City of Pensacola

Architectural Review Board

Agenda

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

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

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 24-655 APPROVAL OF JUNE 20, 2024 ARB MINUTES.

Attachments: *6-20-24_ARB minutes*

OPEN FORUM

NEW BUSINESS

2. 24-650 815 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR ADDITION TO A CONTRIBUTING STRUCTURE

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

3. 24-648 212 S. ALCANIZ STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CHIMNEY REMOVAL AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

4. 24-647 514 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*

April 2024 Meeting Minutes
April 2024 ARB Meeting_Application and Materials
June 2024 Meeting Minutes
June 2024 ARB Meeting_Application and Materials
July 2024 ARB Meeting_Supplemental Information

5. 24-651 1 S. JEFFERSON STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
PROPOSED MURAL FOR TRASH ENCLOSURE

Attachments: *Images*
Application and Materials

6. 24-652 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR MODIFICATIONS TO HOTEL DEVELOPMENT

Attachments: *Images*
April 2024 Meeting Minutes
April 2024 ARB Meeting_Application and Materials
July 2024_Application and Materials

7. 24-679 416 W. WRIGHT STREET
BELMONT-DEVILLIERS / ZONE C-2 / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION REVIEW

Attachments: *Images*
Historic Structure Demolition Application

ADJOURNMENT

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

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

City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

June 20, 2024	2:00 PM	Hagler-Mason Conference Room, 2nd Floor

CALL TO ORDER / QUORUM

Council Members Present:	Derek Salter, Yuri Ramos, George R Mead, II, Jordan Yee, Lou Courtney, Anna Fogarty, Ross Pristera
Council Members Absent:	
Also Present:	Historic Preservation Planner Walker, Development Services Coordinator Statler, Paul Jansen, Aaron Ebent, Ben Townes

APPROVAL OF MINUTES

1. 24-555 APPROVAL OF MAY 16, 2024 ARB MEETING MINUTES.

   Board Member Mead made a motion to approve the May 16, 2024 ARB minutes. Board Member Fogarty seconded and the motion carried 6-0.

   OPEN FORUM

   NEW BUSINESS

2. 24-556
   514 E. GOVERNMENT STREET
   PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
   FINAL APPROVAL FOR CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

   Greg Uzdevenes is seeking final approval to enclose an existing carport to create a garage by adding a HAAS 2000 series garage door with a louvered option and a

gable to the south and a Hardie siding east wall to match the existing structure. A garage enclosure of a different design was denied at the April 2024 meeting.

Greg Uzdevenes presented to the board. Note, a technical error occurred during recording; no audio was available for the first 22 minutes of the meeting. The board discussed the plans presented for the enclosed carport. Board Member Yee noted that a product exists to camouflage the garage door to give the appearance of a wall section. Board Member Yee asked Chair Salter if the board could approve the enclosure concept with an abbreviated review to clarify details. Chair Salter answered yes, with a simple majority, the board could approve a motion such as that. Historic Preservation Planner Walker shared the product Board Member Yee mentioned. Board Member Mead echoed that he was envisioning a similar product as a solution. Mr. Uzdevenes noted a Florida product approval number will likely be needed for the permit. Advisor Pristera noted that he supported the proposal to enclose the carport to mimic a side porch with louvers. Using the shed roof and louvers will help make the garage disappear. Advisor Pristera preferred to maintain the shed roof rather than the proposed gable. Board Member Fogarty noted the alteration is an improvement to what exists and what was proposed at the last meeting. Board Member Fogarty leaned toward Option B with the louvers because Option A looked like a standard garage door. Board Member Fogarty asked about the proposed finish of the enclosure. Mr. Uzdevenes answered it would be white to match the existing structure. Board Member Courtney noted she preferred the shed roof design with the shutter effect.

Board Member Ramos made a motion to approve the application as submitted with overhead door option B, painted the same color as the siding of the house. Board Member Fogarty seconded the motion and the motion failed 3-3 with Board Member Mead, Board Member Courtney, and Chair Salter dissenting.

Board Member Yee made a motion to approve the application with door option B without the windows as a fully louvered option and retaining the shed roof as it currently exists. Board Member Ramos seconded the motion. Board Member Yee clarified that the motion removes the divided lites on the garage door and is fully louvered. The motion failed 3-3 with Board Member Mead, Board Member Courtney, and Chair Salter dissenting.

Board Member Mead asked staff for clarification on the requirement to provide recommendations. Historic Preservation Planner Walker noted the code requires recommendations which can be made during discussion and/or be included in the motion. The previous aesthetic review at the April 2024 meeting resulted in the recommendation to explore a louvered option, which was presented today. Chair Salter asked how to handle an item if the majority of the board feels the application is against the code and there is no alternative. Historic Preservation Planner Walker answered that if the board finds the proposed plans to be non-code compliant and there are no reasonable alternatives, the plans could be denied based on Sec. 12-3-10(1)d.2.ii.(a). Board Member Ramos stated that that section

of code is a weak reference for denying an application and as a non-contributing structure, the applicant has provided an improvement to what is there currently. Board Member Ramos noted that the board needs to share a solution and there is nothing in the code strictly prohibiting a front-facing garage door. Board Member Mead shared that what he envisioned for louvered doors does not fit what the applicant has proposed. Board Member Mead noted he could support some version of an enclosure with appropriate treatment, perhaps a different shutter treatment.

Board Member Mead made a motion to deny the application based on Sec. 12-3-10(1)d.2.ii.(a) with a recommendation that the resubmittal include something approaching the application that Board Member Yee indicated that would read as a wall and window treatment appropriate to the fenestration established on the structure so that it will not look like a garage door, as much as feasible.

Board Member Yee noted that the applicant might explore pilaster columns that are applied to the surface of the building and above the door head and add a louver above to trim out the space so it doesn't look like a blank wall. Or alternatively, dress up the area to look like a porch. Mr. Uzdevenes asked about the board's opinion on the gable. Board Member Yee answered that the gable draws more attention and the shed roof is more subdued. Board Member echoed Board Member Yee's comments that some treatment can be added to read properly as something other than a garage.

Board Member Courtney seconded the motion. The motion failed 3-3 with Chair Salter, Board Member Ramos, and Board Member Fogarty dissenting.

Board Member Mead asked staff how to proceed. Historic Preservation Planner Walker noted the board must approve or deny the application.

Board Member Mead made a motion to deny with no recommendations for conditions of resubmittal based on Sec. 12-3-10(1)d.2.ii.(a). Chair Salter seconded the motion. The motion failed 3-3 with Board Member Ramos, Board Member Yee, and Board Member Fogarty dissenting.

Board Member Ramos made a motion to approve based on the recommendations of Board Members Mead and Yee that some sort of treatment be made to mimic an enclosed porch that is submitted for abbreviated review. Board Member Mead noted an abbreviated review is not appropriate since the proposed approach is novel. The motion failed without a second.

Chair Salter noted the majority of the board is open to the concept under certain circumstances, but it needs to be fine-tuned for the majority of board members to be comfortable with it. Board Member Ramos stressed the need to provide a solution for the applicant.

Board Member Mead made a motion to deny. Historic Preservation Planner Walker shared confirmation from the city's Development Services Director that the application could be tabled to a specific date. The code states that action must be taken within 31 days to avoid automatic approval. The next ARB meeting is July 18, which is within 31 days.

Board Member Mead made a motion to table the application until the July 18, 2024 ARB meeting for modification consistent with the recommendations made and votes made by the board. Board Member Ramos asked if the applicant would incur another fee. Historic Preservation Planner Walker stated no, an additional fee would not be charged. Board Member Ramos seconded the motion and it passed 5-1 with Chair Salter dissenting. Mr. Uzdevenes asked about the next step. Historic Preservation Planner Walker noted she would follow up with the applicant, and it is within the applicant's right to speak with board members individually to discuss the proposed plans. The deadline for the July meeting would be granted a slight extension to accommodate the applicant. Board Members Mead and Ramos shared less concern about the shed roof and more concern about the door treatment.

3. 24-558 100 S. TARRAGONA STREET
PENSACOLA HISTORIC DISTRICT & PALAFOX HISTORIC BUSINESS DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
REPLACEMENT WINDOWS AT NON-CONTRIBUTING STRUCTURE

Shawn Lynch is seeking approval to replace 32 wood windows with CWS WindPact vinyl impact windows in dark bronze with no divided lites. The proposed window style will match the neighboring structure on the opposite end of the development at 108 S. Tarragona Street.

Shawn Lynch and Gordon Miles presented to the board. Mr. Miles noted the existing windows are rotting and fogged and the proposed window type will match the opposite end of the development at 108 S. Tarragona Street. Chair Salter asked staff to provide context for previous approvals for 108 S. Tarragona Street. Historic Preservation Planner Walked noted the property was approved in 2005 for new construction but the plans and minutes did not identify the specific type of window. An abbreviated review was approved in 2018 to change from wood to Andersen tilt wash vinyl clad windows. The applicant shared the reason behind proposing vinyl is to avoid additional wood rot. Chair Salter asked staff if vinyl windows had been approved in this district previously. Historic Preservation Planner Walker answered that typically windows are clad at minimum, but in February 2022 the board approved to replace 21 wood windows with PGT vinyl windows at 624 E. Government, a non-contributing structure in the wood cottages district but with a similar two-story architectural style and footprint. Board Member Ramos asked for clarification on the type of windows. Mr. Lynch answered that the proposed windows are fixed and casement vinyl windows. Board Member Yee noted he agreed with Chair Salter that the color is not an issue but the type and

profile of the window are of more concern. Advisor Pristera noted that the existing divided lites are more appropriate and were originally on 108 S. Tarragona Street before it was changed.

Chair Salter made a motion to approve the application as submitted. Board Member Courtney seconded the motion, and it passed 5-1 with Board Member Ramos dissenting.

4. 24-559 223 W. LLOYD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
WINDOW REPLACEMENT AT A CONTRIBUTING STRUCTURE

Paul Jansen is seeking approval to replace one second floor wood window with a ViWinTech 3100 series Shoreline single hung vinyl window with a six over one simulated divided lite pattern that matches the existing windows. The window is located in the existing shower tub that will be replaced with a walk-in shower.

Paul Jansen presented to the board. Mr. Jansen noted the window is covered by a storm window on the exterior and is difficult to see from the street. The storm window will be reinstalled, so the exterior will not be exposed to the elements. The proposed window is vinyl to avoid the wet elements of the new shower. North Hill Preservation District expressed concerns about a vinyl window not upholding the standards of the city and the Secretary of the Interior. Mr. Jansen shared that wood windows are not used in shower stalls unless they are outside the water line. Board Member Mead noted his home has a wood window in the shower that works fine.

Board Member Courtney made a motion to deny. Board Member Mead seconded the motion and it carried 6-0.

5. 24-573 1015 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Martin Mullin is seeking final approval for exterior alterations to a contributing structure including replacing the existing Terra cotta tile roof with a smooth Snap-Clad metal panel roof in red; repairing existing brick and stucco; replacing existing windows; altering the southwest corner for a new side entry; and adding a new swimming pool, fencing, hardscaping, and landscaping. This project received conceptual approval at the March 2024 ARB meeting.

Martin Mullin presented to the board. Mr. Mullin clarified that the proposed windows are the Marvin Ultimate series aluminum-clad wood windows with simulated divided liters with the internal spacer bar and exterior muntin. Chair Salter shared

North Hill Preservation Association's concerns about the window proposed in the application, but that has been resolved by Mr. Mullin's clarification. North Hill also expressed concerns about the green tinted glass. Mr. Mullin noted the glass will be clear, not green. Mr. Mullin asked the board about being open to vinyl windows. Chair Salter noted contributing structures require replication of original materials, which are typically wood windows, though the board is open to quality clad wood windows. Non-contributing and new construction have less stringent criteria for materials.

Board Member Ramos made a motion to approve the application as submitted and clarified. Board Member Mead seconded the motion, and it passed 5-0 with Board Member Courtney not present to vote.

6. 24-576 903 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
VARIANCE

Townes Plus Architects are seeking approval to reduce the rear yard setback from the required 25 feet to 20 feet and to reduce the interior side yard setback from 7.5 feet to 4 ft. 3 in. to accommodate a garage addition on the rear of the primary structure. An existing enclosed porch and deck will be removed to accommodate the addition which will align with the plane of the primary structure on the north side. The next agenda item is conceptual review of the proposed addition.

Ben Townes presented to the board. Chair Salter asked staff if the variance is required because the proposed work is an addition to the existing structure. If this was considered an accessory structure, would a variance be required? Historic Preservation Planner Walker answered no, an accessory structure would not require a variance. Mr. Townes stated that the height of an accessory would be restricted to 14 ft. Board Member Yee noted that an accessory dwelling unit is allowed above a garage so long as the structure is 5 ft. from the rear property line and meets the side yard setback of the primary. Historic Preservation Planner Walker noted an accessory dwelling unit above a garage can be up to 30 ft. in height if it meets the setbacks outlined by Board Member Yee. Mr. Townes shared that the applicant preferred to seek a variance for an addition rather than build an accessory in the rear that would take up the entire backyard. Board Member Ramos noted that either option would be appropriate but questioned the proposal to maintain the existing driveway in addition to a new driveway. Historic Preservation Planner Walker noted that the applicant was instructed to coordinate with engineering about the proposed curb cut and make sure hardscaping is code compliant.

Board Member Mead noted that of the variance criteria, the encroachment on the rear yard setback is due to the configuration of the stairs. Mr. Townes noted the placement of the a/c units dictated the configuration. Board Member Mead asked if

the layout could be adjusted to avoid the encroachment on the rear yard setback. Mr. Townes answered the layout is efficient and cannot be adjusted. Board Member Ramos noted that there is plenty of space for an accessory dwelling unit and a variance is needed when there is an imposition or unfair situation. Board Member Ramos noted that since it is a contributing structure, it would be better to add a detached structure rather than add on to the existing structure. Lisa Gibson, homeowner, noted that the neighboring property owners preferred that the addition be on the primary rather than a detached structure. Ms. Gibson also preferred the interior stairs as a safety measure. Mr. Townes noted the proposed driveway will be studied and addressed before returning to the board if the variance is approved. Chair Salter noted that the North Hill Preservation Association did not have any objections to the variance request.

Chair Salter summarized that both setback requests were exclusively the result of the desired layout. A detached structure could be accomplished without a variance. Mr. Townes shared the precedent has been set by neighboring properties and the request is nothing unusual for North Hill. Mr. Townes noted that a detached structure would leave little to no yard. Chair Salter noted the precedent examples are mainly detached garages, and they demonstrate that a code-compliant structure might have to sacrifice yard space. Board Member Mead echoed the Chair's remarks. Mr. Townes requested the board to separate the motion into two, one for the reduction of the side yard setback and one for the reduction of the rear yard setback. Staff shared that if the existing addition is demolished and rebuilt, a variance is still required to incorporate current code requirements, but the addition can be repaired as-is. Board Member Courtney shared an example from Belmont Street in Old East Hill and Chair Salter shared an example from Alcaniz Street in the Pensacola Historic District. Chair Salter noted he does not see justification for either setback reduction seeking a variance and does not see an advantage to separating the motions.

The board deliberated. Chair Salter noted the board has offered alternatives that do not require a variance. Board Member Mead referenced the variance criteria and noted the proposed scope of work does not satisfy the variance criteria that must be met.

Board Member Mead made a motion to deny the variance request based on the failure to satisfy the variance criteria outlined in Sec. 12-11-2(a)(2). Board Member Ramos seconded the motion and it carried 6-0.

7. 24-577 903 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW FOR ADDITION TO A CONTRIBUTING STRUCTURE

Townes Plus Architects are seeking conceptual approval for an addition to a contributing structure. An existing enclosed porch and deck will be removed to accommodate a new twostory garage addition on the rear of the primary structure. The addition will include cement fiber siding and a brick foundation both painted to match the primary, one over one windows, an asphalt shingle roof, exterior stair, and two garage doors. In addition, one window on the primary structure will be infilled with matching shake siding.

This item was withdrawn from the agenda.

8. 24-574 39 E. CHASE STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR MODIFICATIONS TO HOTEL DEVELOPMENT

EGD Hotel, LLC is seeking final approval for design changes to the Tristan Hotel in the East Garden District development. This project received final approval in August 2022 for a nine-story hotel and the applicants are seeking approval to reduce the structure to seven stories with changes to the fenestration. The site and footprint remain unchanged.

Aaron Ebent presented to the board. Board Member Mead asked about retaining the porch area on the south facade to provide variation and more substance to the courtyard. Chair Salter echoed Board Member Mead's comments about the covered porch that was removed from the south facade. The proposed lean-to roof does not contribute to the courtyard. Chair Salter suggested a decorative element such as a faux balcony to serve as a substantial element for the south facade and courtyard area. Mr. Ebent noted a horizontal element could be added, though it may not be occupiable. Alex Stacy addressed the board and agreed that a faux decorative element is feasible versus changing the room types to make the space occupiable. Board Member Ramos agreed the second-floor balconies helped to activate the courtyard and ideally, accessible balconies could be added back or at least change the canopy from a lean-to to a flat roof. Board Member Yee agreed with Board Member Ramos and suggested a balcony feature without a covering. Board Member Fogarty noted the previously approved plans had symmetry on the front facade with the centered canopy and asked for the rationale for asymmetry in the proposed plans. Mr. Ebent noted efforts were made to maintain symmetry, but the proposed changes hindered the ability to center the facade. Board Member Mead echoed Board Member Fogarty's comments.

Board Member Mead made a motion to approve as submitted with a request to address the treatment of the courtyard canopy area in a manner consistent with the board's comments, maximizing the potential amenity of the second level, to be submitted for abbreviated review. Board Member Ramos seconded the motion and it carried 6-0.

ADJOURNMENT

File #: 24-650 Architectural Review Board 7/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

815 N. Barcelona Street
North Hill Preservation District / Zone PR-2 / City Council District 6
Final Approval for Addition to a Contributing Structure

SUMMARY:

Carter Quina is seeking final approval for an addition to a contributing structure that includes a sunroom, porches, new studio, carport, and new brick paver driveway. The addition will have wood lap siding, a brick foundation, a shingle roof, and a paint scheme to match the existing structure with Plygem Mira series aluminum-clad wood windows, fiberglass entrance doors, fiberglass columns, and a composite railing system.

Recommended Code Sections:
Sec. 12-3-10(2)d.2.i-ii.(a) North Hill Preservation District; Procedure for review; Decisions; Rules governing decisions.
Sec. 12-3-10(2)e.3.ii-iii. NHPD; Regulations and guidelines for any development within the preservation district; Protection of trees; Tree removal.
Sec. 12-3-10(2)e.5. NHPD; Regulations and guidelines for any development within the preservation district; Paint colors.
Sec. 12-3-10(2)f.1-3. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.
Sec. 12-3-10(2)h. NHPD; Regulations for new construction and additions to existing structures in the North Hill preservation district.

ATTACHMENTS:

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

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. Es 312

Site Name Bruce, F.E. House 830 = = Survey Date 820 = =
Address of Site: 815 N.Barcelona St. Pensacola, Fl. 32501 905 = =
Instruction for locating on W side of N. Barcelona between W. Cervantes and W.Strong St.
Location: Belmont Tract (subdivision name) 38 (block no.) 15-17 (lot no.) 813 = = 868 = =
County: Escambia
Owner of Site: Name: Peters, Reason L. 808 = =
Address: 815 N.Barcelona St.
Pensacola, Fl. 32501
Type of Ownership Private 848 = = Recording Date 8005 902 = = 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez Susan
Address: HPPB

Condition of Site: 818 = =

Check One		Integrity of Site: Check One or More		
Excellent	863 = =	Altered	858 = =	Original Use Residence 838 = =
■ Good	863 = =	■ Unaltered	858 = =	Present Use Residence 850 = =
Fair	863 = =	■ Original Site	858 = =	Dates: Beginning +1906 844 = =
Deteriorated	863 = =	☐ Restored ( )(Date:)( )	858 = =	Culture/Phase American 840 = =
		☐ Moved ( )(Date:)( )	858 = =	Period 20th Century 845 = =

NR Classification Category: District 916 = =

Threats to Site:

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

Areas of Significance: Architecture; History 910 = =

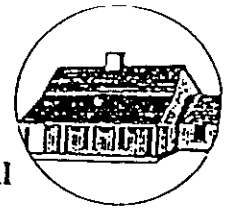
Significance:

This mosest Queen Anne was the home of Frederick E. Bruce, a Pensacola physician. The Bruce family owned the house until 1902.

?

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

911 = =



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

__ Original
_X_ Update

Site #8 ES00312
Recorder #
Field Date 5 / 1 / 95
Form Date 6 / 23 / 95

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

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 815 N. BARCELONA ST.
CROSS STREETS nearest/between BETWEEN W. CERVANTES AND W. STRONG
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes __no
COUNTY ESAMBIA TAX PARCEL # 9010-150-038
SUBDIVISION NAME NORTH HILL BLOCK 38 LOT NO. 15-17
OWNERSHIP __private-profit __priv-nonprofit X priv-indiv __priv-unspecified __city __county __state __federal __unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25 RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING 0 NORTHING 0]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

STYLE QUEE EXTERIOR PLAN RECT NO. STORIES 2.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER/CONT Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GAHP Materials SHCO
Secondary strucs. (dormers etc.)
CHIMNEY : No. 2 Materials BRIC LOCATIONS N. LATERAL SLOPE, CENTER RIDGE
WINDOWS (types, materials, and placements) DHS, 1/1, 2/2: WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open ___ #closed ___ #incised ___ Locations S & E/ 1 STORY ENCIRCLING
Porch roof types VERANDAH, 8 BAY, ACCESS FROM EAST
EXTERIOR ORNAMENT

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

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

HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1906 CIRCA X yes __no
ARCHITECT: (last name first) UNKNOWN
BUILDER: (last name first) UNKNOWN
MOVES __yes X no Dates _____ Orig.addr. _____
ALTERATIONS __yes X no Dates _____ Nature _____
ADDITIONS __yes __no Dates _____ Nature _____
ORIGINAL USES (give dates) RESIDENCE
INTERMEDIATE USES (give dates) _____
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) FREDERICK E. BRUCE (ORIGINAL - FAMILY OWNED UNTIL 1962), RICHARD BRADLEY AND DAVID R. PAYNE (CURRENT)

SURVEYOR'S EVALUATION OF SITE

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

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R13, F33-34

RECORDER

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

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

DHR USE ONLY = = = = = = = = OFFICIAL EVALUATIONS = = = = = = = = DHR USE ONLY

NR DATE	*KEEPER-NR ELIGIBILITY*:*	*y*	*n*	*pe*	*u*	*Date*
__/__/__	*SHPO-NR ELIGIBILITY*:*	*y*	*n*	*pe*	*u*	*Date*
DELIST DATE	*LOCAL DESIGNATION*:*					*Date*
__/__/__	*Local office*					

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

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

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Queen Anne 964 = =

PLAN TYPE Rectangle 966 = =

EXTERIOR FABRIC(S) Wood: clapboard 854 = =

STRUCTURAL SYSTEM(S) Wood frame 856 = =

PORCHES S&E/ 1 story encircling vedandah, 8 bay, access from E 942 = =

FOUNDATION: Piers:brick,brick, continuous 942 = =

ROOF TYPE: Gable on hip 942 = =

SECONDARY ROOF STRUCTURE(S): 942 = =

CHIMNEY LOCATION: N: lat slope# center ridge 942 = =

WINDOW TYPE: DHS,1/1,2/2,wood 942 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: Composition shingle: butt 882 = =

ORNAMENT EXTERIOR: 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 2 1/2 950 = =

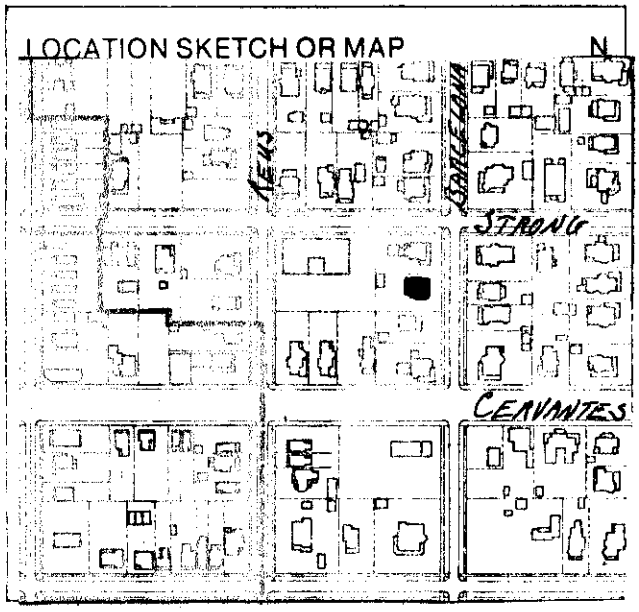
NO. OF DORMERS 0 954 = =

Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970
North Hill, Gordon Richmond, 1974 808 = =

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

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

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	19

812 = =

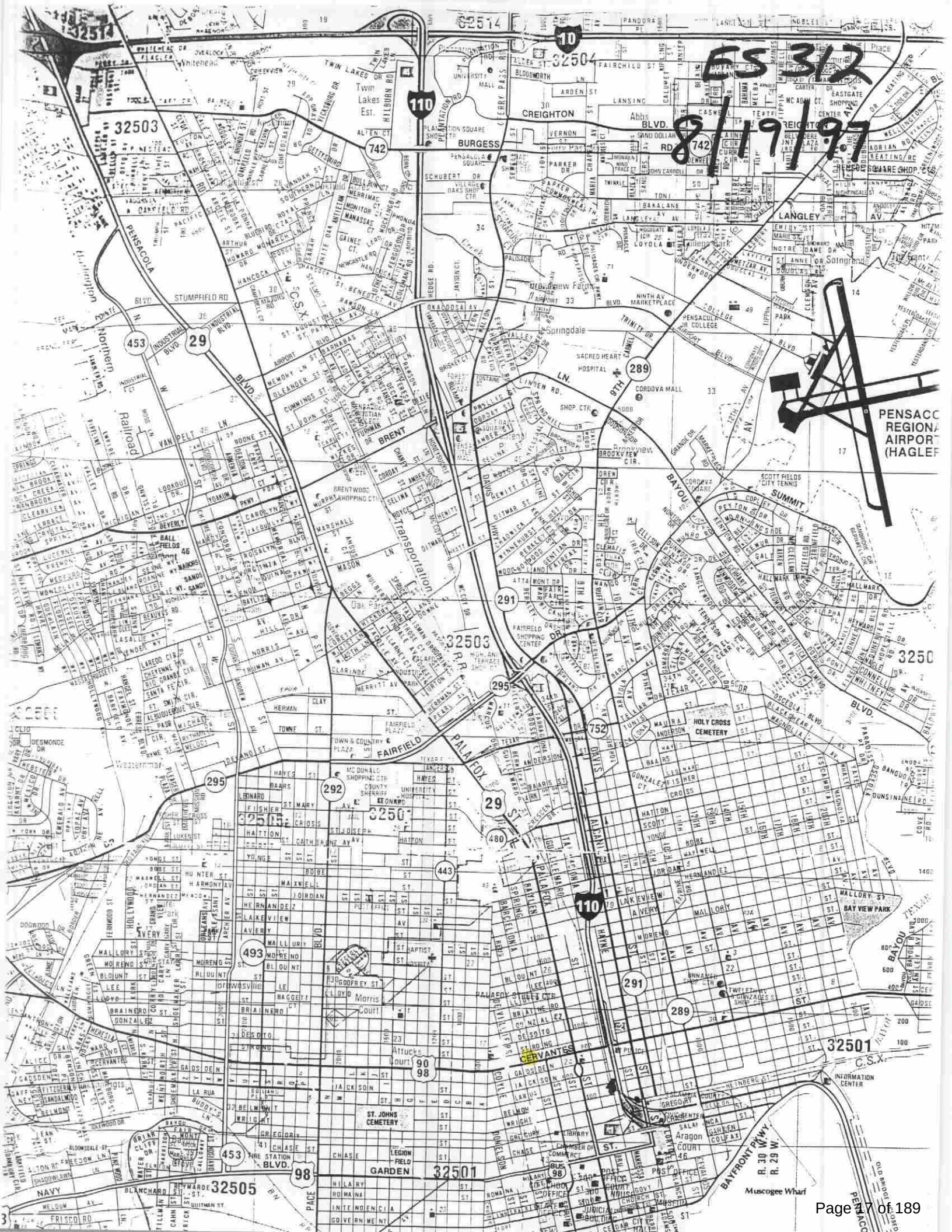
UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P80.20 Fr. 9 860 = =
NH7-34A

Contact Print


ES 312
8/19/97
32514
32504
32503
32501
32505
32506
Pensacola
Northern
Railroad
Transportation
Twin Lakes Est.
Abbs
CREIGHTON
BURGESS
LANGLEY
Springdale
BRENT
Oak Park
Brownsville
Morris Court
Attucks Court
Garden
Aragon
Muscogee Wharf
PENSACOLA REGIONAL AIRPORT (HAGLER
HOLY CROSS CEMETERY
ST. JOHNS CEMETERY
BAY VIEW PARK
INFORMATION CENTER
BAYFRONT PKWY
R. 30 W.
R. 29 W.
FAIRFIELD
PALAFOX
CERVANTES
BLVD.
ST.
AV.
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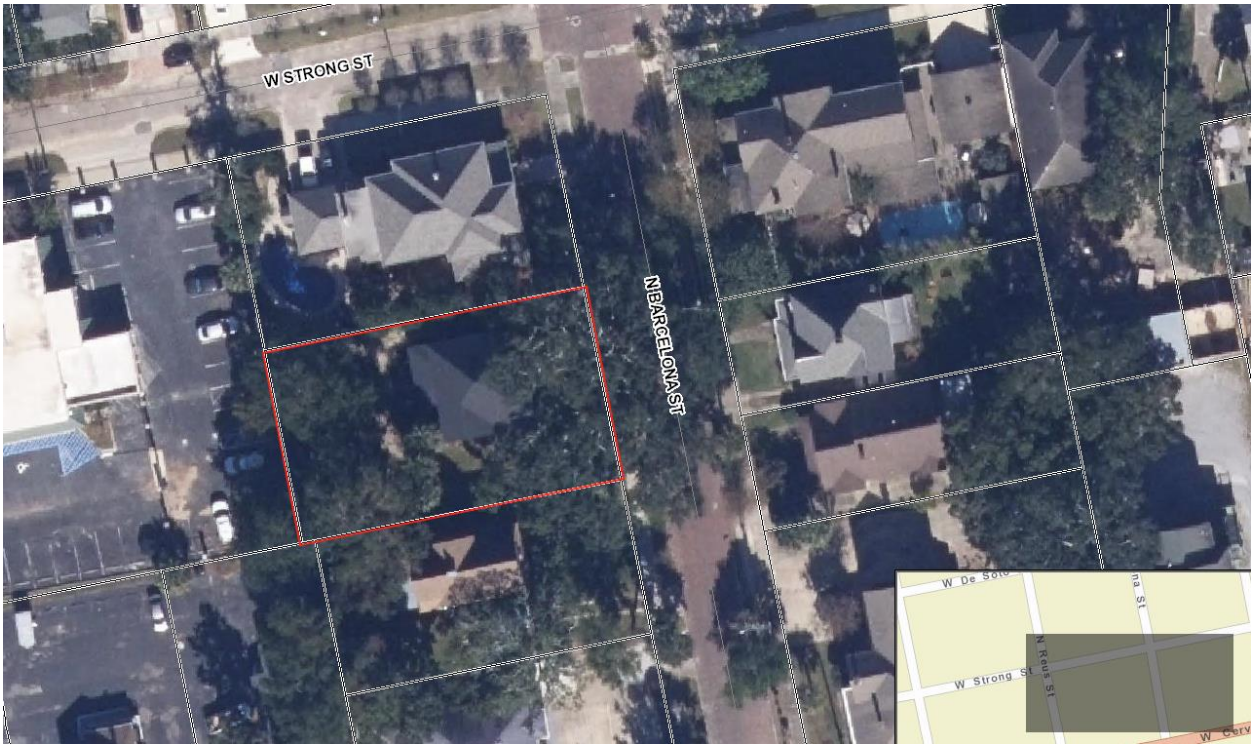
493
90
98

815 N. Barcelona Street



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

Architectural Review Board Application
Full Board Review

Application Date: 6/25/24

Project Address: **815 North Barcelona Street Pensacola, FL 32502**

Applicant: Carter Quina - Quina Grundhoefer Architects

Applicant's Address: 400 West Romana Street Pensacola, FL 32501

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

Property Owner: Cox Residence
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:

Addition to existing historic two story building.

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

Applicant Signature

6/25/24
Date

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

815 N Barcelona Street

Photo 1 to the left shows the present main facade facing Barcelona Street with the twin Oak trees to remain.

Photo 2 to the right shows the area for the new concrete paver driveway to the proposed new carport. The existing camphor tree is to be removed.

Photo 3 to the left shows the existing fence to be removed and the 3 palm trees to be relocated on the property. This is the approximate area where the carport will be placed.

Photo 4 to the right looks back towards Barcelona Street from the carpor location showing the driveway path to the street.

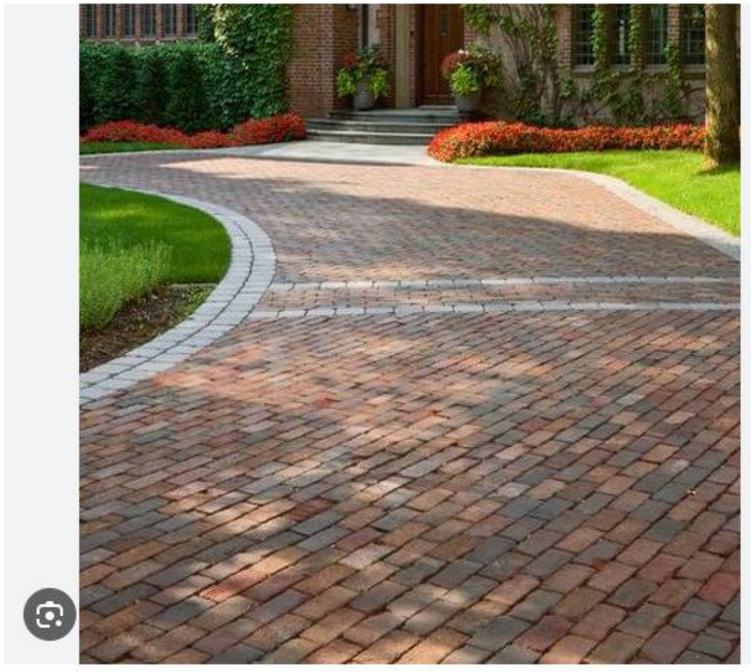
815 N Barcelona Street

Photo 5 to the left shows the back yard area where the new studio will be placed with the screen porch that will access the new sun room to the left.

Photo 6 to the right shows the existing back patio to be removed to allow the new sunroom addition. A new roof is proposed that will capture both the sun room and the screen porch.

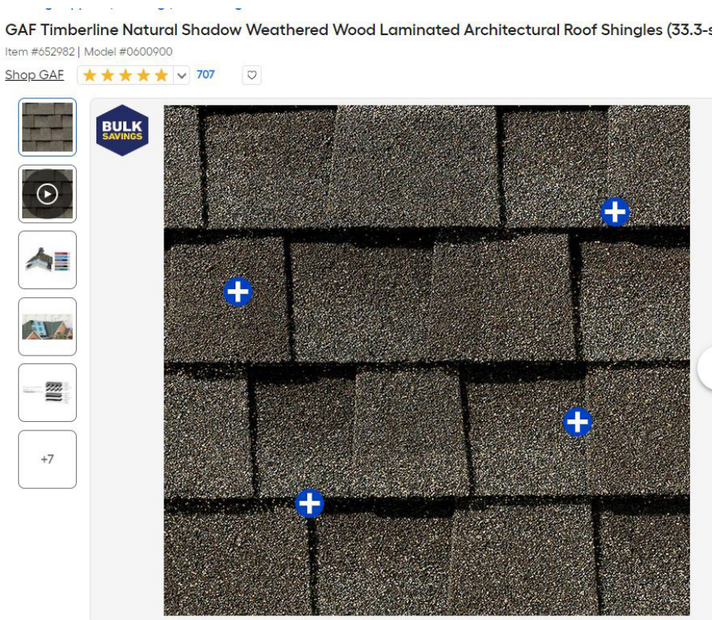
Photo 7 to the left shows the existing west elevation and existing roof conditions. The french doors will be removed to allow the sun room addition.

Photo 8 to the right shows a detailed photo of the rear elevation with the present very narrow driveway.



Concrete Pavers: A Buying Guide to Lowcountry Paver Selection - Decorative Concrete

Visit



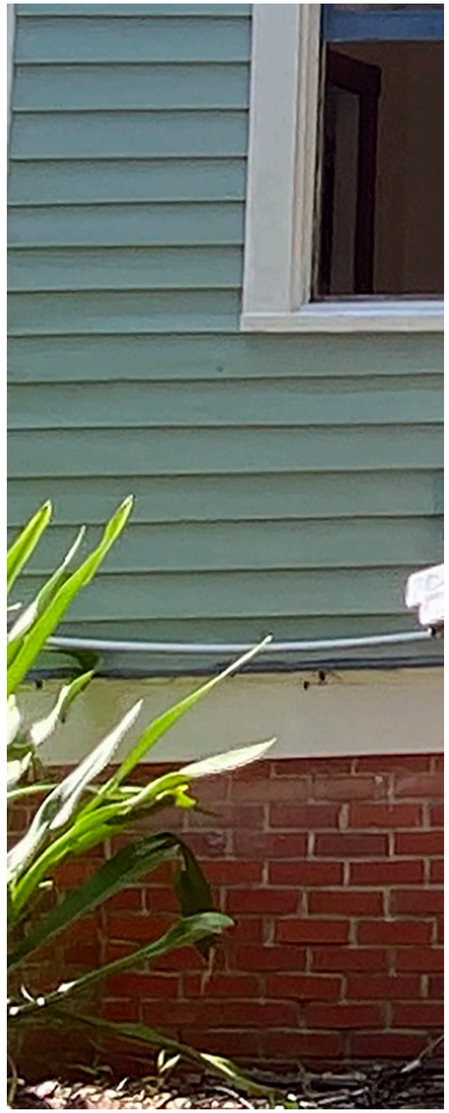
Concrete pavers for the drive to be have a brick like appearance.

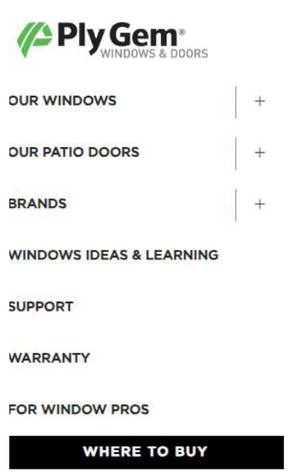
New siding will be wood lap siding to match the existing. Windows will be trimmed to match the existing. All colors to match the existing color scheme of the main house.

Brick foundation wall to be matched on the new addition.

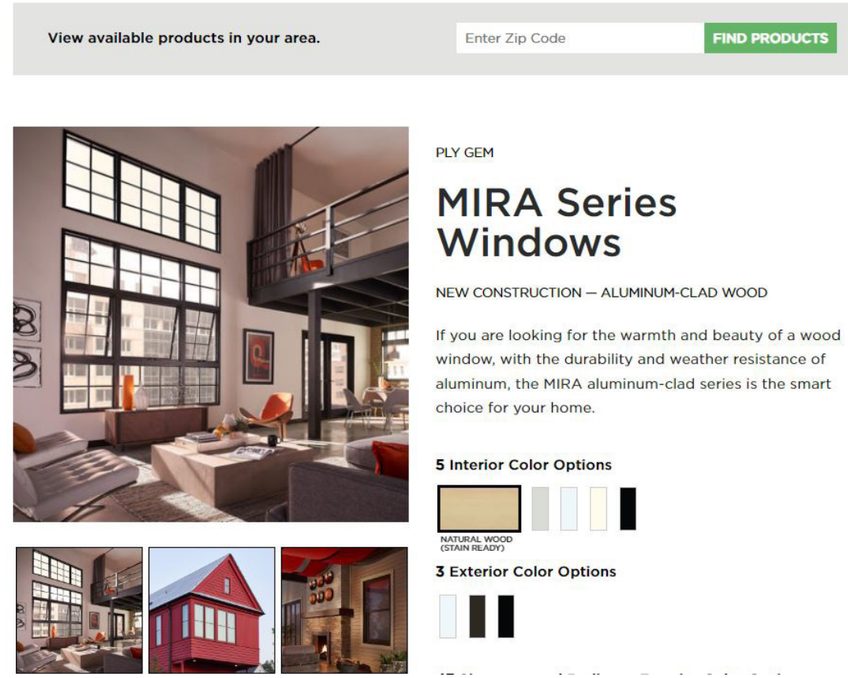
Roof shingles to match the existing in style and color.

To the far right, the fiberglass entrance
door by ThermaTru Smooth-StarS8311.



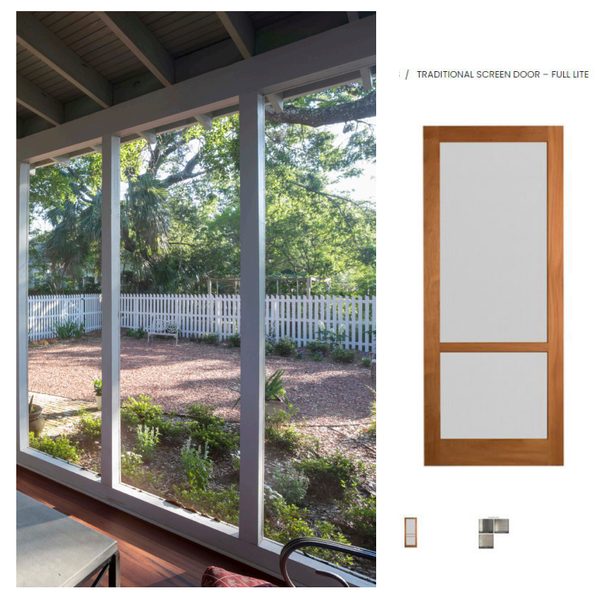


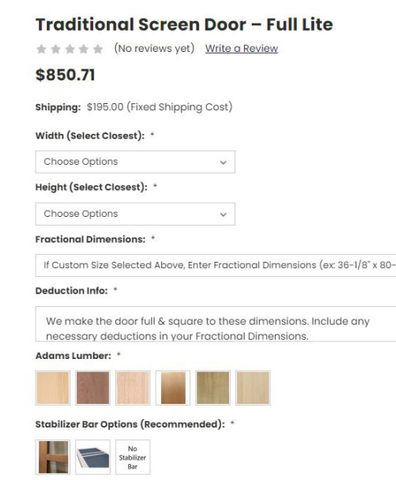
Columns for the new carport to be fiberglass tapered with base and capital as shown below. Color to be white to match existing house.

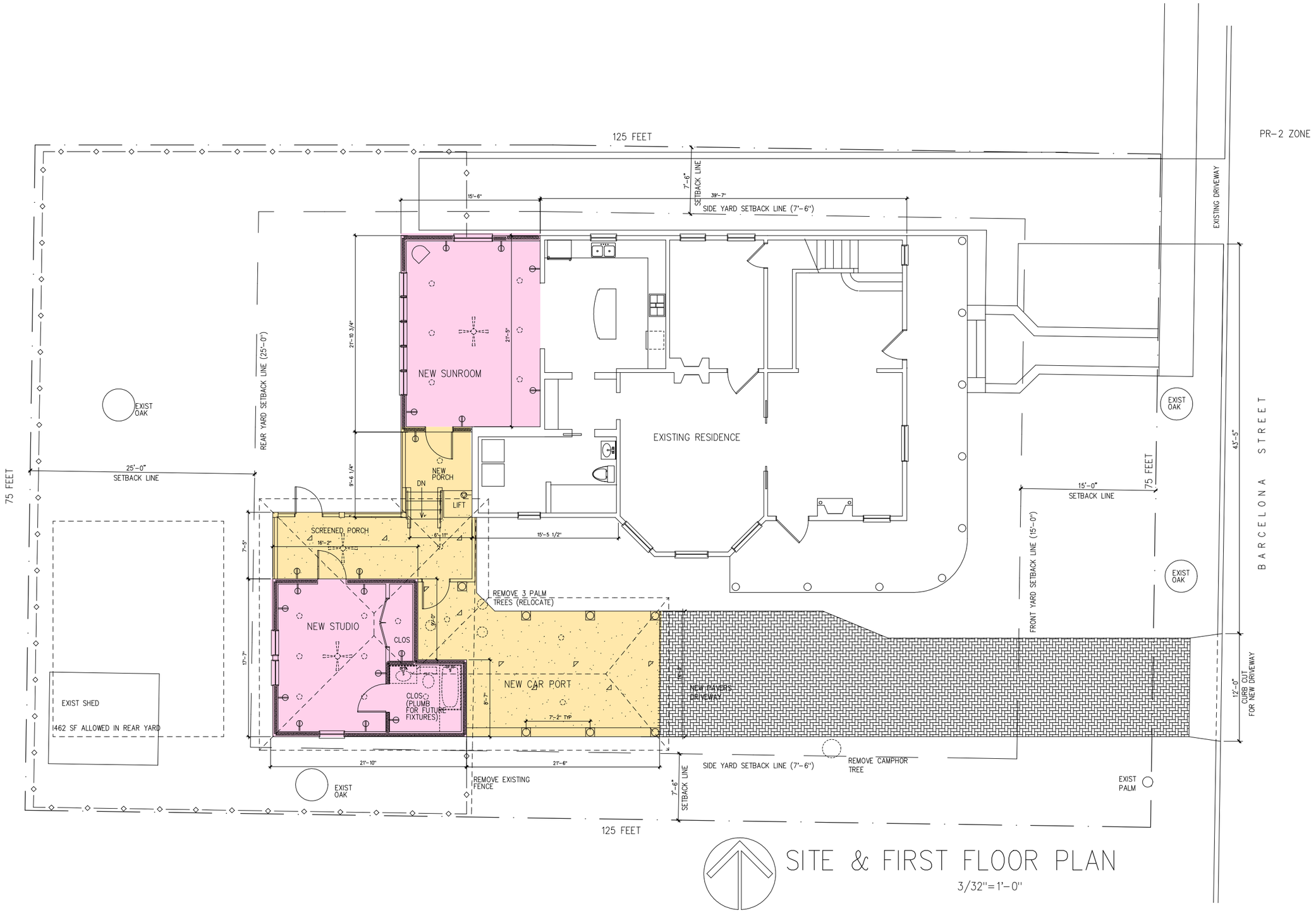


Windows to be PlyGem aluminum clad wood double hung, white color to match existing house.

Screen porch to be wood framed with bronze screen and screen door as shown, all painted white to match existing house.

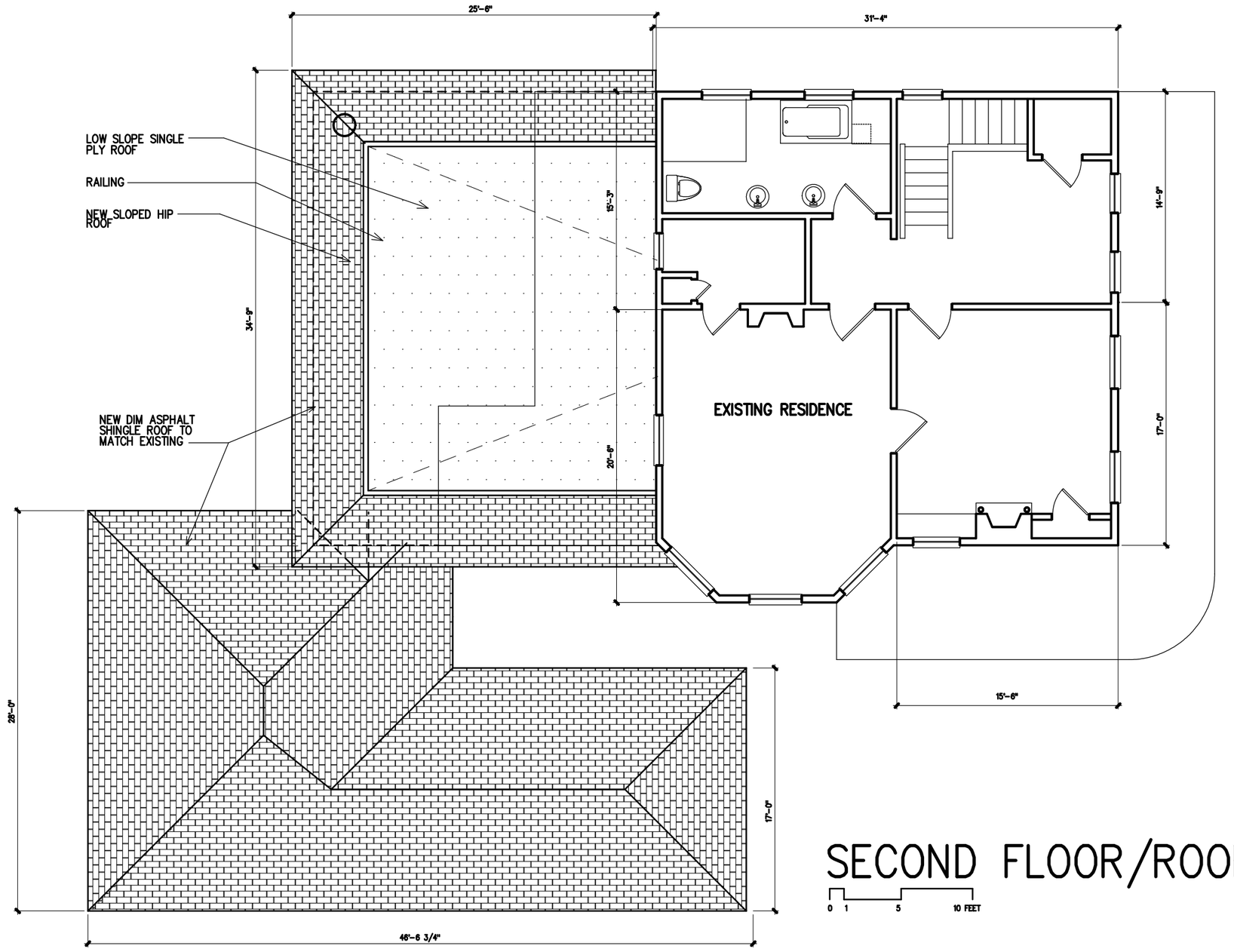






SITE & FIRST FLOOR PLAN

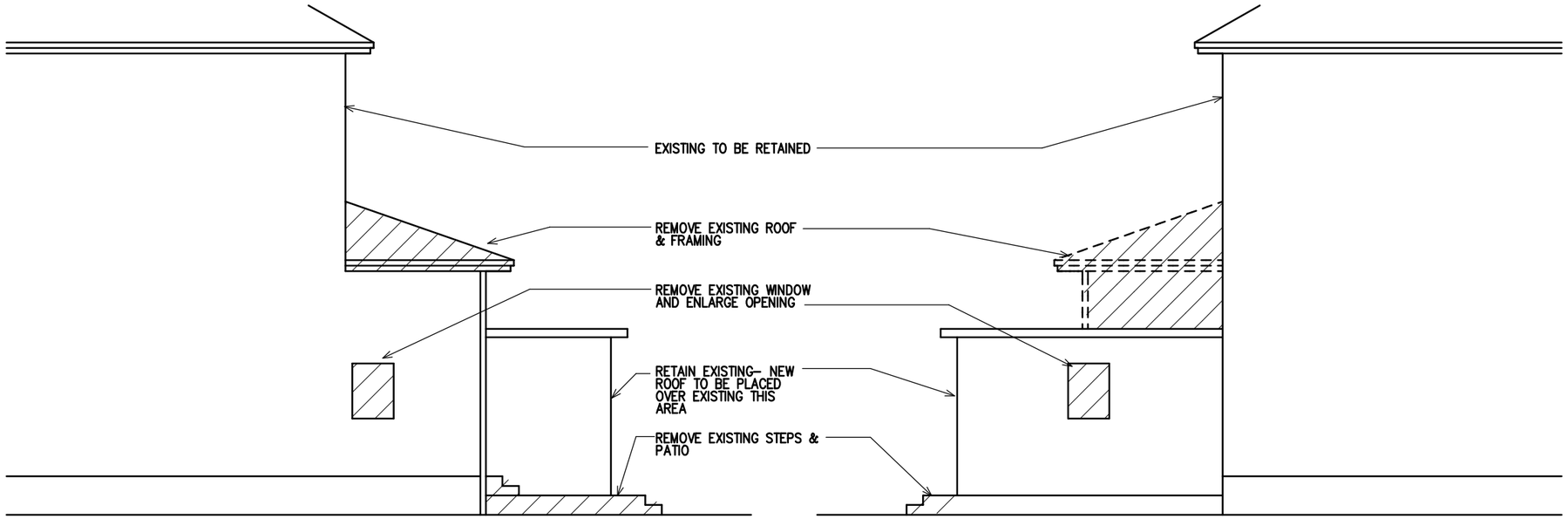
3/32"=1'-0"



SECOND FLOOR/ROOF PLAN

0 1 5 10 FEET

1/8"=1'-0"

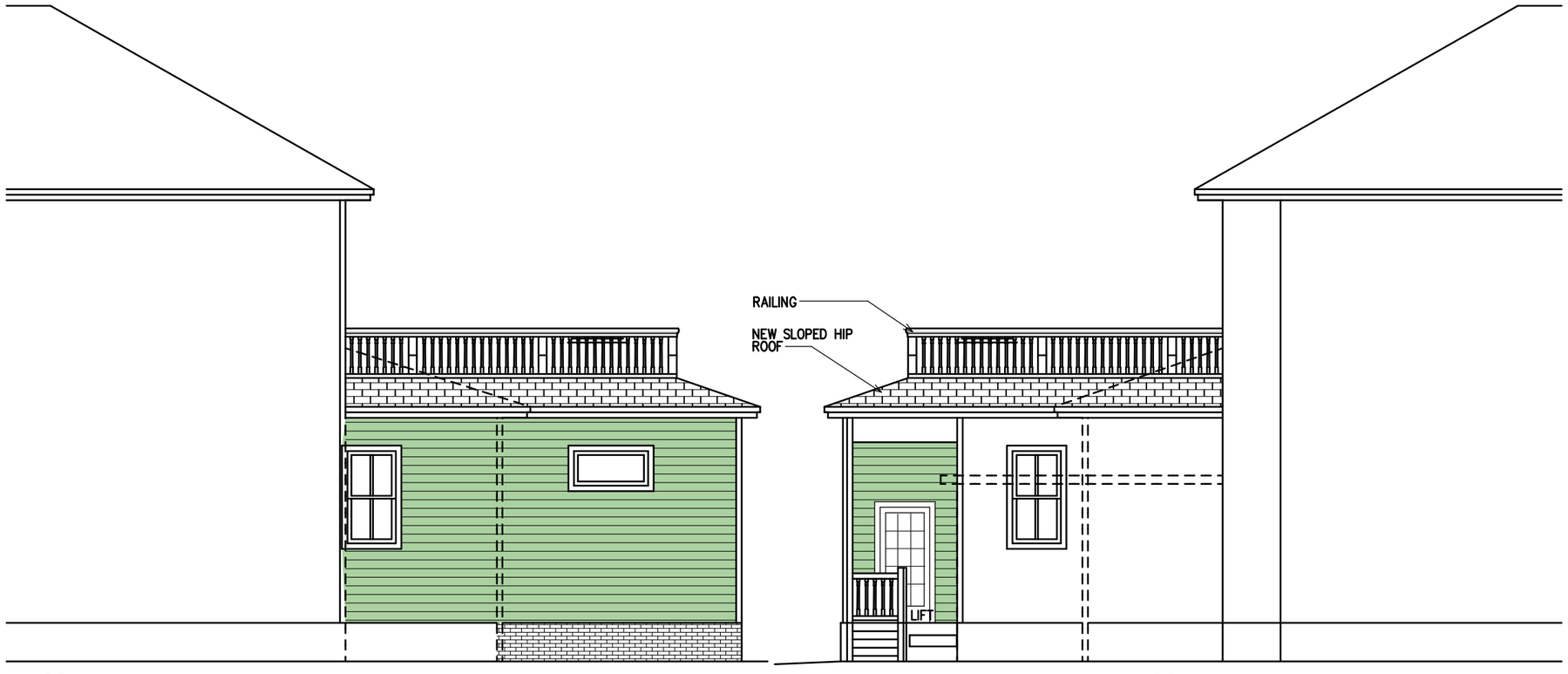


5 / A3 Existing North Elev

3/16"=1'–0"

4 / A3 Existing South Elev

3/16"=1'–0"



2 / A3 Partial North Elev

3/16"=1'–0"

1 / A3 Partial South Elev

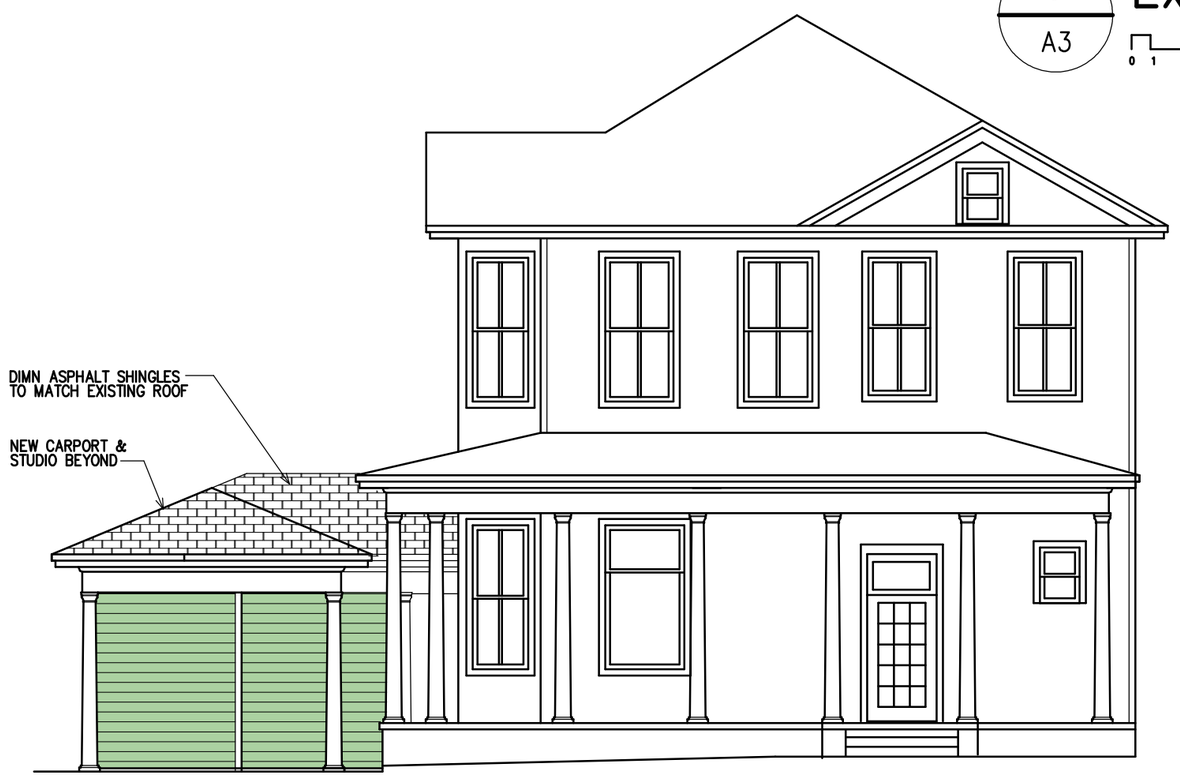
3/16"=1'–0"

6 / A3

Existing West Elev

0 1 5 10 FEET

1/8"=1'–0"



1 / A2

Existing East Elev & New Carport

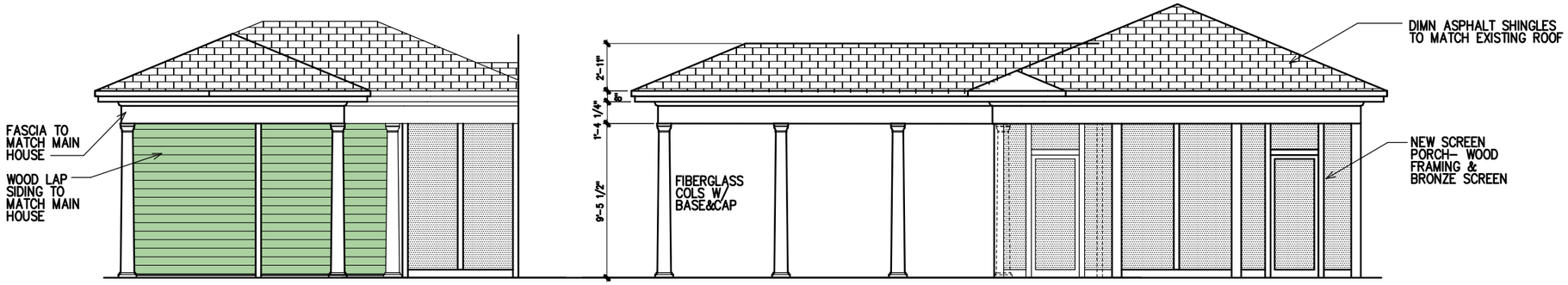
0 1 5 10 FEET

1/8"=1'–0"

3 / A3

New West Elev

1/8"=1'–0"



7 / A3 New Car Port Elev

3/16"=1'-0"

1 / A2 Existing South Elev & New Carport

0 1 5 10 FEET

1/8"=1'-0"

File #: 24-648 | Architectural Review Board | 7/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

212 S. Alcaniz Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Chimney Removal at a Non-Contributing Structure

SUMMARY:

J. Alton Lister is seeking approval to remove one chimney at a non-contributing structure. The chimney is enclosed with wood siding and has continual termite damage. The applicant is proposing either to remove and replace the existing chimney or remove and not replace it using matching siding and installing a new metal roof.

Recommended Code Sections:
Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for review; Decisions; Rules governing decisions.
Sec. 12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures within the historic district.

ATTACHMENTS:

1. Images
2. Application and Materials

212 S. Alcaniz Street

Architectural Review Board Application
Full Board Review

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

Application Date: June 26, 2024

***Project Address*:** **212 S. Alcaniz Street; Pensacola, FL**

Applicant: J. Alton Lister / Lister Builders, LLC

Applicant's Address: 40 W Nine Mile Rd. 2-129; Pensacola, FL 32534

Email: *Lbldr@aol.com* Phone: 850-432-5478

Property Owner: HOSMAN RE HOLDINGS LLC
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

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

The current and previous owner of the property has had continual termite problems with the chimney area of this building. Due to current damage, we must tear down the existing chimney due to the amount of damage all the way down. There is significant damage structurally.

Owner request to be able to assess the chimney once it is down and make one of two decisions: 1. Tear it out and rebuild to current design / finish if possible; or 2. Tear existing chimney out and remove completely. If #2 was the best route, the new siding would match the existing siding pattern and color, roof overhang would match existing building, new metal roof would be installed to make the roof be a continuous look and not a 'patched' look. Building would look as though a chimney was never there.

With the ARB approval, the owner would like to make the decision of which option to utilize based on what is discovered after the tear down.

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

Applicant Signature — Date: June 26, 2024

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

Front Elevation

212 Alcaniz Street

Right Side Elevation

212 Alcaniz Street

Rear Elevation

212 Alcaniz Street

Left Side Elevation

212 Alcaniz Street

Chimney

Chimney

212 Alcaniz Street

Top of Chimney

212 Alcaniz Street

Front Side of Chimney

212 Alcaniz Street

File #: 24-647 | Architectural Review Board | 7/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

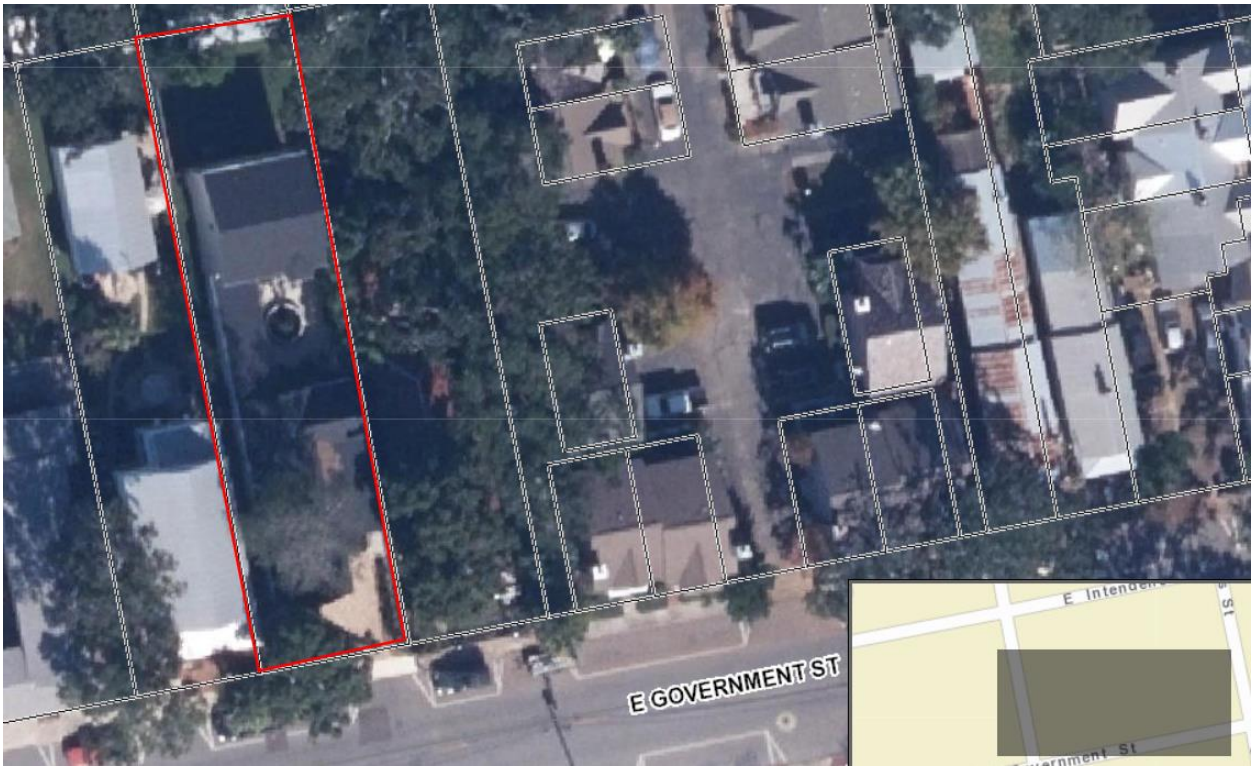
Greg Uzdevenes is seeking final approval to enclose an existing carport to create a garage by adding XXXX. A garage enclosure of a different design was denied at the April 2024 meeting and at the June 2024 meeting, a follow-up application was tabled until the July 18, 2024 ARB meeting.

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

ATTACHMENTS:

1. Images
2. April 2024 Meeting Minutes
3. April 2024 ARB Meeting_Application and Materials
4. June 2024 Meeting Minutes
5. June 2024 ARB Meeting_Application and Materials
6. July 2024 ARB Meeting_Supplemental Information

514 E. Government Street



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

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

CALL TO ORDER / QUORUM

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

Members Absent: Anna Fogarty

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Deputy City Administrator Forte, Christine Spence, Todd Alford, Susie Johnson, Rob Zimmerman, Alex Grace, Rachel Schill, Will Condon

APPROVAL OF MINUTES

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

Board Member Ramos made a motion to approve the May 21, 2024 ARB minutes. Chairperson Salter seconded the motion and it carried 6-0.

OPEN FORUM

NEW BUSINESS

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

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

series garage door.

Greg Uzdevenes and Nancy Fetterman presented to the board. Mr. Uzdevenes provided photographs of the neighboring property for the board to review as justification for the garage enclosure and noted that the homeowner has been attacked by hornets from the neighboring property. Chairperson Salter asked about past meeting minutes regarding the carport. Historic Preservation Planner Walker noted the plans were approved in April 2017 and returned to the board in September 2019 with a different architect and minor changes, but neither meeting minutes included discussion about the proposed carport or future use as an enclosed garage. Chairperson Salter asked Advisor Pristera about any other examples of street-facing garages in the Pensacola Historic District. Mr. Pristera answered he was unaware of any that face this close to the street. Board Member Spencer noted the photographs should be shared with other city staff, such as Deputy City Administrator Forte who was present. Board Member Spencer noted that the board should support the applicant's request to enclose the garage due to the impact from the neighboring property. Board Member Ramos asked for clarification about the carport in previously approved plans and Historic Preservation Planner Walker answered the carport was proposed and approved, but there was no major board discussion about it. Board Member Yee asked if the enclosure and garage door were meant to be screening from the neighboring property. Mr. Uzdevenes answered it was to keep the hornets out. Ms. Fetterman shared that a garage was not previously proposed because the board would likely not approve it and the garage is now being proposed to avoid hornets and the neighboring property. The carriage style door was chosen to match the shape of the front door. Chairperson Salter asked Advisor Pristera to share insights into the impact on the district, if approved. Mr. Pristera shared that a compromise can be found for a garage door with appropriate lites that will complement the house and the district. Board Member Courtney agreed with Mr. Pristera.

Board Member Mead asked staff for the status of any open code enforcement cases. Historic Preservation Planner Walker was unsure at the time but would explore that question with code enforcement. Board Member Mead asked the applicant if action were taken on the neighboring property, would it remedy the applicant's issue. Ms. Fetterman answered that it would help the situation. Chairperson Salter noted that allowing the garage enclosure would create an architectural element that is not a historic feature and not something that is associated with the character of the district. Chairperson Salter noted he is not against screening to reduce visibility from the neighboring property but does not support the enclosure with a garage door. Mr. Uzdevenes asked about other new construction with garage doors in the same district. Chairperson Salter noted those were likely site specific developments along Bayfront Parkway, in the same district, but with different standards. Board Member Spencer asked for clarification about properties near Oyster Bay and if those are site specific developments. Assistant Planning and Zoning Division Manager Harding confirmed the referenced properties are in the Crown Cove area with garages facing the rear. Board Member

Spencer noted he is in favor of the proposal because it is narrow and not a standard double garage door since the proposed opening is only 8 feet wide. Board Member Spencer offered an alternative of a door that looks like folding louvers or apply a composite material shutter in panels so from the street it looks like louvered panels. Historic Preservation Planner Walker confirmed that 518 E. Government Street has had an open code case since June 2023, accruing $25 a day in fines until wood rot on the exterior siding is rectified and code enforcement is checking to see if there are any additional open cases.

Board Member Mead made a motion to enter a resolution that the city undertake affirmative enforcement of standards within the district such that the board will not have these applications trying to adapt properties to avoid nuisances, which defeats the purpose of our districts. Board Member Salter seconded the motion and the motion passed 5-1 with Board Member Ramos dissenting.

Chairperson Salter noted his understanding for the need of screening though he would not be in favor of a solid wall and that is the only compromise that would meet the intent of the code. Mr. Pristera noted that the side walls may create the appearance of an open garage rather than a screened carport. Mr. Pristera noted an enclosure with the right details will complement the structure and seem more like a carriage house addition. Board Member Ramos noted the reasoning for adding the garage is not just, though he is sympathetic toward the homeowner's issues with the neighboring property. The sides of the carport should be left open with no garage door and perhaps a taller fence could help screen from the neighbor. The reasoning does not warrant the impact on the neighborhood.

Board Member Spencer made a motion to approve the application for the enclosure of the carport with a carriage house style door no greater than 8 ft. in width with the inclusion of a transom glass feature that if necessary to be approved as an abbreviated review. The motion failed with no second.

Board Member Ramos made a motion to deny the application without prejudice because the proposal would detract from the character of the district. Chairperson Salter noted the denial was based on Sec. 12-3-10(1)d.2.ii.a. Chairperson Salter seconded the motion. The motion carried 5-1 with Board Member Spencer dissenting.

Board Member Yee noted he would be open to other door options such as the louver or flush mounted that looks like wood siding.

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

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

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

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

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

Please find attached all relevant documentation for your review.

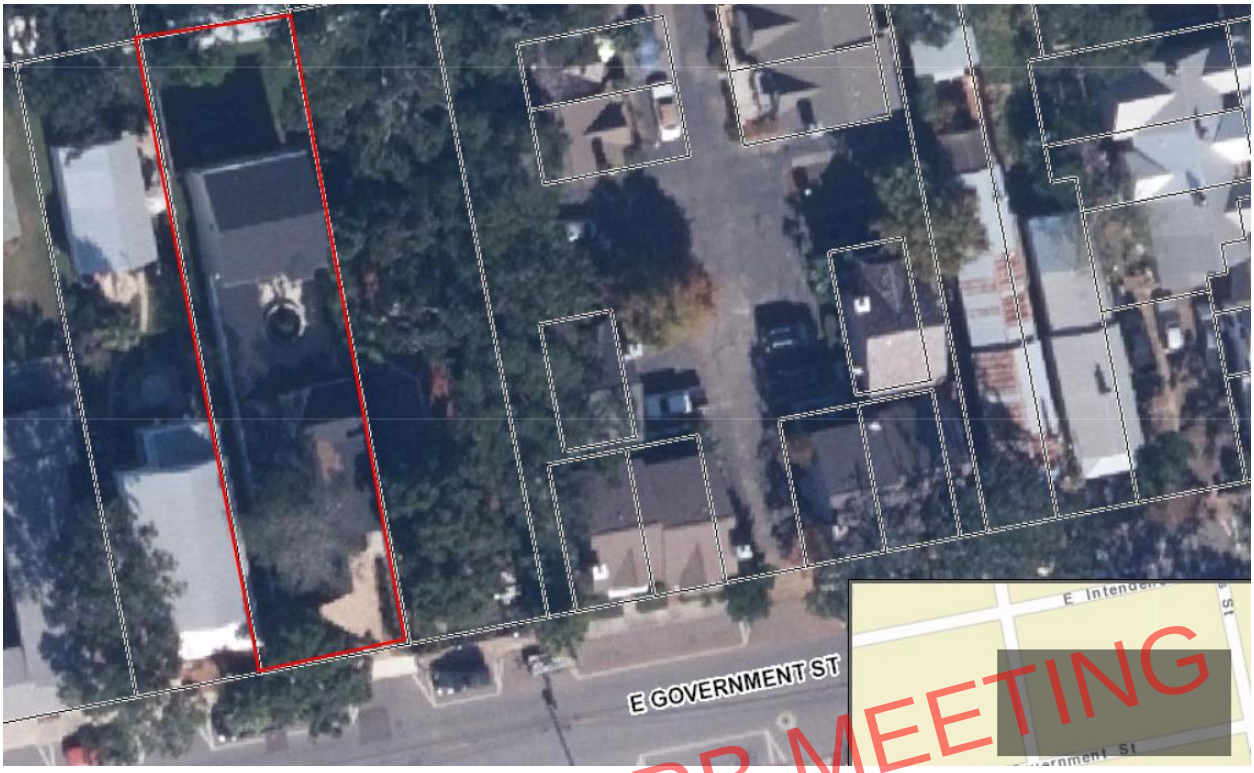
RECOMMENDED CODE SECTIONS
Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for Review; Decisions; Rules governing decisions.
Sec. 12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures.

APRIL 2024 ARB MEETING

ATTACHMENTS:

1. Images
2. Application and Materials

514 E. Government Street



APRIL 2024 ARB MEETING

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

Architectural Review Board Application
Full Board Review

Application Date: 15 MARCH

Project Address: 514 E. GOVERNMENT

Applicant: NANCY FETTERMAN (GREG WOFFORD, AGENT)

Applicant's Address: 514 E. GOVERNMENT

Email: gwzd@bellsouth.net Phone: 2323810

Property Owner: NANCY FETTERMAN

(If different from Applicant)

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

Application is hereby made for the project as described herein:

☒ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

APRIL 2024 ARB MEETING

FINAL REVIEW

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

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

Applicant Signature

15 MARCH 24
Date

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

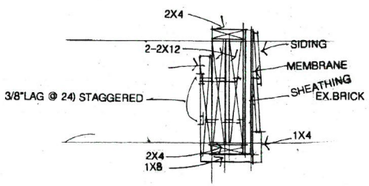
1

APPLICABLE CODES
FBC 2023–RESIDENTIAL

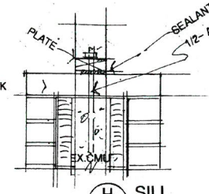
CODE CRITERIA
OCCUPANCY–R3
TYPE VB

PRODUCT APPROVALS

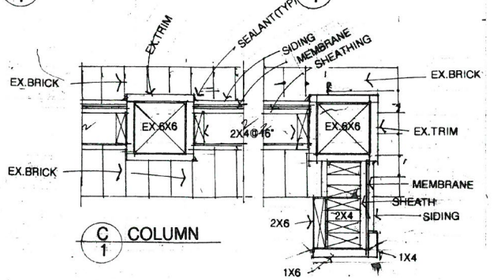
ITEM	MANUFACTURER	FPA
SIDING	JAMES HARDIE	FL–10477.1
OH DOOR	HAAS DOOR	
CONNECTORS	SIMPSON	



J/1 GARAGE HEADER



H/1 SILL



C/1 COLUMN

D/1 COLUMN

MATERIAL SPECS

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

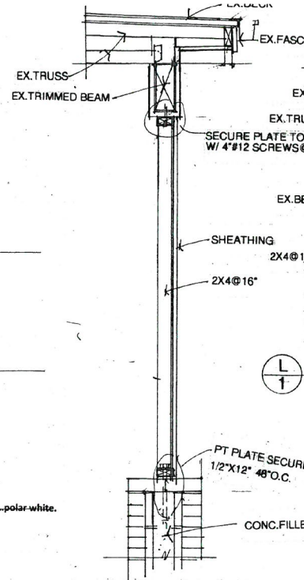
B. CARPENTRY
ROUGH
1. Base Plates- #2 SYP Treated
2. Studs/plates-Lodge Pole Pine
3. Wall sheathing- ½"CDX
4. Membrane-Tyvek or equal
5. Fasteners-galvanized
Sheathing: #8 ring shank
4"o.c edges/8"o.c./ field.
6. Connectors-Simpson as indicated.

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

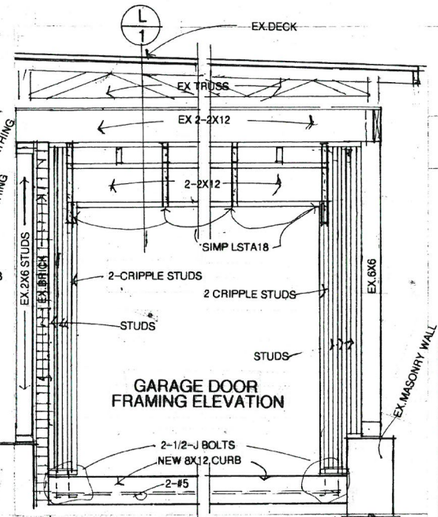
C. PAINTING
1. Exterior Siding/trim-2 coats acrylic Latex to match existing siding/trim.
2. Interior- 2 coats flat latex

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

DETAILS
1 1/2":1'–0"

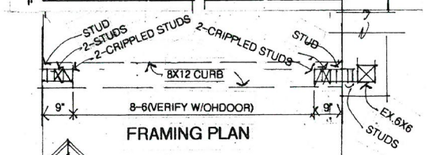


K/1 FRAMING SECTION

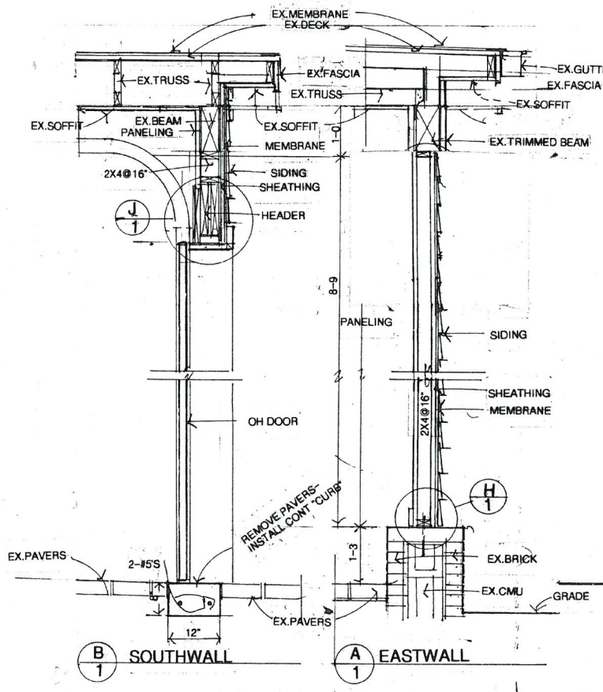


L/1 SECTION

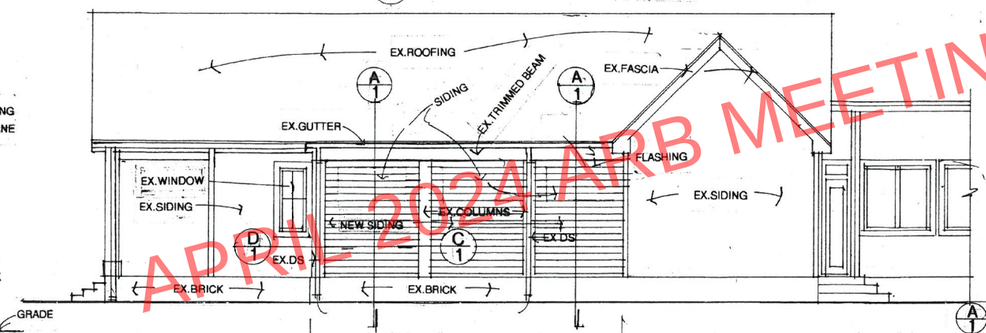
GARAGE DOOR FRAMING ELEVATION

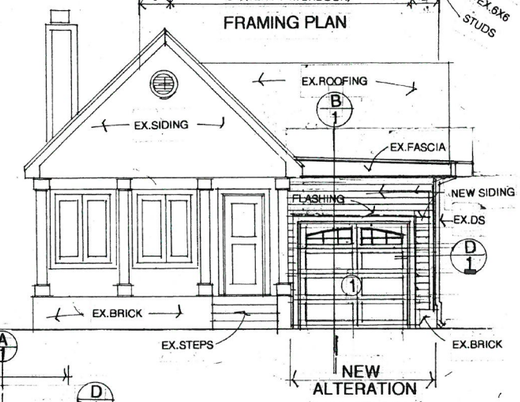


FRAMING PLAN

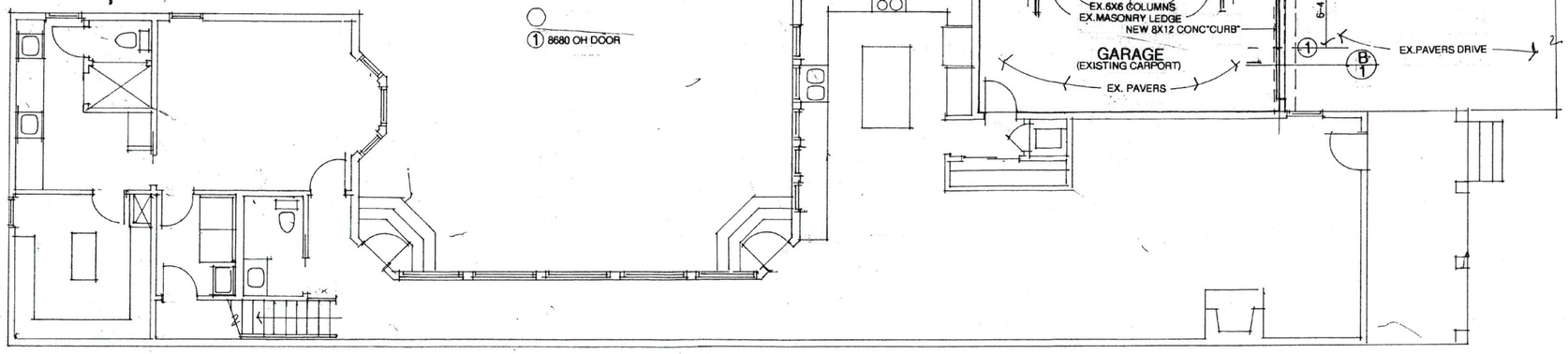


SECTIONS
3/4":1'–0"





ELEVATIONS
3/16":1'–0"



PLAN
3/16":1'–0"

APRIL 2024 ARB MEETING

CERTIFIED TO CONFORM TO FBC 2023 CHAPTER 16 LOADING CRITERIA

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

ALTERATIONS TO THE
FETTERMAN RESIDENCE
514 E.GOVERNMENT STREET

DATE: 6MARCH24
JOB: 2403
REVISIONS:

1
SHEET

APRIL 2024 ARB MEETING

APRIL 2024 ARB MEETING

APRIL 2024 ARB MEETING

Haas Door
A Nofziger Company

Residential Product Line

Color Options

Wood Grain

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

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

Uni-Directional Graywood

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

Solid

Polar White | Almond | Sandstone | Bronze

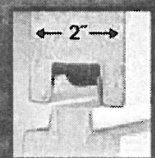
Brown | Gray | Charcoal | Carbon Black**

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

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

FEATURES

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



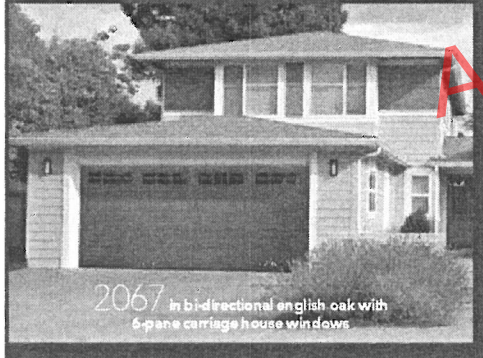
2000 series doors include **Air Infiltration Seals**, which exceed the ASHRAE 90.1 Standard when installed with standard bottom seal and commonly available rigid/flexible vinyl door stop.

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

2000 series

2063 in uni-directional graywood with plain carriage house windows

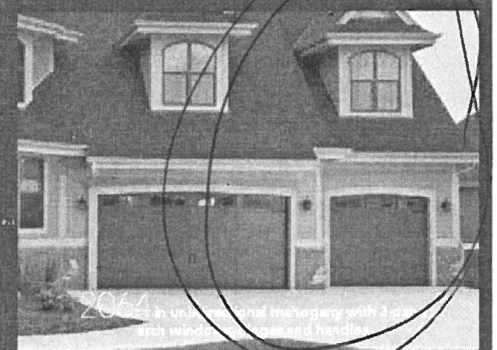
APRIL 2024 ARB MEETING



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

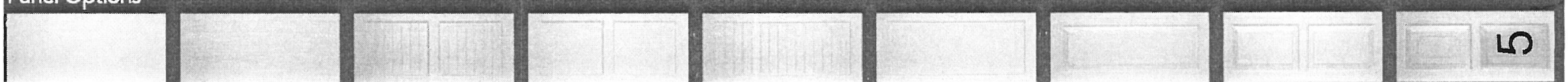
2010 in sandstone with plain carriage house windows and selectview option (see pg 22)

2073 in polar white with prairie windows



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

Panel Options



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

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

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

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

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

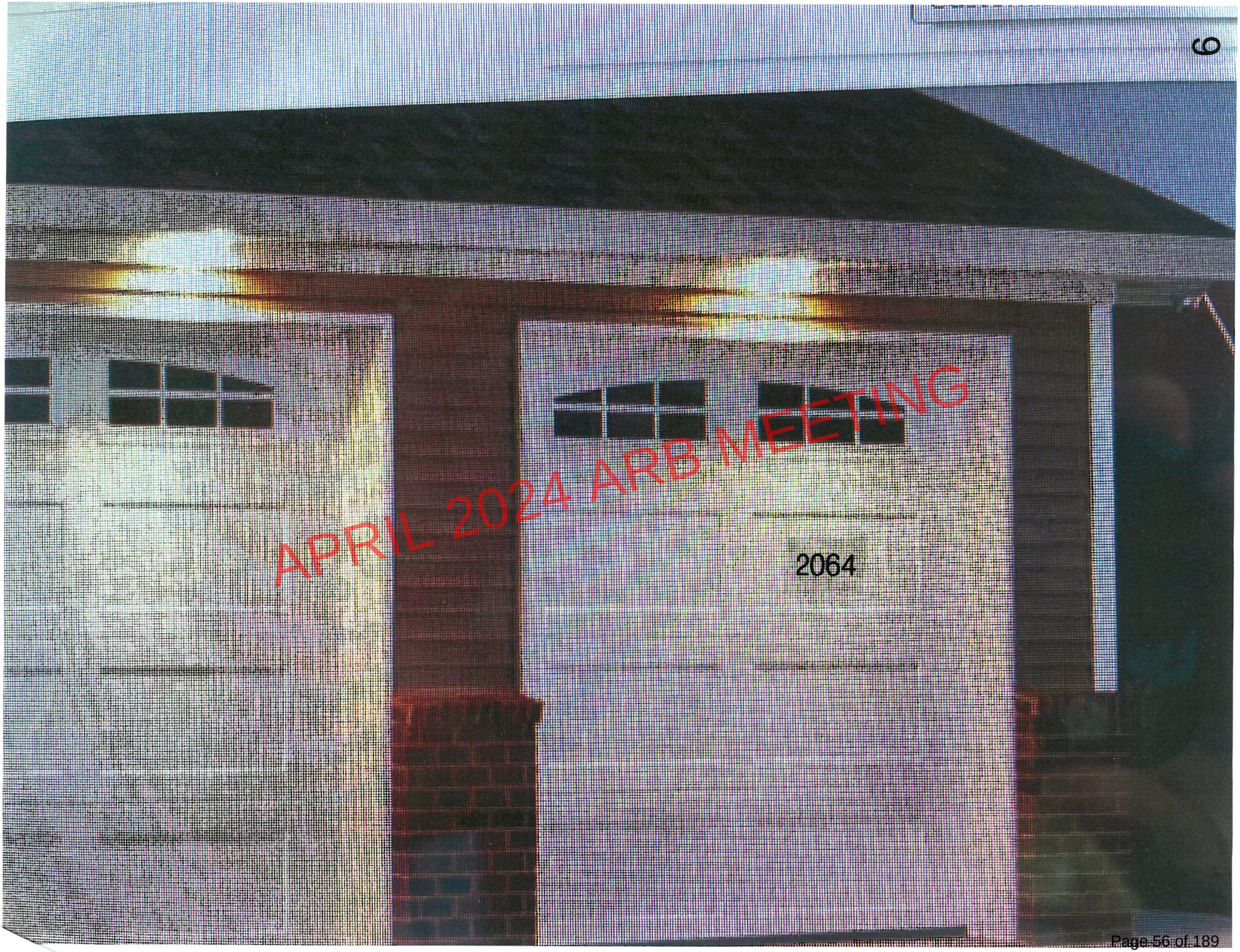
Recessed Long Panel
Model 2063
(Not available in 24" sections)
Carriage Windows p24 & 25
Model 2073
(Not available in 24" sections)
Ranch Windows p24 & 26

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

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

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

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

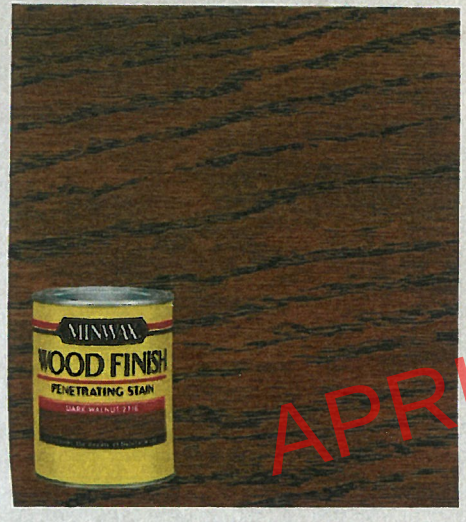


APRIL 2024 ARB MEETING

Color Pallet

Trim, Porch Ceiling & Columns

SW 7006
Extra White



Front Door

Lap Siding

SW 2833 ROYCROFT VELLUM

APRIL 2024 ARB MEETING

Colors Picked
from Sherwin Williams
Historical Colors

ORIGINAL COLORS APPROVED FOR RESIDENCE

City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

June 20, 2024	2:00 PM	Hagler-Mason Conference Room, 2nd Floor

CALL TO ORDER / QUORUM

Council Members Present:	Derek Salter, Yuri Ramos, George R Mead, II, Jordan Yee, Lou Courtney, Anna Fogarty, Ross Pristera
Council Members Absent:	
Also Present:	Historic Preservation Planner Walker, Development Services Coordinator Statler, Paul Jansen, Aaron Ebent, Ben Townes

APPROVAL OF MINUTES

1. 24-555 APPROVAL OF MAY 16, 2024 ARB MEETING MINUTES.

   Board Member Mead made a motion to approve the May 16, 2024 ARB minutes. Board Member Fogarty seconded and the motion carried 6-0.

OPEN FORUM

NEW BUSINESS

2. 24-556
   514 E. GOVERNMENT STREET
   PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
   FINAL APPROVAL FOR CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

   Greg Uzdevenes is seeking final approval to enclose an existing carport to create a garage by adding a HAAS 2000 series garage door with a louvered option and a

gable to the south and a Hardie siding east wall to match the existing structure. A garage enclosure of a different design was denied at the April 2024 meeting.

Greg Uzdevenes presented to the board. Note, a technical error occurred during recording; no audio was available for the first 22 minutes of the meeting. The board discussed the plans presented for the enclosed carport. Board Member Yee noted that a product exists to camouflage the garage door to give the appearance of a wall section. Board Member Yee asked Chair Salter if the board could approve the enclosure concept with an abbreviated review to clarify details. Chair Salter answered yes, with a simple majority, the board could approve a motion such as that. Historic Preservation Planner Walker shared the product Board Member Yee mentioned. Board Member Mead echoed that he was envisioning a similar product as a solution. Mr. Uzdevenes noted a Florida product approval number will likely be needed for the permit. Advisor Pristera noted that he supported the proposal to enclose the carport to mimic a side porch with louvers. Using the shed roof and louvers will help make the garage disappear. Advisor Pristera preferred to maintain the shed roof rather than the proposed gable. Board Member Fogarty noted the alteration is an improvement to what exists and what was proposed at the last meeting. Board Member Fogarty leaned toward Option B with the louvers because Option A looked like a standard garage door. Board Member Fogarty asked about the proposed finish of the enclosure. Mr. Uzdevenes answered it would be white to match the existing structure. Board Member Courtney noted she preferred the shed roof design with the shutter effect.

Board Member Ramos made a motion to approve the application as submitted with overhead door option B, painted the same color as the siding of the house. Board Member Fogarty seconded the motion and the motion failed 3-3 with Board Member Mead, Board Member Courtney, and Chair Salter dissenting.

Board Member Yee made a motion to approve the application with door option B without the windows as a fully louvered option and retaining the shed roof as it currently exists. Board Member Ramos seconded the motion. Board Member Yee clarified that the motion removes the divided lites on the garage door and is fully louvered. The motion failed 3-3 with Board Member Mead, Board Member Courtney, and Chair Salter dissenting.

Board Member Mead asked staff for clarification on the requirement to provide recommendations. Historic Preservation Planner Walker noted the code requires recommendations which can be made during discussion and/or be included in the motion. The previous aesthetic review at the April 2024 meeting resulted in the recommendation to explore a louvered option, which was presented today. Chair Salter asked how to handle an item if the majority of the board feels the application is against the code and there is no alternative. Historic Preservation Planner Walker answered that if the board finds the proposed plans to be non-code compliant and there are no reasonable alternatives, the plans could be denied based on Sec. 12-3-10(1)d.2.ii.(a). Board Member Ramos stated that that section

of code is a weak reference for denying an application and as a non-contributing structure, the applicant has provided an improvement to what is there currently. Board Member Ramos noted that the board needs to share a solution and there is nothing in the code strictly prohibiting a front-facing garage door. Board Member Mead shared that what he envisioned for louvered doors does not fit what the applicant has proposed. Board Member Mead noted he could support some version of an enclosure with appropriate treatment, perhaps a different shutter treatment.

Board Member Mead made a motion to deny the application based on Sec. 12-3-10(1)d.2.ii.(a) with a recommendation that the resubmittal include something approaching the application that Board Member Yee indicated that would read as a wall and window treatment appropriate to the fenestration established on the structure so that it will not look like a garage door, as much as feasible.

Board Member Yee noted that the applicant might explore pilaster columns that are applied to the surface of the building and above the door head and add a louver above to trim out the space so it doesn't look like a blank wall. Or alternatively, dress up the area to look like a porch. Mr. Uzdevenes asked about the board's opinion on the gable. Board Member Yee answered that the gable draws more attention and the shed roof is more subdued. Board Member echoed Board Member Yee's comments that some treatment can be added to read properly as something other than a garage.

Board Member Courtney seconded the motion. The motion failed 3-3 with Chair Salter, Board Member Ramos, and Board Member Fogarty dissenting.

Board Member Mead asked staff how to proceed. Historic Preservation Planner Walker noted the board must approve or deny the application.

Board Member Mead made a motion to deny with no recommendations for conditions of resubmittal based on Sec. 12-3-10(1)d.2.ii.(a). Chair Salter seconded the motion. The motion failed 3-3 with Board Member Ramos, Board Member Yee, and Board Member Fogarty dissenting.

Board Member Ramos made a motion to approve based on the recommendations of Board Members Mead and Yee that some sort of treatment be made to mimic an enclosed porch that is submitted for abbreviated review. Board Member Mead noted an abbreviated review is not appropriate since the proposed approach is novel. The motion failed without a second.

Chair Salter noted the majority of the board is open to the concept under certain circumstances, but it needs to be fine-tuned for the majority of board members to be comfortable with it. Board Member Ramos stressed the need to provide a solution for the applicant.

Board Member Mead made a motion to deny. Historic Preservation Planner Walker shared confirmation from the city's Development Services Director that the application could be tabled to a specific date. The code states that action must be taken within 31 days to avoid automatic approval. The next ARB meeting is July 18, which is within 31 days.

Board Member Mead made a motion to table the application until the July 18, 2024 ARB meeting for modification consistent with the recommendations made and votes made by the board. Board Member Ramos asked if the applicant would incur another fee. Historic Preservation Planner Walker stated no, an additional fee would not be charged. Board Member Ramos seconded the motion and it passed 5-1 with Chair Salter dissenting. Mr. Uzdevenes asked about the next step. Historic Preservation Planner Walker noted she would follow up with the applicant, and it is within the applicant's right to speak with board members individually to discuss the proposed plans. The deadline for the July meeting would be granted a slight extension to accommodate the applicant. Board Members Mead and Ramos shared less concern about the shed roof and more concern about the door treatment.

3. 24-558 100 S. TARRAGONA STREET
PENSACOLA HISTORIC DISTRICT & PALAFOX HISTORIC BUSINESS DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
REPLACEMENT WINDOWS AT NON-CONTRIBUTING STRUCTURE

Shawn Lynch is seeking approval to replace 32 wood windows with CWS WindPact vinyl impact windows in dark bronze with no divided lites. The proposed window style will match the neighboring structure on the opposite end of the development at 108 S. Tarragona Street.

Shawn Lynch and Gordon Miles presented to the board. Mr. Miles noted the existing windows are rotting and fogged and the proposed window type will match the opposite end of the development at 108 S. Tarragona Street. Chair Salter asked staff to provide context for previous approvals for 108 S. Tarragona Street. Historic Preservation Planner Walked noted the property was approved in 2005 for new construction but the plans and minutes did not identify the specific type of window. An abbreviated review was approved in 2018 to change from wood to Andersen tilt wash vinyl clad windows. The applicant shared the reason behind proposing vinyl is to avoid additional wood rot. Chair Salter asked staff if vinyl windows had been approved in this district previously. Historic Preservation Planner Walker answered that typically windows are clad at minimum, but in February 2022 the board approved to replace 21 wood windows with PGT vinyl windows at 624 E. Government, a non-contributing structure in the wood cottages district but with a similar two-story architectural style and footprint. Board Member Ramos asked for clarification on the type of windows. Mr. Lynch answered that the proposed windows are fixed and casement vinyl windows. Board Member Yee noted he agreed with Chair Salter that the color is not an issue but the type and

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

Architectural Review Board Application
Full Board Review

Application Date: ·

Project Address: 514 E. GOVERNMENT

Applicant: NANCY FETTERMAN (GREG UZOFUENES, AGENT)

Applicant's Address: 514 E. GOVERNMENT

Email: gluzd@bellsouth.net Phone: 2323810

Property Owner: NANCY FETTERMAN

(If different from Applicant)

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

Application is hereby made for the project as described herein:

☒ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

JUNE 2024 ARB MEETING - TABLED

FINAL REVIEW

ENCLOSE EXISTING CARPORT INTO A GARAGE BY ADDING EAST WALL & SOUTH GARAGE DOOR AS WELL AS ADDING GABLE ON SOUTH SIDE.

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

Applicant Signature

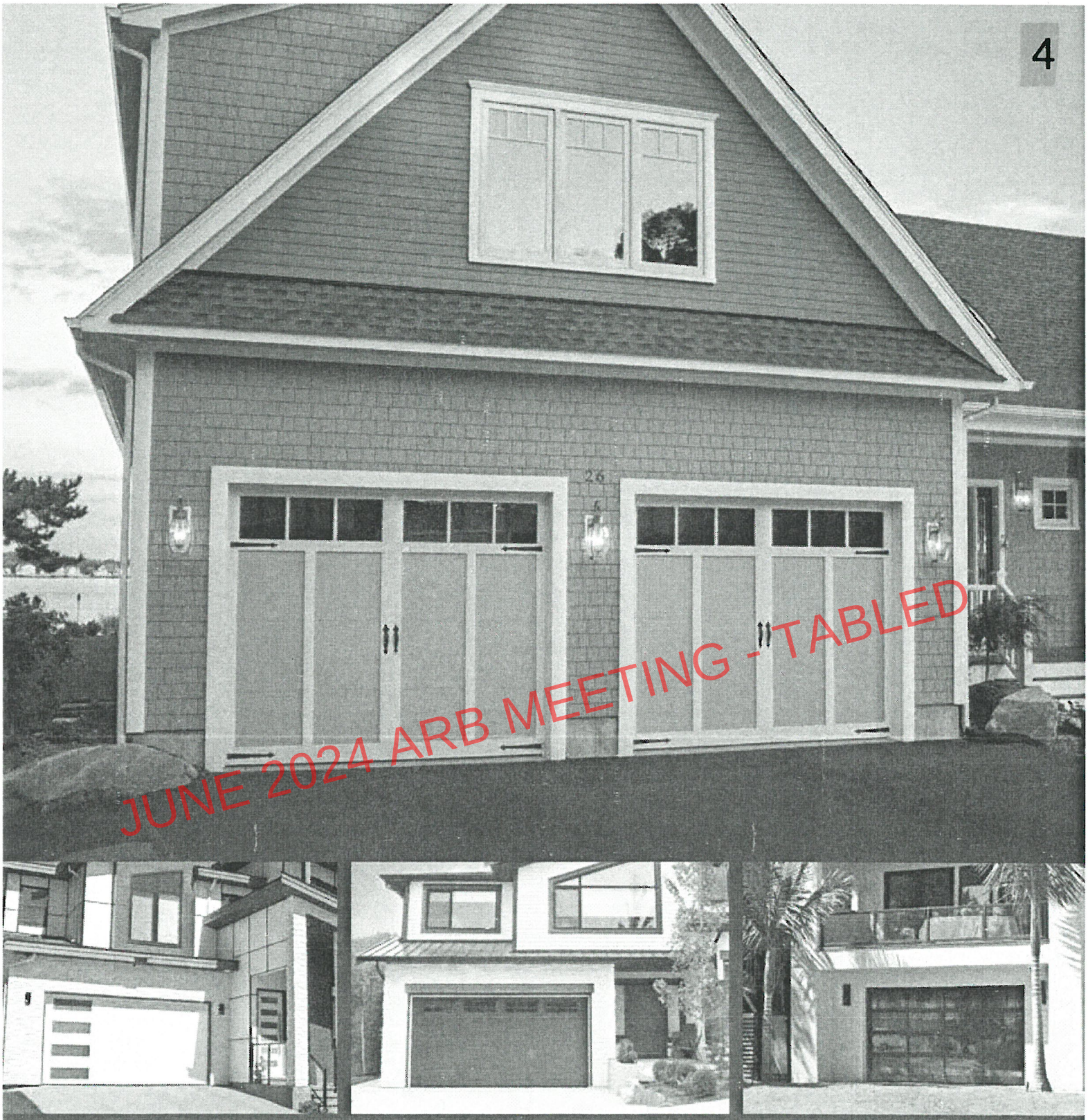
Date

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

1

JUNE 2024 ARB MEETING - TABLED

JUNE 2024 ARB MEETING - TABLED



JUNE 2024 ARB MEETING - TABLED

Haas Door
A Nofziger Company

Residential Product Line

2000 series

Color Options

Wood Grain

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

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

Uni-Directional Graywood

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

Solid

Polar White | Almond | Sandstone | Bronze

Brown | Gray | Charcoal | Carbon Black**

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

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FEATURES

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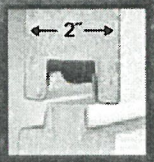
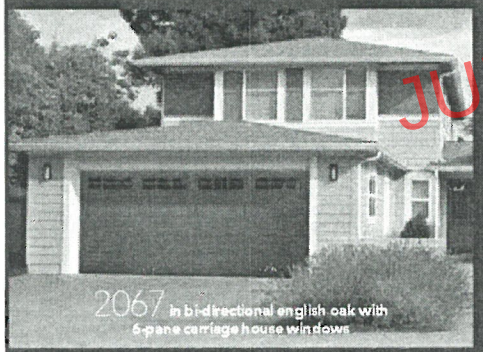
- 0.094 Tested U-Factor with an Air Infiltration Joint Seal that meets IECC Requirements
- Environmentally Compliant Polyurethane Insulation
- 26-Gauge Galvanized Steel
- Available with Wind Load & Impact Options
- Decorative Glass Options (pg 24)
- SelectView Options (pg 22-23)
- 35 Window Options (pg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



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

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

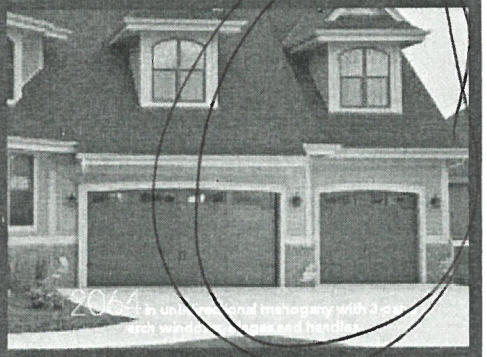
2063 in uni-directional graywood with plain carriage house windows



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

2010 in sandstone with plain carriage house windows and selectview option (see pg 22)

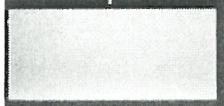
2073 in polar white with prairie windows



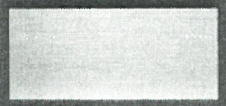
2064 in uni-directional mahogany with 3-pane arch window, [illegible] and handles

JUNE 2024 ARB MEETING - TABLED

Panel Options

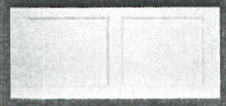


Flush
Model 2010
All colors except
Bi-Directional wood grains
Carriage Windows p24 & 25
Ranch Windows p24 & 26
TL Windows p26
Standard Windows p24 & 27

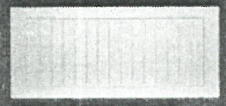


V-Groove
Model 2012
All colors except
Bi-Directional wood grains
TL Windows p26

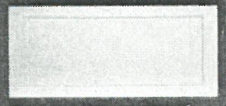
Ribbed Short Panel
Model 2060
Carriage Windows p24 & 25
Model 2072
Ranch Windows p24 & 26
Model 2082
Standard Windows p24 & 27



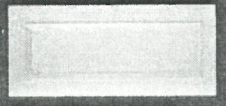
Recessed Short Panel
Model 2061
Carriage Windows p24 & 25
Model 2071
Ranch Windows p24 & 26
Model 2081
Standard Windows p24 & 27



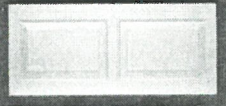
Ribbed Long Panel
Model 2064
Carriage Windows p24 & 25
Model 2074
Ranch Windows p24 & 26



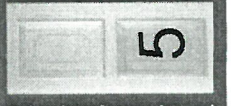
Recessed Long Panel
Model 2063
(Not available in 24" sections)
Carriage Windows p24 & 25
Model 2073
(Not available in 24" sections)
Ranch Windows p24 & 26



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



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



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

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

INSULATED STEEL 2000 SERIES

Not just beautiful, but these doors are among the most energy efficient doors on the market. Crafted of heavy gauge galvanized steel, these doors are 2" thick. Yet they feature an embossed woodgrain look and are filled with dense polyurethane foam insulation. Imagine what the design and craftsmanship of these doors can add to the beauty of your home.

SPECS

- 2" Thick with Full Thermal Break
- 0.094 Tested U-Factor
- Environmentally Compliant Polyurethane Insulation
- 26 Gauge Galvanized Steel
- Air Infiltration Joint Seal
- Available with Wind Load and Impact Options
- 19 Color Options
- 9 Panel Options
- 15 Residential Models
- 36 Window Options

- Available with Decorative Glass
- Available with SelectView Options
- Industry Leading Warranty
- Lifetime Rust-Through & Delamination
- 10-Year Finish
- 6-Year Hardware
- 3-Year Spring

* WHITE

CREATE YOUR DOOR

LEARN MORE

Tested U-Factor validated by DASMA Thermal Performance Verification Program

2000 SERIES MODELS

JUNE 2024 ARB MEETING - TABLED

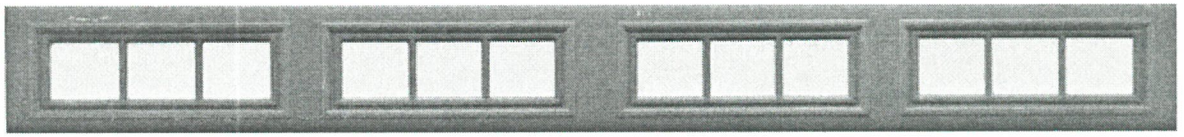
DOOR A

5A

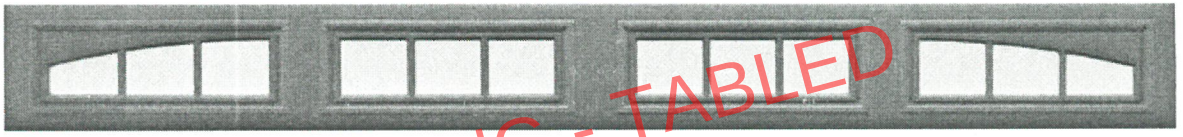
Prairieview

GLASS OPTIONS (more info)

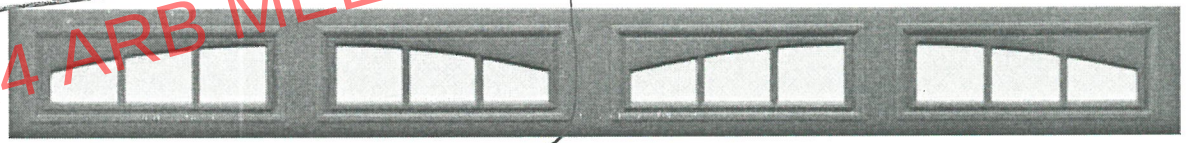
3/4" Insulated - Clear/Clear, Light Gray/Clear, Dark Gray/Clear, Bronze/Clear, Clear/Frosted, Light Gray/Frosted, Dark Gray/Frosted, Bronze/Frosted, Clear/Low-E, Clear/Solar Ban, Dark Gray/Dark Gray



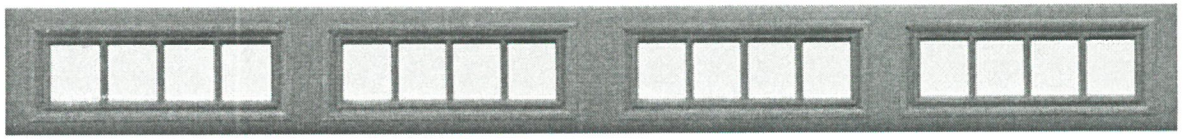
3-Pane



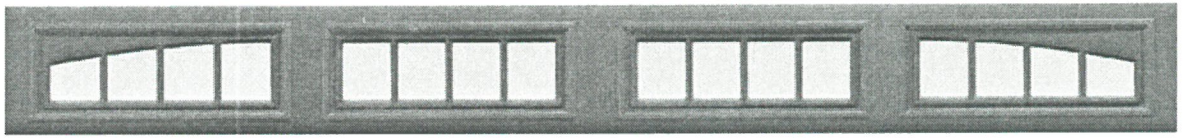
3-Pane Single Arch



3-Pane Double Arch



4-Pane



4-Pane Single Arch

GLASS 2064

JUNE 2024 ARB MEETING - TABLED

DOOR A

5B

2064/2074 Window Options

Window Options: 2064

BACK TO PRODUCT PAGE

JUNE 2024 ARB MEETING - TABLED

PANEL

Ribbed Long Panel - MODEL 2064

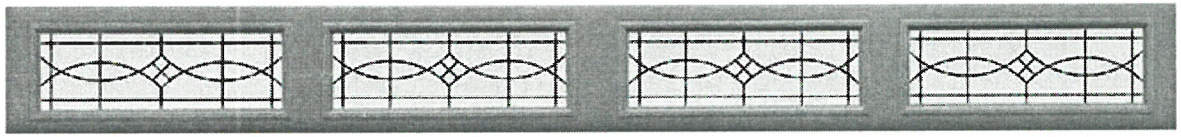
x2064

SelectView Options Available

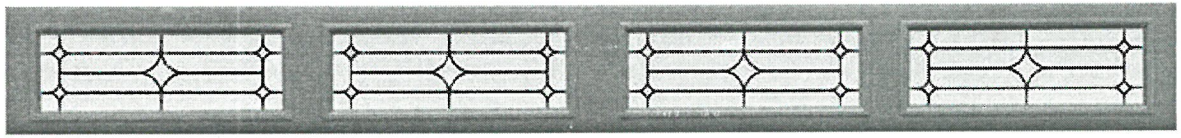
CARRIAGE HOUSE SERIES WINDOWS

DECORATIVE GLASS OPTIONS (more info)

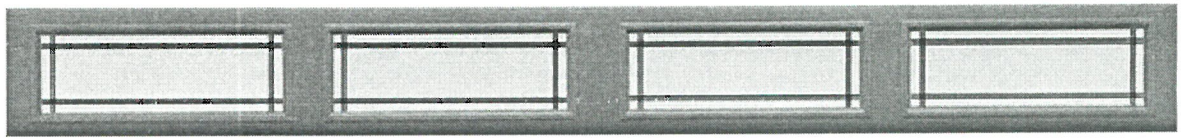
3/4" Insulated - Clear/Clear, Clear/Frosted



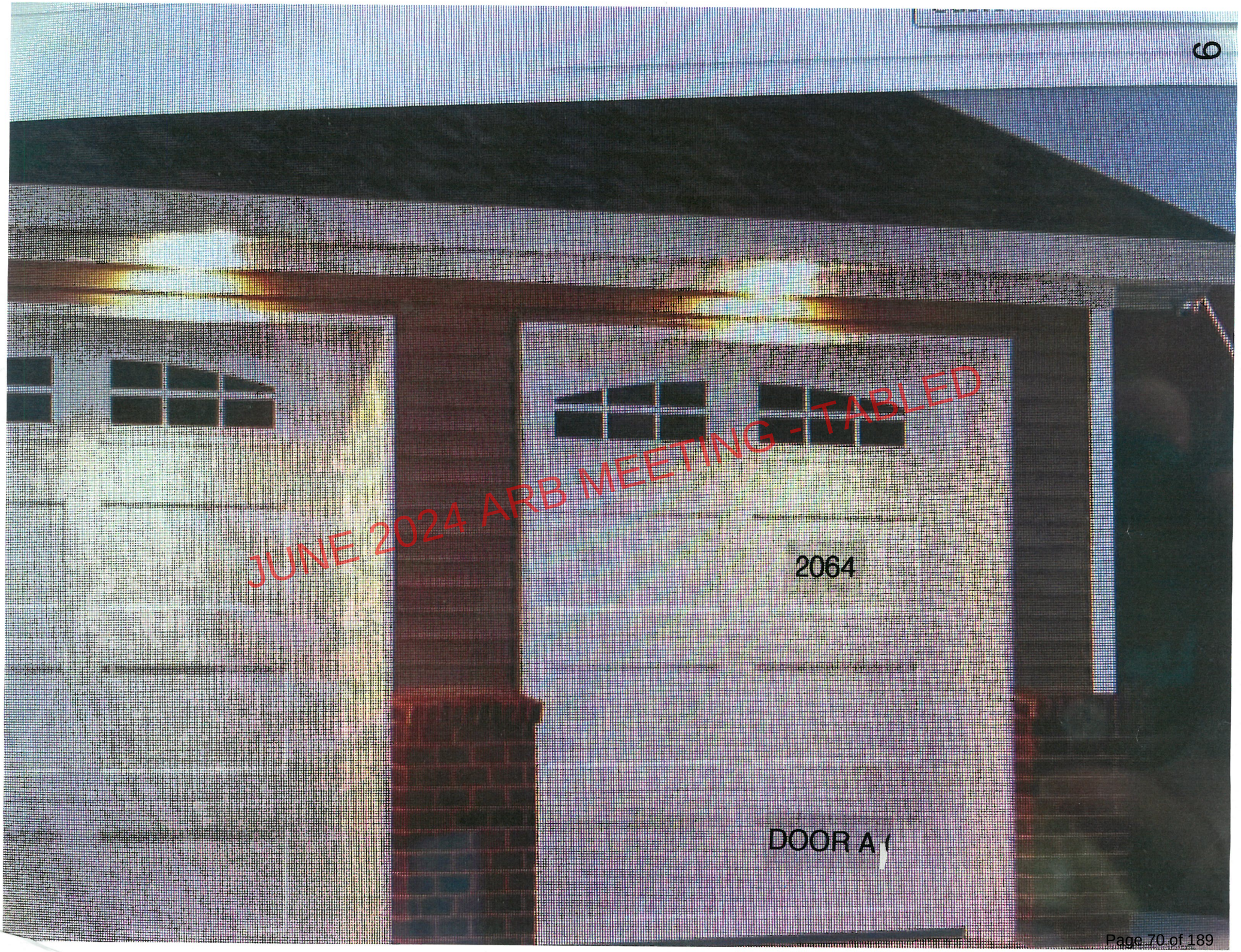
Modern Craft



Emerald



DOOR A


JUNE 2024 ARB MEETING - TABLED
2064
DOOR A

Canyon Ridge® Louver Design 52; Shown Custom Painted with Louver Mahogany Cladding, Mahogany Overlays and REC14 Window Design (Model CAN252LMREC14)

CANYON RIDGE®

LOUVER

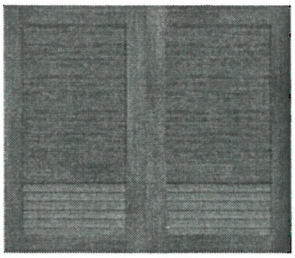
JUNE 2024 ARB MEETING - TABLED

Versatile and unique, the plantation shutter style Canyon Ridge Louver garage doors are a perfect complement to coastal beach homes or colonial estates. They can also be a standout piece on traditional exteriors or modern farmhouses. Whatever your style, these doors add wow factor to your home.

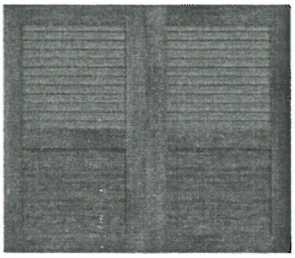
DOOR B

LOUVER GARAGE DOORS

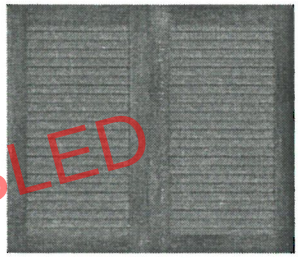
- Faux-wood doors with Intellicore® polyurethane insulation. 18.4–20.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 28 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 29 for details.



Design 41



Design 46

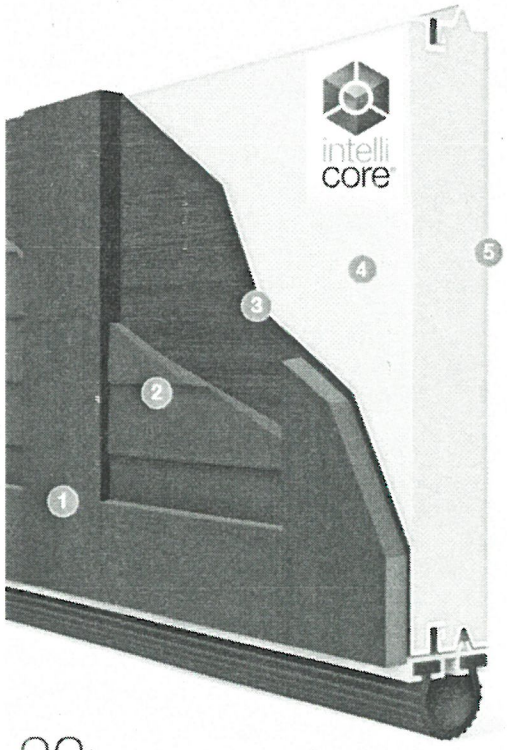


Design 54

DOOR B

Canyon Ridge® Louver Design 52; Shown in Walnut Finish with Louver Mahogany Cladding, Mahogany Overlays and REC11 Window Design (Model CAN252LMREC11)

JUNE 2024 ARB MEETING - TABLED



5 LAYER CONSTRUCTION

1. COMPOSITE OVERLAY
2. COMPOSITE CLADDING
3. STEEL
4. 2" INTELLICORE® POLYURETHANE INSULATION
5. STEEL

2" POLYURETHANE INSULATION

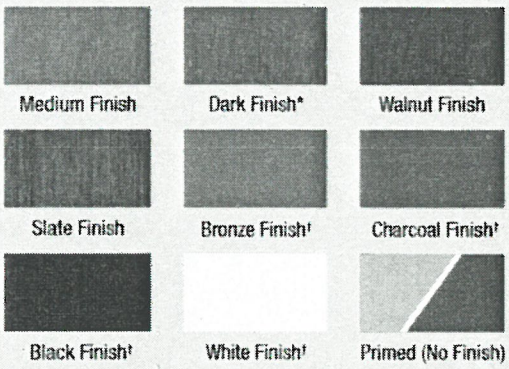
COMPOSITE OVERLAY DELAMINATION LIMITED 5 YR WARRANTY

R-VALUE UP TO 20.4

HARDWARE LIMITED 5 YR WARRANTY

Calculated door section R-value is in accordance with DASMA TDS-163.

COLORS



**Dark Finish not available as a Base Steel color on Designs 41, 42, 43, 44, 45, 46 and 47.*
†Bronze, Charcoal, Black and White Finish available only on Mahogany cladding and overlays. Two-tone doors are available.
To see all available options go to: dis.clopay.com. Steel surfaces have woodgrain texture. Doors can be ordered primed for those homeowners wishing to custom paint or stain their doors. Note: Primed solid steel base is a brown color. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary. To request a color sample, visit www.clopaydoor.com/requestcolorsamples.

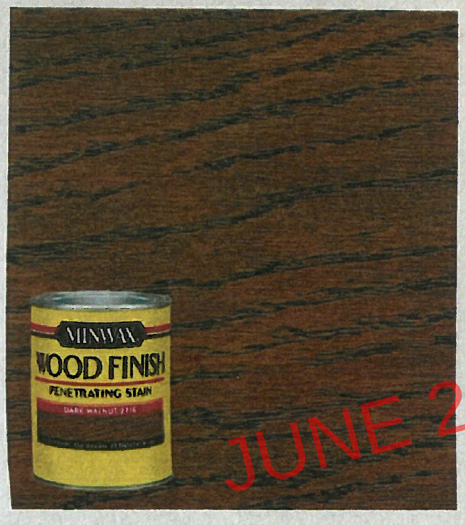
COLOR BLAST®

Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

Color Pallet

Trim, Porch Ceiling & Columns

SW 7006
Extra White



Front Door

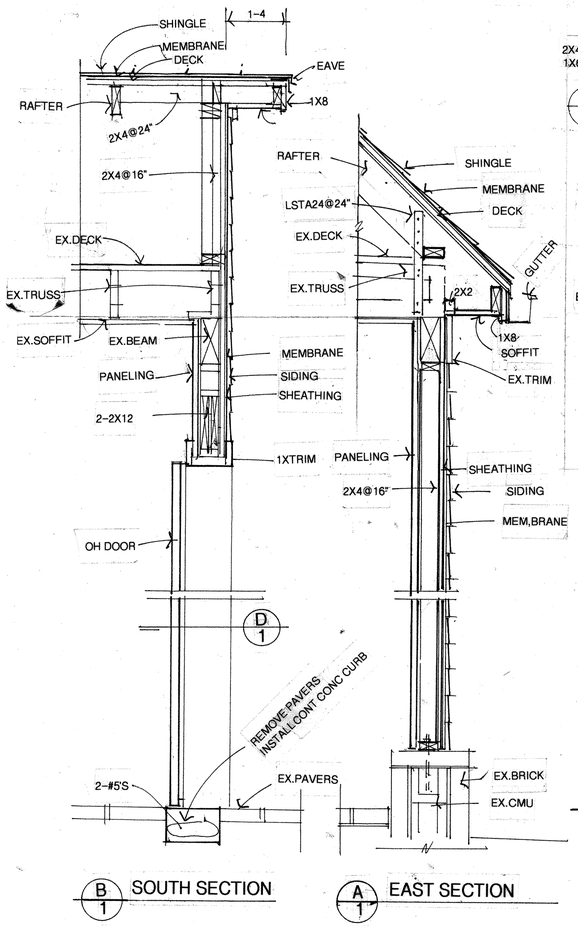
Lap Siding

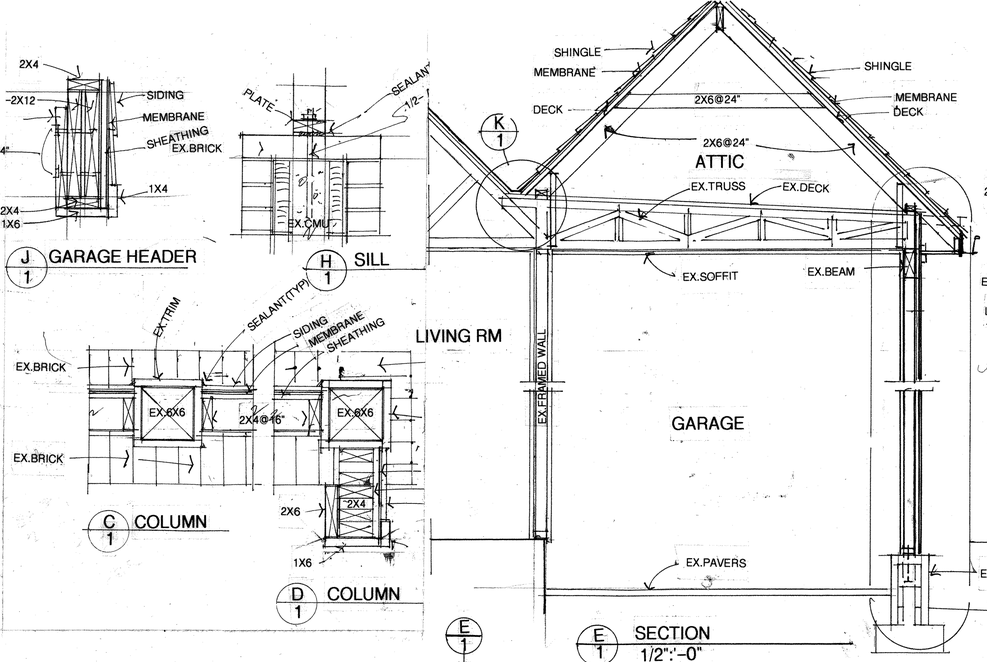
SW 2833 ROYCROFT VELLUM

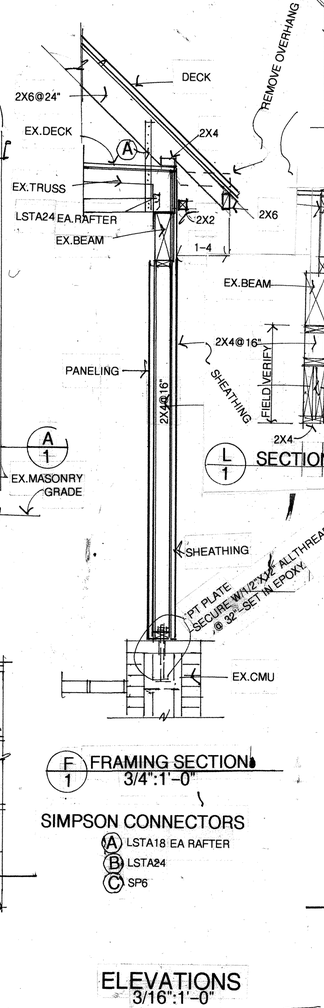
JUNE 2024 ARB MEETING - TABLED

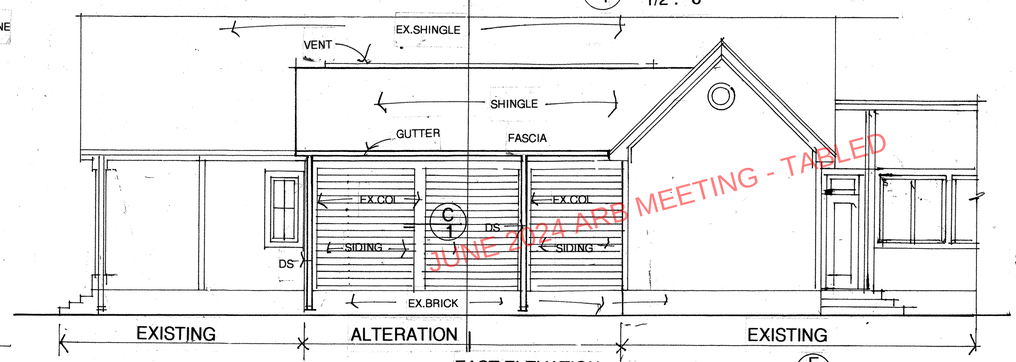
Colors Picked
from Sherwin Williams
Historical Colors

ORIGINAL COLORS APPROVED FOR RESIDENCE

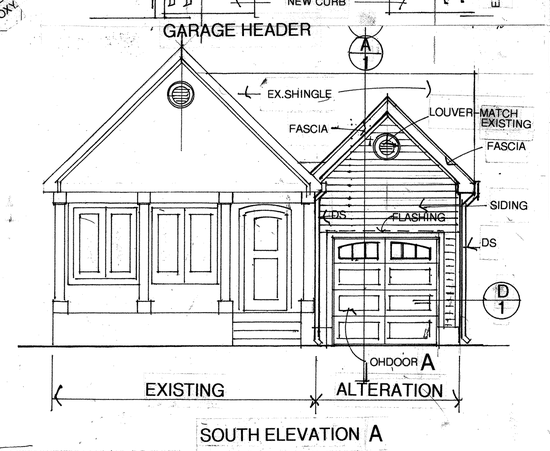


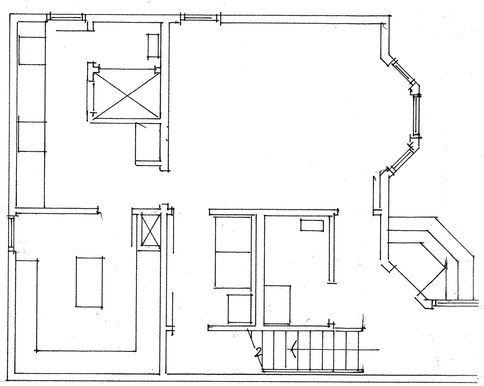






SIMPSON CONNECTORS
- (A) LSTA18 EA RAFTER
- (B) LSTA24
- (C) SP6





WALL SECTIONS
3/4":1'-0"

MATERIAL SPECS

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

B. CARPENTRY

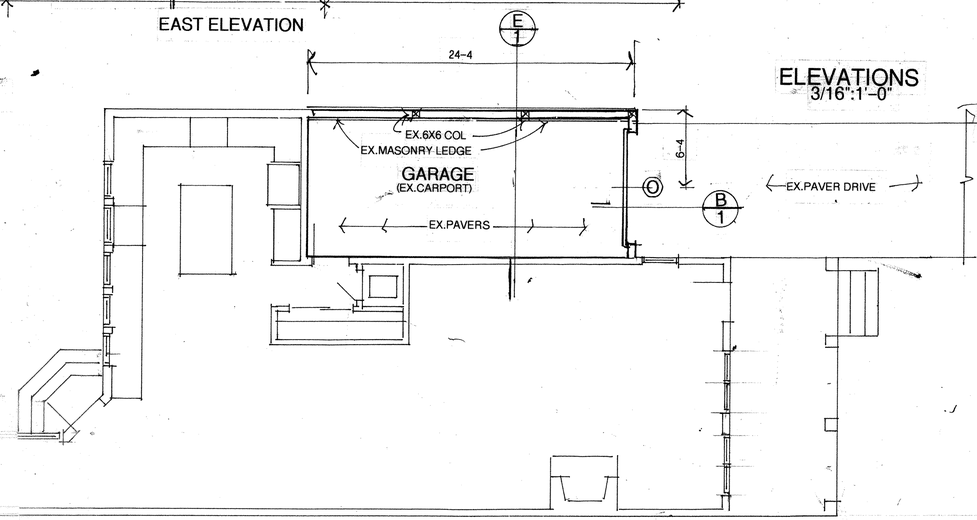
ROUGH
1. Base Plates- #2 SYP Treated
2. Studs/plates-Lodge Pole Pine
3. Wall sheathing- ½"CDX
4. Membrane-Tyvek or equal
5. Fasteners-galvanized
   Sheathing: #8 ring shank 4"o.c edges/8"o.c. field.
6. Connectors-Simpson as indicated.

FINISHED
1. Siding-James Hardie Cedarmill Lap Siding...wood grain.
2. Trim- James Hardie...wood grain
3. Interior Paneling- 4x8 ½ beadbd.
4. Interior Trim- C grade pine.

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

D. OVERHEAD DOOR
1. Door A-Haas Door- Insulated metal series 2064...polar white.
2. Door B- Clopay Canyon Ridge Composite (wood grain)Louver.

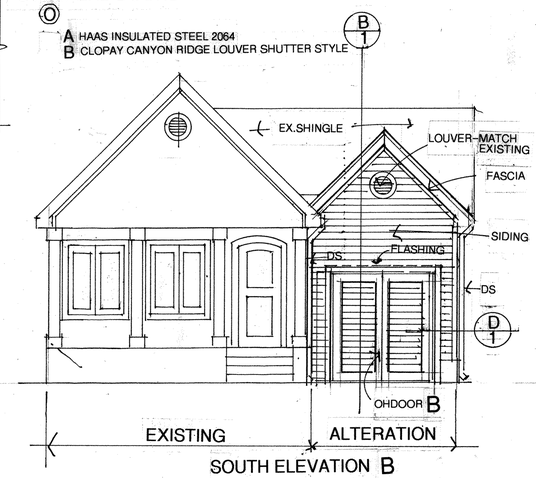
E. ROOFING
1. Underlay- GAF Ice and Water Shield
2. Shingle-Tamko Heritage Series-30 yr-"Old English Pewter"
3. Gutters- .032 Aluminum-match existing color



PLAN
3/16":1'-0"

ELEVATIONS
3/16":1'-0"

OVERHEAD DOORS
- (O)
- A HAAS INSULATED STEEL 2064
- B CLOPAY CANYON RIDGE LOUVER SHUTTER STYLE



GREGORY R. UZDEVENES, ARCHITECT, P.A.
518 E. CERVANTES ST. PENSACOLA, FLA. 32501
850-432-9304 FAX: 438-4946
GR2D@BELLSOUTH.NET

FL REG 6869

ALTERATIONS TO THE
TITTERMAN RESIDENCE
514 E.GOVERNMENT STREET

DATE:
JOB:
REVISIONS:

1 SHEET

May 13, 2024

To: Members of the Architectural Review Board and Ms. Adrianne Walker

Dear Members,

I want to offer my thoughts addressing your suggestions of a "Carriage House" design instead of the open carport at my cottage at 514 East Government Street. I want to honor your concerns and offer a reasonable rationale for enclosing my carport and making it look like a "Carriage House" as some of you suggested:

I am very uncomfortable in the cottage at night because of all the people who have parked their cars in this area (for free) going to the many, many concerts and festivals that often occur in the Historic District, downtown Pensacola, and in Seville Square. This impacts our neighborhood with hordes of people – some unsavory.

I have had unknown people at all hours of the day or night sitting on my porch, some wandering into my carport. When my car was not in the carport, I have had unknown cars parked in my driveway. Likewise, when my car is not in the carport, it is obvious that the home is unoccupied and a prime target for a break-in !!

JUNE 2024 ARB MEETING - TABLED

This Historic District is indeed beautiful in the daytime, but at night, it is a scary and troubling "inner city" neighborhood environment for this old Navy widow !!

Sincerely,

Nancy Austin Fetterman

850.293.2777

CC to Greg Uzdevenes

MATERIALS SPECS

A. CONCRETEWORK
1. Rebar-ASTM A615, Grade 40
2. Concrete-Plant mixed 2500 psi
3. CMU/Brick-match existing

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

FINISHED
1. Siding-James Hardie Cedarmill Lap Siding...wood grain.
2. Trim- James Hardie...wood grain
3. Interior Paneling- 4x8 ½ beadbd.
4. Interior Trim- C grade pine.

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

D. OVERHEAD DOOR
1. Super Sneaky Flushmount Garage Door

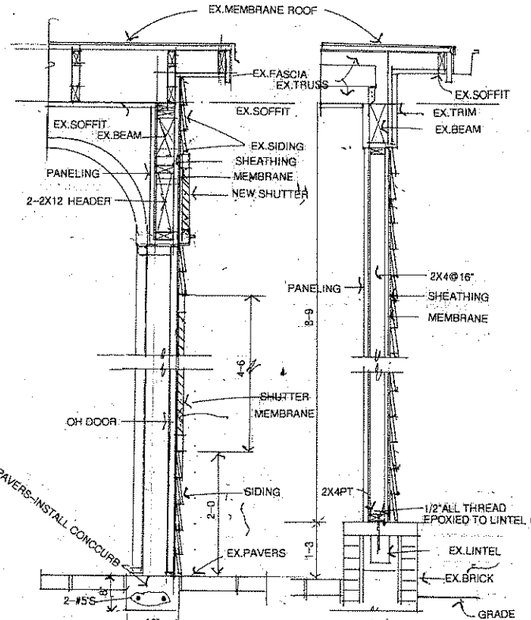
E. ELECTRIC
1. No new electrical work

APPLICABLE CODES
FBC RESIDENTIAL-2023

CODE CRITERIA
OCCUPANCY R-3
TYPE VB

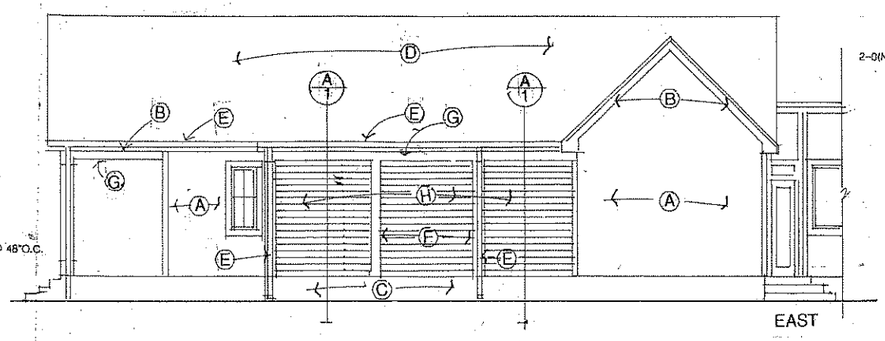
PRODUCT APPROVALS

ITEM	MANUFACTURER	FPA
SIDING	JAMES HARDIE	FL-10477.1
OH DOOR	SUPER SNEAKY	NA
FABRIC SHIELD	WAYNE DALTON	FL3227

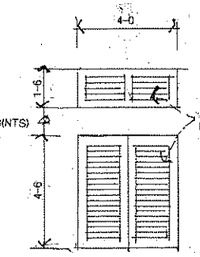


B/1 SOUTHWALL

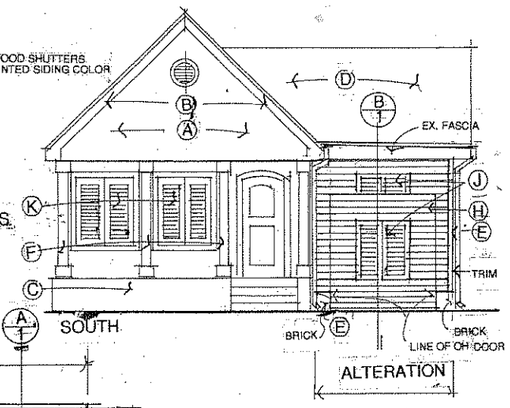
A/1 EASTWALL



EAST



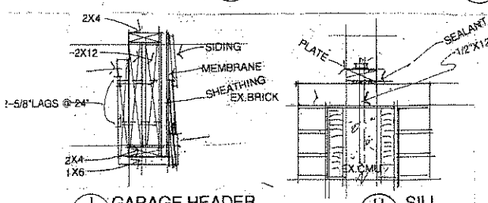
SHUTTER ELEVATIONS



ELEVATIONS
3/16";1'-0"

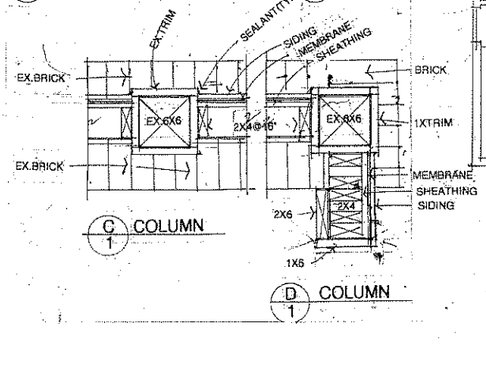
SOUTH

ALTERATION



J/1 GARAGE HEADER

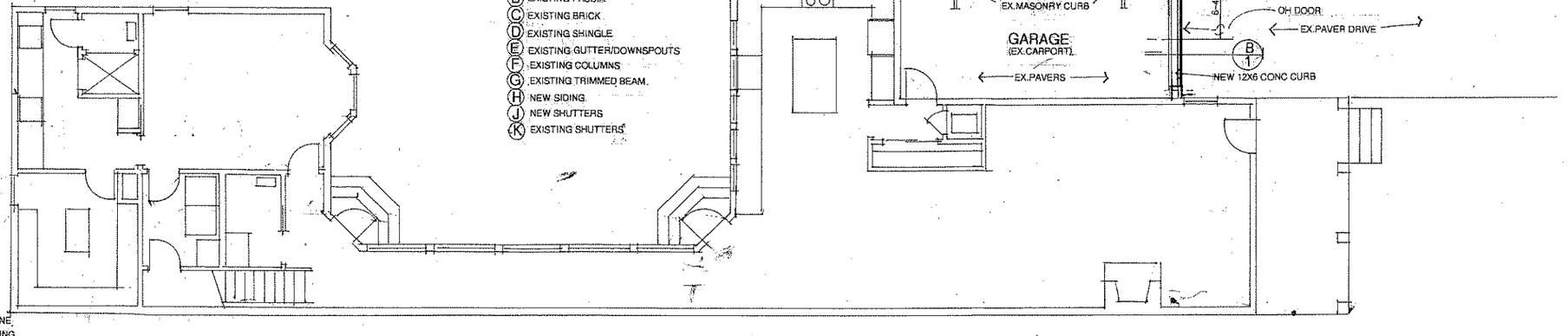
H/1 SILL



C/1 COLUMN

D/1 COLUMN

(A) EXISTING SIDING
(B) EXISTING FASCIA
(C) EXISTING BRICK
(D) EXISTING SHINGLE
(E) EXISTING GUTTER/DOWNSPOUTS
(F) EXISTING COLUMNS
(G) EXISTING TRIMMED BEAM.
(H) NEW SIDING
(J) NEW SHUTTERS
(K) EXISTING SHUTTERS



PLAN
3/16";1'-0"

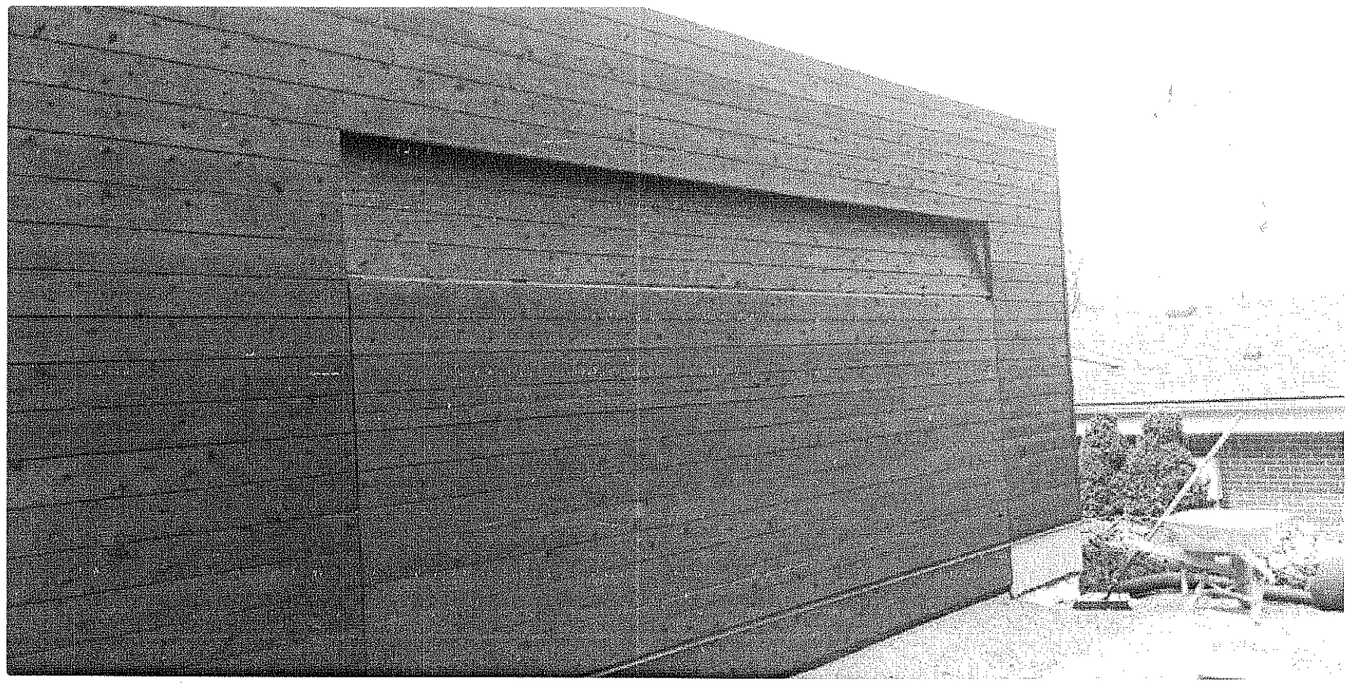
CERTIFIED TO CONFORM TO FBC 2023,CHAPTER 16 LOADING CRITERIA

GREGORY R. UZDEVENES, ARCHITECT, P.A.
918 E. CERVANTES ST. PENSACOLA, FLA. 32501
850-432-9304 FAX: 438-4946 GUZD1@BELLSOUTH.NET
FL REG 6869

ALTERATIONS TO
514 E.GOVERNMENT

DATE: 9JULY24
JOB: 1224
REVISIONS:

SHEET 1



Super Sneaky Flushmount Garage Doors

September 26, 2017 Posted by **Chris** **Design**

Privacy - Terms

Super Sneaky Flushmount Garage Door System – After many years of development, we are pleased to be launching our latest application for Super Sneaky low headroom garage door hardware, the Super Sneaky flushmount garage door system.

Flush mount garage door system developed by super sneaky has allowed our designers to radically change the appearance of a traditional garage door rendering it virtually invisible when closed. Super Sneaky hardware is vital in facilitating that conversion and has helped us with several incredible design projects.
Designer/ Architect – Brian Salvers

Flushmount Garage Doors

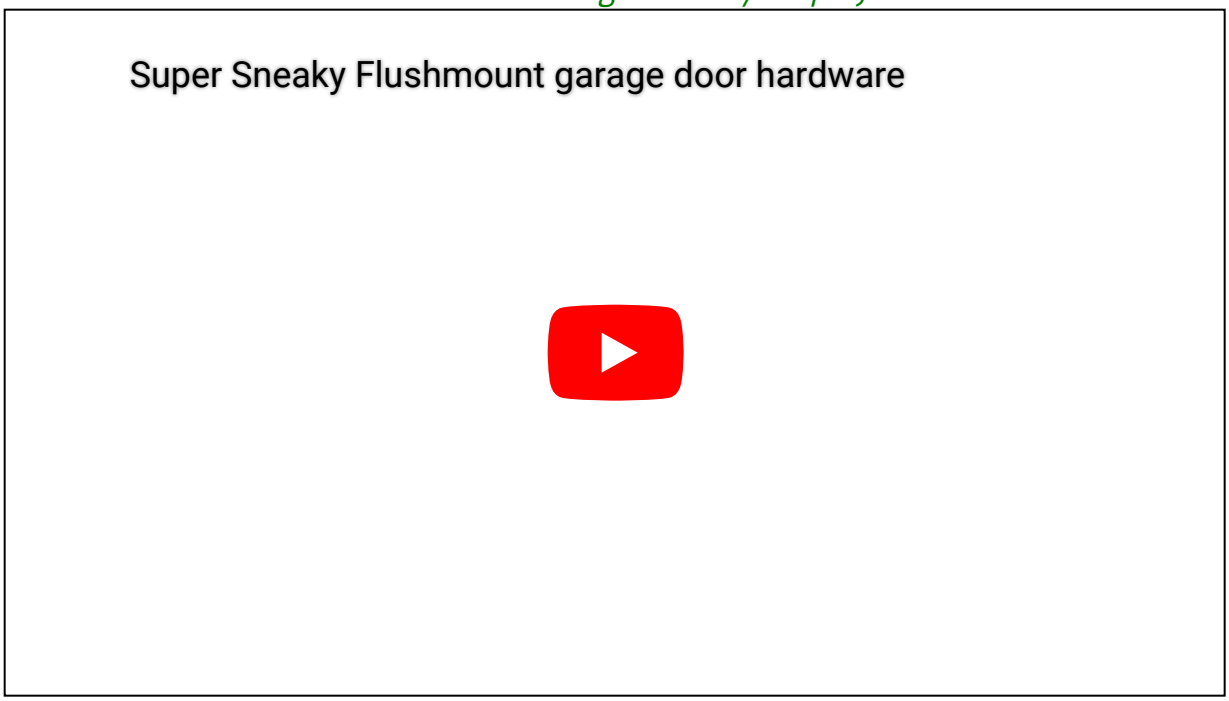
We have two different design styles … ones that operate between the jamb, under the header, the other closes against a jamb and has internal weather seal system, depending on your climate and building code zone areas. Along with 2 different types of springing methods, depending on how much headroom you have.

Super Sneaky is an industry leader for low headroom garage door applications, we have better, safer, cost effective and more innovative low headroom applications than other low headroom hardware system on the market, we are always striving to improve ourselves. The Super Sneaky Flushmount garage door application is just another example of that.

We are looking to partner with Architects and designers, garage door installers, contractors, custom door builders or anyone wanting a flushmount garage door. Consultation, tech support, marketing opportunities, all a free service we provide as

Privacy - Terms

our personal commitment to our customers. We now ship world wide, international customers more than welcome contacting us with your project.



Flushmount Information

At Supersneaky we have extensive experience with Flush Mount Garage door systems. Growing in popularity throughout North America, Supersneaky has work on numerous project ranging in size and scope. Contact us for more information about Flushmount Systems for your next design project.

Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill®

Smooth

Beaded Select Cedarmill®

Beaded Smooth

Custom Colonial Roughsawn

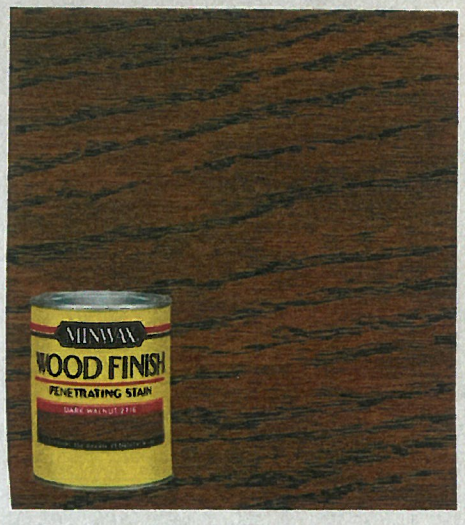
Unavailable in your area

Custom Colonial Smooth

Color Pallet

Trim, Porch Ceiling & Columns

SW 7006
Extra White



Front Door

Lap Siding

SW 2833 ROYCROFT VELLUM

Colors Picked
from Sherwin Williams
Historical Colors

ORIGINAL COLORS APPROVED FOR RESIDENCE

File #: 24-651 | Architectural Review Board | 7/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

1 S. Jefferson Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Proposed Mural for Trash Enclosure

SUMMARY:

The Downtown Improvement Board is seeking approval for a mural on the trash compactor located near the intersection of Jefferson and Garden Streets.

Recommended Code Sections:
Sec. 12-3-27(c) Palafox Historic Business District; Historic theme area.
Sec. 12-3-27(f) (2)a. PHBD; Architectural review of proposed exterior development; Decision guidelines.
Sec. 12-3-27(4)h. PHBD; Board review standards; Landscaping and screening.

ATTACHMENTS:

1. Images
2. Application and Materials

1 S. Jefferson Street

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

Architectural Review Board Application
Full Board Review

Application Date: 06/27/2024

***Project Address*:** **1 Jefferson Street**

Applicant: Pensacola Downtown Improvement Board

Applicant's Address: Walker Wilson

Email: *walkerwilson@downtownpensacola.com* Phone: 850-380-9642

Property Owner: City of Pensacola
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

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

The DIB in an effort to bring about beautification, art, and history would like to install six panels around the perimeter of our trash compactor room with historical photos, provided by UWF Historic Trust, to bring a better visual experience for residents and guest. These photos are of people shopping near the intersection of Palafox & Garden St through out many different decades in Pensacola's past. We hope this is the first of many projects the DIB brings forward in an effort to make Downtown Pensacola a better place.

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

Walker Wilson
Applicant Signature

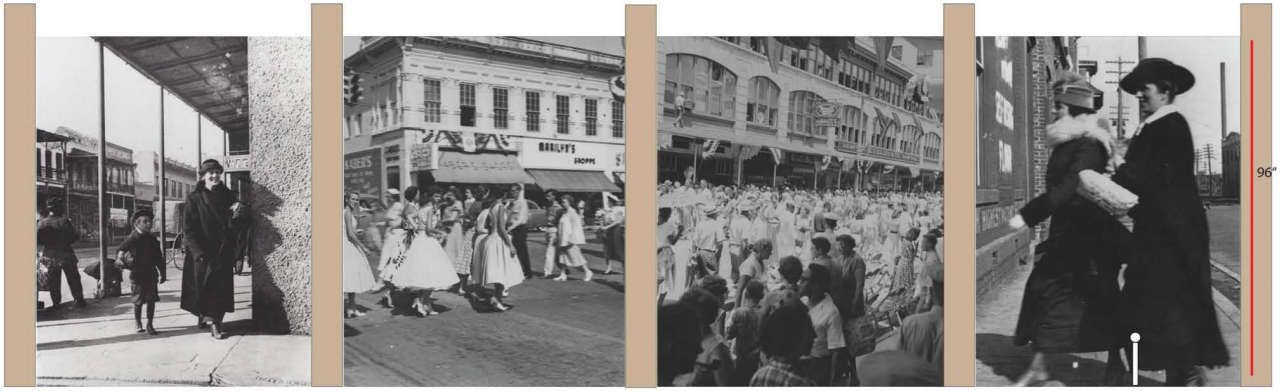
06/27/2024
Date

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

KOOL GRAPHICS

Please note that due to a variety of monitor settings, the color swatches and your artwork, as seen on your monitor, may slightly vary from the actual printed color.

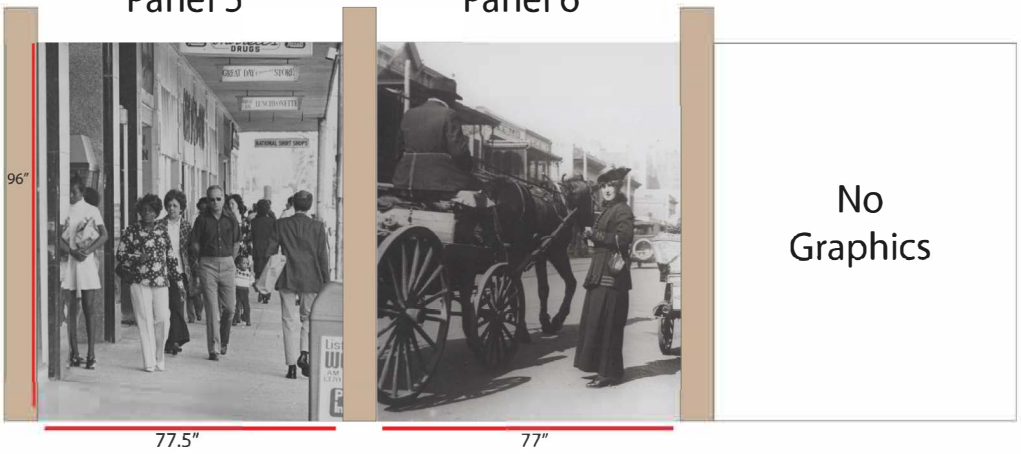
PANEL 1 | PANEL 2 | PANEL 3 | PANEL 4



JEFFERSON ST VIEW

Digitally Printed Images on 3MIJ35 Film with UV Matte Over laminate Mounted on 3mm ACM Aluminum Panels with bolted screws for installation direct to existing wood panels

Panel 5 | Panel 6



GARDEN ST. VIEW

*Please review all sizes, colors, spelling, and grammar. Approval via email authorizes Kool Graphics to begin production of your order according to the agreed terms.

KOOL GRAPHICS

MEMBER International Sign Association

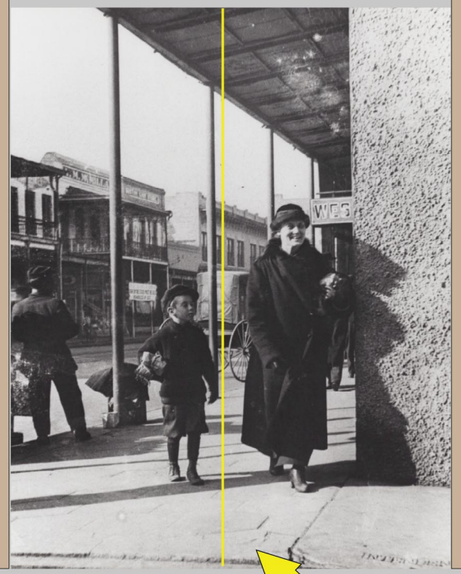
3M Certified Graphics Installation Company

UASG

Please note that due to a variety of monitor settings, the color swatches and your artwork, as seen on your monitor, may slightly vary from the actual printed color.

JEFFERSON ST VIEW

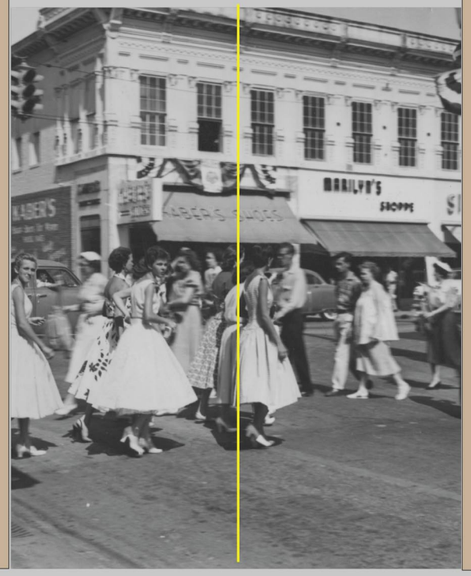
PANEL 1



75.25″

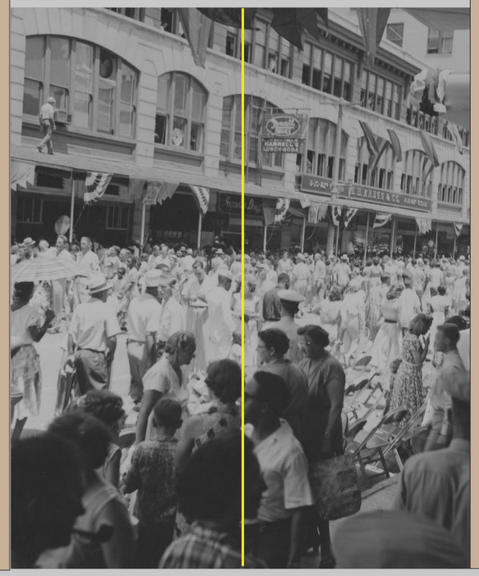
Seam of Aluminum panels

PANEL 2



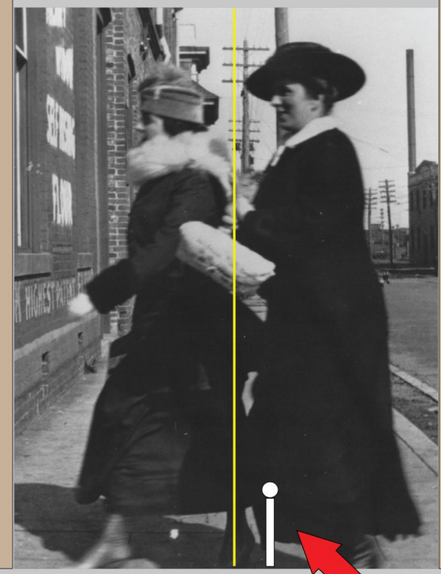
77″

PANEL 3



78.5″

PANEL 4



96″

72.5″

Rounded out cut to allow for protruding piping

Digitally Printed Images on 3MIJ35 Film with UV Matte Overlaminate Mounted on
3mm ACM Aluminum Panels with bolted screws for installation direct to existing wood panels

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KOOL GRAPHICS

MEMBER International Sign Association

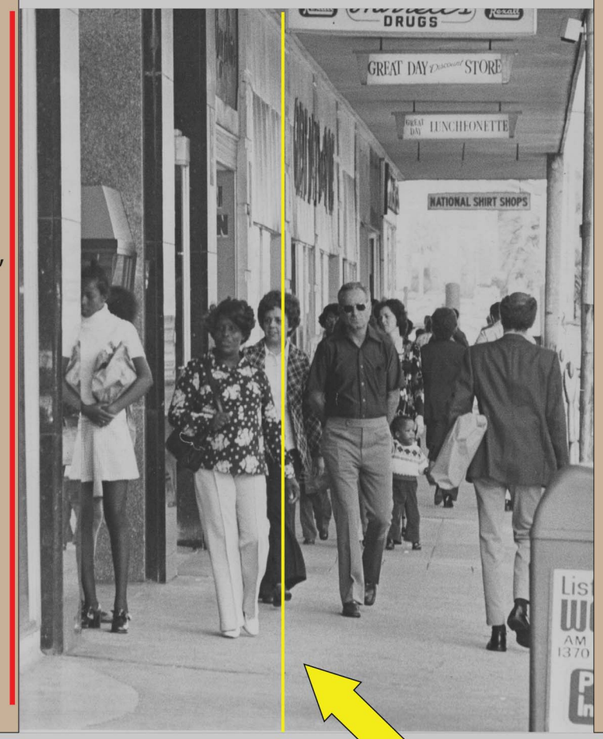
3M Certified Graphics Installation Company

UASG

Please note that due to a variety of monitor settings, the color swatches and your artwork, as seen on your monitor, may slightly vary from the actual printed color.

GARDEN ST. VIEW

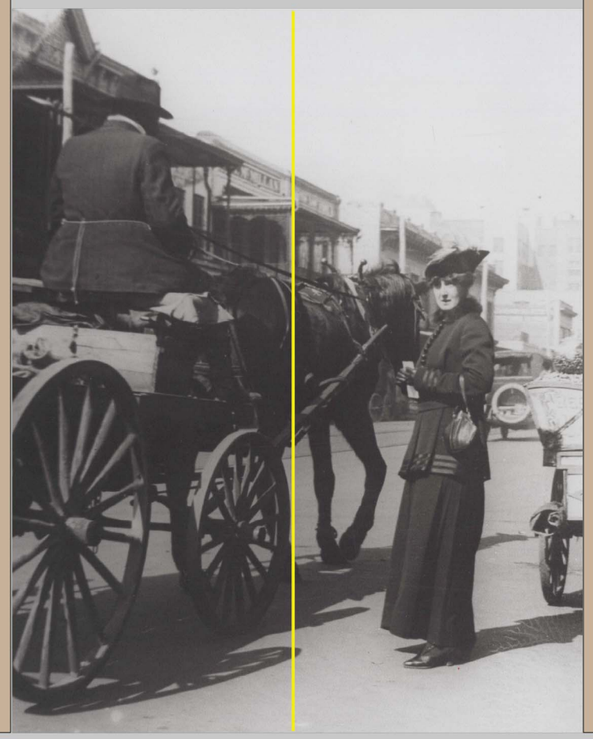
Panel 5



96″

77.5″

Panel 6



77″

Seam of Aluminum panels

No Graphics

Digitally Printed Images on 3MIJ35 Film with UV Matte Overlaminate Mounted on 3mm ACM Aluminum Panels with bolted screws for installation direct to existing wood panels

*Please review all sizes, colors, spelling, and grammar. Approval via email authorizes Kool Graphics to begin production of your order according to the agreed terms.

File #: 24-652 | Architectural Review Board | 7/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

600 S. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Review for Modifications to Hotel Development

SUMMARY:

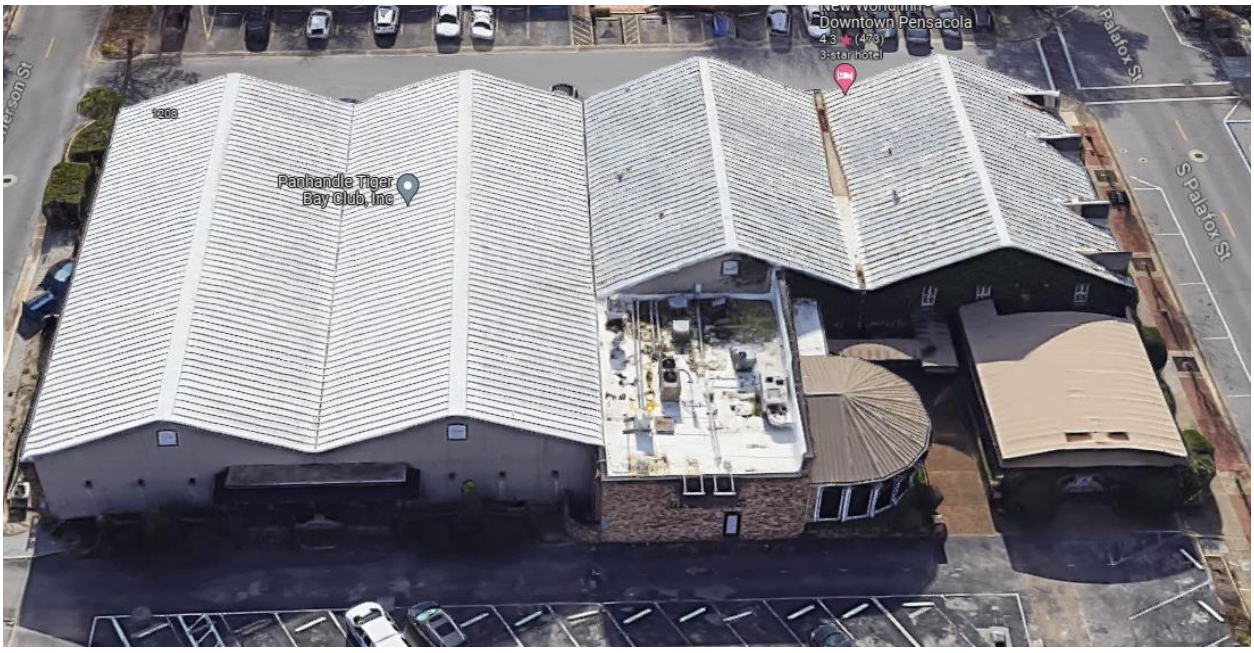
Buck Lindsay is seeking final approval for design changes to the hotel development at 600 S. Palafox Street. This project received final approval at the April 2024 meeting with the requirement of an abbreviated review to address the glass and metal elements at the corner of Palafox and Cedar Streets. The abbreviated review was not submitted. The dual hotel brand has been adjusted to Tempo by Hilton only, resulting in minor exterior changes and the elimination of the second floor, corner dining terrace.

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

ATTACHMENTS:

1. Images
2. April 2024 Meeting Minutes
3. April 2024 ARB Meeting_Application and Materials
4. July 2024_Application and Materials

600 S. Palafox Street



installed around 1990 and asked if it could be salvaged. Mr. Guarisco shared that it likely cannot be removed without being damaged. The board discussed options for reusing the medallion if possible.

Board Member Mead made a motion to approve the application with the provision that the bullet ornament in the central arch area that is to be removed be examined for affixing it an appropriate way in the upper field of the arch element of the facade and if there is infeasibility in that regard it should be submitted for abbreviated review for determination if the element should be deleted. Board Member Courtney seconded the motion and it carried 6-0.

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

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

Alex Grace and Christine Spence presented to the board. The applicants distributed a document that highlights the proposed changes. Mr. Pristera asked the applicant if the black metalwork at the Palafox and Cedar Street corner could be brought down to the second level to remove the white band element and white column. Mr. Grace agreed that the corner could be reworked to incorporate the board's comments. Chairperson Salter noted the proposed signage location does not relate to the building as well, now that the eighth floor is removed. The building seems imbalanced. Board Member Yee asked for clarification on which proposed rendering is accurate in the packet. Historic Preservation Planner Walker noted that there was a discrepancy between what was provided electronically and in hard copy format. The board discussed the variation in renderings, particularly the corner of Palafox and Cedar Streets. Chairperson Salter noted the corner now has three very different elements with the ground level, the large white column, and the metal structure that is set back. Continuing the black metalwork downward could help with the issue. Board Member Yee echoed the comments of other board members regarding the corner element. Mr. Grace asked the board about removing the signage entirely. Board Member Mead answered he has no issue with the signage. Mr. Grace noted the large white column will be replaced with steel posts to mirror the galleria below, the horizontal band will be removed, and focus will be placed on the signage at the corner. Chairperson Salter encouraged the applicant to explore all options to address the board's feedback. Mr. Grace shared the goal to be shovel-ready by September.

Board Member Mead made a motion to approve the project requiring an abbreviated review to carry the glass and metal elements on the corner down from the third level to the second level with appropriate supports that match the language in the porch area, the parapet and / or signage be modified on the corner in a manner consistent with the comments to also be submitted for abbreviated review with encouragement to be creative. Chairperson Salter clarified that the second level should not be enclosed in glass, but rather carrying the language down. Board Member Ramos seconded the motion and it carried 6-0.

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

Dalrymple Sallis Architecture is seeking final approval for a new 2.5 story multifamily lodging house and accessory structures to accompany a contributing structure. The lodging house matches the existing contributing structure and site improvements will include a swimming pool, a small accessory structure, and screened parking. This project was denied without prejudice for conceptual approval at the February 2024 ARB meeting. The building official has reviewed the plans and, per the Florida Building code, the existing structure and new construction can be on the same lot, treated as non-separated occupancies, so long as life-safety is incorporated into the existing structure including sprinklers, smoke detectors, and any other requirements for life safety.

Scott Sallis presented to the board. Chairperson Salter shared Old East Hill property owner association's comments including that the finished floor should be a minimum of 24 inches and consideration should be given to the appropriateness of the turret structure. Mr. Sallis spoke of the challenges of meeting a finished floor elevation of 24 inches and accommodating the required ramp for accessibility. Board Member Mead asked about the asymmetrical doors on the porch. Mr. Sallis noted the commercial occupancy requires accessible entry, which is causing the asymmetry. Board Member Mead noted insufficient screening for the condensing units in the parking area. Mr. Sallis answered the units will be screened from the street because of the elevation change and surrounding vegetation and final details will be solidified with civil plans. Board Members Spencer and Yee complemented the massing and overall design of the proposed plans. Board Member Ramos commended the applicant for capturing the architectural essence of the existing contributing structure and noted the condensing units are appropriate near the parking area. Chairperson Salter also commended the proposed plans. Board Member Courtney echoed the board's compliments.

Board Member Spencer made a motion to approve the submission with an understanding that the applicant has the benefit of civil engineering drawings to include no less than 24 inch elevation change from grade to FFE. Board Member

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

Architectural Review Board Application
Full Board Review

Application Date: _____

Project Address: **600 South Palafox St**

Applicant: Winford Lindsay

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

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

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

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

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

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

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

Applicant Signature

3/27/2024
Date

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

APRIL 2024 ARB MEETING

TEMPO SUITES / HOME 2 SUITES by HILTON

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

OWNER:

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

DEVELOPER:

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

ARCHITECT:

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

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

777-963-8989

CIVIL ENGINEER:

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

850-438-0400

APRIL 2024 ARB MEETING

PROJECT DATA

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

DRAWING INDEX

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

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

OWNER

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

DEVELOPER

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

PROJECT

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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

PROJECT NO.: 223038

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

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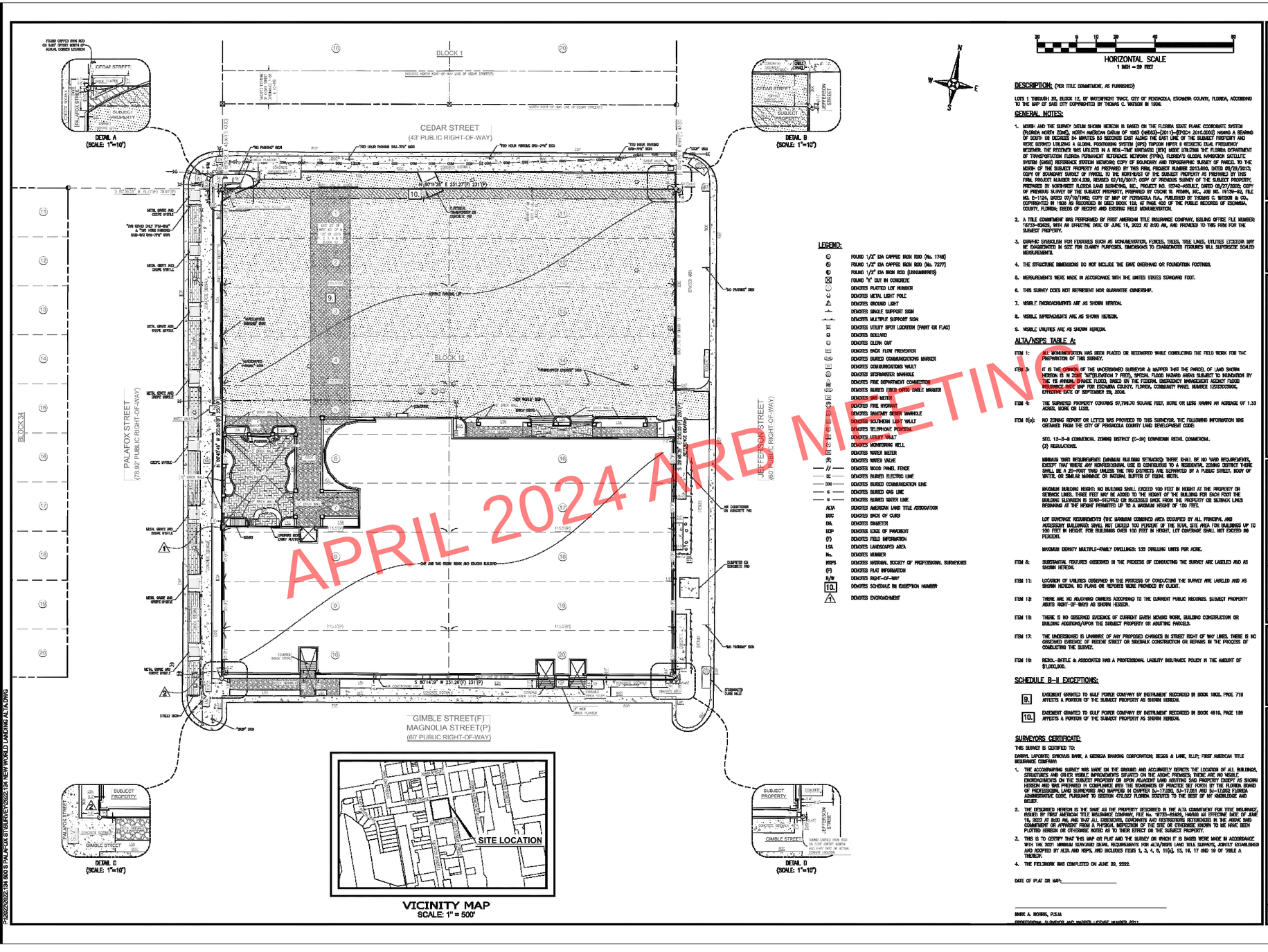
COVER SHEET

G001



APRIL 2024 ARB MEETING

LEGEND:

- FOUND 1/2" DIA CAPPED IRON ROD (No. 7148)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 7227)
- FOUND 1/2" DIA IRON ROD (UNREADABLE)
- FOUND "X" CUT IN CONCRETE
- DENOTES PLATTED LOT NUMBER
- DENOTES METAL LIGHT POLE
- DENOTES GROUND LIGHT
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
- DENOTES BOLLARD
- DENOTES CLEAN OUT
- DENOTES BACK FLOW PREVENTER
- DENOTES BURIED COMMUNICATIONS MARKER
- DENOTES COMMUNICATIONS VAULT
- DENOTES STORMWATER MANHOLE
- DENOTES FIRE DEPARTMENT CONNECTION
- DENOTES BURIED FIBER OPTIC CABLE MARKER
- DENOTES GAS METER
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SOUTHERN LIGHT VAULT
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY VAULT
- DENOTES MONITORING WELL
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES WOOD PANEL FENCE
- DENOTES BURIED ELECTRIC LINE
- DENOTES BURIED COMMUNICATION LINE
- DENOTES BURIED GAS LINE
- DENOTES BURIED WATER LINE
- ALTA — DENOTES AMERICAN LAND TITLE ASSOCIATION
- BOC — DENOTES BACK OF CURB
- DIA. — DENOTES DIAMETER
- EOP — DENOTES EDGE OF PAVEMENT
- (F) — DENOTES FIELD INFORMATION
- LSA — DENOTES LANDSCAPED AREA
- No. — DENOTES NUMBER
- NSPS — DENOTES NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- (P) — DENOTES PLAT INFORMATION
- R/W — DENOTES RIGHT-OF-WAY
- 10. — DENOTES SCHEDULE B-II EXCEPTION NUMBER
- 1 — DENOTES ENCROACHMENT

DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)

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

GENERAL NOTES:

1. MONUMENTATION AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND MORE DEFINED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2013.600, DATED 08/29/2013; COPY OF BOUNDARY SURVEY OF PARCEL TO THE NORTHEAST OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2014.330, REVISED 07/10/2017; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY NORTH-WEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 12742-ASBUILT, DATED 05/21/2020; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY CECIL W. PITMAN, INC., JOB NO. 19139-90, FILE NO. E-1124, DATED 07/10/1992; COPY OF MAP OF PENSACOLA FLA., PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 128, AT PAGE 426 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 10733-93625, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES EXISTENCE MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.
6. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:

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

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

ITEM 4: THE SURVEYED PROPERTY CONTAINS 57,799.70 SQUARE FEET, MORE OR LESS HAVING AN ACREAGE OF 1.33 ACRES, MORE OR LESS.

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

SEC. 12-3-8 COMMERCIAL ZONING DISTRICT (C-3A) DOWNTOWN RETAIL COMMERCIAL.
(2) REGULATIONS.

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

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

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

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 120 DWELLING UNITS PER ACRE.

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

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

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

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

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

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

SCHEDULE B-II EXCEPTIONS:

9. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 710 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
10. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4810, PAGE 188 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:

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

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND ON-SITE VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 10733-93625, HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 20, 2022.

DATE OF PLAT OR MAP: _____

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

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
205 Palafox Place, Suite 300
Pensacola, Florida 32502
Telephone 850.438.3041 Fax 850.433.9446
C.A. #00003899 LB #7227

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

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

NO.	DATE	APVL	REVISION/ACTION TAKEN

PROJECT NO: 2022.134
DRAWN BY: AMC
CHKD BY: MAH
SCALE: 1" = 20'
F.B.: 22-06
PG.: 39-37
DATE: 08/29/2022

ALTA/NSPS LAND TITLE SURVEY

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

1 of 1

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

architecture
engineering
interiors
L P B

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

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

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

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

EDITION

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

PROJECT NO.: 223038

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

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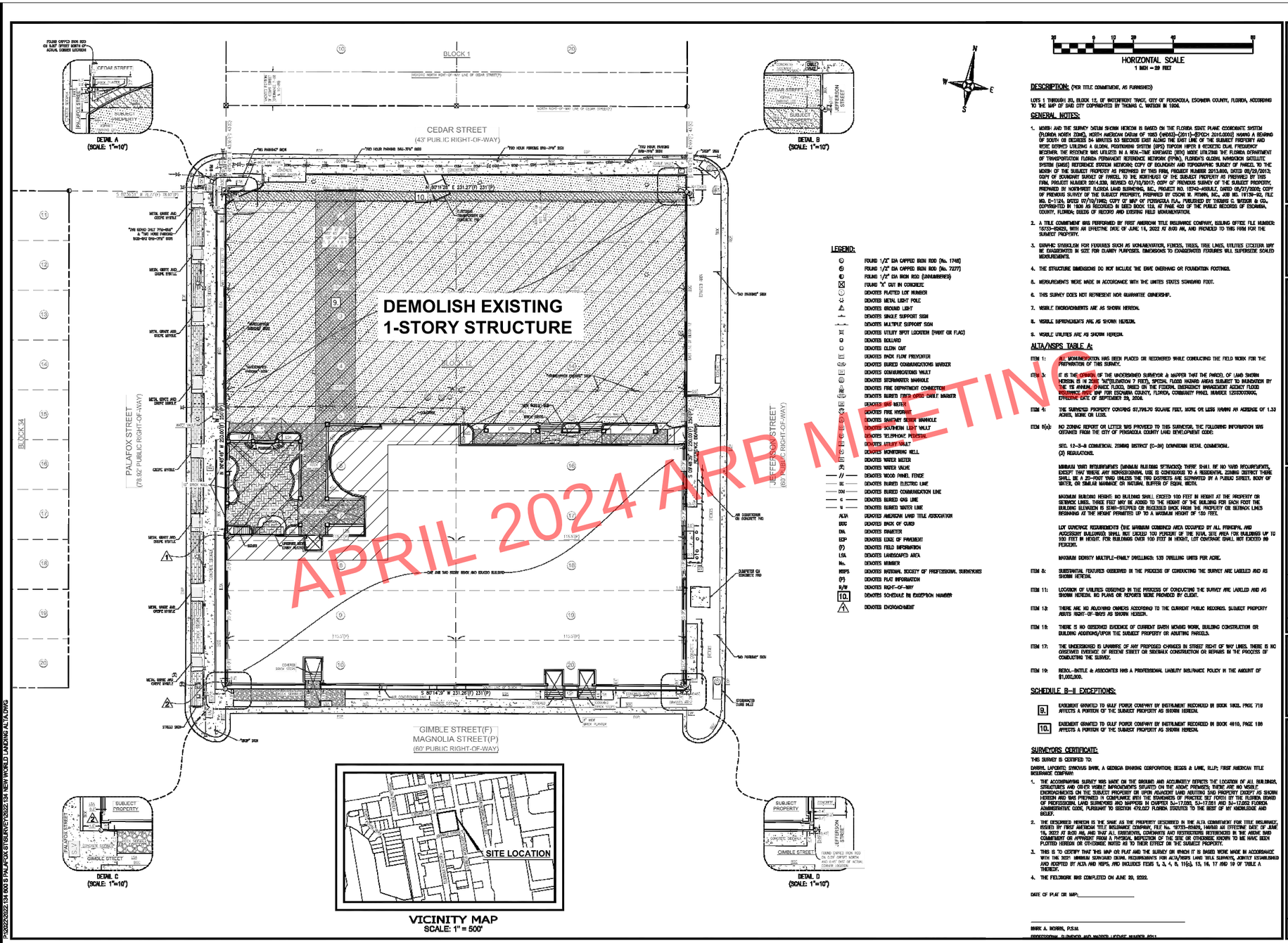
SURVEY PLAN

C100



APRIL 2024 ARB MEETING

LEGEND:

- FOUND 1/2" IDA CAPPED IRON ROD (No. 7748)
- FOUND 1/2" IDA CAPPED IRON ROD (No. 7277)
- FOUND 1/2" IDA IRON ROD (UNNUMBERED)
- FOUND "X" CUT IN CONCRETE
- DENOTES PLATTED LOT NUMBER
- DENOTES METAL LIGHT POLE
- DENOTES GROUND LIGHT
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
- DENOTES BOLLARD
- DENOTES CLEAN OUT
- DENOTES BACK FLOW PREVENTER
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- DENOTES COMMUNICATIONS VAULT
- DENOTES STORMWATER MANHOLE
- DENOTES FIRE DEPARTMENT CONNECTION
- DENOTES BURIED FIBER OPTIC CABLE MARKER
- DENOTES GAS METER
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SOUTHERN LIGHT VAULT
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY VAULT
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- DENOTES WOOD PANEL FENCE
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- DENOTES BURIED COMMUNICATION LINE
- DENOTES BURIED GAS LINE
- DENOTES BURIED WATER LINE
- ALTA — DENOTES AMERICAN LAND TITLE ASSOCIATION
- BOC — DENOTES BACK OF CURB
- DIA. — DENOTES DIAMETER
- EOP — DENOTES EDGE OF PAVEMENT
- (F) — DENOTES FIELD INFORMATION
- LSA — DENOTES LANDSCAPED AREA
- No. — DENOTES NUMBER
- NSPS — DENOTES NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- (P) — DENOTES PLAT INFORMATION
- R/W — DENOTES RIGHT-OF-WAY
- 10. — DENOTES SCHEDULE B-II EXCEPTION NUMBER
- 1 — DENOTES ENCROACHMENT

DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)

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

GENERAL NOTES:

1. MONUMENTATION AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND MORE DEFINED LIKELIHOOD A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2013.600, DATED 08/29/2013; COPY OF BOUNDARY SURVEY OF PARCEL TO THE NORTHEAST OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2014.539, REVISED 07/10/2017; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY NORTH-WEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 12742-ASBUILT, DATED 05/27/2020; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY CECIL W. PITMAN, INC., JOB NO. 19139-90, FILE NO. E-1126, DATED 07/10/1992; COPY OF MAP OF PENSACOLA I.A., PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 128, AT PAGE 426 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 10733-93625, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES EXCEPTION MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.
6. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:

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

ITEM 3: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "AE"(ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL (0.2%ANCE FLOOD), BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0306G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

ITEM 4: THE SURVEYED PROPERTY CONTAINS 97,799.70 SQUARE FEET, MORE OR LESS HAVING AN ACREAGE OF 1.33 ACRES, MORE OR LESS.

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

SEC. 12-3-8 COMMERCIAL ZONING DISTRICT (C-3A) DOWNTOWN RETAIL COMMERCIAL.
(C) REGULATIONS.

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

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

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

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 100 DWELLING UNITS PER ACRE.

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

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

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

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

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

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

SCHEDULE B-II EXCEPTIONS:

9. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 710 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
10. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4810, PAGE 188 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:

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

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 10733-93625, HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 20, 2022.

DATE OF PLAT OR MAP: _____

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

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
205 Palafox Place, Suite 300
Pensacola, Florida 32502
Telephone 850.438.3041 Fax 850.438.3446
EB 0000686 LB 0000686

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

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, STATE OF FLORIDA
COUNTY: ESCAMBIA

NO.	DATE	APVL	REVISION/ACTION TAKEN

PROJECT NO: 2022.134
DRAWN BY: AMC
CHKD BY: MAH
SCALE: 1" = 20'
F.B.: 22-06
PG.: 39-37
DATE: 09/29/2022

ALTA/NSPS LAND TITLE SURVEY

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

1 of 1

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

LPB architecture engineering interiors

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

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

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

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

EDITION

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

PROJECT NO.: 223038

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

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DEMOLITION PLAN

C101

N

W E

S

HORIZONTAL SCALE

20 0 10 20 40 80

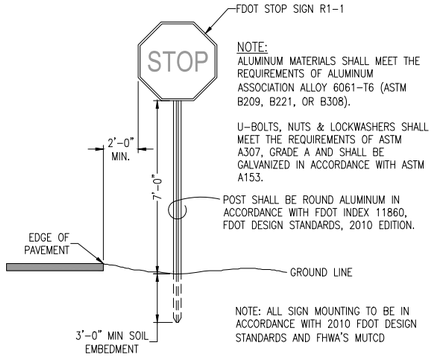
(IN FEET)

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

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

LEGEND

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



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

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

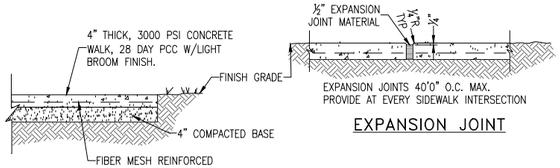
POST SHALL BE ROUND ALUMINUM IN ACCORDANCE WITH FDOT INDEX 11860, FDOT DESIGN STANDARDS, 2010 EDITION.

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

SIGN MOUNTING DETAIL

N.T.S.

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



TYPICAL SECTION
N.T.S.

NOTE:
WALK SLOPE VARIES, SEE PLAN

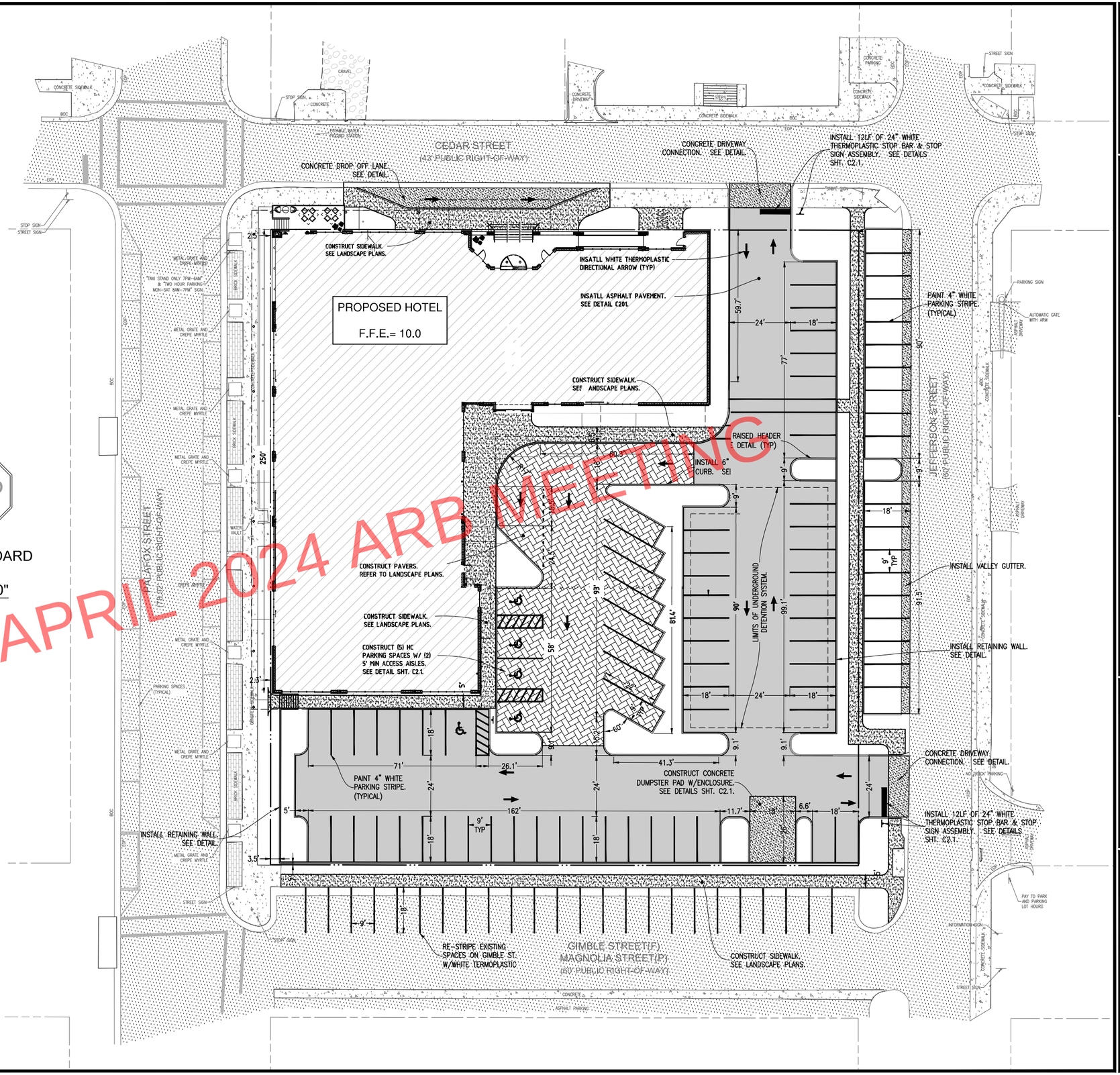
EXPANSION JOINT

DUMMY GROVE

SIDEWALK DETAILS

N.T.S.

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



APRIL 2024 ARB MEETING

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

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

SITE LAYOUT & DIMENSION PLAN

TEMPO SUITES HOME 2 SUITES

600 South Palafox Street
Pensacola, Florida 32502

No.	DATE	REVISION

SEAL

NOT FOR CONSTRUCTION

PAUL A. BATTLE, PE
53126

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

DRAWING No.

C200

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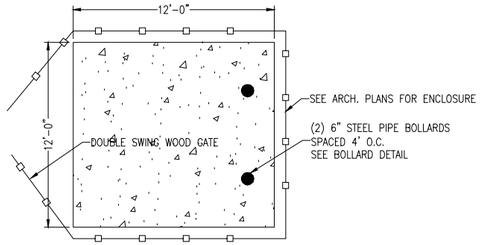
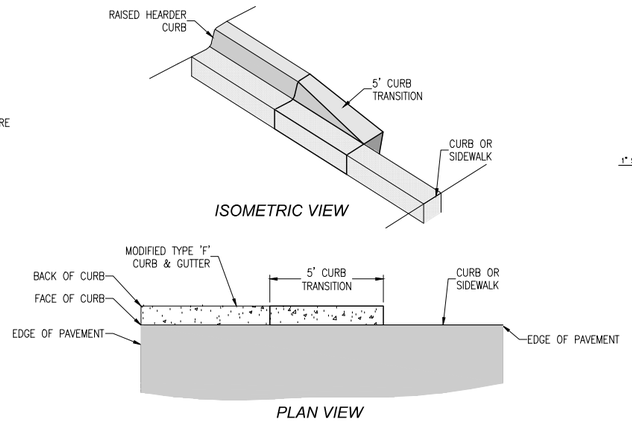


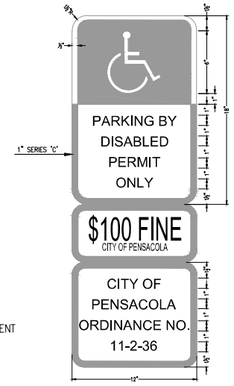
DUMPSTER PAD DETAIL

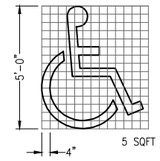
N.T.S.



CURB TRANSITION
RAISED HEADER CURB

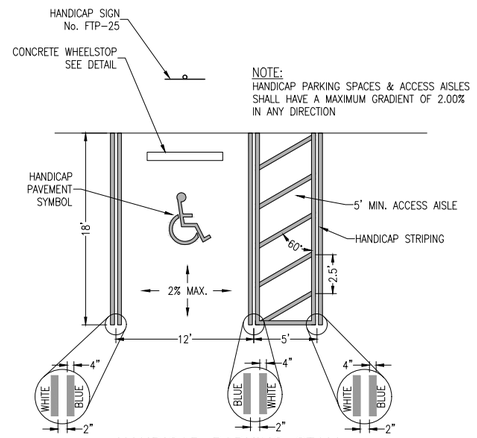
N.T.S.





HANDICAP PAVEMENT SYMBOL

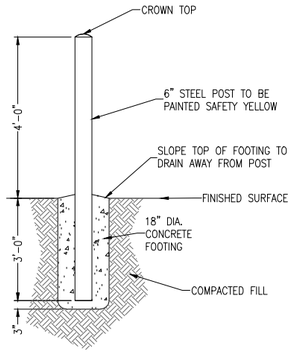
SIGN USED AS PER FLORIDA STATUTES
FTP 25 Per FS 316.1955, FS 316.1956

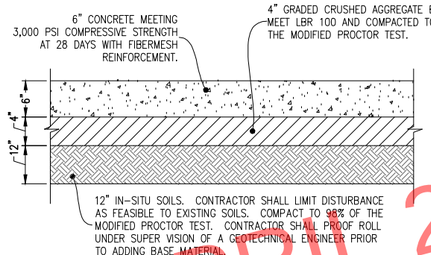


HANDICAP PARKING STALL

HANDICAP PARKING STALL DETAILS

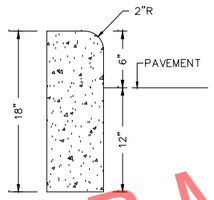
N.T.S.





REINFORCED CONCRETE PAVEMENT SECTION

N.T.S.

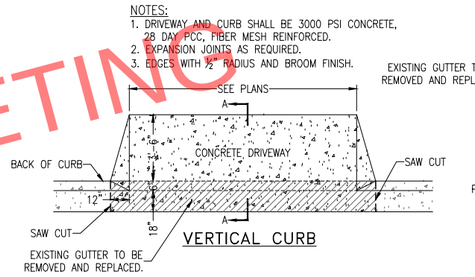


NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 60' ON CENTER. TYPICAL FOR ALL CURB.

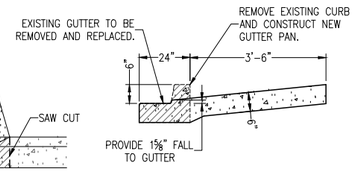
6" RAISED CURB

N.T.S.

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



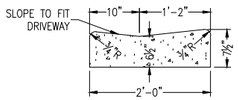
VERTICAL CURB



SECTION A–A

CITY OF PENSACOLA
STANDARD DRIVEWAY CONSTRUCTION DETAIL

N.T.S.

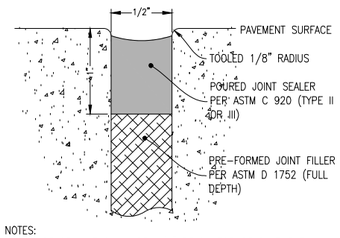


NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".

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

VALLEY CURB

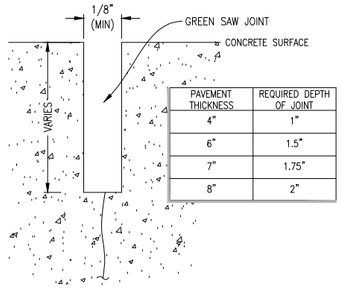
N.T.S.



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

EXPANSION JOINT DETAIL

N.T.S.

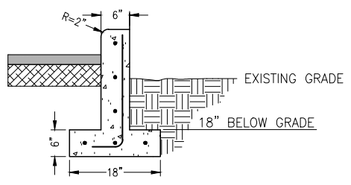


PAVEMENT THICKNESS	REQUIRED DEPTH OF JOINT
4"	1"
6"	1.5"
7"	1.75"
8"	2"

CONTRACTION JOINT DETAIL

N.T.S.

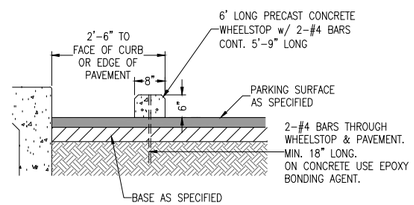
NOTE:
ALL CONCRETE SIDEWALKS, RAMPS, DRIVEWAYS AND CURBING SHALL BE MINIMUM 3000 PSI, 28 DAY PCC, FIBER MESH REINFORCED CONCRETE UNLESS NOTED OTHERWISE.



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

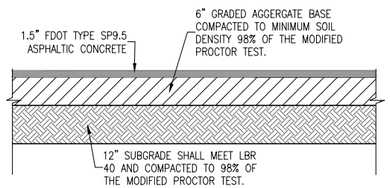
RETAINING WALL DETAIL

N.T.S.



WHEEL STOP DETAIL

N.T.S.



ASPHALT PAVEMENT DETAIL

N.T.S.

APRIL 2024 ARB MEETING

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

SITE DETAILS

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

No.	DATE	REVISION

SEAL

NOT FOR CONSTRUCTION

PAUL A. BATTLE, PE
53126

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

DRAWING No.

C201

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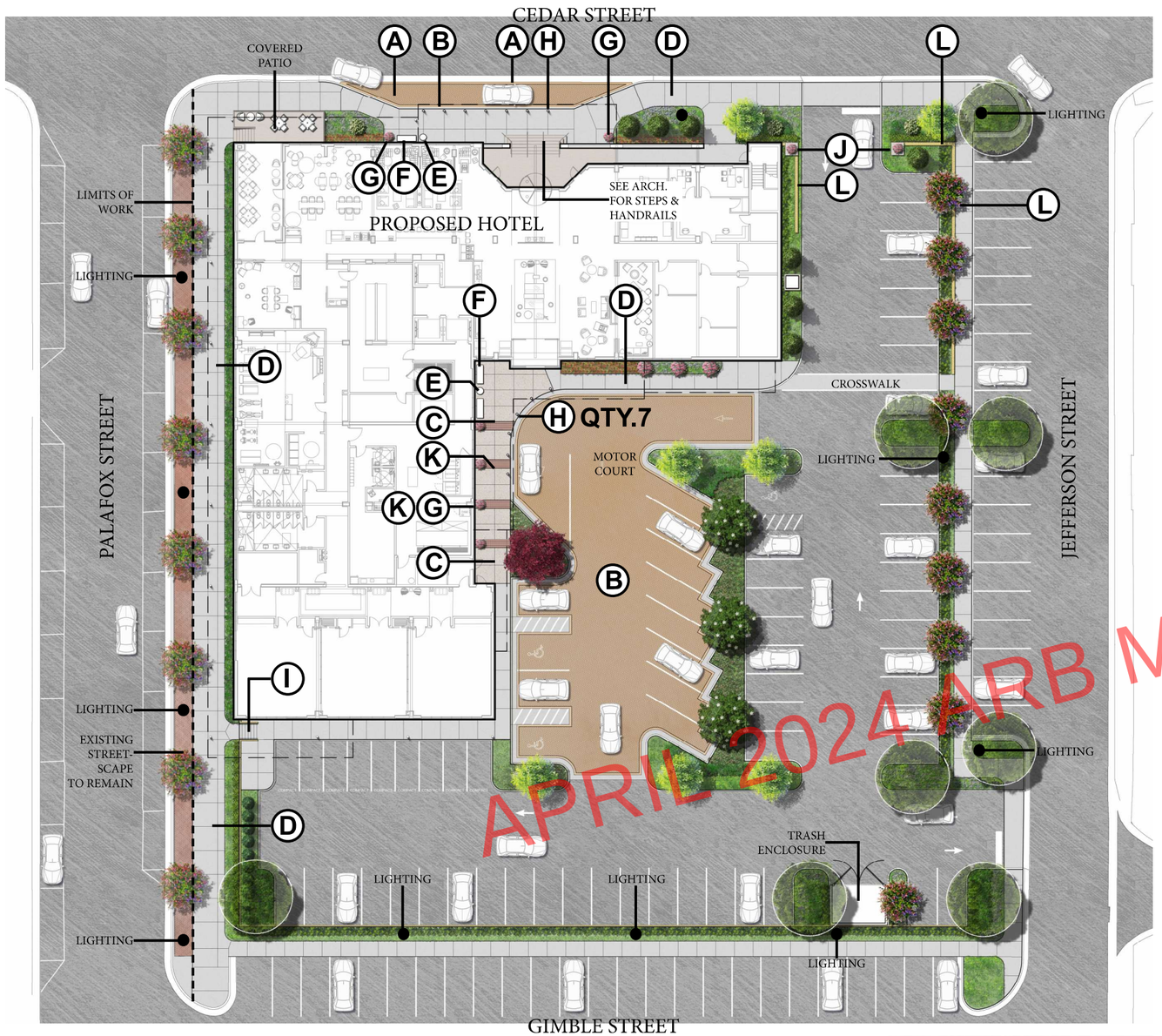


APRIL 2024 ARB MEETING

SHEET KEY & NOTES:

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

(A) VEHICULAR PAVING FIELD

(B) VEHICULAR CONCRETE BAND @ CURB FACE

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

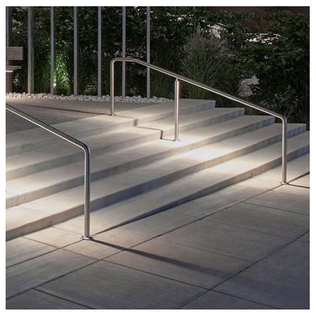
(D) CONCRETE BROOM FINISH

(E) TRASH RECEPTACLE

(F) BENCH

(G) CAST IRON URN

(H) BOLLARD



(I) CIP STEPS W/ HANDRAIL

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

ISSUED

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

REVISIONS

REV.	DATE	REVISION

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

ARB Review

PROJECT NAME

TEMPO HOME2SUITES

SHEET NAME

ILLUSTRATIVE HARDSCAPE PLAN & IMAGES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

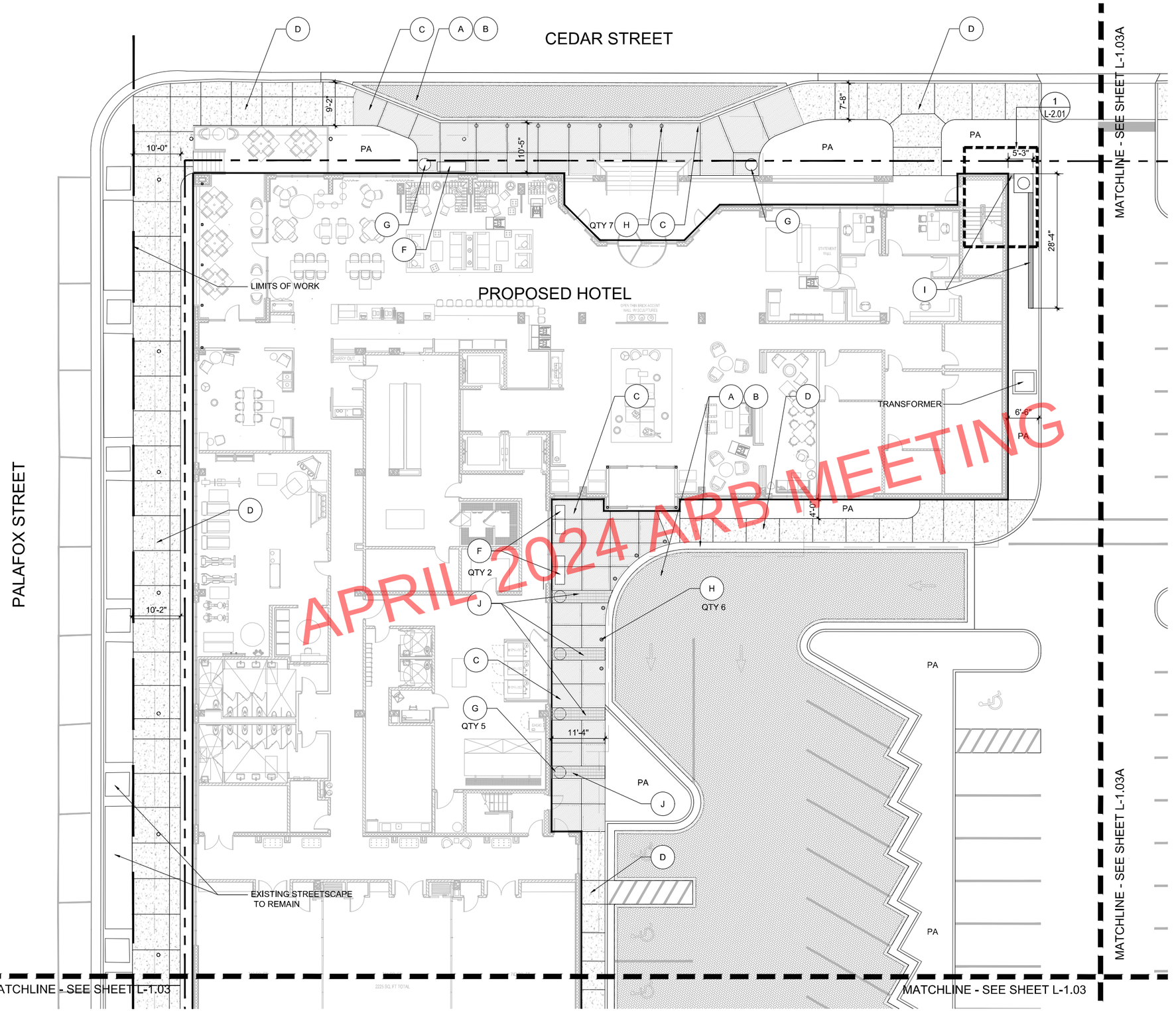
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-1.00



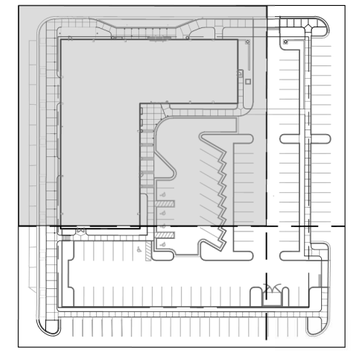
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

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

PA- PLANTING AREA

KEY MAP



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

ISSUED

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

REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

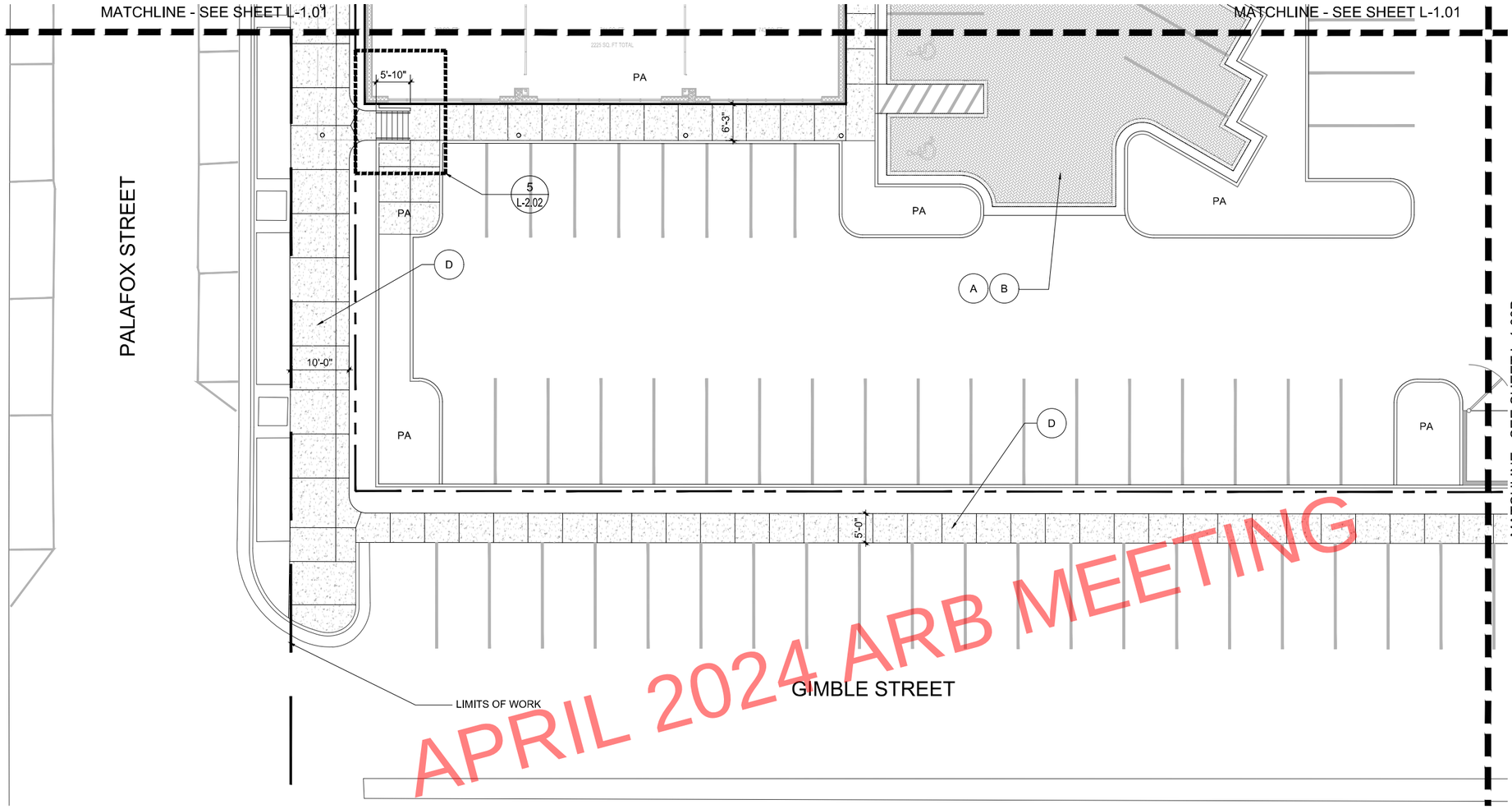
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-1.01



APRIL 2024 ARB MEETING

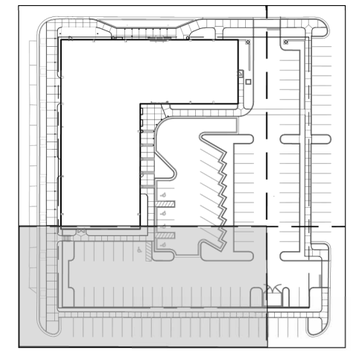
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

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

PA- PLANTING AREA

KEY MAP



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

ISSUED

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

REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO HOME2SUITES

SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

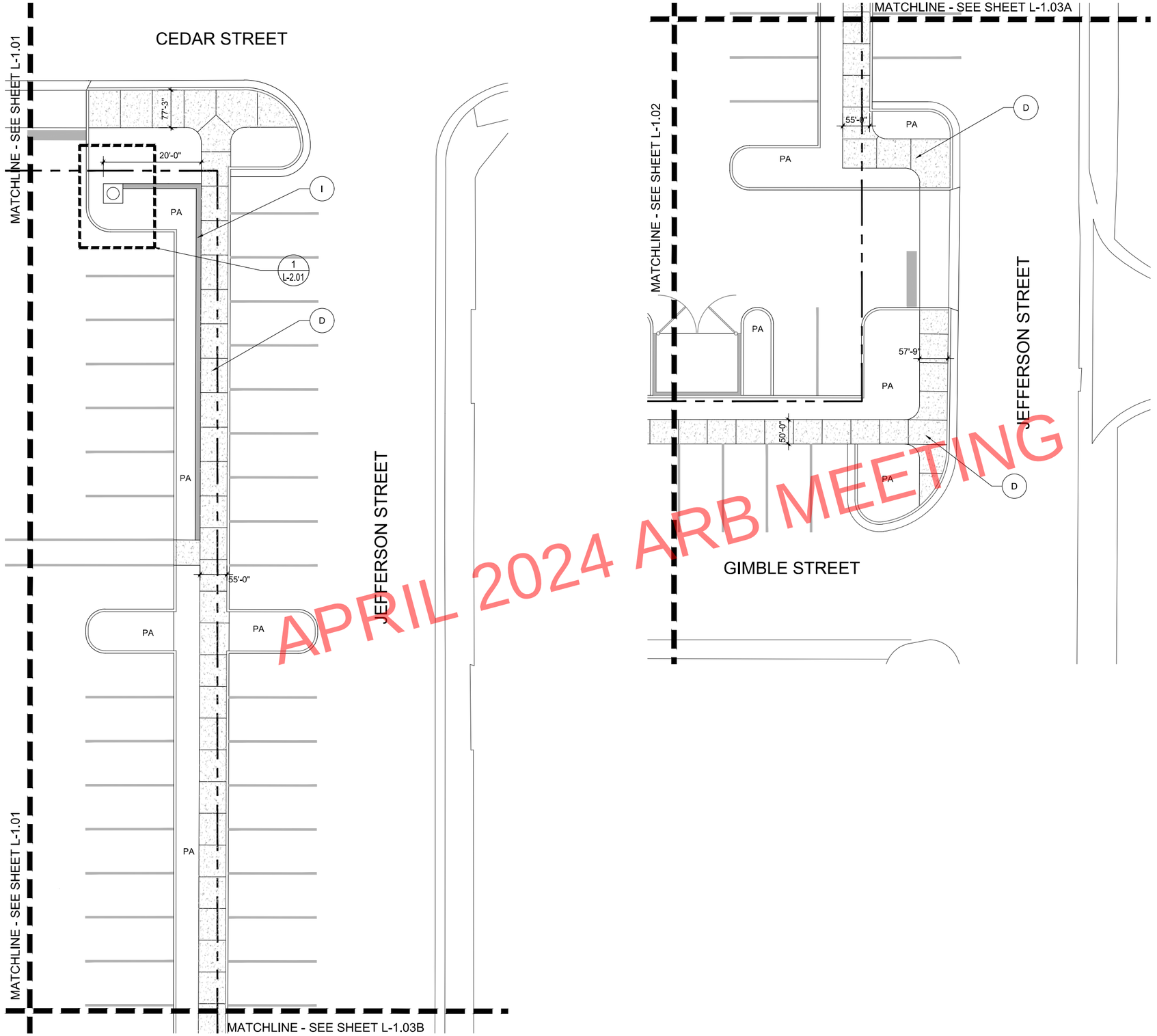
SCALE: AS SHOWN

DATE: 11.30.2023

DRAWN: DAR

SHEET NUMBER

L-1.02



APRIL 2024 ARB MEETING

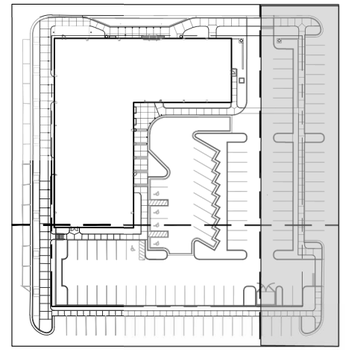
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

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

PA- PLANTING AREA

KEY MAP



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

ISSUED

NO.	DESCRIPTION	DATE
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REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

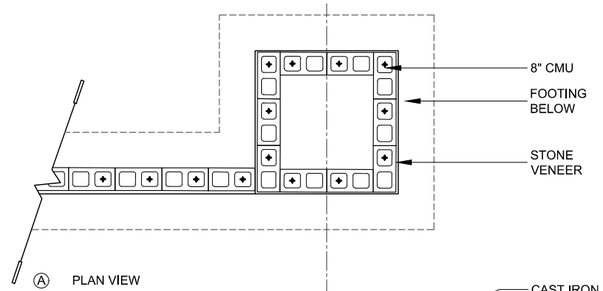
NOVEMBER 30, 2023

SCALE: AS SHOWN

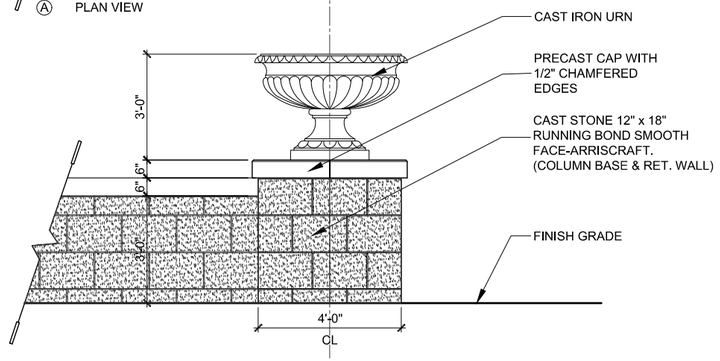
DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

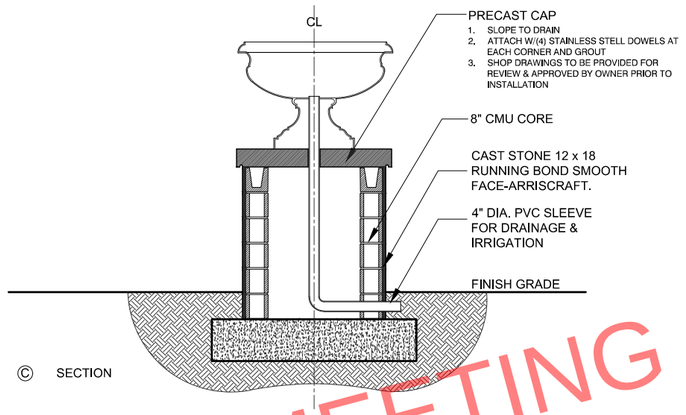
L-1.03



Ⓐ PLAN VIEW



Ⓑ ELEVATION

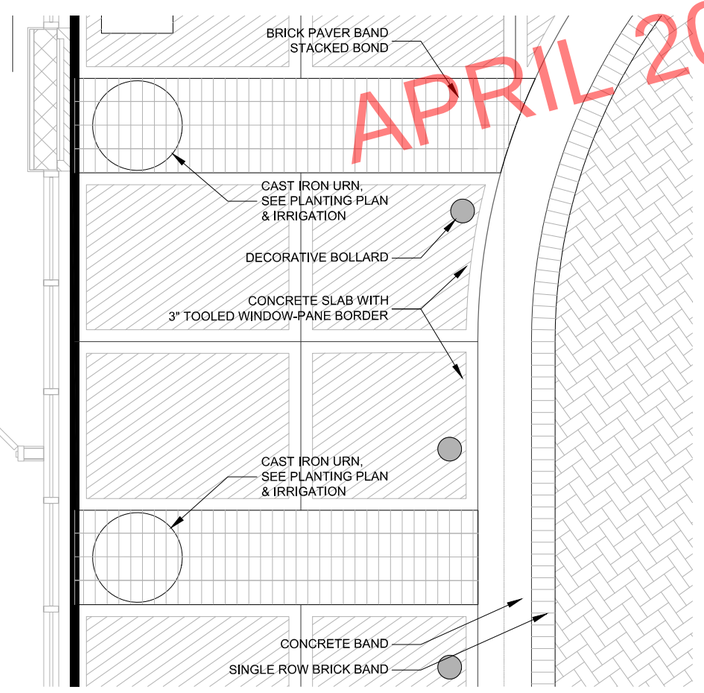


Ⓒ SECTION

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

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

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



2 PLAN VIEW ENLARGEMENT HARDSCAPE TREATMENT

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

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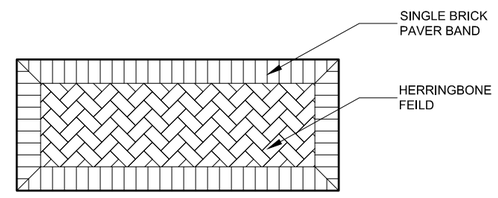

3 PLAN VIEW PAVER DETAIL

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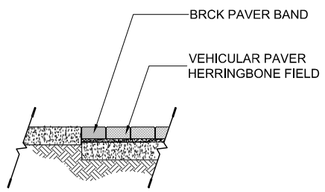

4 SECTION VEHICULAR PAVER DETAIL

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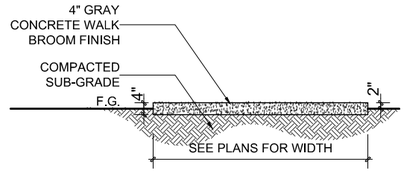

5 SECTION PEDESTRIAN WALK DETAIL

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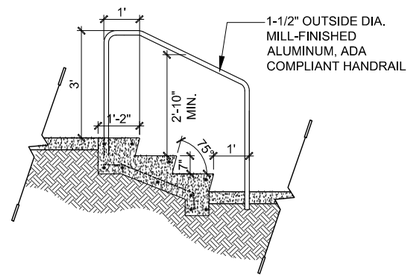

6 SECTION TYPICAL STAIR/HANDRAIL DETAIL

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

APRIL 2024 ARB MEETING

SHEET KEY & NOTES:

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

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NO.	DESCRIPTION	DATE
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REV.	DATE	REVISION

ARB Review

PROJECT NAME: TEMPO HOME2SUITES

SHEET NAME: HARDSCAPE DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

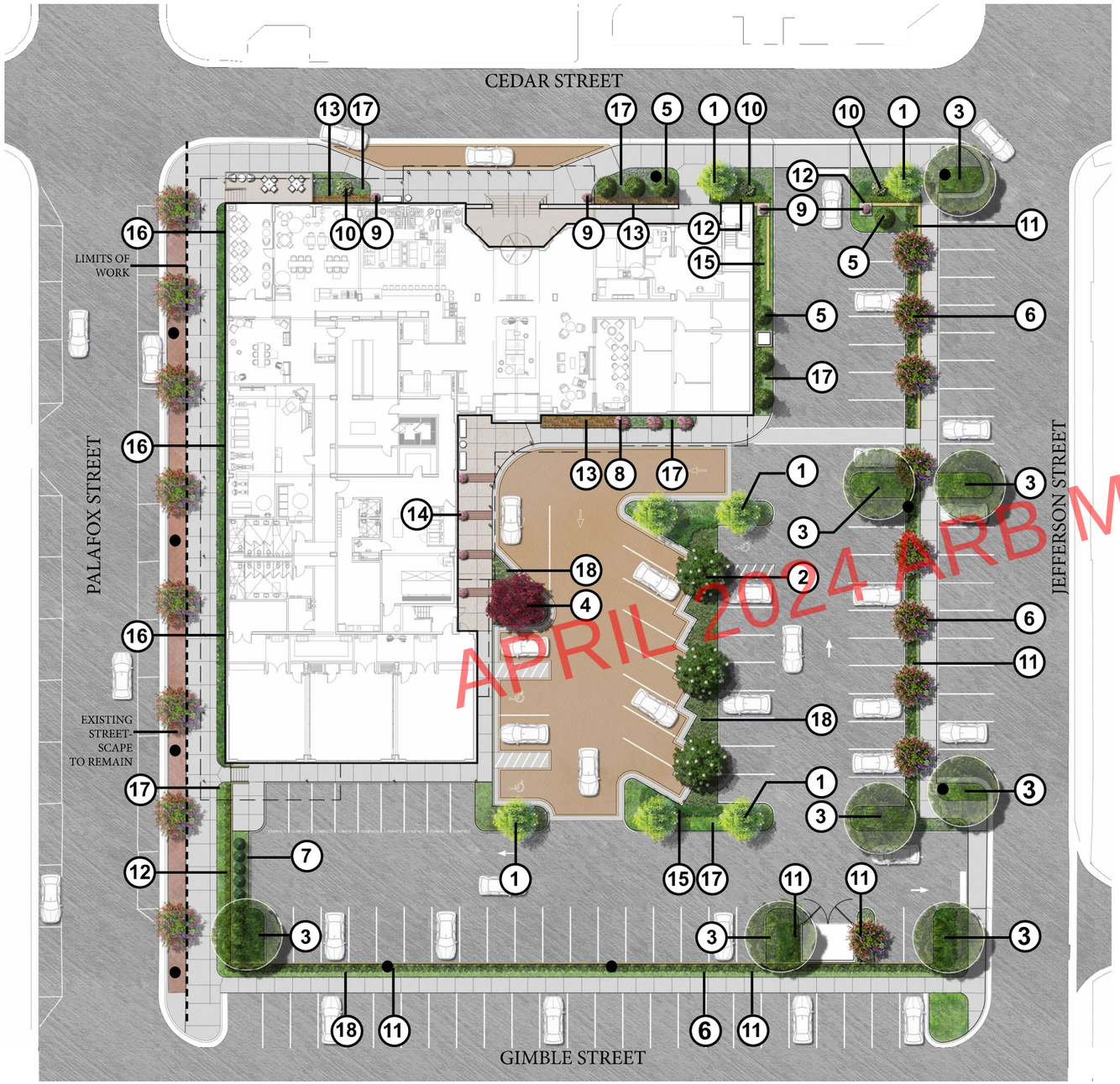
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 DRAWN: DAR

SHEET NUMBER: L-2.01

Refer to Sheet L-3.00A for Plant Images



APRIL 2024 ARB MEETING

Plant Schedule

Medium / Large Trees

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

Small Trees

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

Large Shrubs / Accent Plants

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

Small Shrub / Groundcover

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

SHEET KEY & NOTES:

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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ARB Review

PROJECT NAME

TEMPO HOME2SUITES

SHEET NAME

ILLUSTRATIVE LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

SCALE

AS SHOWN

NOVEMBER 30, 2023

DATE 11.30.2023

DRAWN DAR

SHEET NUMBER

L-3.00

1 RIVER BIRTCH MULTI-TRUNK

2 D.D. BLANCHARD SOUTHERN MAGNOLIA

3 LIVE OAK

4 BLOOD GOOD" JAPANESE MAPLE

5 MARY NELL HOLLY

6 NATCHEZ CRAPE MYRTLE

7 JAPANESE BLUEBERRY

8 JAPANESE CAMELLIA

9 PANICLE HYDRANGEA

10 OAKLEAF HYDRANGEA

11 PODOCARPUS

12 LITTLELEAF BOXWOOD

13 RED RUFFLE AZALEA

14 GARDENIA

15 COONTIE PALM

16 CAST IRON PLANT

17 EVERGREEN GIANT LILYTURF

18 BRONZE BEAUTY ASIATIC JASMINE

APRIL 2024 ARB MEETING

SHEET KEY & NOTES:

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LANDSCAPE ARCHITECTURE
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TEMPO
HOME2SUITES

SHEET NAME
PLANT IMAGES

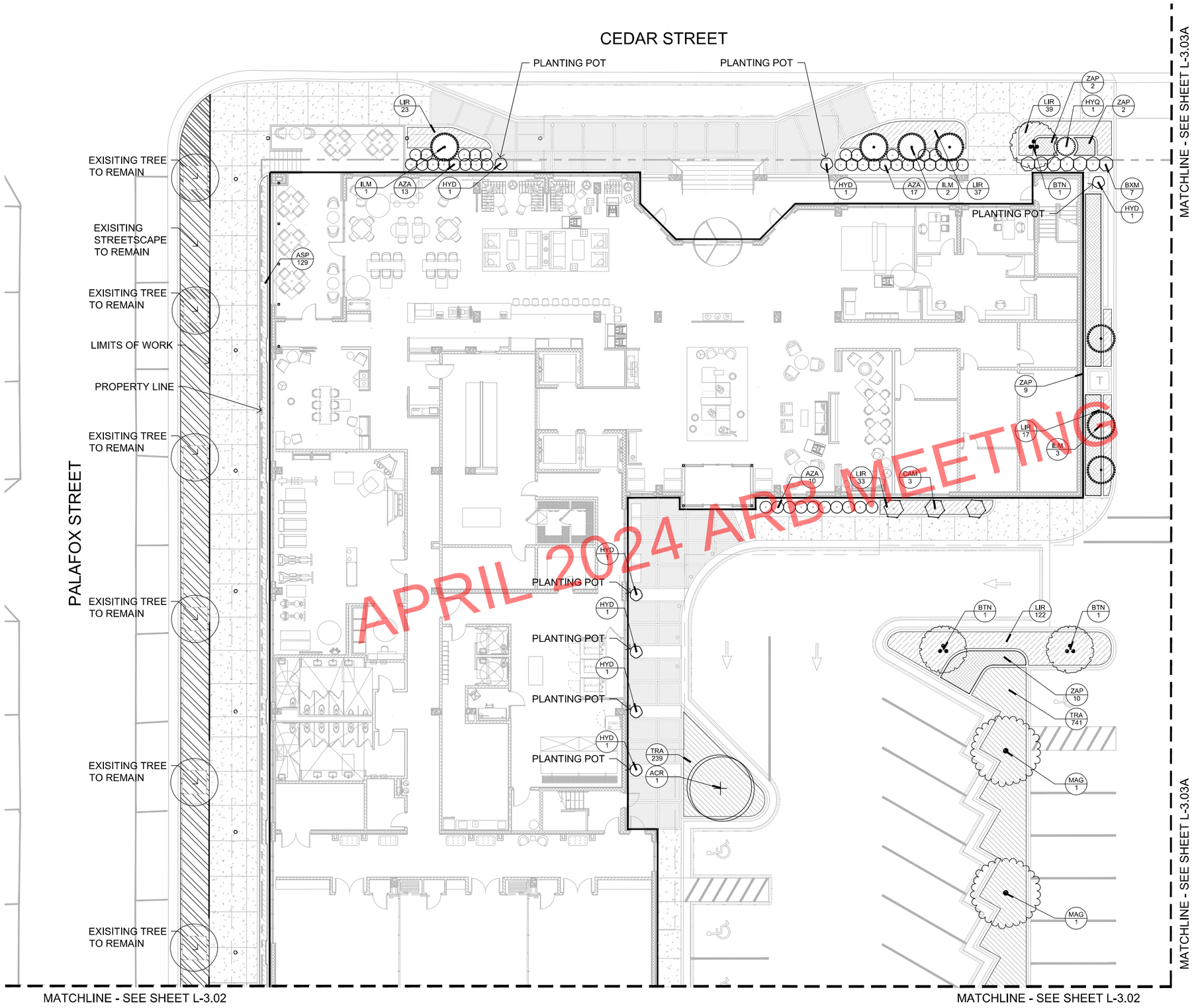
LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE
AS SHOWN

DATE 11.30.2023 | DRAWN DAR

SHEET NUMBER
L-3.00A



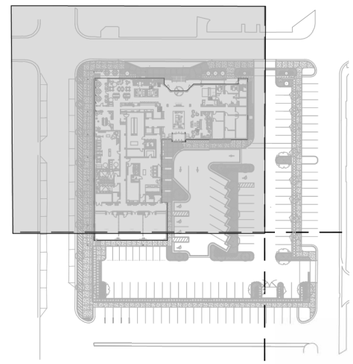
APRIL 2024 ARB MEETING

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

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

KEY MAP



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

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TEMPO HOME2SUITES

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LANDSCAPE PLAN

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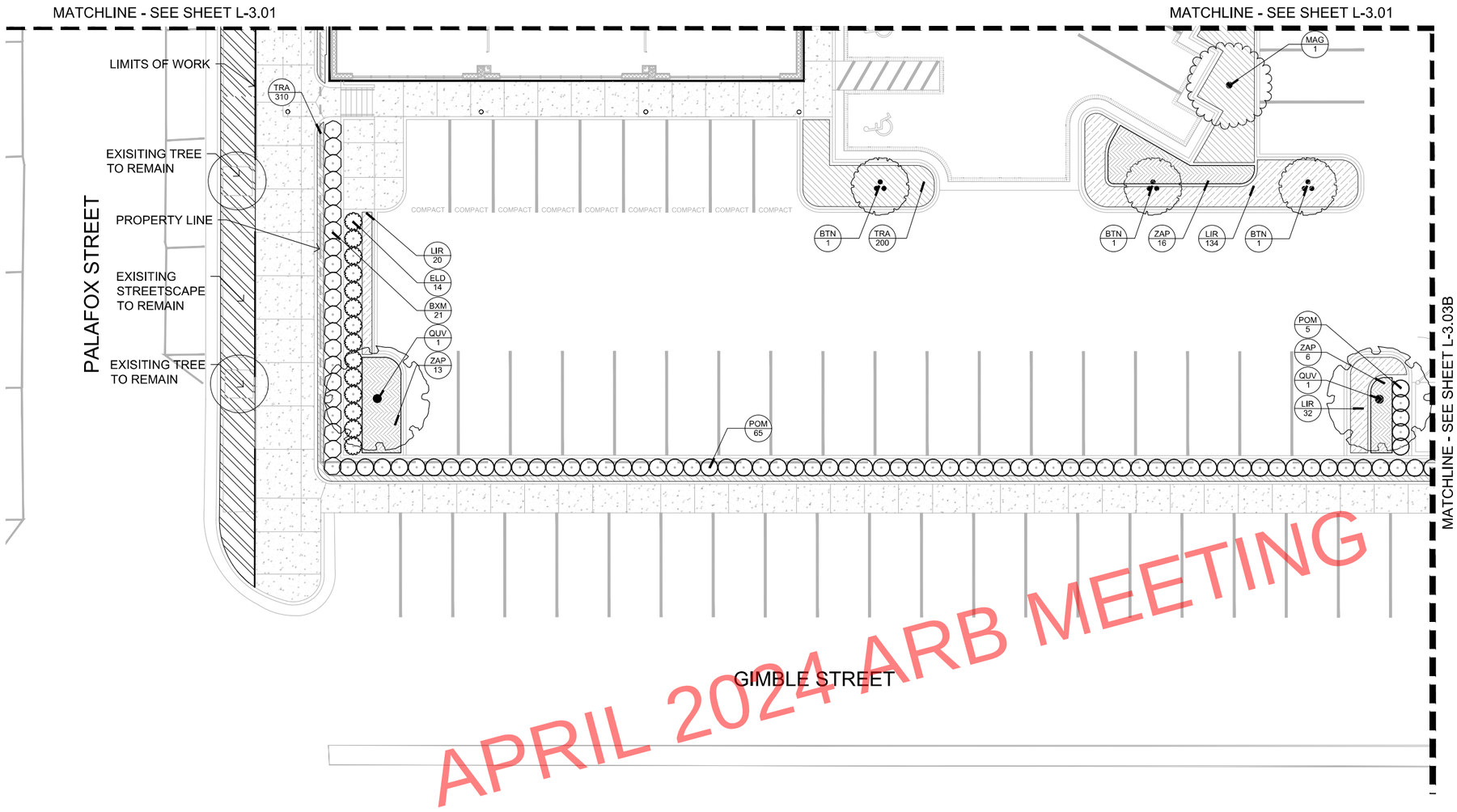

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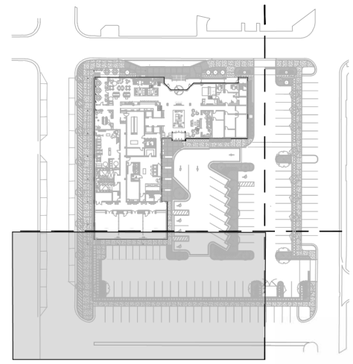

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HOME2SUITES

SHEET NAME

LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

SCALE: AS SHOWN

NOVEMBER 30, 2023

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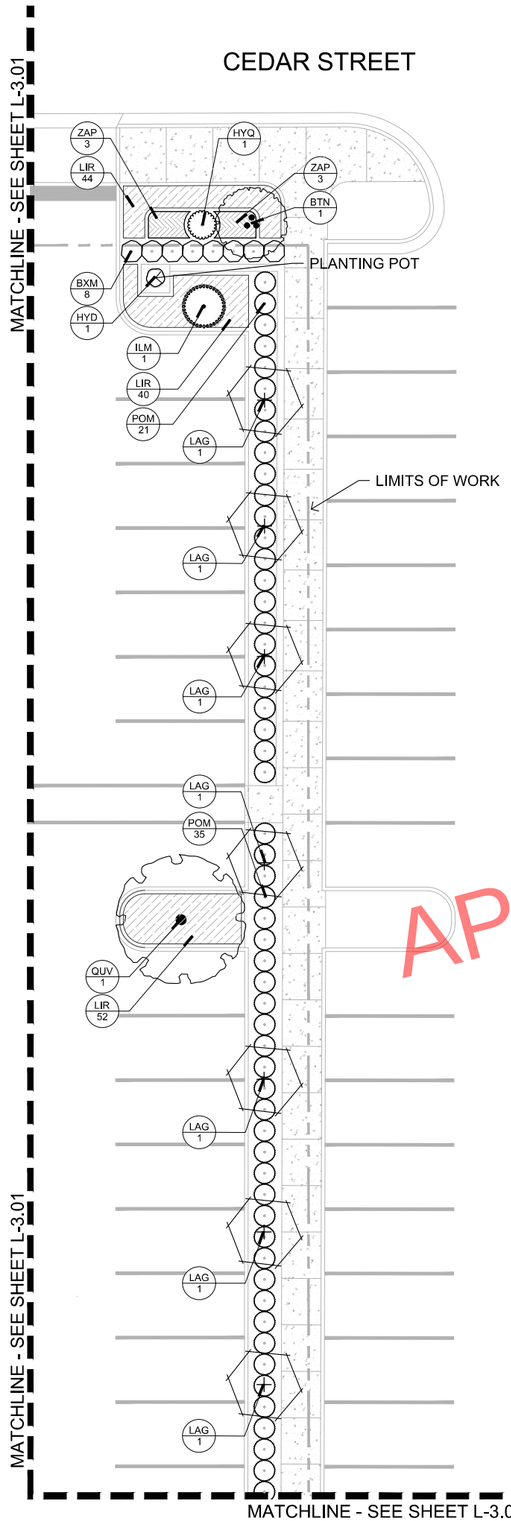
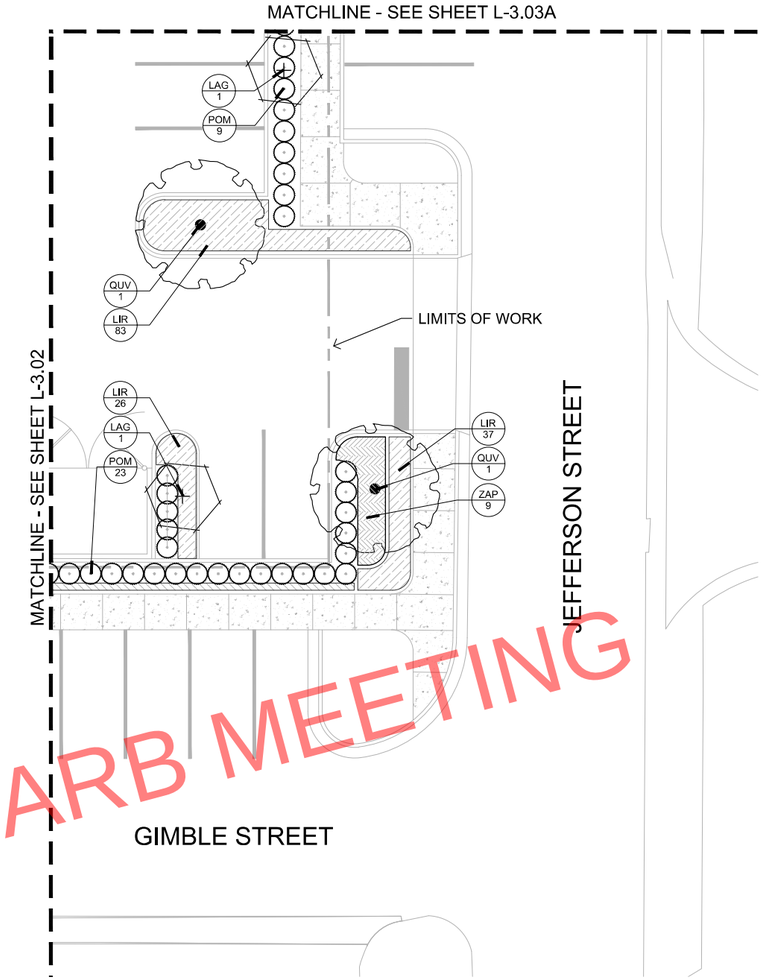
DRAWN: DAR

SHEET NUMBER

L-3.02



A PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'



B PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'

APRIL 2024 ARB MEETING

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

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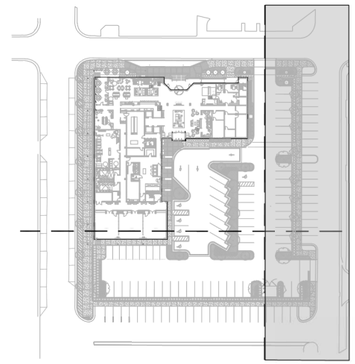
- EXISITING STREETSCAPE TO REMAIN
- PROPERTY LINE
- MATCH LINE

KEY MAP



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SCALE: 1"=10'

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SHEET NAME

LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

SCALE: AS SHOWN

NOVEMBER 30, 2023

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SHEET NUMBER

L-3.03

LANDSCAPE NOTES

1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR D.B.H. MEASURED 4.5' ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

PLANTER / POT NOTES

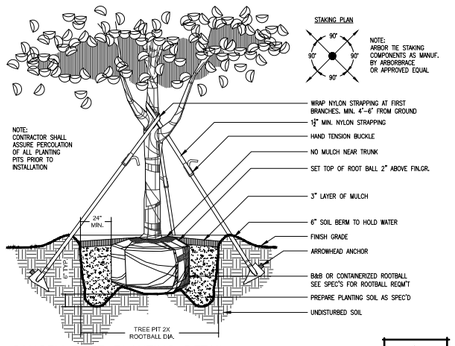
1. ALL POTS SHALL HAVE A 1" DIA DRAINAGE HOLE DRILLED INTO THE BASE, WITH A 4" GRAVEL LAYER IN THE BOTTOM. GEOTEXTURAL FABRIC SHALL BE PLACED ABOVE THE GRAVEL LAYER TO CONTAIN THE SOIL SUBSTRATE WITHIN THE PLANTER.

2. POTS TO BE SEALED ON THE INSIDE WITH A WATER PROOFING ASPHALT SEALER TO WITHIN 2" OF THE POT RIM.

3. ALL POTS ON PAVING TO RECEIVE IRRIGATION FROM TUBING RUNNING UP BACKSIDE OF POT OUT OF GUEST SIGHT. REFER TO IRRIGATION DRAWINGS FOR DETAILS. IRRIGATION CONTRACTOR TO VERIFY POT PLACEMENT PRIOR TO IRRIGATION INSTALLATION.

4. FINAL PLACEMENT OF ALL PLANT MATERIAL DESIGNATED TO BE LOCATED IN POTS SHALL BE DETERMINED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO REVIEW PLANT QUANTITIES & ARRANGEMENTS PRIOR TO PLANTING. ADJUSTMENTS MAY BE REQUIRED.

5. PROVIDE MATCHING SAUCER FOR EACH PLANTER / POT.



CANOPY TREE PLANTING DETAIL 1

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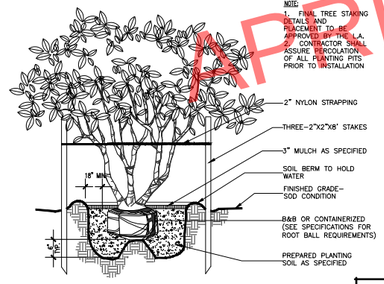
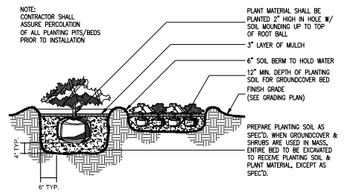


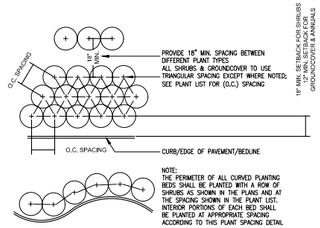
UNDERSTORY TREE PLANTING DETAIL 2

SCALE: NTS



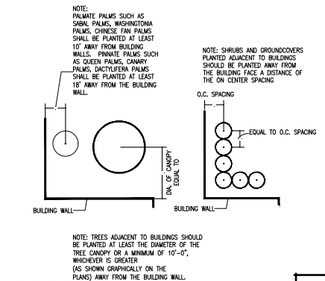
SHRUB & GROUNDCOVER PLANTING DETAIL 3

SCALE: NTS



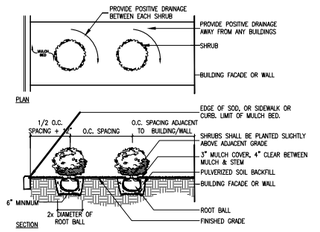
SHRUB PLANTING DETAIL 4

SCALE: NTS



SHRUB PLANTING DETAIL 5

SCALE: NTS



SHRUB PLANTING DETAIL 6

SCALE: NTS

PLANT SCHEDULE TEMPO-H2S PENSACOLA

MEDIUM AND LARGE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT TOLERANT	SPACING
	BTN	7	Betula nigra	River Birch Multi-Trunk	100 gal.	Yes	High	AS
	MAG	3	Magnolia grandiflora 'D.D. Blanchard'	D.D Blanchard Southern Magnolia	300 gal.	Yes	High	AS
	QUV	5	Quercus virginiana	Southern Live Oak	200 gal.	Yes	High	AS
SMALL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ACR	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	100 gal.	Yes	High	AS
	ILM	8	Ilex x 'Mary Nell'	Mary Nell Holly	8` Ht., Matched	Yes	High	AS
	LAG	9	Lagerstroemia indica	Crape Myrtle	10`-12` Ht., Multi., Specimen	No	Medium	AS
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	BXM	36	Buxus microphylla 'Apple Green'	Apple Green Littleleaf Boxwood	7 gal.	No	High	36" o.c.
	CAM	3	Camellia japonica	Camellia	15 gal.	No	High	AS
	ELD	14	Elaeocarpus decipiens	Japanese Blueberry Tree	6` Ht.	No	High	48" O.C.
	HYD	8	Hydrangea paniculata	Panicle Hydrangea	3 gal.	Yes	Medium	AS
	HYQ	2	Hydrangea quercifolia 'Gatsby Moon'	Oakleaf Hydrangea	7 gal.	Yes	Medium	AS
	POM	158	Podocarpus macrophyllus	Yew Podocarpus	15 gal.	No	High	36" o.c.
	AZA	40	Rhododendron x 'Red Ruffles'	Red Ruffles Rutherfordiana Azalea	3 gal.	No	Medium	36" o.c.
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ZAP	87	Zamia pumila	Coontie Cycad	3 gal.	Yes	High	36" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ASP	129	Aspidistra elatior	Cast Iron Plant	1 gal.	Yes	High	18" o.c.
	LIR	749	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lilyturf	1 gal.	No	High	18" o.c.
	TRA	1,490	Trachelospermum asiaticum 'Bronze Beauty'	Bronze Beauty Asiatic Jasmine	1 gal.	No	High	12" o.c.

APRIL 2024 ARB MEETING

SHEET KEY & NOTES:

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SHEET NAME
PLANT SCHEDULE, DETAILS, & NOTES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
NOVEMBER 30, 2023

SCALE
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DATE 11.30.2023 | DRAWN DAR

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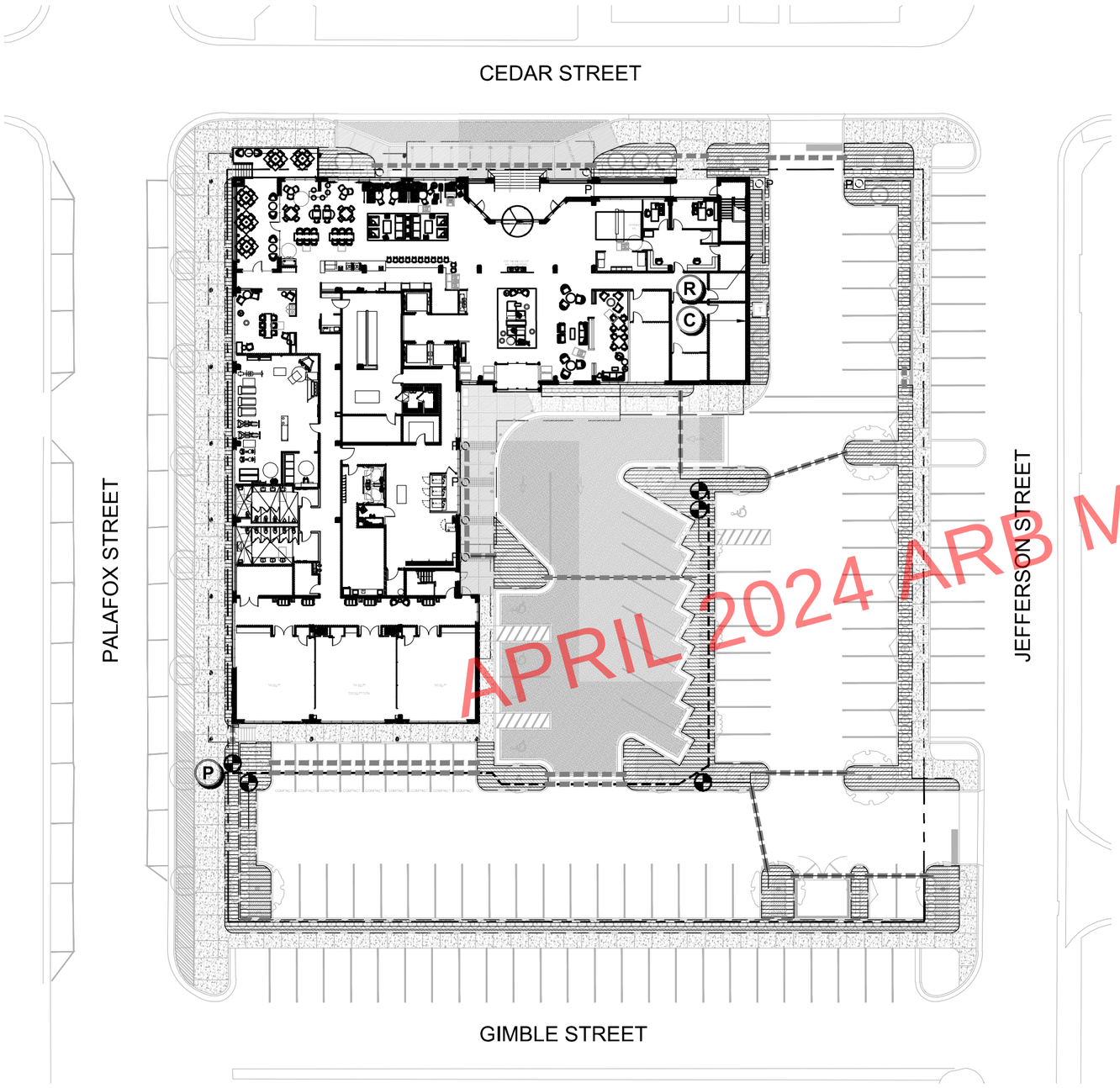


LEGEND

USE HUNTER MP ROTATOR NOZZLES

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRIP TUBING NOTES

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

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

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

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

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

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

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

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

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

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

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

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

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

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

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

SHEET KEY & NOTES:

PROPERTY LINE

MATCH LINE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

ISSUED

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

REVISIONS

REV.	DATE	REVISION

ARB Review

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

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

IRRIGATION PLAN & NOTES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE

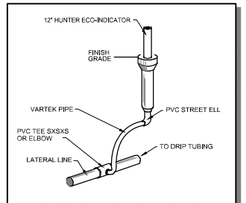
AS SHOWN

DATE 11.30.2023 DRAWN DAR

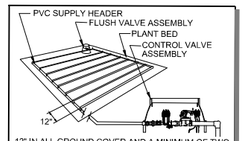
SHEET NUMBER

L-4.01

APRIL 2024 ARB MEETING



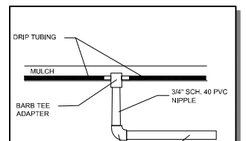
DRIP ZONE INDICATOR



12" IN ALL GROUND COVER AND A MINIMUM OF TWO TUBES PER PLANT ROW ON SHRUBS.

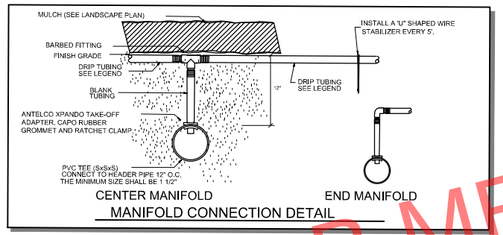
ALIGN LATERAL PIPES PARALLEL TO THE CONTOURS OF THE SLOPE OR ALONG THE LONGEST WIDTH OF THE BED. REFER TO DRIP NOTES AND THE MANIFOLD DETAIL.

MANIFOLD PLAN VIEW

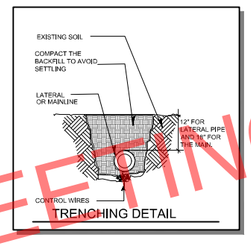


(FOR AREAS 5 GPM OR LESS)

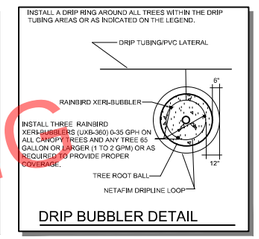
DRIP CONNECTION DETAIL



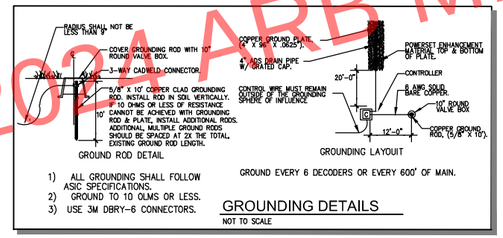
MANIFOLD CONNECTION DETAIL



TRENCHING DETAIL



DRIP BUBBLER DETAIL

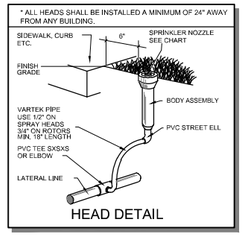


1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

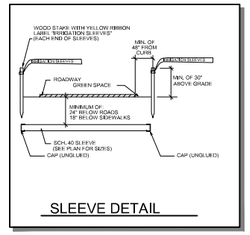
GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

GROUNDING DETAILS

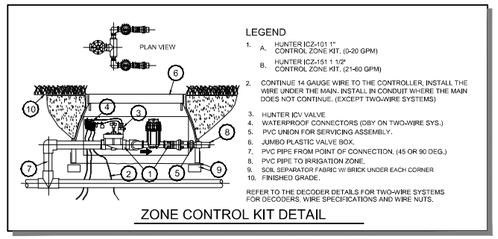
NOT TO SCALE



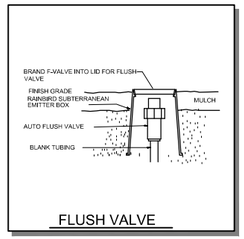
HEAD DETAIL



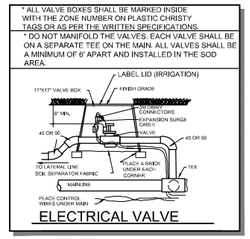
SLEEVE DETAIL



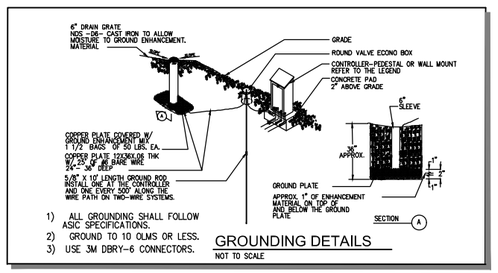
ZONE CONTROL KIT DETAIL



FLUSH VALVE



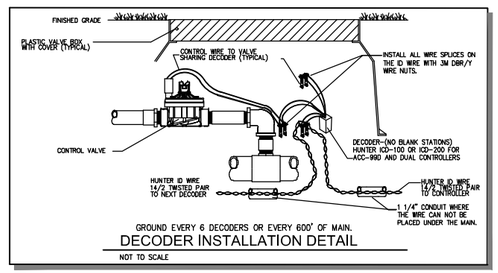
ELECTRICAL VALVE



1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

GROUNDING DETAILS

NOT TO SCALE



GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

DECODER INSTALLATION DETAIL

NOT TO SCALE

SHEET KEY & NOTES:

DANIEL ROGERS
LANDSCAPE ARCHITECTURE
900 WINDERLEY PLACE SUITE 323 | MAITLAND, FLORIDA 32751 | P: 407.393.5112

ISSUED

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

REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO
HOME2SUITES

SHEET NAME

IRRIGATION DETAILS

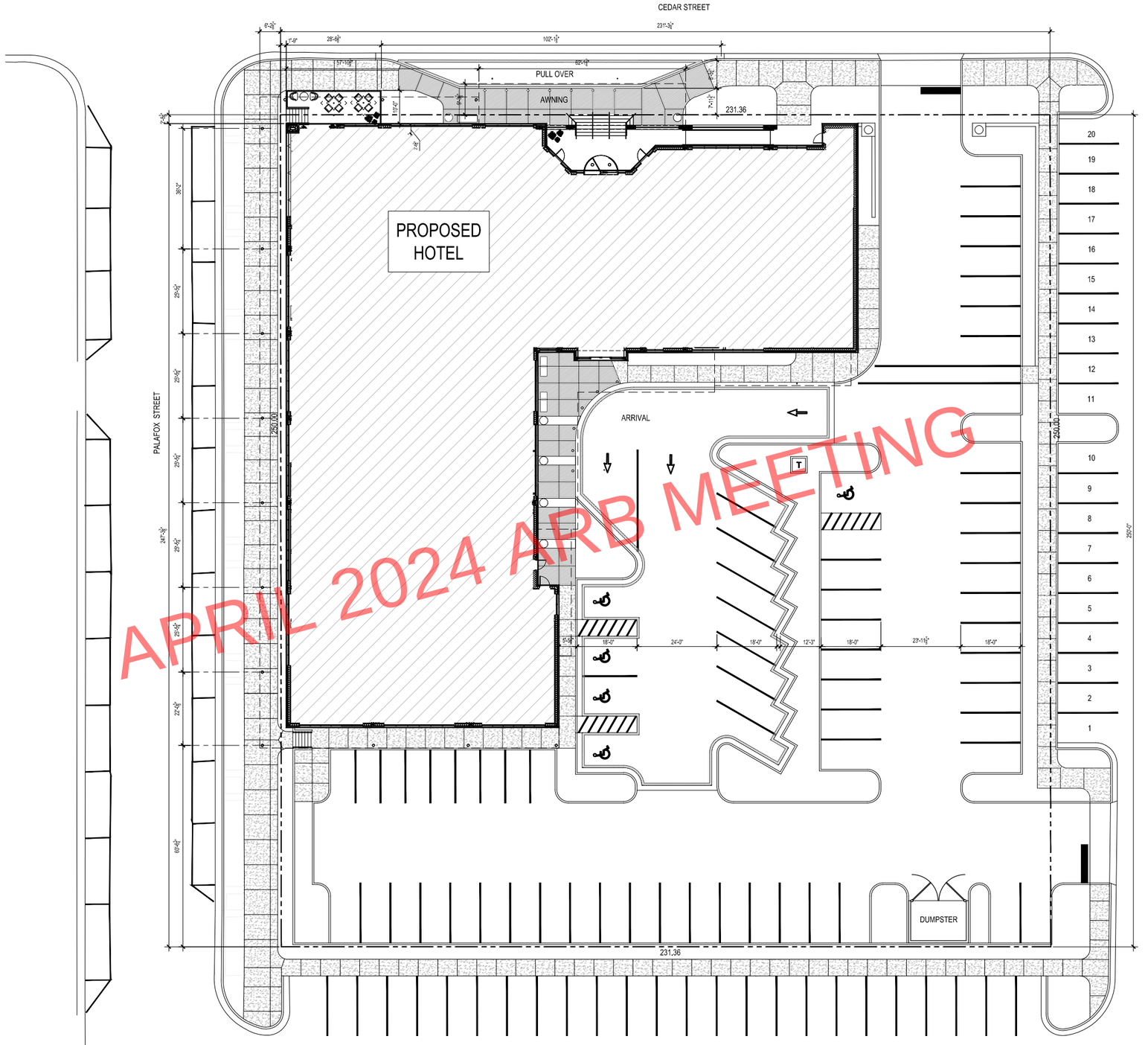
LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
NOVEMBER 30, 2023

SCALE
AS SHOWN

DATE 11.30.2023
DRAWN DAR

SHEET NUMBER

L-4.10



APRIL 2024 ARB MEETING

SITE PLAN
3/32" = 1'-0"
LPB 223038

0 10' 20' 40'
SCALE: 3/32" = 1'-0"

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OWNER

3H GROUP HOTELS

6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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

PROJECT NO.: 223038

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

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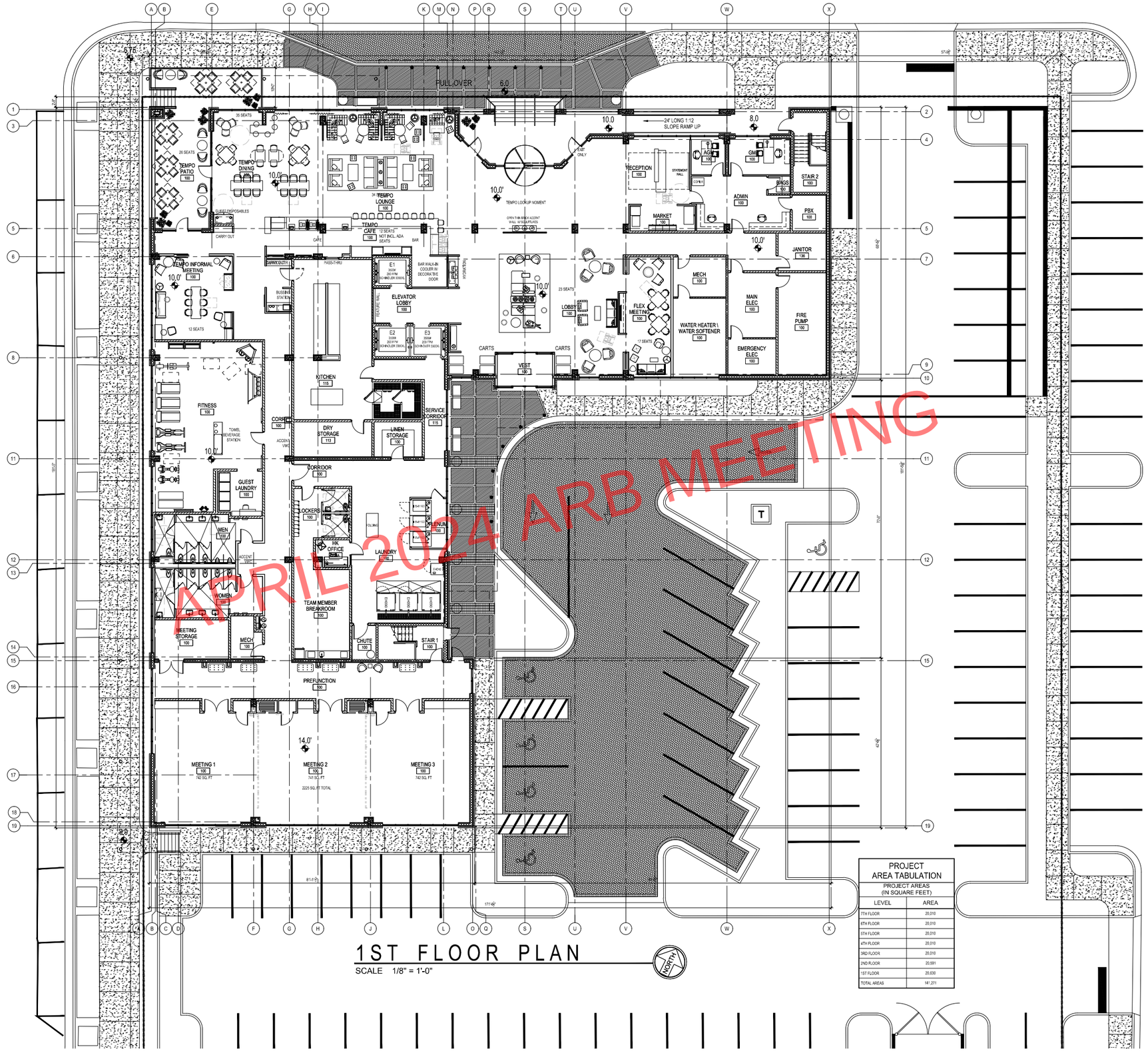
ARCHITECTURAL
SITE PLAN

A100

CEDAR STREET

PALAFOX STREET

JEFFERSON STREET



1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	20,010
6TH FLOOR	20,010
5TH FLOOR	20,010
4TH FLOOR	20,010
3RD FLOOR	20,010
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

architecture
engineering
interiors
LPB

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CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

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CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

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EDITION

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03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1

PROJECT NO.: 223038

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

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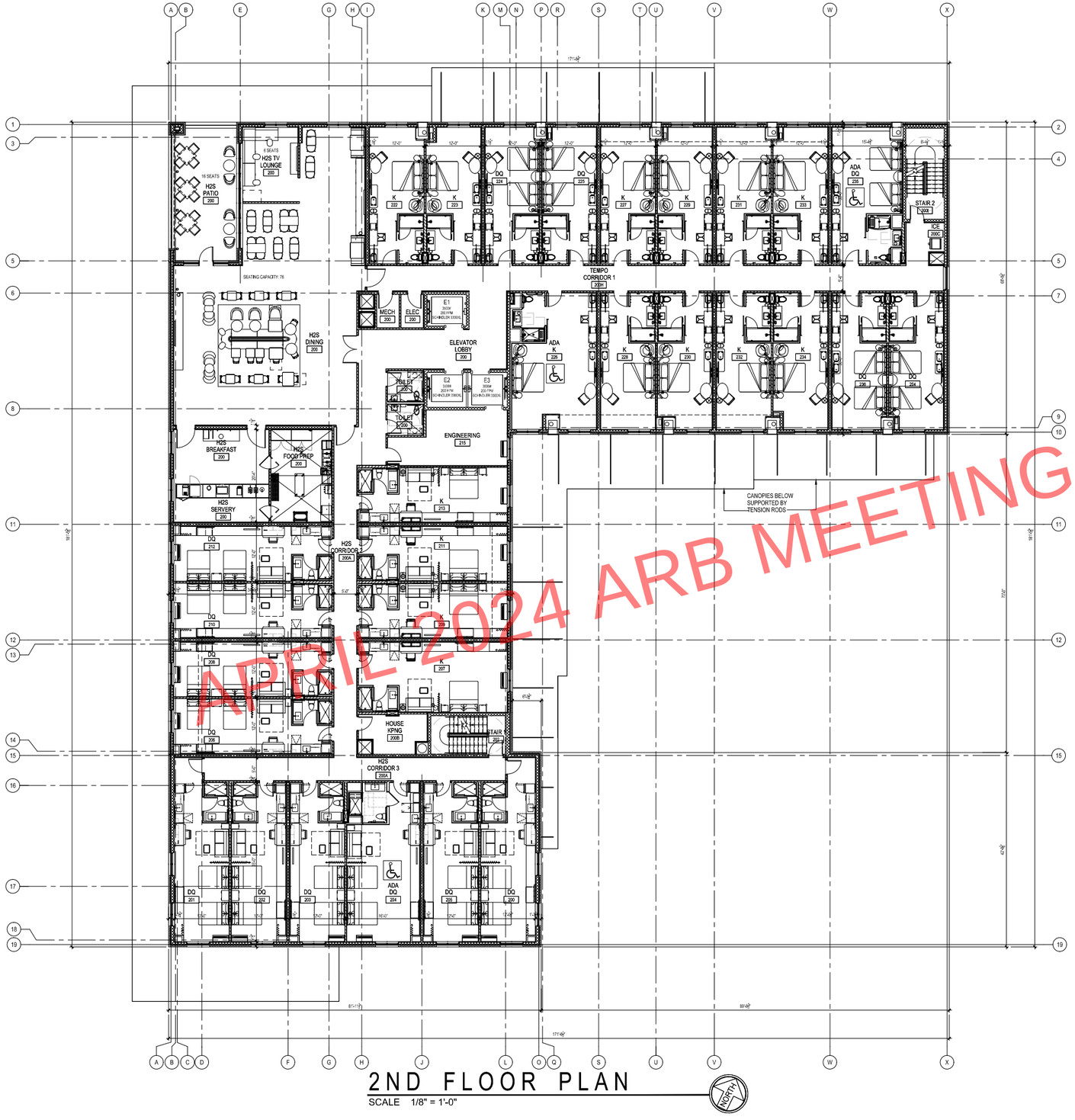
1ST FLOOR PLAN

A101



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

APRIL 2024 ARB MEETING

PROJECT AREA TABULATION	
PROJECT AREAS (IN SQUARE FEET)	
LEVEL	AREA
7TH FLOOR	20,013
6TH FLOOR	20,013
5TH FLOOR	20,013
4TH FLOOR	20,013
3RD FLOOR	20,013
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

COMPREHENSIVE GUESTROOM TABULATION

FRANCHISE	GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	TOTAL
TEMPO	KING GUESTROOMS	0	11	13	13	13	13	13	76
	DOUBLE QUEEN GUESTROOMS	0	5	6	6	6	6	6	35
	SUB TOTAL (TEMPO)								111
HOME 2 SUITES	KING GUESTROOMS	0	4	8	9	9	9	9	48
	DOUBLE QUEEN GUESTROOMS	0	10	10	10	10	10	10	60
	SUB TOTAL (HOME 2 SUITES)								108
	TOTALS	0	30	37	38	38	38	38	219

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DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

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PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

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PENSACOLA, FL 32502

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04-10-24	ARB MOD1

PROJECT NO.: 223038

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

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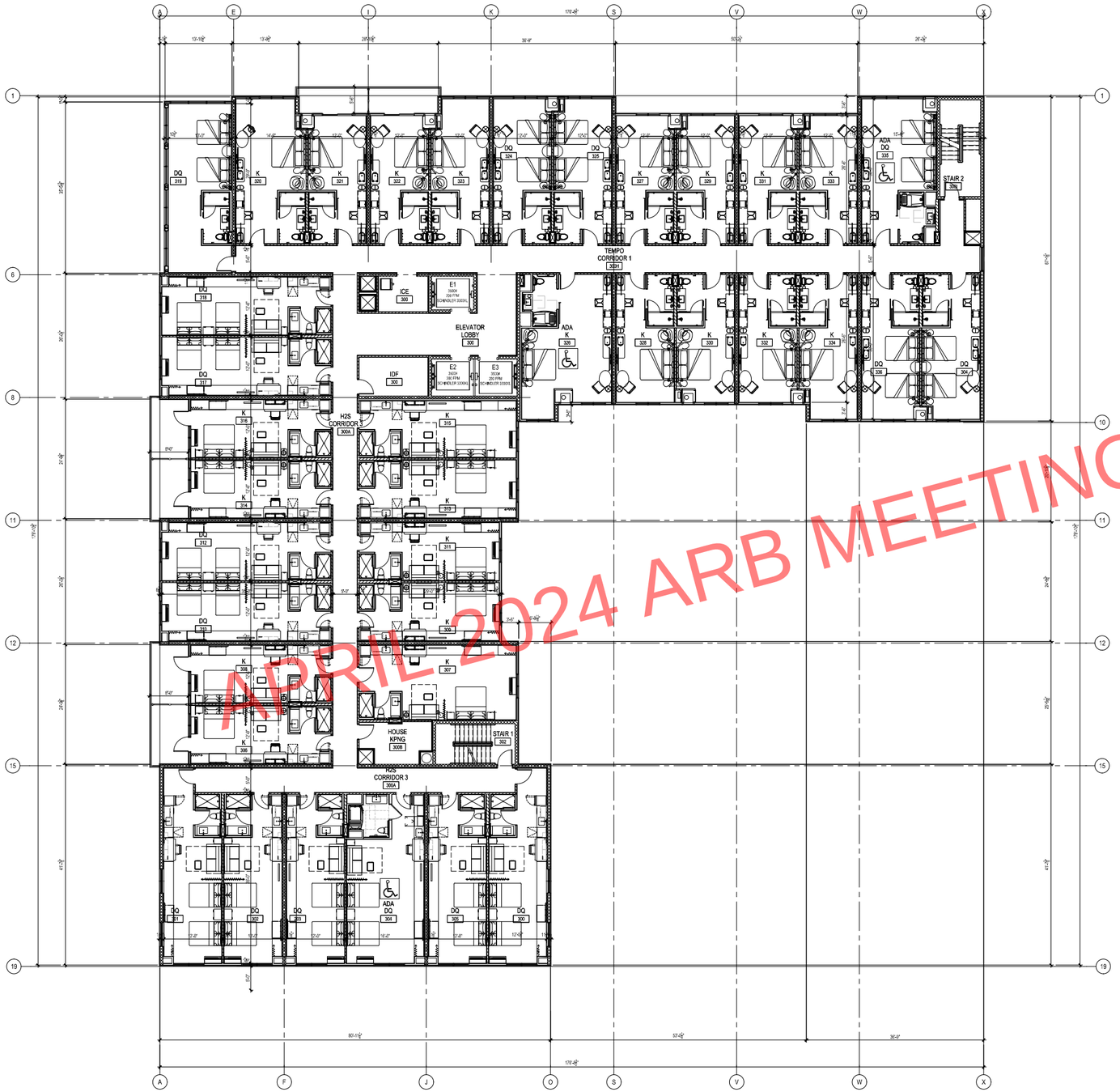
2ND FLOOR PLAN

A102



APRIL 2024 ARB MEETING

3RD-7TH FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	26,010
6TH FLOOR	26,010
5TH FLOOR	26,010
4TH FLOOR	26,010
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	TOTALS	0	30	37	38	38	38	38	219

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PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
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03-01-24	W.V.I. REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1

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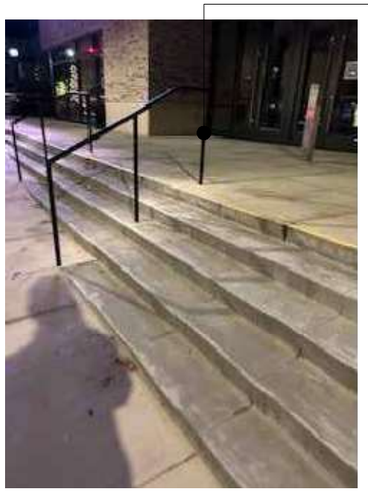
3RD FLOOR PLAN

A103

NORTH ELEVATION (CEDAR STREET)
SCALE: 3/16" = 1'-0"

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



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TEMPO SUITES / HOME 2 SUITES

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NORTH EXTERIOR ELEVATION

A201

SOUTH ELEVATION (GIMBLE STREET)
SCALE: 3/16" = 1'-0"

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

EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	EFIS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
3	EFIS	DRYVIT	SW 7063ST NEBULOUS WHITE
4	EFIS	DRYVIT	SW 6993ST BLACK OF NIGHT
5	CAST STONE	ARRISCRAFT - RENAISSANCE	OYSTER
6	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
7	GLASS	GUARDIAN GLASS	GREEN
8	ALUMINUM	MORGAN WINDOWS	BLACK

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600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

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SOUTH EXTERIOR ELEVATION

A202

WEST ELEVATION (PALAFOX STREET)
SCALE: 3/16" = 1'-0"

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

APRIL 2024 ARB MEETING

EXTERIOR FINISH MATERIALS

ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
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TEMPO SUITES / HOME 2 SUITES

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WEST EXTERIOR ELEVATION

A203

EAST ELEVATION (JEFFERSON STREET)
SCALE: 3/16" = 1'-0"

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

APRIL 2024 ARB MEETING

EXTERIOR FINISH MATERIALS			
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HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

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EAST EXTERIOR ELEVATION

A204

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EXTERIOR RENDERING

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HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

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EXTERIOR RENDERING 1

A205

PEDESTRIAN VIEW @ CEDAR STREET

PEDESTRIAN VIEW @ PARKING AREA

PEDESTRIAN VIEW @ BUILDING REAR

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PEDESTRIAN VIEW @ PALAFOX STREET

PEDESTRIAN VIEW @ BUILDING ARRIVAL

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PERSPECTIVE VIEWS

A206

GOOGLE AERIAL VIEW 1

LPB architecture engineering interiors

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GOOGLE AERIAL VIEW 1

A207

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GOOGLE AERIAL VIEW 2

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GOOGLE AERIAL VIEW 2

A208

GOOGLE AERIAL VIEW 3

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GOOGLE AERIAL VIEW 3

A209

EXTERIOR FINISH MATERIALS			
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1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
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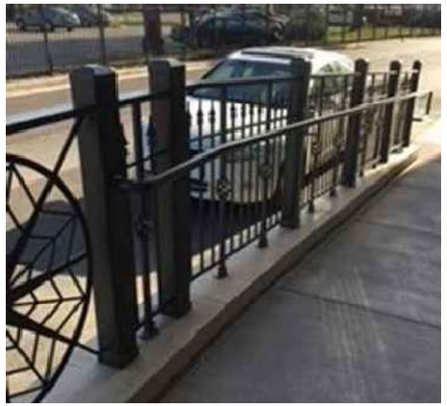
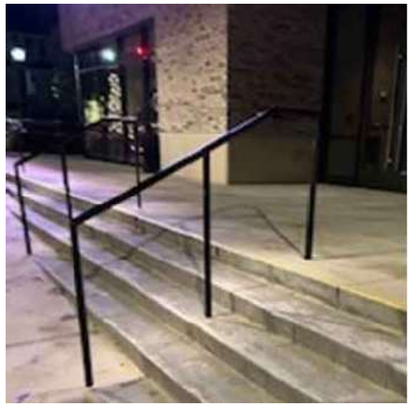
EXTERIOR ELEVATION FINISHES

A210



1. HANDICAP RAMP AT ENTRY - CUSTOM

2. ACCENT RAILING AT CORNER PATIO - CUSTOM



4. TUBE RAILING AT FRONT STEPS

5. STOREFRONT - KAWNEER TRI-FAB 450, BLACK

APRIL 2024 ARB MEETING

3. GLASS RAILING AT 8TH FLOOR TERRACE

6. WINDOWS - MORGAN 3100, BLACK WITH PANNING

7. STEEL COLUMNS AT ARCADE, BLACK

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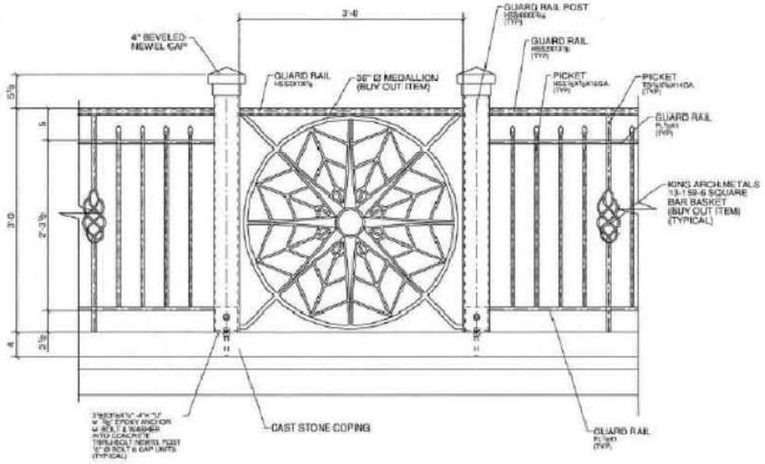
EXTERIOR ARCHITECTURAL FEATURES

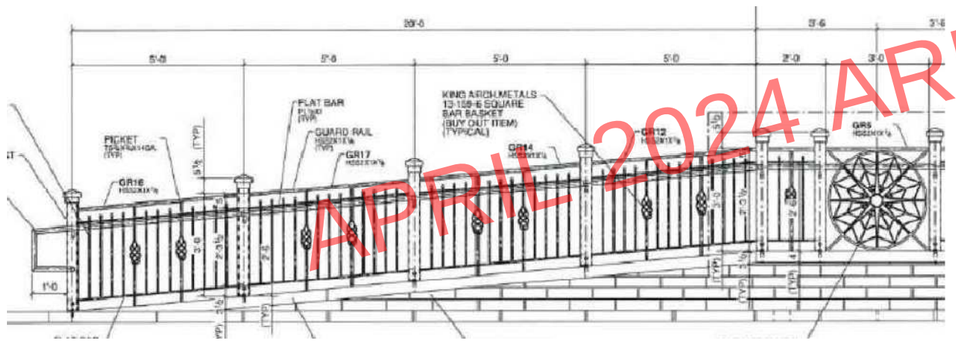
A211



DETAIL - 5X
M29

REF.CONT.DWG.NO.&&.102

SPECIFICATIONS AT ACCENT RAILING CORNER PATIO



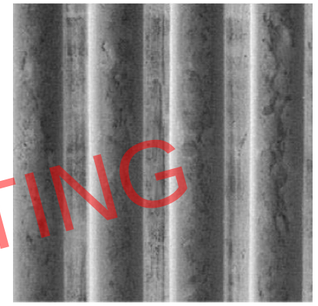
SPECIFICATIONS AT ACCENT RAILING HANDICAP RAMP

APRIL 2024 ARB MEETING

FORMLINERS THIN BRICK CNC MILLING FORMWORK

PROJECTS RESOURCES COMPANY CONTACT

#1400 Fractured Rope 1/2"



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

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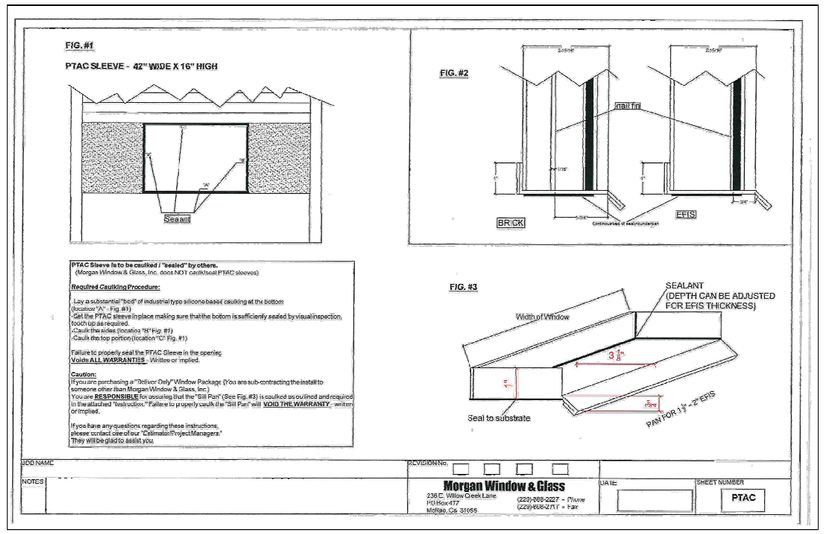
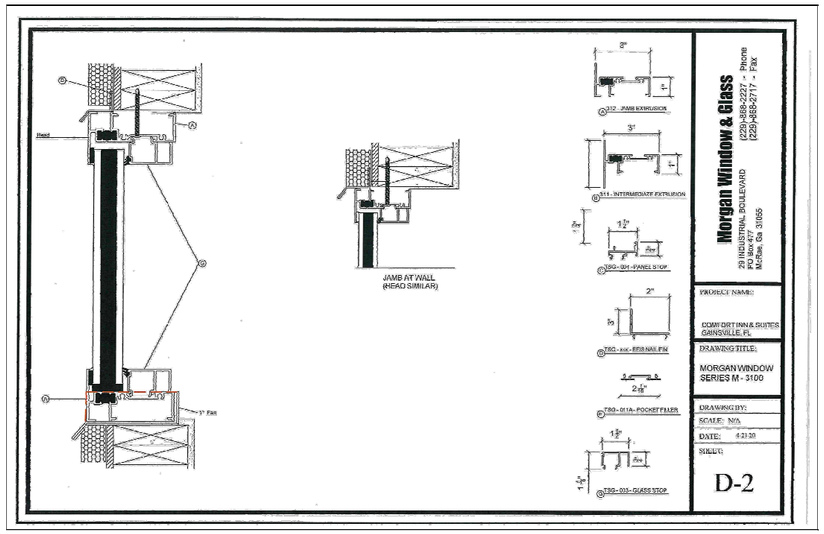
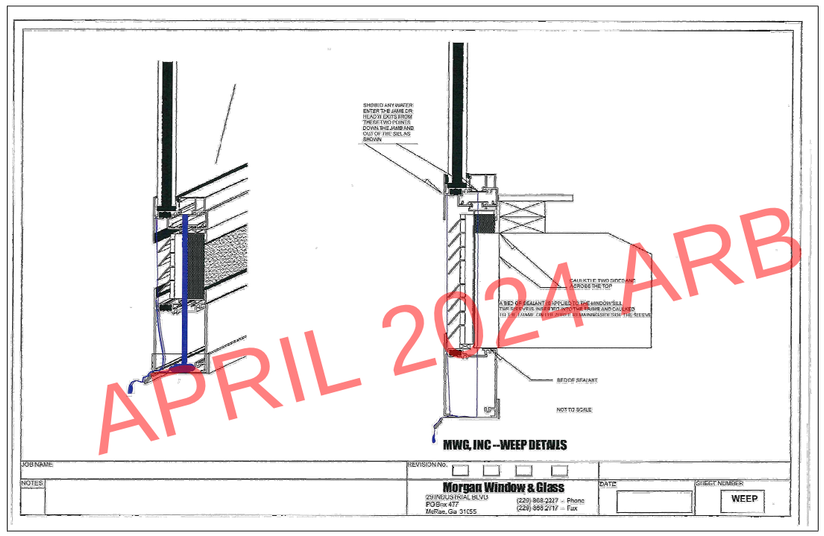
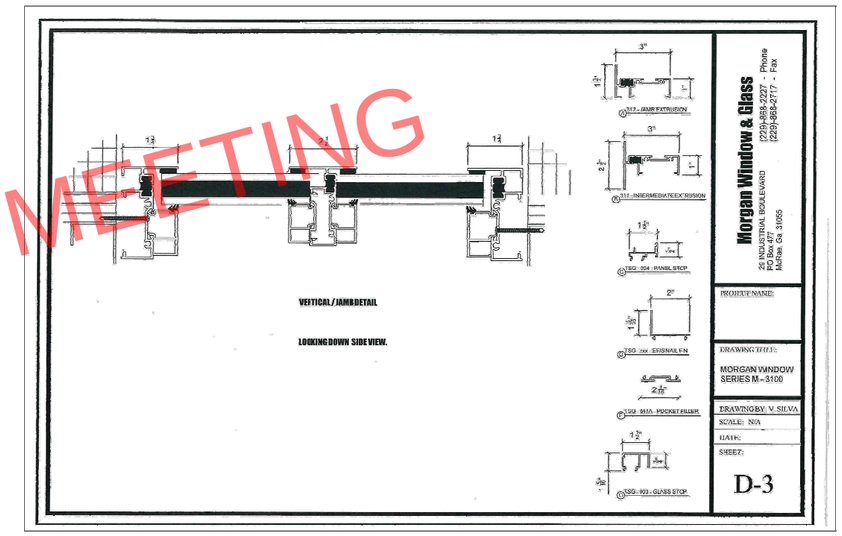
EXTERIOR MATERIAL SPECIFICATIONS SHEET

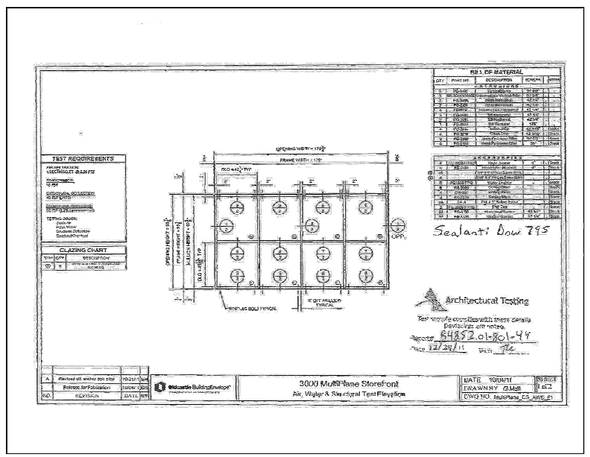
A212.1

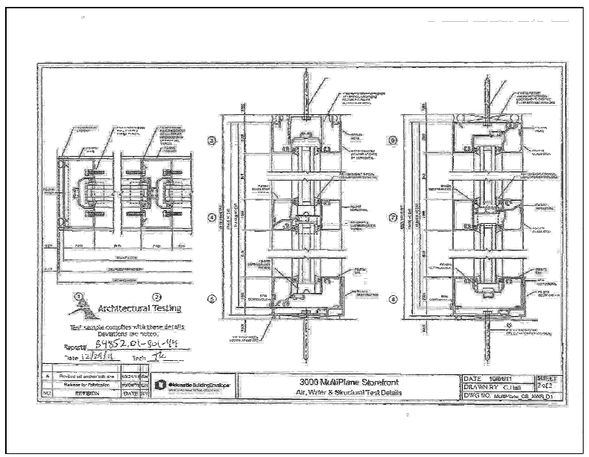


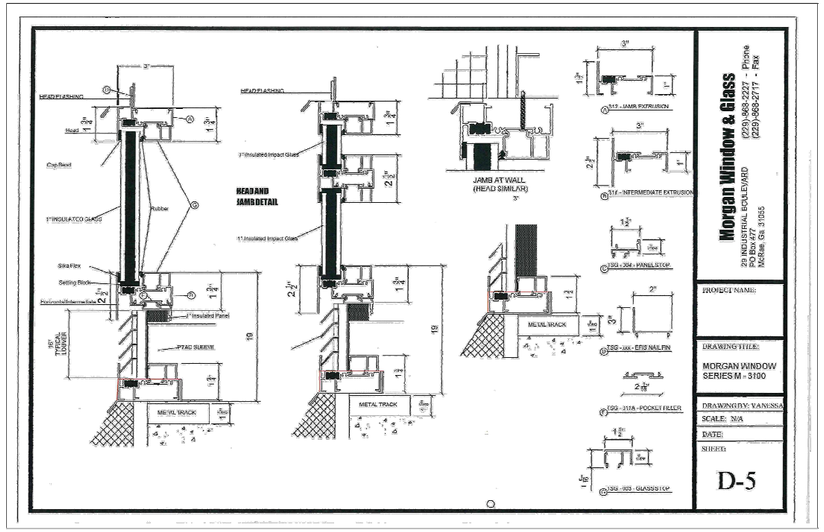












APRIL 2024 ARB MEETING

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770 822 9492 FAX

www.lpbatlanta.com

OWNER

3H GROUP HOTELS

6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO by Hilton

HOME 2 SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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03-20-24	PROGRESS
04-10-24	ARB MOD1

PROJECT NO.: 223038

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PLOT DATE:

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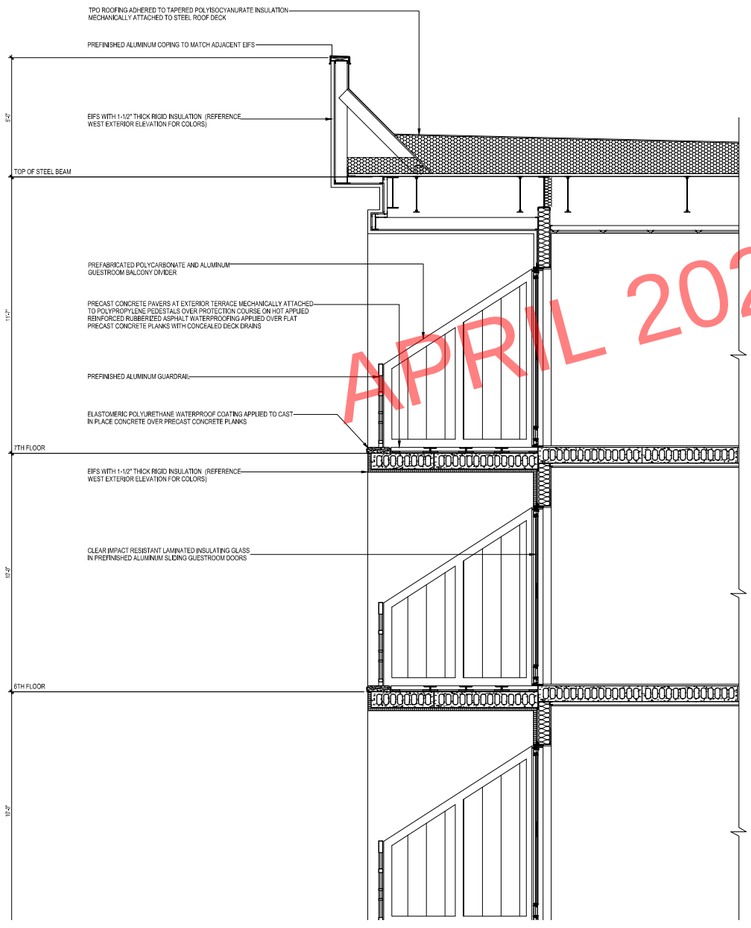
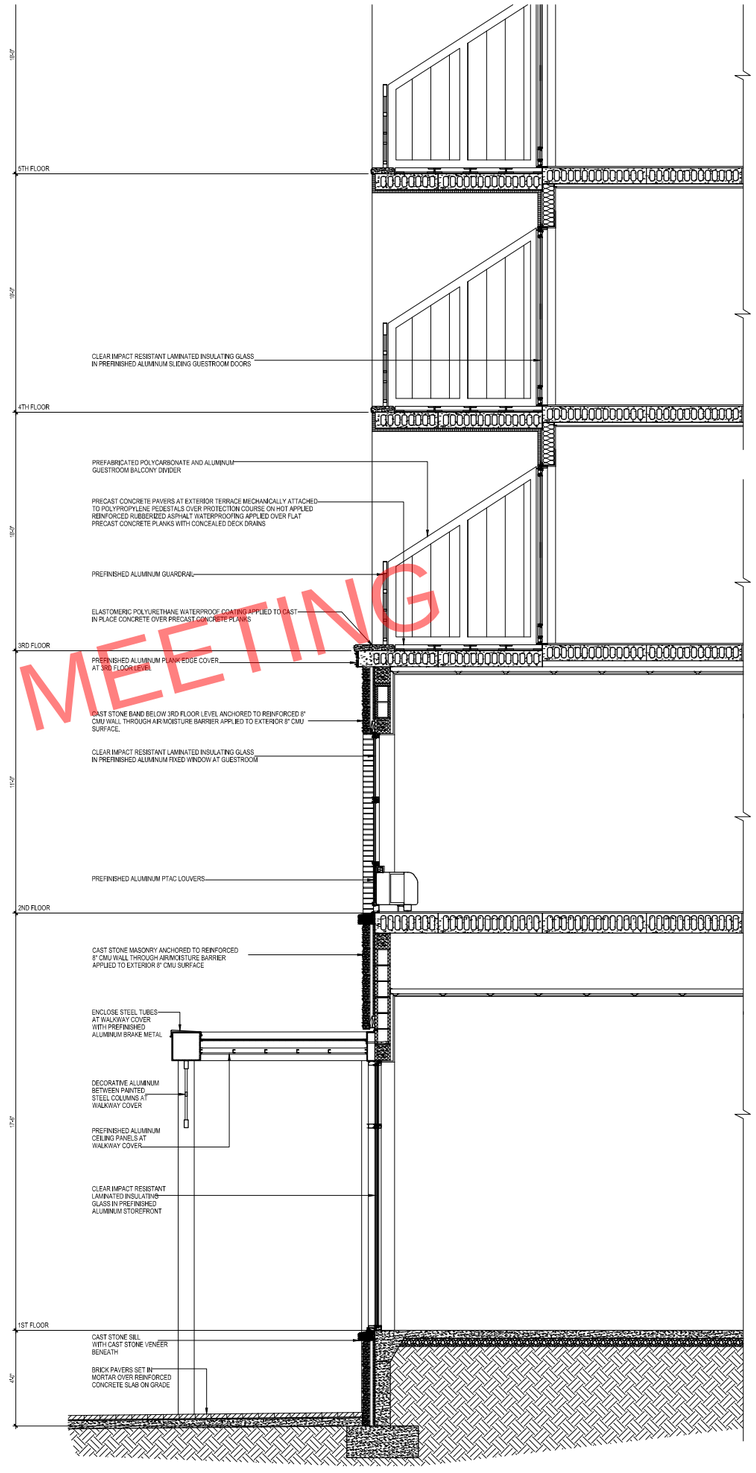
MORGAN
WINDOWS
SPECIFICATIONS

A212.2



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



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

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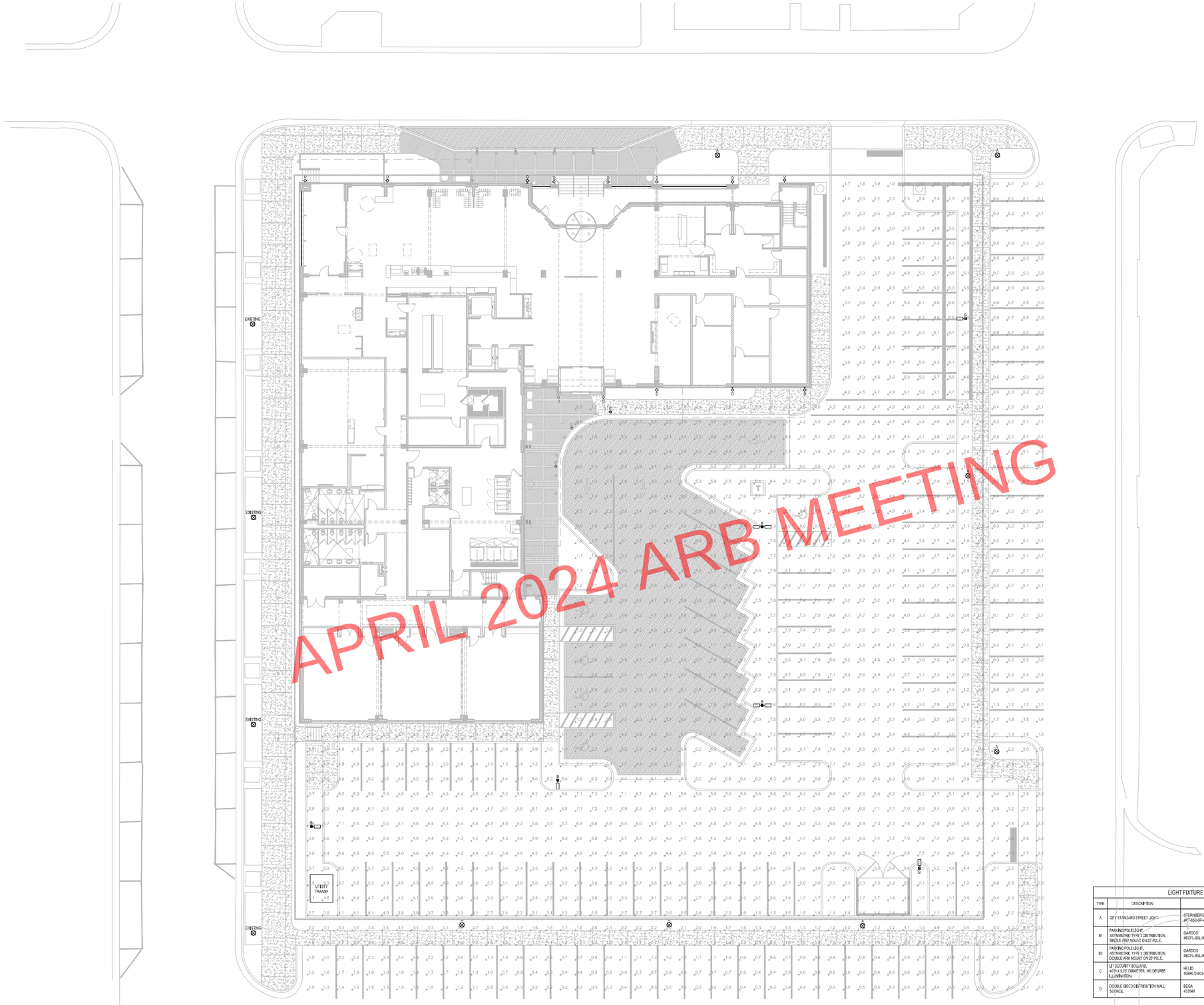
WALL SECTION

A310



APRIL 2024 ARB MEETING

SITE PHOTOMETRIC PLAN

SCALE 3/32" = 1'-0"

NORTH

LIGHT FIXTURE SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	LAMPS	WATTS
A	CITY STANDARD STREET LIGHT.	STERNBERG LIGHTING #FT-650-FP-VCOB-4L-40-TS-MDL03-A	LED, 4000K 6430 LUMENS	56
B1	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION. SINGLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-900-NWG2-AR-3-UNN-PC-BK	LED, 4000K 29,299 LUMENS	225
B2	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION. DOUBLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-900-NWG2-AR-3-UNN-PC-BK	LED, 4000K 29,299 LUMENS	225
C	LIT SECURITY BOLLARD. 40"H X 9.25" DIAMETER, 360 DEGREE ILLUMINATION.	HELIO #LBHLD-803-SEC	LED, 4000K 604 LUMENS	40
D	DOUBLE SIDED DISTRIBUTION WALL SOONCE.	BEGA #33549	LED, 3000K 701 LUMENS	16

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

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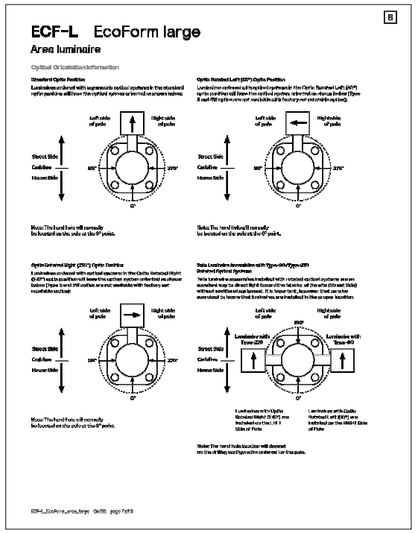
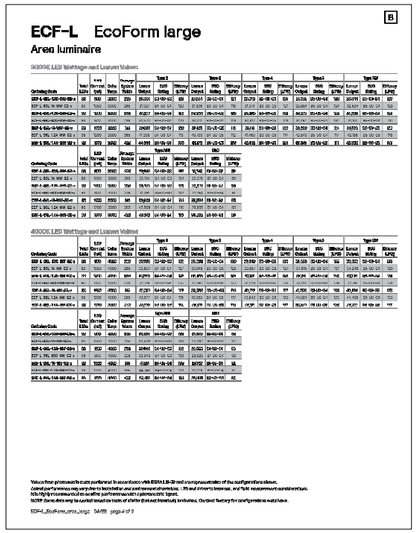
SITE LIGHTING PLAN

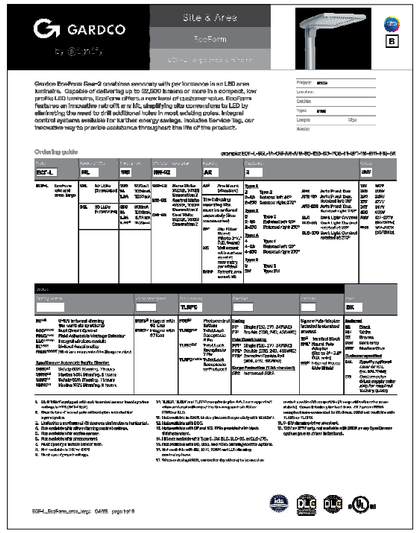
E100

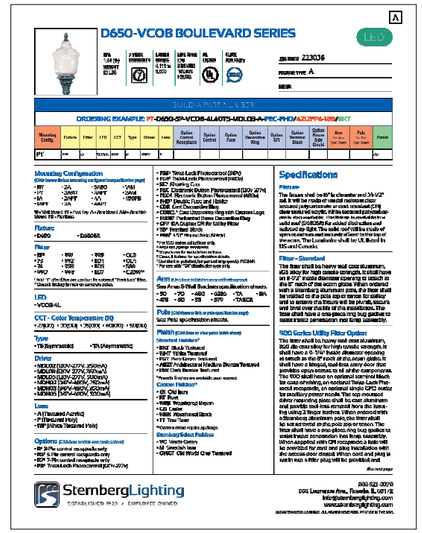
ECF-L EcoForm large

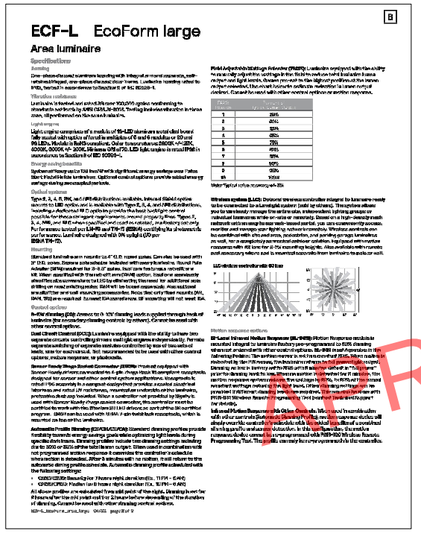
Area luminaire

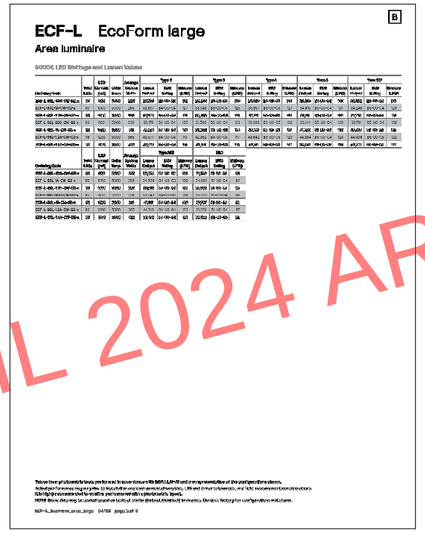


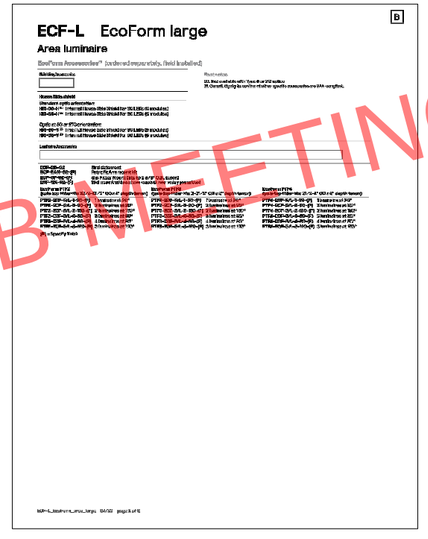


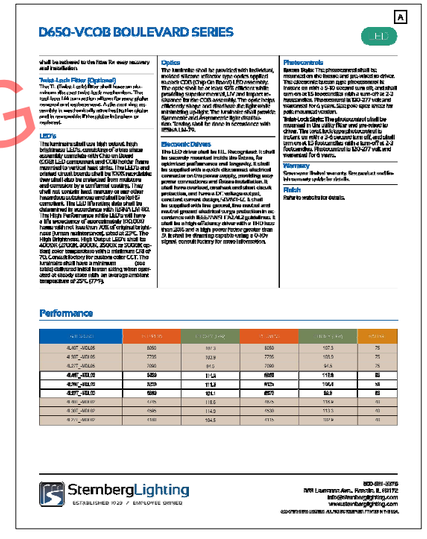


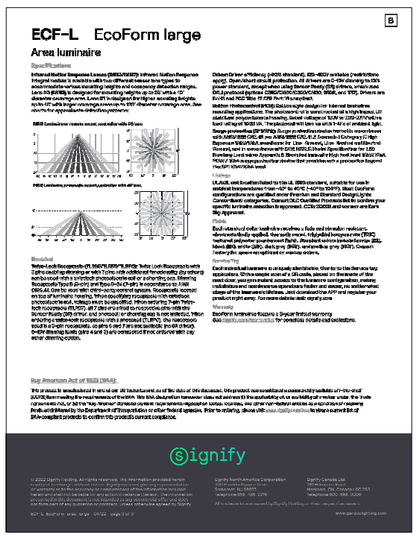


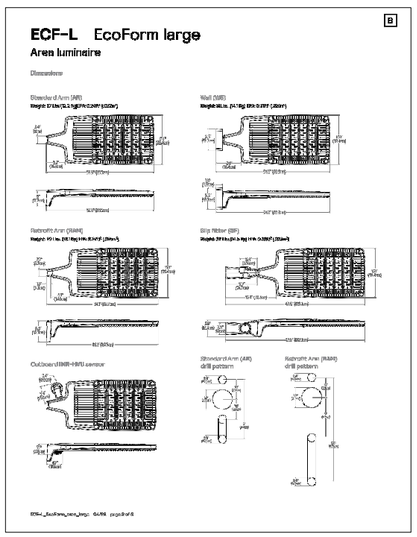


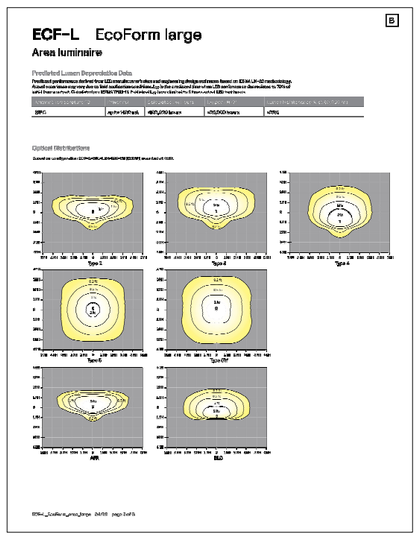


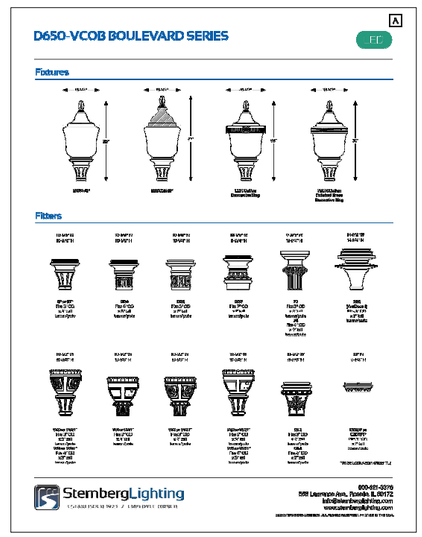












APRIL 2024 ARB MEETING

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GRACE CONSTRUCTION CONSULTANTS

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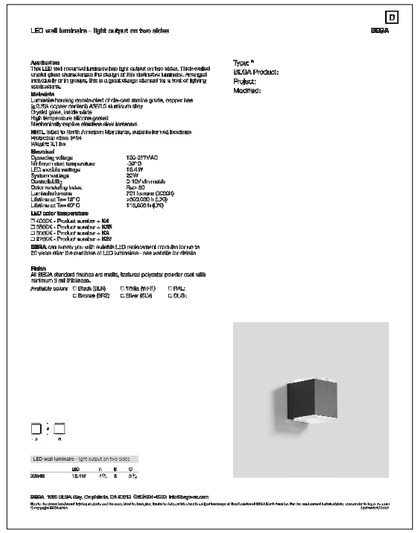
LIGHTING SPECIFICATION SHEETS

E101



LED wall luminaire - light output on two sides

BEGA

Applications
This LED wall mounted luminaire has light output on two sides. Black-matted shaded glass characterizes the design of this distinctive luminaire. Arranged individually or in groups, this is a great design element for a front of lighting concept.
Construction
Luminaire housing manufactured of die-cast zamak grade, copper free (≤ 0.7% copper content) ASTM G-4 aluminum alloy
Shaded glass, inside satin
High temperature silicone gasket
Electronically captive stainless steel fasteners
MATL. tested to North American Marijuana, Insecticidal and Mold Resistance
Protection class IP54
Weight: 5.1 lbs

Electrical
Nominal voltage: 100-277VAC
Operating temperature: -30°C
LED module wattage: 10.4W
System wattage: 20W
Dimmability: 2-10V dimmable
Color rendering index: Ra> 80
Luminaire lumens: 701 lumens (3000K)
Lifetime @ Ta= 25°C: >50,000 hrs (L70)
Lifetime @ Ta= 50°C: 11,000 hrs (L70)

LED color temperature
☐ 4000K - Product number = 164
☐ 3500K - Product number = 165
☐ 3000K - Product number = 166
☐ 2700K - Product number = 167

BEGA one family grid - with dustlight LED replacement modules for up to 50 years after the end-of-life of LED luminaires - now available for retrofit

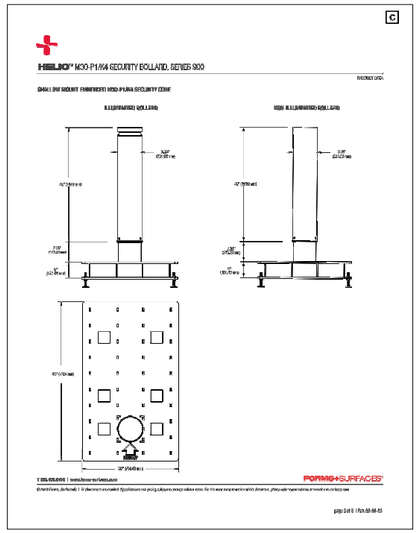
Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
UL/CSA Product:
Project:
Mod/Rep:

LED wall luminaire - light output on two sides

	LED	A	B	C
33948	10.4W	4⅞"	4"	3½"

BEGA 1000 US Hwy. One North, CA 92672 (949)361-5000 info@bega-us.com



HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT SPEC

SMALL LINE SECURITY FIXTURES WITH PURE SECURITY ZONE

ILLUMINATED BOLLARD

NON-ILLUMINATED BOLLARD

T 800.426.8090 | www.forms-surfaces.com

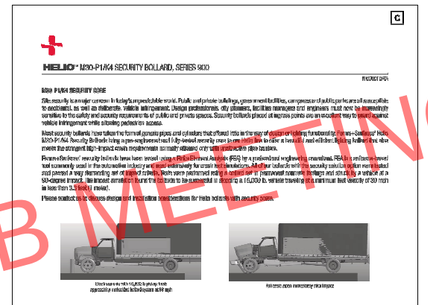
FORMS+SURFACES

gap-Doll 0 | Rev.10-04-23

HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT SPEC

FORMS+SURFACES



HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT SPEC

M30-P1/M4 SECURITY ZONE

Site security is no longer a concern in today's unpredictable world. Public and private buildings, government facilities, and commercial properties are all susceptible to vandalism, as well as deliberate, violent attempts at entry. Design professionals, city planners, facilities managers and engineers must now be increasingly sensitive to the safety and security requirements of public and private spaces. Security bollards placed at ingress points are an excellent way to prevent against vehicle infringement while allowing pedestrian access.

Most security bollards have taken the form of simple pipes and cylinders that offered little in the way of design or lighting functionality. Not so with the new Helio M30-P1/M4 Security Bollards! Using a pre-engineered rebar fully-welded assembly over 3 inches (76.2 mm) thick and filled with 5,000 psi (34.5 MPa) high-strength concrete, this bollard meets or exceeds the stringent M30 impact crash requirements as tested by ASTM F2656-07a vehicle crash test.

Because the forms' security bollards have been tested using a 15,000 pound Ram Truck Assembly (RTA) for a predetermined weight and speed, BEGA's engineers were not necessarily used in the tests nor the subsequent industry and state requirements. Another value to which we proudly subscribe is that we designed and tested our bollards to withstand a single impact. Multi-strike performance is a critical component of many security applications, but because of the cost and time involved in testing, few almost certainly have the intention to be successful in stopping a 15,000 lb. vehicle traveling at a minimum test velocity of 30 miles per hour (48.3 km/h) twice!

Please contact us to discuss design and installation considerations for these bollards with security zones.

Electronic security (ES) bollards by Forms+Surfaces are designed to accommodate ES&S's intelligent control unit.

Automatic access recognition by transponder

CERTIFICATION
• CE, and DOT®. Rated for wet locations.
• Helio Bollard 3000K is International DarkSky Approved

ENVIRONMENTAL CONSIDERATIONS
• Please refer to the Helio M30/M4 Specialty Bollard, Series 900 Environmental Data Sheets for detailed environmental information.
• Metal components have a long life cycle and are 100% recyclable.
• Standard aesthetic coat finishes are no-VOC non-solvated powder coat, finishes are no- or low-VOC, depending on color.
• Low-maintenance.

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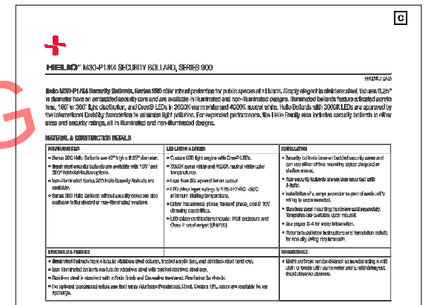
gap-Doll 0 | Rev.10-04-23



HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT SPEC

Helio M30-P1/M4 Humanity Bollards, Series 900 color-infused pedestrian for public spaces of all sizes. Simply aligned in solid-state steel, this one 6.25" in diameter have an unmatched security core and are available in illuminated and non-illuminated designs. Illuminated bollards feature a frosted acrylic lens, 1,667 or 667 lpw classification, and Class B LEDs in 3000K warm white and 4000K neutral white color temperatures. Helio Bollards with 3000K LEDs are approved by the International DarkSky Association to minimize light pollution. For recognized performance, this 6mm friendly area bollard has security bollards in office areas and security ratings, all in illuminated and non-illuminated designs.

MATERIAL & CONSTRUCTION DETAILS

HOUSING/BODY	LED LIGHTING & DRIVERS	DIMMING/CONTROL
• Series 900 Helio Bollards are 6"(15.2 cm) x 36"(91.4cm) steel pipe • Direct-mounted LED fixtures are available with 1667 and 667 lpw rated luminaires. • Non-illuminated Series M30-P1/M4 Humanity Bollards are available. • Series 900 Helio bollards without security cores are also available in illuminated or non-illuminated versions.	• Custom LED light engine with CreeXT LEDs. • 3000K warm white and 4000K neutral white color temperatures. • Light from 0% upward linear control • 0-10V Lutron Hi-lume 1% EcoSystem driver, -40°C minimum starting temperature. • Driver has external strain relief and phase, and 10V dimming capabilities. • LED color combinations include: PCB enclosure and Class 2 circuit per UL8750.	• Security bollards have an IP66 rated housing cover and can also offer other versions, option changes per location needs. • Non-security bollards are not secured with J-bolts. • Installation of a surge protector is part of each unit's wiring to assist warranties. • Stainless steel mounting hardware and expansion anchors for outdoor use if required. • See pages 3-4 for more information. • Motion/photocell or bollard sensor translation details for non-utility wiring requirements.
ENCLOSURE & FINISHES		ENVIRONMENTAL
• Steel mounting bolts have a tactile stainless steel colorant, brushed acrylic lens, and stainless steel hardware. • Non-illuminated versions are tactile for visibility and with painted stainless steel caps. • Bollards detail is standard with a Matte Black and Cannonball Gray finish (see Section 3). • Two optional customized colors are Red Terra (Northern Providence, Utah), Ombra 19%, colors are available for an upcharge.		• Meets and Exceeds Section 508 standards for accessible building design with a tactile and contrast warning, and ADA/IBC/ANSI/UL 1993 standards.

CATAPHORETIC TREATMENT

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

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

LIST CHROMIC DESCRIPTION

DESIGNATION	LIGHT DISTRIBUTION	DESCRIPTION	LUMINAIRE LUMENS*	RATED POWER	CORRELATED TEMPERATURE °K
29916.0.LED	360°	4000 LED-60W	1667	60-0-60	400
66826.0.LED	360°	4000 LED-30W	1000	30-0-30	400
29826.0.LED	360°	3000 LED-60W	2334	60-0-60	300
66000.0.LED	360°	3000 LED-30W	1201	30-0-30	300

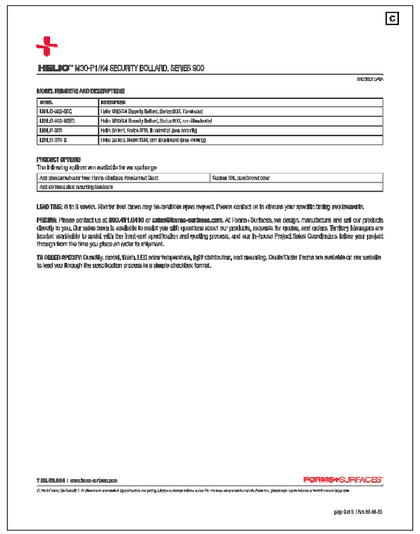
* Luminaire lumens represent the system's performance for the luminaire, and includes the lumens out of the driver/fixture.

NOTE: Pulse sandals and backflow/standby plate cover be found on the Helio M30-P1/M4 Steam By Bollard, the has 6000 powdered gauge cast metallic.

T 800.426.8090 | www.forms-surfaces.com

FORMS+SURFACES

gap-Doll 0 | Rev.10-04-23



HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT SPEC

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
66826.0.LED.SEC	Helio M30/M4 Security Bollard, Series 900, Illuminated
66826.0.LED.NSEC	Helio M30/M4 Security Bollard, Non-WVL, non-Illuminated
66826.0.SEC	Helio (no lens), Matte, RAL (luminaire lens ordered by)
66826.0.SEC.U	Helio (no lens), Matte, RAL (no luminaire lens ordered by)

PRODUCT OPTIONS
The following options are available for an upcharge:

Add Security Anchor Bolt Terra-Cotta or Stainless Powdercoat Paint	Replace RAL (specified color)
Add stainless steel mounting hardware	

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

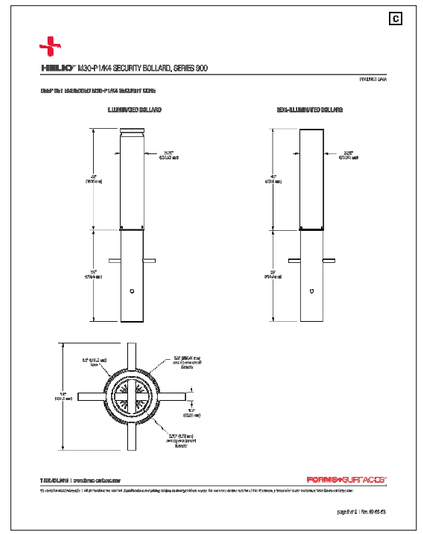
ORDERING: Please contact us at 800.451.0490 or sales@forms-surfaces.com. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, accounts for quotes, and orders. Territory managers are located nationwide to assist with the front-end specification and reading process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

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

T 800.426.8090 | www.forms-surfaces.com

FORMS+SURFACES

gap-Doll 0 | Rev.10-04-23



HELIO™ M30-P1/M4 SECURITY BOLLARD, SERIES 900

PRODUCT SPEC

SHAFT BY ILLUMINATED NON-PURE SECURITY ZONE

ILLUMINATED BOLLARD

NON-ILLUMINATED BOLLARD

T 800.426.8090 | www.forms-surfaces.com

FORMS+SURFACES

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APRIL 2024 ARB MEETING

L P B
architecture
engineering
interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

3H GROUP HOTELS

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN 37411

PROJECT

TEMPO

HOME 2 SUITES BY HILTON

TEMPO SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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

PROJECT NO.: 223038

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

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LIGHTING SPECIFICATION SHEETS

E102

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

Architectural Review Board Application
Full Board Review

Application Date: JULY 1, 2024

Project Address: 600 S. PALAFOX ST

Applicant: WINFORD LINDSAY

Applicant's Address: 344 W. PIKE ST., LAWRENCEVILLE, GA 30046

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

Property Owner: PENSACOLA PALAFOX LODGING LLC
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

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

OWNER HAS CHANGED HOTEL BRAND FROM DUAL BRAND (TEMPO, HOME 2 SUITES) TO ALL TEMPO by HILTON. THIS SHIFT CREATED MINOR CHANGES IN EXTERIOR FACADE AND ELIMINATED THE SECOND FLOOR CORNER DINING TERRACE.

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

Applicant Signature

7·1·24
Date

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

TEMPO by HILTON

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

OWNER:

PENSACOLA PALAFOX LODGING, LLC
6716 HERITAGE BUSINESS COURT
CHATTANOOGA, TENNESSEE
37421

DEVELOPER:

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

ARCHITECT:

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

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

777-963-8989

CIVIL ENGINEER:

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

850-438-0400

LANDSCAPE ARCHITECT:

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

407-353-0112

TEMPO by Hilton™

PROJECT DATA

PROPOSED USE:	228 ROOM HOTEL, 7 STORY	
ZONING:	C-2A	
SITE:	1.33 ACRES	
PARCEL NO.:	00-05-090-001-012	
BUILDING HEIGHT:	ALLOWABLE	100'
	PROPOSED	87'-10"
SETBACKS:	ZERO REQUIRED, 2.5' PROVIDED	
PARKING:	REQUIRED	134 SPACES
	PROPOSED ON SITE	68 SPACES
	ON STREET	57 SPACES
	OFF SITE	9 SPACES
	TOTAL	134 SPACES
FLOOD ZONE	A E, SPECIAL FLOOD HAZARD AREA	

DRAWING INDEX

G001	COVER SHEET	(REV.)
C1.0	SURVEY PLAN	
C1.1	EXISTING, DEMOLITION & EROSION PLAN	(REV.)
C1.2	EROSION CONTROL DETAILS	(REV.)
C2.0	SITE LAYOUT & DIMENSIONS PLAN	(REV.)
C2.1	SITE DETAILS	(REV.)
L-1.00	ILLUSTRATIVE HARDSCAPE PLAN & IMAGES	
L-1.01	HARDSCAPE PLAN	
L-1.02	HARDSCAPE PLAN	
L-1.03	HARDSCAPE PLAN	
L-2.01	HARDSCAPE DETAILS	
L-3.00	ILLUSTRATIVE LANDSCAPE PLAN	
L-3.00A	PLANT IMAGES	
L-3.01	LANDSCAPE PLAN	
L-3.02	LANDSCAPE PLAN	
L-3.03	LANDSCAPE PLAN	
L-3.10	PLANT SCHEDULE, DETAILS, & NOTES	
L-4.01	IRRIGATION PLAN & NOTES	
L-4.10	IRRIGATION DETAILS	
AS100	ARCHITECTURAL SITE PLAN	(REV.)
AS101	FIRST FLOOR PLAN	(REV.)
AS102	SECOND FLOOR PLAN	(REV.)
AS103	THIRD - SEVENTH FLOOR PLANS	(REV.)
A201	NORTH EXTERIOR ELEVATION	(REV.)
A202	SOUTH EXTERIOR ELEVATION	(REV.)
A203	WEST EXTERIOR ELEVATION	(REV.)
A204	EAST EXTERIOR ELEVATION	(REV.)
A205	EXTERIOR RENDERING 1	(REV.)
A206	PERSPECTIVE VIEWS	(REV.)
A206.1	PERSPECTIVE VIEW - NIGHT	(REV.)
A207	GOOGLE AERIAL VIEW 1	(REV.)
A208	GOOGLE AERIAL VIEW 1	(REV.)
A209	GOOGLE AERIAL VIEW 1	(REV.)
A210	EXTERIOR ELEVATION FINISHES	(REV.)
A211	EXTERIOR ARCHITECTURAL FEATURES	(REV.)
A212.1	EXTERIOR MATERIAL SPECIFICATIONS SHEET	
A212.2	MORGAN WINDOWS SPECIFICATIONS	
A310	WALL SECTION	(REV.)
E100	SITE LIGHTING PLAN	(REV.)
E101	LIGHTING SPECIFICATIONS	(REV.)
E102	LIGHTING SPECIFICATIONS	(REV.)

LPB architecture engineering interiors

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06-27-24	ARB MOD2

PROJECT NO.: 223038

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

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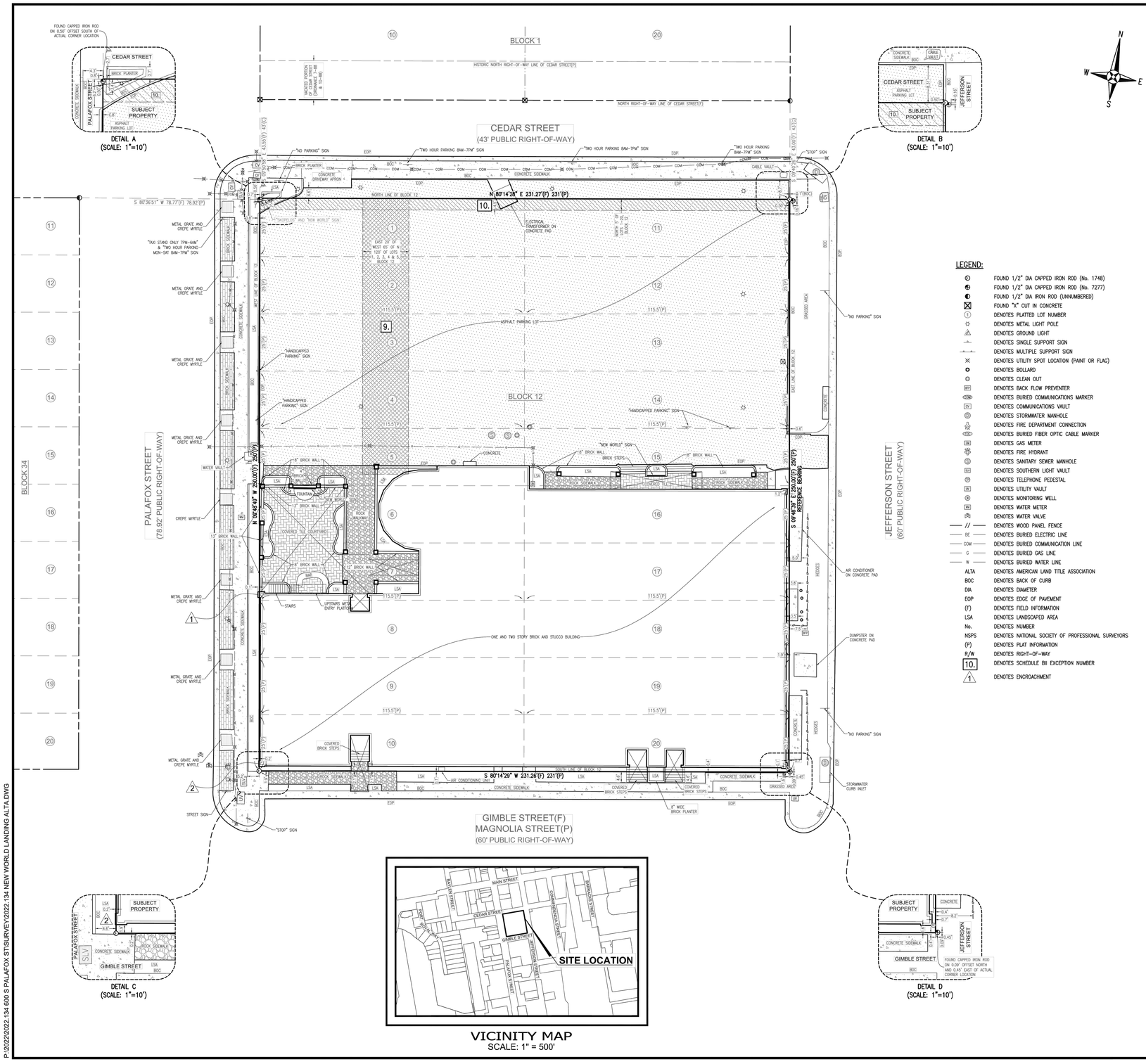
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

COVER SHEET

G001



LEGEND:

- FOUND 1/2" DIA CAPPED IRON ROD (No. 1748)
- FOUND 1/2" DIA CAPPED IRON ROD (No. 7277)
- FOUND 1/2" DIA IRON ROD (UNNUMBERED)
- FOUND "X" CUT IN CONCRETE
- (1) DENOTES PLATTED LOT NUMBER
- DENOTES METAL LIGHT POLE
- DENOTES GROUND LIGHT
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES UTILITY SPOT LOCATION (PAINT OR FLAG)
- DENOTES BOLLARD
- DENOTES CLEAN OUT
- DENOTES BACK FLOW PREVENTER
- DENOTES BURIED COMMUNICATIONS MARKER
- DENOTES COMMUNICATIONS VAULT
- DENOTES STORMWATER MANHOLE
- DENOTES FIRE DEPARTMENT CONNECTION
- DENOTES BURIED FIBER OPTIC CABLE MARKER
- DENOTES GAS METER
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES SOUTHERN LIGHT VAULT
- DENOTES TELEPHONE PEDESTAL
- DENOTES UTILITY VAULT
- DENOTES MONITORING WELL
- DENOTES WATER METER
- DENOTES WATER VALVE
- // DENOTES WOOD PANEL FENCE
- BE DENOTES BURIED ELECTRIC LINE
- COM DENOTES BURIED COMMUNICATION LINE
- G DENOTES BURIED GAS LINE
- W DENOTES BURIED WATER LINE
- ALTA DENOTES AMERICAN LAND TITLE ASSOCIATION
- BOC DENOTES BACK OF CURB
- DIA DENOTES DIAMETER
- EOP DENOTES EDGE OF PAVEMENT
- (F) DENOTES FIELD INFORMATION
- LSA DENOTES LANDSCAPED AREA
- No. DENOTES NUMBER
- NSPS DENOTES NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- (P) DENOTES PLAT INFORMATION
- R/W DENOTES RIGHT-OF-WAY
- 10. DENOTES SCHEDULE BII EXCEPTION NUMBER
- 1 DENOTES ENCROACHMENT

HORIZONTAL SCALE
1 INCH = 20 FEET

DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)

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

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 09 DEGREES 54 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2013.090, DATED 08/29/2013; COPY OF BOUNDARY SURVEY OF PARCEL TO THE NORTHEAST OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2014.239, REVISED 07/10/2017; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 15742-ASBUILT, DATED 05/27/2005; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY OSCAR W. PITMAN, INC., JOB NO. 19139-92, FILE NO. E-1124, DATED 07/10/1992; COPY OF MAP OF PENSACOLA FLA., PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA, COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 18733-82629, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITES STATES STANDARD FOOT.
7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:

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

ITEM 3: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "AE"(ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

ITEM 4: THE SURVEYED PROPERTY CONTAINS 57,799.70 SQUARE FEET, MORE OR LESS HAVING AN ACREAGE OF 1.33 ACRES, MORE OR LESS.

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

SEC. 12-3-8 COMMERCIAL ZONING DISTRICT (C-2A) DOWNTOWN RETAIL COMMERCIAL.
(3) REGULATIONS.

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

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

LOT COVERAGE REQUIREMENTS (THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS): SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR BUILDINGS OVER 100 FEET IN HEIGHT, LOT COVERAGE SHALL NOT EXCEED 90 PERCENT.

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 135 DWELLING UNITS PER ACRE.

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

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

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

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

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

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

SCHEDULE B-II EXCEPTIONS:

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

10. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4910, PAGE 166 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:

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

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 18733-82629, HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2022.

DATE OF PLAT OR MAP:_____

_____
MARK A. NORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6311

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 7918

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

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
A PORTION OF SECTION: 46 TOWNSHIP: 2 SOUTH RANGE: 30 WEST
COUNTY: ESCAMBIA STATE: FLORIDA

NO.	DATE	APPR.	REVISION/ACTION TAKEN

PROJECT NO: 2022.134
DRAWN BY: ANC
CHK'D BY: MAN
SCALE: 1" = 20'
F.B.: 22-06
PG.: 22-27
DATE: 06/29/2022

ALTA/NSPS LAND TITLE SURVEY

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

1 of 1

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

architecture
engineering
interiors
LPB

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

OWNER
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DEVELOPER
GRACE CONSTRUCTION CONSULTANTS
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03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038
DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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SURVEY PLAN

C1.0

Page 2 of 189

HORIZONTAL SCALE

20 0 10 20 40 80

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

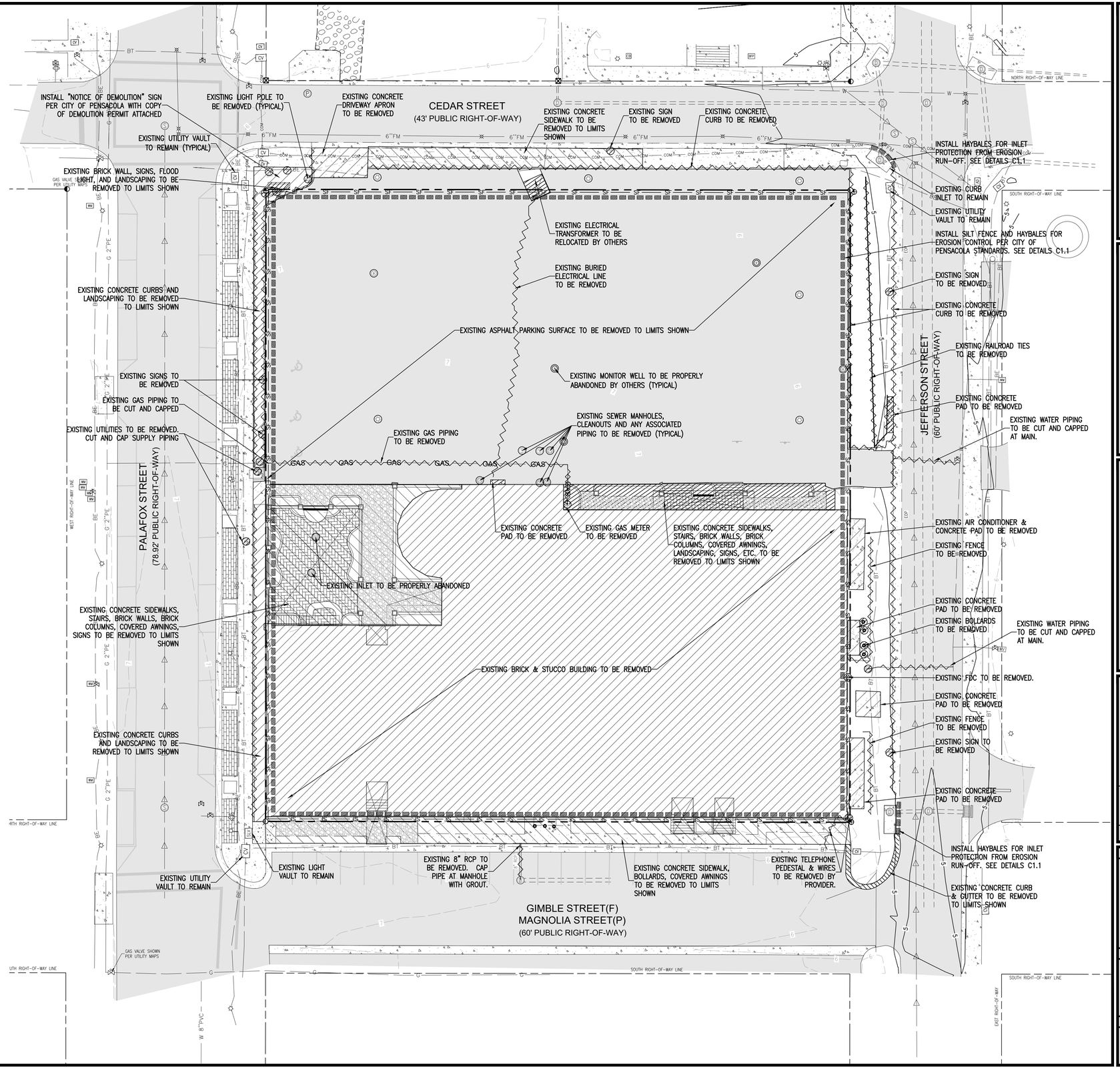
LEGEND

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL/CONCRETE
- EXISTING PAVERS
- DEMOLITION
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- 8" CAST IRON WATER LINE
- 8" PVC WATER LINE
- 2" POLYETHYLENE GAS LINE
- 12" CAST IRON WATER LINE
- SEWER LINE (GRAVITY)
- 6"FM FORCE MAIN (SIZE VARIES)
- OHU OVERHEAD UTILITIES
- BT BURIED TELEPHONE LINE
- GAS BURIED GAS LINE
- G BURIED GAS LINE
- BE BURIED ELECTRIC LINE
- FOC BURIED FIBER OPTIC CABLE
- BTV BURIED TV LINE
- COM BURIED COMMUNICATION LINE
- 100 EXISTING CONTOUR LINE
- HAYBALE BARRIER
- SF SILT FENCE
- DEMOLITION

TELEPHONE BOX	BENCHMARK
GAS VALVE	FIRE HYDRANT
GAS METER	WATER METER
MONITOR WELL	WATER VALVE
BURIED FIBER OPTIC CABLE MARKER	BACK-FLOW PREVENTER
BURIED COMMUNICATIONS MARKER	CLEANOUT
CABLE TV BOX	SEWER MANHOLE
FIRE DEPARTMENT CONTROL	STORMWATER MANHOLE
MAILBOX	TELEVISION MANHOLE
POST	UTILITY POLE
STREET SIGN	LIGHT POLE
SIGN	

EROSION CONTROL NOTES

1. ALL STOCKPILES ARE TO BE PROTECTED FROM DUST AND EROSION.
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.



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EB 00008657 LB7916

EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

SEAL

50% SUBMITTAL NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E.
No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.

C1.1

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GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

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

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

3. PERMANENT VEGETATION TO BE SEEDED OR 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.

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 AS SHOWN ON DETAIL.

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 ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.

* WHERE APPLICABLE

TEMPORARY SEEDING DETAILS:

SEED BED PREPARATION:

SOIL TO BE THOROUGHLY PULVERIZED BY DISK-HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16-16-16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS./ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5, LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE

CONSISTING OF ANNUAL RYE (LOLIUM MULTIFLORUM) AT A RATE OF 174 LBS/ACRE.

PERMANENT SEEDING DETAILS:

SEED BED PREPARATION:

SOIL TO BE THOROUGHLY PULVERIZED BY DISK-HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16-16-16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS./ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5, LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE CONSISTING OF	RATE	PURITY	GERMINATION
ARGENTINE BAHIA	260 LBS/AC.	95%	80%
PENSACOLA BAHIA	260 LBS/AC.	95%	40%(MIN.)-80%(TOTAL)

SODDING:

SOD SHALL BE WELL ROOT MATTED CENTIPEDE OR BAHIA GRASS COMMERCIALLY CUT TO A MINIMUM DIMENSION OF 12" x 24" A MAXIMUM OF 72 HOURS PRIOR TO PLACEMENT. SOD SHALL BE LIVE, FRESH AND UNINJURED, REASONABLY FREE OF WEEDS AND OTHER GRASSES, WITH A HEAVY SOIL MAT ADHERING TO THE ROOT SYSTEM. SOD SHALL BE GROWN, CUT, AND SUPPLIED BY A STATE CERTIFIED GROWER.

TRAFFIC CONTROL STANDARDS:

1. CONSTRUCTION TRAFFIC SHALL BE RESTRICTED TO ONSITE ACCESS BY MEANS SO DESIGNATED BY THE ENGINEER, POLICE/SHERIFF DEPARTMENT, ESCAMBIA COUNTY HIGHWAY DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. TRAFFIC DURING WET WEATHER SHALL BE MINIMIZED AND APPROPRIATE ROADWAY AND SITE CLEAN-UP SHALL BE PROVIDED BY THE CONTRACTOR AS SOON AS WEATHER CONDITIONS PERMIT.

TREE PROTECTION:

1. DAMAGED TRUNKS OR EXPOSED ROOTS WILL BE PAINTED IMMEDIATELY WITH A GOOD GRADE OF "TREE PAINT".

2. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO TRUNK OR MAIN BRANCH AND THAT AREA PAINTED IMMEDIATELY WITH A GOOD GRADE OF TREE PAINT.

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 PONDS.

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.

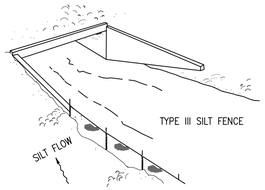
9. THE REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

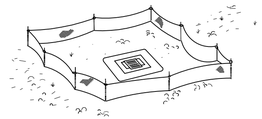
DESCRIPTION:
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

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.





TYPE III SILT FENCE

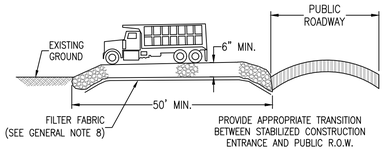
PROTECTION
AROUND DITCH BOTTOM INLETS.

SILT FENCE APPLICATIONS

N.T.S.

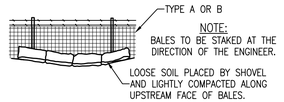
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

TYPE III SILT FENCE



STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.



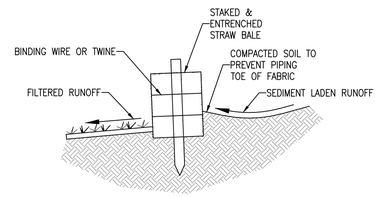
STRAW BALES BACKED BY FENCE

N.T.S.

NOTE:
ALL PROTECTED TREES AS SHOWN ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AT THE DRIP LINE OF EACH PROTECTED TREE BEFORE WORKING IN THE VICINITY OF THE TREE.

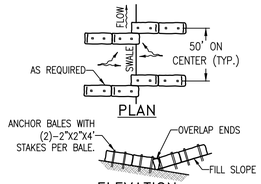
TREE BARRICADE DETAIL

N.T.S.



STRAW BALE DETAIL

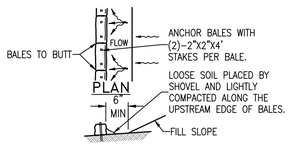
N.T.S.



PLAN

ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE



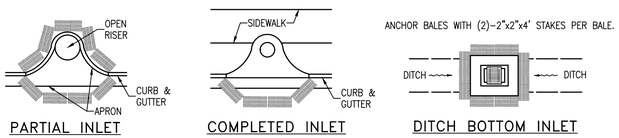
PLAN

ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES

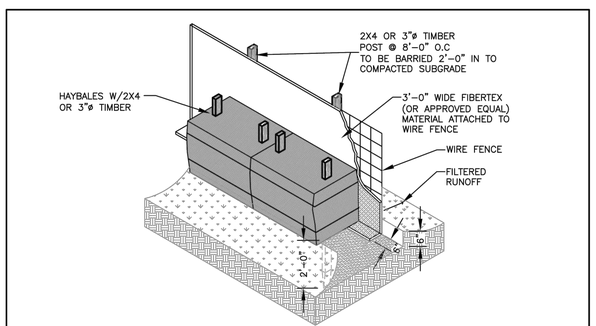
N.T.S.



PARTIAL INLET COMPLETED INLET DITCH BOTTOM INLET

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.

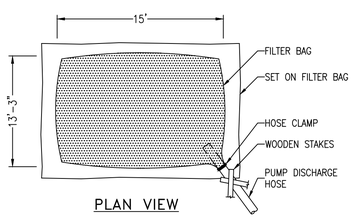
NOTE: NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.

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

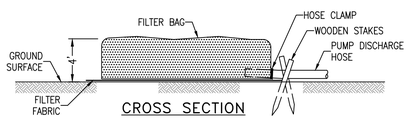
CITY STANDARD SILT FENCE/EROSION CONTROL DETAIL

Scale: N.T.S.

DRAWN BY: CBJ
DATE: 5/05/2015



PLAN VIEW

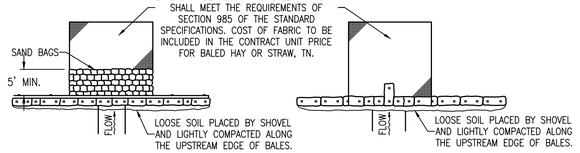


CROSS SECTION

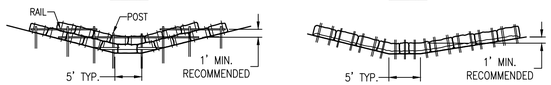
FILTER BAG DETAIL FOR TRENCH DEWATERING OPERATIONS

N.T.S.

WOVEN FILTER FABRIC IN ABSENCE OF ESTABLISHED GRASS (APPROX. 12' X 12'). SECURE EDGES BY ENTRENCHING AND EXTEND UNDER BAGS AND BALES. FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 985 OF THE STANDARD SPECIFICATIONS. COST OF FABRIC TO BE INCLUDED IN THE CONTRACT UNIT PRICE FOR BALED HAY OR STRAW, TN.



PLAN PLAN



ANCHOR LOWER BALES WITH 2 - 2"X2"X4' STAKES PER BALE. ANCHOR TOP BALES TO LOWER BALES WITH 2 - 2"X2"X4' STAKES PER BALE.

ANCHOR BALES WITH 2 - 2"X2"X4' STAKES PER BALE

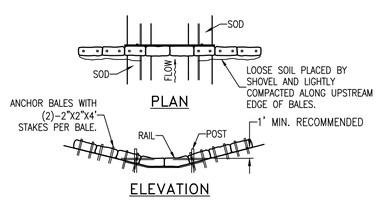
ELEVATION ELEVATION

APPLICATION AND SPACING: THE USE OF TYPES I & II BALE BARRIERS SHOULD BE LIMITED TO THE CONDITIONS OUTLINED IN CHART I, SHEET 1 OF 3, INDEX NO. 102

TYPE II TYPE I

BARRIER FOR UNPAVED DITCH

N.T.S.



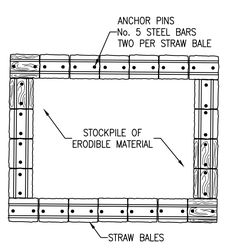
PLAN

ELEVATION

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

BARRIER FOR PAVED DITCH

N.T.S.



MATERIAL STOCKPILE DETAIL

N.T.S.

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EB 00009657 LB7916

EROSION CONTROL DETAILS

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PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

SEAL

50% SUBMITTAL NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E. No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.
C1.2

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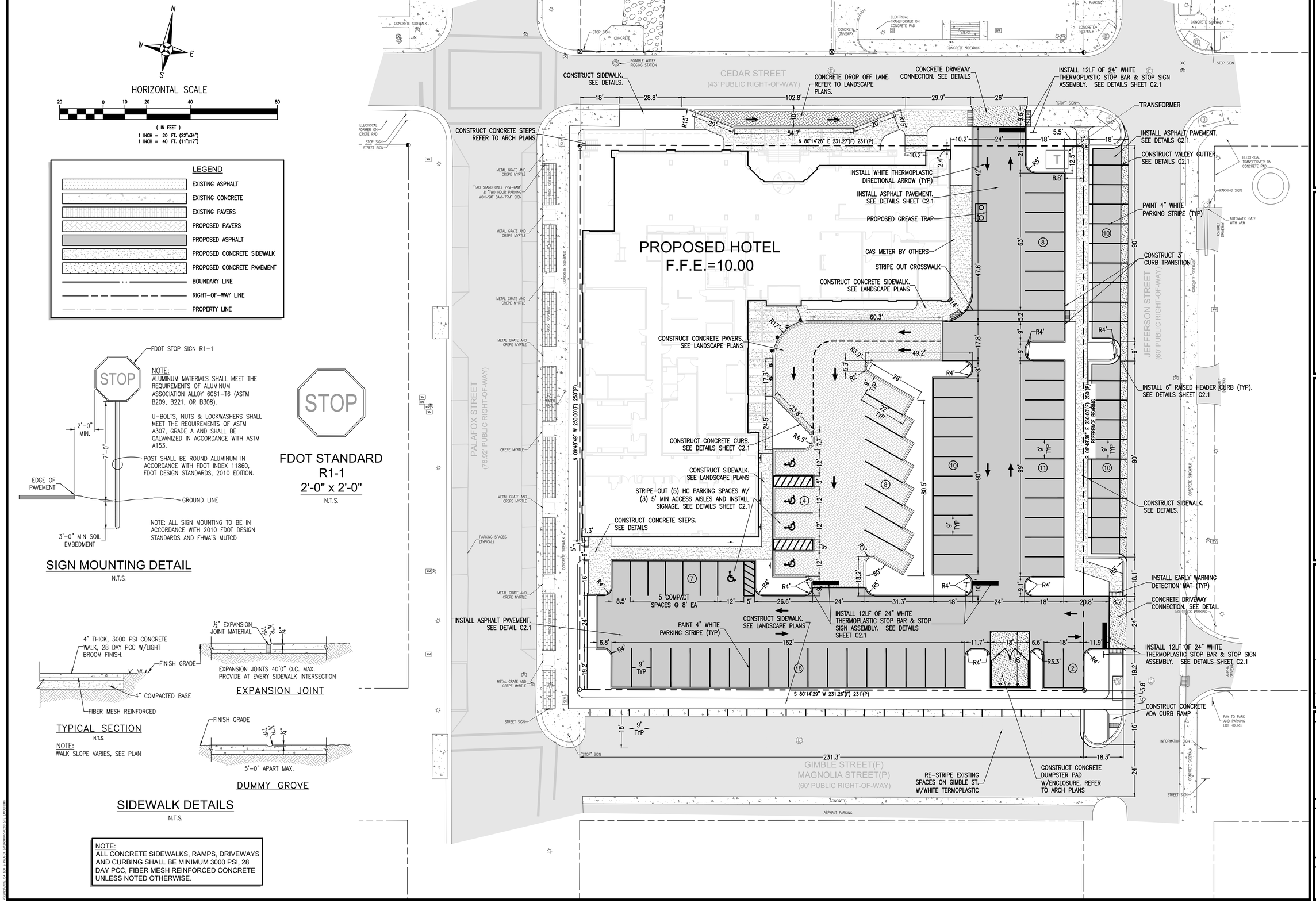

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Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone: 850.438.9551 Fax: 850.438.0448
EB 00008657 LB7916

SITE LAYOUT & DIMENSION PLAN

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

No.	DATE	REVISION

SEAL

50% SUBMITTAL NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E. No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.

C2.0

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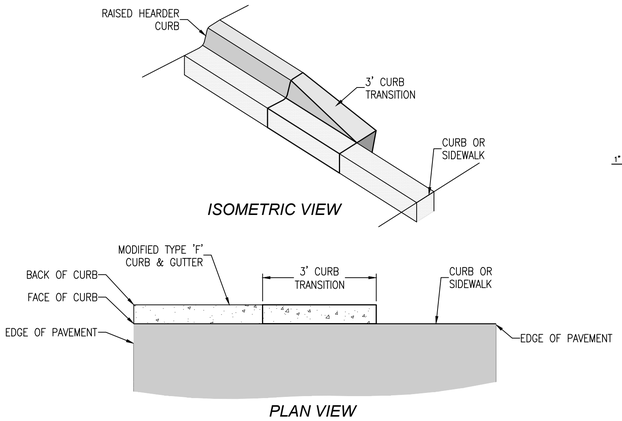
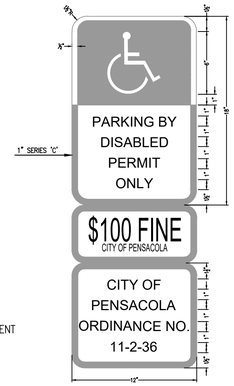
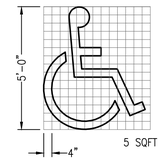


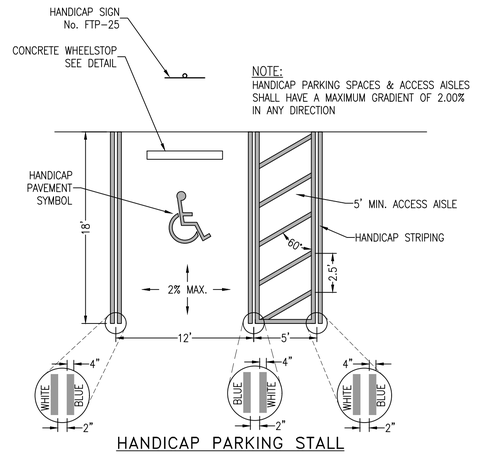
CURB TRANSITION
RAISED HEADER CURB
N.T.S.





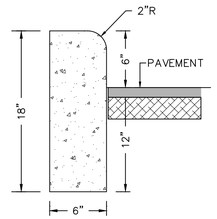
HANDICAP
PAVEMENT SYMBOL

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



HANDICAP PARKING STALL

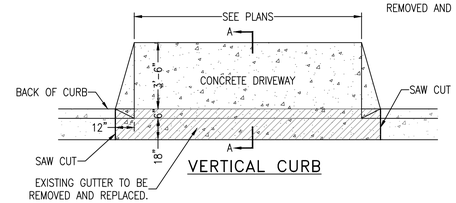
HANDICAP PARKING STALL DETAILS
N.T.S.



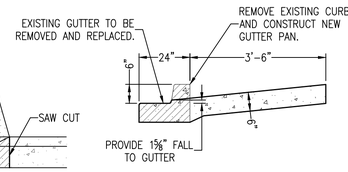
NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 60' ON CENTER. TYPICAL FOR ALL CURB.

6" RAISED CURB
N.T.S.

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



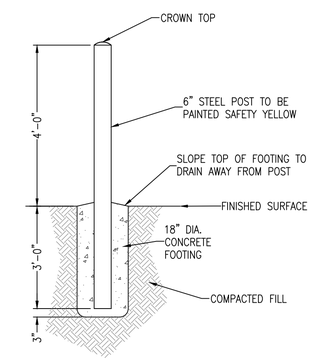
VERTICAL CURB



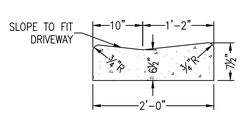
SECTION A–A

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

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

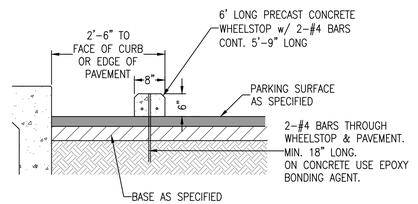


BOLLARD DETAIL
N.T.S.

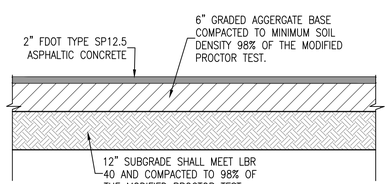


NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

VALLEY CURB
N.T.S.



WHEEL STOP DETAIL
N.T.S.



ASPHALT PAVEMENT DETAIL
N.T.S.

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Civil Engineers and Surveyors
230 N. Ninth Avenue, Suite 300
Pensacola, Florida 32502
Telephone (850) 438.0446 Fax (850) 438.0448
EB 00008657 LB7916

SITE DETAILS

TEMPO by HILTON
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PENSACOLA, FLORIDA 32502

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50% SUBMITTAL NOT FOR CONSTRUCTION

PAUL A. BATTLE, P.E.
No.53126

Dr. By: JCS
Ck By: PAB
Job No.: 2022.134
Date: 6/07/2024

DRAWING No.
C2.1

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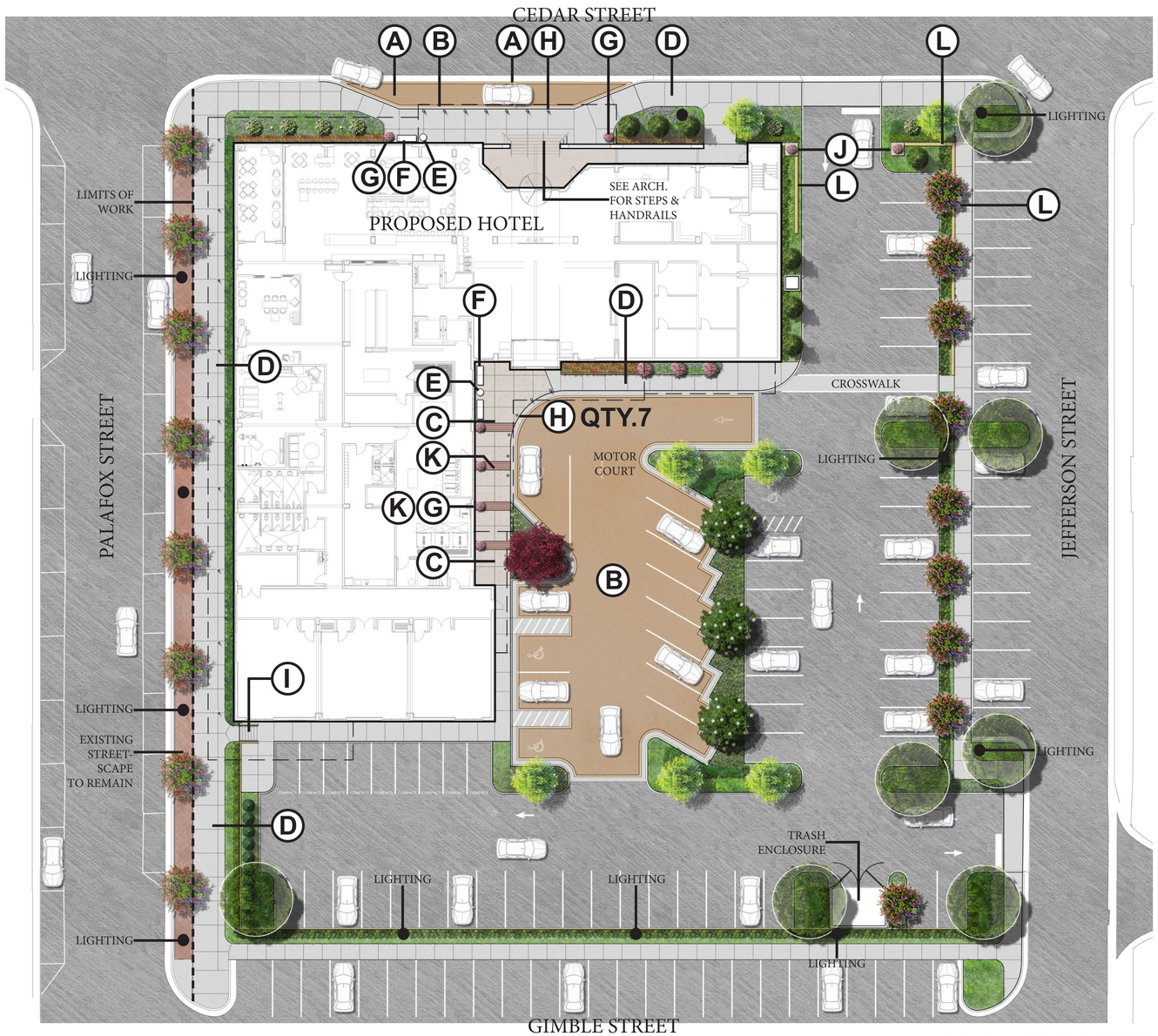

A VEHICULAR PAVING FIELD

B VEHICULAR CONCRETE BAND @ CURB FACE

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

D CONCRETE BROOM FINISH

E TRASH RECEPTACLE

F BENCH

G CAST IRON URN

H BOLLARD

I CIP STEPS W/ HANDRAIL

SHEET KEY & NOTES:

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

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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landscape architecture + site planning

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PROJECT NAME

TEMPO

SHEET NAME

ILLUSTRATIVE HARDSCAPE PLAN & IMAGES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

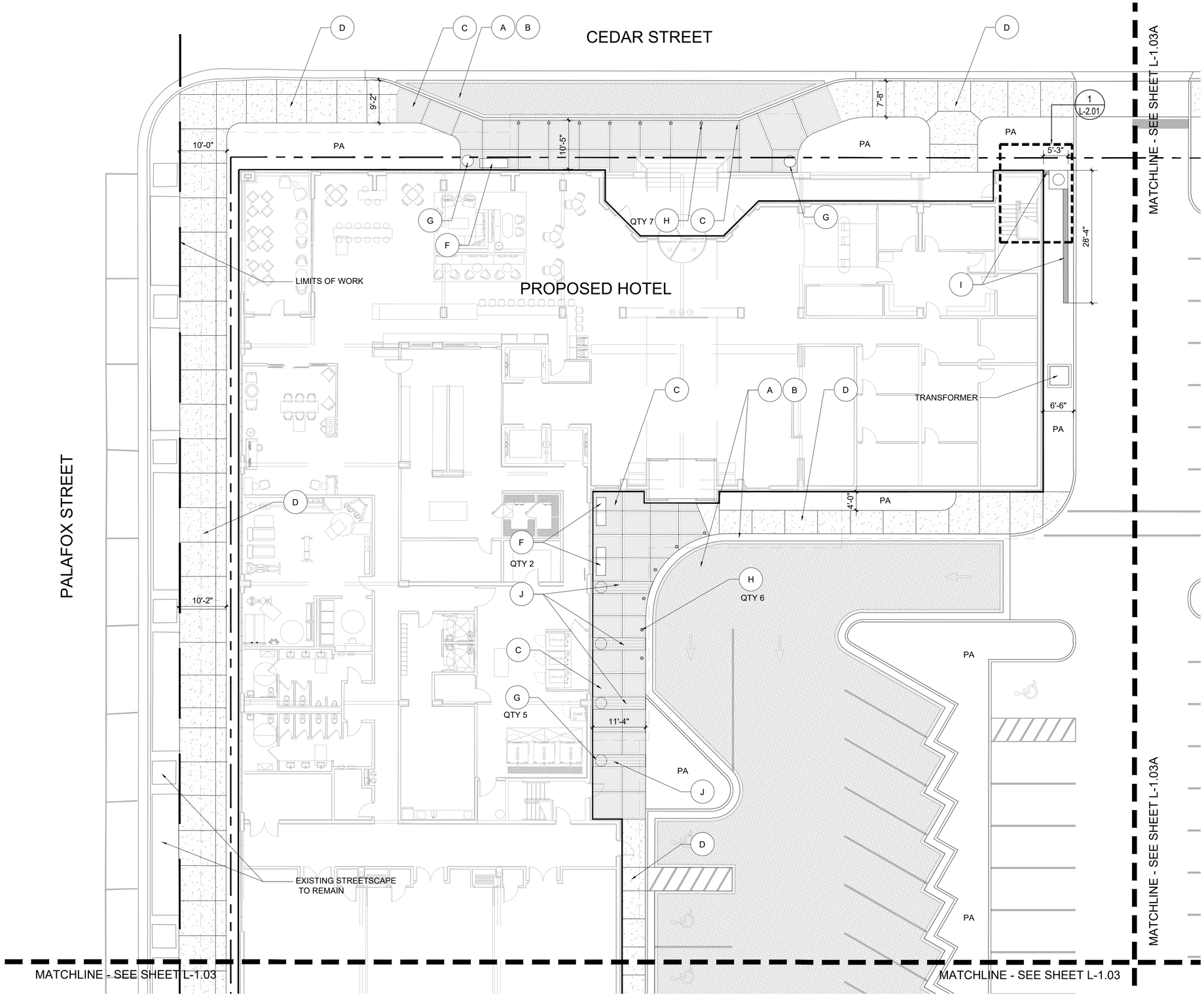
SCALE

AS SHOWN

DATE	DRAWN
11.30.2023	DAR

SHEET NUMBER

L-1.00



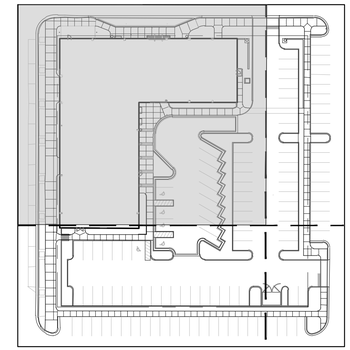
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

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

PA- PLANTING AREA

KEY MAP



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TEMPO

SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

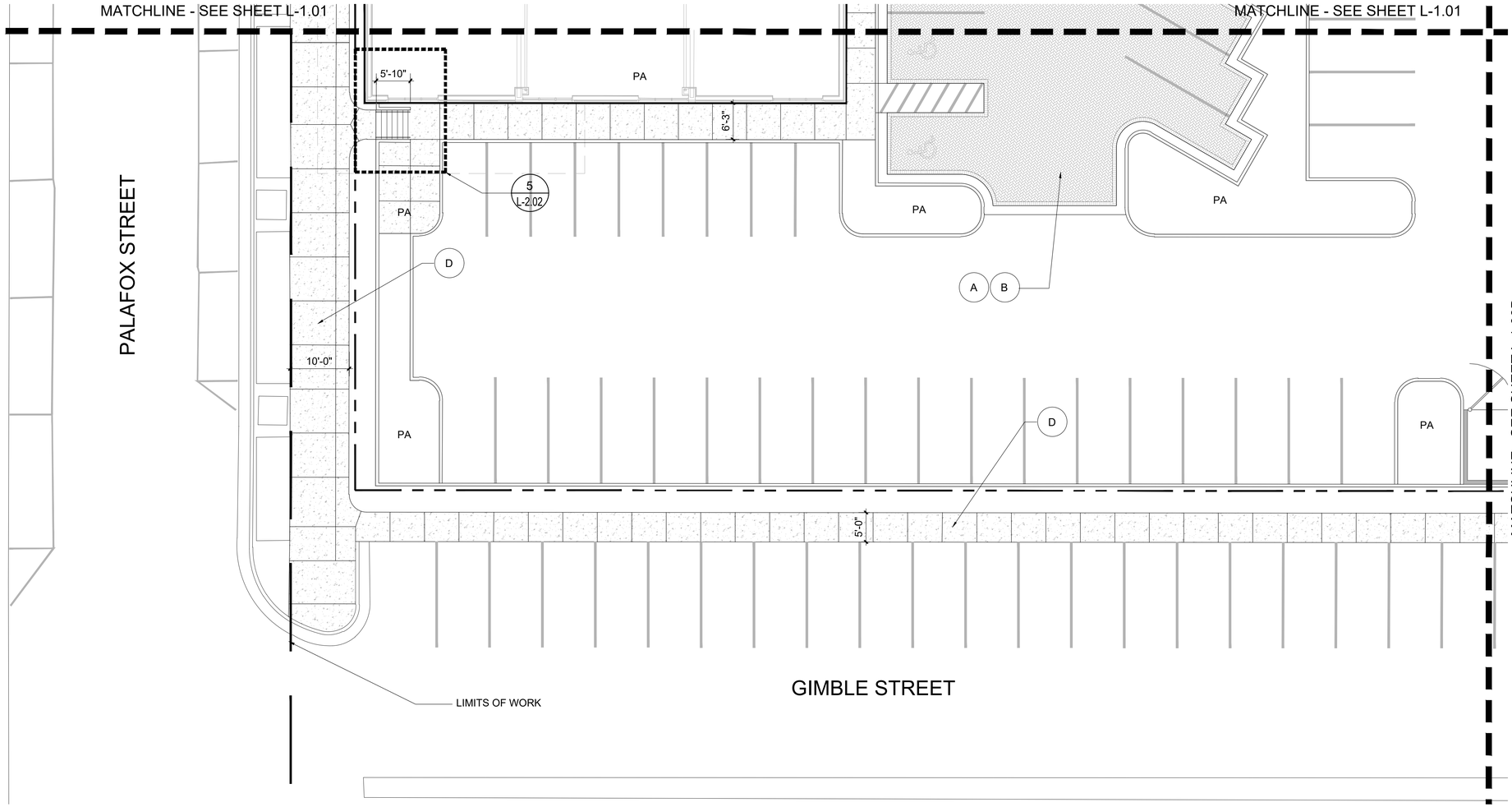
SCALE

AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER

L-1.01



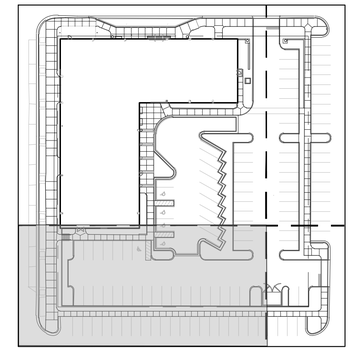
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

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

PA- PLANTING AREA

KEY MAP



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SHEET NAME

HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

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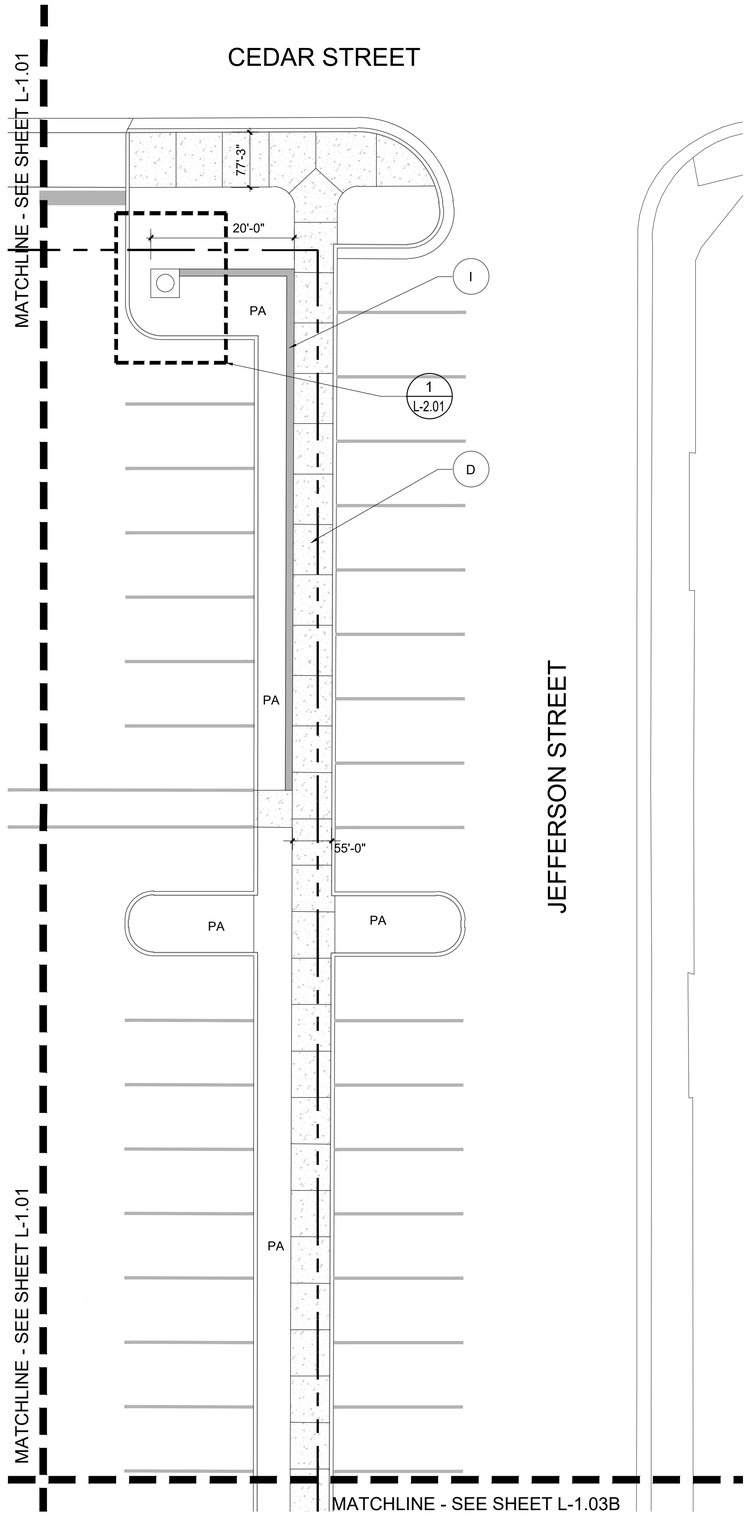
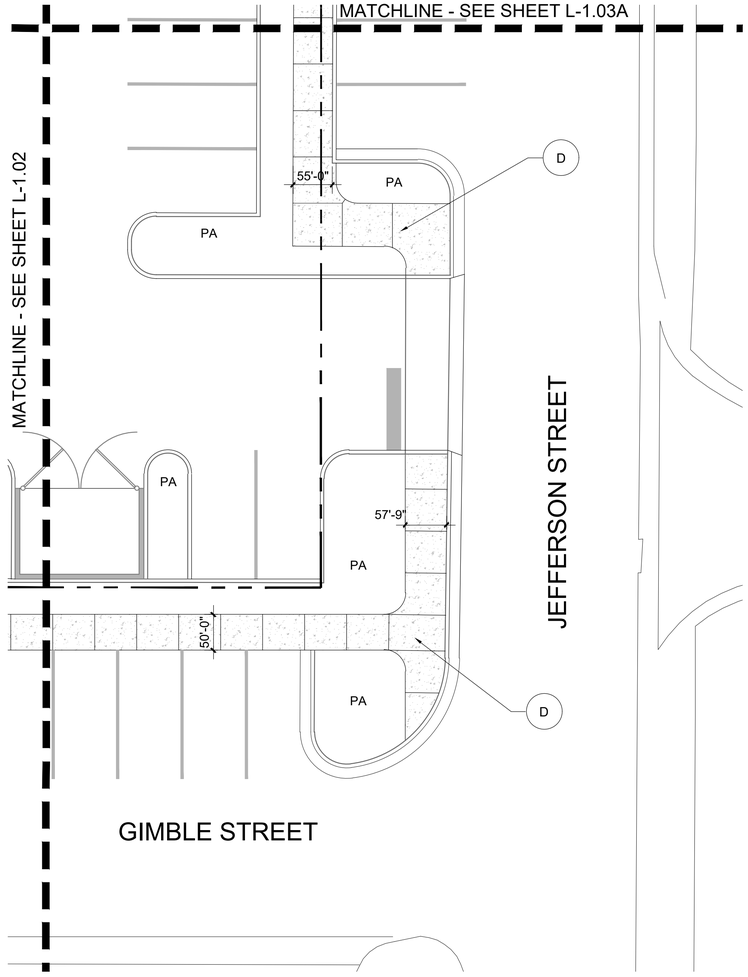
DATE	DRAWN
11.30.2023	DAR

SHEET NUMBER

L-1.02





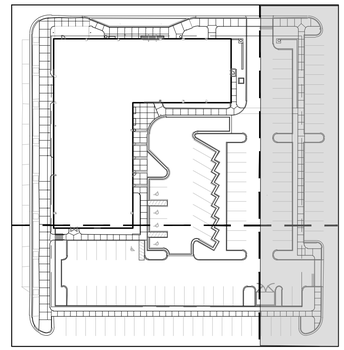
SHEET KEY & NOTES:

REFER TO HARDSCAPE DETAILS SHEET L-2.01/2

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

PA- PLANTING AREA

KEY MAP



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HARDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE

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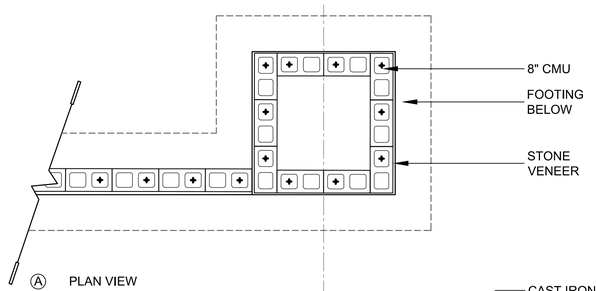
11.30.2023	DAR

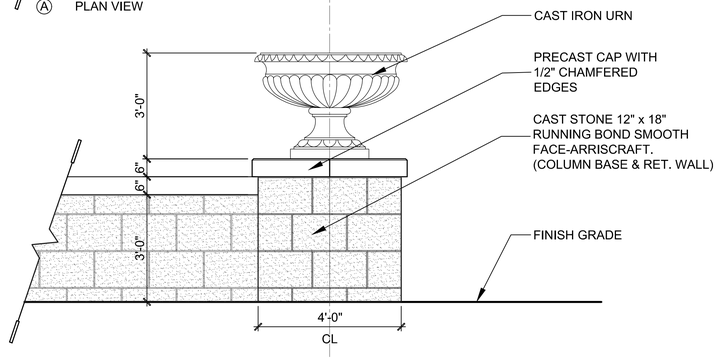
SHEET NUMBER

L-1.03

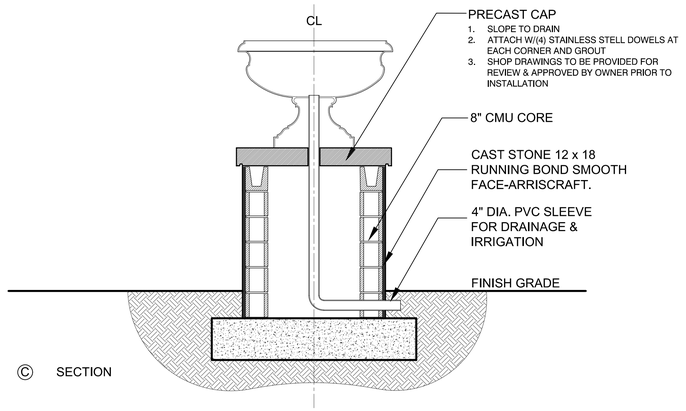
SHEET KEY & NOTES:



Ⓐ PLAN VIEW



Ⓑ ELEVATION

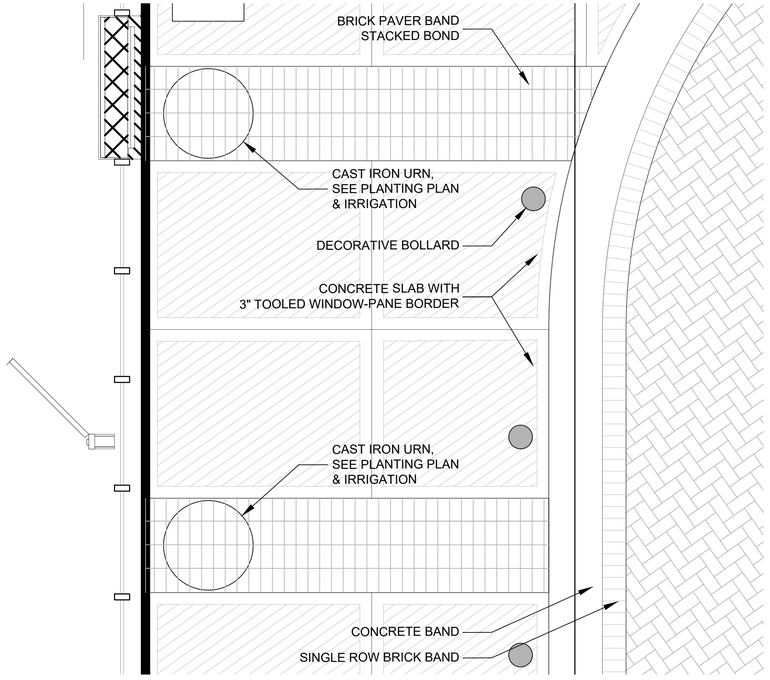


Ⓒ SECTION

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

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

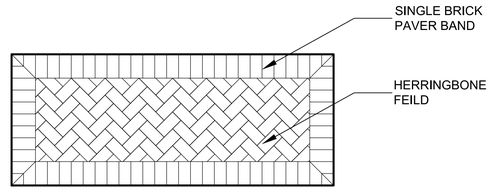
SCALE: 1/2"=1'-0"



2 PLAN VIEW ENLARGEMENT HARDSCAPE TREATMENT

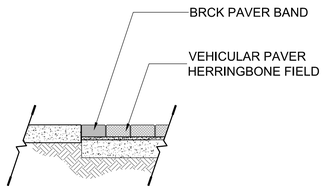
SHOP DRAWINGS TO BE PROVIDED BY STRUCTURAL ENGINEER (BY OWNER)

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



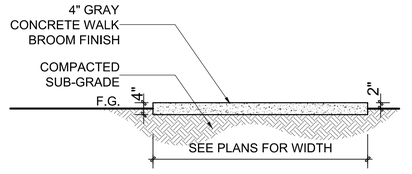
3 PLAN VIEW PAVER DETAIL

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



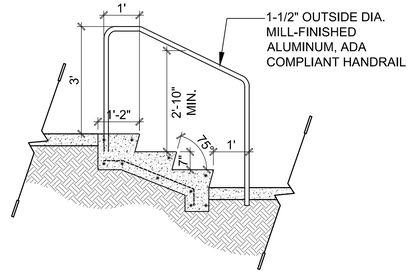
4 SECTION VEHICULAR PAVER DETAIL

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



5 SECTION PEDESTRIAN WALK DETAIL

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



6 SECTION TYPICAL STAIR/HANDRAIL DETAIL

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

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ARB Review

PROJECT NAME: TEMPO

SHEET NAME: HARDSCAPE DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

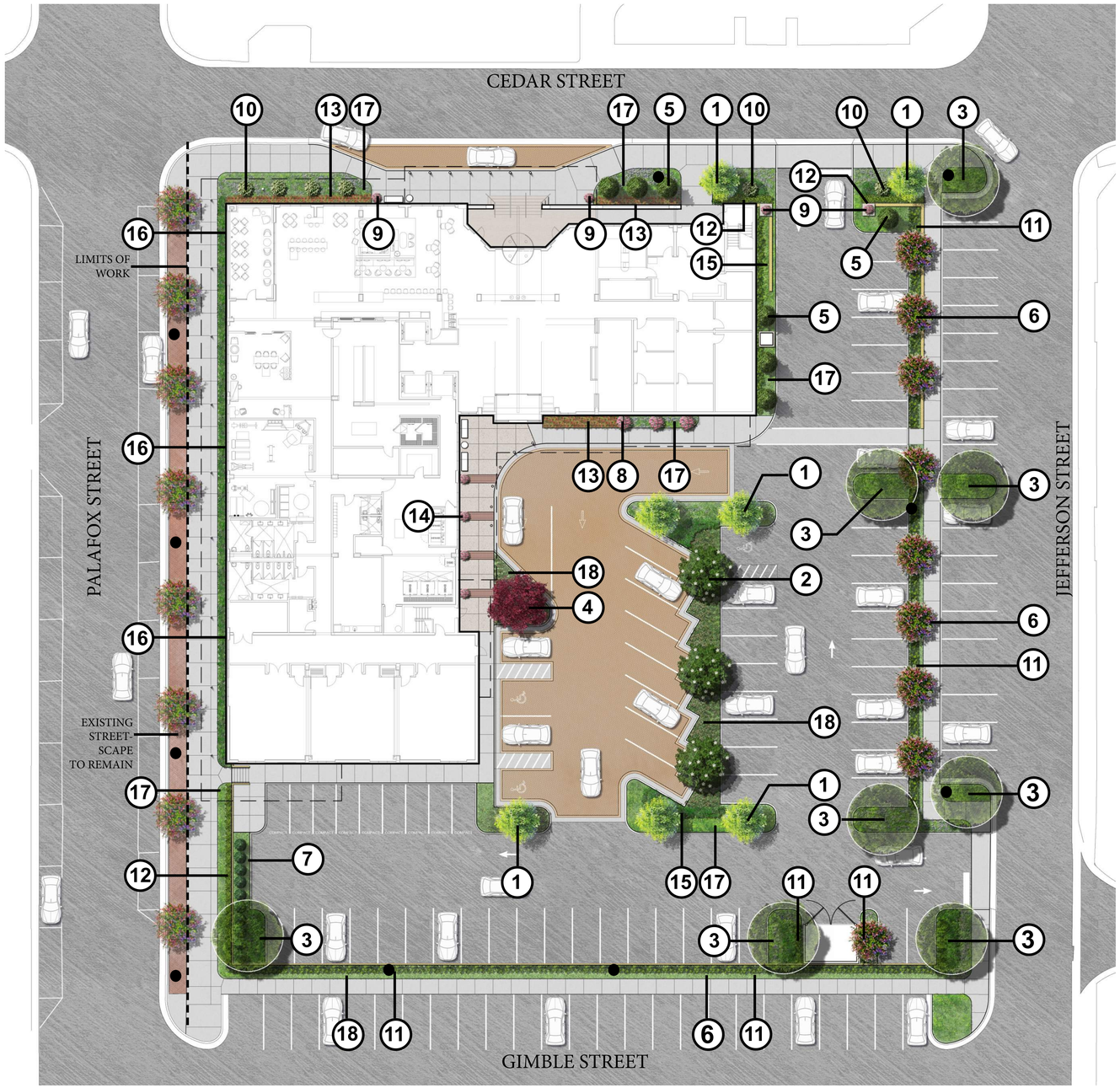
NOVEMBER 30, 2023

SCALE: AS SHOWN

DATE: 11.30.2023 | DRAWN: DAR

SHEET NUMBER: L-2.01

Refer to Sheet L-3.00A for Plant Images



Plant Schedule

Medium / Large Trees

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

Small Trees

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

Large Shrubs / Accent Plants

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

Small Shrub / Groundcover

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

SHEET KEY & NOTES:

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

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ARB Review

PROJECT NAME

TEMPO

SHEET NAME

ILLUSTRATIVE LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
NOVEMBER 30, 2023

SCALE

AS SHOWN

DATE	DRAWN
11.30.2023	DAR

SHEET NUMBER

L-3.00

1 RIVER BIRTCH MULTI-TRUNK

2 D.D. BLANCHARD SOUTHERN MAGNOLIA

3 LIVE OAK

4 BLOOD GOOD" JAPANESE MAPLE

5 MARY NELL HOLLY

6 NATCHEZ CRAPE MYRTLE

7 JAPANESE BLUEBERRY

8 JAPANESE CAMELLIA

9 PANICLE HYDRANGEA

10 OAKLEAF HYDRANGEA

11 PODOCARPUS

12 LITTLELEAF BOXWOOD

13 RED RUFFLE AZALEA

14 GARDENIA

15 COONTIE PALM

16 CAST IRON PLANT

17 EVERGREEN GIANT LILYTURF

18 BRONZE BEAUTY ASIATIC JASMINE

SHEET KEY & NOTES:

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PROJECT NAME
TEMPO

SHEET NAME
PLANT IMAGES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

SCALE
AS SHOWN

DATE 11.30.2023
DRAWN DAR

SHEET NUMBER
L-3.00A

CEDAR STREET

PALAFOX STREET

EXISITING TREE TO REMAIN

EXISITING STREETSCAPE TO REMAIN

LIMITS OF WORK

PROPERTY LINE

PLANTING POT

LIR 64

ILM 4

AZA 33

HYD 1

ASP 130

HYD 1

AZA 17

ILM 3

LIR 37

ZAP 6

LIR 39

HYQ 1

ZAP 2

BTN 1

BXM 7

HYD 1

ZAP 9

LIR 39

ILM 3

AZA 10

LIR 33

CAM 3

HYD 1

TRA 239

ACR 1

BTN 1

LIR 122

BTN 1

ZAP 10

TRA 741

MAG 1

MAG 1

MATCHLINE - SEE SHEET L-3.03A

MATCHLINE - SEE SHEET L-3.02

MATCHLINE - SEE SHEET L-3.02

MATCHLINE - SEE SHEET L-3.03A

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

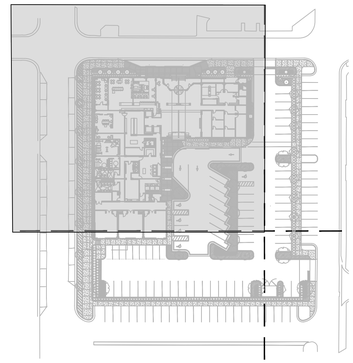
EXISITING TREE TO REMAIN

EXISITING STREETSCAPE TO REMAIN

PROPERTY LINE

MATCH LINE

KEY MAP



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

daniel rogers

landscape architecture + site planning

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NO.	DESCRIPTION	DATE
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LANDSCAPE PLAN

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

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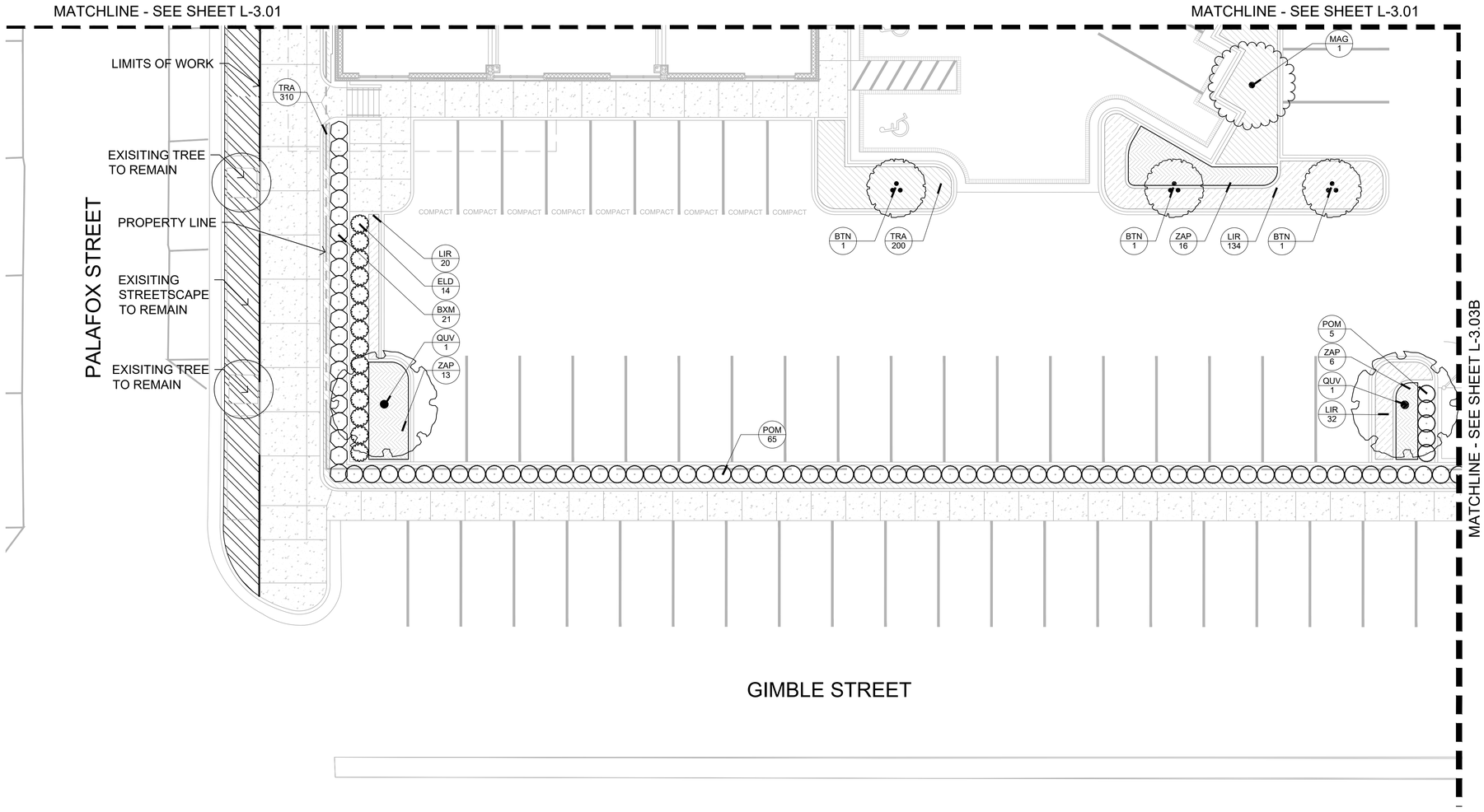
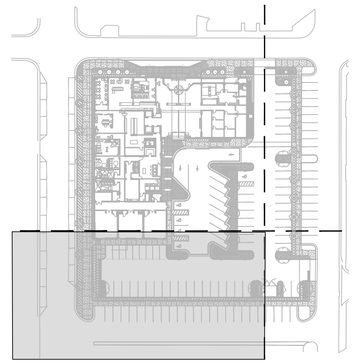


SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

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

KEY MAP



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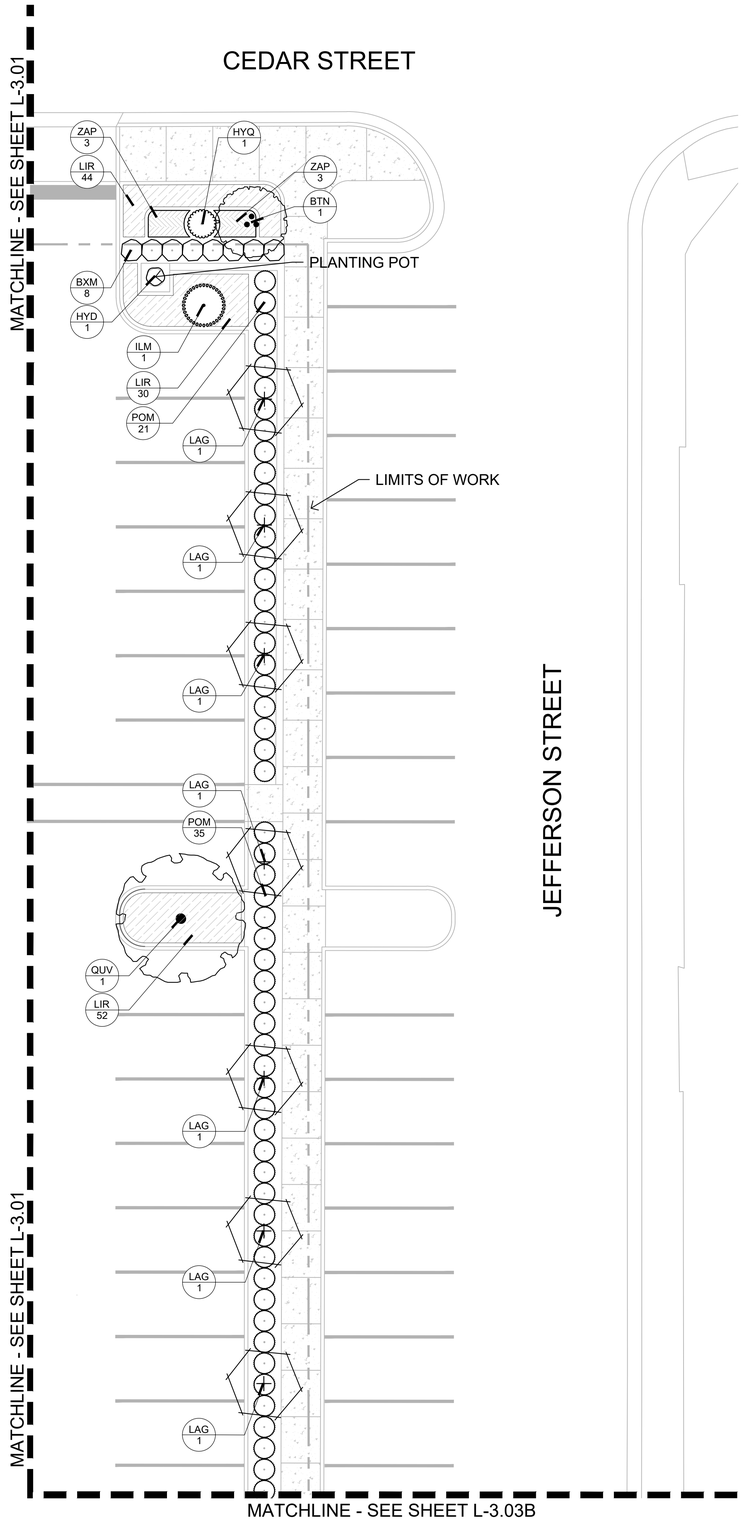
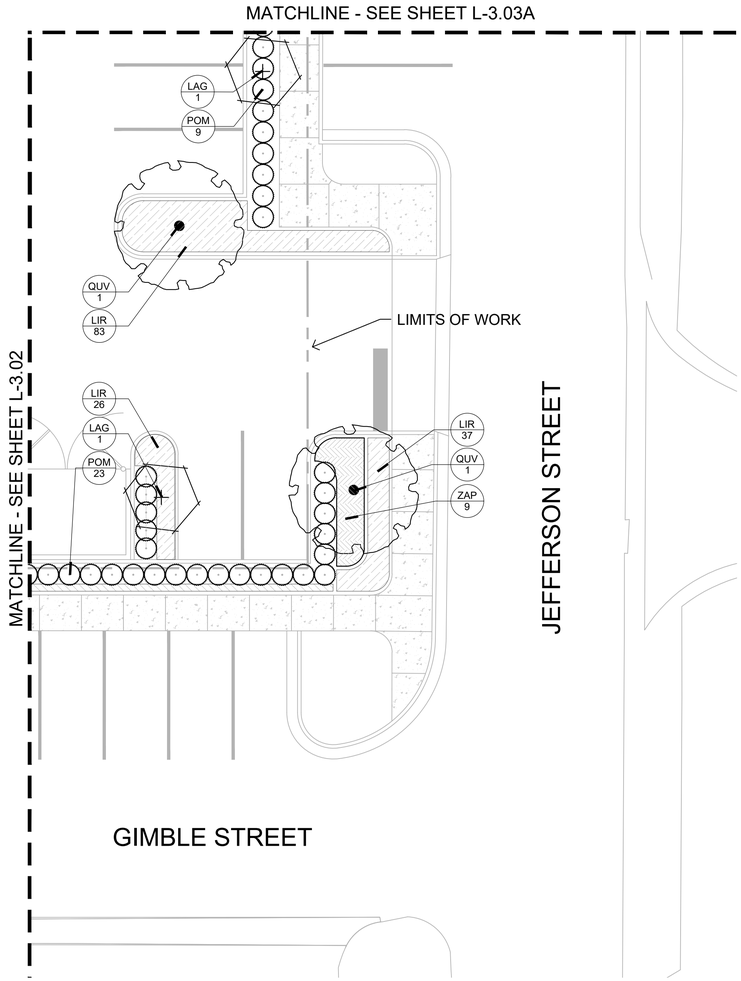
L-3.02



A PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'



B PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'

SHEET KEY & NOTES:

Refer to Sheet L-3.10 for Detailed Plant Schedule

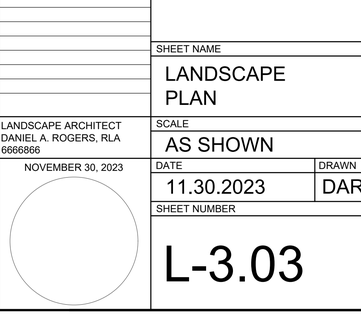
EXISITING TREE TO REMAIN

EXISITING STREETSCAPE TO REMAIN

PROPERTY LINE

MATCH LINE

KEY MAP



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L-3.03

LANDSCAPE NOTES

1. NEWLY INSTALLED "CANOPY" TREES SHALL HAVE THEIR D.B.H. MEASURED 4.5' ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 12" ABOVE THE TOP OF THE ROOT BALL.

2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.

3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.

4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" DEPTH PINE BARK MULCH. MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.

5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.

6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.

7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.

8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.

10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.

11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP OF CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).

12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.

13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.

14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES & FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.

PLANTER / POT NOTES

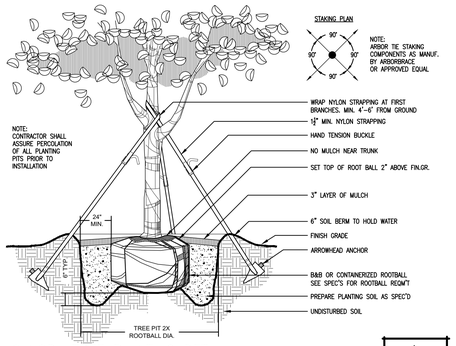
1. ALL POTS SHALL HAVE A 1" DIA DRAINAGE HOLE DRILLED INTO THE BASE, WITH A 4" GRAVEL LAYER IN THE BOTTOM. GEOTEXTURAL FABRIC SHALL BE PLACED ABOVE THE GRAVEL LAYER TO CONTAIN THE SOIL SUBSTRATE WITHIN THE PLANTER.

2. POTS TO BE SEALED ON THE INSIDE WITH A WATER PROOFING ASPHALT SEALER TO WITHIN 2" OF THE POT RIM.

3. ALL POTS ON PAVING TO RECEIVE IRRIGATION FROM TUBING RUNNING UP BACKSIDE OF POT OUT OF GUEST SIGHT. REFER TO IRRIGATION DRAWINGS FOR DETAILS. IRRIGATION CONTRACTOR TO VERIFY POT PLACEMENT PRIOR TO IRRIGATION INSTALLATION.

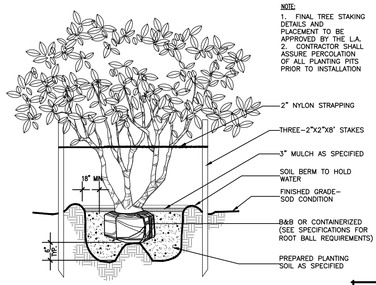
4. FINAL PLACEMENT OF ALL PLANT MATERIAL DESIGNATED TO BE LOCATED IN POTS SHALL BE DETERMINED BASED ON FIELD CONDITIONS. LANDSCAPE ARCHITECT TO REVIEW PLANT QUANTITIES & ARRANGEMENTS PRIOR TO PLANTING, ADJUSTMENTS MAY BE REQUIRED.

5. PROVIDE MATCHING SAUCER FOR EACH PLANTER / POT.



CANOPY TREE PLANTING DETAIL 1

SCALE: NTS



UNDERSTORY TREE PLANTING DETAIL 2

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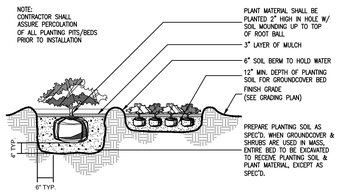
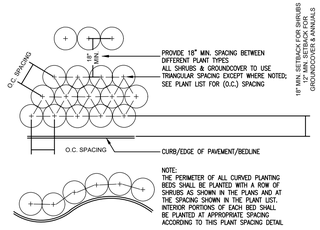


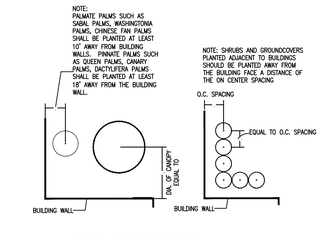
SHRUB & GROUNDCOVER PLANTING DETAIL 3

SCALE: NTS



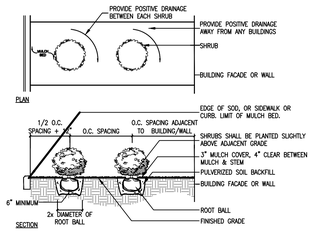
SHRUB PLANTING DETAIL 4

SCALE: NTS



SHRUB PLANTING DETAIL 5

SCALE: NTS



SHRUB PLANTING DETAIL 6

SCALE: NTS

PLANT SCHEDULE TEMPO-H2S PENSACOLA

MEDIUM AND LARGE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT TOLERANT	SPACING
	BTN	7	Betula nigra	River Birch Multi-Trunk	100 gal.	Yes	High	AS
	MAG	3	Magnolia grandiflora 'D.D. Blanchard'	D.D Blanchard Southern Magnolia	300 gal.	Yes	High	AS
	QUV	5	Quercus virginiana	Southern Live Oak	200 gal.	Yes	High	AS
SMALL TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ACR	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	100 gal.	Yes	High	AS
	ILM	11	Ilex x 'Mary Nell'	Mary Nell Holly	8` Ht., Matched	Yes	High	AS
	LAG	9	Lagerstroemia indica	Crape Myrtle	10`-12` Ht., Multi., Specimen	No	Medium	AS
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	BXM	36	Buxus microphylla 'Apple Green'	Apple Green Littleleaf Boxwood	7 gal.	No	High	36" o.c.
	CAM	3	Camellia japonica	Camellia	15 gal.	No	High	AS
	ELD	14	Elaeocarpus decipiens	Japanese Blueberry Tree	6` Ht.	No	High	48" O.C.
	HYD	8	Hydrangea paniculata	Panicle Hydrangea	3 gal.	Yes	Medium	AS
	HYQ	2	Hydrangea quercifolia 'Gatsby Moon'	Oakleaf Hydrangea	7 gal.	Yes	Medium	AS
	POM	158	Podocarpus macrophyllus	Yew Podocarpus	15 gal.	No	High	36" o.c.
	AZA	60	Rhododendron x 'Red Ruffles'	Red Ruffles Rutherfordiana Azalea	3 gal.	No	Medium	36" o.c.
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	**SPACING**
	ZAP	87	Zamia pumila	Coontie Cycad	3 gal.	Yes	High	36" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPEC**	**NATIVE**	**DROUGHT TOLERANT**	
	ASP	130	Aspidistra elatior	Cast Iron Plant	1 gal.	Yes	High	
	LIR	790	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lilyturf	1 gal.	No	High	
	TRA	1,490	Trachelospermum asiaticum 'Bronze Beauty'	Bronze Beauty Asiatic Jasmine	1 gal.	No	High	

SHEET KEY & NOTES:

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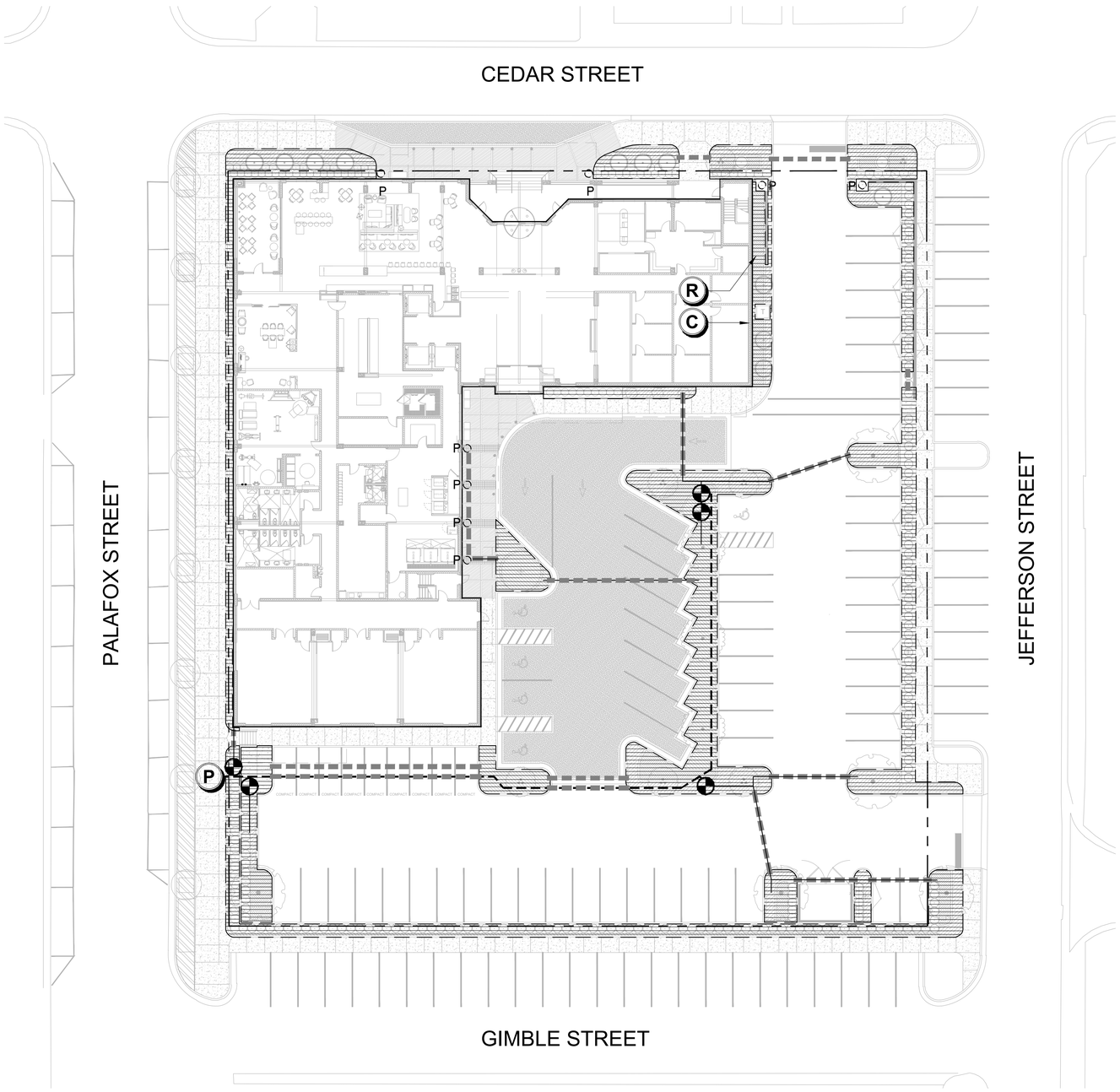


LEGEND

USE HUNTER MP ROTATOR NOZZLES

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRIP TUBING NOTES

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

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

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

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

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

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

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

8) ALWAYS FLUSH ALL LINES BEFORE FINAL CONNECTION.

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

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

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

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

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

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

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

SHEET KEY & NOTES:

PROPERTY LINE

MATCH LINE

NORTH

0' 10' 20' 40'

SCALE: 1"=20'

ISSUED

NO.	DESCRIPTION	DATE
1	Issued for Review	11-30-2023
2	ARB MOD 1	03-27-2024

REVISIONS

REV.	DATE	REVISION

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

ARB Review

PROJECT NAME

TEMPO

SHEET NAME

IRRIGATION PLAN & NOTES

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

NOVEMBER 30, 2023

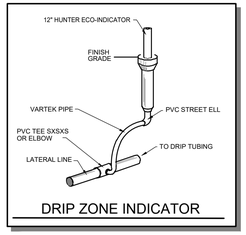
SCALE

AS SHOWN

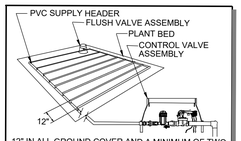
DATE	DRAWN
11.30.2023	DAR

SHEET NUMBER

L-4.01



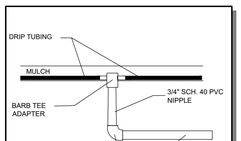
DRIP ZONE INDICATOR



12" IN ALL GROUND COVER AND A MINIMUM OF TWO TUBES PER PLANT ROW ON SHRUBS.

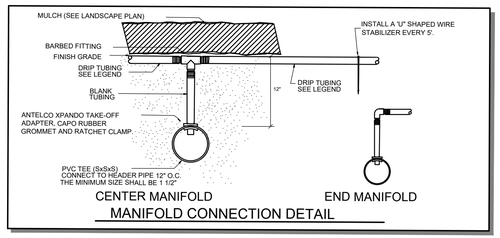
ALIGN LATERAL PIPES PARALLEL TO THE CONTOURS OF THE SLOPE OR ALONG THE LONGEST WIDTH OF THE BED. REFER TO DRIP NOTES AND THE MANIFOLD DETAIL.

MANIFOLD PLAN VIEW

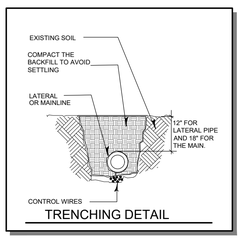


(FOR AREAS 5 GPM OR LESS)

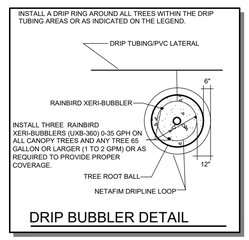
DRIP CONNECTION DETAIL



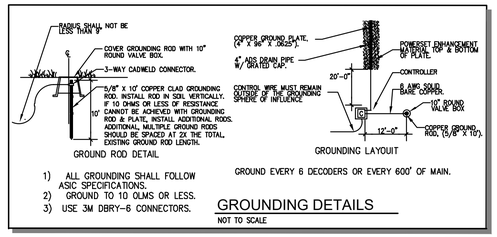
MANIFOLD CONNECTION DETAIL



TRENCHING DETAIL



DRIP BUBBLER DETAIL

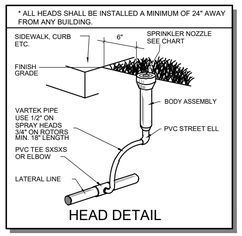


1) ALL GROUNDING SHALL FOLLOW ASIC SPECIFICATIONS.
2) GROUND TO 10 OLMS OR LESS.
3) USE 3M DBRY-6 CONNECTORS.

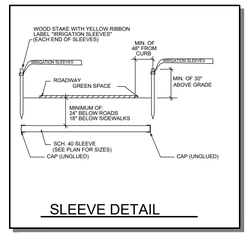
GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

GROUNDING DETAILS

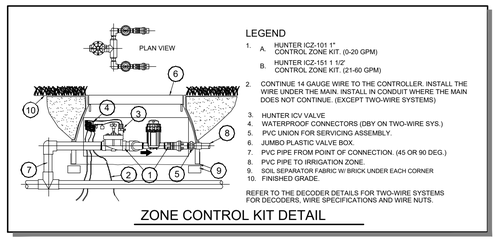
NOT TO SCALE



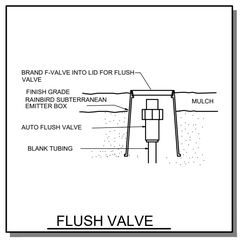
HEAD DETAIL



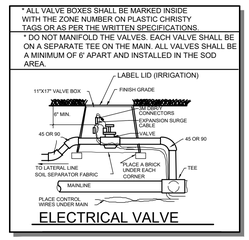
SLEEVE DETAIL



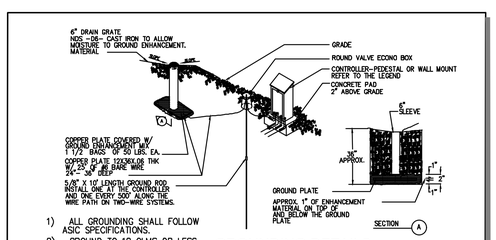
ZONE CONTROL KIT DETAIL



FLUSH VALVE



ELECTRICAL VALVE



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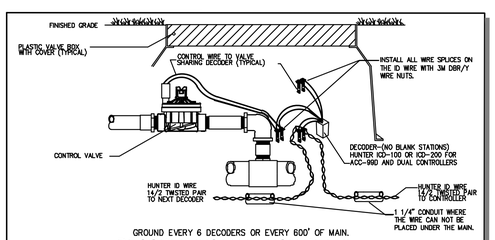
3) USE 3M DBRY-6 CONNECTORS.

GROUNDING DETAILS

NOT TO SCALE



GROUND EVERY 6 DECODERS OR EVERY 600' OF MAIN.

DECODER INSTALLATION DETAIL

NOT TO SCALE

SHEET KEY & NOTES:

daniel rogers
landscape architecture + site planning
1775 MOHAWK TRAIL | MAITLAND, FLORIDA 32751 | P: 407.383.0112

ISSUED

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REVISIONS

REV.	DATE	REVISION

ARB Review

PROJECT NAME

TEMPO

SHEET NAME

IRRIGATION DETAILS

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866
NOVEMBER 30, 2023

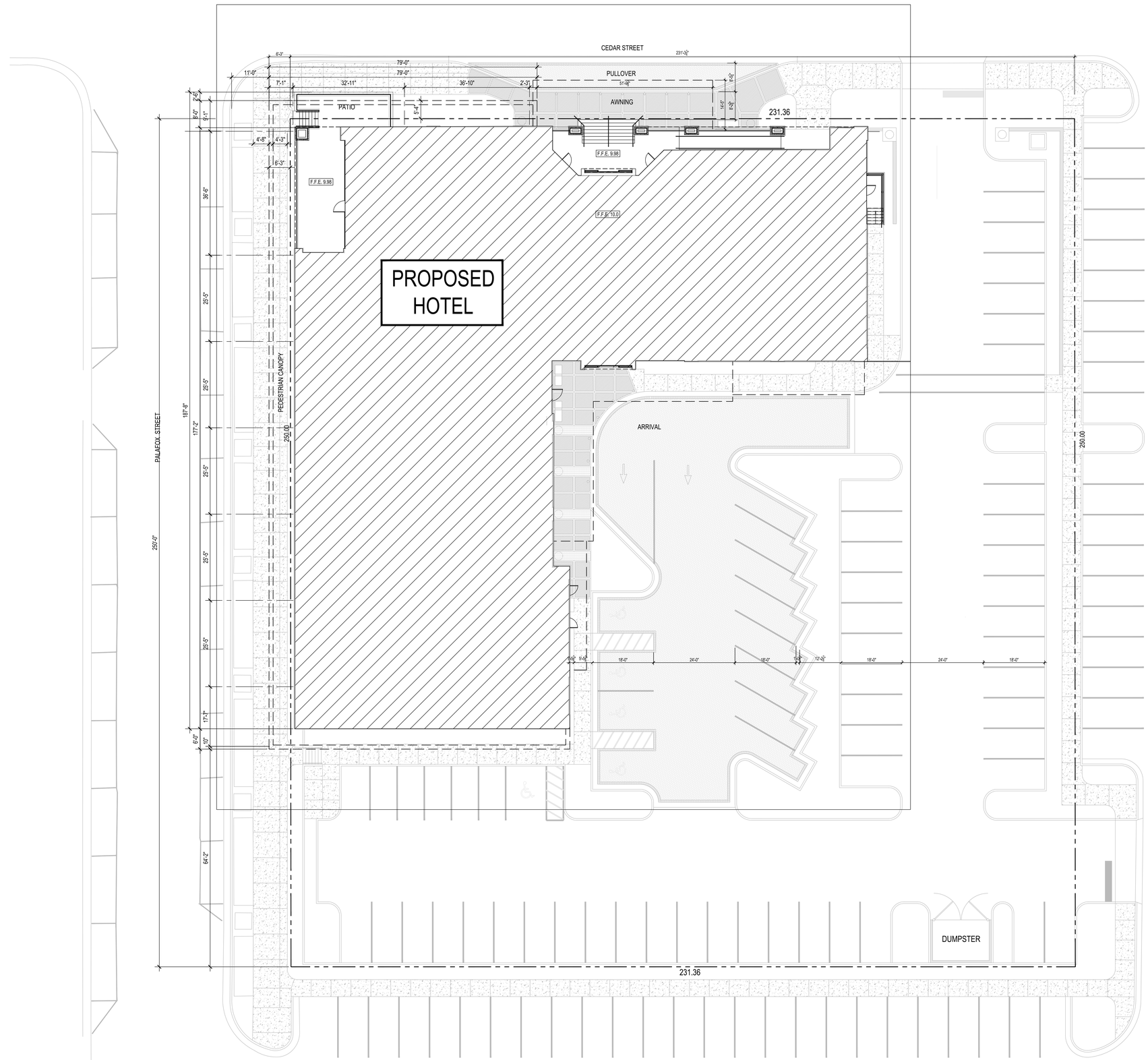
SCALE

AS SHOWN

DATE	DRAWN
11.30.2023	DAR

SHEET NUMBER

L-4.10



SITE PLAN

3/32" = 1'-0" LPB 223038

NORTH

0 10' 20' 40'

SCALE: 3/32" = 1'-0"

architecture
engineering
interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
05-27-24	ARB MOD2

PROJECT NO.: 223038

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

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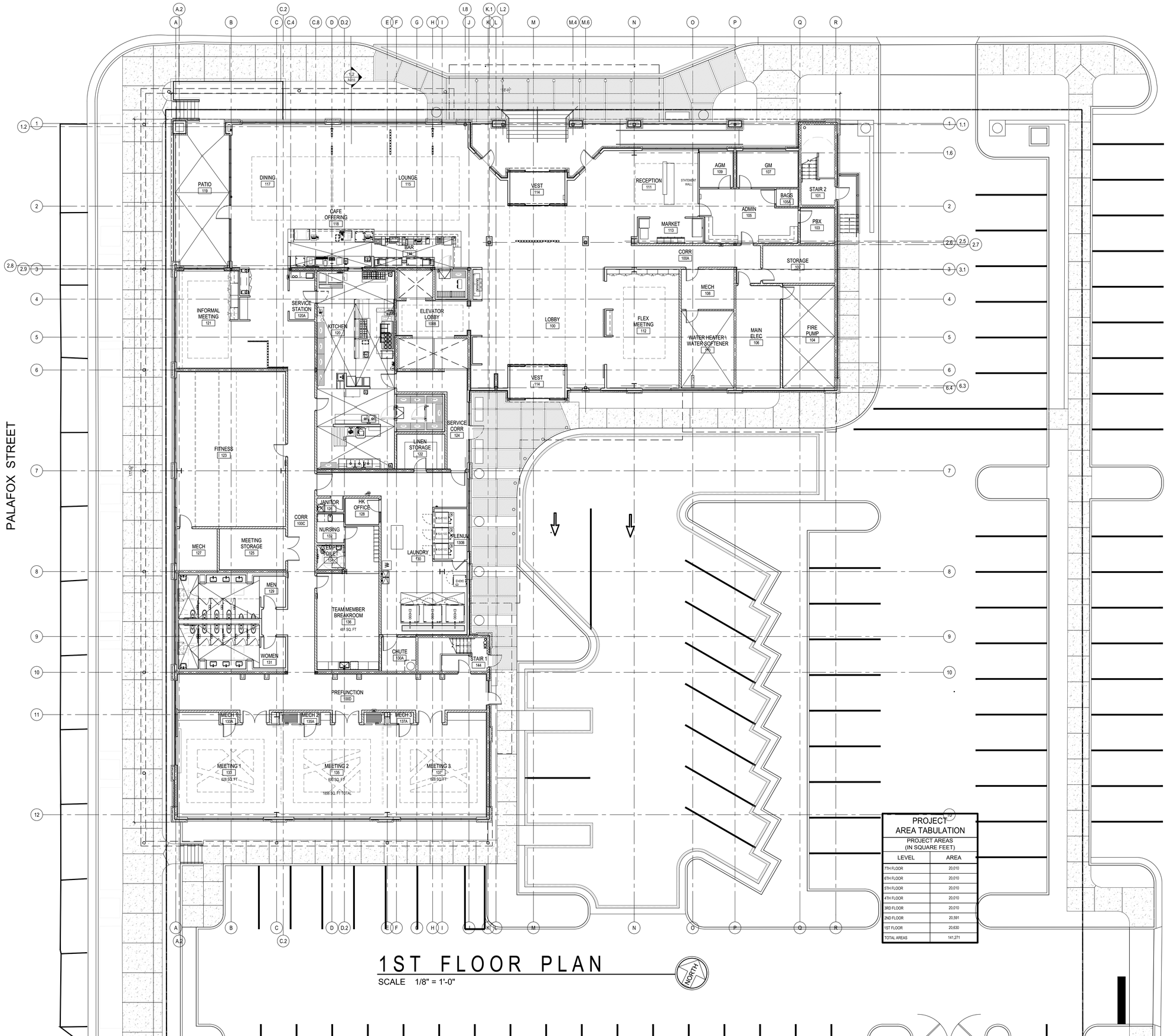
ARCHITECTURAL SITE PLAN

AS100

CEDAR STREET

PALAFOX STREET

JEFFERSON STREET



1ST FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	20,010
6TH FLOOR	20,010
5TH FLOOR	20,010
4TH FLOOR	20,010
3RD FLOOR	20,010
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

LPB architecture engineering interiors

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03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

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

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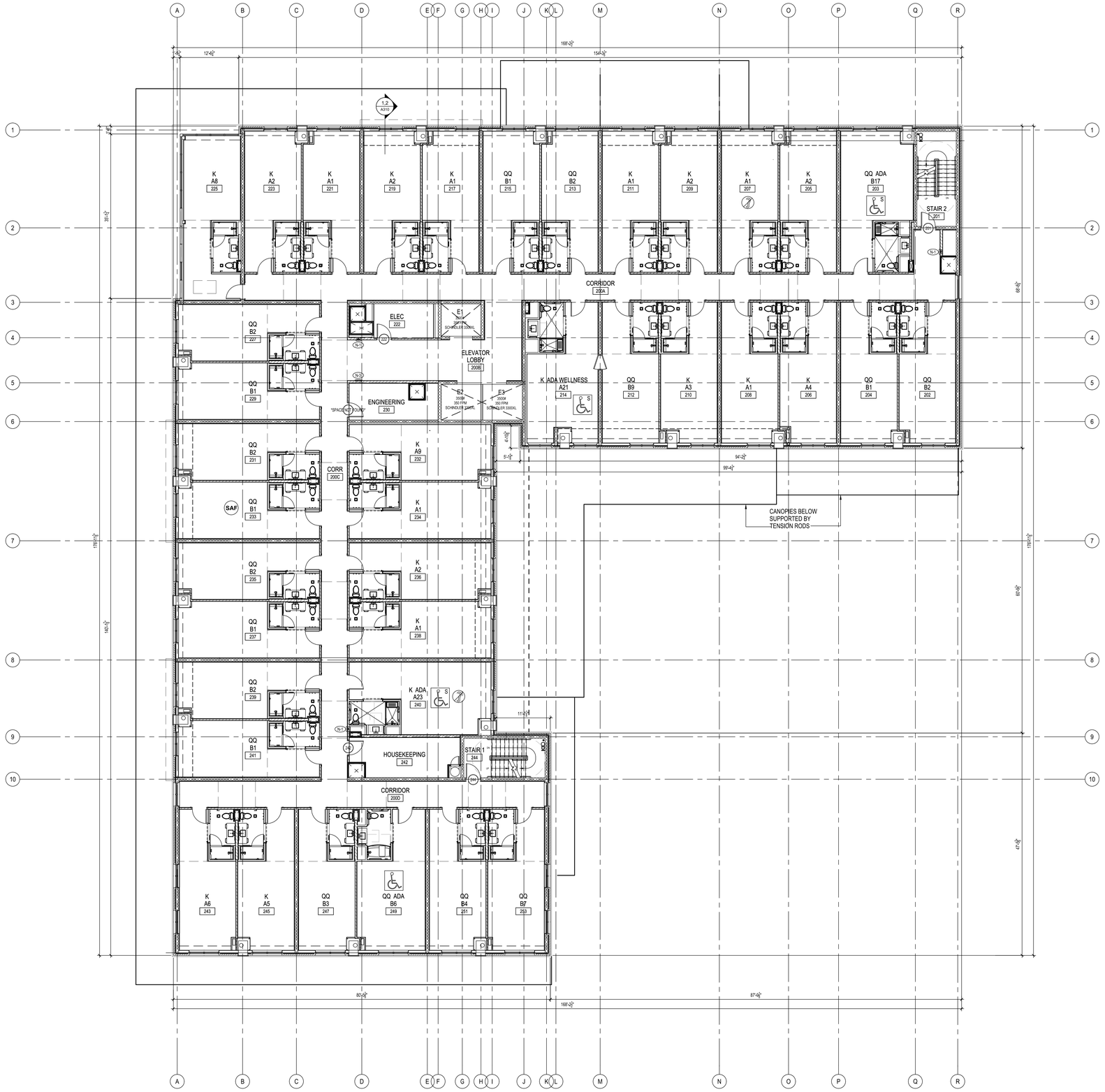
FIRST FLOOR PLAN

AS101



2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

GENERAL NOTES

#	DESCRIPTION
1	ALL DIMENSIONS ARE TO CENTERLINE OF STRUCTURE OR FACE OF STRUCTURE OR FACE OF STUD UNLESS NOTED OTHERWISE.
2	SEE STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION CONCERNING STRUCTURAL CONCRETE AND STEEL COLUMNS.
3	EXTEND ALL LIGHT GAUGE STEEL STUDS FROM TOP OF FLOOR BELOW TO THE UNDERSIDE OF STRUCTURE ABOVE.
4	SLOPE ALL EXTERIOR HORIZONTAL PAVED SURFACES AWAY FROM BUILDING A MAXIMUM OF 2% AT ACCESSIBLE PATHS BEGINNING AT FACE OF EXTERIOR WALL FINISH MATERIAL.
5	PROVIDE AND INSTALL FIRESTOPPING TIGHTLY PACKED AROUND ALL FIRE RATED WALL, FLOOR, CEILING AND ROOF CONSTRUCTION AT PENETRATIONS THEREOF (SEE A305-A306).
6	ALL CMU WALL AND CONCRETE COLUMN SURFACES EXPOSED TO PUBLIC VIEW IN ALL AREAS (INCLUDING GUESTROOMS) SHALL RECEIVE 5/8" GPDW ATTACHED TO 7/8" LIGHT GAUGE STEEL FURRING. GPDW SHALL NOT BE ADHERED TO CMU OR CONCRETE WALLS IN ANY AREAS.
9	FOR EXTERIOR AND INTERIOR WALL TYPES SEE SHEET A350 AND A351.
10	FOR DOOR SCHEDULE SEE SHEET A601, FOR WINDOW ELEVATIONS SEE SHEET A610.
11	SEE X/A353 FOR GUESTROOM DEMISING WALL DEVICE SEPARATION

FLOOR PLAN KEY INDICATORS

SYMBOL	DESCRIPTION
N-1	10# F.E. IN SEMI-RECESSED CABINET (SEE 15 /A353)
N-2	WALL MOUNTED FIRE EXTINGUISHER (SEE 15 /A353)
N-3	BOTTLE FILLER
N-4A	6" DIAMETER STEEL BOLLARD (SEE 6A /A353)
N-4B	LUMINAIRE HEAD BOLLARD (SEE 4B /A353)
N-5	FLOOR DRAIN
N-6	ELECTRONIC CARD READER
N-7	EMPLOYEE LOCKERS
N-8	EYEWASH STATION - SEE PLUMBING DRAWINGS
N-9	CORNER GUARDS
N-10	MECHANICAL LOUVER - SEE MECHANICAL DRAWINGS
N-11	2.5 LB FIRE EXTINGUISHER IN CABINET NEAR COOKTOP
N-12	10# F.E. IN SURFACE MOUNTED CABINET (SEE X/A353)
N-13	TELEPHONE FOR EMERGENCIES
N-14	INTERCOM
N-15	F.A.C.P. - SEE ELECTRICAL DRAWINGS
N-16	STAINLESS STEEL BACK WALL

ACCESSIBLE GUESTROOMS AND NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES

DESCRIPTION	SYMBOLS	QUANTITY	GUESTROOM #S
ACCESSIBLE GUESTROOMS WITH TUB		7	249, 303, 340, 349, 403, 440, 449
ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER	S	3	203, 214, 240
NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		16	207, 308, 325, 334, 414, 432, 437, 504, 521, 553, 613, 634, 641, 708, 735, 749
ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES	S	1	240
GUESTROOMS WITH SPECIAL ACCESSIBILITY FEATURES PER ADOPTED FBC	SAF	10	233, 327, 409, 447, 505, 543, 606, 625, 703, 739

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	20,010
6TH FLOOR	20,010
5TH FLOOR	20,010
4TH FLOOR	20,010
3RD FLOOR	20,010
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

GUESTROOM TABULATION

GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	TOTAL
A1 KING LONG	0	7	2	2	2	2	2	17
A2 KING LONG	0	5	1	1	1	1	1	10
A3 KING LONG	0	1	0	0	0	0	0	1
A4 KING LONG	0	1	0	0	0	0	0	1
A5 KING LONG	0	1	1	0	0	0	0	2
A6 KING LONG	0	1	1	0	0	0	0	2
A7 KING LONG	0	0	1	1	1	1	1	5
A8 KING LONG	0	1	1	1	1	1	1	6
A9 KING LONG	0	1	1	1	1	1	1	6
A10 KING	0	0	4	4	4	4	4	20
A11 KING	0	0	2	2	2	2	2	10
A12 KING	0	0	1	1	1	1	1	5
A13 KING	0	0	1	1	1	1	1	5
A14 KING CONNECTING	0	0	1	1	1	1	1	5
A15 KING BALCONY	0	0	1	1	1	1	1	5
A16 KING BALCONY	0	0	1	1	1	1	1	5
A17 KING BALCONY	0	0	2	2	2	2	2	10
A18 KING BALCONY	0	0	2	2	2	2	1	9
A19 KING BALCONY CONNECTING	0	0	0	0	0	0	1	1
A20 KING WELLNESS	0	0	1	1	1	1	1	5
A21 KING ADA SHOWER WELLNESS CONNECTING	0	1	0	0	0	0	0	1
A22 KING ADA TUB	0	0	1	1	1	1	1	5
A23 KING ADA SHOWER	0	1	0	0	0	0	0	1
B1 QUEEN QUEEN	0	6	4	4	4	4	4	26
B2 QUEEN QUEEN	0	6	4	4	4	3	3	24
B3 QUEEN QUEEN	0	1	1	0	0	0	0	2
B4 QUEEN QUEEN	0	1	1	0	0	0	0	2
B5 QUEEN QUEEN	0	1	1	0	0	0	0	2
B6 QUEEN QUEEN	0	1	1	0	0	0	0	2
B7 QUEEN QUEEN CONNECTING	0	0	0	1	1	1	1	4
B8 QUEEN QUEEN CONNECTING	0	0	0	0	0	1	1	2
B9 QUEEN QUEEN CONNECTING	0	1	0	0	0	0	0	1
B10 QUEEN QUEEN BALCONY	0	0	0	2	2	2	2	8
B11 QUEEN QUEEN BALCONY	0	0	0	1	1	1	1	4
B12 QUEEN QUEEN BALCONY	0	0	0	1	1	1	1	4
B13 QUEEN QUEEN BALCONY CONNECTING	0	0	0	0	1	1	1	3
B14 QUEEN QUEEN BALCONY CONNECTING	0	0	0	1	1	1	1	4
B15 QUEEN QUEEN ADA TUB BALCONY CONNECTING	0	0	0	1	0	0	0	1
B16 QUEEN QUEEN ADA TUB CONNECTING	0	0	1	0	0	0	0	1
B17 QUEEN QUEEN ADA SHOWER	0	1	0	0	0	0	0	1
TOTALS	0	38	38	38	38	38	38	228

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06-27-24	ARB MOD2

PROJECT NO.: 223038

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

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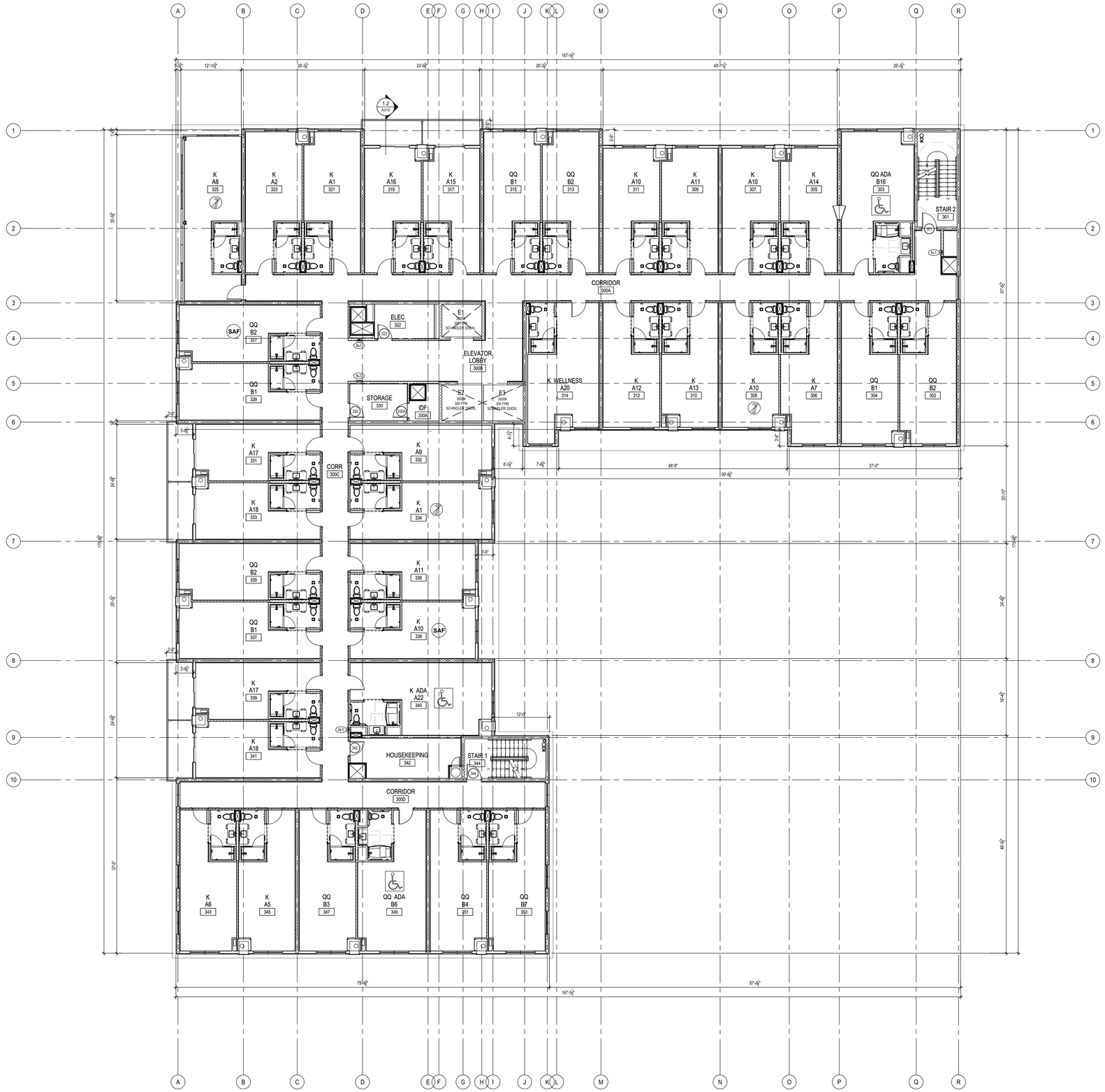
SECOND FLOOR PLAN

AS102



3RD-7TH FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

GENERAL NOTES

#	DESCRIPTION
1	ALL DIMENSIONS ARE TO CENTERLINE OF STRUCTURE OR FACE OF STRUCTURE OR FACE OF STUD UNLESS NOTED OTHERWISE.
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3	EXTEND ALL LIGHT GAUGE STEEL STUDS FROM TOP OF FLOOR BELOW TO THE UNDERSIDE OF STRUCTURE ABOVE.
4	SLOPE ALL EXTERIOR HORIZONTAL PAVED SURFACES AWAY FROM BUILDING A MAXIMUM OF 2% AT ACCESSIBLE PATHS BEGINNING AT FACE OF EXTERIOR WALL FINISH MATERIAL.
5	PROVIDE AND INSTALL FIRESTOPPING TIGHTLY PACKED AROUND ALL FIRE RATED WALL, FLOOR, CEILING AND ROOF CONSTRUCTION AT PENETRATIONS THEREOF (SEE A385-A386).
6	ALL CMU WALL AND CONCRETE COLUMN SURFACES EXPOSED TO PUBLIC VIEW IN ALL AREAS (INCLUDING GUESTROOMS) SHALL RECEIVE 5/8" GPDW ATTACHED TO 7/8" LIGHT GAUGE STEEL FURRING. GPDW SHALL NOT BE ADHERED TO CMU OR CONCRETE WALLS IN ANY AREAS.
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FLOOR PLAN KEY INDICATORS

SYMBOL	DESCRIPTION
N-1	10# F.E. IN SEMI-RECESSED CABINET (SEE 15 /A353)
N-2	WALL MOUNTED FIRE EXTINGUISHER (SEE 15 /A353)
N-3	BOTTLE FILLER
N-4A	6" DIAMETER STEEL BOLLARD (SEE 6A /A353)
N-4B	LUMINAIRE HEAD BOLLARD (SEE 4B /A353)
N-5	FLOOR DRAIN
N-6	ELECTRONIC CARD READER
N-7	EMPLOYEE LOCKERS
N-8	EYEWASH STATION - SEE PLUMBING DRAWINGS
N-9	CORNER GUARDS
N-10	MECHANICAL LOUVER - SEE MECHANICAL DRAWINGS
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N-15	F.A.C.P. - SEE ELECTRICAL DRAWINGS
N-16	STAINLESS STEEL BACK WALL

ACCESSIBLE GUESTROOMS AND NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES

DESCRIPTION	SYMBOLS	QUANTITY	GUESTROOM #S
ACCESSIBLE GUESTROOMS WITH TUB		7	249, 303, 340, 349, 403, 440, 449
ACCESSIBLE GUESTROOMS WITH ROLL-IN SHOWER	S	3	203, 214, 240
NON-ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		16	207, 308, 325, 334, 414, 432, 437, 504, 521, 553, 613, 634, 641, 708, 735, 749
ACCESSIBLE GUESTROOMS WITH COMMUNICATION FEATURES		1	240
GUESTROOMS WITH SPECIAL ACCESSIBILITY FEATURES PER ADOPTED FBC	SAF	10	233, 327, 409, 447, 505, 543, 606, 625, 703, 739

PROJECT AREA TABULATION

PROJECT AREAS (IN SQUARE FEET)

LEVEL	AREA
7TH FLOOR	20,010
6TH FLOOR	20,010
5TH FLOOR	20,010
4TH FLOOR	20,010
3RD FLOOR	20,010
2ND FLOOR	20,591
1ST FLOOR	20,630
TOTAL AREAS	141,271

GUESTROOM TABULATION

GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	TOTAL
A1 KING LONG	0	7	2	2	2	2	2	17
A2 KING LONG	0	5	1	1	1	1	1	10
A3 KING LONG	0	1	0	0	0	0	0	1
A4 KING LONG	0	1	0	0	0	0	0	1
A5 KING LONG	0	1	1	0	0	0	0	2
A6 KING LONG	0	1	1	0	0	0	0	2
A7 KING LONG	0	0	1	1	1	1	1	5
A8 KING LONG	0	1	1	1	1	1	1	6
A9 KING LONG	0	1	1	1	1	1	1	6
A10 KING	0	0	4	4	4	4	4	20
A11 KING	0	0	2	2	2	2	2	10
A12 KING	0	0	1	1	1	1	1	5
A13 KING	0	0	1	1	1	1	1	5
A14 KING CONNECTING	0	0	1	1	1	1	1	5
A15 KING BALCONY	0	0	1	1	1	1	1	5
A16 KING BALCONY	0	0	1	1	1	1	1	5
A17 KING BALCONY	0	0	2	2	2	2	2	10
A18 KING BALCONY	0	0	2	2	2	2	1	9
A19 KING BALCONY CONNECTING	0	0	0	0	0	0	1	1
A20 KING WELLNESS	0	0	1	1	1	1	1	5
A21 KING ADA SHOWER WELLNESS CONNECTING	0	1	0	0	0	0	0	1
A22 KING ADA TUB	0	0	1	1	1	1	1	5
A23 KING ADA SHOWER	0	1	0	0	0	0	0	1
B1 QUEEN QUEEN	0	6	4	4	4	4	4	26
B2 QUEEN QUEEN	0	6	4	4	4	3	3	24
B3 QUEEN QUEEN	0	1	1	0	0	0	0	2
B4 QUEEN QUEEN	0	1	1	0	0	0	0	2
B5 QUEEN QUEEN	0	1	1	0	0	0	0	2
B6 QUEEN QUEEN	0	1	1	0	0	0	0	2
B7 QUEEN QUEEN CONNECTING	0	0	0	1	1	1	1	4
B8 QUEEN QUEEN CONNECTING	0	0	0	0	0	1	1	2
B9 QUEEN QUEEN CONNECTING	0	1	0	0	0	0	0	1
B10 QUEEN QUEEN BALCONY	0	0	0	2	2	2	2	8
B11 QUEEN QUEEN BALCONY	0	0	0	1	1	1	1	4
B12 QUEEN QUEEN BALCONY	0	0	0	1	1	1	1	4
B13 QUEEN QUEEN BALCONY CONNECTING	0	0	0	0	1	1	1	3
B14 QUEEN QUEEN BALCONY CONNECTING	0	0	0	1	1	1	1	4
B15 QUEEN QUEEN ADA TUB BALCONY CONNECTING	0	0	0	1	0	0	0	1
B16 QUEEN QUEEN ADA TUB CONNECTING	0	0	1	0	0	0	0	1
B17 QUEEN QUEEN ADA SHOWER	0	1	0	0	0	0	0	1
TOTALS	0	38	38	38	38	38	38	228

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5726 MARLIN ROAD #200
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PROJECT

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600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
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03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

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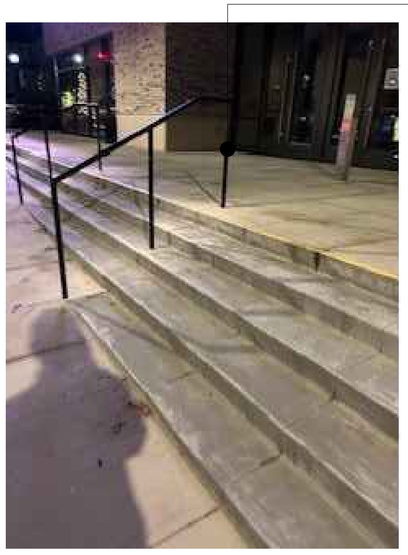
THIRD - SEVENTH FLOOR PLANS

AS103

NORTH ELEVATION (CEDAR STREET)
SCALE 3/16" = 1'-0"

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



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NORTH EXTERIOR ELEVATION

A201

SOUTH ELEVATION (GIMBLE STREET)
SCALE 3/16" = 1'-0"

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

EXTERIOR FINISH MATERIALS LEGEND

1	EIFS CLAY COLOR EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY- SANDPEBBLE FINISH)	
2	EIFS WHITE COLOR EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7063ST NEBULOUS WHITE)	
3	EIFS BLACK COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 6993ST BLACK OF NIGHT)	
7	CAST STONE - ROCKED OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-5/8" H x 23-5/8" L x 3-5/8" D	
8	CAST STONE - SMOOTH OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-5/8" H x 23-5/8" L x 3-5/8" D	
14	BRICK - DESERT TAN VELOUR COLOR (CAROLINA CERAMICS BRICK COMPANY)	
15	BRICK VENEER - BLACK COLOR MODULAR 7-5/8" X 3-5/8" X 2-1/4" INTERSTATE BRICK MIDNIGHT BLACK	

EIFS NOTES

SPACING, WIDTH, LOCATIONS AND CONSTRUCTION OF ALL JOINTS AND REVEALS WITHIN EIFS AT ALL EXTERIOR WALL AND CEILING LOCATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE REQUIREMENTS FOR ALL APPLICABLE SIMILAR CONDITIONS ENCOUNTERED AS DEFINED BY THE EIFS MANUFACTURER NECESSARY FOR THE SPECIFIED EIFS WARRANTY. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED TO REPRESENT A CONFLICT WITH THE EIFS MANUFACUERRS WARRANTY REQUIREMENTS. REFERENCE WALL SECTIONS AND EIFS JOINT/REVEAL DETAILS ON SHEET A364 FOR ADDITIONAL INFORMATION CONCERNING EIFS JOINT AND REVEAL SPACING, WIDTH, LOCATIONS AND CONSTRUCTION REQUIRED. HORIZONTAL EIFS JOINTS WITH WEEPS/DRAINAGE TRACKS/DRAINAGE STRIPS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
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4. EIFS TERMINATIONS ABOVE ALL EXTERIOR DOORS AND FENESTRATION
5. EIFS TERMINATIONS AT ALL SOFFIT / FASCIA CONDITIONS
6. EIFS TERMINATIONS ABOVE ELEVATED CONCRETE BALCONIES

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SOUTH EXTERIOR ELEVATION

A202

WEST ELEVATION (PALAFOX STREET)
SCALE 3/16" = 1'-0"

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

EXTERIOR FINISH MATERIALS LEGEND

1	EIFS CLAY COLOR EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY- SANDPEBBLE FINISH)	
2	EIFS WHITE COLOR EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7063ST NEBULOUS WHITE)	
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WEST EXTERIOR ELEVATION

A203

EAST ELEVATION (JEFFERSON STREET)

SCALE 3/16" = 1'-0"

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

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

EXTERIOR FINISH MATERIALS LEGEND

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EAST EXTERIOR ELEVATION

A204

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EXTERIOR RENDERING

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EXTERIOR RENDERING 1

A205

PEDESTRIAN VIEW @ CEDAR STREET

PEDESTRIAN VIEW @ PARKING AREA

BLUESTONE LANE @ CEDAR STREET

PEDESTRIAN VIEW @ BUILDING REAR

PEDESTRIAN VIEW @ PALAFOX STREET

PEDESTRIAN VIEW @ BUILDING ARRIVAL

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PERSPECTIVE VIEWS

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EXTERIOR RENDERING

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PERSPECTIVE
VIEW - NIGHT

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GOOGLE AERIAL VIEW 1

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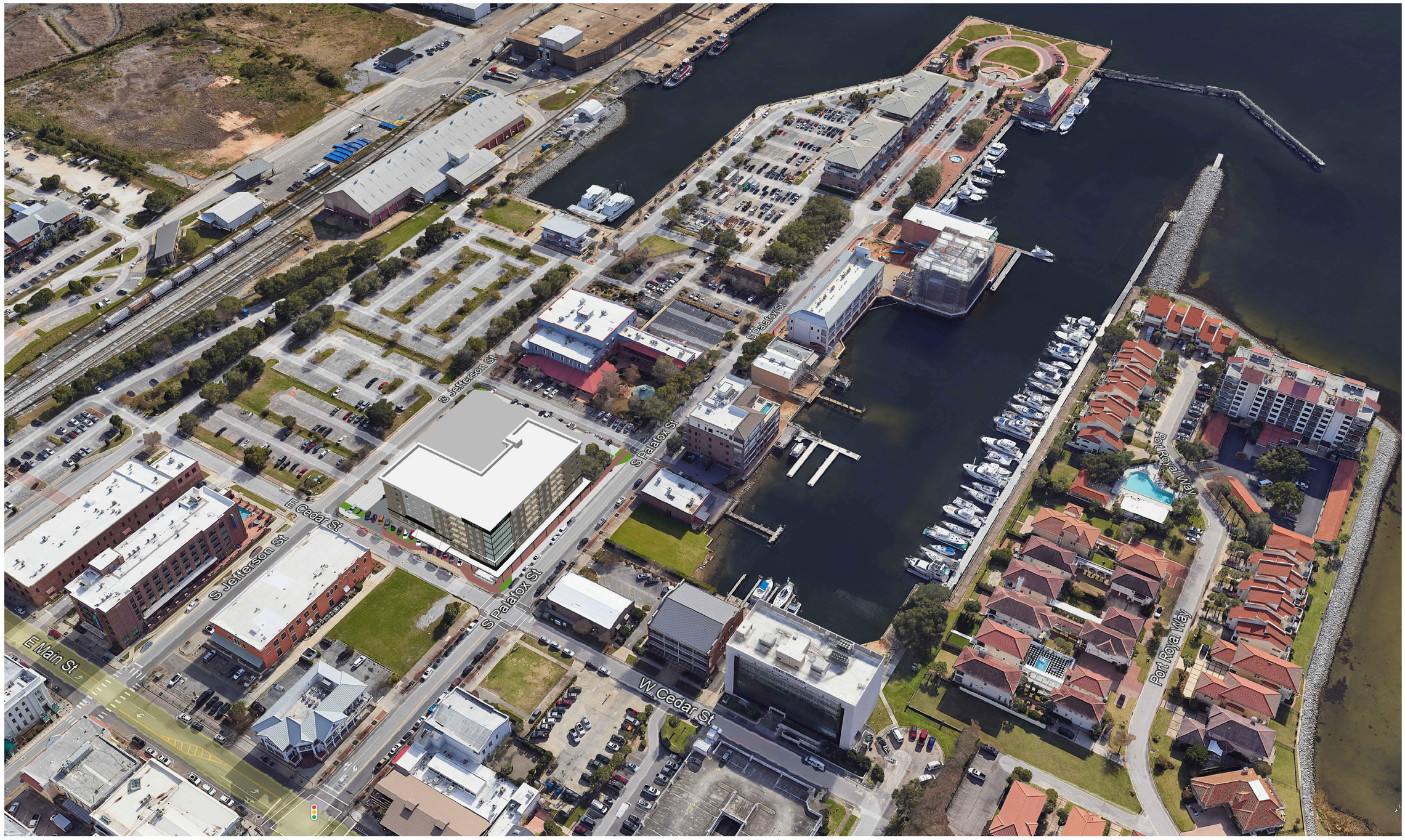
GOOGLE AERIAL VIEW 1

A207



GOOGLE AERIAL VIEW 2

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03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

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

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GOOGLE AERIAL VIEW 2

A208

GOOGLE AERIAL VIEW 3

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6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
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GOOGLE AERIAL VIEW 3

A209

EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	BRICK	INTERSTATE BRICK	MIDNIGHT BLACK
3	EIFS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
4	EIFS	DRYVIT	SW 7063ST NEBULOUS WHITE
5	EIFS	DRYVIT	SW 6993ST BLACK OF NIGHT
6	CAST STONE	ARRISCRAFT - RENAISSANCE	OYSTER
7	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
8	GLASS	GUARDIAN GLASS	GREEN
9	ALUMINUM	MORGAN WINDOWS	BLACK

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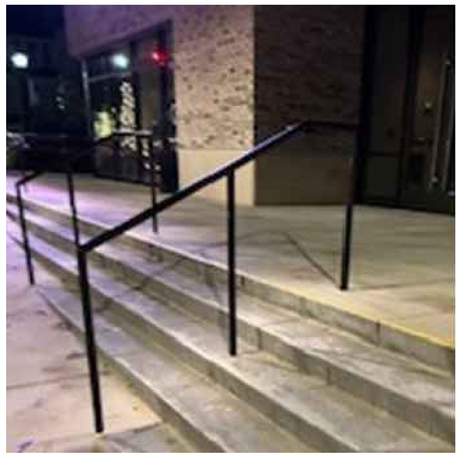
EXTERIOR ELEVATION FINISHES

A210

1. HANDICAP RAMP AT ENTRY - CUSTOM

2. ACCENT RAILING AT CORNER PATIO - CUSTOM



4. TUBE RAILING AT FRONT STEPS

5. STOREFRONT - KAWNEER TRI-FAB 450, BLACK

3. GLASS RAILING AT 8TH FLOOR TERRACE

6. WINDOWS - MORGAN 3100, BLACK WITH PANNING

7. STEEL COLUMNS AT ARCADE, BLACK

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#200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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PROJECT NO.: 223038

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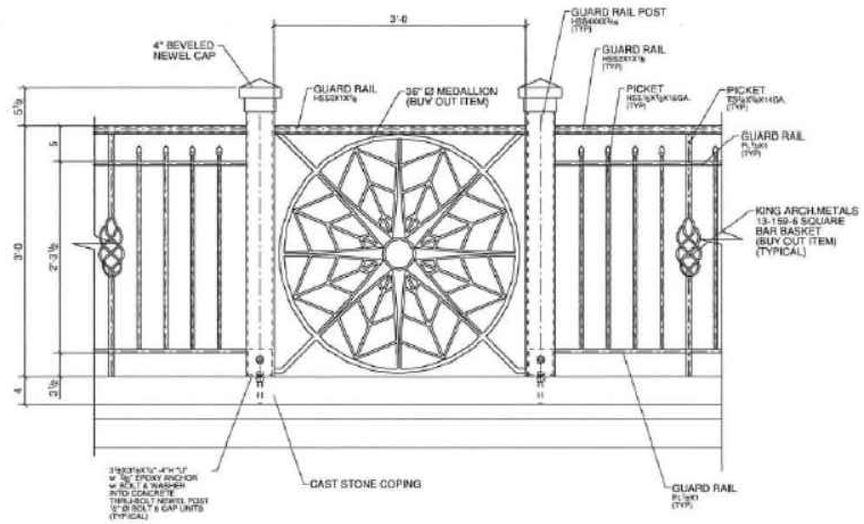
EXTERIOR ARCHITECTURAL FEATURES

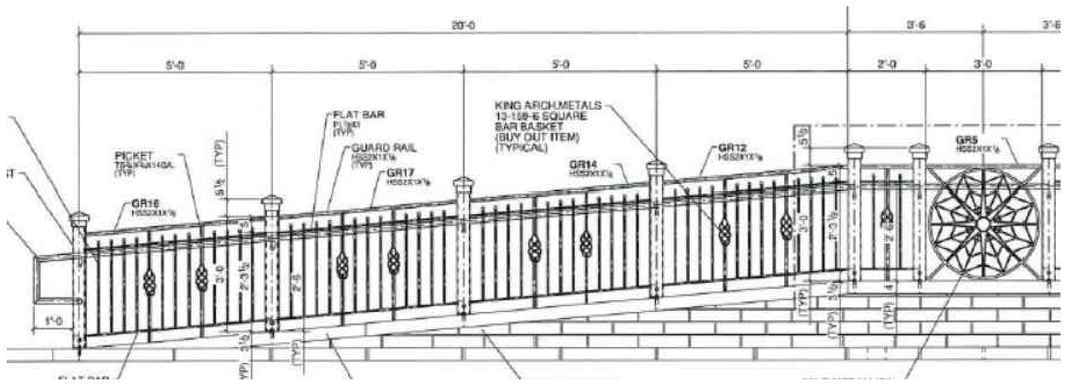
A211



DETAIL - 5X
M/P9

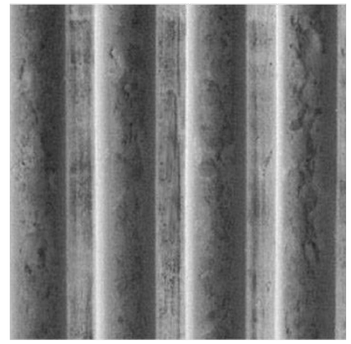
REF.CONT.DWG.NO.84.102

SPECIFICATIONS AT ACCENT RAILING CORNER PATIO



SPECIFICATIONS AT ACCENT RAILING HANDICAP RAMP

#1400 Fractured Rope 1/2"



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

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CHATTANOOGA, TN 37411

PROJECT

TEMPO by Milestone

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION
06/07/24 50% PUBLICATION

PROJECT NO.: 223038

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EXTERIOR MATERIAL SPECIFICATIONS SHEET

A212.1

FIG. #1

PTAC SLEEVE - 42" WIDE X 16" HIGH

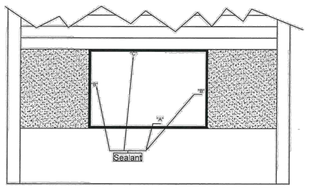
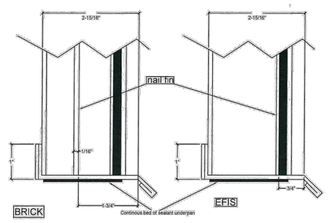


FIG. #2



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

Required Caulking Procedure:

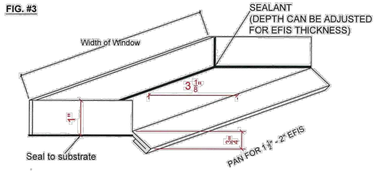
-Lay a substantial "bed" of industrial type silicone based caulking at the bottom (location "A" - Fig. #1)
-Set the PTAC sleeve in place making sure that the bottom is sufficiently sealed by visual inspection, touch up as required.
-Caulk the sides (location "B" Fig. #1)
-Caulk the top portion (location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

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

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

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

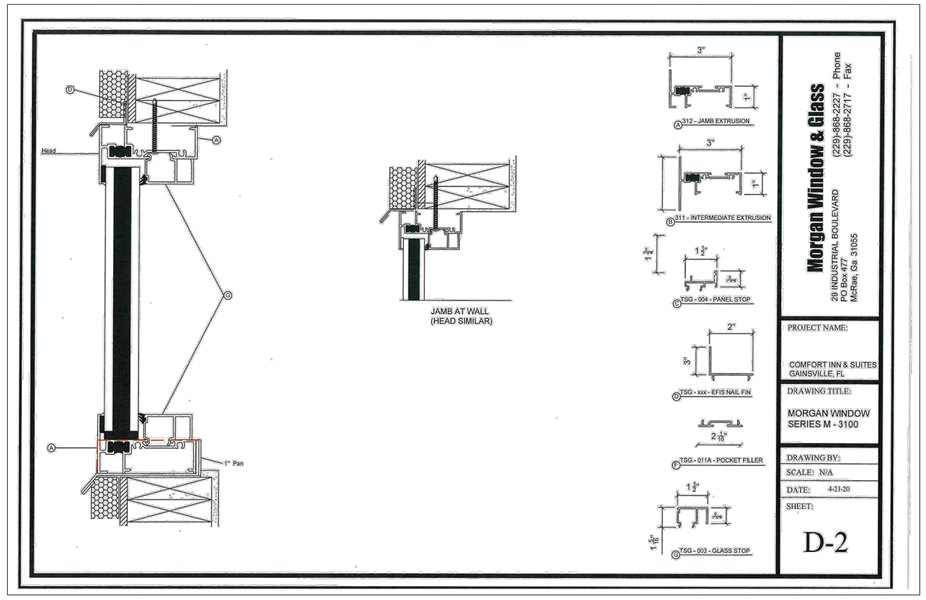
FIG. #3



JOB NAME | REVISION No. | NOTES

Morgan Window & Glass
236 E. Willow Creek Lane
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

DATE | SHEET NUMBER: **PTAC**



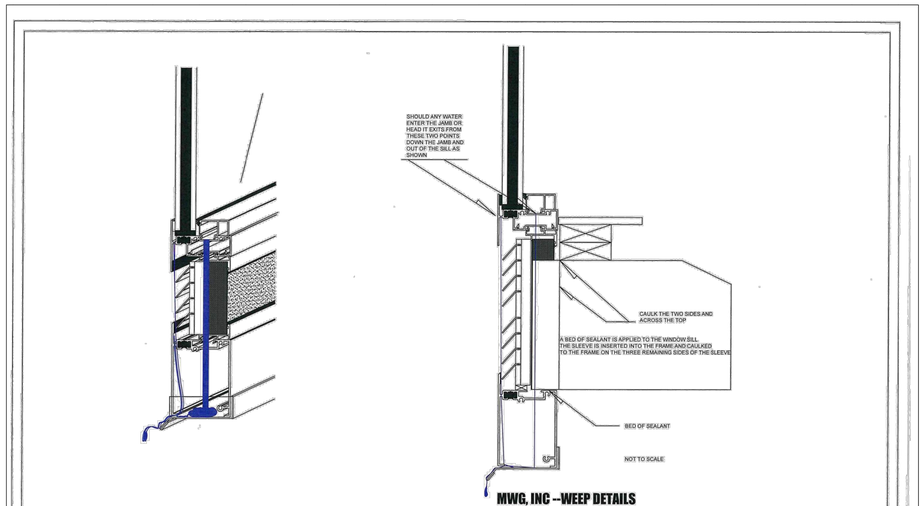
Morgan Window & Glass
29 INDUSTRIAL BOULEVARD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

PROJECT NAME:
COMFORT INN & SUITES
GAINSVILLE, FL

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY:
SCALE: N/A
DATE: 4-21-20
SHEET:

D-2



JOB NAME | REVISION No. | NOTES

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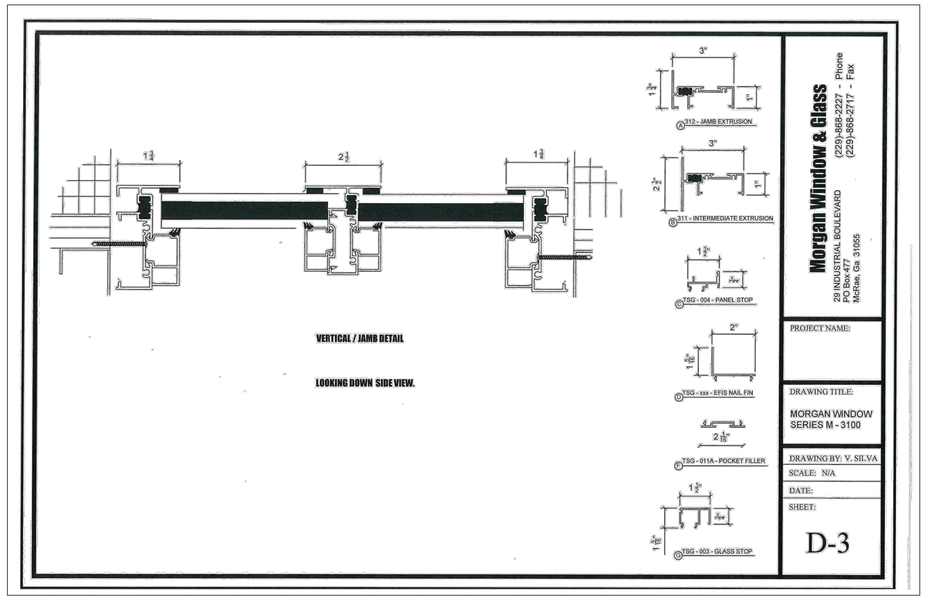
29 INDUSTRIAL BLVD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

DATE | SHEET NUMBER: **WEEP**



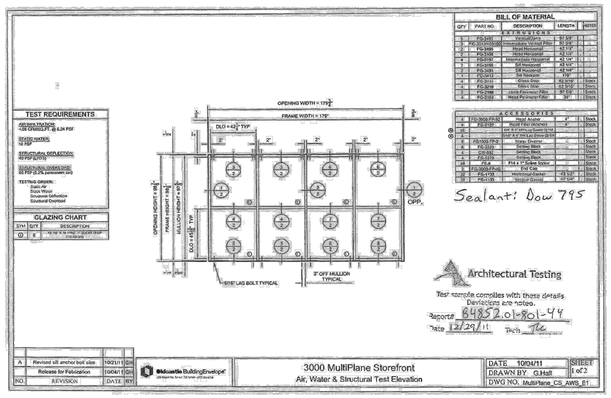
Morgan Window & Glass
29 INDUSTRIAL BOULEVARD
PO Box 477
McRae, Ga 31055
(229)-868-2227 - Phone
(229)-868-2717 - Fax

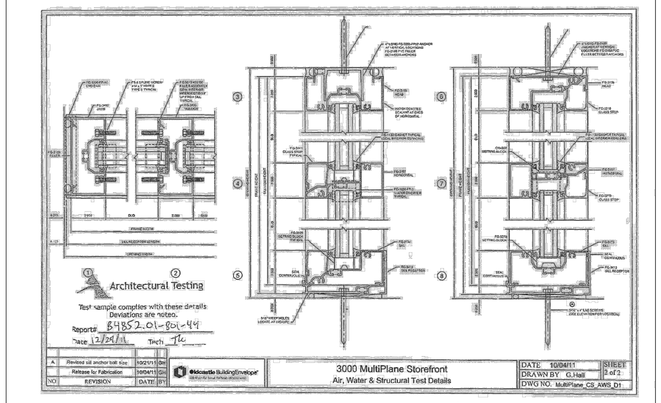
PROJECT NAME:

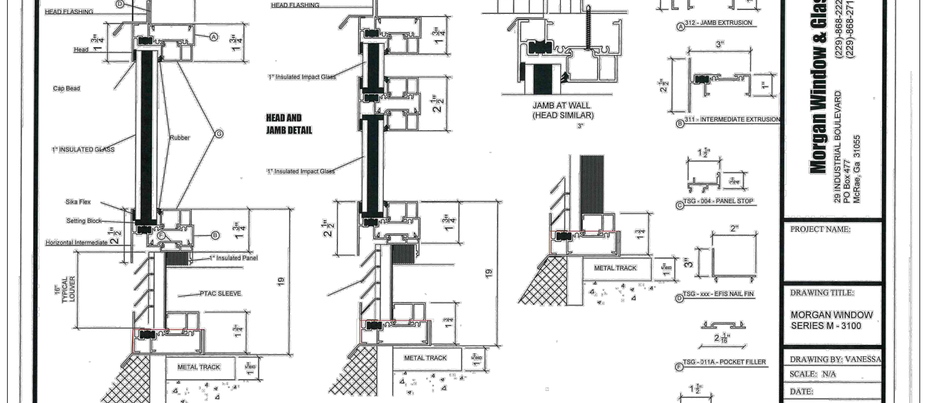
DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY: V. SILVA
SCALE: N/A
DATE:
SHEET:

D-3







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(229)-868-2717 - Fax

PROJECT NAME:

DRAWING TITLE:
MORGAN WINDOW
SERIES M - 3100

DRAWING BY: VANESSA
SCALE: N/A
DATE:
SHEET:

D-5

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CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION
06/07/24 50% PUBLICATION

PROJECT NO.: 223038

DRAWN BY:
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APPROVED BY:
PLOT DATE:

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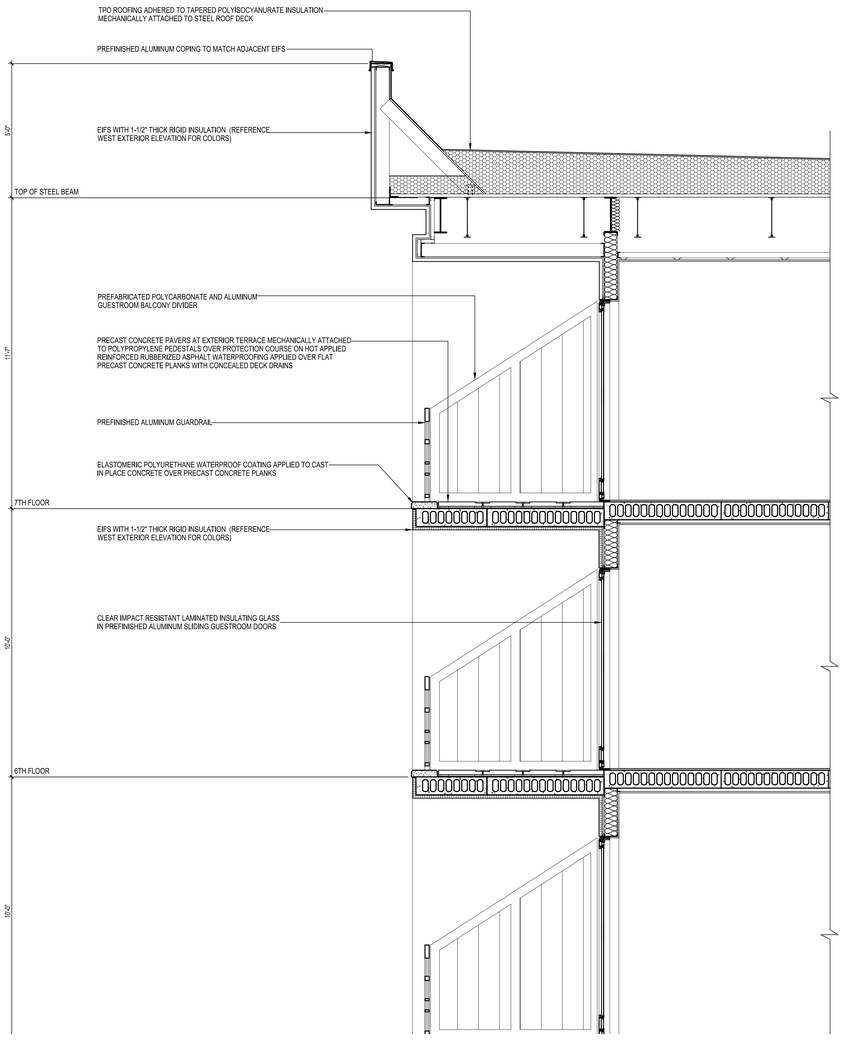
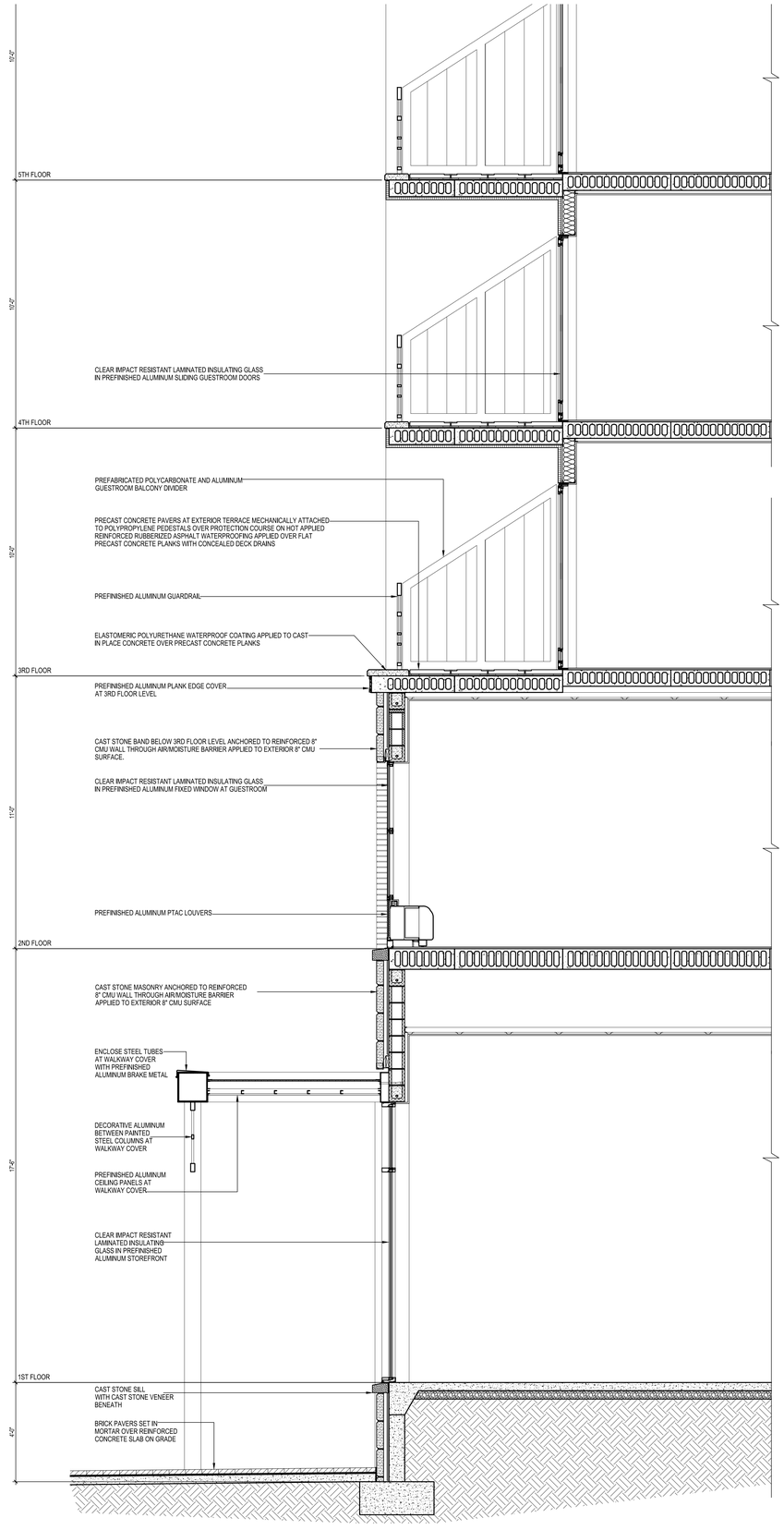
MORGAN WINDOWS SPECIFICATIONS

A212.2



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



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

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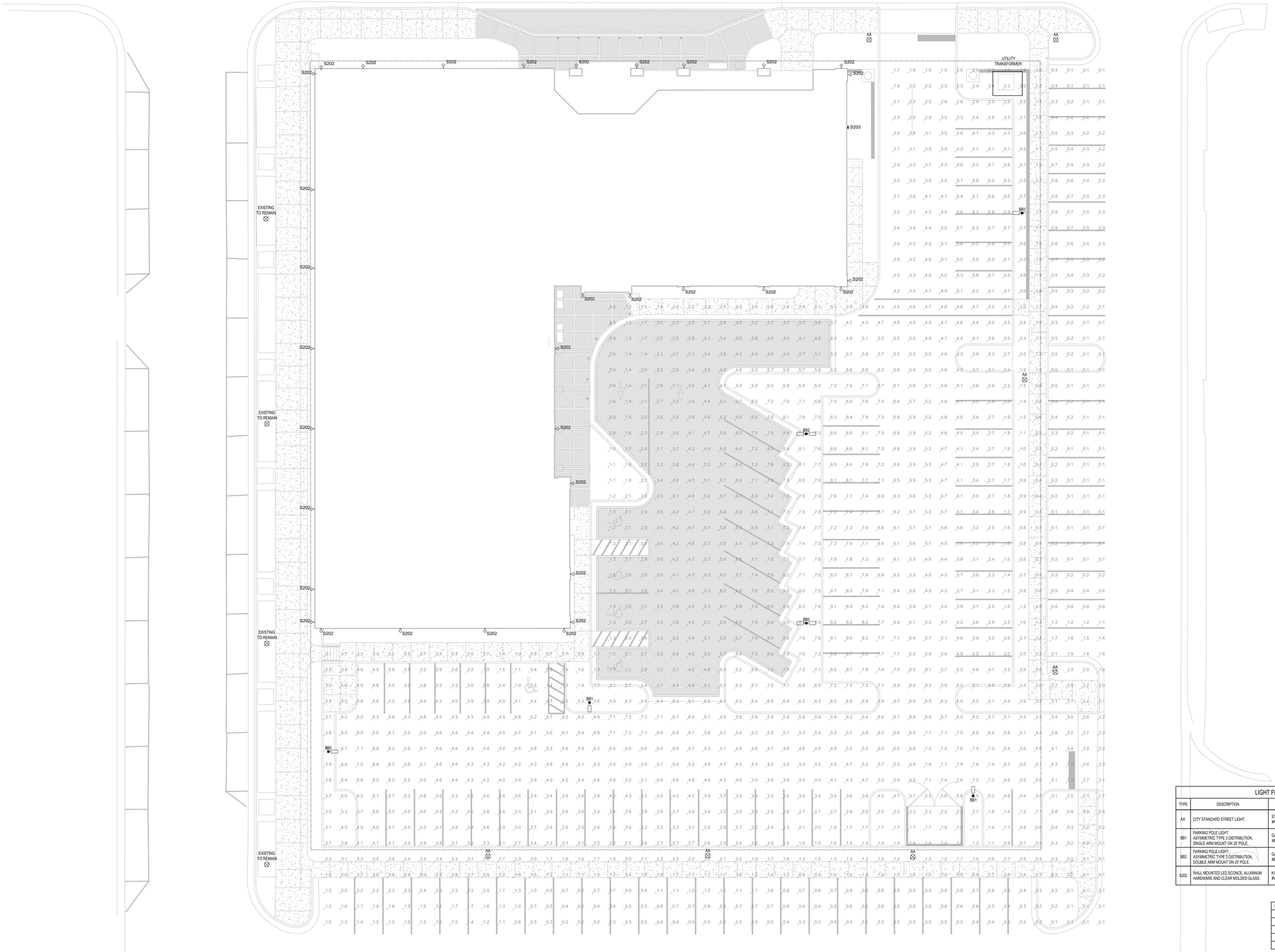
WALL SECTION

A310



1 SITE LIGHTING PHOTOMETRIC PLAN
1/32" = 1'-0"

N

LIGHT FIXTURE SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	LAMPS	WATTS
AA	CITY STANDARD STREET LIGHT.	STERNBERG LIGHTING #PT-650-5P-VCOB-4L-40-T5-MDL03-A	LED, 4000K 6430 LUMENS	56
BB1	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION, SINGLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-600-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
BB2	PARKING POLE LIGHT. ASYMMETRIC TYPE 3 DISTRIBUTION, DOUBLE ARM MOUNT ON 25' POLE.	GARDCO #ECFL-80L-600-NWG2-AR-3-UNV-PC-BK	LED, 4000K 29,299 LUMENS	225
S202	WALL MOUNTED LED SCONCE, ALUMINUM HARDWARE AND CLEAR MOLDED GLASS.	KUZCO LINGING COPENHAGEN #WS-W35516-BZ-3000K-ELV	LED, 3000K 661 LUMENS	16

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

C405.4.2 EXTERIOR LIGHTING POWER ALLOWANCE CALCULATION:

ALLOWANCE: 3188W
LIGHTING ZONE 3 = 500W + (44,800 SQ FT OF PARKING * 0.06 W/SQ FT) = 3188W

ACTUAL: 1922W
31 POLE FIXTURES * 62W = 1922W

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SITE LIGHTING PLAN

E100

Page 189

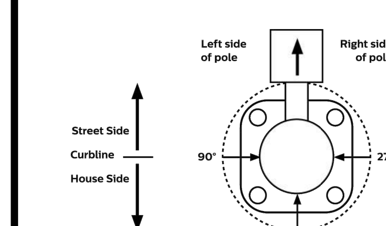
ECF-L EcoForm large

Area luminaire

Optical Orientation Information

Standard Optic Position

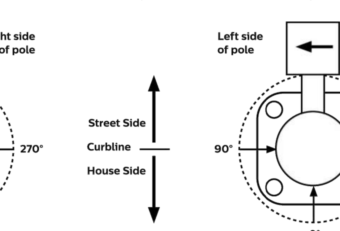
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



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

Optic Rotated Left (90°) Optic Position

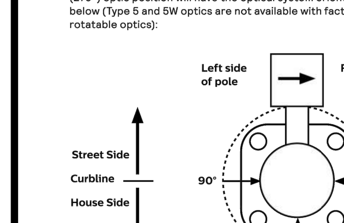
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



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

Optic Rotated Right (270°) Optic Position

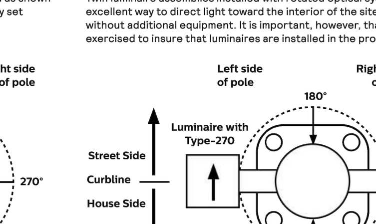
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



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

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

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



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

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

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

ECF-L EcoForm large

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
ECF-L-80L-900-WW-G2-x	80	900	3000	225	28,306	B3-U0-G3	126	27,834	B3-U0-G4	124	28,348	B3-U0-G4	126	29,155	B5-U0-G4	130	28,844	B5-U0-G4	128
ECF-L-80L-1A-WW-G2-x	80	1050	3000	265	31,927	B4-U0-G4	120	31,396	B3-U0-G4	118	31,974	B3-U0-G5	121	32,884	B5-U0-G4	124	32,534	B5-U0-G4	123
ECF-L-80L-1.2A-WW-G2-x	80	1200	3000	289	35,217	B4-U0-G4	122	34,630	B3-U0-G5	120	35,269	B3-U0-G5	122	36,272	B5-U0-G4	125	35,886	B5-U0-G5	124
ECF-L-96L-800-WW-G2-x	96	800	3000	238	30,570	B4-U0-G4	129	30,011	B3-U0-G4	126	30,617	B3-U0-G5	129	31,487	B5-U0-G4	132	31,151	B5-U0-G4	131
ECF-L-96L-1A-WW-G2-x	96	1050	3000	316	38,058	B4-U0-G4	120	37,425	B3-U0-G5	118	38,116	B3-U0-G5	120	39,200	B5-U0-G4	124	38,783	B5-U0-G5	123
ECF-L-96L-1.2A-WW-G2-x	96	1200	3000	365	41,398	B4-U0-G4	113	40,709	B4-U0-G5	112	41,460	B3-U0-G5	114	42,640	B5-U0-G5	117	42,186	B5-U0-G5	116
ECF-L-96L-1.4A-WW-G2-x	96	1370	3000	422	44,566	B4-U0-G4	106	46,173	B4-U0-G5	109	45,613	B4-U0-G5	108	46,848	B5-U0-G5	111	45,530	B5-U0-G5	108

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR Lumen Output	Type AFR BUG Rating	Type AFR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
ECF-L-80L-900-WW-G2-x	80	900	3000	225	29,065	B4-U0-G3	129	19,749	B1-U0-G3	89
ECF-L-80L-1A-WW-G2-x	80	1050	3000	265	32,784	B4-U0-G3	124	22,276	B1-U0-G4	85
ECF-L-80L-1.2A-WW-G2-x	80	1200	3000	289	36,162	B4-U0-G3	125	24,572	B1-U0-G4	86
ECF-L-96L-800-WW-G2-x	96	800	3000	238	31,391	B4-U0-G3	132	21,294	B1-U0-G4	91
ECF-L-96L-1A-WW-G2-x	96	1050	3000	316	39,080	B4-U0-G4	124	26,554	B1-U0-G4	85
ECF-L-96L-1.2A-WW-G2-x	96	1200	3000	365	42,509	B4-U0-G4	116	28,885	B1-U0-G4	80
ECF-L-96L-1.4A-WW-G2-x	96	1370	3000	422	48,542	B4-U0-G4	115	36,322	B1-U0-G5	86

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
ECF-L-80L-900-NW-G2-x	80	900	4000	225	29,796	B3-U0-G3	132	29,299	B3-U0-G4	130	29,840	B3-U0-G5	133	30,689	B5-U0-G4	136	30,362	B5-U0-G4	135
ECF-L-80L-1A-NW-G2-x	80	1050	4000	265	33,607	B4-U0-G4	127	33,048	B3-U0-G5	125	33,657	B3-U0-G5	127	34,615	B5-U0-G4	131	34,246	B5-U0-G4	129
ECF-L-80L-1.2A-NW-G2-x	80	1200	4000	289	37,070	B4-U0-G4	128	36,453	B3-U0-G5	126	37,125	B3-U0-G5	128	38,181	B5-U0-G4	132	37,775	B5-U0-G4	131
ECF-L-96L-800-NW-G2-x	96	800	4000	238	32,179	B4-U0-G4	135	31,590	B3-U0-G4	133	32,228	B3-U0-G5	136	33,144	B5-U0-G4	139	32,791	B5-U0-G5	138
ECF-L-96L-1A-NW-G2-x	96	1050	4000	316	40,061	B4-U0-G4	127	39,395	B3-U0-G5	124	40,122	B3-U0-G5	127	41,263	B5-U0-G4	130	40,824	B5-U0-G5	129
ECF-L-96L-1.2A-NW-G2-x	96	1200	4000	365	43,577	B4-U0-G4	119	42,852	B4-U0-G5	117	43,642	B3-U0-G5	120	44,884	B5-U0-G4	123	44,406	B5-U0-G5	122
ECF-L-96L-1.4A-NW-G2-x	96	1370	4000	422	48,179	B4-U0-G4	114	49,917	B4-U0-G5	118	49,311	B4-U0-G5	117	50,647	B5-U0-G5	120	49,221	B5-U0-G5	117

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR Lumen Output	Type AFR BUG Rating	Type AFR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
ECF-L-80L-900-NW-G2-x	80	900	4000	225	30,595	B4-U0-G3	136	21,350	B1-U0-G4	96
ECF-L-80L-1A-NW-G2-x	80	1050	4000	265	34,509	B4-U0-G3	130	24,082	B1-U0-G4	92
ECF-L-80L-1.2A-NW-G2-x	80	1200	4000	289	38,065	B4-U0-G3	132	26,563	B1-U0-G4	93
ECF-L-96L-800-NW-G2-x	96	800	4000	238	33,043	B4-U0-G3	139	23,020	B1-U0-G4	98
ECF-L-96L-1A-NW-G2-x	96	1050	4000	316	41,137	B4-U0-G4	130	28,707	B1-U0-G4	92
ECF-L-96L-1.2A-NW-G2-x	96	1200	4000	365	44,746	B4-U0-G4	123	31,226	B1-U0-G4	87
ECF-L-96L-1.4A-NW-G2-x	96	1370	4000	422	52,478	B4-U0-G4	124	39,055	B2-U0-G5	92

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

GARDCO by Signify

Site & Area | EcoForm | ECF-L large area luminaire

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

Project: 223038
Location:
Cat.No:
Type: B1/B2
Lamps: Qty:
Notes:

Ordering guide

example: ECF-L-96L-1A-CW-AR-AFR-90-120-DD-PCB-F1-SP1-TB-RPA-HIS-BK

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-L	80L	900	NW-G2	AR	3	UNV
ECF-L EcoForm site and area, large	80L 80 LEDs (5 modules); 96L 96 LEDs (6 modules)	80L: 900 900mA, 1A 1050mA, 1.2A 1200mA; 96L: 800 800mA, 1A 1050mA, 1.2A 1200mA, 1.4A[19] 1400mA	WW-G2 Warm White 3000K, 70CRI Generation 2; NW-G2 Neutral White 4000K, 70CRI Generation 2; CW-G2 Cool White 5000K, 70CRI Generation 2	AR[1] Arm Mount (standard); The following mounting kits must be ordered separately (See accessories): SF[3] Slip Fitter Mount (fits to 2-3/8" O.D. tenon); WS Wall mount with surface conduit rear entry permitted; RAM[2] Retrofit arm mount kit	Type 2: 2 Type 2; 2-90 Rotated left 90°; 2-270 Rotated right 270°; Type 3: 3 Type 3; 3-90 Rotated left 90°; 3-270 Rotated right 270°; Type 4: 4 Type 4; 4-90 Rotated left 90°; 4-270 Rotated right 270°; Type 5: 5 Type 5; 5W Type 5W; AFR Auto Front Row; AFR-90 Auto Front Row, Rotated left 90°; AFR-270 Auto Front Row, Rotated right 270°; BLC Back Light Control; BLC-90 Back Light Control rotated at 90°; BLC-270 Back Light Control rotated at 270°	120 120V; 208 208V; 240 240V; 277 277V; 347 347V; 480 480V; UNV 120-277V (50/60Hz); HVU 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
		TLRPC			BK
DD[4,18] 0-10V External dimming (for controls by others); DCC[4,5,6,18] Dual Circuit Control; FAWS[4,5,18] Field Adjustable Wattage Selector; LLC[4,5,6,7,18] Integral wireless module; BL[1,4,7,18] Bi-level functionality; SRDR[4,5,6,8,17] SR driver connected to Zhaga socket; DynaDimmer: Automatic Profile Dimming: CS50[4,8] Safety 50% Dimming, 7 hours; CM50[4,8] Median 50% Dimming, 8 hours; CS30[4,8] Safety 30% Dimming, 7 hours; CM30[4,8] Median 30% Dimming, 8 hours	IMRI3[15] Integral with #3 lens; IMRI7[15] Integral with #7 lens	PCB[8,9] Photocontrol Button; TLRD5[10,17] Twist Lock Receptacle 5 Pin; TLRD7[10,17] Twist Lock Receptacle 7 Pin; TLRPC[9,10,11,17] Twist Lock Receptacle w/Photocell	Fusing: F1[9] Single (120, 277, 347VAC); F2[9] Double (208, 240, 480VAC); Pole Mount Fusing: FP1[9] Single (120, 277, 347VAC); FP2[9] Double (208, 240, 480VAC); FP3[9] Canadian Double Pull (208, 240, 480VAC); Surge Protection (10kA standard): SP2 Increased 20kA	Square Pole Adapter included in standard product; TB[12] Terminal Block; RPA[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole); HIS[14] Internal House Side Shield	Textured: BK Black; WH White; BZ Bronze; DGY Dark Gray; MGY Medium Gray; Customer specified: RAL Specify optional color or RAL (ex: RAL7024); CC Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, or BLC-270.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. 120V or 277V only, not available with SRDR or any DynaDimmer options (due to driver limitations).

D650-VCOB BOULEVARD SERIES

LED

EPA 1.04 (ft²) | WEIGHT 23 LBS | 7 YEAR WARRANTY | LUMEN RANGE 4,115 to 8,050 | LIFE SPAN L70 MINIMUM 100,000 HOURS | UL LISTED | CLICK FOR FAQ's

JOB NAME 223038
FIXTURE TYPE A
MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: PT-D650-5P-VCOB-4L40TS-MDL03-A-PEC-FHD/4212FP4-188/BKT

Mounting Config.	Fixture	Fitter	LED	CCT	Type	Driver	Lens	Option Control Receptacle	Option Control	Option Fuse	Option Decorative Ring	Option GFI	Option Terminal Block	Option House Side Shield	Arm (See Arm Spec Sheets)	Pole (See Pole Spec Sheets)	Finish
PT	D650	5P	VCOB-4L	40(00)	TS	MDL05	A										BKT

Mounting Configuration (Click here to link to mounting configuration specification page)
• 1W • 2A • 3A90 • 1AM • PT • 2A90 • 3APT • 2AM • 1A • 2APT • 4A • 450PB • 1APT • 3A • 4APT
W = Wall Mount PT = Post Top A = Arm Mount AM = Arm Mid-Mount PB = Pier Base

Fixture
• D650 • D650SR

Fitter
• 5P[1] • 73 • 74 • 990[1] • 991[1] • 992[1] • 993[1] • 994[1] • 995[1] • BD4 • BD5 • BD7 • OL3 • OL4 • 588 • C2097[2]
[1] Add "T" after fitter designation for optional "Twist-lock" fitter.
[2] Consult factory for use on concrete poles.

LED
• VCOB-4L

CCT - Color Temperature (K)
• 27(00) • 30(00) • 35(00) • 40(00) • 50(00)

Type
• TS (Symmetric) • TA (Asymmetric)

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

Lens
• A (Textured Acrylic)
• P (Textured Poly)
• WP (White Textured Poly)

Options (Click here to view accessories sheet)
• R[3] 3-Pin control receptacle only
• R5[3] 5-Pin control receptacle only
• R7[3] 7-Pin control receptacle only
• PE[4] Twist-Lock Photocontrol (120v-277v)
• PE3[4] Twist-Lock Photocontrol (347v)
• PE4[4] Twist-Lock Photocontrol (480v)
• SC[4] Shorting Cap
• PEC Electronic Button Photocontrol (120v-277v)
• PEC4 Electronic Button Photocontrol (480v)
• FHD[5] Double Fuse and Holder
• CDR Cast Decorative Ring
• CDRCL[6] Cast Decorative Ring with Custom Logo
• PBDR[7] Perforated Brass Decorative Ring
• GFI[3] 15A Duplex GFI for Utility Fitter
• TB[3] Terminal Block
• HSS[8] 120° House Side Shield
[3] For 900 series utility fitter only.
[4] Requires control receptacle.
[5] Ships loose for installation in base.
[6] Consult factory for specification details.
[7] Standard is polished, for painted ring specify PBDR-P.
[8] For use with "TA" distribution type only.

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
• 50 • 70 • 480 • 6236 • TA • BA • 478 • 80 • 55 • 579 • TASCR

Pole (Click here to link to pole specification page)
See Pole specification sheets.

Finish (Click here to view paint finish sheet)
Standard Finishes[9]
• BKT Black Textured
• WHT White Textured
• PGT Park Green Textured
• ABZT Architectural Medium Bronze Textured
• DBT Dark Bronze Textured
[9] Smooth finishes are available upon request
Custom Finishes[10]
• OI Old Iron
• RT Rust
• WBR Weathered Brown
• CD Cedar
• WBK Weathered Black
• TT Two Tone
[10] Custom colors require upcharge.
Sternberg Select Finishes
• VG Verde Green
• SI Swedish Iron
• OWGT Old World Gray Textured

Specifications

Fixture
The fixture shall be 16" in diameter and 34-1/2" tall. It will be made of vandal resistant clear textured polycarbonate or dent resistant (DR) clear textured acrylic. White textured polycarbonate is also available. The fixture is available in a solid roof (D650SR) for added distinction and reduced up-light. The solid roof will be made of spun aluminum and securely affixed to the top of the acorn. The Luminaire shall be UL listed in US and Canada.

Fitter - Standard
The fitter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 8-1/2" inside diameter opening to attach to the 8" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the fitter shall be welded to the pole top or tenon for safety and to ensure the fixture will be plumb, secure and level over the life of the installation. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

900 Series Utility Fitter Option
The fitter shall be heavy wall cast aluminum, 360 die cast alloy for high tensile strength. It shall have a 9- 1/4" inside diameter opening to attach to the 8" neck of the acorn globe. It shall have a hinged, tool-less entry door that provides open access to all of the components. The 990 shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocell receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted driver mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 finger latches. When ordered with a Sternberg aluminum pole, the fitter shall be set screwed to the pole top or tenon. The fitter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly. When supplied with GFI receptacle a hole will be provided for cord and plug installation with the access door closed. When cord and plug is not in use a filler plug will be provided and

See next page

SternbergLighting ESTABLISHED 1923 / EMPLOYEE OWNED

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555 Lawrence Ave., Roselle, IL 60172
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www.sternberglighting.com

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ECF-L EcoForm large

Area luminaire

Specifications

Housing
One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

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

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

Energy saving benefits
System efficacy up to 139 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems
Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions, including a dedicated BLC optic to provide the best backlight control possible for those stringent requirements around property lines. Types 2, 3, 4, AFR, and BLC when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

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

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

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

Sensor Ready Zhaga Socket Connector (SRDR): Product equipped with Sensor Ready drivers connected to 4-pin Zhaga Book 18 compliant receptacle designed for sensor and other control system applications. Receptacle is rated IP66 assembly in a compact design that provides a sealed electrical interface and rated UV resistance, mounted on underside of the luminaire, protective dust cap included. When a controller not provided by Signify is used with Sensor Ready Zhaga socket connector, the controller must be certified to work with the Xitanium SR LED drivers as part of the SR certified program. SRDR can be used with NEMA 7-pin twist lock receptacle, which is mounted on top of the luminaire.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:
- CS50/CS30: Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- CM50/CM30: Median for 8 hours night duration (Ex., 10 PM – 6 AM)

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

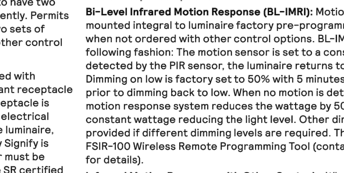
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output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

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

Note: Typical value accuracy +/- 5%

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

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

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

ECF-L EcoForm large

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2 Lumen Output	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 4 Lumen Output	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)	Type 5W Lumen Output	Type 5W BUG Rating	Type 5W Efficacy (LPW)
ECF-L-80L-900-CW-G2-x	80	900	5000	225	29,796	B3-U0-G3	132	29,299	B3-U0-G4	130	29,840	B3-U0-G5	133	30,689	B5-U0-G4	136	30,362	B5-U0-G4	135
ECF-L-80L-1A-CW-G2-x	80	1050	5000	265	33,607	B4-U0-G4	127	33,048	B3-U0-G5	125	33,657	B3-U0-G5	127	34,615	B5-U0-G4	131	34,246	B5-U0-G4	129
ECF-L-80L-1.2A-CW-G2-x	80	1200	5000	289	37,070	B4-U0-G4	128	36,453	B3-U0-G5	126	37,125	B3-U0-G5	128	38,181	B5-U0-G4	132	37,775	B5-U0-G4	131
ECF-L-96L-800-CW-G2-x	96	800	5000	238	32,179	B4-U0-G4	135	31,590	B3-U0-G4	133	32,228	B3-U0-G5	136	33,144	B5-U0-G4	139	32,791	B5-U0-G5	138
ECF-L-96L-1A-CW-G2-x	96	1050	5000	316	40,061	B4-U0-G4	127	39,395	B3-U0-G5	124	40,122	B3-U0-G5	127	41,263	B5-U0-G4	130	40,824	B5-U0-G5	129
ECF-L-96L-1.2A-CW-G2-x	96	1200	5000	365	43,577	B4-U0-G4	119	42,852	B4-U0-G5	117	43,642	B3-U0-G5	120	44,884	B5-U0-G4	123	44,406	B5-U0-G5	122
ECF-L-96L-1.4A-CW-G2-x	96	1370	5000	422	48,179	B4-U0-G4	114	49,917	B4-U0-G5	118	49,311	B4-U0-G5	117	50,647	B5-U0-G5	120	49,221	B5-U0-G5	117

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR Lumen Output	Type AFR BUG Rating	Type AFR Efficacy (LPW)	BLC Lumen Output	BLC BUG Rating	BLC Efficacy (LPW)
ECF-L-80L-900-CW-G2-x	80	900	5000	225	30,595	B4-U0-G3	136	21,350	B1-U0-G4	96
ECF-L-80L-1A-CW-G2-x	80	1050	5000	265	34,509	B4-U0-G3	130	24,082	B1-U0-G4	92
ECF-L-80L-1.2A-CW-G2-x	80	1200	5000	289	38,065	B4-U0-G3	132	26,563	B1-U0-G4	93
ECF-L-96L-800-CW-G2-x	96	800	5000	238	33,043	B4-U0-G3	139	23,020	B1-U0-G4	98
ECF-L-96L-1A-CW-G2-x	96	1050	5000	316	41,137	B4-U0-G4	130	28,707	B1-U0-G4	92
ECF-L-96L-1.2A-CW-G2-x	96	1200	5000	365	44,746	B4-U0-G4	123	31,226	B1-U0-G4	87
ECF-L-96L-1.4A-CW-G2-x	96	1370	5000	422	52,478	B4-U0-G4	124	39,055	B2-U0-G5	92

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

ECF-L EcoForm large

Area luminaire

EcoForm Accessories[21] (ordered separately, field installed)

Shielding Accessories

House Side shield
Standard optic orientation:
HIS-80-H[20] Internal House Side Shield for 80 LEDs (5 modules)
HIS-96-H[20] Internal House Side Shield for 96 LEDs (6 modules)

Optic at 90 or 270 orientation:
HIS-80-V[20] Internal House Side Shield for 80 LEDs (5 modules)
HIS-96-V[20] Internal House Side Shield for 96 LEDs (6 modules)

Luminaire Accessories

ECF-BD-G2 Bird deterrent
ECF-RAM-G2-(F) Retrofit Arm mount kit
ECF-SF-G2-(F) Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
ECF-WS-G2-(F) Wall mount with surface conduit rear entry permitted

EcoForm PTF2 (pole top fitter fits 23/8-21/2" OD x 4" depth tenon)
PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3 (pole top fitter fits 3-31/2" OD x 6" depth tenon)
PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4 (pole top fitter fits 31/2-4" OD x 6" depth tenon)
PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°
PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°
PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°
PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°
PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°
PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

Footnotes
20. Not available with Type 5 or 5W optics
21. Consult Signify to confirm whether specific accessories are BAA-compliant.

D650-VCOB BOULEVARD SERIES

LED

shall be tethered to the fitter for easy recovery and installation.

Twist-Lock Fitter (Optional)
The TL (Twist-Lock) fitter shall have an aluminum die-cast twist-lock mechanism. The tool-less 1/4 turn action allows for easy globe removal and replacement. A die-cast ring assembly is mechanically attached to the globe and is removable if the globe is broken or replaced.

LED's
The luminaire shall use high output, high brightness LED's, consisting of a two piece assembly complete with Chip on Board (COB) LED component and COB holder frame mounted to vertical heat sinks. The LED's and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4000K (2700K, 3000K, 3500K or 5000K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum ______ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

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

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

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

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

Finish
Refer to website for details.

Performance

LIGHT SOURCE	TS LUMENS	EFFICACY (LPW)	TA LUMENS	EFFICACY (LPW)	WATTAGE
4L40T_-MDL05	8050	107.3	8050	107.3	75
4L30T_-MDL05	7795	103.9	7795	103.9	75
4L27T_-MDL05	7090	94.5	7090	94.5	75
4L40T_-MDL03	6430	114.8	6325	112.9	56
4L30T_-MDL03	6230	111.3	6125	109.4	56
4L27T_-MDL03	5660	101.1	5570	99.5	56
4L40T_-MDL02	4745	118.6	4675	116.9	40
4L30T_-MDL02	4595	114.9	4530	113.3	40
4L27T_-MDL02	4180	104.5	4115	102.9	40

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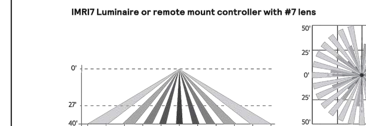
ECF-L EcoForm large

Area luminaire

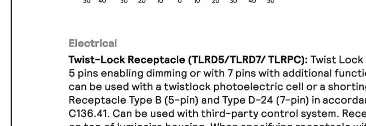
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical
Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering 7-pin Twist-lock receptacle (TLRD7), all 7 pins are wired to respective pins with the Sensor Ready (SR) driver, and photocell or shorting cap is not included. When ordering a twist-lock receptacle with a photocell (TLRPC), the receptacle used is a 5-pin receptacle, so pins 6 and 7 are not available (no SR driver). 0-10V dimming leads (pins 4 and 5) are connected if not ordered with any other dimming option.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. All drivers are 0-10V dimming to 10% power standard, except when using Sensor Ready (SR) drivers, which uses DALI protocol (options CS50/CM50/CS30/CM30, SRDR, and TR7). Drivers are RoHS and FCC Title 47 CFR Part 15 compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings
UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish
Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag
Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty
EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.

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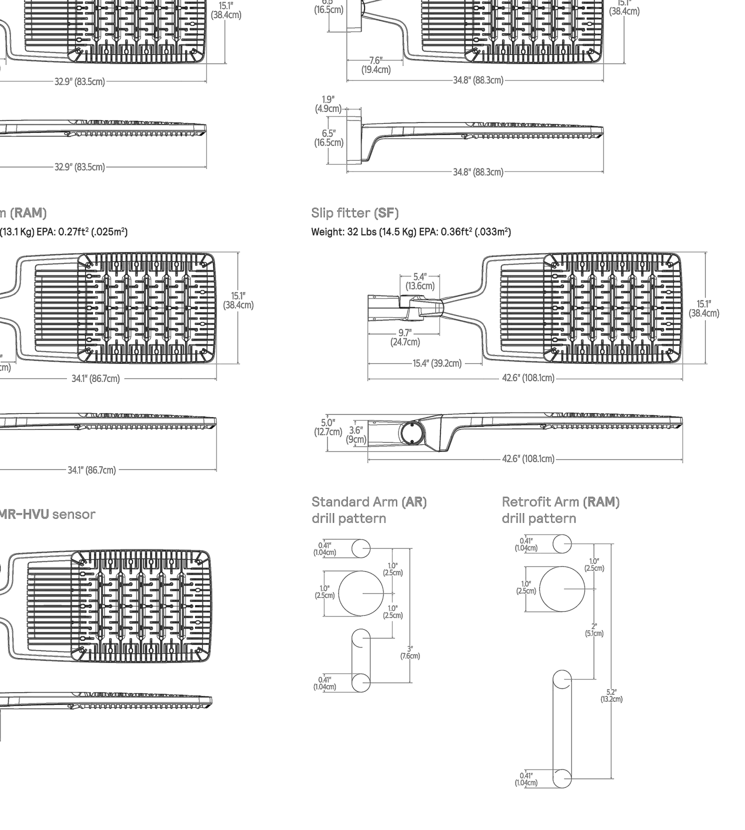
ECF-L EcoForm large

Area luminaire

Dimensions



ECF-L EcoForm large

Area luminaire

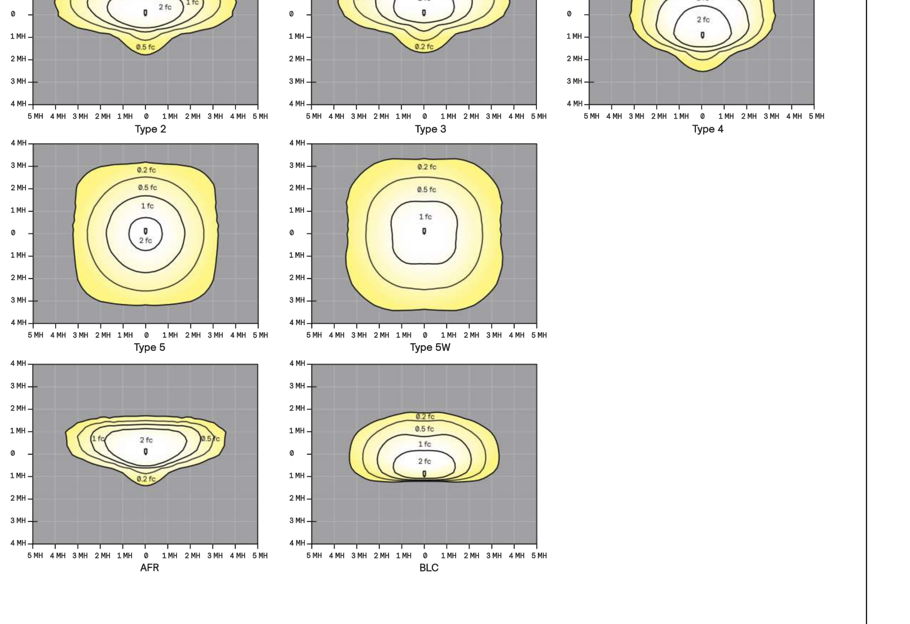
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1400 mA	>100,000 hours	>90,000 hours	>96%

Optical Distributions

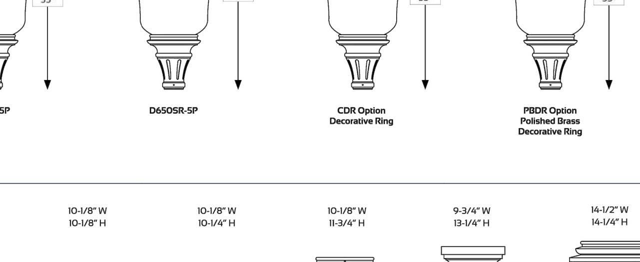
Based on configuration ECF-L-96L-1.2A-NW-G2 (265W) mounted at 40ft.



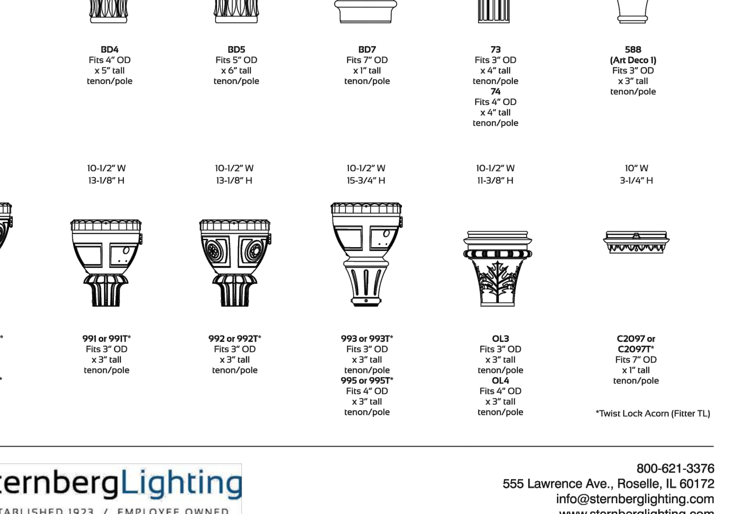
D650-VCOB BOULEVARD SERIES

LED

Fixtures



Fitters



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www.lpbatlanta.com

OWNER

PENSACOLA PALAFOX LODGING, LLC

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

TEMPO by Hilton

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23	ARB SUBMITTAL
10-02-23	REVISED PLANS
10-26-23	ARB SUBMITTAL 2
11-30-23	ARB FINAL APPROVAL
03-01-24	WVL REVIEW
03-09-24	REVISED ELEVATIONS
03-18-24	R.O.W. APPROVAL
03-20-24	PROGRESS
04-10-24	ARB MOD1
06-27-24	ARB MOD2

PROJECT NO.: 223038

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

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LIGHTING SPECIFICATIONS

E101

COPENHAGEN
EW48218
WALL

PROJECT

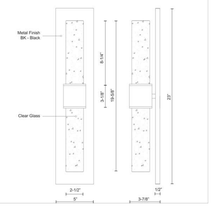
DESCRIPTION

The Copenhagen balances a clean, simple geometry with highly detailed glass for a sophisticated outdoor product line. The stark yet refined finish of the black structure contrasts with the translucent glass to augment its effect. Available in both wall-mounted and chandelier configurations, the complete offering is both elegant and versatile.

SPECIFICATION DETAILS

Fixture Dimensions	W2-1/2" x H19-5/8" x E3-7/8"
Light Source	AC LED Module
Wattage	16W
Total Lumens	1200lm
Delivered Lumens	BK-661lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available; Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Glass Details	Clear Molded Glass
ADA Compliant	Yes
Location	Wet
Illumination Direction	Up and Down
Mounting Style	All Orientation; Wall;
Canopy Dimensions	W5" x H2" x E1/2"
Paint Finish	BK02
Finish Option(s)	Black

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

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COMMENT

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PROJECT NO.: 223038

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PLOT DATE:

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LIGHTING SPECIFICATIONS

E102

File #: 24-679 | Architectural Review Board | 7/18/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

416 W. Wright Street
Belmont-DeVilliers / Zone C-2 / City Council District 6
Historic Structure Demolition Review

SUMMARY:

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its association with the lives of persons potentially significant in our local past. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of now more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

RECOMMENDED CODE SECTIONS:
Sec. 12-11-5(5) Historic Building Demolition Review Ordinance.
Sec. 12-11-5(5)e.3. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining significance.
Sec. 12-11-5(5)e.4. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining that building is subject to demolition delay.

ATTACHMENTS:

1. Images
2. Historic Structure Demolition Application

416 W. Wright Street

DigiSign Verified - 05b40306-6e2e-4f87-9921-af3a4d73f7e1

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

Architectural Review Board Application
Abbreviated Review for Historic Structure Demolition

Application Date: 6-19-24

Project Address: 416 W WRIGHT ST 412 W WRIGHT ST PENSACOLA FL 32501

Applicant: BENBOE HEIGHTS LLC

Applicant's Address: 5051 GRANDE DRIVE FB PENSACOLA FL 32504

Email: GENNDANEV@GMAIL.COM Phone: 850 384 6360

Signature of Property Owner / Agent*: *Daniel Benboe* Daniel Benboe

* (Per sec. 12-11-5(5)e.1. of city code, If the applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application)

(Office Use)

Construction Year: 416 W. Wright -1951 & 412 W. Wright- 1952 zone C-2

Current Use: vacant commercial

Ownership History: 416 & 412 - Benboe, Daniel II & Zoya Webster-Phillips (2013-present); Benboe, Daniel (?-2013); no further ESCPA records.

Meets NRHP criteria:

Notes: 416 - wood frame, concrete block, TPO roof, vinyl windows
412 - wood frame, wood siding, asphalt shingle roof, aluminum windows

Historical significance determination based on National Register of Historic Places criteria (see Sec. 12-11-5(E)(3).
If applicable, provide photographs of all elevations and a completed FMSF Historical Structures Form.

This request was reviewed by the following member of Planning Staff.

ARB Secretary Signature

7/3/24
Date

This request was reviewed by the following members of the Architectural Review Board:

Yuri Ramos
2024.07.11
11:07:05-05'00'

Architect Signature / Date

Comments: **Recommend approval of the demolition request for 412 W Wright Street. The 416 W Wright Street property should be reviewed by the full board as recommended by the UWFHT representative.**

412 W Wright street does not meet NRHP criteria A-D

Send 416 W Wright Street to ARB for review

Comments: Potential for significance based on criteria B.

Benboe Funerial Home has been operated by and served the African-American community since 1937. This was one of three funeral homes for the African-American community and one of the oldest in Pensacola.

Ross Paitn 7/9/2024

UWFHT Representative Signature / Date

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

Chris Jones
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

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Nav. Mode (•) Account ( ) Parcel ID

Printer Friendly Version

General Information

Parcel ID:	000S009010028004
Account:	130973000
Owners:	BENBOE DANIEL L II 1/2 INT & WEBSTER PHILLIPS ZOYA 1/2 INT
Mail:	PO BOX 12681 PENSACOLA, FL 32591
Situs:	416 W WRIGHT ST 32501
Use Code:	MORTUARY/CREMATORY
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2023	$114,000	$155,529	$269,529	$269,529
2022	$114,000	$154,519	$268,519	$268,519
2021	$114,000	$153,333	$267,333	$267,333

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/27/2013	7081	259	$100	OT	
09/24/2013	7080	386	$100	CJ	
07/09/2013	7044	349	$100	CJ	
02/1979	1297	859	$30,000	WD	
01/1966	310	331	$100	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2023 Certified Roll Exemptions

None

Legal Description

LTS 29 30 AND W 20 FT OF LT 28 BEL NO BLK 4 WEST KING TRACT OR 7044 P 349 OR 7080 P 386 CA 95

Extra Features

CONCRETE PAVING

Parcel Information

Launch Interactive Map

Section Map Id: CA095

Approx. Acreage: 0.2755

Zoned: C-2

Evacuation & Flood Information Open Report

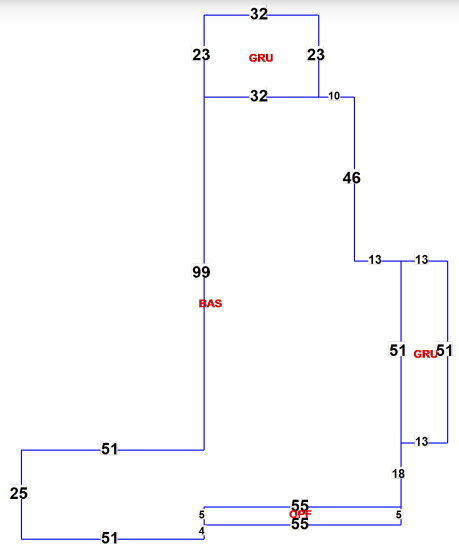
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:416 W WRIGHT ST, Year Built: 1951, Effective Year: 1970, PA Building ID#: 17547

Structural Elements

DECOR/MILLWORK-*BELOW AVERAGE*
DWELLING UNITS-*0*
EXTERIOR WALL-*BRICK-FACE/VENEER*
EXTERIOR WALL-*CONCRETE BLOCK*
FLOOR COVER-*VINYL ASBESTOS*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*7*
NO. STORIES-*1*
ROOF COVER-*BLT UP ON WOOD*
ROOF FRAMING-*RIGID FRAME/BAR*
STORY HEIGHT-*10*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 8676 Total SF

BASE AREA - *7002*
GARAGE UNFIN - *1399*
OPEN PORCH FIN - *275*

Images

8/2/2022 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:07/01/2024 (tc.127619)

Chris Jones
Escambia County Property Appraiser

General Information

Parcel ID:	000S009010027004
Account:	130972000
Owners:	BENBOE DANIEL L II 1/2 INT WEBSTER PHILLIPS ZOYA 1/2 INT
Mail:	PO BOX 12681 PENSACOLA, FL 32591
Situs:	412 W WRIGHT ST 32501
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2023	$60,000	$40,834	$100,834	$98,450
2022	$60,000	$36,436	$96,436	$89,500
2021	$60,000	$28,689	$88,689	$81,364

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/04/2014	7143	924	$100	CJ	
09/27/2013	7081	259	$100	OT	
01/1978	1268	908	$100	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2023 Certified Roll Exemptions

None

Legal Description

LT 27 AND E 10 FT OF LT 28 BELMONT NO BLK 4 WEST KING TRACT OR 7143 P 924 CA 95

Extra Features

None

Parcel Information

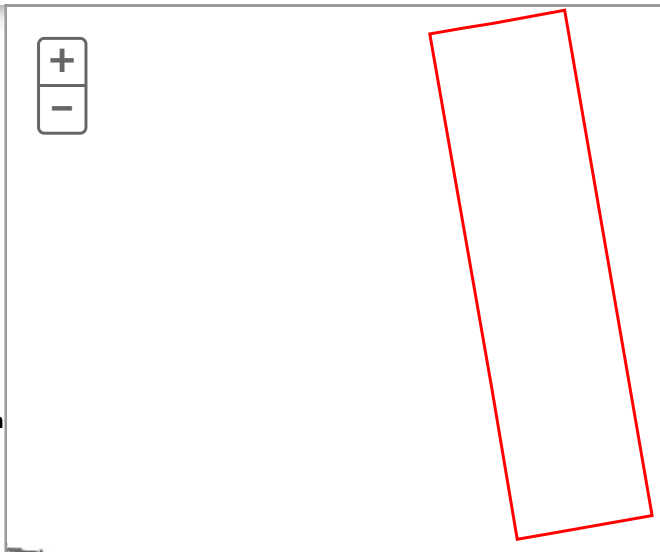
Launch Interactive Map

Section Map Id: CA095

Approx. Acreage: 0.1377

Zoned: C-2

Evacuation & Flood Information Open Report



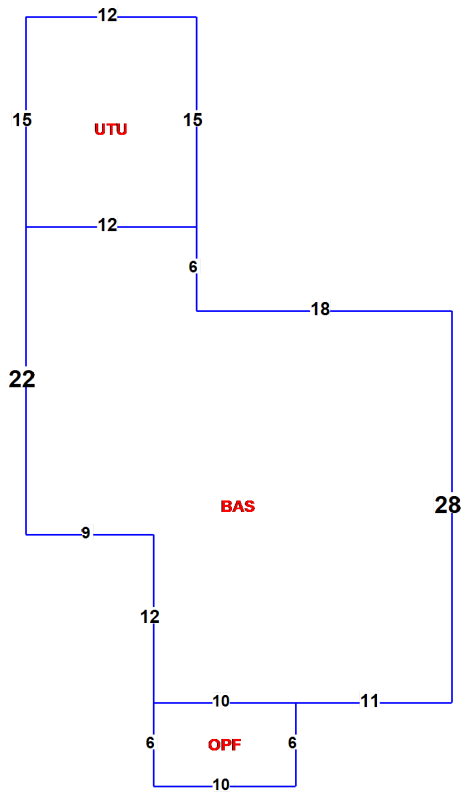
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:412 W WRIGHT ST, Year Built: 1952, Effective Year: 1952, PA Building ID#: 17546

Structural Elements

DECOR/MILLWORK-*BELOW AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*SIDING-SHT.AVG.*
FLOOR COVER-*PINE/SOFTWOOD*
FOUNDATION-*WOOD/NO SUB FLR*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*4*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 1044 Total SF

BASE AREA - *804*
OPEN PORCH FIN - *60*
UTILITY UNF - *180*

Images

6/21/2016 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:07/01/2024 (tc.127612)

416 W. Wright Street

ADT

412 W. Wright Street