive Plan.

Policy PF-1.4.2: Through provisions of the proposed interlocal agreement, ECUA shall be required to upgrade, maintain and expand sanitary sewer and potable water facilities in existing developed areas in the City and the County at a higher priority than that of construction and/or expansion into undeveloped areas, especially when such expansion fosters urban sprawl.

Objective PF-1.5: The City of Pensacola has implemented, and will continue to operate, a solid waste management programs for the separation of domestic waste into recyclable and non-recyclable categories in order to reduce overall quantities of landfilled waste by 30% in accordance with Chapter 187.201(13), F.S., to the maximum extent economically feasible.

Policy PF-1.5.1: Projected solid waste landfill demands through the year 2019 will be met through the interlocal agreement with Escambia County regarding the utilization of the County's resource recovery facility.

Policy PF-1.5.2: The City of Pensacola will continue to conduct solid waste separation programs using the most feasible separation techniques.

Policy PF-1.5.3: The City will continue a public information/education campaign concerning the City's solid waste management program.

Policy PF-1.5.4: The City shall encourage the use of xeriscaping© (i.e., the use of native vegetation in its natural state by residents so that less yard waste will be generated by mowing and pruning activities) through education of City residents.

Policy PF-1.5.5: The City of Pensacola will conduct periodic studies on future solid waste management techniques.

GOAL PF-2: Provision of sanitary sewer, solid waste, drainage and potable water facilities shall be done in a manner which reasonably ensures the maintenance and integrity of environmental quality, as well as protection and maintenance of groundwater aquifer recharge areas, surface groundwater and receiving waters.

Objective PF-2.1: The City shall coordinate with the ECUA and Escambia County in efforts to reduce effluent discharge to surface water.

Policy PF-2.1.1: When considering a site for a sewage treatment plant, the City shall encourage ECUA to consider locations close to facilities, crop lands, etc., which can use the effluent generated by the plant.

Policy PF-2.1.2: The City will coordinate with the ECUA and the Escambia County Health Department to identify the location of individual septic tanks in the City for the purpose of discontinuing septic tank use and requiring utilization of the sewer collection system.

Policy PF-2.1.3: The City will review cumulative impact of new development on natural resources.

Policy PF-2.1.4: The City shall continue to monitor the implementation actions of the Escambia/Santa Rosa Coast Resources Planning and Management Committees and recommend area-wide compliance with the policies pertaining to wastewater facilities planning.

Policy PF-2.1.5: Where economically feasible, the City will support ECUA's efforts to require impact fees on developments which create a demand for additional public facilities, sufficient to finance the development's share of the cost.

Objective PF-2.2: The City shall continue to require all new development, and redevelopment where economically feasible, to protect natural drainage features and sensitive environmental resources by implementing stormwater management and erosion control practices, which comply with regulations adopted in the revised Land Development Code.

Policy PF-2.2.1: The City shall monitor stormwater management facilities on City-owned lands that are adjacent to or contain natural water systems to minimize impact.

Policy PF-2.2.2: The City shall continue to develop cooperative approaches to restoring and managing regionally significant natural systems through implementation of the recommendations from the *Escambia County/City of Pensacola Stormwater Plan* and the *Pensacola Bay System S.W.I.M. Plan*.

Objective PF-2.3: The City's Land Development Code shall be revised where necessary to assure that development, which adversely affects functioning natural systems, is minimized or prevented.

Policy PF-2.3.1: The City shall protect the hydrologic and ecologic function of estuarine systems by designating areas as Conservation Land Use Districts and through the implementation and enforcement of "Resource Protection Overlay Districts".

Overlay Zoning Districts are as follows:

X Wellhead Protection District - The purpose of this district is to avoid risks of damage to sources of drinking water by prohibiting within close proximity of public water wells certain land uses, facilities and activities which involve a reasonable likelihood of discharges of pollutants into or upon surface of ground waters.

X Bayou Texar Shoreline protection District - The purpose of this district is to establish standards which recognize and protect the environmental resources of the Bayou Texar shoreline. This district ensures the preservation of the natural buffering effect of open spaces along the shoreline for storm surge abatement and the filtering of stormwater runoff.

X Escambia Bay Shoreline Protection District - The purpose of this district is to establish standards, which recognize and protect the unique scenic vistas and environmental resources of the Escambia Bay shoreline.

Policy PF-2.3.2: The City shall continue to enforce all ordinances, which relate to drainage, stormwater management, litter, and sedimentation and erosion control.

Policy PF-2.3.3: The City shall continue to provide technical assistance for the development of non-structural approaches to stormwater drainage control.

Policy PF-2.3.4: The City shall continue to encourage use of permeable surfaces for parking lots, patios, sidewalks, driveways, etc.

Objective PF-2.4: The City shall develop a public information campaign about watershed management (either on its own or in conjunction with other applicable agencies or governmental entities).

Policy PF-2.4.1: The City shall coordinate with Escambia County, the Escambia County School Board, ECUA and the NWFWMD in funding and/or developing educational materials which will be utilized for public information purposes on watershed management.

Policy PF-2.4.2: The City shall coordinate with the Escambia County Agriculture Extension Service and/or other appropriate agencies in developing landscape design and/or urban forestry programs, which promote the preservation of native vegetation for the purpose of sedimentation and erosion control.

Objective PF-2.5: The City of Pensacola shall coordinate with the County, the ECUA and the NWFWMD to promote water conservation through identifying methods of reducing sanitary sewer flows and pumping of potable water.

Policy PF-2.5.1: The City shall coordinate with the Emerald Coast Utilities Authority (ECUA) to develop a public information campaign concerning water conservation.

Policy PF-2.5.2: The City shall coordinate with Escambia County, the Escambia County School Board, ECUA and the NWFWMD in the continued funding and/or development of educational materials which will be utilized for public information purposes on water conservation.

Policy PF-2.5.3: The City shall coordinate with Escambia County, the Escambia County School Board, ECUA, and the NWFWMD in researching all funding mechanisms which are available for establishing a water conservation campaign.

Policy PF-2.5.4: The City shall continue to enforce codes and ordinances requiring water-saving devices in new and rehabilitated construction and encouraging or requiring use of permeable surfaces for parking lots. The City shall consider incentives for developments, which utilize water conservation technology, not to exclude energy conservation technology such as water-sourced heat pumps.

Policy PF-2.5.5: The City shall coordinate with ECUA in studying the development of irrigation systems, which utilize water sources other than the groundwater aquifer for City-owned building sites, recreational sites or public rights-of-way.

Policy PF-2.5.6: The City shall coordinate with the Escambia County Agriculture Extension Service and/or other appropriate agencies in developing landscape design and/or urban forestry programs, which promote the use of indigenous vegetation for the purpose of conserving water used for irrigation. This coordination may be either in the form of shared funding or manpower.

Objective PF-2.6: The City shall continue to enforce its Land Development Code regulations protecting the function of the Sand and Gravel Aquifer.

Policy PF-2.6.1: The City shall utilize maps contained in the *Wellhead Protection Area Delineation In Southern Escambia County, Florida, Water Resources Special Report 97-4, December 1997,* prepared by the Northwest Florida Water Management District, as may be amended, and included by reference, to identify wellhead protection areas around existing water wells and shall continue to cooperate with the Emerald Coast Utilities Authority in reviewing land use regulations within these areas.

Policy PF-2.6.2: The City shall protect all water recharge areas within the City through enforcement of all existing ordinances adopted in the Land Development Code, including but not limited to the following:

1. Open space requirements;
2. Amount of impervious surfaces permitted in critical water recharge areas;
3. Stormwater management;
4. Erosion control; and
5. Landscaping and vegetation protection.

Objective PF-2.7: The City shall continue to cooperate in developing a hazardous waste management program in coordination with State and County governments and agencies for the proper collection, storage, disposal and transport of hazardous wastes generated within the City.

Policy PF-2.7.1: The City shall continue to respond to all hazardous materials incidents in the City in compliance with Title III of the Superfund Amendment and Re-authorization Act of 1986 and the Florida Hazardous Materials Emergency Response and Community Right-to-Know Act of 1988.

Policy PF-2.7.2: The City shall promote the use of scheduled amnesty days for the appropriate collection of hazardous wastes.

Policy PF-2.7.3: All industries with hazardous wastes shall be required to develop a spill clean-up plan, provide storage facilities for hazardous wastes generated on site, and provide for safe transport of any hazardous waste.

Policy PF-2.7.4: The City shall coordinate with County, State and Federal agencies in the development and compliance of hazardous waste management programs.

Policy PF-2.7.5: The City shall regulate the use and disposal of hazardous materials and wastes within critical aquifer protection areas and within wellhead protection zones.

GOAL PF-3: The City shall encourage the use of energy efficient and environmentally-beneficial activities and products for public facility use.

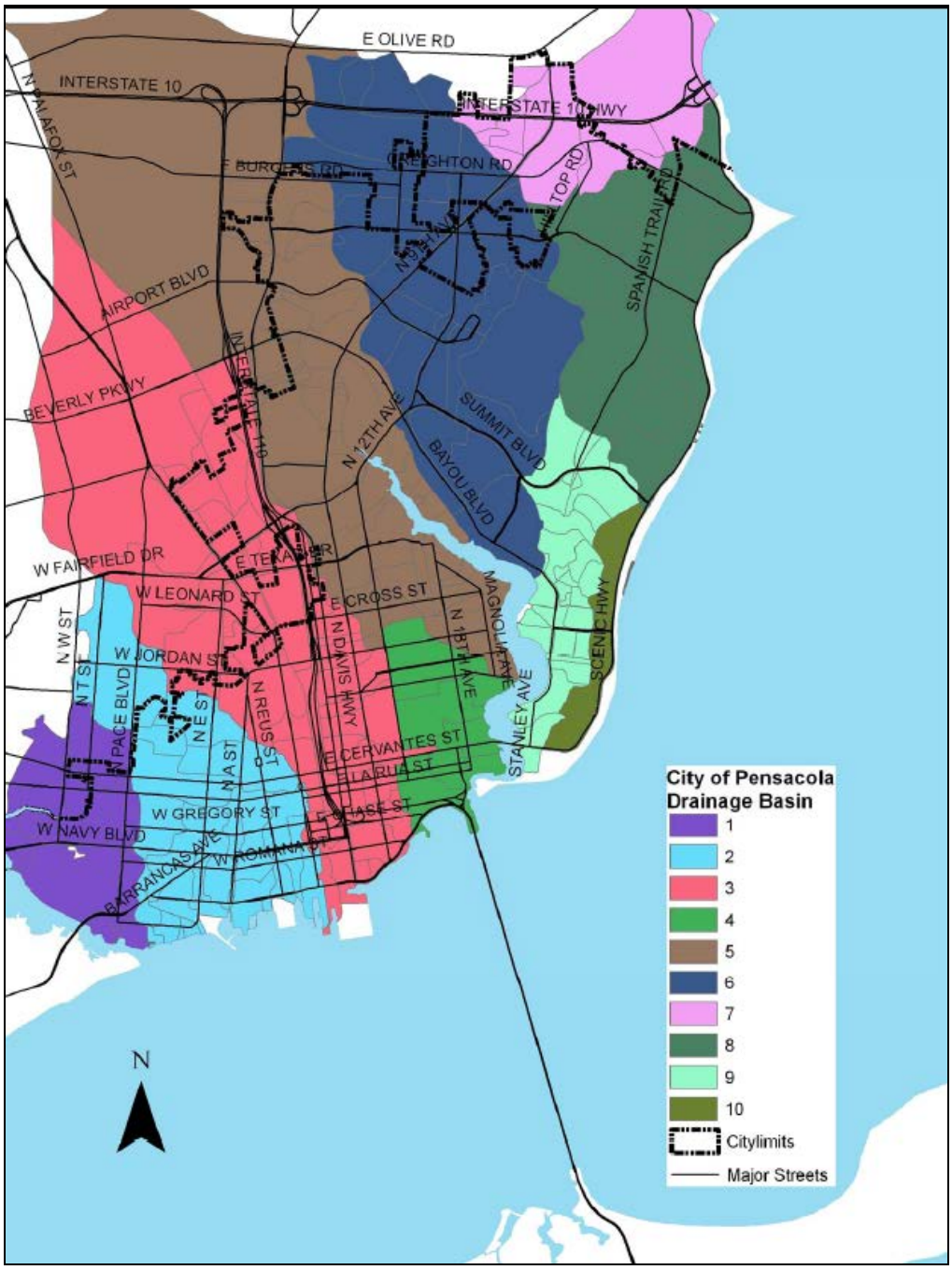
Objective PF-3.1: The City shall encourage construction of new facilities and purchase of equipment to be used with environmentally beneficial equipment.

Policy PF-3.1.1: The City shall encourage all new public facilities to be constructed utilizing energy and resource efficient techniques and systems

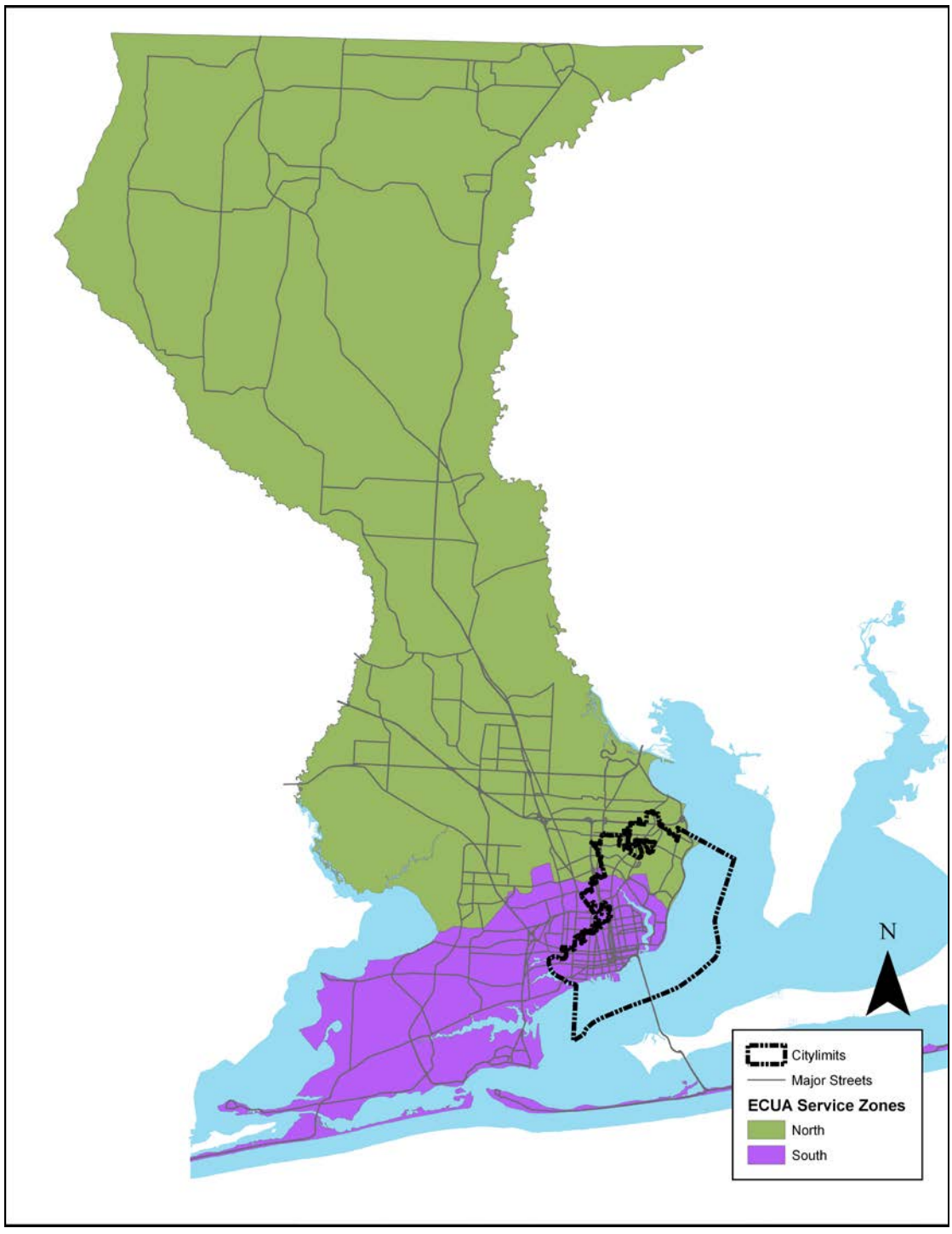
including benchmarks from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating Systems. The City shall also encourage LEED certification where appropriate and feasible.

Policy PF-3.1.2: The City shall exclusively purchase environmentally-beneficial equipment such as Energy-Star qualified products when cost feasible.

City of Pensacola Drainage Basins



Emerald Coast Utility Authority Service Zones



CHAPTER 5

COASTAL MANAGEMENT

GOAL CM-1: The City shall manage the coastal system natural resources within the City limits in a manner that will maintain or enhance environmental, recreational, historic and economic qualities, protect human life, provide resiliency benefits and limit public expenditures in coastal areas.

Objective CM-1.1: The City shall encourage resilient shoreline development of those land uses which are dependent on or related to access to the water.

Policy CM-1.1.1: Shoreline development in Coastal High Hazard Area (CHHA) shall be prioritized as follows to the maximum extent feasible

A. Water dependent uses
   1. Commercial
   2. Light industrial
B. Water related recreation
C. Residential
D. Commercial

Policy CM-1.1.2: All City owned or City financed waterfront development, except for industrial uses, shall provide for public waterfront access and shall be constructed considering future flood risk and sea level rise. All City owned and financed waterfront development using funds appropriated from the state shall comply with the requirements of Section 161.551, F.S.

Policy CM-1.1.3: The City shall encourage and coordinate in the development of additional marina facilities and fishing piers provided they meet the following criteria:

* The use is compatible with surrounding land uses.
* Upland support services are available.
* A hurricane contingency plan is in place.
* The water quality concerns have been addressed.
* A plan is in place for mitigation actions in the event that the environment is adversely affected.
* Buildings and supporting infrastructure is planned to incorporate considerations of impacts from future flood risk and sea level rise.
* The economic need and feasibility for the facility have been established.

Policy CM-1.1.4: The City shall continue to provide for the siting of water-dependent and water-related uses through the zoning guidelines of the appropriate land use districts.

Policy CM-1.1.5: The City shall continue to utilize and develop its deepwater port, coordinating the port's activities with other City, County, regional, state and federal agencies in the following areas: transportation, land use, resiliency, natural and man-made hazards, protection of natural resources.

Policy CM-1.1.6: The City shall maintain the urban waterfront through proper land use planning, the public acquisition of land for parks and open space, resiliency planning and adaptation, and the establishment of downtown waterfront pedestrian connections.

Objective CM-1.2: The City shall limit public expenditures that subsidize development in the Coastal High Hazard Area (CHHA) except for restoration, resiliency and adaptation projects, or enhancement of natural resources.

Policy CM-1.2.1: The Coastal High Hazard Area (CHHA) will be the area seaward of the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy CM-1.2.2: Public funds shall be expended in the CHHA only in developments: that comply with residential densities adopted in this plan that will produce no adverse affects to the surrounding land uses or the environment without approved mitigation or adaptation plans; and/or, that would further open up the waterfront to public access.

Policy CM-1.2.3: The City shall take actions so that all new public facilities located near the City's shoreline or in the CHHA are resistant to storm events and meet all the building standards for the hurricane-force winds and floods including future flood risk from sea level rise. This may include the relocation of such facilities if they could be better protected to avoid impacts from future flood risk.

Objective CM-1.3: In accordance with the City's land development code, the City shall continue to direct high density population developments away from the City's CHHA.

Policy CM-1.3.1: Future residential land use in the CHHA shall be limited to the following densities by location:

* Low density - along Escambia Bay north of Hyde Park Road andsouth of Gadsden Street, and along both shores of Bayou

Texar.

* Medium density - along Pensacola Bay (except for the HistoricDistrict), and along Bayou Chico.
* High density - Historic District.

Policy CM-1.3.2: Future residential land use developments in the dense business area constructed in the CHHA shall be limited to medium density (18 or fewer residential dwelling units per acre). Allowable density above the medium density limit established by future land use category may be transferred to portions of the development site outside the CHHA.

Objective CM-1.4: The City shall maintain, and if feasible increase public access to available shoreline consistent with estimated need.

Policy CM-1.4.1: The City will limit vacations of public rights-of-way to maintain the public access to shorelines.

Policy CM-1.4.2: The City will continue to work with Escambia County to maintain and, if feasible, increase shoreline access to the public.

Policy CM-1.4.3: The City shall review and enforce the public access requirements of the Coastal Zone Protection Act of 1996.

Policy CM-1.4.4: The City shall coordinate land use plans for shoreline access to include proper circulation routes and parking facilities necessary for the particular locations and uses.

Policy CM-1.4.5: The City shall coordinate with the Escambia County Transit System for provision of public transportation to shoreline facilities.

Policy CM-1.4.6: The City shall promote public access and increase overall connectivity between existing neighborhoods and Pensacola Bay.

Objective CM-1.5: The City shall allow development in the CHHA only if it will not create a deficiency in the adopted minimum levels of service.

Policy CM-1.5.1: Level of service standards in the CHHA shall be consistent with those of the rest of the City to the extent practicable.

Objective CM-1.6: The City shall coordinate with State, regional and county agencies in evaluating major evacuation routes and determining where operational improvements can be made to maintain or reduce hurricane evacuation times or flood risk and shall work with the Civil Defense and Red Cross in identification and provision of adequate emergency shelter.

Policy CM-1.6.1: In the event of a natural disaster, the City shall respond to the instruction and guidance of the Escambia County Civil Defense office and follow the recommendations from the *Tri-State Hurricane Evacuation Study* for evacuation procedures.

Policy CM-1.6.2: The City shall periodically review the natural disaster plan, taking into consideration the capacity of evacuation routes as compared to the predicted population density listed in the Future Land Use Plan Element and other publications relating to natural disaster planning and vulnerability to sea level rise and other future flood risk.

Objective CM-1.7: The City will update post-disaster redevelopment plans based on building and construction regulations, city codes, and intergovernmental reports in coordination with Escambia County in order to minimize or eliminate the exposure of human life and property to natural disaster hazards, as necessary.

Policy CM-1.7.3: Following a natural disaster, the City will seek Federal Acquisition and donation of properties along CHHA that have been damaged beyond repair, provided for by section 1362 of the NFIP.

Policy CM-1.7.4: The City shall identify all areas needing redevelopment to reduce or eliminate unsafe conditions and inappropriate uses in the CHHA.

Policy CM-1.7.5: The Post-Disaster Redevelopment Plan shall establish policies for the following: differentiating between repair and clean-up actions which are needed to protect public health and safety and those actions which constitute long-term repair and redevelopment activities; practices for removal, relocation or structural modification of damaged infrastructure and unsafe structures; limiting redevelopment in areas of repeated damage; and incorporating recommendations of interagency hazard mitigation reports into the local Comprehensive Plan.

Policy CM-1.7.6: The City shall develop regulatory or management techniques for general hazard mitigation including regulation of: beach alteration; stormwater management; and sanitary sewer facilities.

Policy CM-1.7.7: The City shall incorporate the recommendations of the hazard mitigation annex of the local peacetime emergency plan and applicable existing interagency hazard mitigation reports.

GOAL CM-2: The City shall plan for, and adapt to, the perils of flood associated with the potential impacts of sea level rise to become a more resilient community and eliminate inappropriate and unsafe development in the coastal areas when opportunities arise.

Objective CM-2.1: The City shall include in its planning efforts development and redevelopment principles, strategies, and engineering solutions that reduce flood risk in coastal areas across the community, which results from the potential impacts of sea-level rise.

Policy 2.1.1: By 2021, the City shall conduct a vulnerability assessment that incorporates sea level rise projections for 2040, 2070 and 2100 to inform adaptation priorities. The vulnerability assessment shall help prioritize capital improvements planning to address near term vulnerabilities. Subject to funding availability, it is recommended that the vulnerability assessment be updated no less than every 10 years and incorporate a review of data to determine the most recent and appropriate sea level rise projections. Subsequent updates of the vulnerability assessment shall be consistent with state law including but not limited to Section 380.093, F.S. related to requirements for conducting vulnerability assessments.

Policy 2.1.2: By 2024, the City will include potential sea level rise projections in planning for development and redevelopment projects.

Policy 2.1.3: City shall promote strategies that include best practices that prioritize elevation and flood proofing, protection of building mechanical systems, onsite retention and pervious surfaces, shoreline protection and accommodation, site-specific flood management techniques, green infrastructure, maintaining access to services and managed retreat.

Policy 2.1.4: The City shall collaborate with its infrastructure, other service providers, the Florida Department of Transportation, the Florida Department of Environmental Protection, Escambia County, the Pensacola & Perdido Bays Estuary Program, Northwest Florida Water Management District and other regional partners to exchange climate and sea level rise data, plans, projects, programs and solutions to address future vulnerability and flood risks. The City shall actively coordinate with the Florida Department of Environmental Protection on the Resilient Florida Grant Program, Comprehensive Statewide Flood Vulnerability and Sea level Rise Dataset, Assessment and Plan developed pursuant to Section 380.093, F.S.

Policy 2.1.5: All City owned and financed projects initiated and undertaken by a state- financed constructor in the coastal building zone related to major and non-habitable major structures, as defined in Section 161.54, F.S., using funds appropriated from the state shall comply with the requirements of Section 161.551, F.S. and Rule 62S-7, F.A.C.

Objective CM-2.2: The City shall encourage the use of best practices development and redevelopment principles, strategies, development techniques and engineering solutions at the site level that will result in the reduction of losses due to flooding and claims made under flood insurance policies. This shall include the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Policy 2.2.1: All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in the City's Floodplain Management provisions or the Florida Building Code, shall be located and constructed to minimize flood damage, meet floodway requirements, be appropriately anchored, including flood damage-resistant materials and have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE24.

Policy 2.2.2: In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wavereflection that would increase damage to adjacent buildings and structures.

Policy 2.2.3: The floodplain administrator / building official shall review all permit applications and plans to determine that the proposed development or redevelopmentcan be constructed such that it is reasonably safe from flooding. If a proposed development or redevelopment site is located in a flood hazard area, all site development activities including new construction and substantial improvements shall be designed and constructed with methods, practices and materials that will minimize the potential for flood damage.

Policy 2.2.4: The City shall continue to enforce setback and elevation requirements to promote the protection and safety of life and property. Expansions to the existing setback requirements contained in the land development regulations shall be considered as a means of reducing property damage caused by storms.

Policy 2.2.5: The City shall require that, to the greatest extent practicable, developmentactivity, such as land clearing, grading and filling will not disturb natural drainage patterns.

Policy: 2.2.6: The City shall enforce all elevation requirements for structural, ancillary, electrical, water, wastewater and mechanical systems to mitigate risk from flooding impact.

Policy 2.2.7: Manufactured home construction must meet requisite elevation requirements, minimize flood damage and be reasonably safe from flooding, must be installed by licensed installers, must adhere to all Florida Building Code foundation, anchoring, elevation, enclosure and utility equipment requirements. New installations of manufactured homes shall not be permitted in floodways.

Policy 2.2.8: All public utilities and facilities such as sewer, gas, electric, communications, and water systems must be located and constructed to minimize or eliminate flood damage. Specifically, adequate drainage must be provided to reduce exposure to flood hazards; in at risk flood zones (AH and AO), adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

Policy 2.2.9: No development, including but not limited to site improvements, and landdisturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless a floodway encroachment analysis demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation. Fill shall be designed to be stable under conditions of flooding including rapidrise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended tosupport buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

Policy 2.2.10: The City shall continue to provide public information related to the revisions, development and adoption of FEMA's FIRM Flood Maps as well as strategies to increase resiliency to storm events and flooding in vulnerable areas.

Policy 2.2.11: Within one (1) year of final adoption of any updates to FEMA's Flood Insurance Rate Maps (FIRMs), the City shall review land development and floodplain management regulations to reflect updated flood risk data.

Policy 2.2.12: The City shall consider floodplain management and CHHA issues in makingpublic acquisition decisions.

Policy 2.2.13: The City shall align housing policies focusing on affordability and workforce housing, code compliant reconstruction, elevation, floodproofing, relocation and other mitigation strategies to reduce losses from flooding and claims made under flood insurance policies.

Objective CM-2.3: The City shall maintain regulations consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

Policy 2.3.1: The City will enforce and/or establish any necessary building and development codes to minimize damage to human life and property from a natural disaster.

Policy 2.3.2 The City shall maintain, review and update, at least every five (5) years, its Floodplain Management Regulations (Chapter 12-9):

(1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
(2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
(3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development that may increase flood damage or erosion potential;
(4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
(5) Minimize damage to public and private facilities and utilities;
(6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas; and
(7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
(8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in 44 CFR 59.22.

Policy 2.3.3: The City shall continue its policy of reviewing the current Building Code and, as appropriate, adopting structural standards and site alteration restrictions that meet or exceed the minimum FEMA requirements. The recommendations of the applicable interagency hazard mitigation report shall be considered in revisions to the Code.

Policy 2.3.4: The City shall maintain and review regulations in special flood hazard areas to require construction by methods and practices that minimize flood damage, including but not limited to, anchoring by pilings or columns to prevent flotation, collapse and lateral movement of the structure; preventing the expansion, improvement or repair of construction below elevated post-FIRM buildings; prohibiting manmade alteration of dunes, mangrove stands or wetlands which would increase the potential of flood damage and elevation or freeboard standards for structures, electrical and mechanical equipment.

Objective CM-2.4: The City shall participate, and seek to enhance participation, in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Policy 2.4.1: The City shall continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall continue to seek to improve its current CRS Class rating.

Policy 2.4.2: The City shall continue to coordinate intergovernmental efforts related to participation in CRS, public outreach, sea level rise planning and disaster preparedness and recovery, to maximize County and flood insurance policy holder benefits.

Policy 2.4.3: The City shall consider the development of a CRS-compliant Watershed Management Plan as part of its next cycle visit for CRS participation.

GOAL CM-3: The City shall ensure the highest environmental quality feasible, the City will seek toconserve, protect, and properly manage its natural resources.

Objective CM-3.1: The City shall protect, conserve or enhance coastal wetlands, living marineresources and wildlife habitat.

Policy CM-3.1.1: The City shall limit the specific and cumulative impacts of development and redevelopment which will have adverse effects on wetlands, water quality, wildlife habitat, living marine resources and beach systems by prohibiting these developments unless mitigation actions are specified or by withholding public funds from these projects.

Policy CM-3.1.2: By the year 2021, the City shall restore or enhance disturbed or degraded natural areas for City-owned property including beaches, estuaries, wetlands, shoreline ecosystems, and drainage systems and shall establish programs to mitigate future disruptions or degradations.

Policy CM-3.1.3: The City shall establish standards for new development adjacent to wetlands to reasonably assure that the quality and quantity of their stormwater discharge does not adversely impact the physical and/or ecological features of those habitats.

Policy CM-3.1.4: With respect to acquisition, the City, where feasible, shall protect, conserve, or enhance coastal wetlands, living marine resources and

wildlife habitat unduly threatened by development through establishment of public or private conservation easements or other available means as deemed appropriate.

Objective CM-3.2: The City shall maintain and improve estuarine environmental quality.

Policy CM-3.2.1: The City shall coordinate with Escambia County and the City of Century through the existing interlocal agreement to conduct stormwater management plans which will provide recommendations for preventing estuarine pollution, controlling surface water runoff and protecting living marine resources.

Policy CM-3.2.2: The City shall review and contribute to any updates of the Comprehensive Plans in surrounding jurisdictions and other policy plans that would affect implementation of local estuarine protection goals.

Policy CM-3.2.3: With respect to acquisition, the City, where feasible, shall protect, conserve, or enhance estuarine environmental quality unduly threatened by development through establishment of public or private conservation easements or other available means as deemed appropriate.

Policy CM-3.2.4: The City shall work with local organizations, regional, state agenciesto establish procedures to protect and increase the water quality near existing shorelines.

Objective CM-3.3: The City shall reasonably assure that impacts of man-made structures on beach systems are minimal.

Policy CM-3.3.1: Construction in the CHHA shall conform to regulations set forth in the Land Development Code for floodplain management.

Objective CM-3.4: The City shall coordinate with the West Florida Historic Preservation, Inc. and other appropriate agencies in the protection, preservation or sensitive reuse of historic resources.

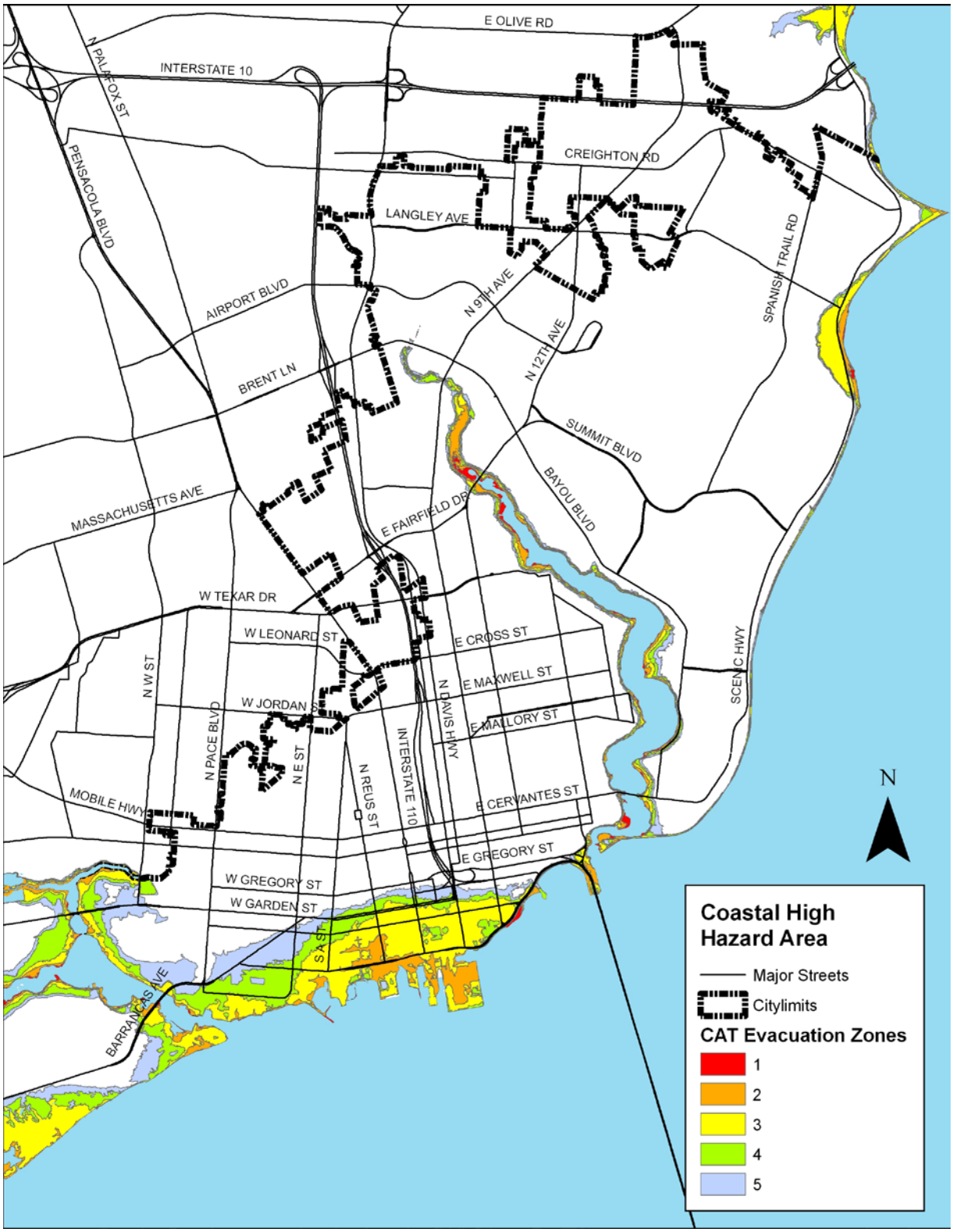
Policy CM-3.4.1: The City shall continue to support the Historic Pensacola Preservation Board in its efforts to identify historic sites and register them with the proper agencies.

Policy CM-3.4.2: Through historic zoning district guidelines and building codes, the City shall continue to establish controls for safe construction practices and for retainingthe character of development within the districts.

Objective CM-3.5: The City shall continue to discourage off shore oil and gas drilling in the coastal areas of North Florida, and the City shall continue to demand accountability for clean- up of any leaks or spills of oil or oil products as well as other contaminants and pollutants.

Policy CM-3.5.1: The City shall continue to cooperate with other local and state agencies in opposition to the leasing of coastal area waters for offshore oil and gas drilling through appropriate actions. Further, the City shall cooperate with local, stateand federal agencies in the clean-up efforts following the Deepwater Horizon oil spill and any other oil leak or spill as well as other contaminants and pollutants that affectwaterways within the city limits.

City of Pensacola Coastal High Hazard Areas



CHAPTER 6

CONSERVATION AND SUSTAINABILITY

GOAL C-1: The City of Pensacola will seek to properly manage and protect the environment and its natural resources to the highest level possible.

Objective C-1.1: The City will work with the appropriate agencies to preserve and protect air quality within the City and the Pensacola Urbanized Area to meet ambient air quality standards as currently required by the Florida Department of Environmental Protection (FDEP).

Policy C-1.1.1: The City shall support and cooperate with Escambia County, FDEP, and FDOT in monitoring air pollution sources in the area.

Policy C-1.1.2: The City shall ensure that new industrial development is located in compatible land use areas where impact on air quality can be monitored and minimized.

Policy C-1.1.3: The City shall reduce automobile emission pollution by:

a. Improving traffic flow patterns.
b. Encouraging carpooling, the "ride-share" program, and other mass transit options.
c. Encouraging buffer vegetation along arterial roadways and residential areas.
d. Developing bicycle paths and pedestrian walkways within the City to encourage use of "clean" transportation.
e. Encourage efforts to require compliance with emission standards.

Policy C-1.1.4: The City shall continue to enforce City regulations which prohibit or restrict the practice of open fire burning within the City.

Objective C-1.2: The City shall, through its land development regulations, protect, to the maximum extent feasible, all ecologically significant plant and animal communities identified by the U. S. Fish and Wildlife Service, the Florida Game and Fresh Water Fish Commission and other governmental and non-governmental agencies.

Policy C-1.2.1: The City shall take into consideration endangered or threatened plant and animal species, habitat conditions, occurrences and disturbances, in reviewing development proposals.

Policy C-1.2.2: The City shall require that development proposals upon request include a survey for endangered and threatened plant or animal communities utilizing information provided by the Florida Natural Areas Inventory indicating

that no such plant or animal communities occur or are likely to occur with the goal that no documented endangered or threatened natural vegetative or animal communities are destroyed.

Policy C-1.2.3: In areas where protected resources or unique vegetative communities are anticipated or documented, utilizing data information provided by the Florida Natural Areas Inventory development plans shall include an inventory of these resources and vegetative communities.

Policy C-1.2.4: The Land Development Code shall ensure reasonable protection of indigenous tree species, and where degradation has occurred, restoration shall take place by planting native species.

Policy C-1.2.5: The City shall adopt regulations which require the responsible party to mitigate impacts where degradation of environmentally sensitive areas, as defined in 9J-5.003(41), F.A.C., occurs as a result of development activities (cost to be incurred by the proposed development affecting the environmentally sensitive areas).

Policy C-1.2.6: The City will study the design of low-impact parks at Carpenter Creek and Gaberonne Swamp using native plants and other natural features that will not alter the wildlife values of the park.

Policy C-1.2.7: The City will coordinate efforts to conserve, appropriately use or protect unique vegetative communities located within more than one local jurisdiction with adjacent local governments and public or private agencies, including but not limited to the Florida Department of Environmental Protection, The Florida Fish and Wildlife Conservation Commission, and local chapters of groups such as the Sierra Club and Audubon Society.

Policy C-1.2.8: With respect to acquisition, the City, where feasible, shall protect ecologically significant plant and animal communities unduly threatened by development through establishment of public or private conservation easements or other available means as deemed appropriate.

Objective C-1.3: The City will coordinate with the County and other regional agencies to encourage a greater abundance and diversity of aquatic vegetation and fish species in Bayou Texar, Bayou Chico and Pensacola Bay.

Policy C-1.3.1: Through coordinated efforts with ECUA, the City will encourage alternative methods of gray-water discharge, such as a recycling program, reducing the volume of wastewater discharged into area waters.

Policy C-1.3.2: The Land Development Code will include provisions that require stream bank and shoreline buffer zones adjacent to surface water bodies to enhance filtration of stormwater run-off.

Policy C-1.3.3: The City will permit shoreline development only when such development would not destroy or degrade the estuarine or deepwater environment, provided it meets the following criteria:

1. A plan is in place for mitigation actions in the event that the environment is adversely affected.
2. The economic need and feasibility for the development has been established.

Policy C-1.3.4: The City, in coordination with Escambia County and the ECUA, will implement a public information program to educate residents on the type and use of pesticides that are environmentally safe.

Policy C-1.3.5: The City shall take necessary measures to reduce the quantity and improve the quality of stormwater discharged to area bodies of surface water as follows:

1. Implementation of the Pensacola Bay System S.W.I.M Plan recommendations.
2. Implementation of the Escambia County/City of Pensacola Stormwater Management Plan recommendations.
3. Improvements to the municipal drainage system shall be designed with appropriate water quality control techniques.
4. Continuing maintenance of stormwater systems will be performed in a timely and adequate manner which minimizes adverse environmental impacts.

Policy C- C-1.3.6: The City will encourage further development of artificial reefs to enhance fish populations.

Objective C-1.4: The City shall participate in the development of a hazardous waste management program, in coordination with the State and County, for the proper collection, storage, disposal, and transport of hazardous wastes generated within the City.

Policy C-1.4.1: The City shall continue to respond to all hazardous material incidents in the City in compliance with Title III of the Superfund Amendment and Re-authorization Act of 1986 and the Florida Hazardous Materials Emergency Response and Community Right-to Know Act of 1988.

Policy C-1.4.2: The City, in coordination with Escambia County and the ECUA, shall provide educational material and schedule amnesty days to provide for the

collection of hazardous wastes from City residents and small commercial and industrial hazardous waste generators.

Policy C-1.4.3: The City shall coordinate with County, State, and Federal agencies in the development and compliance of hazardous waste management programs.

Objective C-1.5: The City shall regulate future development on or near floodplain areas to reduce the exposure of human life and property to damage from natural hazards.

Policy C-1.5.1: The City shall establish limits on public expenditures and capital improvement for developments located in Coastal High Hazard Areas (CHHA).

Policy C-1.5.2: The City will actively enforce minimum building standards identified in the adopted Flood Plain Management Ordinance for construction within the 100-year flood plain.

Policy C-1.5.3: The City shall cooperate with the Federal Emergency Management Agency (FEMA) to regularly update the 100-year flood plain and to continue FEMA regulations.

Objective C-1.6: The City shall establish responsibility for the alleviation of the harmful and damaging effects of on-site generated erosion, sedimentation, runoff, and the accumulation of debris on adjacent downhill and/or downstream properties.

Policy C-1.6.1: The City shall require that no person may subdivide or make any change in the use of land or construct or change the size of a structure, except for individual single-family and duplex home construction, without first submitting a stormwater management plan to the City Engineer and obtaining a stormwater management permit from the building official.

Policy C-1.6.2: The City shall require that all land development plans include measures to minimize soil erosion in sensitive soil erosion areas. These plans should utilize native species for landscaping to the maximum extent possible.

Policy C-1.6.3: The City shall review and update its Erosion, Sedimentation, and Runoff Control ordinance as necessary.

Objective C-1.7: The quality of Pensacola's surface and ground waters should meet or exceed the minimum requirements set by the Florida Department of Environmental Protection.

Policy C-1.7.1: The City shall protect all water recharge areas within the City through enforcement of the Land Development Code, and periodic review and

amendment of these regulations, as necessary, to strengthen the overall protection of water recharge areas including but not limited to the following:

1. Open space requirements;
2. Amount of impervious surfaces permitted in critical water recharge areas;
3. Stormwater management;
4. Erosion control;
5. Landscaping and vegetation protection.

Policy C-1.7.2: The City shall utilize maps contained in the *Wellhead Protection Area Delineation in Southern Escambia County, Florida, Water Resources Special Report 97-4, December 1997,* prepared by the Northwest Florida Water Management District, as may be amended, and included by reference, to identify wellhead protection areas around existing water wells and shall continue to cooperate with the Escambia County Utilities Authority in reviewing land use regulations within these areas.

Policy C-1.7.3: The City shall continue to coordinate its efforts with those of federal and State agencies to complete the clean-up of hazardous waste sites and abandoned dump areas to protect the groundwater from leaching.

Policy C-1.7.4: The City shall regulate, minimize or prohibit development which can be expected to cause or increase salt-water intrusion, interfere with water use rights, or pollute or damage ecosystems within the City.

Policy C-1.7.5: The City shall coordinate with the NWFWMD to prohibit the extraction of water where use exceeds the available recharge, or in areas of concern near utility wells "cones of influence".

Policy C-1.7.6: The City will continue to coordinate with the ECUA and the Escambia County Health Department to identify the location of individual septic tanks in the City for the purpose of discontinuing septic tank use and requiring future utilization of the sewer collection system.

Objective C-1.8: The City shall encourage the conservation of fresh groundwater and the reuse of existing water supplies.

Policy C-1.8.1: The City shall encourage the development of building codes that provide for the installation of water saving devices in new construction and renovation projects.

Policy C-1.8.2: The City will coordinate with ECUA to investigate the feasibility of establishing a graywater system throughout the City for irrigation and other suitable purposes.

Policy C-1.8.3: To reduce the quantity of potable water used for irrigation, the Land Development Code will include provisions encouraging the use of native vegetation for all development or redevelopment activities, whenever feasible.

Policy C-1.8.4: New development shall not be permitted unless a continual source of potable and/or non-potable water is available to meet the projected needs of the population.

Policy C-1.8.5: The City of Pensacola shall support the water management plans and water shortage plans of the Northwest Florida Water Management District through cooperation with ECUA and through enforcement of water conservation provisions.

Objective C-1.9: The City shall identify and cooperate in the protection of all endangered or threatened species by including appropriate regulations within the Land Development Code.

Policy C-1.9.1: The City shall use a current and complete inventory, prepared by other reliable sources, which includes endangered or threatened plant and animal species, habitat conditions, occurrences and disturbances, in reviewing development proposals.

Policy C-1.9.2: The City shall include regulations within the Land Development Code that prohibits any development that would destroy the habitat of endangered or threatened species, when the habitats has been identified and documented.

Objective C-1.10: The City's wetlands shall be conserved and protected, to the greatest extent feasible, from any adverse physical or hydrological alteration without proper mitigation.

Policy C-1.10.1: The City shall require review and approval of dredge and fill permits by the Florida Department of Environmental Regulation for wetlands within its jurisdiction.

Policy C-1.10.2: Where alteration of wetlands is necessary in order to allow for reasonable use of property, then the restoration of disturbed wetlands shall be provided for or additional wetland areas will be created to replace the area that was destroyed.

Policy C-1.10.3: The City shall designate the Gaberonne Swamp area owned by the City as an environmentally sensitive area to be used only for purposes of low-intensity recreation activities, with construction activities limited to those which will not disturb the natural environment pursuant to FAA approval.

Objective C-1.11: The City shall, as feasible, establish and implement a systematic plan for reforesting its urban fabric that optimizes the resources available in the City Tree Planting Trust Fund.

Policy C-1.11.1: The plan should contain an audit and condition analysis of protected trees existing on public properties, and prioritized replanting plan in roadway rights of way between specific intersections on specific roadways.

Policy C-1.11.2: The plan shall coordinate with regulations in the Land Development Code to produce aesthetic uniformity along roadways and biodiversity throughout the total urban forest, promotion of minimum tree spacing, and planting and maintenance specifications should prescribe best practices to optimized tree life.

GOAL C-2: The City of Pensacola will seek to promote sustainable development which meets the needs of the present without compromising the ability to meet the needs of the future through the protection of the natural environment.

Objective C-2.1: The City will encourage green site development in which the design, construction, and operation promote the preservation of resources and environmentally sensitive construction practices, systems and materials.

Policy C-2.1.1: The City shall promote and encourage the construction of buildings with design by recognized environmental rating agencies including the Florida Green Building Coalition, the National Home Builder Association and the U.S. Green Building Council.

Policy C-2.1.2: The City shall establish land use regulations that provide incentives for the construction of LEED certified buildings.

Policy C-2.1.3: The City shall continue to promote, through its Land Development Code regulations, the use of Florida landscape materials that promote water conservation and the principals of Xeriscape.

CHAPTER 7

RECREATION AND OPEN SPACE

GOAL R-1: The City of Pensacola shall ensure that all Pensacola residents have access to a wide range of recreational facilities and City Parks.

Objective R-1.1: The City will acquire, develop and maintain parks and recreational facilities to meet the needs of the city's current and projected population.

Policy R-1.1.1: The City will adopt a recreational level of service of .5 acres/1000 persons for mini-parks (at a 1/4 mile radius); 2 acres/1000 persons for neighborhood parks (at a 1/2 mile radius); 1.5 acres per 1,000 persons for community parks (city-wide radius); and, 1 acre per 1,000 persons for open space (citywide radius). Activity based level of service standards shall be adopted as follows:

Swimming Pools	1 pool/25,000 population
Tennis Courts	1 court/2,000 population
Basketball Courts	1 court/5,000 population
Baseball/Softball Fields	1 field/3,000 population
Football/Soccer/Rugby Fields	1 field/4,000 population
Golf Course (9-hole)	1 course/25,000 population
Golf Course (18-hole)	1 course/50,000 population

Policy R-1.1.2: The City will acquire and/or develop recreation sites and correct or improve existing deficiencies consistent with the Capital Improvements Element as follows:

- Baars Park- develop neighborhood park.
- Develop soccer complex at Hitzman Park.
- Acquire land near Sanders Beach-Corinne Jones Center.
- Acquire land or implement interlocal agreement for ball fields near “T” and “W” Streets.
- Coordinate Master Plan for Hollice Williams Park with CRA.
- Construct Community Center in District 2.
- Develop Mallory Heights Park III.

Policy R-1.1.3: The City will periodically review demographic changes within Pensacola and update needs assessment survey to determine necessary equipment and services for City parks and recreational facilities.

Policy R-1.1.4: The City will reduce maintenance cost of parks and recreational facilities by using native plants for landscaping in appropriate areas.

Policy R-1.1.5: Where feasible, the City shall provide additional recreation and open space opportunities including, but not limited to, sites/facilities required to meet LOS standards, and/or sites that would further objectives to protect natural environments, through establishment of public or private conservation easements, or through other available means as deemed appropriate

Policy R-1.1.~~6~~5: Where feasible in the redevelopment of existing recreation and open space sites or development of new sites, the City shall provide facilities for outdoor recreation activities, including, but not limited to, nature trails or boardwalks, interpretive displays, wildlife observation areas, or picnic areas, if applicable.

Policy R-1.1.~~7~~6: The City shall identify and prioritize for acquisition, properties that provide for open space amenities, especially if they are located within the urban core or provide access to scenic vistas or waterways.

Policy R-1.1.~~8~~7: The City shall manage natural areas and waterfront open spaces appropriate for the resources that are contained within, or are being protected by such lands. At a minimum, this shall include removal of non-native and invasive vegetation.

Policy: R-1.1.~~9~~8: The City shall strive to maintain the quality and availability of recreational facilities for residents throughout the City.

Policy: R-1.1.~~10~~9: The City shall strive to ensure the quality of the recreational equipment will be provided equally to all recreational facilities in the City.

Objective R-1.2: The City will continue to analyze and improve accessibility of recreational facilities and natural resources.

Policy R-1.2.1: The City will encourage the Pensacola Transportation Planning Organization (TPO) to conduct a study of roadways adjacent to park and recreational facilities and develop a plan for a coordinated system of bicycle lanes and sidewalks/paths linking residential areas with these facilities. This system will be coordinated with plans for existing or proposed state or federal scenic highway corridors and/or greenway trail systems.

Policy R-1.2.2: The City will coordinate with Escambia County Transit System to reasonably assure, when feasible, provision of service to major recreational facilities.

Policy R-1.2.3: The City will maintain existing public access to the greatest extent possible, and if deemed feasible will increase opportunities for public access to the shoreline through establishment of public or private conservation easements or through other available means as deemed appropriate. Private

property rights will be protected in providing additional public access to the shoreline.

Objective R-1.3: The City shall coordinate public and private resources to meet development and maintenance needs for recreation by execution of existing interlocal agreements with public agencies and by assistance to private resources through technical help or through co-sponsorship of activities.

Policy R-1.3.1: The City shall continue to contribute funding to the Keep Pensacola Beautiful for their monitoring of the "Adopt-A-Park" program which coordinates private resources to maintain City parks and rights-of-way.

Policy R-1.3.2: The City shall continue the interlocal agreement for coordination between the City and the Escambia County School Board in the provision and maintenance of shared recreational facilities.

Policy R-1.3.3: The City shall continue to cosponsor recreational programs and events, such as events, races and festivals, using City facilities and maintenance.

Objective R-1.4: Open space areas, which are accessible to the public for low-intensity use shall be provided through implementation of the open space requirements of the Land Development Code.

Policy R-1.4.1: The City will designate corridor open space areas for new roadways and for reconstruction of existing roadways wherever adequate rights-of-way exist.

Policy R-1.4.2: The City will accept or acquire easements and/or right-of-ways for portions of Gaberonne Swamp and Carpenter Creek from the end of Ellyson Drive north to Bayou Boulevard to protect these areas in their natural state by designating them as conservation districts.

Policy R-1.4.3: The City shall maintain open space areas by implementing Title 12 of the Land Development Code, specifically Chapter 12-2 (zoning district setback requirements) and Chapter 12-8 (subdivision regulations which require a donation of 5% of land for open space or recreation).

Policy R-1.4.4: Open space definitions and standards as described in the Recreation and Open Space Chapter of the Comprehensive Plan will be included in the City of Pensacola Land Development Code.

GOAL R-2: The City shall continue encouraging greater usage of recreational facilities and open spaces.

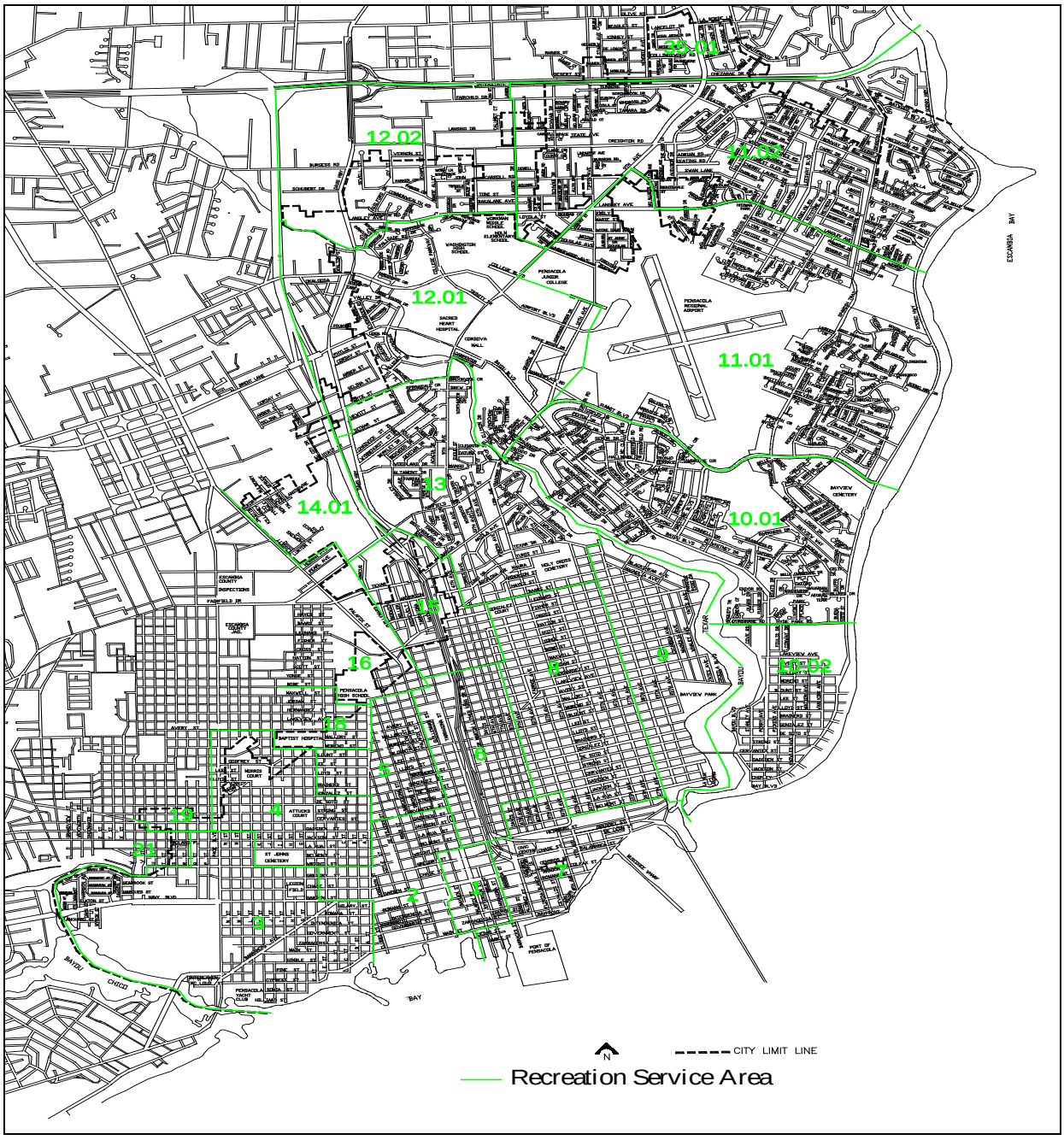
Objective R-2.1: The City will pursue efforts to promote interconnectivity with existing recreational facilities and open spaces.

Policy: R-2.1.1: The City will review existing park locations to determine when interconnections could be established that would promote greater use.

Objective R-2.2: The City will pursue efforts to promote interconnectivity with Escambia County recreational facilities and open space with City resources.

Policy R-2.2.2: The City will work with Escambia County to promote the concept of interconnecting County recreational facilities and City recreational facilities to be used by residents.

City of Pensacola Recreation Service Areas


12.02
12.01
11.01
10.01
14.01
13
16
15
9
8
7
6
5
4
3
2
1
CITY LIMIT LINE
Recreation Service Area

CHAPTER 8

INTERGOVERNMENTAL COORDINATION

GOAL IC-1: The City of Pensacola shall foster and encourage intergovernmental coordination with Escambia County, other adjacent local governments, and local, regional, State and Federal agencies.

Objective IC-1.1: The City will prepare or update existing interlocal agreements with appropriate governmental entities in Escambia County to provide continued intergovernmental coordination.

Policy IC-1.1.1: The City will continue to review all existing interlocal agreements to evaluate their effectiveness and to assure that any new requirements from the Comprehensive Plan will be addressed in the agreement.

Policy IC-1.1.2: The City will prepare interlocal agreements with Escambia County and/or the ECUA to assure coordination regarding infrastructure development which affects both the City and the County.

Policy IC-1.1.3: The City will prepare an interlocal agreement with the District School Board in order to assure collaborative planning of educational facilities and infrastructure development.

Policy IC-1.1.4: The City will coordinate with the Pensacola State College and the University of West Florida in order to assure collaborative planning of infrastructure development.

Policy IC-1.1.5: The City will continue to promote compatibility with local military service.

Objective IC-1.2: The City will participate in and develop new committees or informal coordination mechanisms which will further intergovernmental coordination.

Policy IC-1.2.1: The City will assist in the development and participate in a joint City/County/ECUA coordinating committee to review future development plans with the ECUA facilities capacities.

Policy IC-1.2.2: The City will continue to participate in existing intergovernmental coordination committees (i.e., Transportation Planning Organization, Bay Area Resource Council, Chamber of Commerce) and expand some of the functions of these committees to address problem areas identified in the Comprehensive Plan.

Policy IC-1.2.3: The City shall establish a regular exchange of City Planning Board agendas and Escambia County Planning Board agendas for the purpose of providing information to each entity regarding certain issues with potential intergovernmental impacts.

Policy IC-1.2.4: The City will coordinate with Escambia County to identify potential adverse effects of development decisions made within a one-half (1/2) mile on either side of the City limits.

Policy IC-1.2.5: The City of Pensacola shall routinely review and coordinate the level of service standards with the WFRPC, TPO, DCA, DEP, FDOT and all other appropriate State, regional and local agencies in the development of each element of the Comprehensive Plan.

Policy IC-1.2.6: The City shall continue to coordinate with the WFRPC and other appropriate agencies to ensure that the impacts of development proposed in the City's plan are coordinated with adjacent local governments (i.e., expansion of marinas, airport, ports, bridges and new roads).

Policy IC-1.2.7: The City shall continue to coordinate with the School District to insure that the School Board has an opportunity to review and comment on the effect of proposed residential development, the effect of comprehensive plan amendments and rezonings on the public school facilities plan.

Objective IC-1.3: The City will continue to enforce LOS standards with Escambia County, the ECUA, and the FDOT, and to coordinate with the District School Board facilities work program.

Policy IC-1.3.1: The City will continue to annually review enforce adopted LOS standards and coordinate with the ECUA in planning for future growth.

Policy IC-1.3.2: The City will continue to enforce adopted roadway LOS standards with Escambia County and FDOT, which are consistent, particularly where roadways pass through jurisdictional boundaries.

Policy IC-1.3.3: The City will coordinate with the District School Board facilities work program, which is used to plan for future growth.

Policy IC-1.3.4: The City will coordinate population estimates and projections with the School Board at a minimum of once each year as part of the review of the DSB facilities work program (5-year plan).

Policy IC-1.3.5: In order to coordinate the effective and efficient provision and siting of educational facilities with associated infrastructure and services within the City, representative of the City and the School Board will meet by June 2000

to develop mechanisms for coordination of educational facilities planning. The City will amend the Plan by January 2001 to incorporate the coordination mechanisms developed.

Objective IC-1.4: The City shall ensure that the impacts of development proposed in the City's Comprehensive Plan are coordinated with adjacent municipalities, Escambia County, WFRPC, the State of Florida, the TPO and other appropriate agencies.

Policy IC-1.4.1: The City will coordinate comprehensive planning with local governmental agencies including the School Board, the WFRPC, the Northwest Florida Water Management District, etc. for all developments that will have a significant impact on the region.

Policy IC-1.4.2: The City will participate in the update of the *West Florida Strategic Regional Policy Plan.*

Policy IC-1.4.3: In order to coordinate the management of environmental systems that fall under the jurisdiction of more than one local government, the City shall:

* Monitor and evaluate updates to the *Escambia/Santa Rosa Coastal Resource Management Plan.*
* Participate in the Florida-Alabama TPO.
* Participate in the formulation of, and coordinate in the implementation of, the *Pensacola Bay System S.W.I.M. Plan* and the *Escambia County/City of Pensacola Stormwater Management Plan*.

Objective IC-1.5: The City will provide for formal or informal conflict resolution mechanisms when necessary to deal with issues of intergovernmental coordination.

Policy IC-1.5.1: The City will utilize the services of the West Florida Regional Planning Council for informal conflict mediation where appropriate.

Policy IC-1.5.2: The City will provide for joint meetings of the City Council and the County Commission to resolve issues relating to intergovernmental coordination

Objective IC-1.6: The City of Pensacola shall periodically sponsor workshops with the Escambia County School District, other units of local government, and the ECUA to discuss future expansion plans and identify any proposed land use or facility impacts.

Policy IC-1.6.1: The City of Pensacola shall annually review the master plans of the Escambia County School District, other units of local government, the WFRPC, the State, and the ECUA in the comprehensive planning process and shall advise the respective bodies concerning inconsistencies.

Objective IC-1.7: The City shall comply with Florida laws for review of annexation requests and for resolving annexation issues.

Policy IC-1.7.1: City and County staff will exchange and review data regarding levels of service and land use for areas that are being considered for annexation.

Policy IC-1.7.2: The City will consider conducting an opinion survey of any area(s) being considered for annexation to determine the feasibility of conducting a referendum prior to initiating an annexation action.

Policy IC-1.7.3: The City will coordinate with State legislators in addressing State laws concerning annexation.

GOAL IC-2: The City of Pensacola shall coordinate and plan with the Escambia County District School Board for the provision of adequate and readily accessible educational sites and the timely construction of school facilities.

Objective IC-2.1: The City will cooperate with the School District in siting individual facilities in an orderly and timely manner that is responsive to alleviating overcrowding, providing special facilities, and meeting the demands of new development through, but not limited to, the following policies.

Policy IC-2.1.1: The City Planning Department will coordinate with the School District staff in the siting of school facilities throughout the City so that their location is consistent with and, to the degree possible, will further the Goals, Objectives, and Policies of the Comprehensive Plan.

Policy IC-2.1.2: The City will evaluate the ability for the co-location of public parks, public library facilities, or other public facilities as appropriate, when school sites are chosen and the development plans prepared. The technical inter-relationships of the Capital Improvements Programs will in part, identify co-location/joint use opportunities.

Objective IC-2.2: The City will provide the School District an opportunity for coordinated, on-going review of the impacts of development.

Policy IC-2.2.1: The City will inform the School District of proposed amendments to the Future Land Use Map of the City.

Policy IC-2.2.2: The City will request that the School District, prior to final consideration by the School Board, formally contact the City regarding any existing school in the City that is being considered for closure, capacity change,

or programmatic change, so that the City can assess the impact of the school closure upon the community and provide formal comments if desired.

CHAPTER 9

CAPITAL IMPROVEMENTS

GOAL CI-1: The City shall utilize development standards which will effectively maximize facilities and will provide for new facilities as growth occurs in a manner consistent with the City's Future Land Use element.

Objective CI-1.1: The City shall utilize the capital improvements element to correct existing deficiencies within the framework of the 5-year Schedule of Improvements; to accommodate desired future growth; and to replace worn-out or obsolete facilities.

Policy CI-1.1.1: The Capital Improvements Element shall include only those facility types explicitly required in Chapter J-5, FAC, which are Sanitary Sewer, Solid Waste, Drainage, Potable Water, Transportation and Parks and Recreation.

Policy CI-1.1.2: All existing deficiencies defined in the CIE shall be evaluated and necessary facilities upgraded and/or replaced utilizing the follow method for prioritizing the year the projects will be implemented:

* Highest priority will be given to projects which directly affect the health and safety of the public.

* Second priority will be given to those projects, which would be more cost-effectively undertaken with other facilities under the 5-year Schedule of Improvements.

Policy CI-1.1.3: The Capital Improvement Element's 5-year Schedule of Improvements will be included in the City's Capital Improvement Program and will have priority over any other City capital needs.

Policy CI-1.1.4: Proposed capital improvements projects shall be evaluated based on their direct relationship to the Comprehensive Plan Elements and shall include consideration of:

1. The elimination of existing capacity deficiency;
2. The elimination of public hazards;
3. The project's financial feasibility and impact on the local budget;
4. The project's ability to increase the efficiency of use of existing facilities, prevent or reduce future improvement cost, provide service to developed areas lacking full service, or promote infill development; and,
5. Plans of state agencies and water management districts that provide public facilities within the City.

Policy CI-1.1.5: The City Administrator, Chief Financial Officer, Administrator, Public Works and Facilities Director, City Engineer, Parks and Recreation Director, Sanitation Director, and the Port Director will serve as the internal review group for the purpose of evaluating and ranking in order of priority projects proposed for inclusion in the 5-year Schedule of Improvements. Other appropriate City officials may, from time to time, be requested to serve on the committee or provide assistance to the committee as circumstances and issues require.

Objective CI-1.2: Infrastructure improvement costs required due to increased use of existing facilities by future development will be proportionately shared by the City and the developer in order to maintain adopted LOS standards taking into account the costs associated with adequately documenting the degree to which future development is responsible for causing such improvements.

Policy CI-1.2.1: The City will implement a stormwater utility fee, if necessary, to assess costs for future drainage improvements and continue to utilize local funding and State and federal grants to adequately maintain adopted LOS standards for drainage. In addition, the City will continue to utilize local optional gas tax to fund local roadway improvements for the purpose of maintaining adopted LOS standards. The City will pursue new revenue sources and methods to fund local roadway and drainage projects.

Policy CI-1.2.2: The City shall continue to implement its program for mandatory dedications or fees in lieu of as a condition of plat approval for the provision of recreation and open space.

Objective CI-1.3: The City shall coordinate its land development process and fiscal resources with its adopted Capital Improvements schedule to ensure all development orders and building permits for future development and redevelopment will only be issued if adopted level of service standards for public facilities are maintained.

Policy CI-1.3.1: All development orders and building permits for future development and redevelopment activities shall be issued by the City only if public facilities necessary to meet the following adopted level of service standards are available concurrent with the impacts of the development.

* Sanitary Sewer - 100 gallons per capita per day average flow.
* Solid Waste - 4.52 pounds per capita per day.
* Drainage - LOS A - tolerates street flooding to a depth of 3 inches or less in the gutters when the rest of the pavement is passable, and allows open or green space flooding of up to 12" as long as there is no threat to public health or safety, or permanent impediment to the intended use of the property; LOS B - tolerates flooding of

entire street surface up to 4" at centerline of roadway; LOS C - tolerates structure flooding; based on the following design criteria:

In existing developments adequate drainage capacity to accommodate run-off associated with a 10-year, critical duration design (pre-development rate) storm for collection systems.

In new developments adequate drainage capacity to accommodate a 100-year, 24-hour critical duration design storm (pre-development rate) for collection systems and for retention and detention ponds. As a minimum the first 1" of runoff must be retained on the site of the development. At the discretion of the City Engineer, retention standards may be increased beyond the 1" minimum standards and the 100-year design storm on a site-specific basis.

* Potable Water - 118 gallons per capita per day (gpcd) for Zone 1, 146 gpcd for Zone 2.

* Roadway Type	LOS (Peak hour)
State Roadways	
Intrastate	C
Other State Roads	E
Roads Within the TCEA	Exempt
Local Collector Roads	E
Other Local Roads	C

* Recreation Standards

Acreage - .5 acres/1000 persons for mini parks (1/4 mile radius); 2 acres/1000 persons for neighborhood parks (1/2 mile radius); 1.5 acres/1000 persons for community parks (citywide radius), and; 1 acre/1,000 persons for open space (citywide radius).

Swimming Pool	1 pool/25,000 persons
Tennis Court	1 court/2,000 "
Basketball Court	1 court/5,000 "
Baseball/Softball Field	1 field/3,000 "
Football/Soccer/Rugby Field	1 field/4,000 "
Golf Course	1-9-hole course/25,000
Golf Course	1-18-hole course/50,000

Policy CI-1.3.2: The City will not issue development orders unless public facilities that meet adopted LOS standards are available or meet the requirements of the City's adopted Concurrency Management System.

Policy CI-1.3.3: The City shall make provision for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

Policy CI-1.3.4: The City shall track all de minimis impact of development for annual submittal of the CIE through the established concurrency management system.

Objective CI-1.4: The City shall utilize all funding resources and mechanisms which are necessary for capital improvements.

Policy CI-1.4.1: The City shall study the feasibility of implementing as many local funding mechanisms as possible for capital improvements.

Objective CI-1.5: The City shall follow the 5-year Schedule of Improvements (as amended from time to time) as set forth in the Capital Improvements Element (CIE) except in the instance of unforeseen natural disasters or cut-backs in funding sources, either of which could change funding or expenditure priorities.

Policy CI-1.5.1: The City shall review the CIE on an annual basis to ensure that the required fiscal resources are available to provide public facilities to support adopted LOS standards.

Policy CI-1.5.2: The City shall adopt a monitoring and evaluation program for the review of the CIE.

Objective CI-1.6: Proposed expenditure of public funds that subsidize or enable land development in Coastal High Hazard Areas shall be limited to those projects identified in the Coastal Management Chapter.

Policy CI-1.6.1: The use of City funds for shoreline development in the CHHA will be based on the following priorities:

A. Water dependent uses
B. Water related recreation
C. Residential
D. Commercial

Objective CI-1.7: The City shall adopt its CIE at the same time that it adopts its Annual Operating Budget. The CIE shall include those projects necessary to maintain the adopted level of service standards set forth in Policy 1.3.1.

Policy CI-1.7.1: The ratio of general government debt service expenditures to general government total expenditures shall not exceed 15 percent (as measured by either the most recent comprehensive annual financial report or the adopted

current year budget) except when a proposed borrowing is necessitated to finance reconstruction following emergencies (such as a hurricane or natural disaster).

CAPITAL IMPROVEMENTS FY 2011 - FY 2015

(S) Source

	2011			2012			2013			2014			2015				
PROJECT	COST	CITY'S SHARE	OTHER SHARE	COST	CITY'S SHARE	OTHER SHARE	COST	CITY'S SHARE	OTHER SHARE	COST	CITY'S SHARE	OTHER SHARE	COST	CITY'S SHARE	OTHER SHARE	**TOTAL PROJECTS**	**CITY'S SHARE**
PORT																	
Maintenance Dredging	640,000	320,000 *(1) Port*	320,000 *(2) FSTED*													640,000	320,000
Port Intermodal Rail Enhancements	2,750,000	0	2,750,000 *(18) TIGER II*													2,750,000	0
America's Marine Highways Terminal & Facilities Development, Phase I				900,000	225,000 *TBD*	675,000 *(16) MARAD*	900,000	225,000 *TBD*	675,000 *(16) MARAD*							1,800,000	450,000
America's Marine Highways Terminal & Facilities Development, Phase II										450,000	112,500 *TBD*	337,500 *(16) MARAD*	450,000	112,500 *TBD*	337,500 *(16) MARAD*	900,000	225,000
Dockside Utility Improvements	150,000	75,000 *(1) Port*	75,000 *(2) FSTED*													150,000	75,000
On-dock Rail Switch Repairs	60,000	60,000 *(1) Port*	0													60,000	60,000
Entrance Gate Relocation and Improvements	250,000	50,000 *(1) Port*	200,000 *(3) TSA*													250,000	50,000
Intermodal Rail Replacement				1,000,000	0	1,000,000 *(18) TIGER II*	1,000,000	0	1,000,000 *(18) TIGER II*							2,000,000	0
Dock & Wharf Apron Strengthening *(Berth 6 Rehabilitation)*				1,100,000	0	1,100,000 *(18) TIGER II*	1,100,000	0	1,100,000 *(18) TIGER II*							2,200,000	0
Berth 6 Fender System Replacement							1,000,000	0	1,000,000 *(18) TIGER II*							1,000,000	0
Port Total	***3,850,000***	***505,000***	***3,345,000***	***3,000,000***	***225,000***	***2,775,000***	***4,000,000***	***225,000***	***3,775,000***	***450,000***	***112,500***	***337,500***	***450,000***	***112,500***	***337,500***	***11,750,000***	***1,180,000***
STORMWATER PROJECTS																	
Davis Highway at Valley Drive							309,700	309,700 *(5) SWCP*		255,000	255,000 *(5) SWCP*					564,700	564,700
Sanders Beach Storm Sewer Reconstruction										370,000	370,000 *(5) SWCP*		500,000	500,000 *(5) SWCP*		870,000	870,000
Gaberonne Swamp Stormwater Enhancements				200,000	200,000 *(5) SWCP*											200,000	200,000
Land Acquisition Retention Pond Sites										35,000	35,000 *(5) SWCP*		300,000	300,000 *(5) SWCP*		335,000	335,000
Baywoods Gulley Stormwater Enhancements				200,000	200,000		295,300	295,300 *(5) SWCP*								495,300	495,300
Carpenters Creek at Brent Lane				370,000	370,000 *(5) SWCP*		200,000	200,000 *(5) SWCP*								570,000	570,000
"L" and Zarragossa Street Drainage Improvements				340,000	340,000 *(5) SWCP*		104,200	104,200 *(5) SWCP*								444,200	444,200
12th Avenue at Carpenter's Creek	20,000	20,000 *(5) SWCP*		250,000	250,000 *(5) SWCP*		180,800	180,800 *(5) SWCP*								450,800	450,800
Bayou Chico Stormwater Outfall Retrofits	500,000	500,000 *(5) SWCP*		300,000	300,000 *(5) SWCP*											800,000	800,000
Birnam Woods S/D Discharge at Bayou Texar	340,000	340,000 *(5) SWCP*														340,000	340,000
Scenic Heights Discharge (Langley into Escambia Bay)										500,000	500,000 *(5) SWCP*		500,000	500,000 *(5) SWCP*		1,000,000	1,000,000

Bayou Blvd at Tyler Discharge													360,000	360,000 *(5) SWCP*		360,000	360,000
Stormwater Vaults Citywide	14,200	14,200 *(5) SWCP*		250,000	250,000 *(5) SWCP*		250,000	250,000 *(5) SWCP*		250,000	250,000 *(5) SWCP*		250,000	250,000 *(5) SWCP*		1,014,200	1,014,200
DeSoto Street @ Bayou Texar (Western Shore)							450,000	450,000 *(5) SWCP*								450,000	450,000
Stormwater Capital Maintenance	162,600	162,600 *(5) SWCP*		326,800	326,800 *(5) SWCP*		326,800	326,800 *(5) SWCP*		326,800	326,800 *(5) SWCP*		326,800	326,800 *(5) SWCP*		1,469,800	1,469,800
Northmoor Court @ Carpenter's Creek							120,000	120,000 *(5) SWCP*		500,000	500,000 *(5) SWCP*					620,000	620,000
Admiral Mason Park	800,000	800,000 *(5) SWCP*														800,000	800,000
Stormwater Total	***1,836,800***	***1,836,800***	***0***	***2,236,800***	***2,236,800***	***0***	***2,236,800***	***2,236,800***	***0***	***2,236,800***	***2,236,800***	***0***	***2,236,800***	***2,236,800***	***0***	***10,784,000***	***10,784,000***
TRANSPORTATION																	
Street Rehabilitation (Formerly Street Resurfacing)	853,400	853,400 *(6) LOGT*		853,400	853,400 *(6) LOGT*		853,400	853,400 *(6) LOGT*		853,400	853,400 *(6) LOGT*		853,400	853,400 *(6) LOGT*		4,267,000	4,267,000
Street Reconstruction	521,900	521,900 *(6) LOGT*		521,900	521,900 *(6) LOGT*		521,900	521,900 *(6) LOGT*		521,900	521,900 *(6) LOGT*		521,900	521,900 *(6) LOGT*		2,609,500	2,609,500
Intersection/Traffic Improvements	118,300	118,300 *(6) LOGT*		118,300	118,300 *(6) LOGT*		118,300	118,300 *(6) LOGT*		118,300	118,300 *(6) LOGT*		118,300	118,300 *(6) LOGT*		591,500	591,500
Transportation Total	***1,493,600***	***1,493,600***	***0***	***1,493,600***	***1,493,600***	***0***	***1,493,600***	***1,493,600***	***0***	***1,493,600***	***1,493,600***	***0***	***1,493,600***	***1,493,600***	***0***	***7,468,000***	***7,468,000***
AIRPORT **2011** Install Pedestrian Sidewalks and Bike Path - GA	600,000	300,000 *(7) CIA (9) PFC*	300,000 *(8) FDOT*													600,000	300,000
Parking Garage Expansion	30,000,000	0	30,000,000 *(17)*													30,000,000	0
Relocate Fuel Farm Phase I	200,000	10,000 *(7) CIA (9) PFC*	190,000 *(11) FAA*													200,000	10,000
Landside Access Road Improvements	250,000	12,500 *(7) CIA (9) PFC*	237,500 *(11) FAA*													250,000	12,500
Areawide Wayfinding Signage	400,000	400,000 *(7) CIA (9) PFC*														400,000	400,000
Acquisition of Army Reserve Center and Construction of Parking Lot	6,900,000	5,150,000 *(7) CIA (9) PFC*	1,750,000 *(8) FDOT*													6,900,000	5,150,000
Acquire Land - Commerce Park Phase I	1,333,400	333,400 *(7) CIA (9) PFC*	1,000,000 *(8) FDOT*													1,333,400	333,400
Apron Joint Seal Replacement and Line Removal	600,000	30,000 *(7) CIA (9) PFC*	570,000 *(11) FAA*													600,000	30,000
Expand GA Apron - Design	351,000	17,550 *(7) CIA (9) PFC*	333,450 *(11) FAA*													351,000	17,550
Additional GA Ramp - Design	400,000	20,000 *(7) CIA (9) PFC*	380,000 *(11) FAA*													400,000	20,000
Landside Signage Improvements Phase I	400,000	20,000 *(7) CIA (9) PFC*	380,000 *(11) FAA*													400,000	20,000
Master Plan Update	1,200,000	60,000 *(7) CIA (9) PFC*	1,140,000 *(11) FAA*													1,200,000	60,000
Terminal Roadway Improvements Phase 1	1,900,000	95,000 *(7) CIA (9) PFC*	1,805,000 *(11) FAA*													1,900,000	95,000

2012																	
Pave Interior Perimeter Road				489,500	24,500	465,000										489,500	24,500
					(7) CIA (9) PFC	*(11) FAA*											
Acquire Land - Commerce Park Phase I				1,333,333	333,333	1,000,000										1,333,333	333,333
					(7) CIA (9) PFC	*(8) FDOT*											
Improvements to Retention Pit - Design				900,000	45,000	855,000										900,000	45,000
					(7) CIA (9) PFC	*(11) FAA*											
Relocate Fuel Farm Phase II				900,000	45,000	855,000										900,000	45,000
					(7) CIA (9) PFC	*(11) FAA*											
Environmental Assessment for ILS at R/W 35				250,000	12,500	237,500										250,000	12,500
					(7) CIA (9) PFC	*(11) FAA*											
Airfield Pavement and Lighting Rehab - Design				150,000	7,500	142,500										150,000	7,500
					(7) CIA (9) PFC	*(11) FAA*											
2013																	
Acquire Land - Commerce Park Phase I							1,333,400	333,400	1,000,000							1,333,400	333,400
								(7) CIA (9) PFC	*(8) FDOT*								
New ARFF Vehicle (fire rescue)							700,000	35,000	665,000							700,000	35,000
								(7) CIA (9) PFC	*(11) FAA*								
Construct Hold Pads							1,210,000	60,500	1,149,500							1,210,000	60,500
								(7) CIA (9) PFC	*(11) FAA*								
Replace Perimeter Fence							900,000	45,000	855,000							900,000	45,000
								(7) CIA (9) PFC	*(11) FAA*								
Remove Old TRACON Building							1,000,000	50,000	950,000							1,000,000	50,000
								(7) CIA (9) PFC	*(11) FAA*								
2014																	
Acquire Land - Commerce Park Phase II										2,000,000	500,000	1,500,000				2,000,000	500,000
											(7) CIA (9) PFC	*(8) FDOT*					
New ARFF Vehicle										700,000	35,000	665,000				700,000	35,000
											(7) CIA (9) PFC	*(11) FAA*					
Additional GA Ramp - Construction										3,000,000	150,000	2,850,000				3,000,000	150,000
											(7) CIA (9) PFC	*(11) FAA*					
EA/EIS for GA R/W 17L/35R										229,000	11,450	217,550				229,000	11,450
											(7) CIA (9) PFC	*(11) FAA*					
Strengthen SW Ramp - Design										200,000	10,000	190,000				200,000	10,000
											(7) CIA (9) PFC	*(11) FAA*					
2015																	
Acquire Land - Commerce Park Phase II													2,000,000	500,000	1,500,000	2,000,000	500,000
														(7) CIA (9) PFC	*(8) FDOT*		
Strengthen Cargo Ramp													900,000	45,000	855,000	900,000	45,000
														(7) CIA (9) PFC	*(11) FAA*		
Design/Build Connecting Taxiways to Additional T-Hangers													955,000	47,750	907,250	955,000	47,750
														(7) CIA (9) PFC	*(11) FAA*		
Strengthen SW Ramp - Construction													1,300,000	65,000	1,235,000	1,300,000	65,000
														(7) CIA (9) PFC	*(11) FAA*		
GA Ramp Expansion - Design													600,000	30,000	570,000	600,000	30,000
														(7) CIA (9) PFC	*(11) FAA*		
Airport Total	***44,534,400***	***6,448,450***	***38,085,950***	***4,022,833***	***467,833***	***3,555,000***	***5,143,400***	***523,900***	***4,619,500***	***6,129,000***	***706,450***	***5,422,550***	***5,755,000***	***687,750***	***5,067,250***	***65,584,633***	***8,834,383***
GRAND TOTAL FOR ALL PROJECTS	**51,714,800**	**10,283,850**	**41,430,950**	**10,753,233**	**4,423,233**	**6,330,000**	**12,873,800**	**4,479,300**	**8,394,500**	**10,309,400**	**4,549,350**	**5,760,050**	**9,935,400**	**4,530,650**	**5,404,750**	**95,586,633**	**28,266,383**

(1) PORT - Port Funds
(2) FSTED - Florida Seaport Transportation Economic Development Council
(3) PI - Private Investment
(4) TSA - Trasportation Security Administration Grant
(5) SWCP - Stormwater Capital Projects Fund
(6) LOGT - Local Option Gas Tax
(7) CIA - Capital Improvements Fund, Airport
(8) FDOT - Florida Department of Transportation
(9) PFC - Passenger Facility Charge
(10) CFC - Customer Facility Charge
(11) FAA - Federal Aviation Administration Entitlements
(12) SISGM - Strategic Intermodal System Growth Management
(13) Bond - Airport Bonds
(14) ARRA - American Recovery & Reinvestment Act Port Security Grant Propgram (funding pending grant award)
(16) MARAD - US Maritime Administration America's Marine Highways Program (projected future funding source)
(17) - Economic Recovery Funds (to be constructed if funds are awarded)
(18) TIGER II - National Infrastructire Investments funding pending grant award)

2012																	
Pave Interior Perimeter Road				489,500	24,500	465,000										489,500	24,500
					(7) CIA (9) PFC	*(11) FAA*											
Acquire Land - Commerce Park Phase I				1,333,333	333,333	1,000,000										1,333,333	333,333
					(7) CIA (9) PFC	*(8) FDOT*											
Improvements to Retention Pit - Design				900,000	45,000	855,000										900,000	45,000
					(7) CIA (9) PFC	*(11) FAA*											
Relocate Fuel Farm Phase II				900,000	45,000	855,000										900,000	45,000
					(7) CIA (9) PFC	*(11) FAA*											
Environmental Assessment for ILS at R/W 35				250,000	12,500	237,500										250,000	12,500
					(7) CIA (9) PFC	*(11) FAA*											
Airfield Pavement and Lighting Rehab - Design				150,000	7,500	142,500										150,000	7,500
					(7) CIA (9) PFC	*(11) FAA*											
2013																	
Acquire Land - Commerce Park Phase I							1,333,400	333,400	1,000,000							1,333,400	333,400
								(7) CIA (9) PFC	*(8) FDOT*								
New ARFF Vehicle (fire rescue)							700,000	35,000	665,000							700,000	35,000
								(7) CIA (9) PFC	*(11) FAA*								
Construct Hold Pads							1,210,000	60,500	1,149,500							1,210,000	60,500
								(7) CIA (9) PFC	*(11) FAA*								
Replace Perimeter Fence							900,000	45,000	855,000							900,000	45,000
								(7) CIA (9) PFC	*(11) FAA*								
Remove Old TRACON Building							1,000,000	50,000	950,000							1,000,000	50,000
								(7) CIA (9) PFC	*(11) FAA*								
2014																	
Acquire Land - Commerce Park Phase II										2,000,000	500,000	1,500,000				2,000,000	500,000
											(7) CIA (9) PFC	*(8) FDOT*					
New ARFF Vehicle										700,000	35,000	665,000				700,000	35,000
											(7) CIA (9) PFC	*(11) FAA*					
Additional GA Ramp - Construction										3,000,000	150,000	2,850,000				3,000,000	150,000
											(7) CIA (9) PFC	*(11) FAA*					
EA/EIS for GA R/W 17L/35R										229,000	11,450	217,550				229,000	11,450
											(7) CIA (9) PFC	*(11) FAA*					
Strengthen SW Ramp - Design										200,000	10,000	190,000				200,000	10,000
											(7) CIA (9) PFC	*(11) FAA*					
2015																	
Acquire Land - Commerce Park Phase II													2,000,000	500,000	1,500,000	2,000,000	500,000
														(7) CIA (9) PFC	*(8) FDOT*		
Strengthen Cargo Ramp													900,000	45,000	855,000	900,000	45,000
														(7) CIA (9) PFC	*(11) FAA*		
Design/Build Connecting Taxiways to Additional T-Hangers													955,000	47,750	907,250	955,000	47,750
														(7) CIA (9) PFC	*(11) FAA*		
Strengthen SW Ramp - Construction													1,300,000	65,000	1,235,000	1,300,000	65,000
														(7) CIA (9) PFC	*(11) FAA*		
GA Ramp Expansion - Design													600,000	30,000	570,000	600,000	30,000
														(7) CIA (9) PFC	*(11) FAA*		
Airport Total	***44,534,400***	***6,448,450***	***38,085,950***	***4,022,833***	***467,833***	***3,555,000***	***5,143,400***	***523,900***	***4,619,500***	***6,129,000***	***706,450***	***5,422,550***	***5,755,000***	***687,750***	***5,067,250***	***65,584,633***	***8,834,383***
GRAND TOTAL FOR ALL PROJECTS	**51,714,800**	**10,283,850**	**41,430,950**	**10,753,233**	**4,423,233**	**6,330,000**	**12,873,800**	**4,479,300**	**8,394,500**	**10,309,400**	**4,549,350**	**5,760,050**	**9,935,400**	**4,530,650**	**5,404,750**	**95,586,633**	**28,266,383**

(1) PORT - Port Funds
(2) FSTED - Florida Seaport Transportation Economic Development Council
(3) PI - Private Investment
(4) TSA - Trasportation Security Administration Grant
(5) SWCP - Stormwater Capital Projects Fund
(6) LOGT - Local Option Gas Tax
(7) CIA - Capital Improvements Fund, Airport
(8) FDOT - Florida Department of Transportation
(9) PFC - Passenger Facility Charge
(10) CFC - Customer Facility Charge
(11) FAA - Federal Aviation Administration Entitlements
(12) SISGM - Strategic Intermodal System Growth Management
(13) Bond - Airport Bonds
(14) ARRA - American Recovery & Reinvestment Act Port Security Grant Propgram (funding pending grant award)
(16) MARAD - US Maritime Administration America's Marine Highways Program (projected future funding source)
(17) - Economic Recovery Funds (to be constructed if funds are awarded)
(18) TIGER II - National Infrastructire Investments funding pending grant award)

CHAPTER 10

HISTORIC PRESERVATION

GOAL HP-1: The City shall continue to preserve its existing historic buildings, historic sites, and historic and preservation districts.

Objective HP-1.1: The City shall continue to enforce its existing historic preservation ordinances.

Policy HP-1.1.1: The City shall, through its historic preservation ordinances, continue to provide zoning categories that support the purpose and character of each historic and preservation district and identify appropriate permitted and conditional uses in those districts.

Policy HP-1.1.2: The City shall, through its historic preservation ordinances, continue to provide procedures for review and for the continuation of the Architectural Review Board as the principal review authority.

Policy HP-1.1.3: The City shall, through its historic preservation ordinances, continue to reference the "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" as a guiding document for historic preservation efforts.

Policy HP-1.1.4: The City shall, through its historic preservation ordinances, continue to provide standards and guidelines for restoration, rehabilitation, alterations, and additions, to existing contributing structures within its historic and preservation districts.

Policy HP-1.1.5: The City shall, through its historic preservation ordinances, continue to provide standards and guidelines for restoration, rehabilitation, alterations, and additions, to existing non-contributing and modern in-fill structures within its historic and preservation districts.

Policy HP-1.1.6: The City shall, through its historic preservation ordinances, continue to provide standards and guidelines for the construction of new structures within its historic and preservation districts.

Policy HP-1.1.7: The City shall, through its historic preservation ordinances, continue to provide standards and guidelines for demolition and relocation of all structures in the historic and preservation districts.

Objective HP-1.2: The City shall maintain an Architectural Review Board which shall have the purpose of preserving and protecting historic or architecturally-significant buildings and historic and preservation districts.

Policy HP-1.2.1: The Architectural Review Board shall review all development activities in the historic and preservation districts and apply the historic preservation ordinances adopted by the City of Pensacola.

Policy HP-1.2.2: The Architectural Review Board shall refer to "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" in making its decisions pertaining to contributing historic structures.

Policy HP-1.2.3: The Architectural Review Board shall consider the distinct historical context, development pattern, neighborhood integrity and architectural character of each historic and preservation district in making its decisions.

Policy HP-1.2.4: The Architectural Review Board shall have the authority to grant variances to the Land Development Code when it determines that the granting of said variances are consistent with historic character of a structure or its corresponding historic or preservation district.

Objective HP-1.3: The City shall maintain the historic character and aesthetics of its historic and preservation districts.

Policy HP-1.3.1: The City shall maintain the historic street patterns and street names in each historic and preservation district.

Policy HP-1.3.2: The City shall continue to provide and maintain street lights and similar municipal appurtenances in the public rights-of-way to create aesthetically pleasing streetscapes.

Policy HP-1.3.2: The City shall continue to provide and maintain landscaping, street lights, and similar municipal appurtenances in the public rights-of-way to provide an aesthetically pleasing streetscape.

Policy HP-1.3.3: The City shall require all traffic control signs, traffic signals, transformers, switching gear and related accessory equipment to be installed in the public right-of-way in the historic and preservation districts are approved by the Architectural Review Board.

Policy HP-1.3.4: The City shall encourage all utility providers to place their utilities underground in historic and preservation districts to protect the aesthetic character of the districts.

Policy HP-1.3.5: The City shall formulate regulations pertaining to Architectural Review Board approval of all new electrical, telephone and cable wires and related equipment, such as (but not limited to) utility cabinets, transmission poles and transformers, to be installed in the historic and preservation district.

Objective HP-1.4: The City shall strengthen existing ordinances, as necessary, in order to preserve the integrity of historic buildings, historic sites, and historic and preservation districts.

Policy HP-1.4.1: The City shall review its historic preservation ordinances and identify its strengths and weaknesses.

Policy HP-1.4.2: The City shall strengthen existing ordinances, as necessary, in order to enhance the preservation of the integrity of historic buildings and historic and preservation districts.

Policy HP-1.4.3: The City shall create a separate chapter in its Land Development Code which contains all new and revised regulations and guidelines pertaining to historic buildings, historic sites, and historic and preservation districts.

GOAL HP-2: The City shall continue to identify buildings, sites and neighborhoods with historic significance and deserving of preservation.

Objective HP-2.1: The City shall continue to identify and encourage the preservation, continued use or adaptive reuse of buildings that are eligible for designation as historic buildings.

Policy HP-2.1.1: The City shall provide guidance to citizens seeking to have historic structures placed on the Florida Master Site File.

Policy HP-2.1.2: The City shall provide guidance to citizens seeking to have historic structures placed on the National Register of Historic Places.

Objective HP-2.2: The City shall continue to identify established neighborhoods that may deserve designation as a historic or preservation district, subject to the approval of its residents.

Goal HP-2.2.1: The City shall identify existing neighborhoods for designation as a locally-designated historic or preservation district.

Goal HP-2.2.2: The City shall establish adequate standards and guidelines for these districts in its historic preservation ordinances to maintain its historic character and aesthetic quality.

Goal HP-2.2.3: The City shall provide guidance in the nomination of qualified historic and preservation districts to the National Register of Historic Places.

GOAL HP-3: In conjunction with the University of West Florida, West Florida Historic Preservation, Inc., and other community organizations, the City shall continue to support activities relating to historic preservation.

Policy HP-3.1: The City shall support the historic preservation roles of the University of West Florida, West Florida Historic Preservation, Inc., community organizations, neighborhood associations and individuals.

Goal HP-3.1.1: The City shall encourage and support historic building surveys of its neighborhoods and the listing of historic buildings on the Florida Master Site File.

Goal HP-3.1.2: The City shall encourage and support the nomination of historic buildings and sites to the National Register of Historic Places.

Goal HP-3.1.3: The City shall assist the Pensacola Bay Area Convention and Visitors Bureau and other organizations in providing local heritage tourism programs.

Goal HP-3.1.4: The City shall encourage and support activities that involve walking, bicycling and driving through historic and preservation districts.

Goal HP-3.1.5: The City shall encourage community and cultural events to take place in the historic and preservation districts, with the cooperation of their residents, to enhance awareness and appreciation of the heritage and resources of these districts.

Goal HP-3.1.6: The City shall have "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and similar technical publications available for review by those interested in the preservation of historic structures.

Policy HP-3.2: The City of Pensacola shall maintain an archaeological review procedure for all proposed construction on City-owned property.

Goal HP-3.2.1: The City shall maintain an archaeological review procedure that provides for an initial determination and review of project impact for projects on City-owned property.

Goal HP-3.2.2: The archaeological review procedure shall be conducted by a professional archaeologist meeting the standards of the Society of Professional Archaeology and having substantial experience in the archaeology and history of Pensacola.

Goal HP-3.2.3: The City shall prepare a memorandum of agreement specifying actions to be taken to avoid or mitigate any adverse effects of construction on any archaeological resources found during the process.

CHAPTER 11

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL PSFE-1: Coordinate and maintain high quality education facilities

Coordinate with the School Board of City of Pensacola (herein "School Board") to ensure high quality public school facilities that are consistent with the Comprehensive Plan and serve to enhance communities.

Objective PSFE-1.1: Schools as community focal points

Enhance communities and encourage school facilities to serve as community focal points through effective school facility design and siting standards. The location will be coordinated with the future land use map.

Policy PSFE-1.1.1: School location

New schools shall be located proximate to the student population they are intended to serve. New elementary schools shall be located within walking distance of the residential neighborhoods to be served.

Policy PSFE-1.1.2: Shared-use and co-location of school sites

Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facility needs as described in the Interlocal Agreement for Public School Facility Planning dated August 7th, 2006 (herein "Interlocal Agreement"). The City will identify opportunities for collocation and shared use facilities when preparing updates to the Schedule of Capital Improvements and when planning and designing new community facilities.

Policy PSFE-1.1.3: Emergency shelters

City of Pensacola will continue to coordinate with the School Board on emergency preparedness issues, including the use of public schools as emergency shelters as required by Section 163.3177(12)(g)(8), Florida Statutes. The School Board will continue to fulfill the building code requirements of Section 1012.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes.

Policy PSFE-1.1.4: School design

The School Board will design and ensure performance standards for new school facilities according to the "Design Guidelines and Technical Specifications 2006"

Florida Department of Education State Requirements for Educational Facilities (SREF).

Policy PSFE-1.1.5: Community vitality

The City of Pensacola will continue to recognize the interconnected importance of quality neighborhood school retention with community economic development, neighborhood stability, diversity and sustainability efforts. Therefore, in partnership with other agencies, the City will encourage the maintenance and improvement of urban schools to preserve and enhance neighborhood quality and vitality.

Policy PSFE-1.1.6: Attracting new residents

The City of Pensacola will support the vitality of urban schools by encouraging new residents to locate in underutilized school districts. Where appropriate, existing homeownership and rehabilitation incentives may be utilized to attract families to such school districts and encourage the private sector to maintain a housing production capacity sufficient to meet the needs of families between moderate and upper level incomes.

Objective PSFE-1.2: Future land use and school siting

Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools proximate to residential development to meet the projected need for schools.

Policy PSFE-1.2.1: Future Land Use categories.

Consistent with the City's Future Land Use Element, public schools shall be an allowable use in all land use categories, except for Conservation. The Land Development Code may include siting standards for schools, consistent with the Comprehensive Plan. The City will consider the provisions of Section 1013.33(13), Florida Statutes (2007).

Policy PSFE-1.2.2: Flood zones and coastal high hazard area

Consistent with the City's Future Land Use Element, future schools shall not be allowed within the coastal high hazard area as delineated by the City.

Objective PSFE-1.3: School facility siting and consistency with the Comprehensive Plan

The City shall ensure that the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and consistent with the Comprehensive Plan.

Policy PSFE-1.3.1: Consistency with Comprehensive Plan

The City will coordinate with the School Board by giving an informal assessment regarding the consistency of potential new school sites, and significant expansions or potential closures of existing schools with the Comprehensive Plan, as described in the Interlocal Agreement. The informal assessment reviews, as applicable, the following: environmental suitability, transportation and pedestrian access, availability of infrastructure services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues.

Policy PSFE-1.3.2: Review of school sites

The City shall review potential new school sites, and significant expansions or potential closures of existing schools for consistency with the following criteria:

a. That school sites are compatible with present and projected uses of adjacent property.

b. The locations of proposed new elementary schools are proximate to and within walking distance of the residential neighborhoods served.

c. The locations of proposed new high schools are on the periphery of residential neighborhoods, with access to major roads.

d. Existing or planned adequate public facilities are available to support the school.

e. Safe access to and from the school site is available for by pedestrians and vehicles.

f. The site is well drained and the soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.

g. The proposed school location is not within a velocity flood zone or floodway, as delineated in the applicable comprehensive plan.

h. The site is not in conflict with City stormwater management plans or watershed management plans;

i. The proposed site can accommodate required parking, circulation, and queuing of vehicles.

j. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.

The City shall also consider the following in its review:

a. Site acquisition and development costs;

b. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization;

c. Efficient use of existing infrastructure;

d. Discouragement of urban sprawl;

e. Environmental constraints that would either preclude or render cost infeasible the development or significant renovation of a public school on a site; and

f. Adverse impacts to archaeological or historic sites.

Objective PSFE-1.4: Pedestrian access to schools

The City shall work with the School Board to improve safe student access to school facilities, and to reduce hazardous walking conditions consistent with the Florida Safe Ways to School Program.

Policy PSFE-1.4.1: Bicycle and pedestrian access

All public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Parking at public schools will be provided consistent with the City's Land Development Code (LDC) requirements.

Policy PSFE-1.4.2: Sidewalk Master Plan

The City will continue to review the Sidewalk Master Plan to comprehensively address bicycle and pedestrian needs. The plan will continue to focus on bicycle and pedestrian needs relating to school facilities.

Policy PSFE-1.4.3: Sidewalk/pedestrian improvements

In order to ensure continuous pedestrian access to public schools, priority for City sidewalk/pedestrian improvements will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year.

Policy PSFE-1.4.4: New development adjacent to school property

New developments adjacent to existing or planned school sites shall be required to provide a right-of-way and a direct access path for pedestrian travel.

Policy PSFE-1.4.5: Sidewalk requirements for development near schools

New residential developments and redevelopment shall be required to provide sidewalks (complete, unobstructed, continuous with a minimum width of 5 feet) along collector, arterial, and local roads designed to move traffic through subdivisions. Sidewalks shall be required pursuant to the City's Community Design Standards.

Policy PSFE-1.4.6: Coordination with FL-AL TPO

Continue to coordinate with the FL-AL TPO to ensure funding for safe access to schools including participation in the Bicycle Pedestrian Advisory Committee and the Community Traffic Safety Team.

Objective PSFE-1.5: Coordinate Future Land Use Map amendments and DRIs to maintain school capacity

It is the objective of the City to coordinate petitions for future land use changes and developments of regional impact to maintain adequate school capacity to meet future growth needs. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final plat and site plans that generate students and impact the City of Pensacola school system.

Policy PSFE-1.5.1: School Board review and input

As per section 7.6 of the Interlocal Agreement the City shall take the School Board comments and findings on the availability of adequate school capacity into consideration when reviewing comprehensive plan amendments and other land use decisions.

Policy PSFE-1.5.2: Determining impact of Future Land Use changes and DRIs

The School Board shall use the adopted student generation rates to estimate the potential impact of a proposed future land use change or DRI on available school capacity. When such analysis projects a potential deficiency, the School Board shall include in its comments how it will propose to meet the projected demand. The City will take these comments into consideration per Policy PSFE-1.5.1 prior to approving or denying any future land use change or DRI.

GOAL PSFE-2: Implement school concurrency

The School Board will coordinate with the City to assure the future availability of public school facilities to serve new development will be consistent with the adopted level of service standards. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny comprehensive plan amendments, re-zonings or other development orders that generate students and impact the City's school system.

Objective PSFE-2.1: Level of Service standards

The City will coordinate with the School Board to ensure that the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements, and the long range planning period. The adopted LOS standards shall be achieved by the conclusion of the first 5-year schedule of capital improvements and the LOS standards shall be maintained each subsequent year. These standards shall be consistent with the Interlocal Agreement agreed upon by the School Board, the City, and the local municipalities.

Policy PSFE-2.1.1: Consistency

The LOS standards set forth herein shall be applied consistently by all local governments within City of Pensacola and by the School Board to all schools of the same type.

Policy PSFE-2.1.2: Level of Service standards

Consistent with the Interlocal Agreement, the City and School Board agree to the following level of service standards for school concurrency in City of Pensacola, based on Florida Inventory of School Houses (FISH) permanent capacity, maximum school size by type, core facility capacity. In calculating achievement of LOS relocatables are not considered permanent capacity and school enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

TYPE OF SCHOOL	**LEVEL OF SERVICE**
Existing	100% of FISH permanent capacity
New or Expansion to Elementary (K-5)	100% of FISH permanent capacity and school size shall not exceed FISH permanent capacity of 800.
New or Expansion to Middle (6-8)	100% of FISH permanent capacity and school size shall not exceed FISH permanent capacity of 1200.
New or Expansion to High (9-12)	100% of FISH permanent capacity and

	school size shall not exceed FISH permanent capacity of 2000.
New or Expansion to Combination (K-8)	100% of FISH permanent capacity and school size shall not exceed FISH permanent capacity of 2000.
Centers	100% of FISH permanent capacity or the level of service based on the student/teacher ratios dictated by specific programs, whichever is lowest.
LEVEL-OF SERVICE STANDARD FOR CORE FACILITIES (K-5, 6-8, K-8)	
Dining/Kitchen	100% of permanent Total Capacity*
* Total Capacity for Dining/Kitchen facility shall be based on a standard of three (3) feeding periods per day based on the design capacity of the core facilities.	
LEVEL-OF SERVICE STANDARD FOR CORE FACILITIES (9-12)	
Dining/Kitchen	100% of permanent Total Capacity*
* Total Capacity for Dining/Kitchen facility shall be based on a standard of four (4) feeding periods per day based on the design capacity of the core facilities.	

Policy PSFE-2.1.3: Amending Level of Service standards

Potential amendments to the LOS standards shall be considered at least annually at the staff working group meeting referenced in subsection 1.1 of the Interlocal Agreement. If there is consensus to amend any level of service, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the City, City and Town's comprehensive plans. The amended LOS shall not be effective until all plan amendments are effective, and the amended Interlocal Agreement is fully executed.

Policy PSFE-2.1.4: Financial feasibility of LOS

No LOS standard shall be amended without a showing that the amended LOS standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained through the five-year schedule for capital improvements.

Objective PSFE-2.2: School Concurrency Service Areas

The City shall establish School Concurrency Service Areas, as the areas within which an evaluation is made to determine if adequate school capacity is available based on the adopted level of service standards.

Policy PSFE-2.2:1: Concurrency Service areas

The Concurrency Service Areas for the City as agreed in the Interlocal Agreement, shall be coterminous with the attendance zone for each individual school. For special purpose centers, charter schools, and magnet schools the concurrency service area shall be district-wide.

Policy PSFE-2.2:2: Maximize capacity utilization

Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, achieving socio-economic, racial and cultural diversity objectives, and other relevant factors as related to determined by the School Board's policy on maximization of capacity.

Policy PSFE-2.2:3: Amending concurrency service areas

Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting referenced in Subsection 1.1 of the Interlocal Agreement. If there is consensus to amend the concurrency service areas to establish boundaries other than those that are conterminous with the school attendance zones, it shall be accomplished by a written execution of an amendment to the Interlocal Agreement by all parties and by the amendment to the City, City and Town's comprehensive plan. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed and comprehensive plan amendments are in effect. Amendments to the concurrency service areas that keep the CSAs borders coterminous with the school attendance zones, shall be agreed upon by all parties and shall not require comprehensive plan amendments.

Objective PSFE-2.3: Student generation rates

The School Board will work with the City, City of Pensacola, and Town of Century to establish student generation rates that will be used to determine the impact of development on public school facilities.

Policy PSFE-2.3:1: Student generation rates

Consistent with the Interlocal Agreement, the School Board staff, working with the City staff and municipal staffs, will develop and apply student generation multipliers for residential developments by dwelling unit type (single family or multi-family) for each school type (elementary, middle, K-8, high, or center), considering past trends in student enrollment in order to project future public school enrollment.

Policy PSFE-2.3:2: Calculating student generation rates

The student generation rates shall be calculated by the School Board City, City of Pensacola, and Town of Century in accordance with professionally accepted methodologies, shall be reviewed and updated at least every two years.

Objective PSFE-2.4: Process for school concurrency implementation

In coordination with the School Board, the City will establish a joint process for implementation of school concurrency that includes applicability, capacity determination, and availability standards. The City shall manage the timing of residential subdivision and site plan approvals to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy PSFE-2.4.1: Applicability standards

School concurrency applies to residential development or a phase of residential development requiring an approval of subdivision plat, site plan, or its functional equivalent.

Policy PSFE-2.4.2: Exempted development

The following residential development shall be considered exempt from the school concurrency requirements:

1. Single family lots of record that have received final subdivision plat approval prior to the effective date of the PSFE, or single family subdivision plats actively being reviewed at the time of adoption of the PSFE that have received preliminary plat approval.

2. Residential developments that have received final site plan approval prior to the effective date of the PSFE, or residential site plans actively being reviewed at the time of adoption of the PSFE.

3. Amendments to residential site plans or subdivisions, which were previously approved prior to the effective date of the PSFE, and which do not increase the number of students generated by the development based on the adopted student generation rates.

4. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy of a resident under the age of fifty five (55). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.

5. Group quarters that do not generate students, including facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses,

firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy PSFE-2.4.3: Capacity determination standards

The City shall adopt LDC provisions to establish the application procedure and process for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement. The School Board shall be responsible for conducting concurrency reviews. The City may choose to provide an informal assessment of school concurrency at the time of preliminary plat, but the test of concurrency shall be at final plat, site plan, or functional equivalent approval.

Policy PSFE-2.4.4: School board findings

The School Board's findings and recommendations shall address whether adequate capacity exists for each affected concurrency service area, based on the level of service standards. If adequate capacity does not exist, the School Board findings shall address whether appropriate mitigation can be accepted. If mitigation can be accepted, the School Board's findings shall identify the accepted form of mitigation that is consistent with the policies set forth herein.

Policy PSFE-2.4.5: Allocated capacity in CIP

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed capacity improvements in years 1, 2, or 3 of the 5-year schedule of capital improvements shall be considered available capacity for a proposed project and factored into the concurrency analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for a proposed project unless funding for the improvement is assured through School Board agreement to accelerate the proposed project, or through proportionate fair share mitigation, or some other means of assuring adequate capacity will be available within 3 years. The School Board may choose to use relocatable classrooms to provide temporary capacity while funded schools or school expansions are being constructed.

Policy PSFE-2.4.6: Determination of insufficient capacity

In the event that the School Board finds that there is not sufficient capacity in the affected concurrency service area(s) to address the impacts of a proposed development, the following standards shall apply:

- The project must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or

- Approval of the site plan or final plat (or functional equivalent) must be delayed to a date when the capacity enhancement necessary to maintain level of service can be assured; or

- A condition of approval of the site plan or final plat (or functional equivalent) shall be that the project's development order and/or building permits shall be delayed to a date when the capacity enhancement necessary to maintain level of service can be assured.

Policy PSFE-2.4.7: Availability standard

Where capacity will not be available to serve students generated by a residential development the City shall use the lack of school capacity as a basis for denial of petitions for final pats, site plans or functional equivalents. However, the City shall not deny a petition for a final plat, site plan, or functional equivalent due to a failure to achieve and maintain the adopted level of service for public school capacity where:

Adequate school facilities will be in place or under actual construction within three years after the issuance of the final plat or site plan or functional equivalent;

Adequate school facilities are available in an adjacent concurrency service area and the impacts of development can be shifted to that area; or,

The developer executes a legally binding commitment with the School Board to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent) as provided in the Interlocal Agreement.

Objective PSFE-2.5: Proportionate share mitigation

The City shall coordinate with the School Board to provide proportionate share mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the School Board's adopted financially feasible 5-Year Facilities Work Program.

Policy PSFE-2.5:1: Acceptable mitigation

The School Board may allow mitigation for developments that would otherwise cause the LOS standards to be exceeded. Mitigation options shall include the following:

Contribution of, or payment for, acquisition of new or expanded school sites;

Construction or expansion of permanent school facilities;

Mitigation banking, the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell excess capacity credits within the same concurrency service area; and

Charter schools, provided they are constructed to State Requirements for Educational Facilities (SREF) standards, so that it can be relied on the over the longer term as public school capacity, designed to whatever minimum size and specifications established by the School Board to ensure that if the School Board is required, it can efficiently operate the school.

Policy PSFE-2.5:2: CIP and proposed mitigation

Proposed mitigation must be directed toward a permanent capacity improvement identified in the School Board's financially feasible 5-Year Work Plan. However, the School Board may accept mitigation in the form of an improvement not identified on the 5-year Work Plan and commit to add the needed improvement to the 5-year Work Plan. The School Board must find that any proposed mitigation will satisfy the demands created by the proposed development consistent with the adopted level of service standards, and the mitigation shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final plat, site plan or functional equivalent.

Policy PSFE-2.5:3: Shifting impacts

Mitigation shall not be required when the adopted level of service cannot be met in a specific concurrency service area if the needed capacity for the development is available in one or more contiguous concurrency service areas and the impacts of the development can be shifted to a contiguous concurrency service area. Where more than one concurrency service area is available to accommodate student impacts, the School Board shall evaluate how the impacts of a development shall be shifted. Measures to maximize capacity, including modifications to concurrency service areas in lieu of shifting development impacts, can be considered.

Policy PSFE-2.5:4: Relocatable Classrooms

Relocatable classrooms will not be accepted as mitigation.

Policy PSFE-2.5:5: Calculation proportionate share mitigation

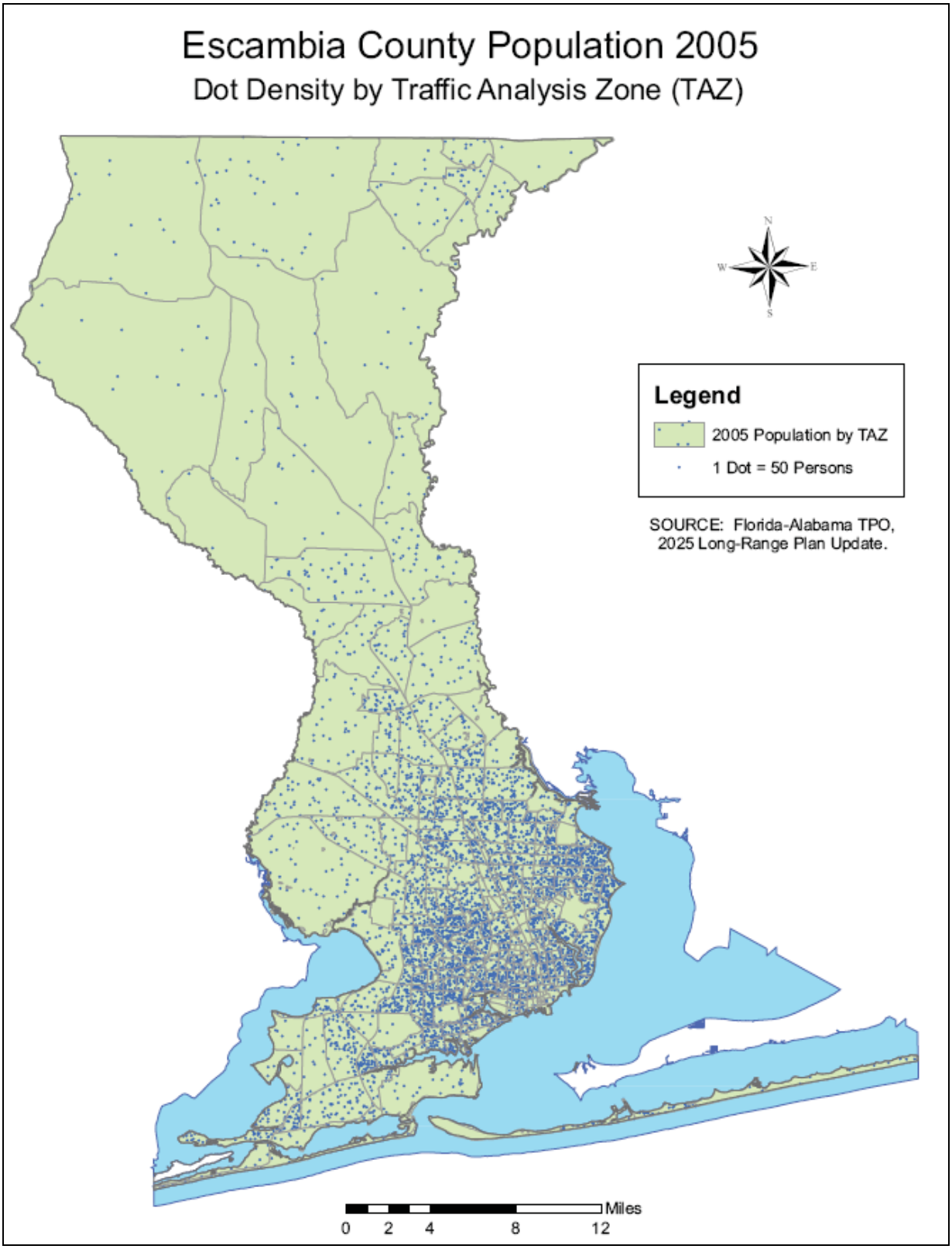
The applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level: multiply the number of new student stations required to serve the new development by the average cost per student station and, if needed, add the additional cost of a core facility to accommodate the additional student stations.

The average cost per student station shall include school facility development costs and land costs. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

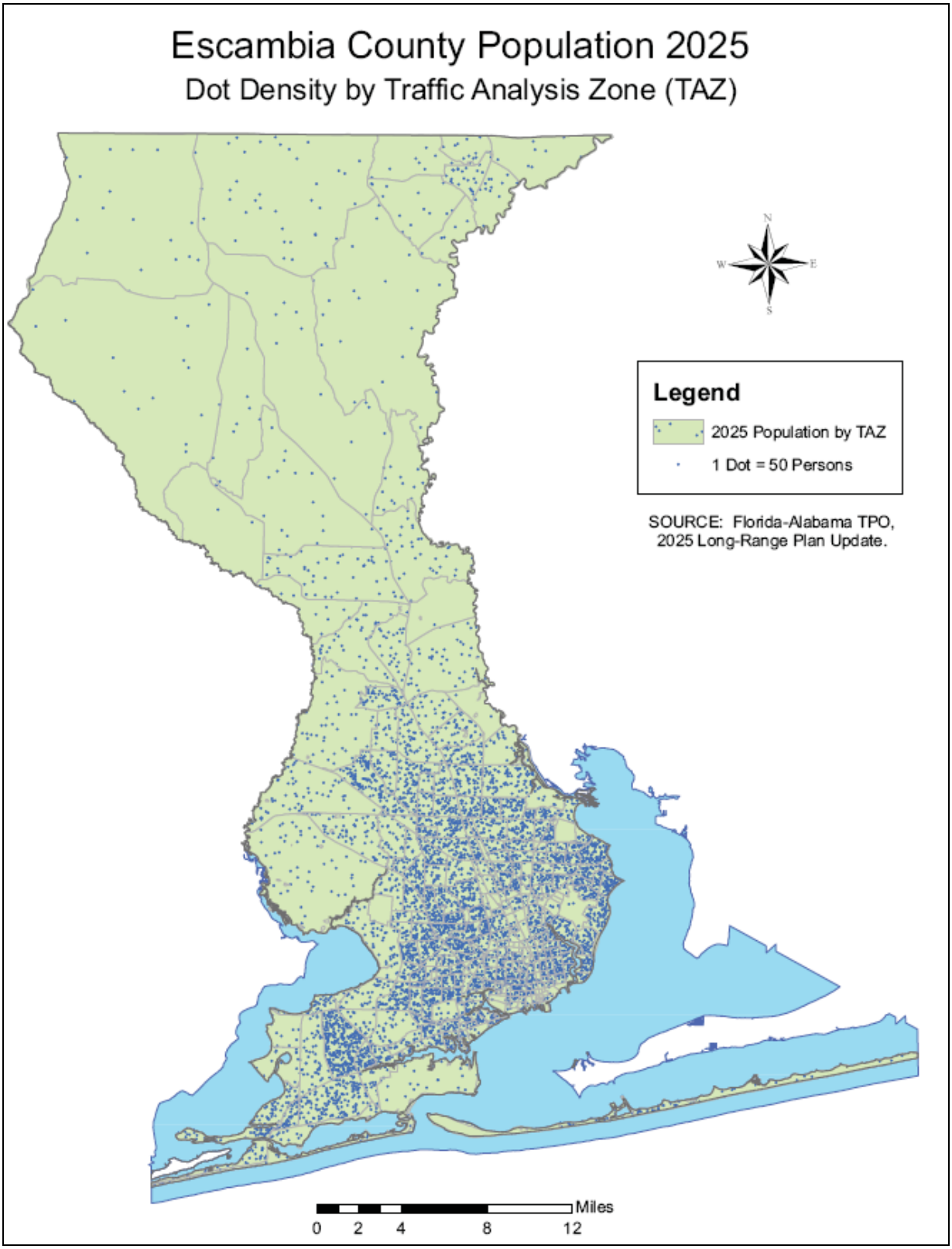
School Facility Maps

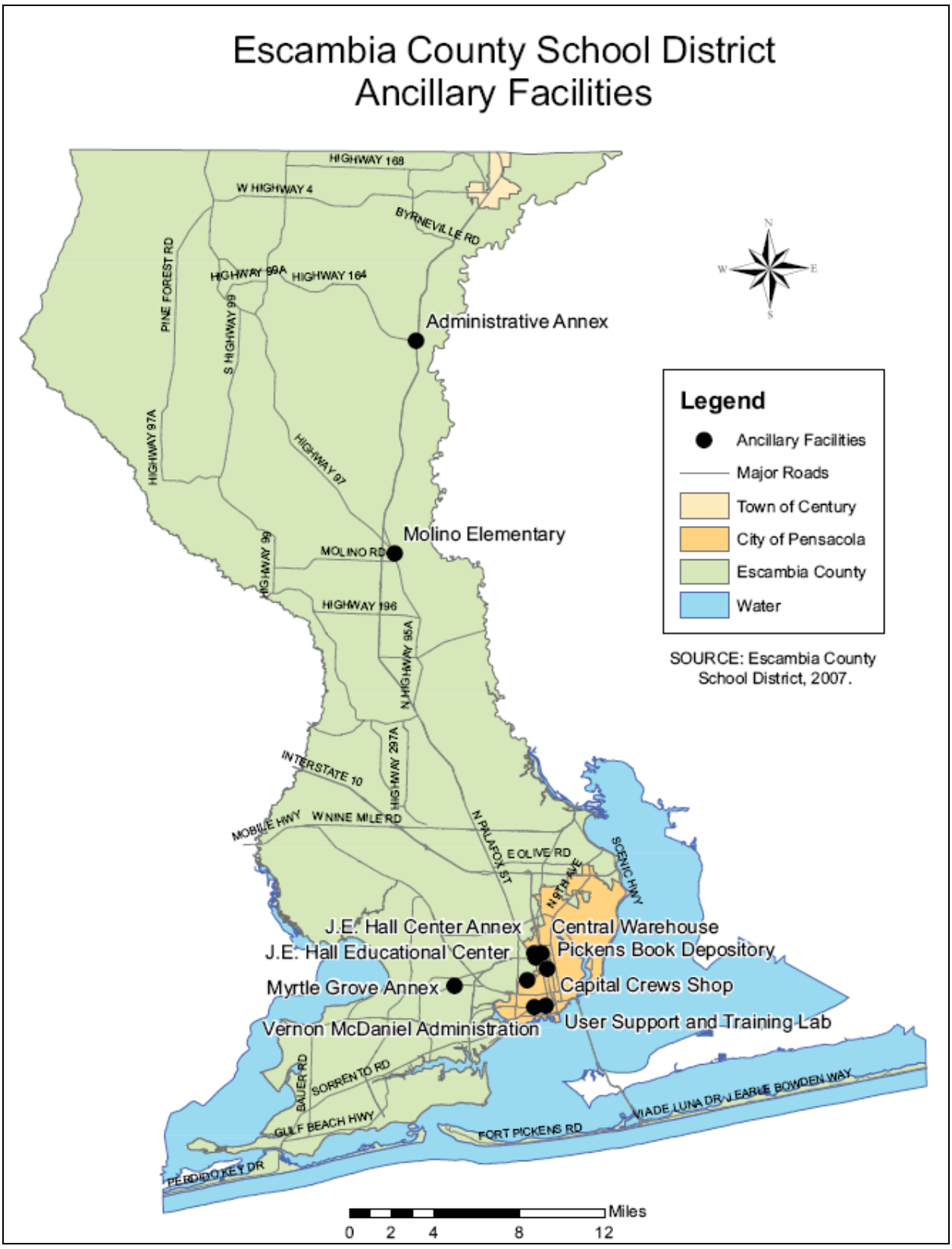
Consistent with Section 123.3177(12)(g), Florida Statutes, the Public School Facilities Element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.

Escambia County Population 2005

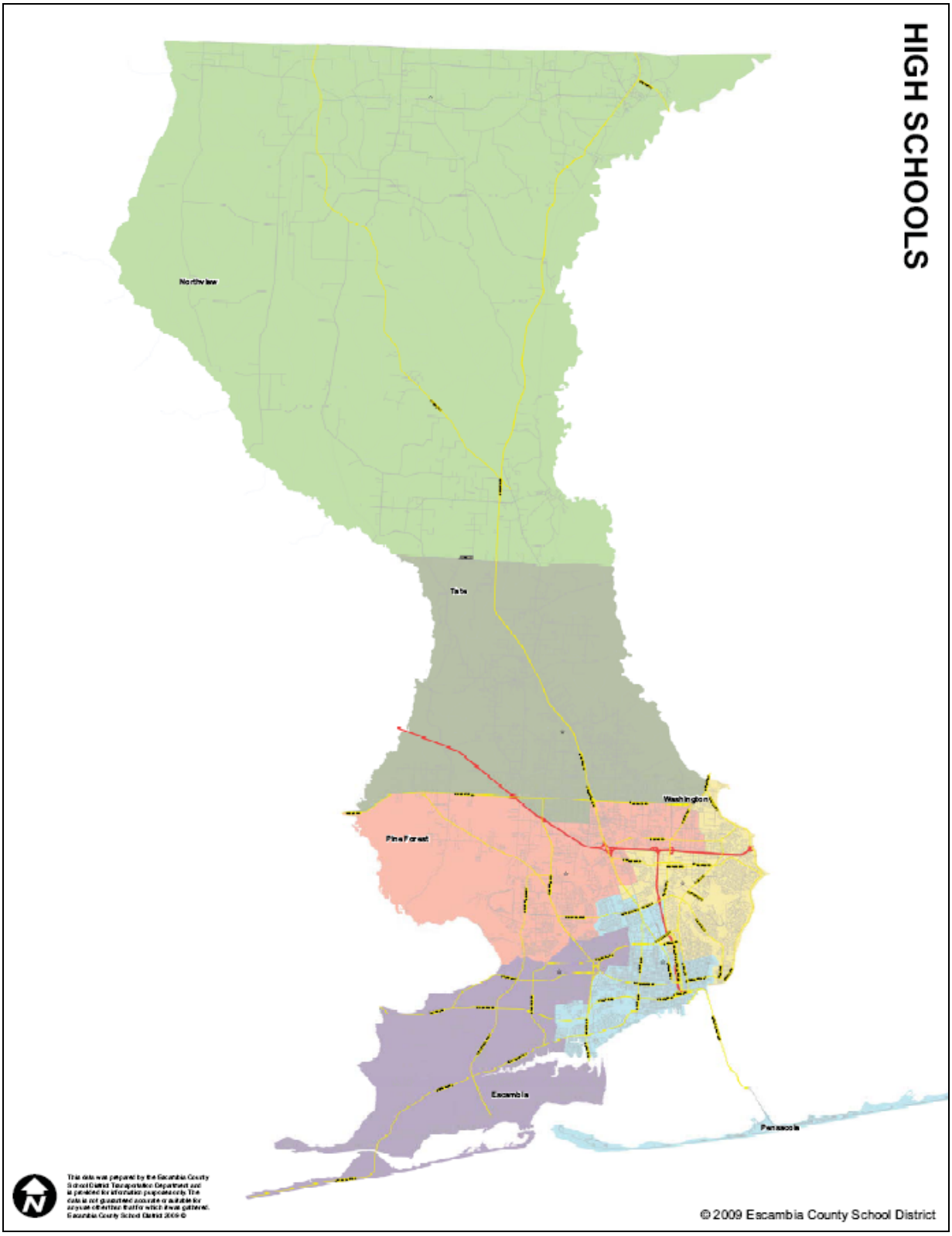


Escambia County Population 2025

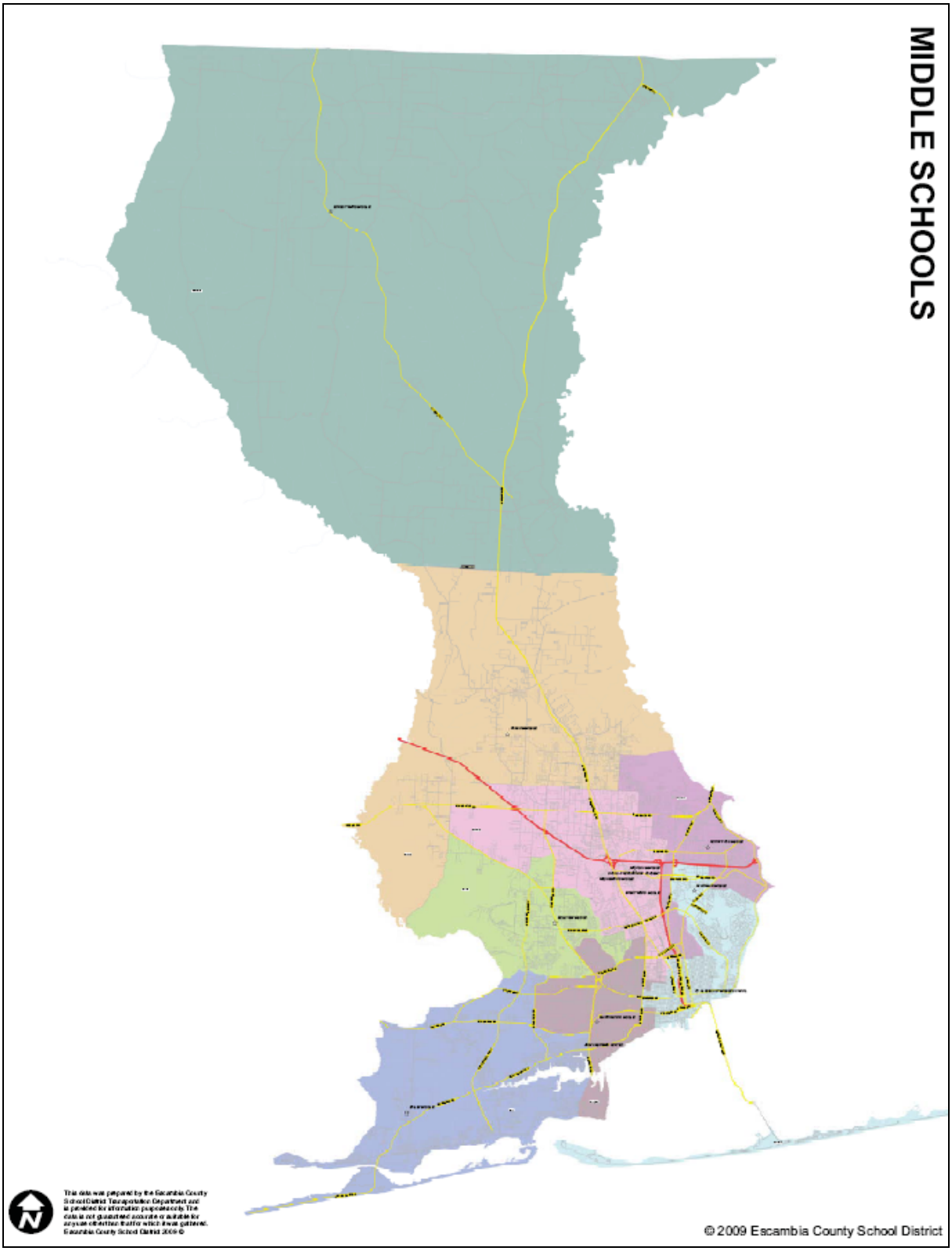



Escambia County School District
Ancillary Facilities
HIGHWAY 168
W HIGHWAY 4
BYRNEVILLE RD
PINE FOREST RD
HIGHWAY 99A
HIGHWAY 164
S HIGHWAY 99
Administrative Annex
HIGHWAY 97A
HIGHWAY 97
Molino Elementary
MOLINO RD
HIGHWAY 99
HIGHWAY 196
N HIGHWAY 95A
HIGHWAY 297A
INTERSTATE 10
MOBILE HWY
W NINE MILE RD
N PALAFOX ST
E OLIVE RD
NORTH AVE
SCENIC HWY
J.E. Hall Center Annex
J.E. Hall Educational Center
Myrtle Grove Annex
Vernon McDaniel Administration
Central Warehouse
Pickens Book Depository
Capital Crews Shop
User Support and Training Lab
BAUER RD
SORRENTO RD
GULF BEACH HWY
PERDIDO KEY DR
FORT PICKENS RD
VIADE LUNA DR/J EARLE BOWDEN WAY
N
W
E
S
Legend
Ancillary Facilities
Major Roads
Town of Century
City of Pensacola
Escambia County
Water
SOURCE: Escambia County School District, 2007.
Miles
0 2 4 8 12

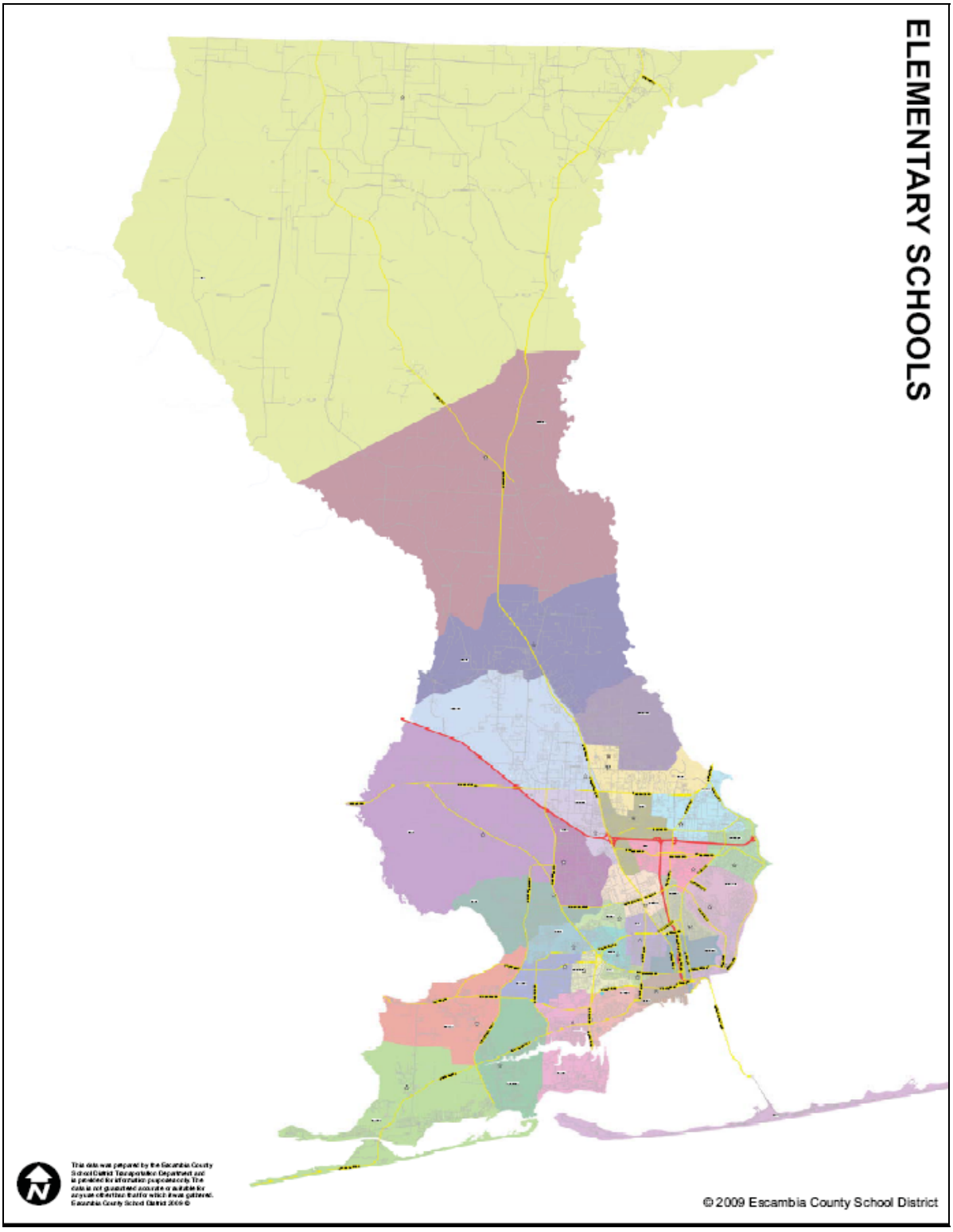
Escambia County High School Attendance Zones

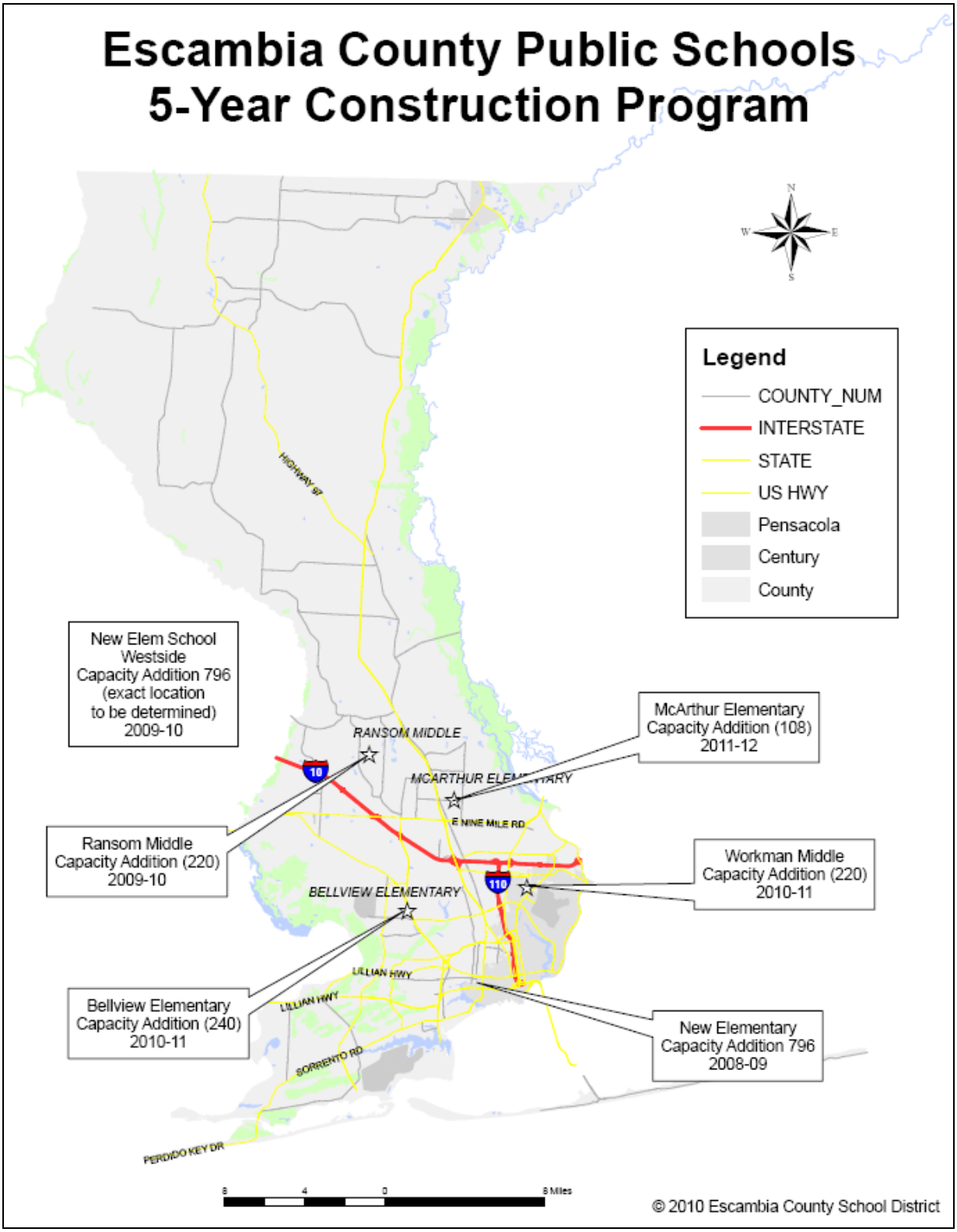


Escambia County Middle School Attendance Zones

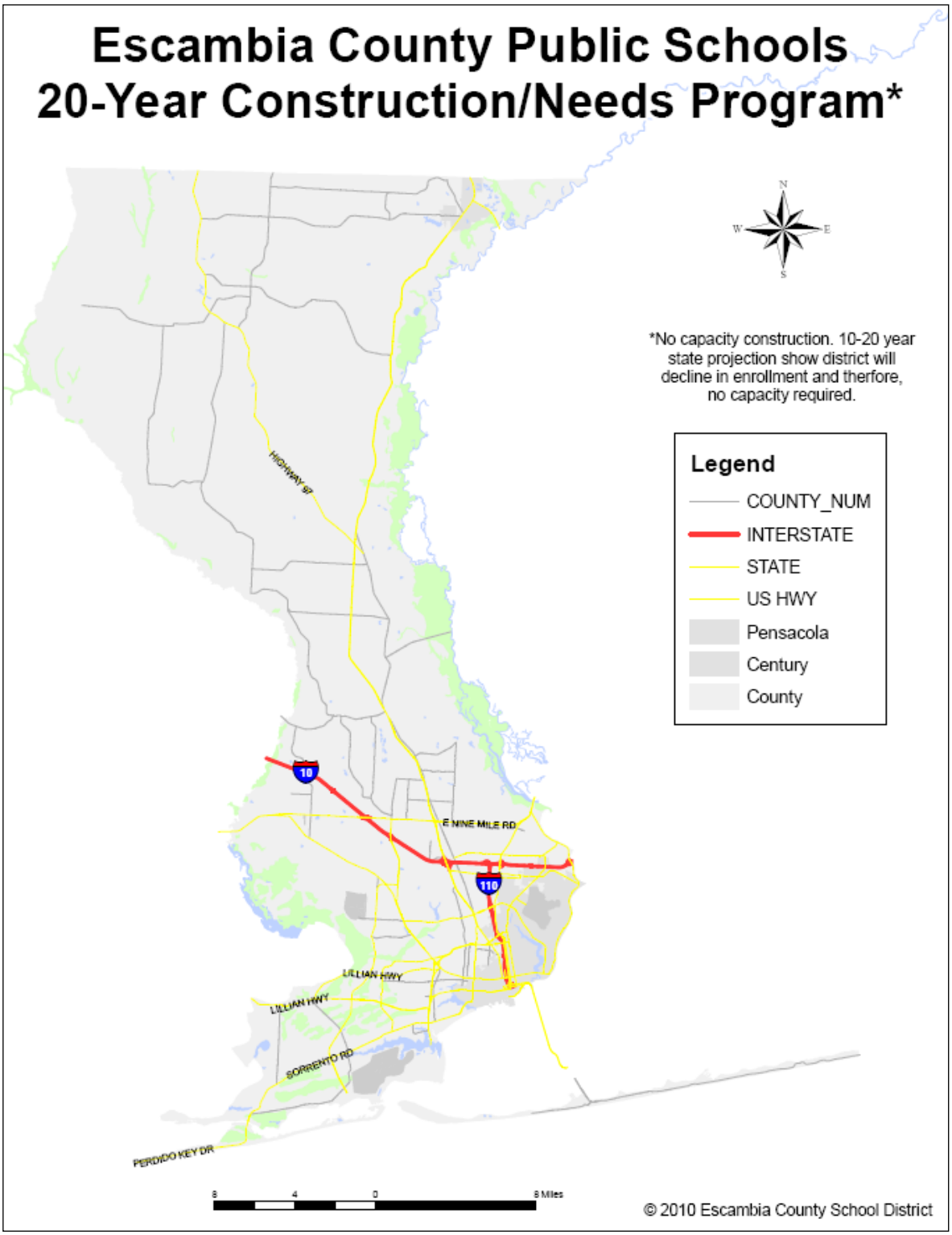


Escambia County Elementary School Attendance Zones





Escambia County Public Schools 20-Year Construction/Needs Program


Escambia County Public Schools
20-Year Construction/Needs Program*
N
W
E
S
*No capacity construction. 10-20 year state projection show district will decline in enrollment and therfore, no capacity required.
Legend
COUNTY_NUM
INTERSTATE
STATE
US HWY
Pensacola
Century
County
HIGHWAY 97
10
E NINE MILE RD
110
LILLIAN HWY
LILLIAN HWY
SORRENTO RD
PERDIDO KEY DR
8
4
0
8 Miles
© 2010 Escambia County School District

CHAPTER 12

PROPERTY RIGHTS ELEMENT

GOAL PRE-1: Ensure private real property rights are considered in local decision-making and that judicially acknowledged and constitutionally protected private property rights are respected through the inclusion of a Property Rights Element within the City of Pensacola Comprehensive Plan. For purposes of the Property Rights Element, the term "property owner" or "real property owner" means the person who holds legal title to the real property that is the subject of and directly impacted by the action of the City in its local decision-making. The term does not include another governmental entity

Objective PRE-1.1*:* Implement and maintain mechanisms to ensure that private property rights are considered in local decision-making. Provided, nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights in accordance with the law. Further, nothing herein shall require the City to ascertain or determine the existence of any purported private interest in real property; those matters are within the jurisdiction of the circuit courts not the City (see s. 26.012(g), Florida Statutes (2021), and Art. V, Sec. 20(c)(3), Fla. Const. as may be amended from time-to-time).

Policy PRE-1.1**:** When real property is the subject of and directly impacted by a proposed action being considered by the City of Pensacola, the City shall consider as part of its decision making, the following:

Policy PRE-1.1.1**:** The right of a real property owner to physically possess and control his or her interests in the real property, including easements, leases, or mineral rights.

Policy PRE-1.1.2**:** The right of a real property owner to use, maintain, develop, and improve his or her real property for personal use or for the use of any other person, subject to applicable federal, state, and local law.

Policy PRE-1.1.3**:** The right of a real property owner to privacy and to exclude others from the property to protect the property owner's legal interests in such real property, subject to applicable federal, state, and local law.

Policy PRE-1.1.4: The right of a real property owner to dispose of his or her real property interest through sale or gift.

September 3, 2025

Ms. Cynthia R. Cannon, AICP
Assistant Planning and Zoning Manager
City of Pensacola
Planning Services
222 West Main Street
Pensacola, Florida 32502

RE: City of Pensacola Evaluation and Appraisal Notification Letter Due Date

Dear Ms. Cannon:

As you know each local government in the State of Florida is required to regularly review its comprehensive plan pursuant to Section 163.3191, Florida Statutes (F.S.).

The purpose of this letter is to remind you that your Evaluation and Appraisal Notification Letter is due on **November 1, 2025;** as well as remind you of the 2023 requirements for submitting your EAR Notification Letter. Section 163.3191, F.S., states that at least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements, or changes in local conditions since the last update of the comprehensive plan and notify the state land planning agency as to its determination. **If the local government determines that no updates are necessary the notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.**

Section 163.3191(4) F.S., provides that a local government will be prohibited from initiating or adopting any publicly initiated amendment to its comprehensive plan if it fails to timely submit its notification letter or transmit the necessary amendment to update its plan, within one year of notification. This prohibition on plan amendments does not apply to privately initiated plan amendments.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

It is important to complete the Evaluation and Appraisal notification process, and you are encouraged to comprehensively evaluate and, as necessary, update your comprehensive plan to reflect changes in local conditions. Staff of FloridaCommerce is available to assist and provide technical guidance to your questions concerning this new process.

If you have any questions concerning the processing of the Evaluation and Appraisal Notification Letter or the submittal of proposed Evaluation and Appraisal based amendments, please contact me at, (850) 717-8491 or by email at donna.harris@commerce.fl.gov. You can also contact Scott Rogers, Regional Planning Administrator at (850)717-8510.

Sincerely,

Donna Harris, Senior Plan Processor
Bureau of Community Planning and Growth

DH/

Attachment-Section 163.3191, F.S. and Section 163.3177, F.S.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Select Year: 2023 Go

The 2023 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163
INTERGOVERNMENTAL PROGRAMS

View Entire Chapter

163.3191 Evaluation and appraisal of comprehensive plan.—

(1) At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if plan amendments are necessary to reflect a minimum planning period of at least 10 years as provided in s. 163.3177(5) or to reflect changes in state requirements in this part since the last update of the comprehensive plan, and notify the state land planning agency as to its determination. The notification must include a separate affidavit, signed by the chair of the governing body of the county or the mayor of the municipality, attesting that all elements of its comprehensive plan comply with this subsection. The affidavit must also include a certification that the adopted comprehensive plan contains the minimum planning period of 10 years, as provided in s. 163.3177(5), and must cite the source and date of the population projections used in establishing the 10-year planning period.

(2) If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to s. 163.3184.

(3) Local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Plan amendments transmitted pursuant to this section must be reviewed pursuant to s. 163.3184(4). Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

(4) If a local government fails to submit the letter and affidavit prescribed by subsection (1) or to transmit the update to its plan pursuant to subsection (3) within 1 year after the date the letter was transmitted to the state land planning agency, it may not initiate or adopt any publicly initiated plan amendments to its comprehensive plan until such time as it complies with this section, unless otherwise required by general law. This prohibition on plan amendments does not apply to privately initiated plan amendments. The failure of the local government to timely update its plan may not be the basis for the denial of privately initiated comprehensive plan amendments.

(5) If it is determined that a local government has failed to update its comprehensive plan pursuant to this section, the state land planning agency must provide the required population projections that must be used by the local government to update the comprehensive plan. The local government shall initiate an update to its comprehensive plan within 3 months following the receipt of the population projections and must transmit the update within 12 months. If the state land planning agency finds the update is not in compliance, it must establish the timeline to address the deficiencies, not to exceed an additional 12-month period. If the update is challenged by a third party, the local government may seek approval from the state land planning agency to process publicly initiated plan amendments that are necessary to accommodate population growth during the pendency of the litigation. During the update process, the local government may provide alternative population projections based on professionally accepted methodologies, but only if those population projections exceed the population projections provided by the state land planning agency and only if the update is completed within the timeframe set forth in this subsection.

(6) The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule indicating when local governments must comply with the requirements of this section.

PENSACOLA

FLORIDA'S FIRST & FUTURE

September 22, 2025

Ms. Donna Harris, Senior Plan Processor
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street
Tallahassee, FL 32399

Dear Ms. Harris:

Pursuant to Section 163.3191, Florida Statutes, the City of Pensacola has determined that the need exists to amend the City's Comprehensive Plan to reflect changes in state requirements and local conditions since the last time the Comprehensive Plan was updated.

The proposed amendment will be forwarded to DEO for review prior to November 1, 2026. Please let me know if any additional information is required.

I may be reached at 850.435.1697 for questions.

Sincerely,

Cynthia R. Cannon, AICP
Planning & Zoning Division Manager

222 West Main Street Pensacola, Florida 32502
Ph: 850.435.1603 | Fax: 850.435.1611 | TTY/D: 850.436.1666
www.cityofpensacola.com