



City of Pensacola

Architectural Review Board

Agenda

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

September 19, 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. 24-842 APPROVAL OF AUGUST 15, 2024 ARB MINUTES.

Attachments: 8-15-24_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 24-843 811 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
REAR YARD IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE

*Attachments: Images
Application and Materials*

3. 24-844 201 W. LLOYD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

*Attachments: Images
Application and Materials*

4. 24-846 537 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
CHANGE OF WINDOWS AT A NON-CONTRIBUTING STRUCTURE

*Attachments: Images
Application and Materials*

5. 24-854 157 S. SPRING STREET
GOVERNMENTAL CENTER DISTRICT / ZONE C-2 / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE
- Attachments: Images*
Application and Materials
6. 24-855 404 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY
COUNCIL DISTRICT 6
REAR YARD IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE
- Attachments: Images*
Application and Materials
7. 24-856 603 CROWN COVE
PENSACOLA HISTORIC DISTRICT / ZONE SSD / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE
- Attachments: Images*
Application and Materials
8. 24-845 105 W. JACKSON STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
ACCESSORY STRUCTURE FOR A CONTRIBUTING STRUCTURE
- Attachments: Florida Master Site File Form*
Images
Application and Materials
9. 24-857 524 N. HAYNE STREET
OLD EAST HILL PRESERVATION DISTRICT / OEHC-1 / CITY COUNCIL
DISTRICT 6
NEW PRE-FABRICATED STRUCTURES FOR A CONTRIBUTING
PROPERTY
- Attachments: Florida Master Site File Form*
Images
April 2023_Application and Materials
April 2023_ARB minutes
August 2024_minor deviations_abbreviated review
Sept 2024_Application and Materials
10. 24-858 150 S. BAYLEN STREET

PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT
CONCEPTUAL REVIEW OF A NEW TOWNHOME DEVELOPMENT

Attachments:

Images

August 2022_Application and Materials

August 2022_ARB minutes

Sept 2024_Application and Materials

ADJOURNMENT

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

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



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

August 15, 2024

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: Derek Salter, Yuri Ramos, Lou Courtney, George R Mead, II, Anna Fogarty

Members Absent: Jordan Yee

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Larry Scapecchi, Ellison Bennett, Terrell Evans

APPROVAL OF MINUTES

1. 24-714 APPROVAL OF JULY 18, 2024 ARB MINUTES.

Board Member Mead made a motion to approve the July 2024 ARB meeting minutes. Board Member Fogarty seconded the motion and it carried 5-0.

OPEN FORUM

NEW BUSINESS

2. 24-715 404 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR REAR PATIO ADDITION AT A NON-CONTRIBUTING STRUCTURE

Landmark Engineering is seeking final approval for an open-framed covered patio on the rear of the primary structure. The framing members will be exposed

southern pine with a 5V crimp metal roof in Charcoal Gray to match the existing roof and exposed rafter tails with tongue and groove yellow pine decking over the rafters.

Larry Scapecchi presented to the board. Board Member Courtney asked the applicant to be mindful of the large tree on the Alcaniz Street side that should be avoided when equipment is coming in and out. Mr. Scapecchi agreed. No comments from Old East Hill were provided for the meeting.

Board Member Mead made a motion to approve. Board Member Ramos seconded the motion, and it carried 5-0.

3. 24-716 411 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 & R-NC / CITY COUNCIL
DISTRICT 6
FINAL APPROVAL FOR EXTERIOR IMPROVEMENTS AT A NON-
CONTRIBUTING STRUCTURE

Dieter Borrell is seeking final approval for exterior improvements at a non-contributing structure that is partially located in the North Hill Preservation District. The northernmost part of the building is located in North Hill while the remaining portion is zoned R-NC. The applicant is proposing to remove the fence and HVAC on the west side of the building, adding a new storefront door system on Baylen Street, adding a new prefinished curtain wall system with blue glass, white wall-hung planter boxes on the upper stories, and new landscaping on the east side of the building composed of Jasmine vines affixed to a stainless steel cable trellis system with prefinished aluminum planters along with Gem Magnolia trees and Drift Roses on the first floor. This project received conceptual approval at the May 2024 ARB meeting.

Mr. Borrell presented to the board. Chair Salter shared North Hill Preservation Association's comments, and they had no objections to the request. Board Member Fogarty asked about the lattice pattern of vegetation on the south view of Belmont Street. Mr. Borrell noted it would be held up with wire mesh with planters. Board Member Mead complimented the project and its adaptive reuse. Chair Salter asked for clarification on the planter boxes. Mr. Borrell noted they will be painted white stainless steel and will be on the ground and second floor facades.

Board Member Mead made a motion to approve. Board Member Courtney seconded the motion, and it carried 5-0.

4. 24-717 2 N. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL APPROVAL FOR EXTERIOR ALTERATIONS AT A CONTRIBUTING
STRUCTURE

Scott Sallis is seeking final approval for exterior improvements at a contributing structure, including painting the existing stucco Sherwin Williams Iron Ore, a new aluminum canopy system, new storefront windows with transom windows and aluminum shutters above, and a new storefront entry at the corner of Palafox and Garden Streets. Signage will be handled through a separate abbreviated review.

Scott Sallis presented to the board. Board Member Mead complimented the adaptive reuse and modernization of the first floor retail space. Board Member Ramos complimented the dark base and agreed with Board Member Mead's comments. Mr. Pristera asked for clarification about the proposed louvers. Mr. Sallis noted the installation of transom windows along both facades would be very costly, so only a few transom windows were proposed with louvers in the remaining areas for balance. Mr. Pristera asked if the cast stone would be painted. Mr. Sallis answered no, only the stucco would be painted. Board Member Ramos asked if the louvers were necessary. Mr. Sallis answered they were necessary to balance out the fenestration. Board Member Ramos asked if the louvers would be open or flat against the wall. Mr. Sallis answered that the louvers would be slightly tilted to create a shadow. Chair Salter complimented the design and noted the dark color was a slight concern in terms of heat radiation. Mr. Sallis noted the owner requested a darker color and agreed that heat transfer is a concern. Mr. Sallis shared that the tension rods supporting the canopy will match the historic rods from 1913. Board Member Mead asked if heat reflective paint was an option. Mr. Sallis answered no, not for the darker colors.

Board Member Courtney made a motion to approve. Chair Salter offered an amendment that the approval excludes any potential signage. Board Member Courtney accepted the amendment. Board Member Fogarty seconded the motion, and it carried 5-0.

5. 24-718 400 BLK W. WRIGHT STREET
BELMONT-DEVILLIERS / ZONE C-2 / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION APPLICATION

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 no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Roman Repin presented to the board. Chair Salter asked for clarification on the

proposed demolition compared to the demolition that was delayed the previous month. Historic Preservation Planner Walker explained that the same structure is located on two different parcels: 416 W. Wright Street was delayed 60 days at the July 2024 ARB meeting and the portion at 400 Blk W. Wright Street is currently under review. The two addresses were submitted through two separate historic structure demolition applications. Mr. Pristera noted the same discussion from the July meeting is applicable and that is why the application was referred to the full board.

Ellison Bennett addressed the board. Mr. Bennett noted that the portion of the building at 400 Blk W. Wright Street is a casket showroom and can only be entered through the entrance at 416 W. Wright Street. Mr. Bennett asked what would happen to the inventory inside the building. Historic Preservation Planner Walker answered that it would be a civil matter between the seller and the potential buyer. Mr. Bennett encouraged the board to propose a 60-day delay, like the other portion of the building.

Chair Salter noted this example speaks to the reason the delay was codified in the ordinance. Board Member Mead agreed with Chair Salter and acknowledged the cultural significance of the building in the community. Board Member Ramos asked for clarification on when the delay clock begins and could the applicants begin demolition of the other part of the building. Board Member Mead asked if it was feasible to demolish one part without the other, since they are not physically separate. Chair Salter thought it could be feasible, but an interior inspection would be necessary to know for sure. Board Member Ramos noted the structures should be demolished at the same time and the building in question should be added to the previous 60-day delay for efficiency. Board Member Mead asked Mr. Bennett if additional time would assist the community with an alternative to demolition. Mr. Bennett shared that Mr. and Mrs. Evans, present at the meeting, had met with the developer about retaining the structure and the funeral home business. Mr. Bennett answered that additional time would be helpful. Board Member Mead noted he agreed with Board Member Ramos' notion about efficiency, but acknowledged that an additional 60 days may help to preserve the building based on the intent of the demolition ordinance. It was noted that the applicants are under contract but will not close until the demolition has occurred. Chair Salter shared that he agreed with Board Member Mead that there would be no negative aspect to maximizing the delay to allow more time for the community to act.

Gencho Danev, partner of Roman Repin, addressed the board. Mr. Danev noted they met with the Belmont-DeVilliers neighborhood, who said they would support the applicants. Mr. Danev reminded the board that the current owner, Mr. Benboe, provided a letter that supported the demolition. Board Member Ramos asked about the support letter. Historic Preservation Planner Walker noted the support letter was provided at the July 2024 meeting, Board Member Ramos was absent, and the letter is a part of the minutes package from the last meeting. Board Member Ramos shared that the 60-day delay would be appropriate, yet based on the

owner's letter, the proposed demolition should be added to the already established 60 day delay from the July meeting. Board Member Mead noted he would tend to agree except for the fact there are ongoing efforts by the community to preserve the structure.

Board Member Mead made a motion to impose the 60-day delay because of the cultural relevance to the district and significance to the persons in both the Benboe Funeral Home and the community over an extended period of time, since 1937, and its significance in the black community specifically. Board Member Fogarty seconded the motion, and it carried 4-1 with Board Member Ramos dissenting.

ADJOURNMENT

ARB Comments

North Hill Preservation Association

August 15, 2024

The North Hill Architectural Review and Assistance Committee (ARAAC) reviewed the one item pertaining to North Hill which is on the ARB agenda for August. The committee had the following comments:

Item 3

411 N. Baylen Street

North Hill Preservation District

Non-Contributing Structure

Dieter Borrell is seeking final approval for exterior improvements at a non-contributing structure that is partially located in the North Hill Preservation District. The northernmost part of the building is located in North Hill while the remaining portion is zoned R-NC. The applicant is proposing to remove the fence and HVAC on the west side of the building, adding a new storefront door system on Baylen Street, adding a new prefinished curtain wall system with blue glass, white wall-hung planter boxes on the upper stories, and new landscaping on the east side of the building composed of Jasmine vines affixed to a stainless steel cable trellis system with prefinished aluminum planters along with Gem Magnolia trees and Drift Roses on the first floor. This project received conceptual approval at the May 2024 ARB meeting.

1. We have no objections to this request.

Respectfully submitted,

North Hill Architectural Review and Assistance Committee (ARAAC):

Deborah Hart, member North Hill Preservation Assoc.; ARAAC Chairperson

Jennifer Wasilenko, President, NHPA Board of Directors

Jason Strahan, member NHPA Board of Directors

Marcia Whitaker, member NHPA Board of Directors

Adrian Russell, member NHPA Board of Directors

Bobbi Godwin, member North Hill Preservation Association

Carrie Webster, member North Hill Preservation Association

Kathy Sandstrom McKean, member North Hill Preservation Association



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-843

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

811 N. Reus Street
North Hill Preservation District / Zone PR-2 / City Council District 6
Rear Yard Improvements at a Non-Contributing Structure

SUMMARY:

Marty Witman is seeking final approval for a 15 x 25 ft. gunite pool at a non-contributing structure. The pool will be located in the rear yard with travertine coping and decking.

Recommended Code Sections:

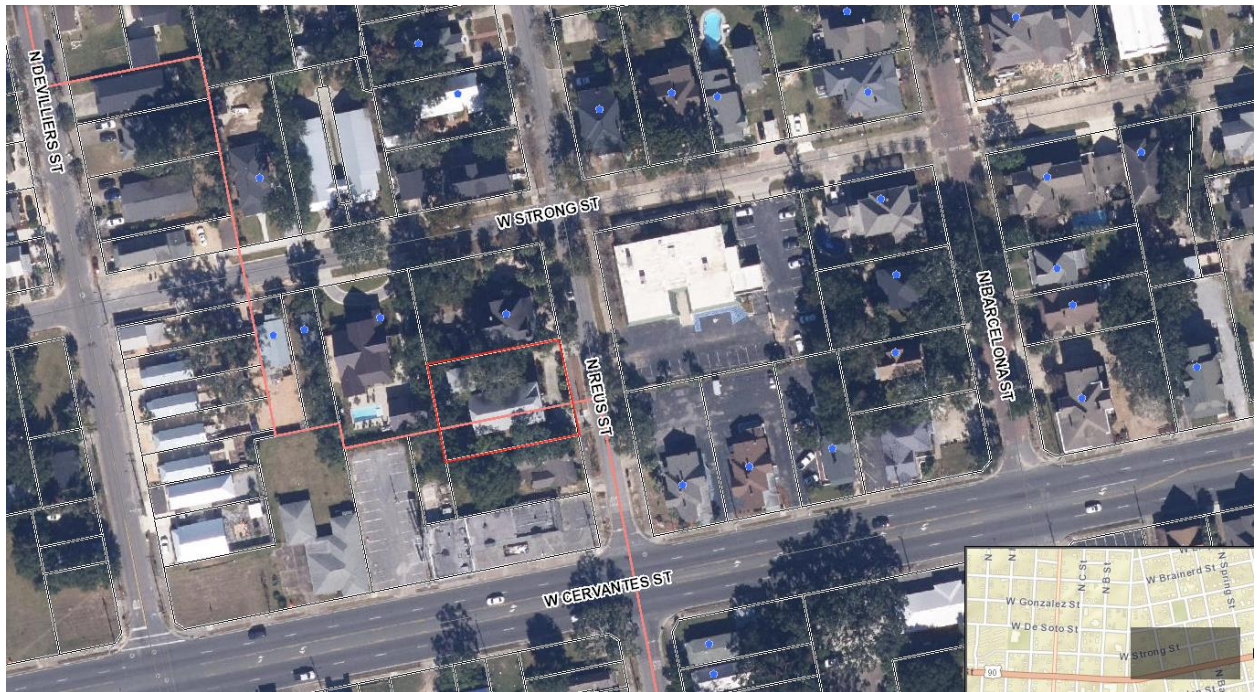
Sec. 12-3-10(2)d.2.i.-ii.(a) North Hill Preservation District; Decisions; Procedure for review; General consideration & Rules governing decisions.

Sec. 12-3-10(2)g. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

811 N. Reus Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: 811 North Reus St. Pensacola

Applicant: Marty Witman

Applicant's Address: 811 North Reus St. Pensacola

Email: witmanmartin@gmail.com **Phone:** 617-939-6068

Property Owner: Martin A. Witman

District: ☐ PHD ☒ NHPD ☐ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

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.

Residential Gunite Pool 15'x25' @ 5' max depth
Travertine coping
2-tone Travertine deck - 690 SF
No changes will be made on elevation of
property -

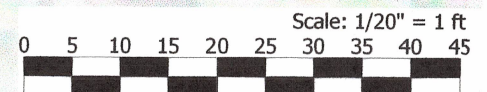
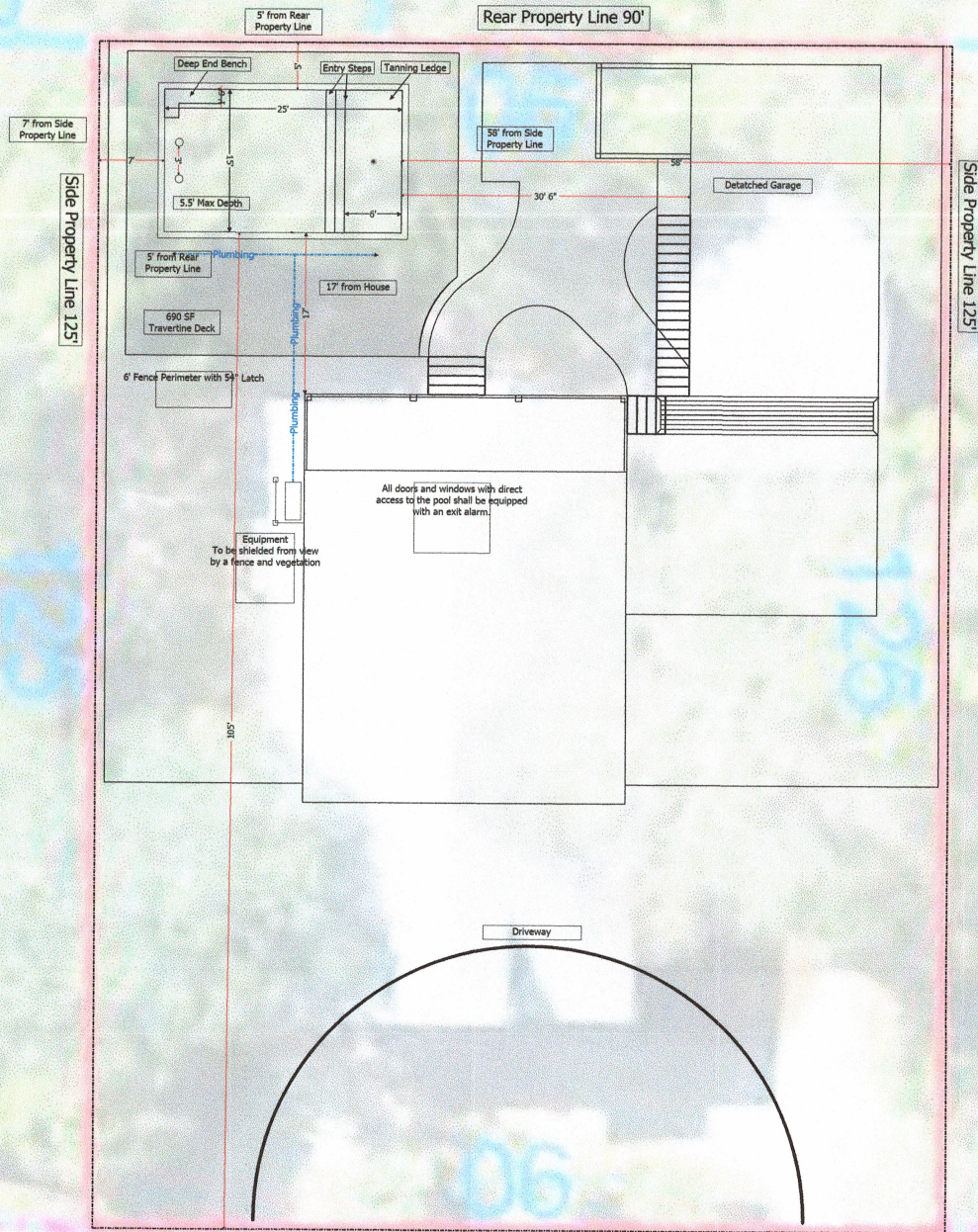
Backyard will be re-sodded post pool construction.

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.

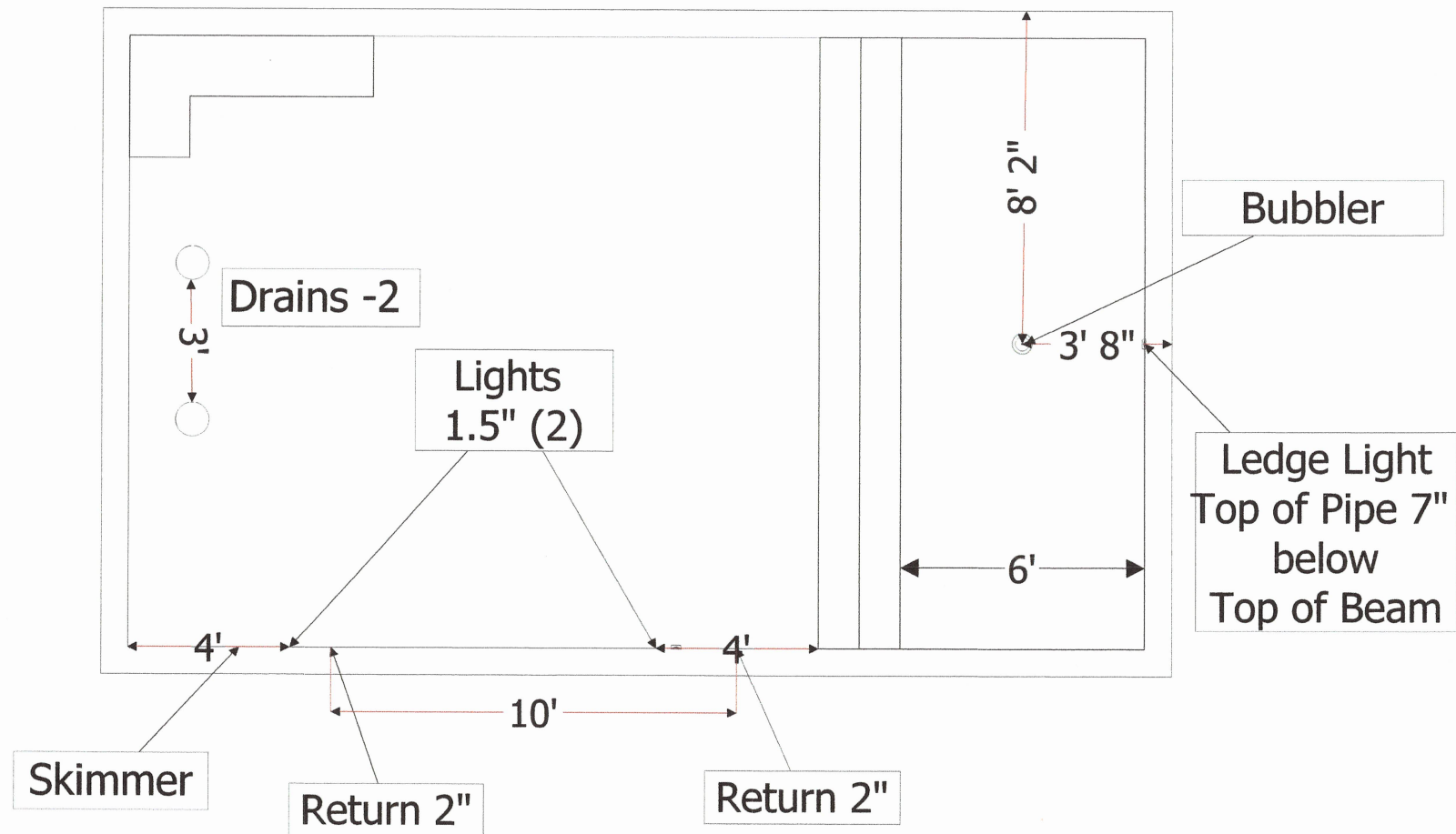

Applicant Signature

8/12/2024
Date

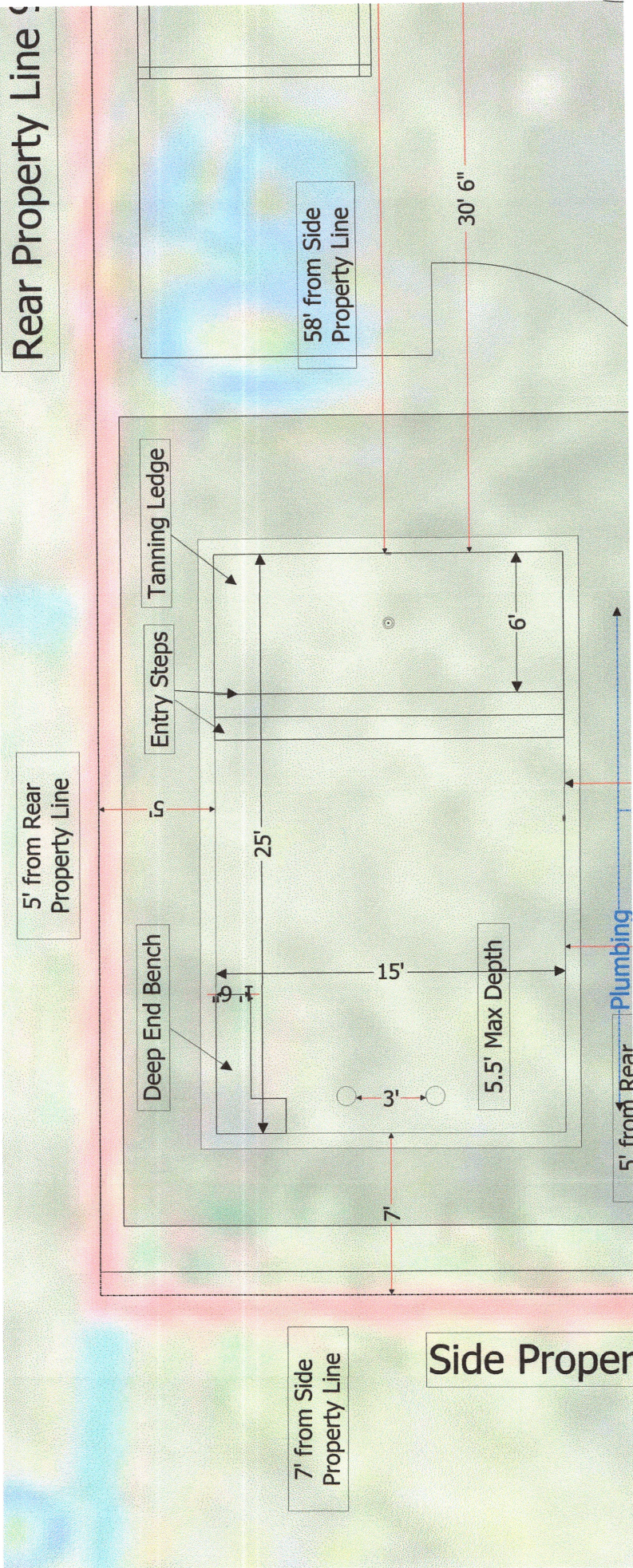
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



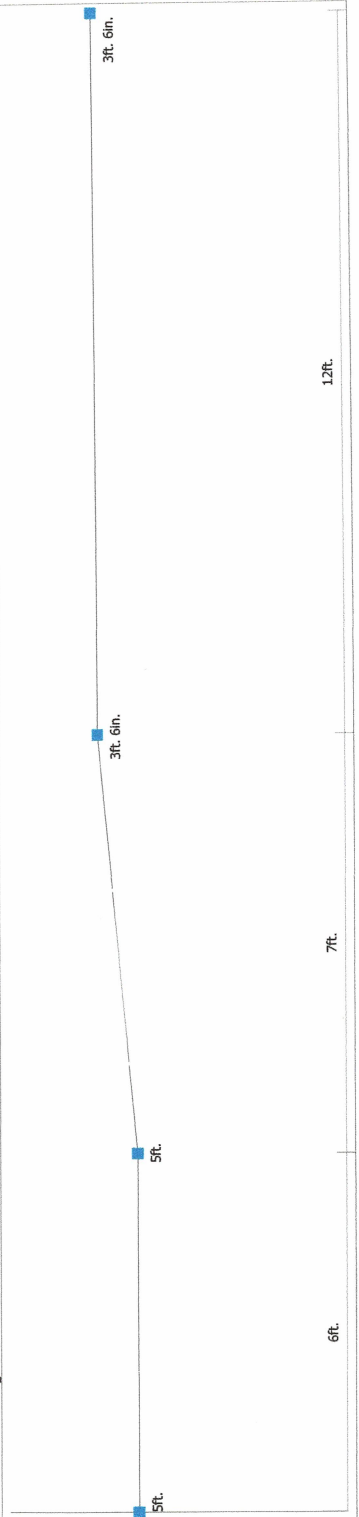
WITMAN
Plumb



0.24 in. = 1 ft



Pool Depth Profile







6ft Privacy Fence (viewed from front of the house)



SW Corner of backyard (facing rear of house)

Proposed pool location

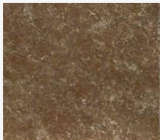


Backyard at side of garage 2



Backyard at side of the garage





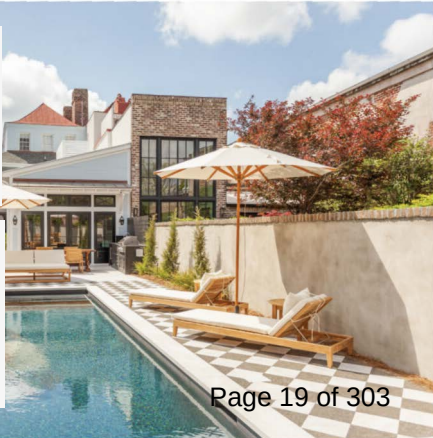
PORTOBELLO NOCE

CHOCOLATE COLOR WITH SLIGHT GREY & HONEY COLOR UNDERTONES



CAPPUCCINO

CREAM WITH CINNAMON SWIRLS





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-844

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

201 W. Lloyd Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

Charles Kunze is seeking final approval for exterior alterations at a non-contributing structure including demolition of a non-conforming addition to be replaced by a new 1,122 sf. addition on the primary. The primary structure will receive a new front porch and covered entry, new painted wood shutters, and solar panel installation on the south-facing roof. Site improvements include a 450 sf. detached one-story accessory structure in the rear yard, new wood fencing with wrought iron antique gates, and new hardscaping including flagstone pavers and stamped concrete driveway and walkways.

Recommended Code Sections:

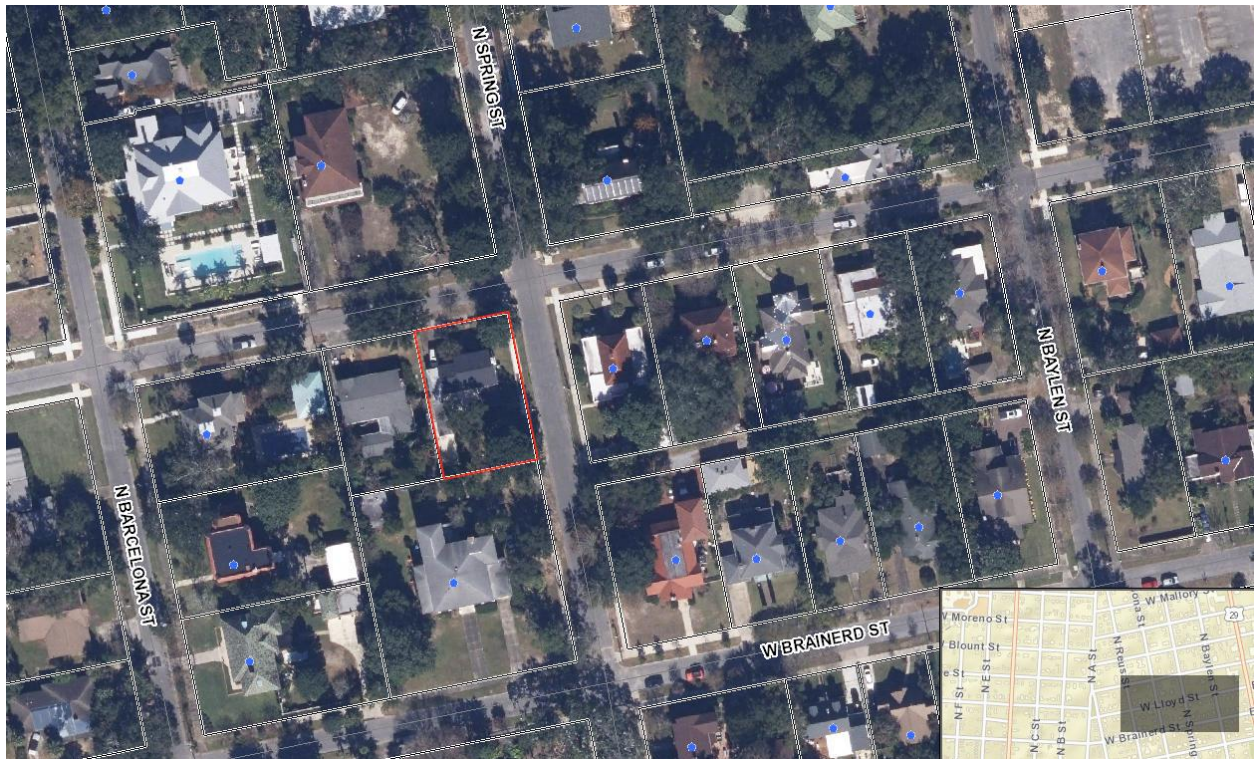
12-3-10(2)d.2.i.-ii.(a)-(b) North Hill Preservation District; Decisions; Procedure for review;
General consideration & Rules governing decisions.

12-3-10(2)g. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

201 W. Lloyd Street





**Architectural Review Board Application
Full Board Review**

Application Date: 8-14-2024

Project Address: 201 W. LLOYD STREET

Applicant: Amy Bowen - Represented by Charles Kunze, Artisan's Architecture

Applicant's Address: 25 W. Cedar Street, Pensacola Fl. 32502

Email: Chuck@ArtisansArchitecture.Com **Phone:** 850-723-9310

Property Owner: Amy Bowen

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

(If different from Applicant)

Application is hereby made for the project as described herein:

- ☒ Residential Homestead – \$50.00 hearing fee
- ☐ Commercial/Other Residential – \$250.00 hearing fee

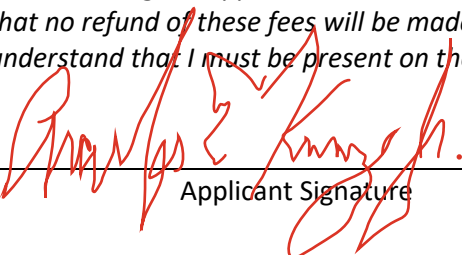
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

~~Seeking final approval for a partial demolition of a non-conforming, un-permitted previous addition, as well as final approval for exterior alterations and new additions. The demolition will be limited to the removal of an existing 396 s.f. addition which is attached to the South-west rear corner of the home. Once the demolition is finished there will be a new 1,122 s.f. addition to the South-west corner of the home. The addition contains a living area, bedroom with on-suite bathroom & closet, new half-bath accessed from outdoors and the garage. The second addition is a 450 s.f. detached sea-shell-shed/tool shed in the South-west corner of the rear yard. The Third addition will be a new front porch & covered entry. Other alterations to the existing house and site include a new 6' wood privacy fence along the South & West property lines of the rear yard. A new decorative wood fence along the West, North and East property lines of the front yard. New decorative wood & wrought iron antique gates will be added per the site plan. New painted wood shutters will be added to the West, North & East windows of the existing house. New sidewalks and paver areas and driveways added per the site plan. Solar Panels to be installed in upper South facing roof.~~

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.



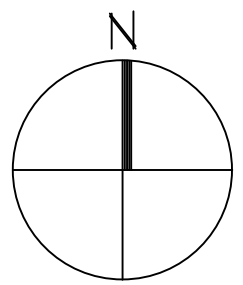
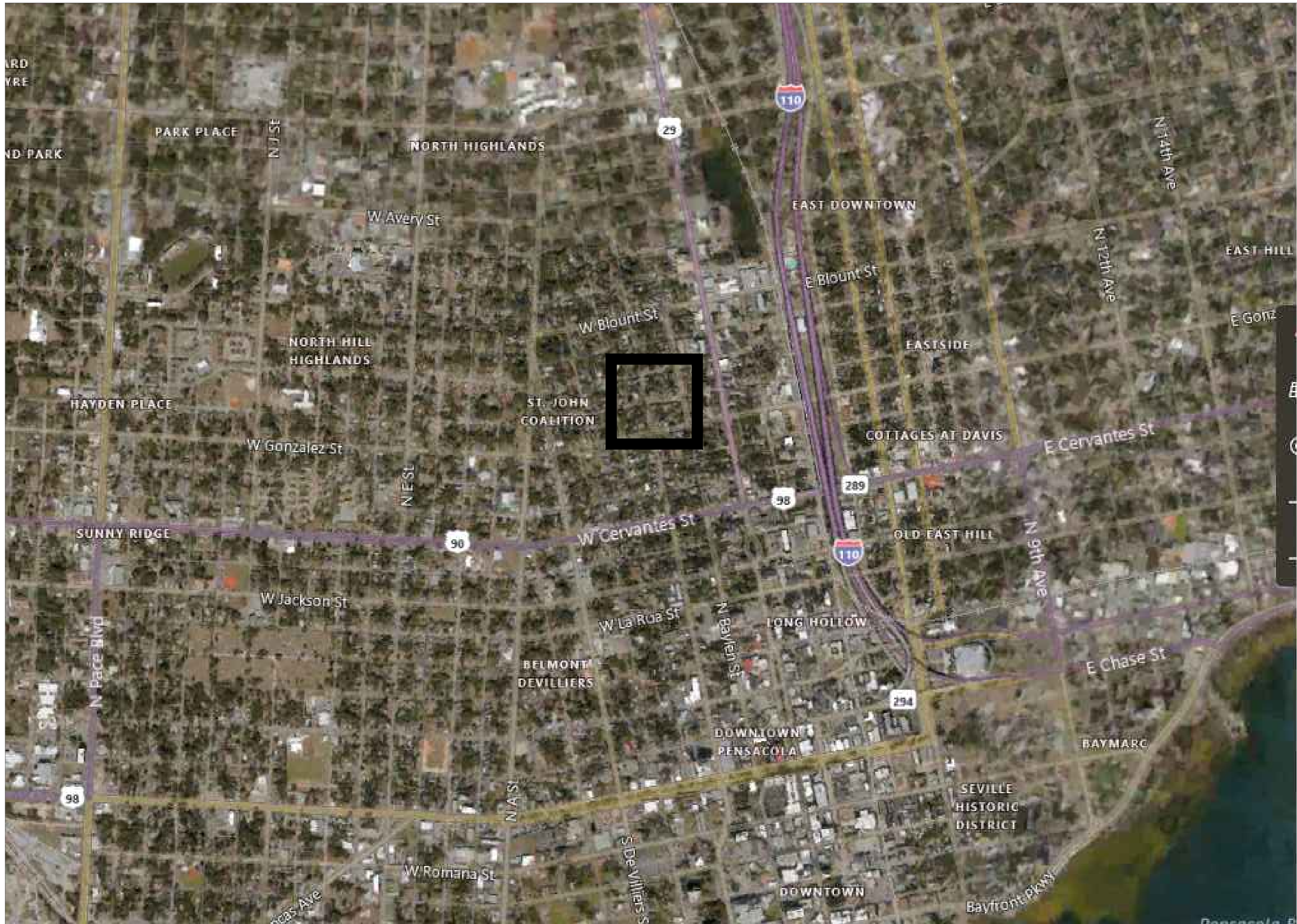
Applicant Signature

8-14-2024

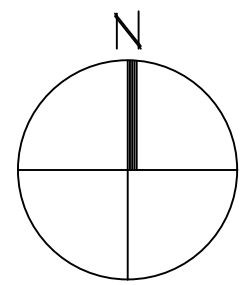
Date

BOWEN RESIDENTIAL ALTERATION & ADDITION 201 W. LLOYD STREET, PENSACOLA, FL. 32501 (NORTH HILL)

INDEX OF DRAWINGS	
T1.0	TITLE SHEET, DRAWING INDEX, VICINITY MAP, LOCATION MAP
T1.1	CODE REVIEW NOTES, FL#S, WIND LOAD CALC. TYPICAL STRUCTURAL DETAILS & NOTES
A1.0	DEMOLITION & NEW WORK ARCHITECTURAL SITE PLAN & NOTES
A1.1	DEMOLITION FIRST FLOOR & SECOND PLANS & NOTES
A1.2	NEW WORK FIRST & SECOND FLOOR PLANS & NOTES
A1.3	NEW WORK FIRST & SECOND FLOOR PLANS WITH DIMENSIONS
A2.0	NEW DOOR & WINDOW TYPES & NOTES
A4.0	DEMOLITION EXTERIOR ELEVATIONS & NOTES
A4.1	NEW WORK EXTERIOR ELEVATIONS & NOTES
A4.2	FENCE ELEVATIONS



1 VICINITY MAP
NOT TO SCALE



2 LOCATION MAP
NOT TO SCALE

REVISIONS
ARB -NORTH HILL
SUBMITTAL
DEADLINE 8-29-2024

ARCHITECT'S SEAL & SIGNATURE

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

ARTISAN'S Charles E. Kinze Jr. 25 W. Cedar St., Suite 1106, Pensacola, FL 32502
ARCHITECTURE 850-432-8438 FL REGISTRATION #AR-0000464 A. REGISTRATION #AR-0000464 FL REGISTRATION #AR-0000464

PROJECT TITLE

BOWEN RESIDENTIAL
ALTERATION & ADDITION
201 W. LLOYD STREET,
PENSACOLA, FL. 32501
(NORTH HILL)

PROJ. NO. 2023-0118
DATE 8-29-2024
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.

SHEET TITLE
TITLE SHEET, LOCATION
MAP, SITE MAP, INDEX

T1.0



EAST ELEVATION

EAST ELEVATION

EAST ELEVATION

NORTH-EAST CORNER ELEVATION

EAST ELEVATION

EAST ELEVATION



NORTH MAIN ENTRY ELEVATION

NORTH MAIN ENTRY ELEVATION

NORTH MAIN ENTRY ELEVATION

NORTH MAIN ENTRY ELEVATION

NORTH MAIN ENTRY ELEVATION

NORTH ENTRY STAIR ELEVATION



NORTH STREET WALL ELEVATION

NORTH DRIVEWAY WALL ELEVATION

WEST ELEVATION

WEST ELEVATION

REAR YARD LOOKING WEST

SOUTH & EAST ADDITION ELEVATION

EAST ADDITION ELEVATION



SOUTH ELEVATION

SOUTH & WEST KITCHEN ELEVATION

SOUTH ELEVATION

REAR YARD LOOKING EAST

REAR YARD LOOKING SOUTH-EAST

REAR YARD LOOKING SOUTH

REVISIONS
ARB -NORTH HILL
SUBMITTAL
DEADLINE 8-29-2024

ARCHITECT'S SEAL & SIGNATURE

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

ARTISAN'S ARCHITECTURE
Charles E. Kuntze Jr. 25 W. Cedar St., Suite 1106, Pensacola, FL 32502
ARCHITECTURE 850-432-8438

PROJECT TITLE

BOWEN RESIDENTIAL
ALTERATION & ADDITION
201 W. LLOYD STREET,
PENSACOLA, FL. 32501
(NORTH HILL)

PROJ. NO. 2023-018R
DATE 8-28-2024
DRAWN BY: C.E.E.J.
CHECKED BY: C.E.E.J.

SHEET TITLE
PHOTOS OF EXISTING HOME

PHOTOS



PROPERTY ON THE WEST SIDE OF THE BOWEN RESIDENCE ON LLOYD PROPERTY ACROSS THE STREET FROM THE BOWEN RESIDENCE NORTH-WEST CORNER OF LLOYD & SPRING PROPERTY ACROSS THE INTERSECTION FROM THE BOWEN RESIDENCE NORTH-EAST CORNER OF LLOYD & SPRING PROPERTY ACROSS THE STREET FROM THE BOWEN RESIDENCE SOUTH-EAST CORNER OF LLOYD & SPRING PROPERTY ON THE SOUTH SIDE OF THE BOWEN RESIDENCE ON SPRING



EXAMPLE OF MORTAL WASHED FINISH EXAMPLE OF MORTAL WASHED FINISH EXAMPLE OF MORTAL WASHED FINISH EXAMPLE OF MORTAL WASHED FINISH



EXAMPLE OF WALL/FENCE COMBOS. EXISTING IN NORTHHILL EXAMPLE OF WALL/FENCE COMBOS. EXISTING IN NORTHHILL EXAMPLE OF WALL/FENCE COMBOS. EXISTING IN NORTHHILL EXAMPLE OF WALL/FENCE COMBOS. EXISTING IN NORTHHILL



OG COPPER GUTTERS & DOWNSPOUTS OG COPPER GUTTERS & DOWNSPOUTS



EXAMPLE OF WINDOW SHUTTER WITH CUT-OUT DESIGN



NATURAL STONE PAVERS FOR FRONT SIDEWALK AND REAR YARD PATIO

REVISIONS
ARB -NORTH HILL
SUBMITTAL
DEADLINE 8-29-2024

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ARTISAN'S ARCHITECTURE LLC

ARTISAN'S Charles E. Kinze Jr. 25 W. Cedar St., Suite 1106, Pensacola, FL 32502
ARCHITECTURE 850-432-8438

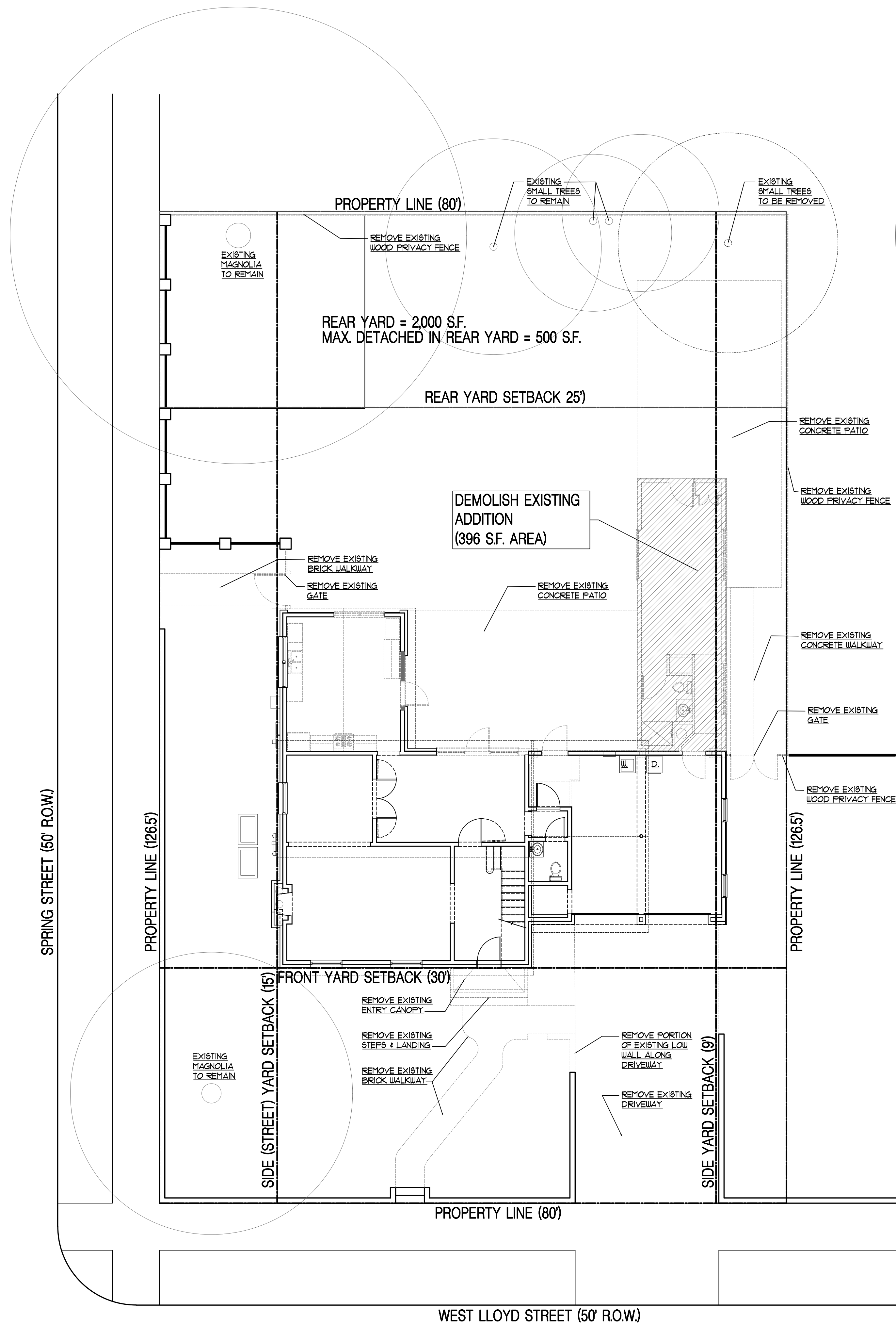
PROJECT TITLE

BOWEN RESIDENTIAL
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201 W. LLOYD STREET,
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(NORTH HILL)

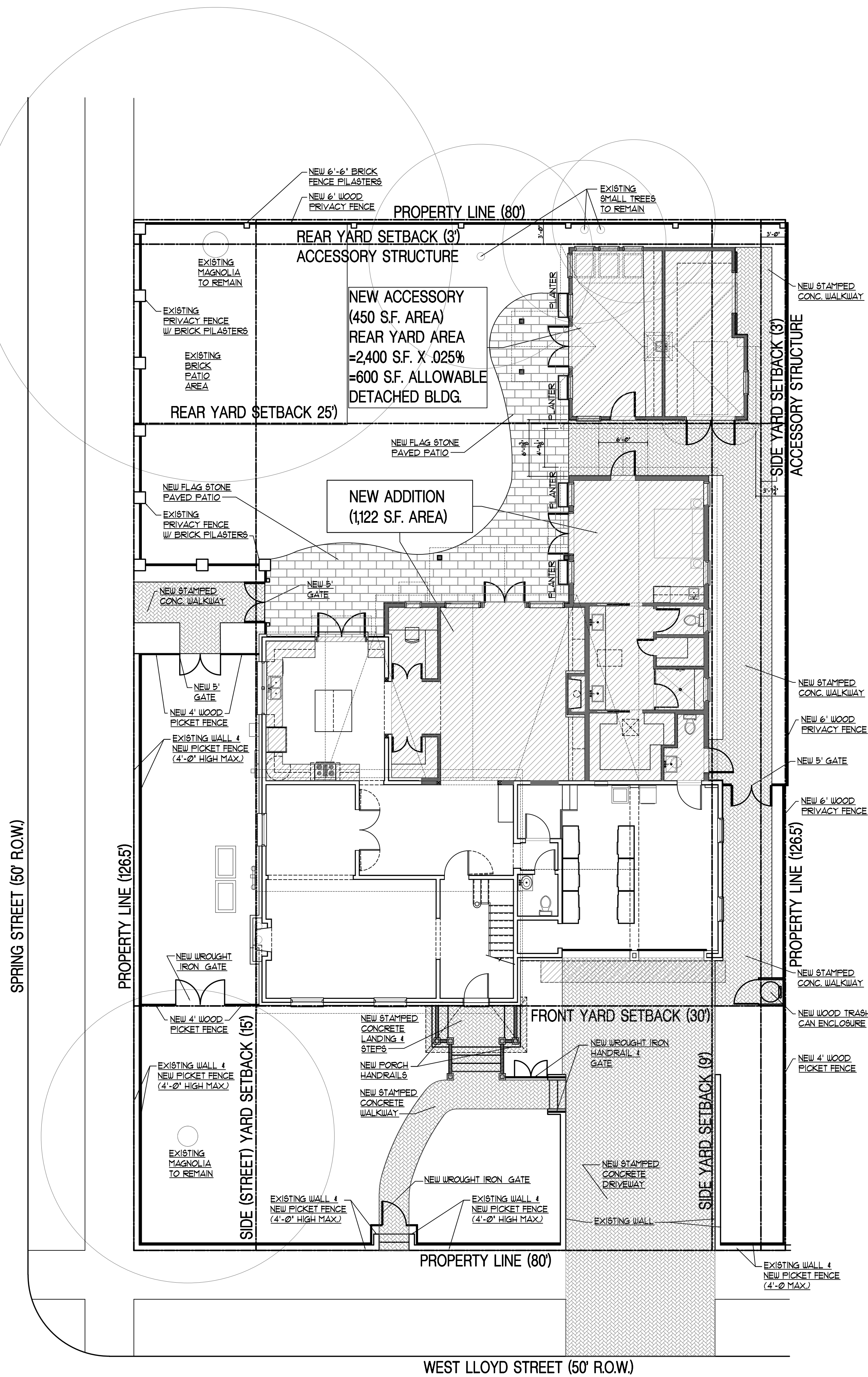
PROJ. NO. 2023-0132
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CHECKED BY: C.E.E.J.

SHEET TITLE
PHOTOS

PHOTOS



A EXISTING/DEMOLITION SITE PLAN
SCALE: 1/8" = 1'-0"
0 1' 2' 5'-0" 10'-0" 20'-0"



B NEW WORK SITE PLAN
SCALE: 1/8" = 1'-0"
0 1' 2' 5'-0" 10'-0" 20'-0"

REVISIONS
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FL LIC # 1436897

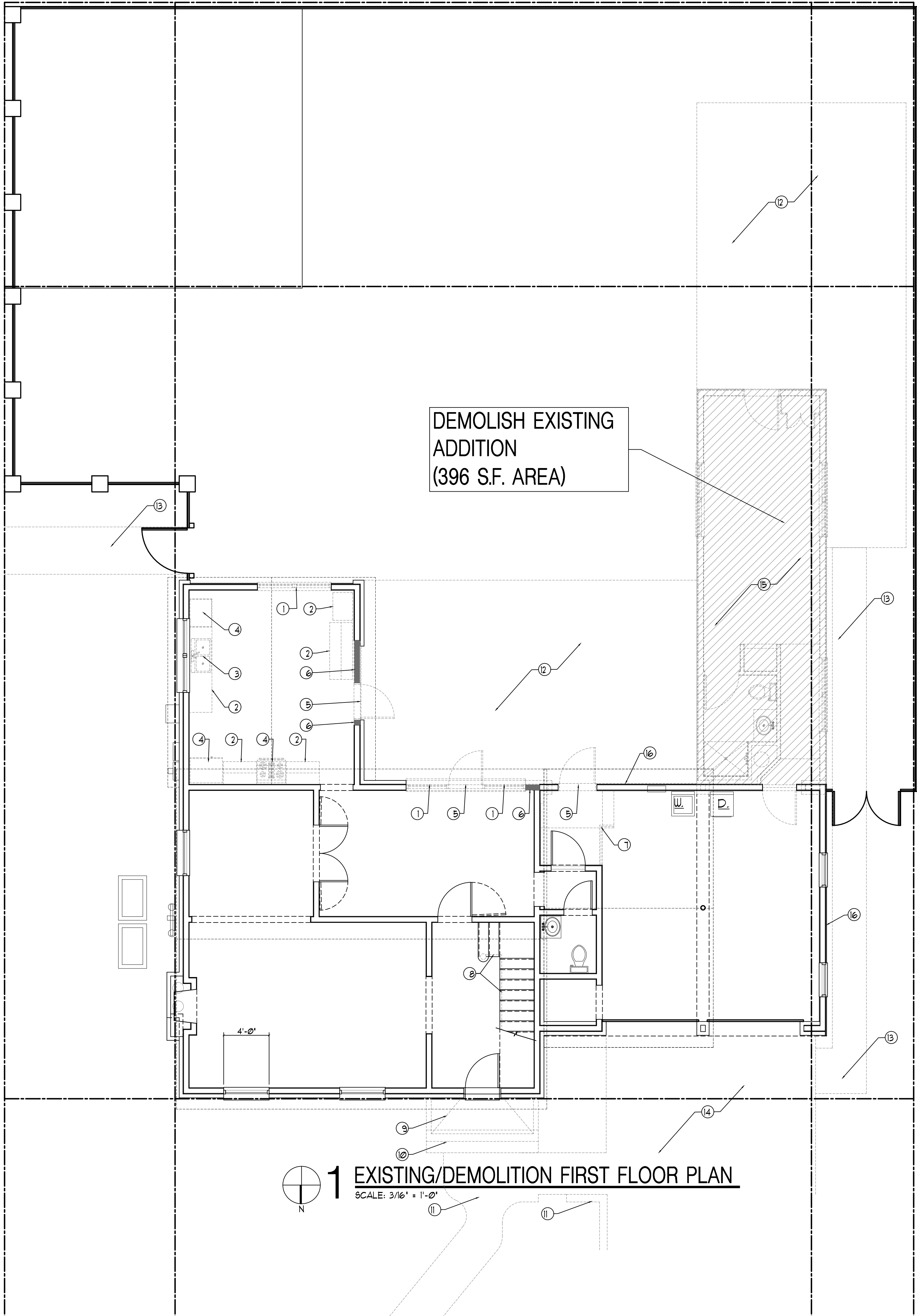
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201 W. LLOYD STREET,
PENSACOLA, FL 32501
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PROJ. NO. 2023-018R
DATE: 8-05-2024
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.

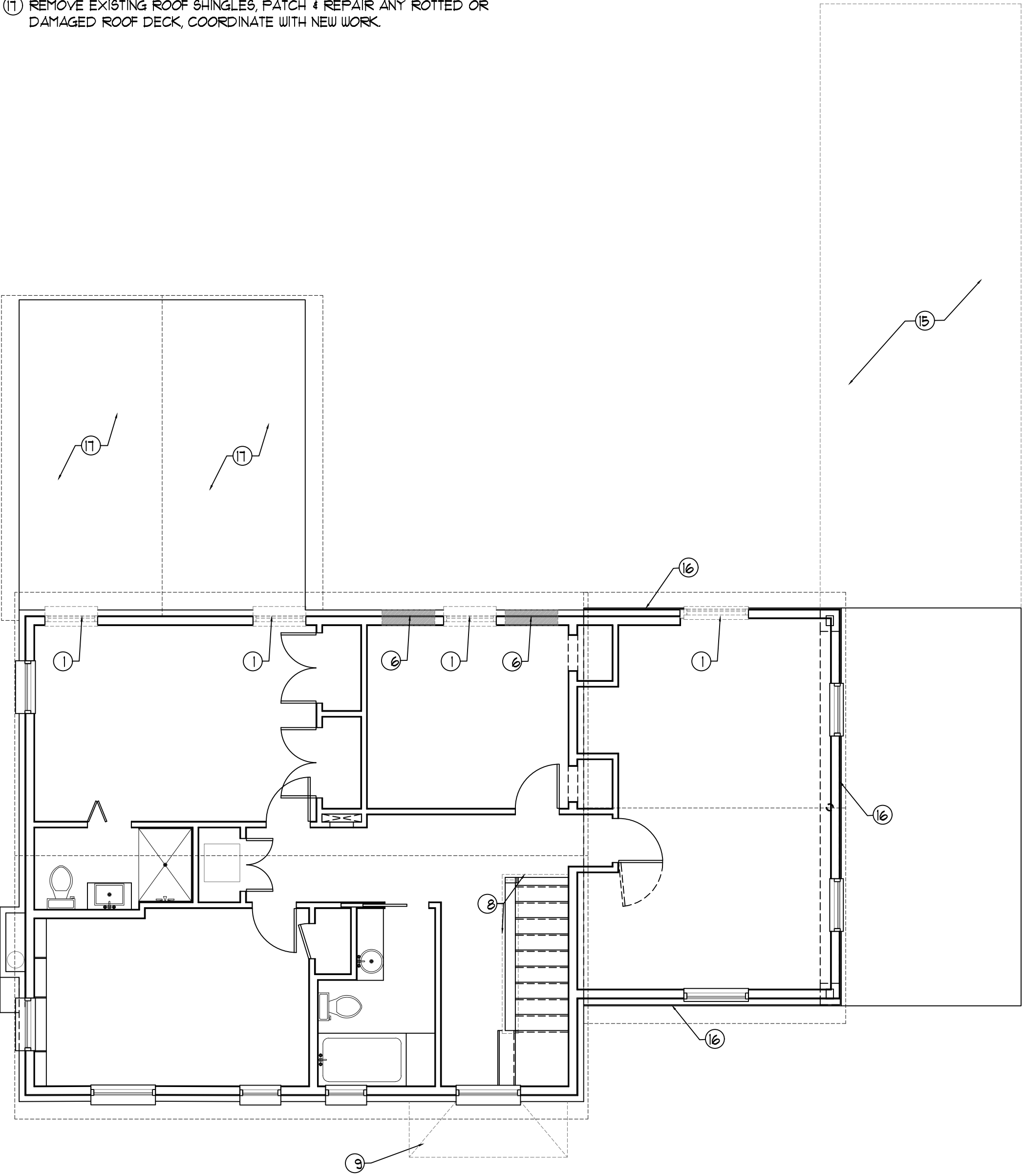
SHEET TITLE
EXISTING & NEW
SITE PLANS

A1.0



DEMOLITION KEY NOTES

- 1 REMOVE EXISTING WINDOW, CREATE NEW OPENING, COORDINATE WITH NEW WORK.
- 2 REMOVE EXISTING KITCHEN CABINETS, COORDINATE WITH NEW WORK.
- 3 REMOVE EXISTING PLUMBING FIXTURE, REROUTE ALL PLUMBING LINES TO NEW LOCATION, COORDINATE WITH NEW WORK.
- 4 REMOVE EXISTING APPLIANCE, REROUTE ALL PLUMBING LINES, & ELECTRICAL OUTLETS TO NEW LOCATION, COORDINATE WITH NEW WORK.
- 5 REMOVE EXISTING DOOR, CREATE NEW WALL OPENING, COORDINATE WITH NEW WORK.
- 6 REMOVE HATCHED PORTION OF EXISTING WALL, INSTALL NEW HEADER, BRACE ALL STRUCTURE ABOVE DURING DEMOLITION, COORDINATE WITH NEW WORK.
- 7 REMOVE EXISTING BRICK STEPS & RAILS, COORDINATE WITH NEW WORK.
- 8 REMOVE EXISTING STAIR RAILS, COORDINATE WITH NEW WORK.
- 9 REMOVE EXISTING FRONT DOOR CANOPY, COORDINATE WITH NEW WORK.
- 10 REMOVE EXISTING FRONT DOOR STEPS AND ENTRY LANDING, COORDINATE WITH NEW WORK.
- 11 REMOVE EXISTING FRONT SIDEWALK AND A PORTION OF EXISTING LOW WALL ALONG DRIVEWAY, COORDINATE WITH NEW WORK.
- 12 REMOVE EXISTING CONCRETE PATIO, COORDINATE WITH NEW WORK.
- 13 REMOVE EXISTING CONCRETE WALKWAY, COORDINATE WITH NEW WORK.
- 14 REMOVE EXISTING CONCRETE DRIVEWAY, COORDINATE WITH NEW WORK.
- 15 DEMOLISH, HAUL OFF AND COMPLETELY REMOVE THE EXISTING ONE STORY ADDITION, INCLUDING ALL ROOFING, ALL STRUCTURE, ALL WALL FRAMING, ALL FLOOR FRAMING, ALL CONCRETE SLABS AND FOOTINGS BELOW THE FLOOR, DISCONNECT ALL PLUMBING, AND ELECTRICAL, COORDINATE WITH NEW WORK.
- 16 REMOVE EXISTING VINYL SIDING, COORDINATE WITH NEW WORK.
- 17 REMOVE EXISTING ROOF SHINGLES, PATCH & REPAIR ANY ROTTED OR DAMAGED ROOF DECK, COORDINATE WITH NEW WORK.

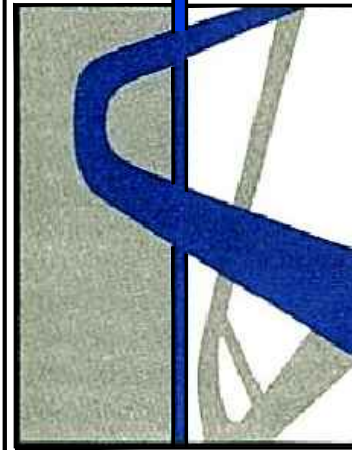


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FL. LIC. # 143887071

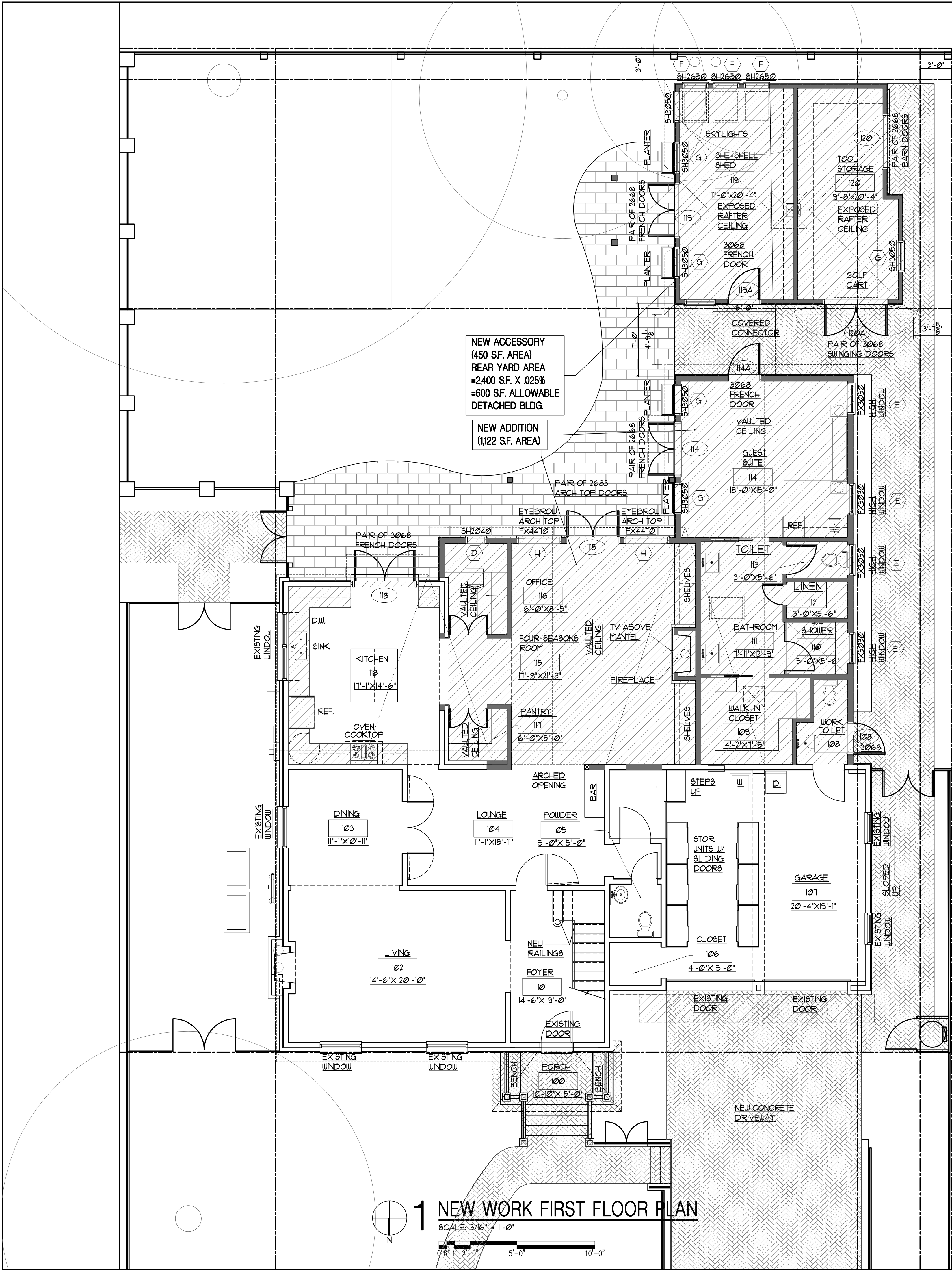
PROJECT TITLE

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201 W. LLOYD STREET,
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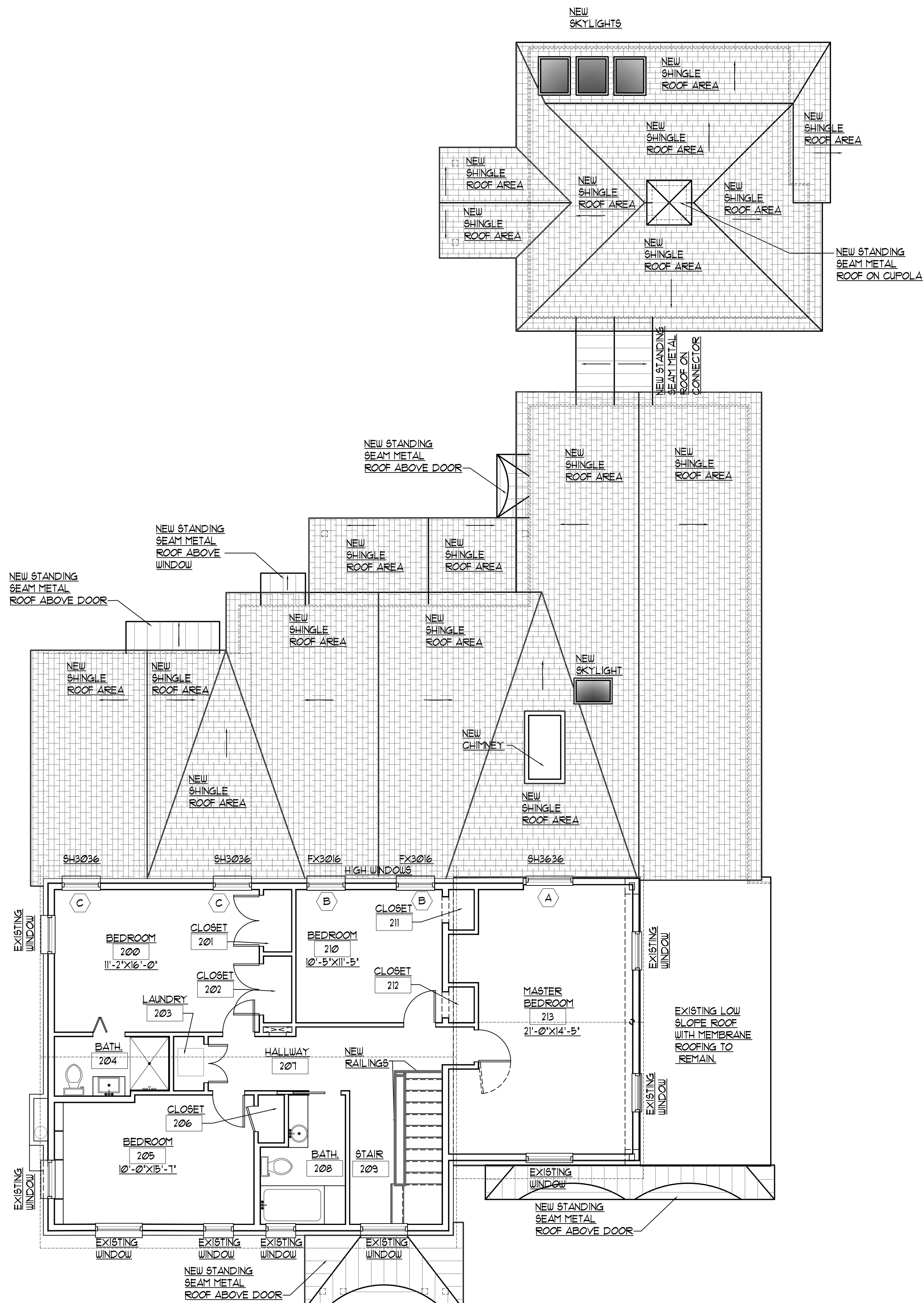
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DATE 8-28-2024
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CHECKED BY: C.E.K.

SHEET TITLE
EXISTING/DEMOLITION
FLOOR PLANS

A1.1



1 NEW WORK FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
0' 6" 1' 2' 4' 5' 10'-0"



2 NEW WORK SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
SYMBOL LEGEND
C WINDOW TYPES SEE SHEET A2.0
118 DOOR TYPES SEE SHEET A2.0

REVISIONS

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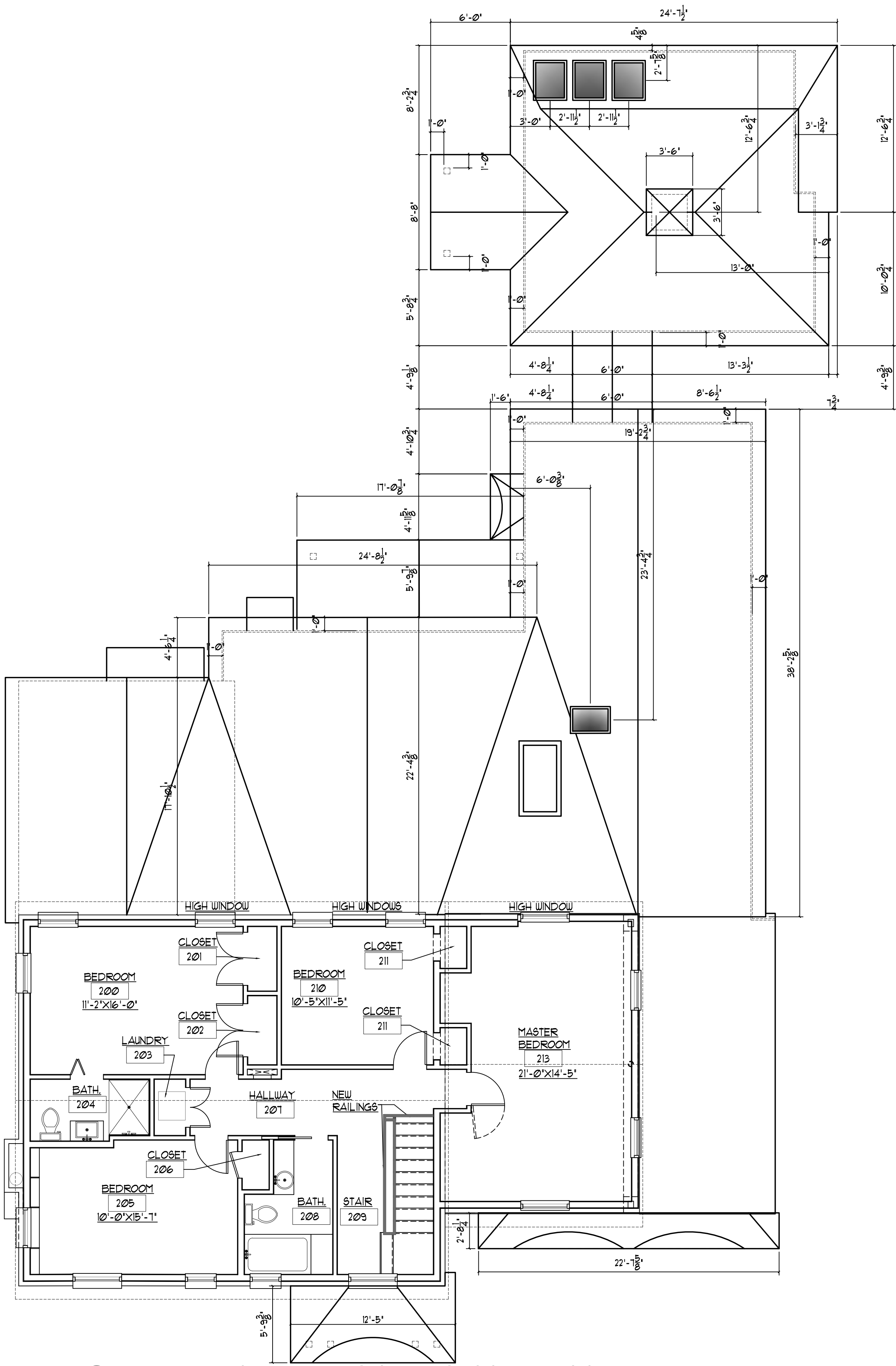
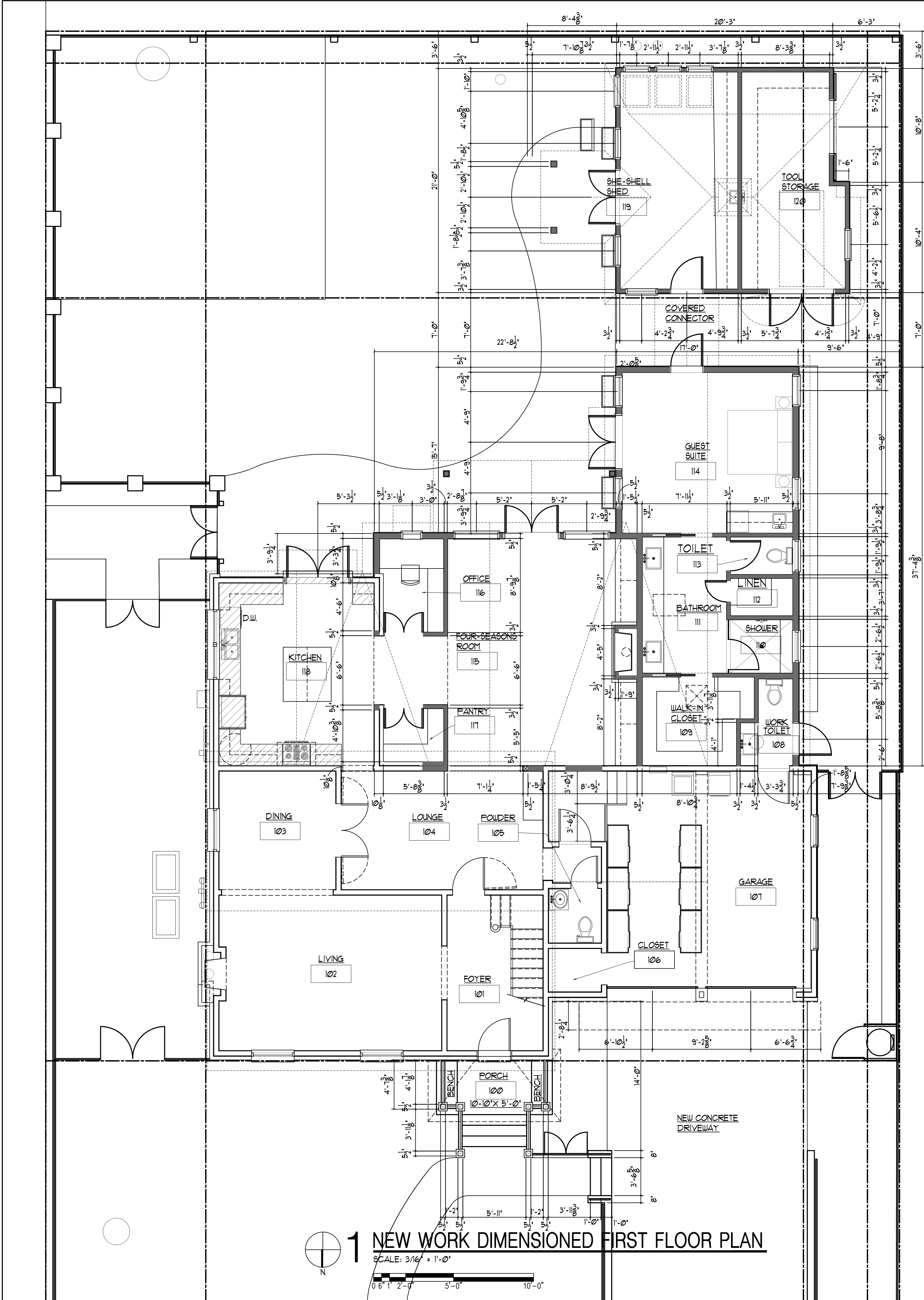
PROJECT TITLE

**BOWEN RESIDENTIAL
ALTERATION & ADDITION
201 W. LLOYD STREET,
PENSACOLA, FL 32501
(NORTH HILL)**

PROJ. NO. 2023-0118
DATE: 8-28-2024
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.

SHEET TITLE
NEW WORK FLOOR PLANS

A1.2



2 NEW WORK DIMENSIONED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

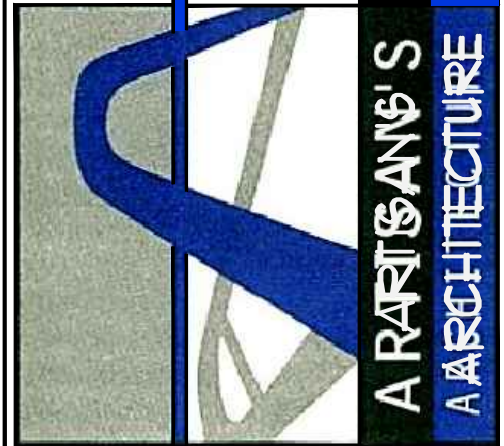
1 NEW WORK DIMENSIONED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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FL ARCHITECTURE



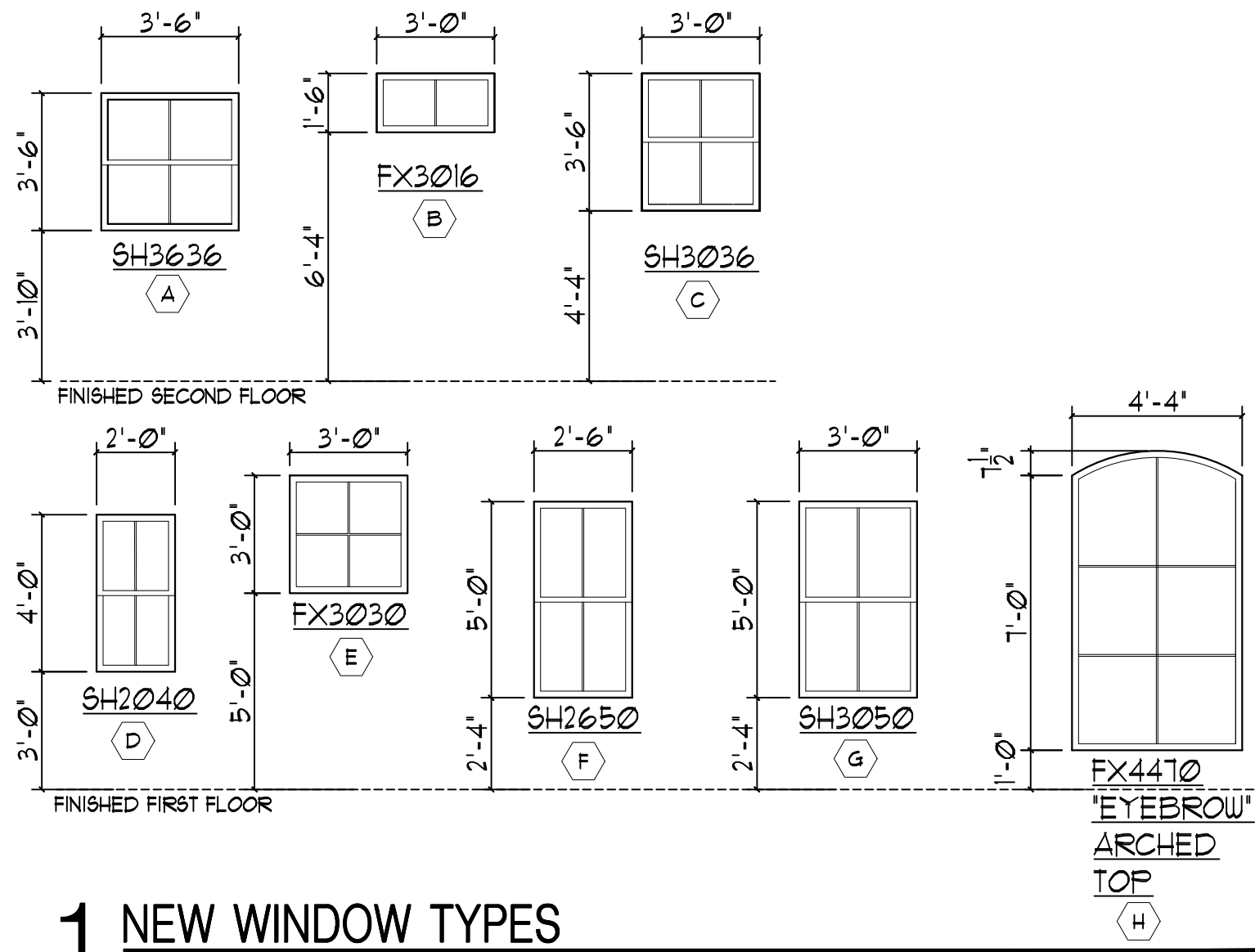
PROJECT TITLE

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201 W. LLOYD STREET,
PENSACOLA, FL 32501
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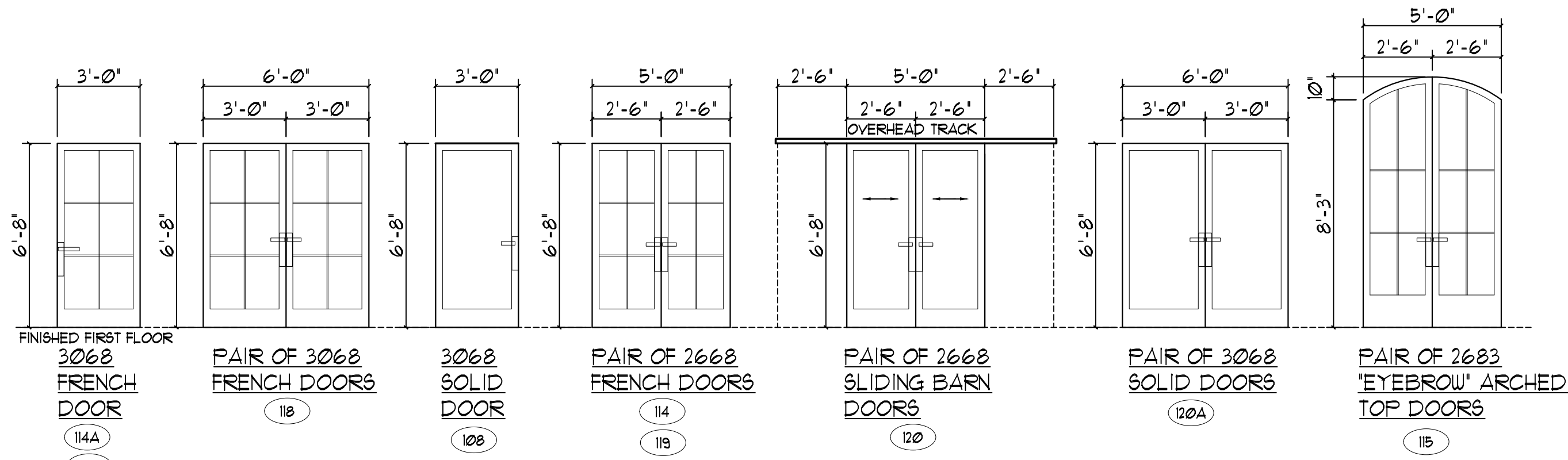
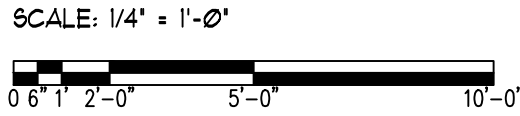
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DATE 8-26-2024
DRAWN BY: C.E.K.J.
CHECKED BY: C.E.K.J.

SHEET TITLE
NEW WORK DIMENSIONED
FLOOR PLANS

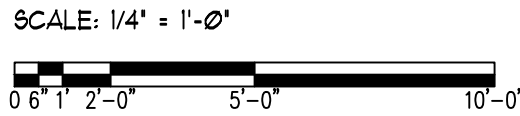
A1.3



1 NEW WINDOW TYPES



2 NEW DOOR TYPES



NOTES:

ALL DOOR & WINDOWS INCLUDING EYEBROW OR ARCHED TOP CONFIGURATIONS SHALL BE AS MANUFACTURED BY 'KOLBE WINDOWS & DOORS' ULTRA SERIES DOORS AND WINDOWS.
ALL DOOR & WINDOWS TO BE VINYL CLAD EXTERIOR OVER WOOD INTERIOR.
DOORS AND WINDOWS TO BE 'ULTRA SERIES'.
EXTERIOR MICA FINISH COLOR 'ULTRA PURE WHITE'.
INTERIOR PAINT COLOR TO BE 'ULTRA PURE WHITE'.
GLAZING TO BE 'SOLAR CONTROL LOW-E'.
PERFORMANCE DIVIDED LIGHT TO GIVE THE APPEARANCE OF A TRUE DIVIDED LITE - 'BEVELED PDL'.
IMPACT RESISTANT UNITS.
HARDWARE FINISH - 'ANTIQUE BRONZE'.

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FL LIC # 143687001

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PROJECT TITLE

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(NORTH HILL)

PROJ. NO. 2023-0118
DATE: 8-26-2024
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SHEET TITLE
NEW DOOR & WINDOW
TYPES & NOTES

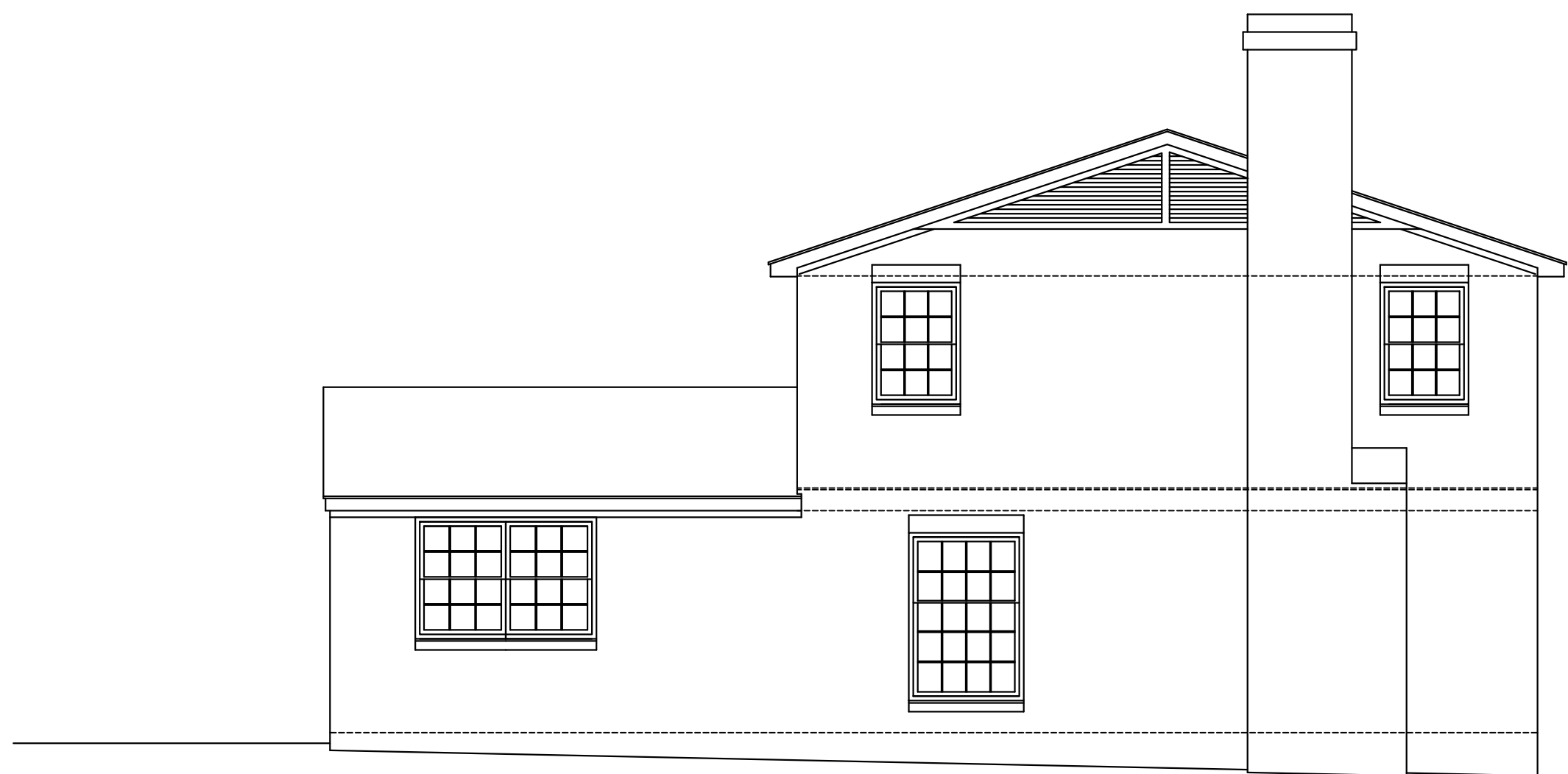
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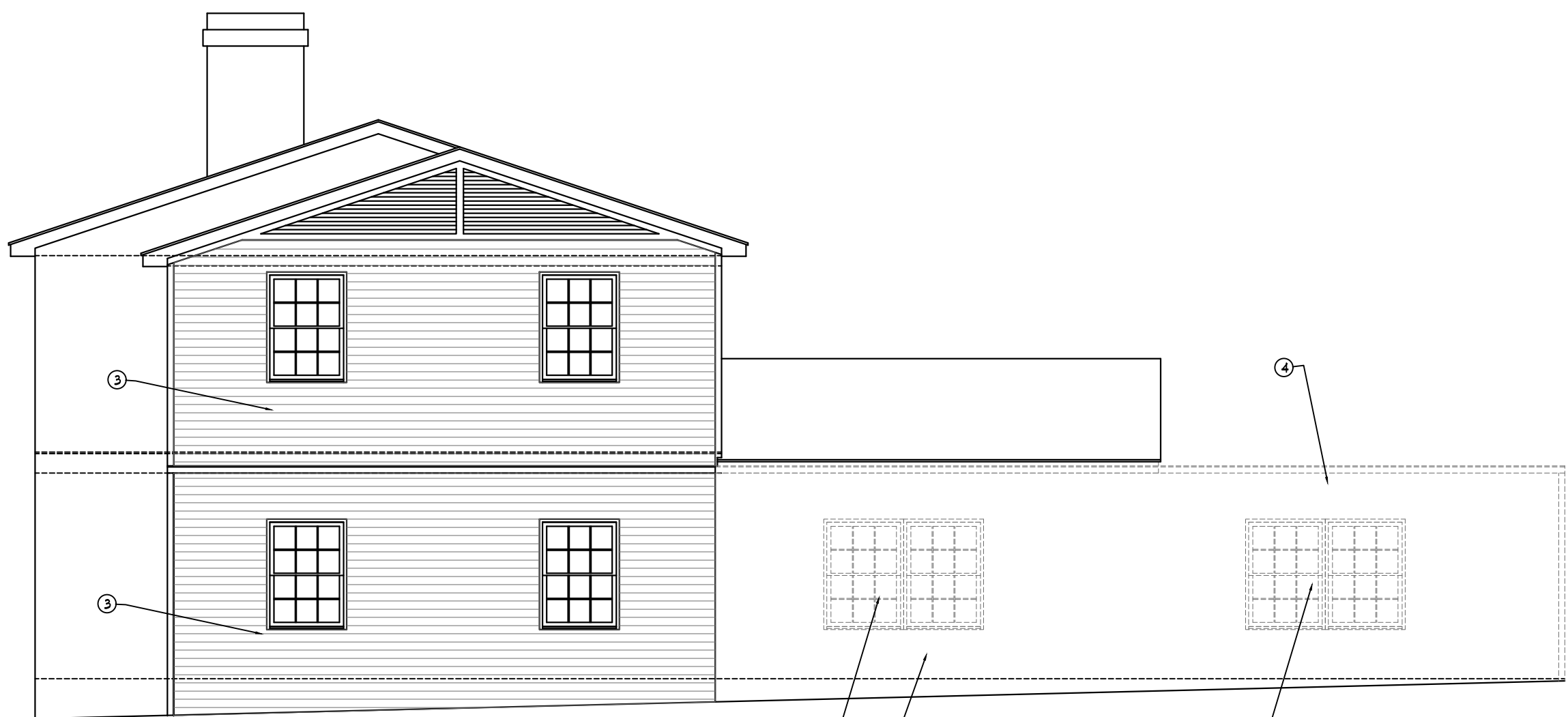
A NORTH ELEVATION
SCALE: 3/16" = 1'-0"



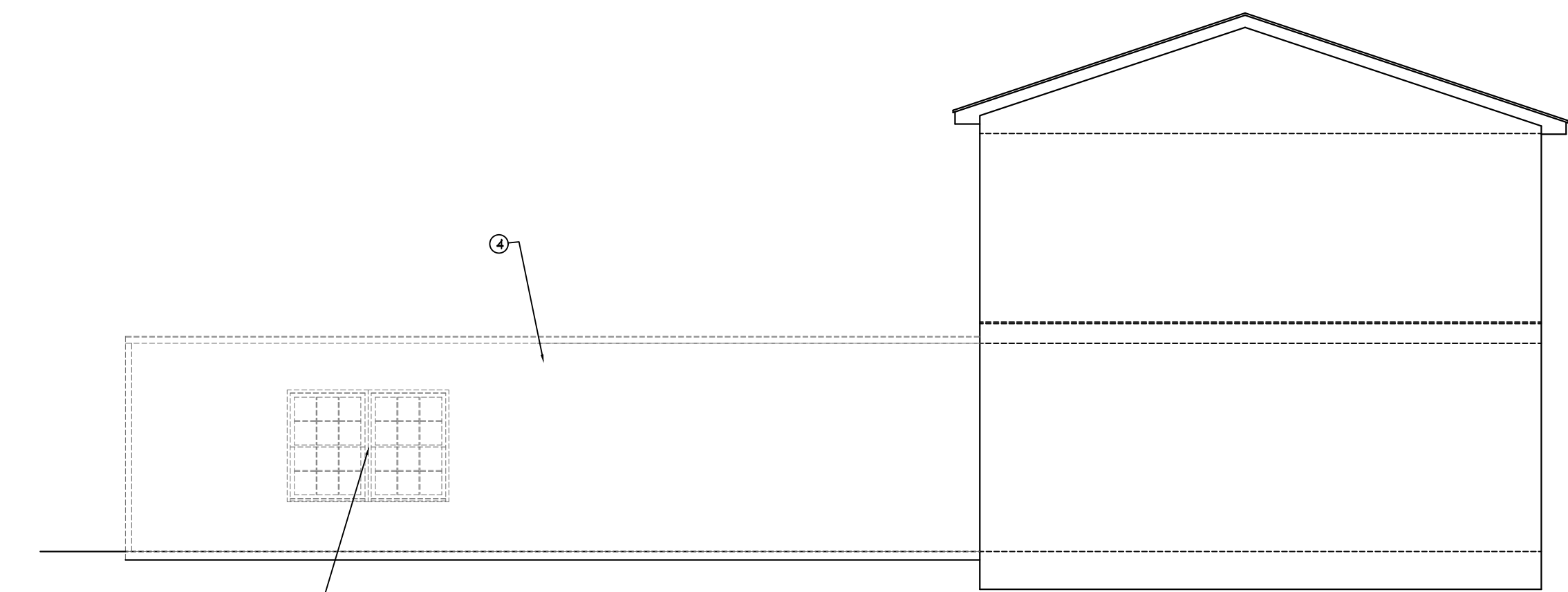
B SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



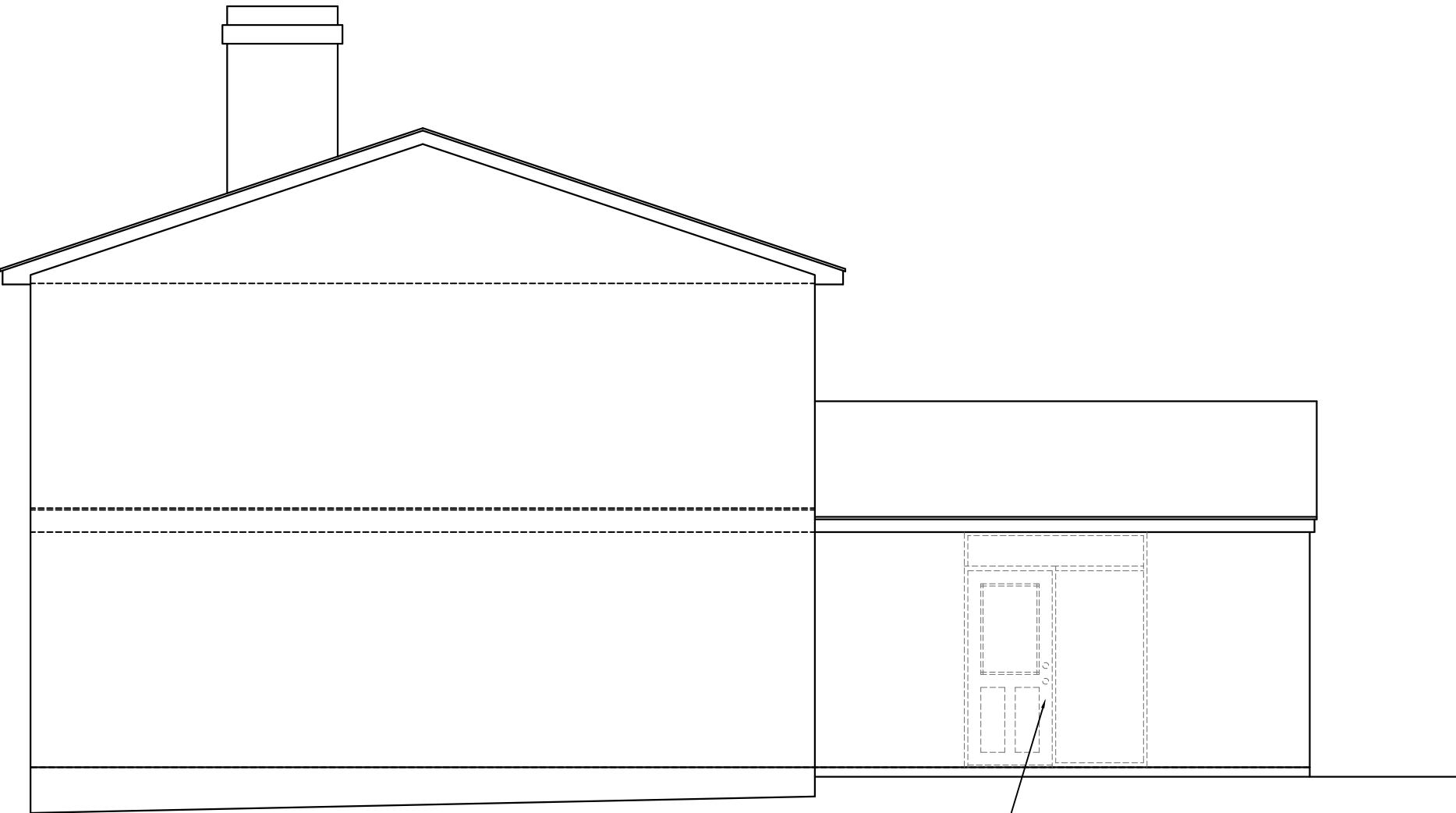
C EAST ELEVATION
SCALE: 3/16" = 1'-0"



D WEST ELEVATION
SCALE: 3/16" = 1'-0"



C EAST COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"



D WEST COURTYARD ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTE LEGEND

- ① REMOVE FRONT ENTRY CANOPY AND LANDINGS, COORDINATE WITH NEW WORK.
- ② REMOVE DOOR TRIM, COORDINATE WITH NEW WORK.
- ③ REMOVE EXISTING VINYL SIDING, COORDINATE WITH NEW WORK.
- ④ DEMOLISH EXISTING ONE STORY ADDITION, INCLUDING ROOF, WALLS, FLOOR SLAB, ALL ELECTRICAL, PLUMBING & MECHANICAL. HAIL ALL DEMOLISHED MATERIALS AWAY, PREPARE SITE AND COORDINATE WITH NEW WORK.
- ⑤ REMOVE EXTERIOR DOOR & FRAME COORDINATE WITH NEW WORK.
- ⑥ REMOVE EXTERIOR WINDOW & FRAME COORDINATE WITH NEW WORK.

REVISIONS

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FL ARCHITECT 184

FL LIC # 14368701



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PROJECT TITLE

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ALTERATION & ADDITION
201 W. LLOYD STREET,
PENSACOLA, FL 32501
(NORTH HILL)

PROJ. NO. 2023-0118
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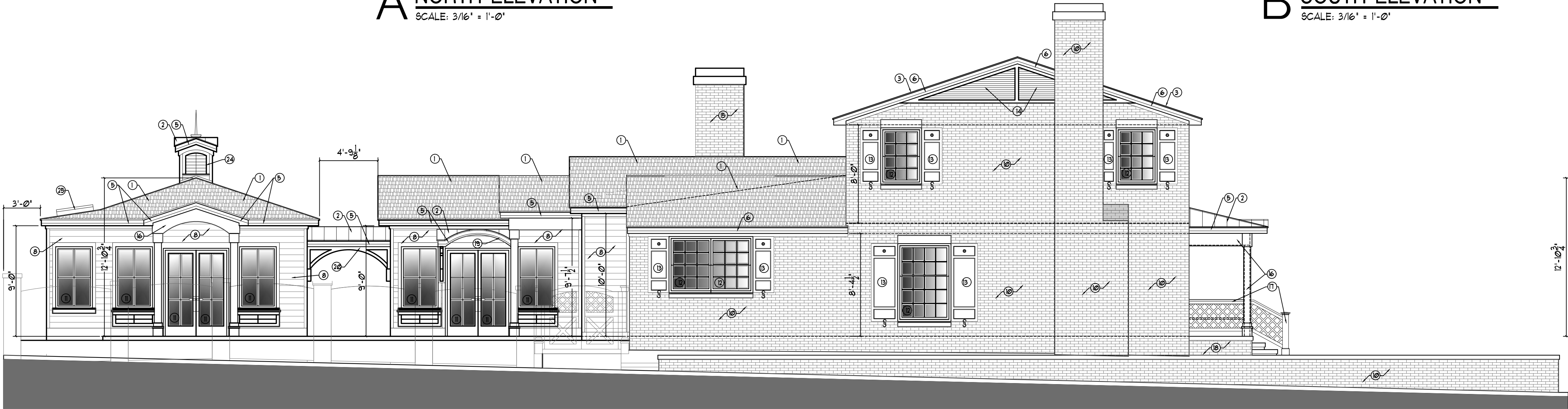
SHEET TITLE
EXISTING/DEMOLITION
EXTERIOR ELEVATIONS

A4.0



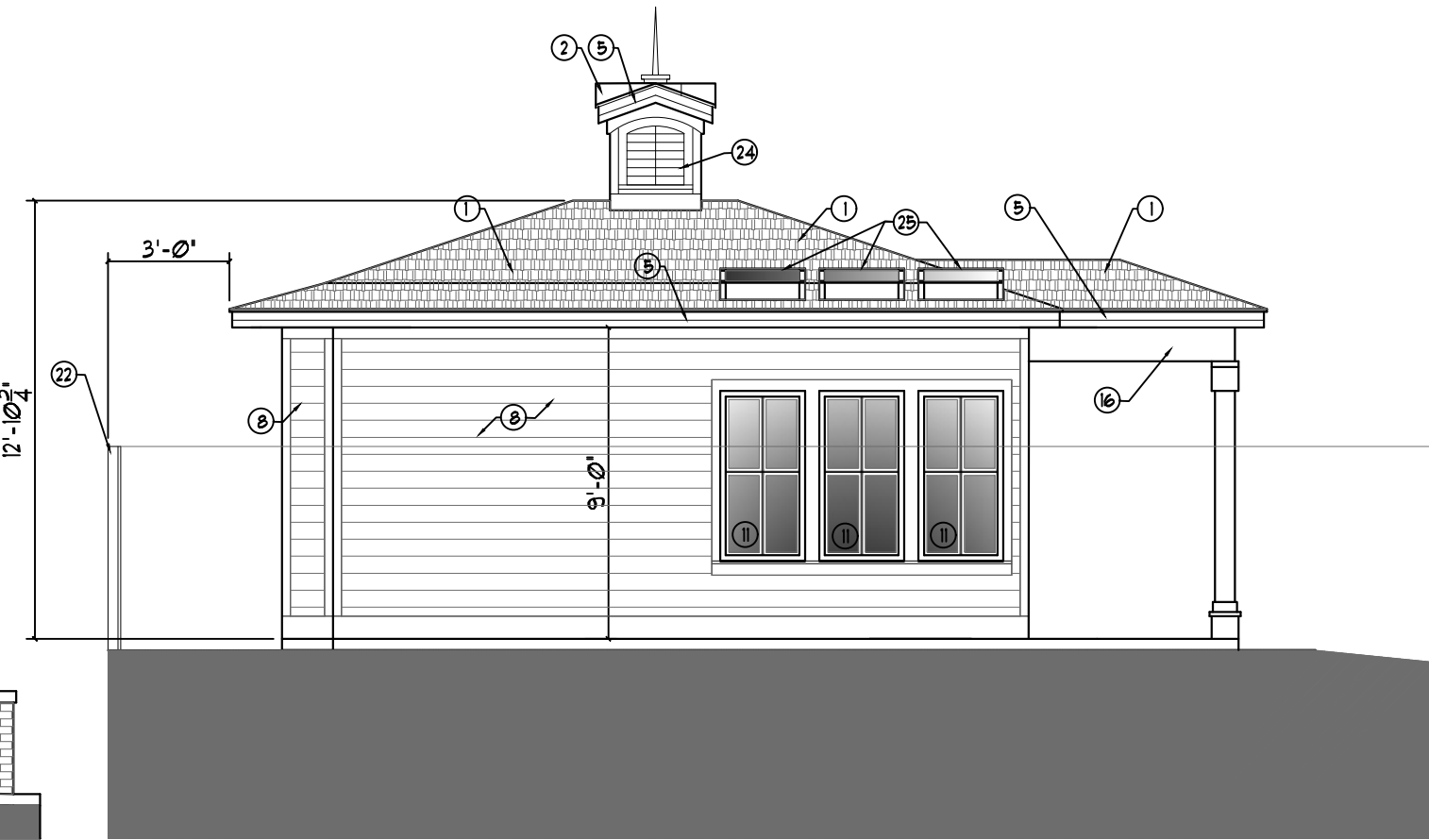
A NORTH ELEVATION
SCALE: 3/16" = 1'-0"

B SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



D EAST ELEVATION
SCALE: 3/16" = 1'-0"

C SHE-SHED EAST ELEVATION
SCALE: 3/16" = 1'-0"

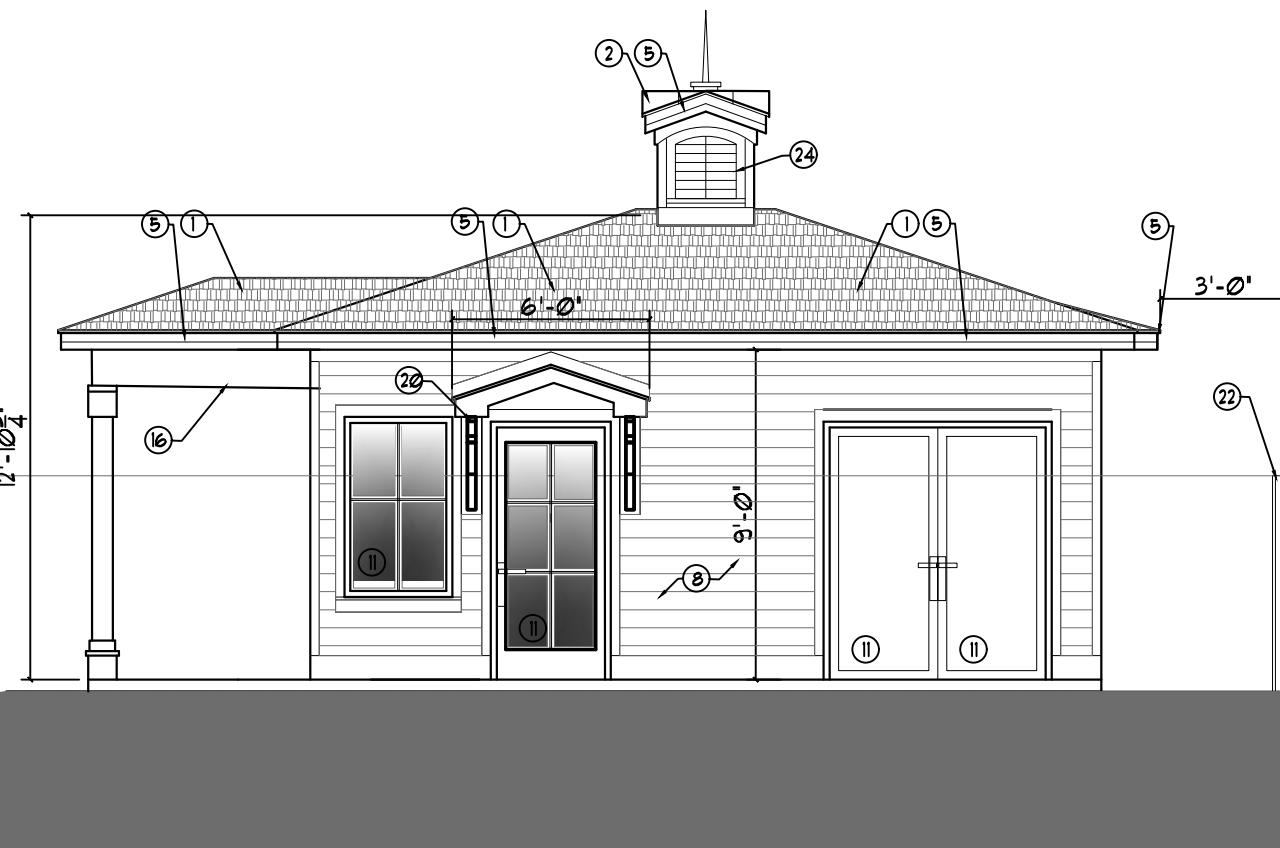


E SHE-SHED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



F WEST ELEVATION
SCALE: 3/16" = 1'-0"

G SHE-SHED WEST ELEVATION
SCALE: 3/16" = 1'-0"



H SHE-SHED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTE LEGEND

- NEW 30 YEAR DIMENSIONAL ASPHALT SHINGLE ROOF (SEE EXTERIOR FINISHES FOR COLOR). OVER PEEL & STICK ROOF MOISTURE BARRIER. OVER 1/2" CDX EXTERIOR ROOF PL/WOOD SHEATHING. PL/WOOD SHEATHING ATTACHED TO PRE-ENGINEERED ROOF TRUSSES.
- NEW PRE-FINISHED, STANDING SEAM METAL, ACCENT ROOF (SEE EXTERIOR FINISHES FOR COLOR). OVER PEEL & STICK ROOF MOISTURE BARRIER. OVER 1/2" CDX EXTERIOR ROOF PL/WOOD SHEATHING. PL/WOOD SHEATHING ATTACHED TO STRUCTURAL TRACING.
- EXISTING SHINGLE ROOF TO REMAIN.
- EXISTING LOW SLOPE ROOF TO REMAIN.
- NEW P.T. CONTINUOUS 2X6 FASCIA BD. WITH 3" PRE-FINISHED METAL DRIP EDGE FLASHING. (SEE EXTERIOR FINISHES FOR FASCIA & FLASHING COLORS).
- EXISTING 2X6 FASCIA BD. (REPAIR OR REPLACE ANY ROTTED OR DAMAGED FASCIA WITH NEW MATERIALS) WITH 3" PRE-FINISHED METAL DRIP EDGE FLASHING. (SEE EXTERIOR FINISHES FOR FASCIA & FLASHING COLORS).
- REPLACE EXISTING WITH 3" PRE-FINISHED METAL DRIP EDGE FLASHING. (SEE EXTERIOR FINISHES FOR FASCIA & FLASHING COLORS).
- NEW HARDIE-PLANK LAP SIDING (SEE EXTERIOR FINISHES FOR COLOR). OVER NEW TYPEK TYPE WALL VAPOR BARRIER. ON 1/2" CDX EXTERIOR PL/WOOD STRUCTURAL WALL SHEATHING.
- NEW HARDIE-PLANK LAP SIDING (SEE EXTERIOR FINISHES FOR COLOR). OVER NEW TYPEK TYPE WALL VAPOR BARRIER. ON EXISTING WALL SHEATHING & FRAMING TO REMAIN.
- EXISTING PAINTED BRICK TO BE SANDBLASTED AND MORTAR WASHED.
- NEW EXTERIOR DOOR OR WINDOW UNIT (SEE EXTERIOR FINISHES FOR COLOR). FLASH AND CAULK CONTINUOUSLY AROUND OPENING TO MAKE WATER TIGHT. TRIM AROUND ALL NEW OPENING WITH 1/2" HARDIE TRIM BOARD. (SEE EXTERIOR FINISHES FOR COLOR). INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- EXISTING DOOR OR WINDOW UNIT TO REMAIN.
- NEW OPERABLE WOOD WINDOW SHUTTERS (SEE EXTERIOR FINISHES FOR COLOR).
- EXISTING GABLE END LOUVERS TO REMAIN.
- NEW BRICK FIREPLACE CHIMNEY WITH MORTAR WASHED BRICK TO MATCH NEW FINISH ON EXISTING BRICK.
- NEW ENTRY PORCH AND CANOPY. ALL COLUMNS, BEAMS AND FRAMING TO BE UNWRAPPED WITH HARDIE-TRIM (SEE EXTERIOR FINISHES FOR COLOR).
- NEW 3/4" HIGH WOOD FRONT PORCH RAILING (CHIPDALE PATTERN PICKETS) (SEE EXTERIOR FINISHES FOR COLOR).
- NEW BRICK & CONCRETE FRONT DOOR PORCH LANDING & STEPS.
- NEW BRICK TO BE MORTAR WASHED TO MATCH NEW FINISH ON EXISTING BRICK.
- NEW DOOR OR WINDOW CANOPY. ALL BEAMS, BRACKETS AND FRAMING TO BE UNWRAPPED WITH HARDIE-TRIM (SEE EXTERIOR FINISHES FOR COLOR).
- NEW BREEZEWAY CONNECTOR CANOPY. ALL BEAMS, BRACKETS AND FRAMING TO BE UNWRAPPED WITH HARDIE-TRIM (SEE EXTERIOR FINISHES FOR COLOR).
- OWNER SUPPLIED UNWRAPPED IRON GATE & FENCING. FINISH TO BE EXISTING WEATHERED UNWRAPPED IRON.
- NEW 6'-0" HIGH WOOD PRIVACY FENCE.
- NEW 4'-0" HIGH X 5'-0" WIDE DECORATIVE GARDEN GATE IN WOOD PRIVACY FENCE.
- NEW ROOF CUPOLA. UNWRAPPED WITH HARDIE SIDING & HARDIE TRIM.
- NEW ROOF SKYLIGHTS ABOVE GREEN ROOM. (SEE EXTERIOR FINISHES FOR COLOR).
- ROOFTOP SOLAR PANELS BY OTHERS.

EXTERIOR FINISHES - NOTES

- ROOFING - AS MANUFACTURED BY "GAF" - "ROYAL SOVEREIGN" SERIES ASPHALT SHINGLES, COLOR - SLATE.
- METAL ROOFING - AS MANUFACTURED BY "GULF COAST SUPPLY & MANUFACTURING", COLOR - "AGED COPPER" FINISH.
- METAL ROOF EDGE FLASHING - AS MANUFACTURED BY "QUALITY EDGE" PREFINISHED METAL, COLOR - "280 WHITE".
- SOFFIT - (JAMES HARDIE PRODUCTS) HARDIE SOFFIT 1/2" PANELS, VENTED SELECT CEDARMILL & NON-VENTED SELECT CEDARMILL, COLOR - PAINTED "PURE WHITE" - (SW 7005).
- SIDING - (JAMES HARDIE PRODUCTS) HARDIE PLANK LAP SIDING, SELECT CEDARMILL, 7" EXPOSED, COLOR - PRE-FINISHED "ARTIC WHITE".

- TRIM, FASCIA BOARDS & COLUMNS - (JAMES HARDIE PRODUCTS) HARDIE TRIM BOARDS, 1/2" SMOOTH, COLOR - PAINTED "PURE WHITE" - (SW 7005).
- DOORS - (KOLBE WINDOWS & DOORS) ULTRA SERIES, VINYL CLAD EXTERIOR WITH WOOD INTERIOR, "SOLAR CONTROL LOW-E" GLAZING, WITH PERFORMANCE DIVIDED LITES, IMPACT DOORS. COLOR - EXTERIOR "ULTRA PURE WHITE", INTERIOR PAINTED "ULTRA PURE WHITE. HARDWARE TO BE "ANTIQUE BRONZE".
- WINDOWS - (KOLBE WINDOWS & DOORS) ULTRA SERIES, VINYL CLAD EXTERIOR WITH WOOD INTERIOR, "SOLAR CONTROL LOW-E" GLAZING, WITH PERFORMANCE DIVIDED LITES, IMPACT WINDOWS. COLOR - EXTERIOR "ULTRA PURE WHITE", INTERIOR PAINTED "ULTRA PURE WHITE. HARDWARE TO BE "ANTIQUE BRONZE".

- WINDOW SHUTTERS - AS MANUFACTURED BY "THE SHUTTER HOUSE" OPERABLE WOOD SHUTTERS WITH A PAINTED FINISH WITH CUT-OUT OF "DAISY" COLOR - BEHR, DYNASTY - "BLUE HERRMANN".
- FLAGSTONE PAVERS - NATURAL STONE PAVERS MIXED WHITE/GRAY/BLUE & BUFF COLORS.
- STAMPED CONCRETE WALKWAYS - STANDARD CONCRETE WITH A BRICK PATTERN STAMPED INTO SURFACE.
- ALL EXISTING & NEW BRICK VENEER IS TO BE SANDBLASTED AND THEN "MORTAR WASHED". "German Smear" BRICK PAINT OR MORTAR WASH GROUT COLOR TO MATCH - "PURE WHITE" - SW 7005).
- GUTTERS & DOWN SPOUTS, ROUND "OG" GUTTER & DOWNSPOUTS IN A REAL COPPER (PATINA) FINISH.

- WINDOW SHUTTERS - AS MANUFACTURED BY "Natural Light Energy Systems, dbe KENNEDY SKYLIGHTS LLC, CURB MOUNTED GLASS SKYLIGHTS, COLOR - DARK BRONZE.

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FL REG. ARCHT. 12467

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PROJECT TITLE

BOWEN RESIDENTIAL
ALTERATION & ADDITION
201 W. LLOYD STREET,
PENSACOLA, FL 32501
(NORTH HILL)

PROJ. NO. 2023-0118
DATE: 8-29-2024
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.

SHEET TITLE
NEW WORK
EXTERIOR ELEVATIONS

A4.1

CODE REVIEW
FBC 2023 (8TH ED.)

OCCUPANCY:
"GROUP R-3": SINGLE FAMILY HOME
CONSTRUCTION TYPE:
"TYPE VB"
FIRE RATINGS BASED ON SEPARATION DISTANCE:
NO FIRE RATING IS REQUIRED.
MAX. BUILDING HEIGHT:
THE MAXIMUM BUILDING HEIGHT IS 40'
MAX. NUMBER OF STORIES:
THE MAXIMUM NUMBER OF STORIES ALLOWED IS (3) STORIES.
MAX. AREA PER STORY:
THE MAXIMUM ALLOWABLE AREA PER STORY IS (UNLIMITED).
FINISHES:
INTERIOR FINISHES MUST BE CLASS "C" OR ABOVE.
EXIT REQUIREMENTS & ISSUES:
- THE REQUIRED CLEAR EXIT WIDTH IS = 36"
- ONE EXIT IS ALL THAT IS REQUIRED, BUT MULTIPLE EXITS ARE BEING PROVIDED.
- STAIR RISERS SHALL BE ALLOWED TO BE 7.75" HIGH MAXIMUM, TREADS SHALL BE 10" MINIMUM WITH A SOLID RISER AND A NOSING WHICH IS .75" TO 1.25" DEEP. TREADS & RISERS SHALL BE UNIFORM TO A TOLERANCE OF .375" WITHIN EACH FLIGHT.

- ALL STAIRS SHALL MAINTAIN A MINIMUM CLEAR HEAD HEIGHT OF 6'-8".
- ALL HANDRAILS AND GUARDRAILS SHALL BE A MINIMUM OF 36" HIGH, ABOVE FINISHED FLOOR.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXTERIOR COMPONENT & CLADDING MATERIALS, TO MEET THE MANUFACTURES RECOMMENDED WINDLOAD CRITERIA AS SPECIFIED BY THE ENGINEERS CALCULATION FOR HURRICANE WIND ZONES.

EMERGENCY EGRESS: EACH BEDROOM SHALL HAVE EITHER AN EXTERIOR OPENING DOOR OR AN OPERABLE WINDOW WITH 5.7 S.F. OF CLEAR OPENING, THIS AREA MUST BE 24" H. MIN AND 20" W. MIN. WITH A SILL LOCATED NOT MORE THAN 44" A.F.F.
SMOKE ALARMS: SHALL BE LOCATED INSIDE EACH SLEEPING ROOM, JUST OUTSIDE EACH SLEEPING AREA, AND ON EACH FLOOR. (NOT IN KITCHEN AREAS). THEY MUST BE INTERCONNECTED.
SITE ADDRESS: SHALL BE VISIBLE FROM THE STREET. ARABIC NUMBERS AND ALPHABETICAL LETTERS, 4" H. MIN, WITH 3" MIN. LETTER STROKE. IN CONTRAST COLOR TO BACKGROUND.

ACCESSIBILITY: PROVIDE AN ACCESSIBLE BATHROOM ON THE GROUND FLOOR IF POSSIBLE WITH A 29"W. MIN. DOOR CLEAR OPENING.

CITY OF PENSACOLA LDC REVIEW

ZONED PR-1AAA (NORTH HILL PRESERVATION SINGLE-FAMILY ZONING DISTRICT)
EXISTING HOME IS MOSTLY OF "COLONIAL REVIVAL" STYLE ARCHITECTURE.

REQUIRES SUBMITTAL & APPRTOVAL OF THE "ARB".

THIS STRUCTURE IS "NOT" A CONTRIBUTING STRUCTURE.

EXISTING TREES WILL BE PROTECTED DURING DEMOLITION & NEW CONSTRUCTION.

- FENCES TO COMPLY WITH 12-2-40. (WOOD, BRICK, STONE OR WROUGHT IRON MATERIALS ONLY). PILLARS MAY EXTEND 12" MAX. ABOVE HEIGHT LIMITATIONS.
MAXIMUM FENCE HEIGHTS = FRONT YARD 4'-6", SIDE YARD 6'-6", REAR YARD 6'-6". STREET SIDE YARDS 4'-0" IF VISIBILITY OF NEIGHBOR IS OBSTRUCTED, 6'-6" OTHERWISE.

- PAINT COLORS, FROM ADOPTED PALETTES OF HISTORIC COLORS. OR SUBMITTED FOR APPROVAL.

- RESIDENTIAL ACCESSORY STRUCTURES TO COMPLY WITH 12-2-31, (LIMITED TO ONE STORY & 25' MAX. HEIGHT, TO MATCH ORIGINAL HOUSE STYLE, ROOF PITCH & OTHER DESIGN FEATURES. SHALL OCCUPY 25% MAX. OF REAR YARD AREA. MUST BE SETBACK 3'-0" MIN. FROM SIDE & REAR PROPERTY LINES. MUST BE A MIN. 4'-0" BETWEEN MAIN HOUSE AND NEW ACCESSORY STRUCTURE. COVERED WALKWAY CONNECTING THE TWO BUILDINGS IS LIMITED TO 6'-0" WIDE. MAX. HEIGHT SHALL NOT EXCEED 15'-0" IN REAR YARD AREA.

- ALTERATIONS & ADDITIONS CONFORM TO 12-2-9.

ZONED PR-1AAA (NORTH HILL PRESERVATION SINGLE-FAMILY ZONING DISTRICT)
EXISTING HOME IS MOSTLY OF "COLONIAL REVIVAL" STYLE ARCHITECTURE.
ZONE PR-1AAA REGULATIONS: MIN. FRONT YARD SETBACK = 30'-0"
MIN. SIDE YARD SETBACK = 9'-0"
MIN. LOT AREA = 9,000 S.F.
MIN. LOT WIDTH AT STREET FRONT = 50'
MIN. LOT WIDTH AT FRONT BUILDING SETBACK = 75'
MAX. BUILDING HEIGHT = 35'
MIN. FLOOR AREA = N/A.

FLORIDA PRODUCT INFORMATION

IF THE CONTRACTOR ELECTS TO SUBSTITUTE A DIFFERENT MANUFACTURER HE MUST PROVIDE FL# FOR THOSE PRODUCTS.

SOFFIT - (FL# 132651)
MANUF. BY JAMES HARDIE,
HARDIE-SOFFIT PANELS
SIDING - (FL# 88910)
MANUF. BY JAMES HARDIE,
HARDIE-LAP SIDING
SHINGLE ROOFING - (FL# 10124-R12)
MANUF. BY GAF, ROYAL SOVEREIGN SERIES
30 YR. DIMENSIONAL ASPHALT ROOF SHINGLES
METAL ROOFING - (FL#33818.2 NON-HVHZ) & (FL#33818.1 HVHZ)
MANUF. GULF COAST SUPPLY & MANUFACTURING.
'GULFLOK HIDDEN SCREW ROOF SYSTEM.

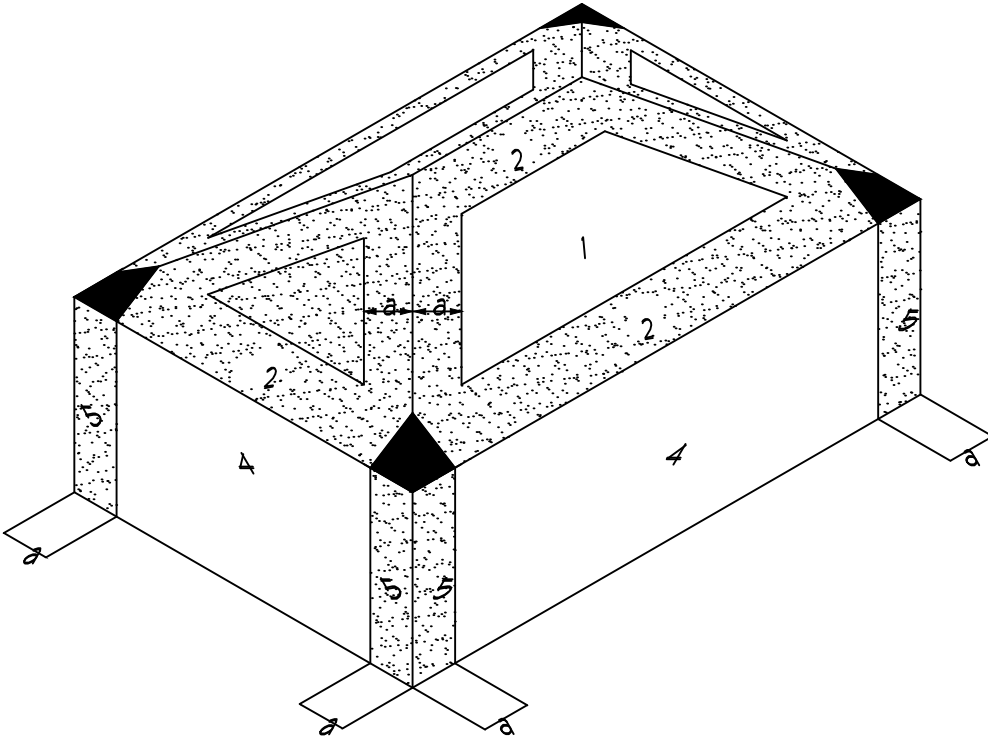
EXTERIOR DOORS - (FL# 25916)
MANUF. BY KOLBE & KOLBE
SOLID, ARCH TOP & FULL GLASS FRENCH DOOR,
EXTERIOR WINDOWS - (FL# 16932)
MANUF. BY KOLBE & KOLBE
FIXED, SINGLE HUNG, AND ARCH TOP WINDOWS

SKYLIGHTS - (FL# 15592.4) MAUF. BY NATURAL LIGHT ENERGY SYSTEMS, DBA, KENNEDY SKYLIGHTS LLC, CURB MOUNTED GLASS SKYLIGHT WITH LOW -E GLASS.

BRICK VENEER (FRONT PORCH) - BORAL STONE COMPANY (FL 15046.1)

MISC. HURRICANE CONNECTORS - SIMPSON STRONG TIE
MSTA24, MTS20 STRAPS. (FL# 10852.9-R2).
H25A, H10 CLIPS. (FL# 10456.6-R2).
H25A CLIPS. (FL# 10456.12-R2).
SPH6 STRAPS. (FL# 10456.51-R2).
MTS18 STRAPS. (FL# 10456.35-R2-R2).
HTS20. (FL# 13812.3-R1).

COMPONENTS & CLADDING CALCULATIONS



DESIGN CRITERIA			
Ultimate Wind Speed	155	mph	
Risk Category	II		
Adjustment Coefficient	1.00		
Exposure Category	B		
Building Category	Enclosed		
End Zone, a (ASCE 7-10)	3	feet	

ROOF OVERHANG PRESSURES			
Zone	Area	Pressure (psf)	
2	10.0	-15.5	
	20.0	-15.5	
	50.0	-15.5	
	100.0	-15.5	
3	10.0	-126.9	
	20.0	-114.5	
	50.0	-98.1	
	100.0	-85.8	

Garage Door Components & Cladding					
Area (Ft ²)	psf	-	+	KN/m ²	-
63.0	35.6	-40.2	1.7	-1.92	
112.0	34.1	-38.0	1.63	-1.82	

Note: For effective areas between those given above, use the load associated with the lower effective area.

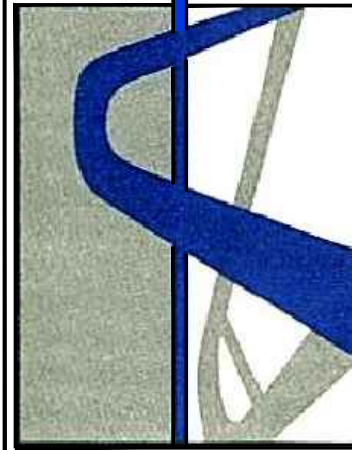
REVISIONS

ARB -NORTH HILL
SUBMITTAL
DEADLINE 8-29-2024

ARCHITECT'S SEAL & SIGNATURE

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC



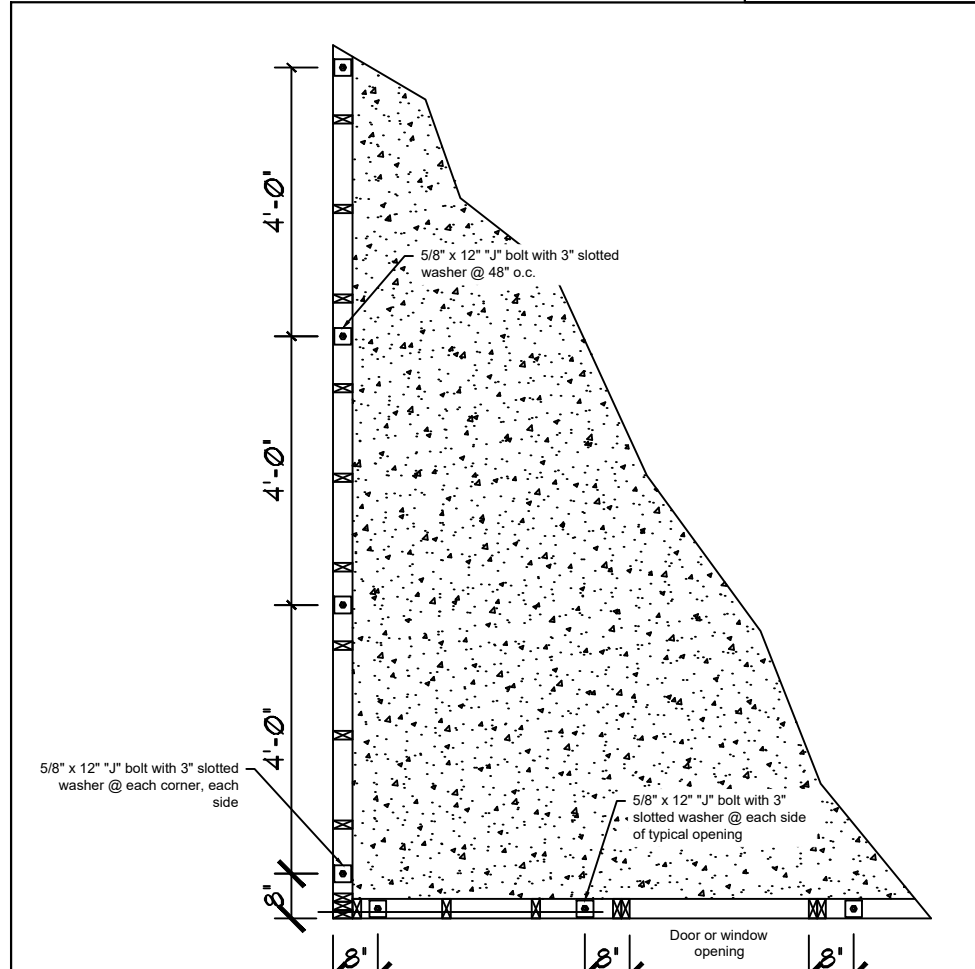
PROJECT TITLE

BOWEN RESIDENTIAL
ALTERATION & ADDITION
201 W. LLOYD STREET,
PENSACOLA, FL. 32501
(NORTH HILL)

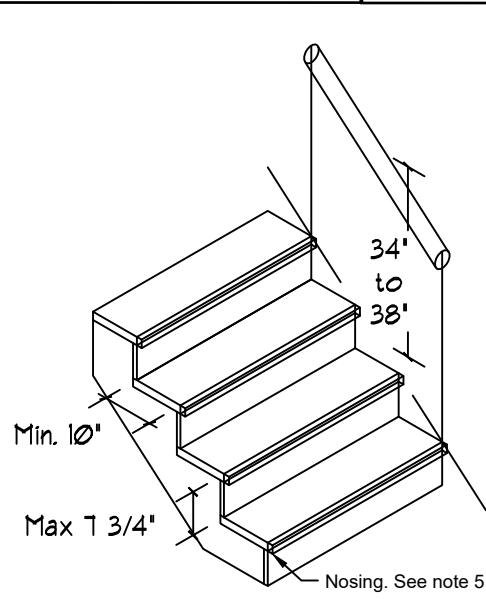
PROJ. NO. 2023-013R
DATE 8-26-2024
DRAWN BY: C.R.K.J.
CHECKED BY: C.R.K.J.

SHEET TITLE
TYPICAL STRUCTURAL
DETAILS, CODE REVIEW,
FL #8, WIND LOAD CALC.

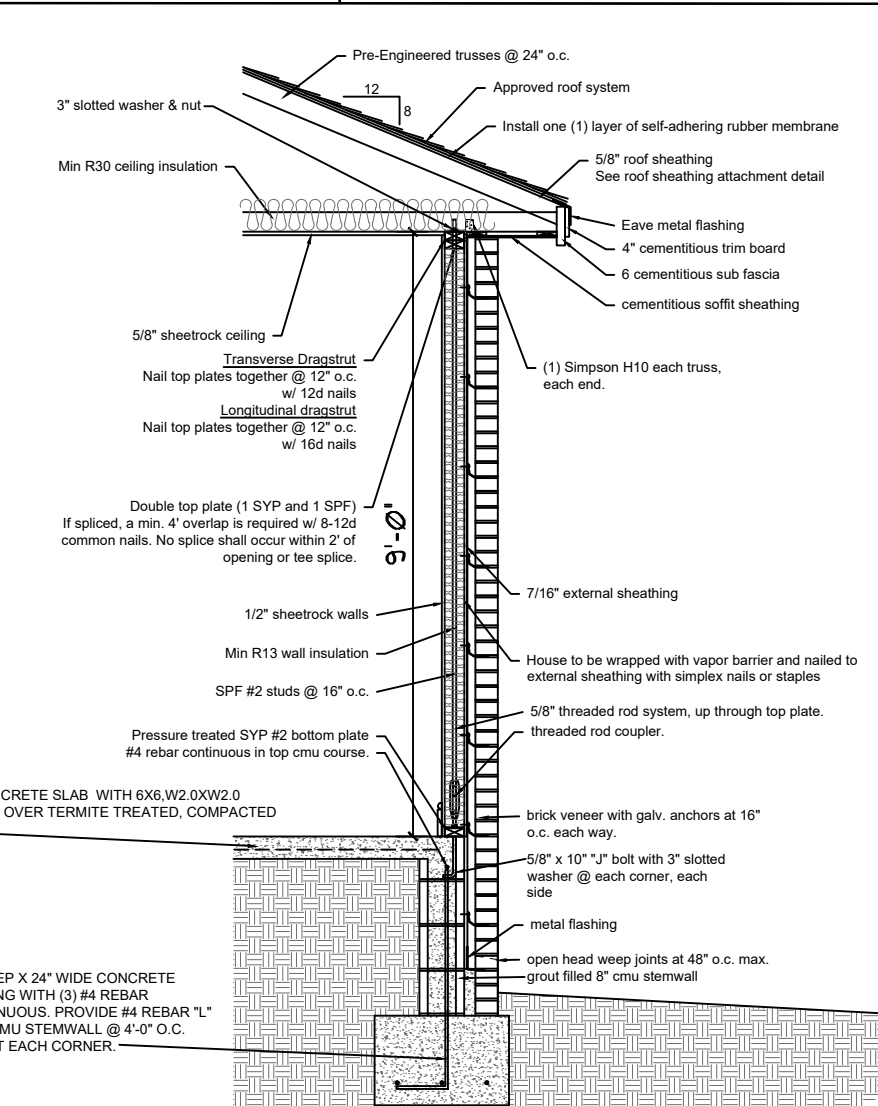
T1.1



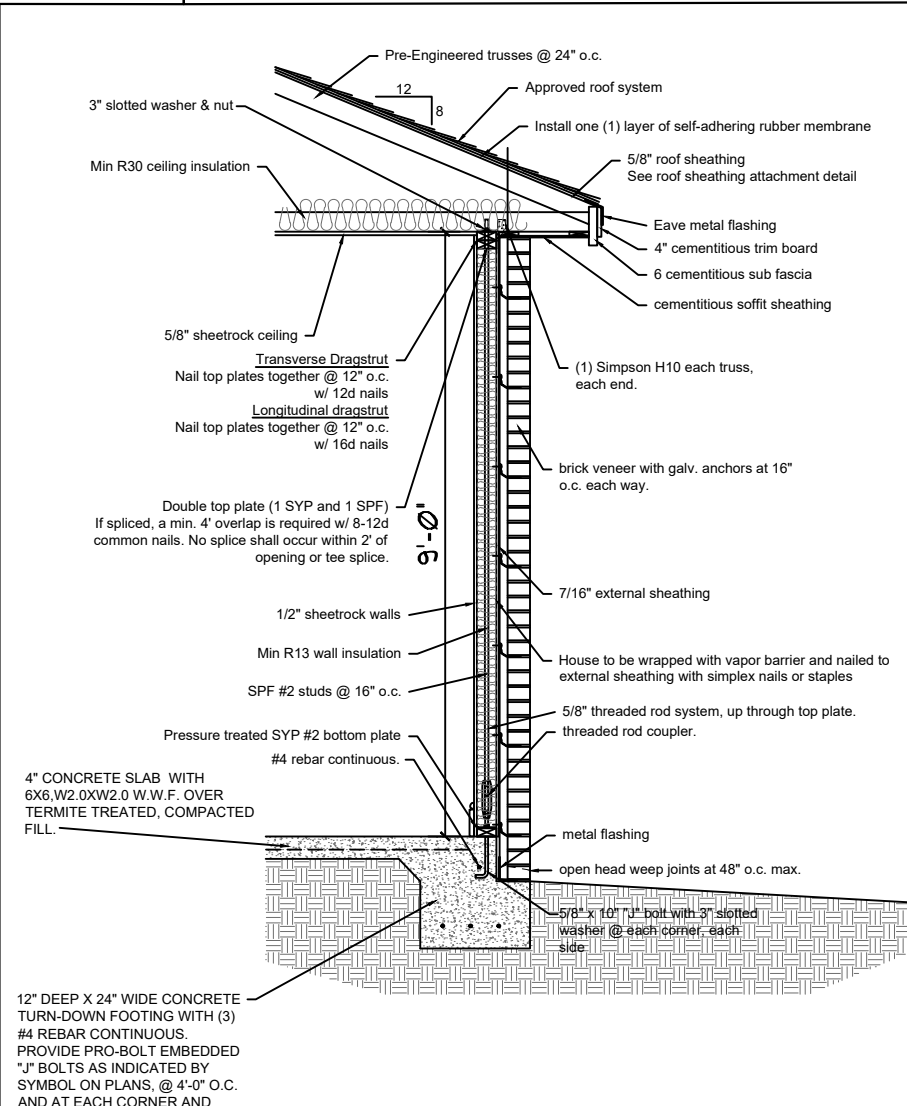
Anchor Bolt Spacing



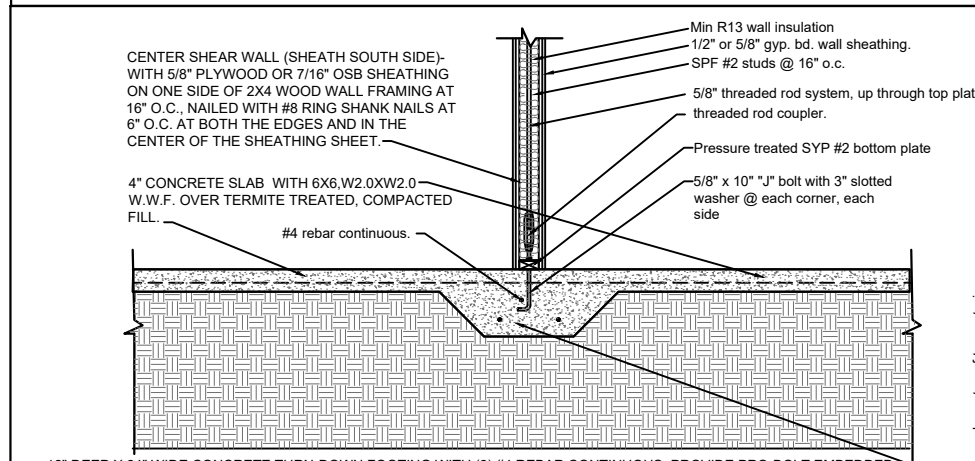
Typical Stair Detail



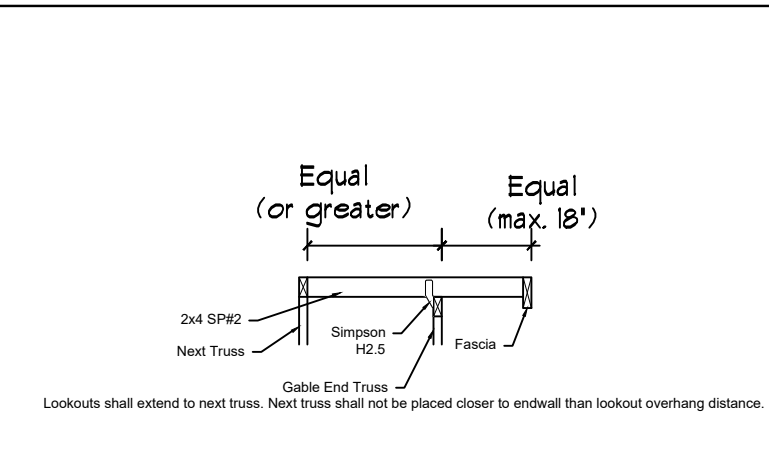
Main House Typical Wall Section



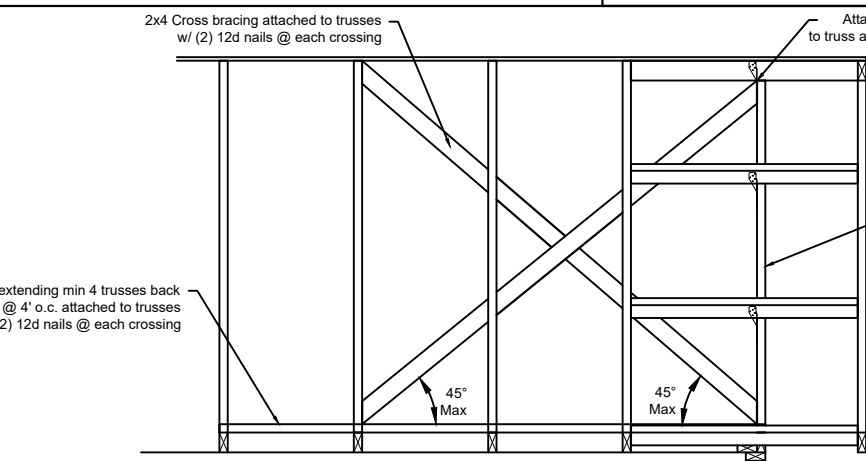
Garage Typical Wall Section



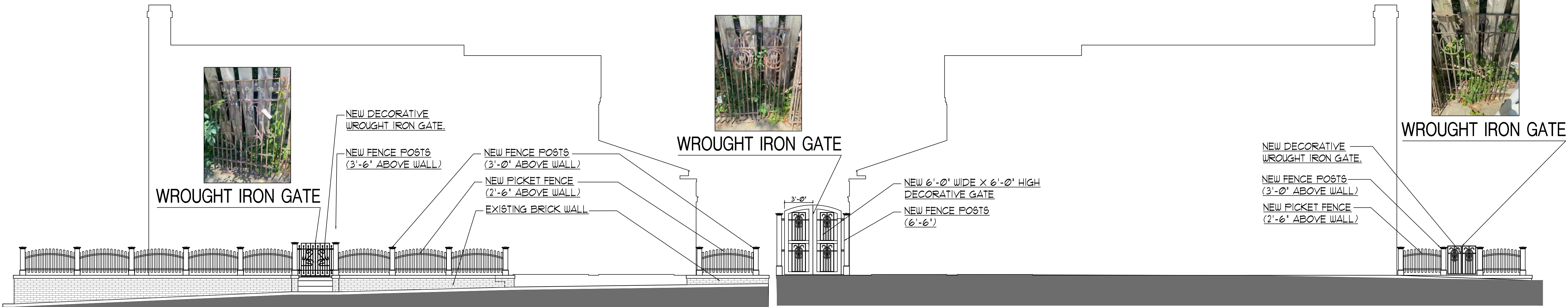
Typical Shear Wall
Footing Section



Typical Outlooker Detail

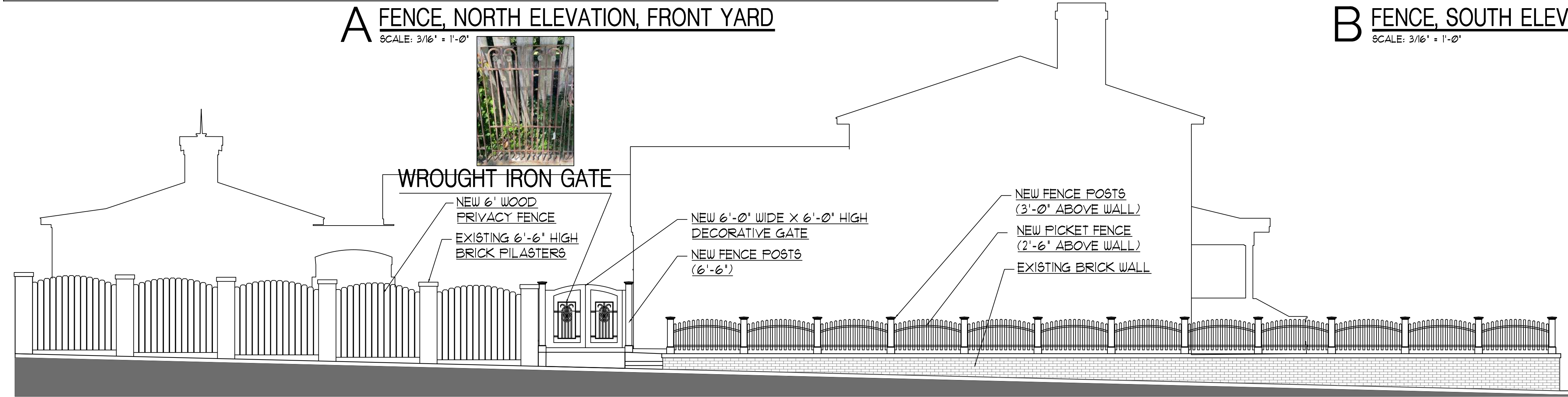


Typical Gable Framing Section

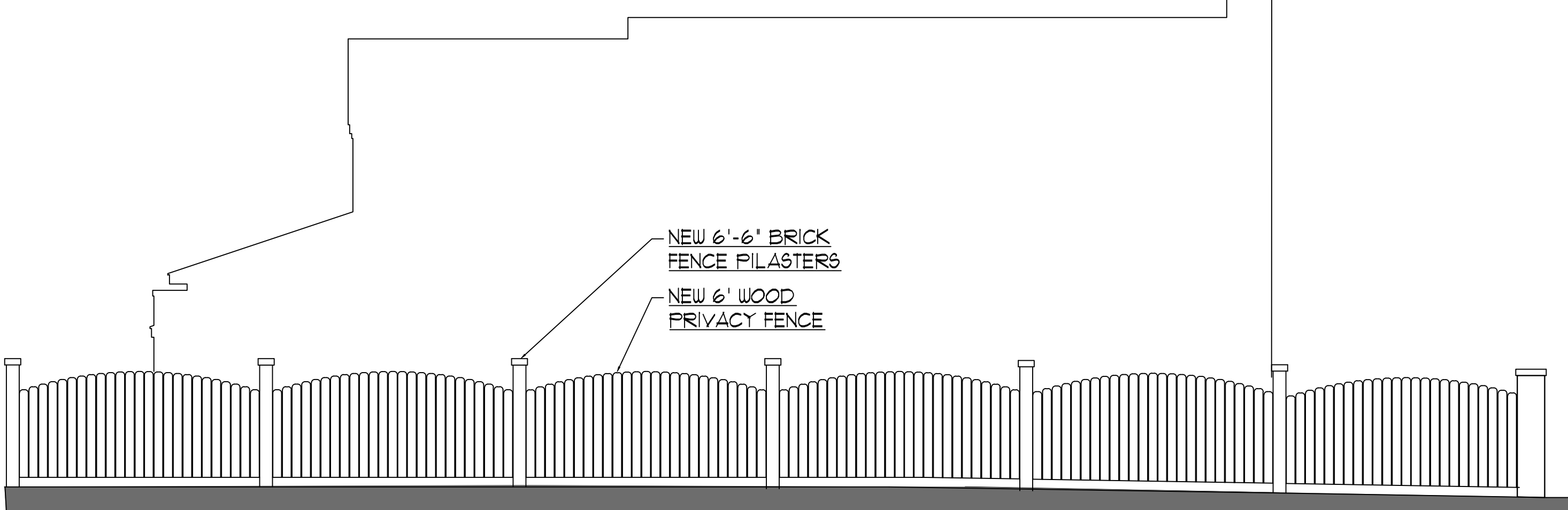


A FENCE, NORTH ELEVATION, FRONT YARD
SCALE: 3/16" = 1'-0"

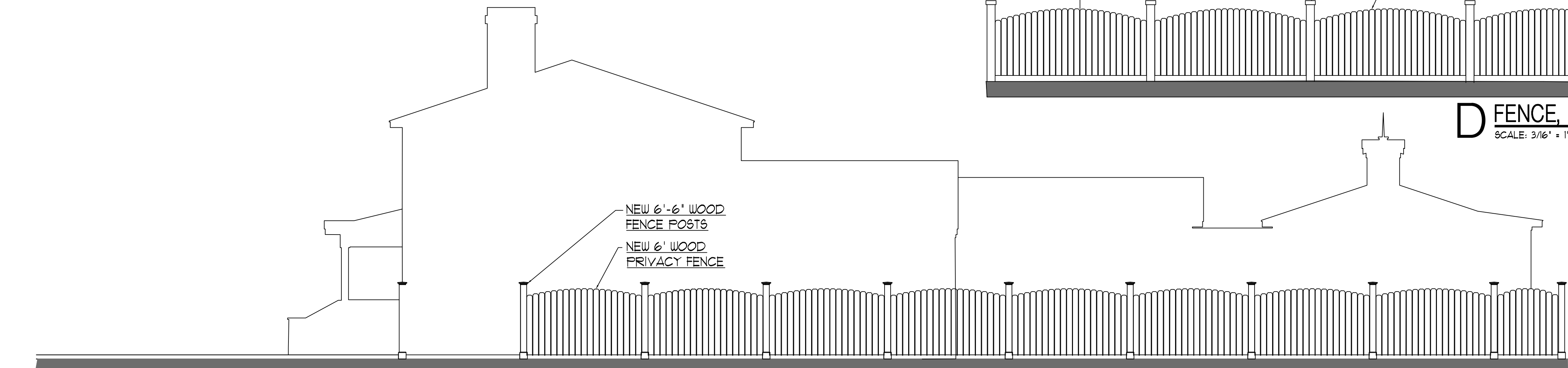
B FENCE, SOUTH ELEVATION, SIDE YARDS
SCALE: 3/16" = 1'-0"



C FENCE, EAST ELEVATION, SIDE YARDS
SCALE: 3/16" = 1'-0"



D FENCE, SOUTH ELEVATION, REAR YARD
SCALE: 3/16" = 1'-0"



E FENCE, WEST ELEVATION, REAR YARD
SCALE: 3/16" = 1'-0"

REVISIONS

ARB -NORTH HILL
SUBMITTAL
DEADLINE 8-29-2024

ARCHITECT'S SEAL & SIGNATURE

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ARTISAN'S ARCHITECTURE LLC

Charles E. Kinze Jr. 25 W. Cedar St., Suite 1106, Pensacola, FL 32502

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A R A R I S A N ' S
A R C H I T E C T U R E

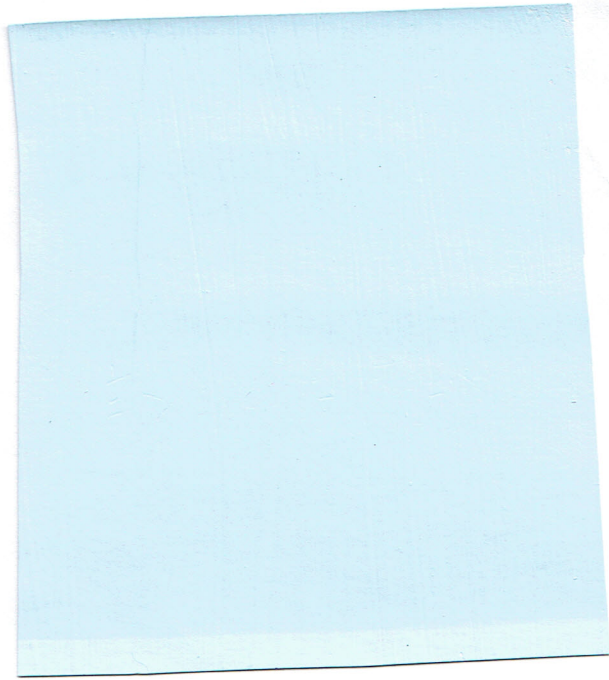
PROJECT TITLE

BOWEN RESIDENTIAL
ALTERATION & ADDITION
201 W. LLOYD STREET,
PENSACOLA, FL 32501
(NORTH HILL)

PROJ. NO. 2023-0118
DATE: 8-29-2024
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.

SHEET TITLE
NEW WORK
FENCE ELEVATIONS

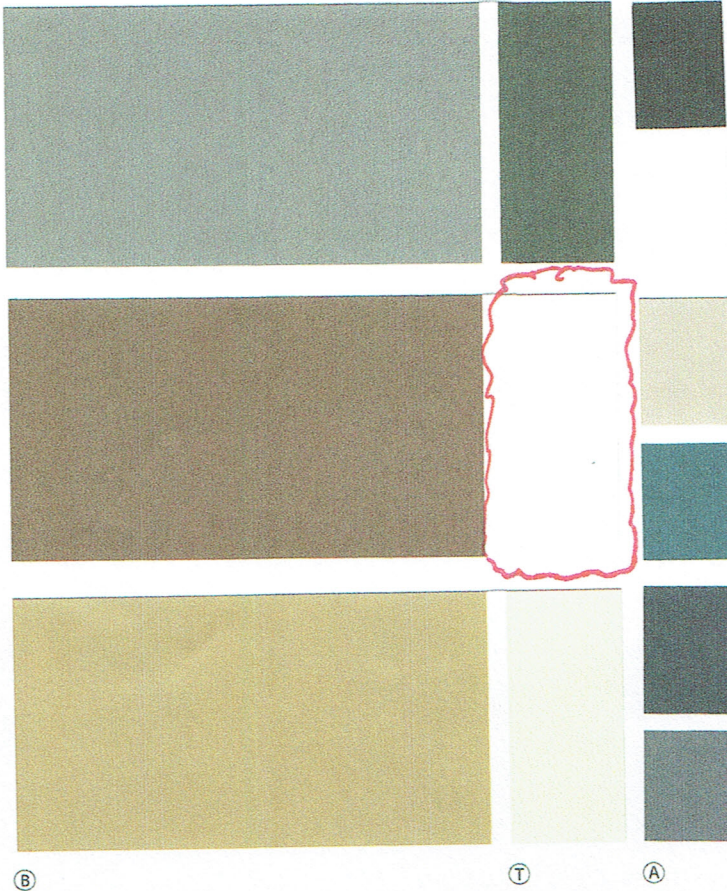
A4.2



BEHR DYNASTY
"BLUE HERRMANN"
CUSTOM COLOR
#685324430600

SHUTTER COLOR

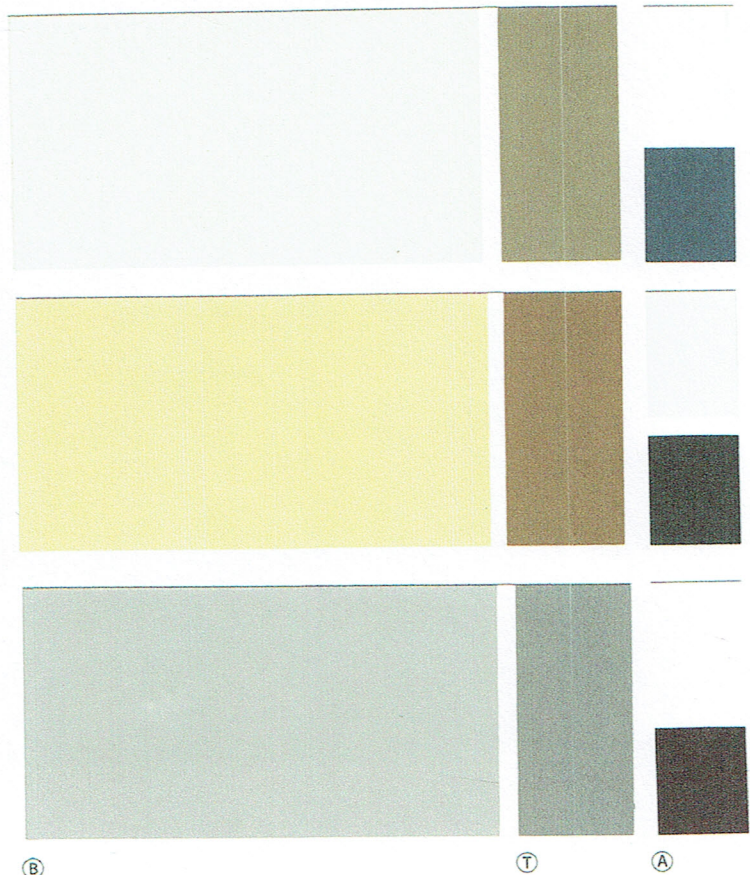
EXTERIOR TRIM, COLUMN, SOFFIT COLOR



BODY	TRIM	ACCENT	ACCENT 2
Downing Stone SW 2821	Sage Green Light SW 2851	Roycroft Bronze Green SW 2846	Classic Light Buff SW 0050
Rookwood Clay SW 2823	Pure White SW 7005	Downing Sand SW 2822	Teal Stencil SW 0018
Downing Straw SW 2813	Roycroft Vellum SW 2833	Roycroft Pewter SW 2848	Classic French Gray SW 0077



BODY	TRIM	ACCENT	ACCENT 2
Antique White SW 6119	Roycroft Suede SW 2842	Creamy SW 7012	Bunglehouse Blue SW 0048
Peace Yellow SW 2857	Rookwood Antique Gold SW 2814	Classical White SW 2829	Roycroft Bottle Green SW 2847
Roycroft Mist Gray SW 2844	Downing Stone SW 2821	Extra White SW 7006	Rookwood Dark Red SW 2801



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How to Do a German Smear: Guide to Mortar Washing Brick

Written by MasterClass

Last updated: Jul 26, 2021 • 3 min read

Masonry contractors and handy DIYers use the mortar-based treatment known as German smear to revitalize old brick home exteriors or create a distressed appearance for a new faux brick or real brick surface.



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[What Are the Advantages of German Smear?](#)

[What Are the Disadvantages of German Smear?](#)

[How to Apply German Smear on Brick](#)

[Ready to Give Your Space a Chic Update?](#)

[Kelly Wearstler Teaches Interior Design](#)

What Is German Smear?

German smear (or German schmear) is a design treatment that uses a spreadable paste called mortar to give brick color a white tint. Originating in Germany, the technique involves spreading mortar on brick—usually a red brick interior or exterior wall or brick fireplace—and removing some of it while it's still wet to re-expose the underlying brick. The completed look of the brick exterior is typically reminiscent of old-world country manor houses or cottages in Northern Germany.

This technique is different from other painted brick techniques primarily because it uses mortar instead of paint. Other popular methods of treating brick include painting with regular latex paint or limewash paint. However, German smear is more durable than limewash and whitewash and adds both color and texture.

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What Are the Advantages of German Smear?

The German smear technique has a few advantages for homeowners, including:

- **Aesthetic appeal:** German smear creates a warm and inviting rustic appearance on old or new brick walls and fireplaces. The smearing treatment is popular among homeowners who want to incorporate old-world charm into their home décor or remodel.
- **Flexibility:** German smear is very amenable to individual tastes because you can make the white mortar as light or heavy as you wish.
- **Inexpensive:** This design treatment can give your red brick walls a makeover at a relatively low cost, as the materials are inexpensive, and you can do the process yourself as a home improvement project.
- **Permanence:** Once applied, German smear lasts a long time with relatively little required upkeep—unlike other painting treatments, which you’ll need to reapply every couple of years.

What Are the Disadvantages of German Smear?

The German smear technique has a few disadvantages for homeowners, including:

- **Labor:** Applying German smear is a straightforward project that a handy DIYer can tackle, but it requires a lot of work. It is a labor-intensive process that can take many days, depending on the scale of a project—from a simple fireplace to an entire house.
- **Permanence:** The mortar wash's durability is also one of its drawbacks, as once it is applied, it is very difficult to remove. Due to this permanence, some homeowners prefer hiring a masonry contractor to apply their smear, which can be expensive.
- **Prerequisites:** You can only apply German smear to a bare brick surface, as it will not adhere to painted brick.

How to Apply German Smear on Brick

Some professionals recommend hiring an expert to apply your German smear due to the technique's permanent quality, but it is straightforward enough to take on as a DIY project. To give your brick surface a rustic update, check out the following step-by-step tutorial:

1. **Clean the brick.** The critical first step is to prepare the brick and grout lines for application by cleaning them before applying the mortar, which won't stick otherwise. Clean the brick and grout with a power washer or a stiff bristle brush and water. The goal is to remove any build-up of mildew, grease, or dirt.

2. **Mix the mortar.** After the designated surface is prepped, it's time to mix the ingredients to create the white mortar. This deceptively simple task requires mixing dry mortar with water using a 70-30 ratio. The desired consistency is similar to something between cream cheese and cake batter. It can be difficult to achieve this ratio, so many DIYers opt to purchase pre-mixed mortar.

3. **Prep the brick.** Wet the brick with a garden hose (or sponge and water if indoors) before applying the mortar. This step will make it easier for you to work with the mortar before it dries to achieve your desired effect.

4. **Apply the mortar.** Experts recommend practicing on a small, hidden section before diving into the bigger project. Use a sponge, trowel, or paint roller to apply the mixture to the surface of the brick. Spread the mortar in small areas, working from top-to-bottom. After a few minutes, check in on the mortar to see how it is drying.

Once it is stiff but not dry, wipe some of the smear off with a wet sponge or wire brush.

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Essential, yet so simple. Quality Edge® offers a wide variety of roof flashing solutions designed to minimize water back-up while maximizing the life of roofs, windows and walls—all while providing a layer of protection between the walls exterior cladding and the roof's sheathing.

Caulk doesn't cut it - you need Flashings



Roof to Wall Protection

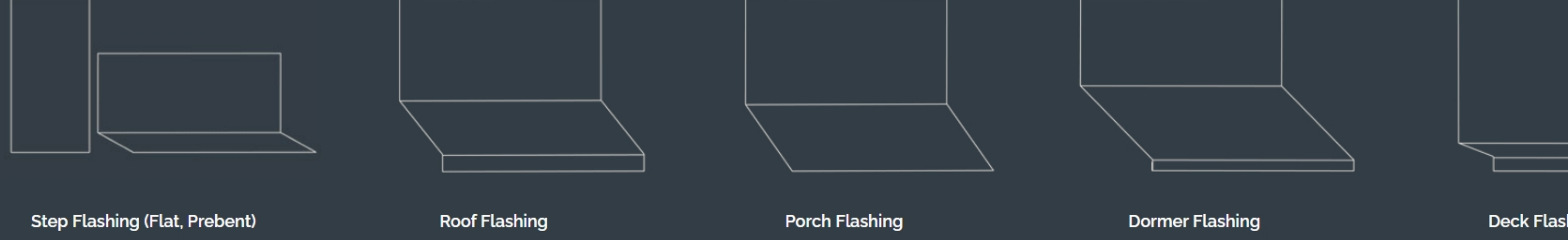
Quality Edge flashing is designed to withstand the elements, prevent rust and offer pre-engineered solutions for easy installation on the job. It is crucial flashing is installed on all roof to wall transitions. This includes dormers, skylights, along chimneys and for completing deck and porch additions.

- Available in 0.010" to 0.019" steel, 0.011" to 0.019" aluminum
- Q800 TuffTech™ finish or mill

Profiles

Quality ingredients. Real results.

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Flashing Options

Quality Edge offers a complete collection of flashing constructed to work in conjunction with exterior building products to properly overlap materials and shed water effectively.

When installed correctly, flashing can withstand structural movements due to settling, expansion and contraction, preventing problems with leaks.

Your Roof. Your Investment.

Roofing systems require flashings to be installed to ensure your roofing system performs properly. Our Integra Roof System Contractors provide homeowners a better understanding of roofing systems and installation techniques required to support warranties. They offer the support homeowners need and project solutions to exceed expectations.



Q800 TuffTech Finish

A multi-purpose, polyester finish applied to high performance aluminum or steel. The metal is tempered for a rigid application and cleaner aesthetic for Quality Edge painted metal flashings. Q800 TuffTech provides:

- A smooth matte texture
- Resistance to sun, rain and other elements
- Scratch, dirt and stain resistance
- Great flexibility and formability

The Right Colors

Quality Edge offers flashing colors that complement today's most popular roofing and siding materials and withstand the elements.

[Color Options](#)



[System Color Details](#) [Explore All Colors](#)



Ready to Start Your Project?

Our Quality Edge Contractor Network can connect you with multiple qualified and certified contractors within your specified location.

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Timeless Design Choices, Endless Possibilities

Product Line	TruCedar® Steel Siding Vesta Steel Siding® Vesta Plank Soffit
Texture	Vesta: Smooth TruCedar: Embossed Woodgrain
	Horizontal: TruCedar, Vesta

Patents

U.S. Patent Nos: 10,508,455 | 10,760,282
U.K. Patent No: 2,588,713



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Maintenance

fasteners or trim pieces as access allows. Do not attempt to repair or replace any parts of the system without consulting a certified applicator. Repainting should not be necessary through the duration of the warranty.

Resources

Here are our available resources for more detailed product information.

Literature

- Flashing Flyer

Installation & Specifications

- Spec Guide
- General Aluminum Specifications
- General Steel Specifications

**Achieve your
design vision with
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and protection.**

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Gulf Color and Product Availability



Hardie® Plank

Thickness 5/16 in.

Length 12 ft. planks

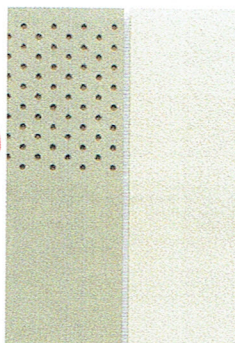


Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Statement Collection™				•		
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•

Hardie® Soffit

Thickness 1/4 in.



Vented Smooth & Non-Vented Smooth

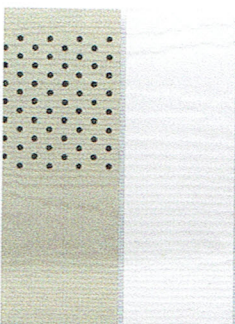
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in*
Statement Collection™	•	•		
Dream Collection™	•	•	•	
Prime	•	•	•	•

*8 ft x 48 in soffit panels are only available for Non-Vented profiles



Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in	12 in
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Statement Collection™				•		
Dream Collection™	•	•	•	•		
Prime	•	•	•	•	•	•



Vented Select Cedarmill® & Non-Vented Select Cedarmill®

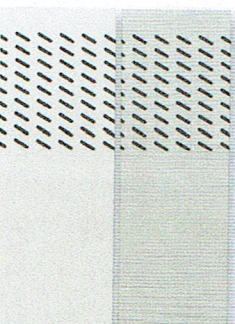
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in*
Statement Collection™				
Dream Collection™	•	•	•	
Prime	•	•	•	•

*8 ft x 48 in soffit panels are only available for Non-Vented profiles



Beaded Select Cedarmill®

Width	8.25 in
Exposure	7 in
Statement Collection™	
Dream Collection™	•
Prime	



VentedPlus™ Smooth & VentedPlus™ Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•



Beaded Smooth

Width	8.25 in
Exposure	7 in
Statement Collection™	
Dream Collection™	•
Prime	

Give homes a durable, rich, consistent color no field-applied house paint can match.

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Multiple coats of color are baked onto the board, creating a vibrant, consistent finish for years of lasting character, adhesion and fade resistance.

Hardie® Trim

Thickness .75 in.

Length 12 ft. boards



4/4 Rustic Grain

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Statement Collection™	•	•	•		
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•



4/4 Smooth

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Statement Collection™	•	•	•		
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

Hardie® Trim

Thickness 1 in.

Length 12 ft. boards



5/4 Rustic Grain

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Statement Collection™	•	•	•	AW*	•
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

*AW - This size is only available in Arctic White



5/4 Smooth

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Statement Collection™	•	•	•	AW*	•
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

*AW - This size is only available in Arctic White

Statement Collection™

Make your home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular Hardie® siding and trim styles, textures and colors with ColorPlus® Technology finishes. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

PLANK, PANEL, BATTEN AND SHINGLE COLORS



TRIM COLORS



SOFFIT COLORS



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

Dream Collection™

Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of over 700 ColorPlus® Technology finishes
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement

See what's possible at
jameshardie.com/dream



Hardie® Plank Shou Sugi Ban
Hardie® Trim Shou Sugi Ban

Finishing Touches

Accessories

Flat Tabs

Reduce nail holes and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.

Hardie™ Weather Barrier

Moisture management starts with the wrap. Our weather barrier, flex flashing, seam tape and pro-flashing deliver the performance that you've come to expect from Hardie® products.

ColorPlus® Technology Accessories

Touch-up Kits

Specially formulated to match ColorPlus® Technology finishes, our Touch-up Kits offer resistance to aging, color change and chalking. Included in the kits, Touch-up Pens conceal nail heads and very small nicks and scratches.

Color Matched Caulk

OSI® QUAD® MAX sealant offers a high performance sealant solution to match Statement Collection™ product colors*.

*For matching Dream Collection™ product colors, contact your local James Hardie representative.

Get inspired at jameshardie.com

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Ultra Series



Glass

Kolbe offers glazing options to provide optimum energy efficiency for the geographic region in which you live. The durability of the glass utilized in impact products is one of the most important elements to keep you and your home safe and secure. Low-E is a "smart" coating that reduces energy transfer through the insulating glass unit. The result is reduced heating and cooling costs throughout the year. Low-E coatings also reduce the potential for condensation, as well as provide protection against fading of furniture, fabrics and carpeting.

Available for Ultra Series, Heritage Series & Forgent Series

Kolbe offers the following Low-E insulated glass options, as well as many specialized options.

Solar Low-E

Suitable for most climates and meets most energy zone requirements. Solar Low-E glass is designed to reflect room-side heat back into the room during winter months. In summer, visible sunlight is allowed in while blocking most of the sun's infrared heat energy. Kolbe's standard.

Solar Gain Low-E

When the weather turns frigid, Solar Gain Low-E glass is the perfect cold remedy. It keeps homes warmer and more comfortable by blocking heat loss to the outside and letting the sun's heat stream in to increase solar heat gain.

Solar Advanced Control Low-E

A tinted glass recommended for warm climates that achieves solar control over a wide range of the spectrum, while also helping to reduce glare.

Solar Control Low-E

Offers an ideal balance of solar control and high visibility by blocking 95% of UV rays while maintaining the interior temperature.

ThermaPlus™ Low-E

An additional Low-E coating which helps to meet the strictest energy requirements by providing protection against heat loss and UV damage. Available with dual pane versions of Solar Low-E, Solar Control Low-E or Solar Advanced Control Low-E glass.

Preserve® Film

A protective film that protects the glass surfaces from scratches during transit and construction, as well as reducing the time involved in job site clean-up.

Tinted, Colored or Patterned

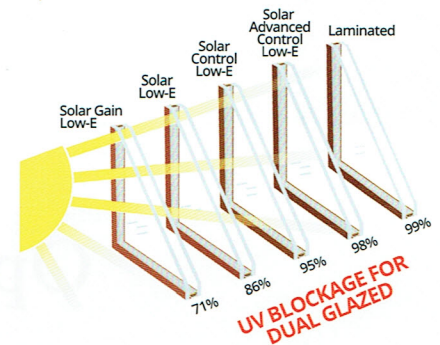
Provides shading, privacy or visual interest.

Tempered

Standard in Kolbe doors to address safety concerns. Also available in window units to meet specific building codes.

Neat+™

Harnesses the sun's UV rays to break down greenhouse gases, other pollutants and loosens dirt so water can rinse it away, leaving windows virtually spotless. A special sputter-coating process makes the glass ultra smooth, so the water "sheets off" more readily than it would on uncoated glass, allowing you to spend less time cleaning.



NOTE: Tested units include argon. The laminate has 1/4" inner pane. Based on Lawrence Berkeley Lab (LBL) Window 5.2 © 2003 analysis for classical UV transmission data.



Not all glass is available on all products. Please contact your Kolbe dealer for product specifics. Low-E insulating glass with a stainless steel spacer bar carries a 20-year warranty. Not all glass options listed have the same glass warranty. Please contact your dealer for details. Neat+ and Preserve are trademarks of Cardinal IG.

Available for Ultra Series & Heritage Series

We craft Ultra Series and Heritage Series windows and doors from a variety of wood species, including rare and exotic. Our wood is sourced from managed forests; The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC-C019541). Ask about additional available wood species.



For units that are ready to install upon delivery, most of Kolbe's wood windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin finish clear sealer as a top coat. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision. Custom colors are also available.



*Applied as a single coat of paint, with some visible wood grain. Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer. Stain colors are shown on pine. A double coat clear finish is also offered. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color. Color-matched interior paint is available through any Sherwin-Williams retail store in the United States and Canada.

14 | Kolbe Windows & Doors

Exterior Colors & Finishes

Kolbe's Heritage Series all-wood products can be coated with K-Kron II – a durable exterior finish that enhances and preserves the look of wood windows and doors. Kolbe's Ultra Series aluminum clad products are finished on the exterior with a commercial-grade 70% PVDF fluoropolymer coating that meets the highest specifications in the industry and carries up to a 30-year warranty*. A variety of colors, mica and anodized finishes, plus custom colors are available. See your Kolbe dealer for details.

				White	Cloud	Ultra Pure White
				Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki	Sahara	Beige	Natural Cotton	Spiced Vinegar
Gingersnap	Truffle	Bronze [†]	Rustic	Shadow	Shale	Smokestack
Onyx [†]	Coal Black [†]	Midnight [†]	Steel Gray	Slate	Castlerock	Timberwolf
Corbeau [†]	Sapphire	Coastal Storm	Anchor Gray	Lunar	Emerald Isle	Mediterranean
Cider	Copper Canyon	Maize	Green Tea Leaf	Basil	Hartford Green	Mystic Ivy
Papaya	Roma	Chutney	Custom Colors Available			
Galaxy Silver Mica	Silverstorm Mica	Cosmic Gray Mica	Night Sky Mica	Mica		
				Anodized	Clear Anodized	Champagne Anodized
					Black Anodized	Dark Bronze Anodized

NOTES:

*Coastal applications vary from this. Please contact your Kolbe dealer for warranty specifics.

†Heritage Series products are not available in Bronze, Onyx, Coal Black, Midnight, or Corbeau.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability. Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer.

There is a "color range" with anodized colors. That is, there is an acceptable "light" to "dark" color range that can be experienced on any job. According to AAMA 611-98 specifications, Section 8.3, the range may be up to 5 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include (but are not limited to) the shape of the parts, alloy variations and time in the anodizing process. This could mean that a sash part may appear slightly different in color than a frame part. This is/will be acceptable. Even the samples that may be provided may vary from the final product due to the variables. You must be aware of this as this will be considered acceptable.

Exterior Brickmoulds & Casings

Available for Ultra Series & Heritage Series



Accentuate the beauty of your Ultra Series and Heritage Series windows and doors with Kolbe's exterior brickmoulds and casings. In addition to the casings shown below, various sill nosings can be applied to enhance the overall appearance and to create the perfect look. Custom brickmoulds and casings are available as well; talk to your local Kolbe dealer for more information.

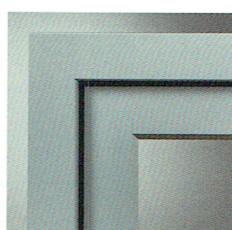
Ultra Series



1-15/16" profiled brickmould



3-1/2" profiled brickmould



2" flat casing



3-1/2" flat casing



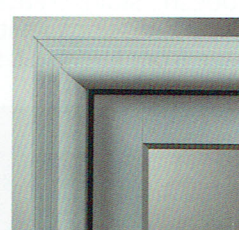
3-1/2" flat casing with backband



Bull nose casing



Historic casing



Stucco casing

Heritage Series



1-15/16" profiled brickmould



3-1/2" profiled brickmould



1-15/16" flat casing



3-1/2" flat casing



5-1/2" flat casing



2" beaded casing



3-1/2" beaded casing



Prospect casing

Divided Lites

Available for Ultra Series, Heritage Series & Forgent Series



Expand the character of your project by adding one of our divided lite options to your impact resistant windows and doors. Kolbe offers performance divided lites for Ultra Series, Heritage Series and Forgent Series products. Choose anything from a traditional, colonial style pattern to a unique, custom design, or select grilles-in-the-airspace for a similar appearance with easier cleaning. Not all profiles are available for all product series.

Performance Divided Lites

Performance divided lites (PDL) give the appearance of true divided lites without sacrificing energy efficiency. Divided lite bars are adhered to both sides of the glass with spacer bars in between.



Beveled PDL



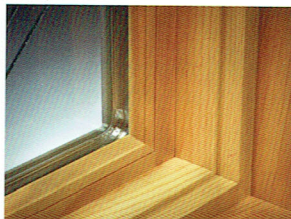
Ovolo PDL*



Square PDL*

Glazing Beads & Muntin Bars

As standard, glazing beads have a beveled profile, but may also be ordered with an ovolo or square profile for Ultra Series and Heritage Series products. Matching muntin bars are available on units with performance divided lites (PDL). Units will have beveled muntin bars on the exterior, regardless of which profile is chosen for the interior.



Beveled



Ovolo*



Square*

Grilles-in-the-Airspace

Grilles-in-the-airspace are constructed with aluminum bars sealed between two panes of insulating glass, offering the look of divided panes while reducing cleaning time. For units with 7/8" insulating glass, 3/4" wide contoured bars are available in a variety of colors and two-tone wood finishes.



*Not available for Forgent Series products.

Swinging Doors

Swinging doors are available with an array of lever handle styles, featuring multi-point locks, with optional keyed handle sets and attractive finishes to coordinate with your décor.



München
(shown in Antique Brass)



Toronto
(shown in Smoky Gray)



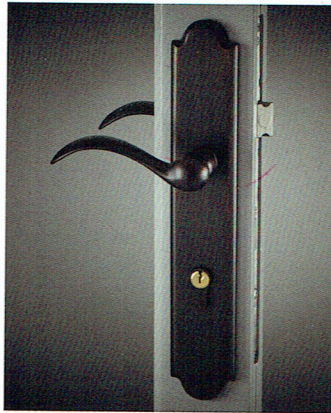
Verona
(shown in Rustic Umber)



Dallas
(shown in Satin Nickel)

Baldwin® Hardware

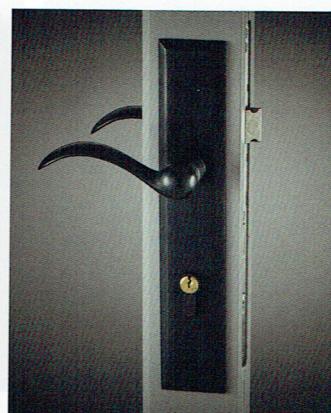
Elegantly designed Baldwin handle sets complement swinging doors with luxurious style.



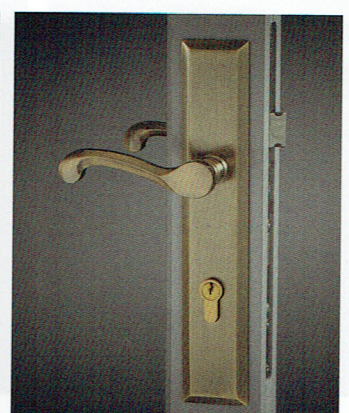
Boulder
(shown in Rustic Umber)



Bristol
(shown in Satin Brass PVD*)



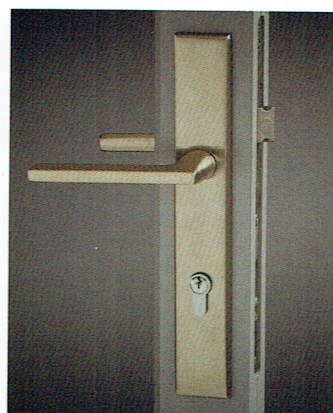
Cody
(shown in Oil-Rubbed*)



Concord
(shown in Antique Brass)



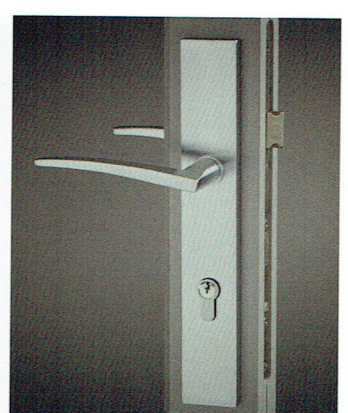
Kensington
(shown in Bright Brass PVD*)



Lakeshore
(shown in Satin Nickel PVD*)



Richland
(shown in Antique Nickel)



Santa Monica
(shown in Brushed Chrome)

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

†PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling, and cracking.

NOTE: Additional Baldwin Hardware finishes not shown include Distressed Smoky Gray and Matte Black.

Not all hardware styles or finishes are available for all product series. Please contact your Kolbe dealer for product specifics.

Printed images of hardware finishes will vary from actual colors. Selections should be made based on color samples available from your Kolbe dealer.



Kennedy Glass Skylights

Kennedy manufactures glass skylights in several standard sizes to accommodate all roof types. They are available in either curb or deck mounts with the choice of tempered or high impact glass. Continue reading to see which model is best for your needs.

spaces while reducing the use of artificial light. Our glass skylights are the best in their class with hurricane approved models available. Glass skylights can add an architectural impact to any home. Our vented glass skylights have the advantage of allowing fresh air to enter your home. Glass skylights feature insulated, extremely durable glass that will not yellow and can help in soundproofing neighborhood noise.

Kennedy glass skylights come in several sizes, configurations and 2 mounting types: curb mount or deck mount. Curb mounted skylights install over a pre-built box. An advantage to installing a curb mount unit is that the skylight can be replaced without the need of re-flashing as long as the curb is in good condition. Deck mounted skylights have a lower profile because there's no curb underneath. They are considered more energy efficient because they sit closer to the roof. Take the time to plan out the design of your skylight including the unit size, to add the most architectural impact to your home. Cosmetic upgrades add equity to your home as well as making spaces brighter and appear more spacious.

Glass Skylight Key Features



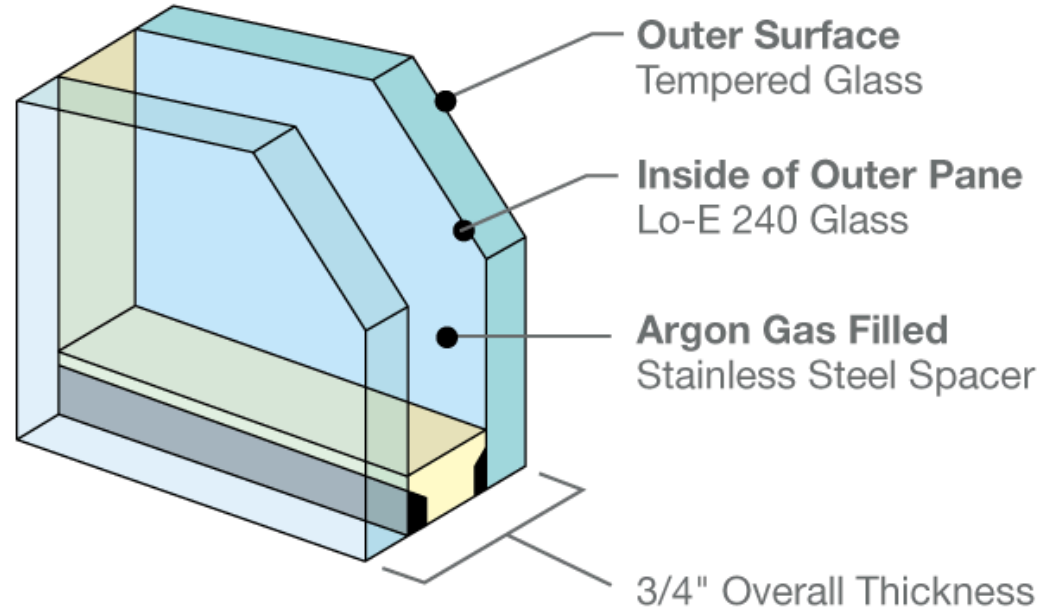
Our superior performing glass skylights are available in several models to accommodate all roof material and slopes. We offer 2 glazing options and 10 model sizes.

3 Model Categories to Choose From

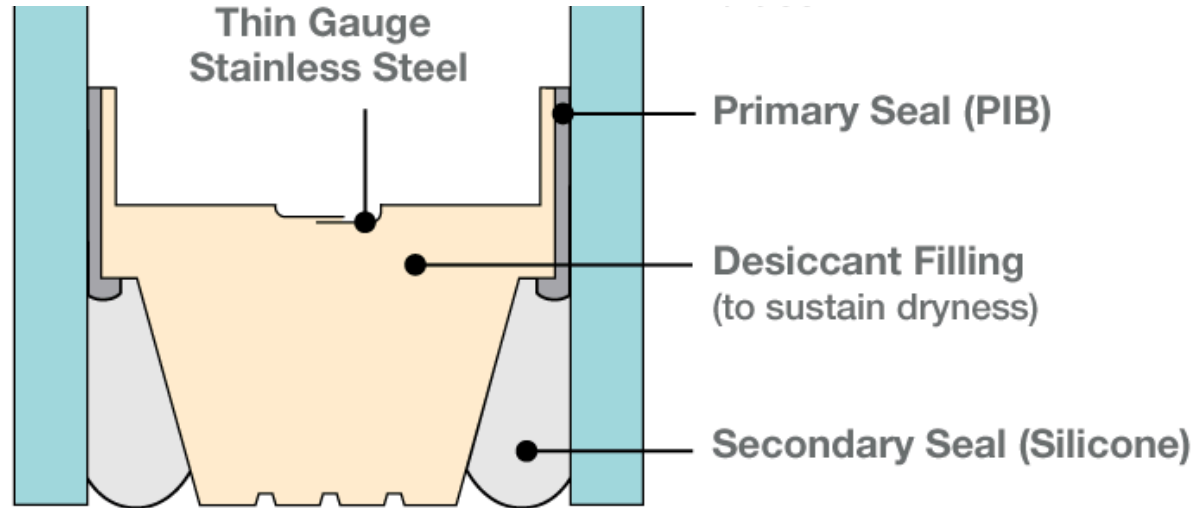
- ✓ Self-Flashing Fixed Glass (SFG) - 2", 4" or 6" high curbs available
- ✓ Self-Flashing Vented Glass (SFVG) - 4" high curb
- ✓ Curb Mount - standard (CMG) or Hurricane Rated (MD-ICMG)

- ✓ Powder coated bronze exterior for additional protection
- ✓ Easy-release, continuous hinge secures skylight frame to curb for quick removal and designed to divert water away from skylight
- ✓ Includes a full perimeter condensation gutter to prevent water infiltration
- ✓ Fits any roof pitch and adapts to most roofing systems

KENNEDY LOE-240 GLASS



KENNEDY PATENTED DUAL-SEAL SYSTEM



Glass Performance

- ✓ Features LoE-240 coating with Argon-filled glass
- ✓ High performance ratings for light transmission, solar heat gain, U-factor, and fading transmission
- ✓ Two glazing options available on all models: Tempered or High Impact
- ✓ High Impact glass is a high velocity, hurricane rated glass
- ✓ Advanced technology dual-seal silicone system with patented stainless steel spacers
- ✓ The success rate of our patented dual-seal system is 99.5% over 20 years based on actual seal failure reporting

KENNEDY GLASS OUTPERFORMS OTHER GLASS TYPES

Our LoE-240 glass limits the amount of heat gain that enters your home while minimizes fading on carpets and home decor. The U-Factor (how much heat the skylight allows out of the house) is extremely low to ensure you are not losing energy in the winter months.

Single, Tint	68%	.73	1.11	.38
Double, Tint	62%	.62	0.49/0.47	.32
Double, Tint & LoE	57%	.56	0.35/0.31	.25
Kennedy Glass	40%	.25	0.30/0.26	.16

Tempered and High Impact Glass

TEMPERED GLASS

Tempered glass undergoes a specific heating process which involves heating the glass and then cooling it very quickly. When the inner portion of the glass cools, the surface and edges become very compressed. This process creates a glass that if it should crack will fracture into very small pieces versus larger glass shards.

HIGH IMPACT / HURRICANE RATED GLASS

Impact-resistant glass uses a safety glazing process created by bonding together two panes of glass with a thin clear film. This film holds the glass in place and makes it

range for easy installation.

Available in 4' curb with tempered glass.

[Learn More](#)

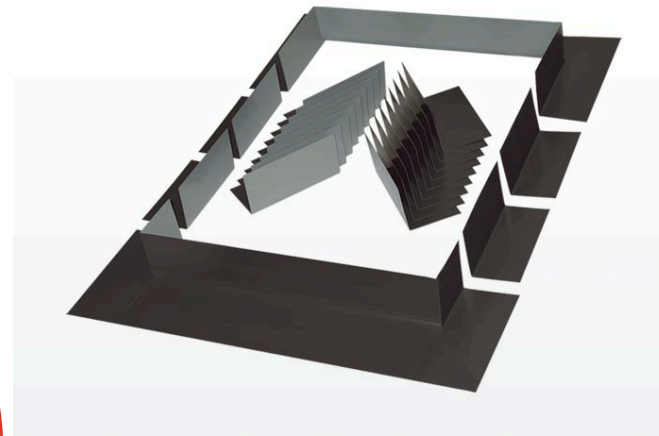
[Learn More](#)



Curb Mount Glass

Mounts on existing curb or Kennedy AC or ACW curbs. Choose from tempered or high impact glass.

[Learn More](#)



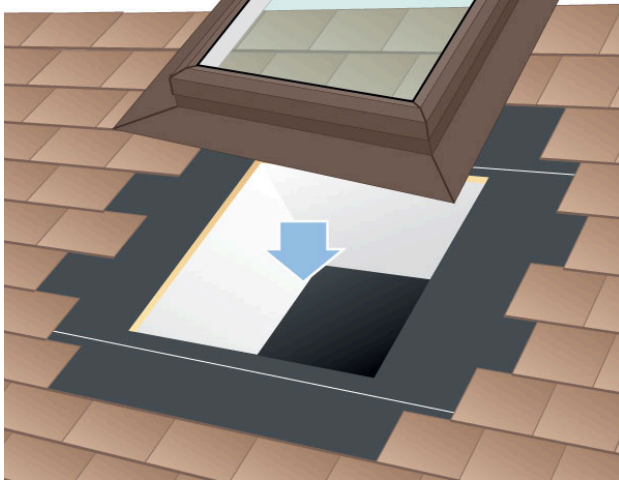
Skylight Accessories

Kennedy offers several optional accessories to add value to or simplify the installation of your glass skylight.

[Learn More](#)

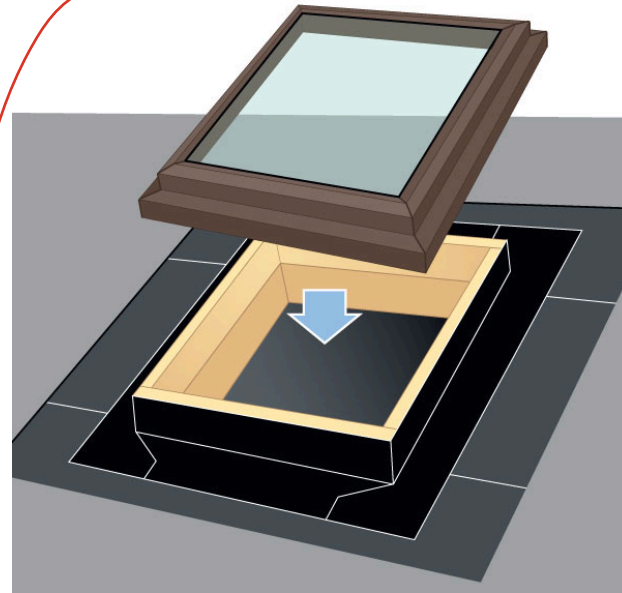
Glass Skylight Installation

Installation procedures will vary depending on the model and roof type. Please follow the detailed instructions for your type of install.



Self-Flashing Deck Mount

Skylight is attached to roof using sealant and 1 5/8" screws. Shingles cover the side and high end of the flashing. Headers



Curb Mount

Curb mount skylights can be used as replacements and simply attached to the existing curb using the pre-drilled holes.

METAL ROOFING PROFILE GUIDE

**All measurements and thicknesses are nominal*



CONCEALED FASTENER

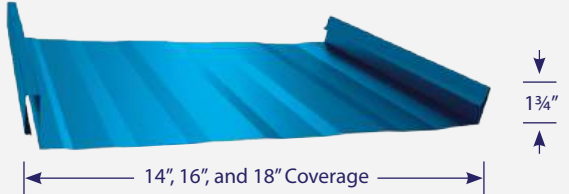
GULFLOK™

An integrated screw flange makes this clipless, snap-lock system perfect for residential and light commercial applications.



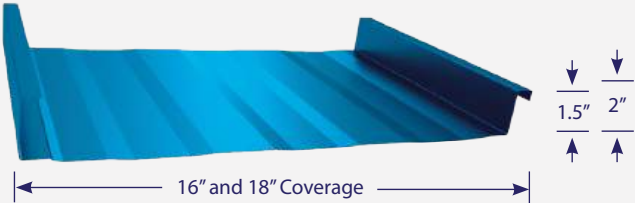
GULFSEAM™

A bold, 1 3/4\"/>



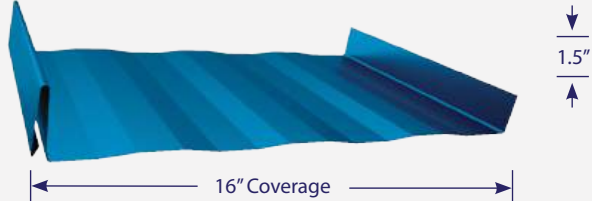
MEGALOC™ & VERSALOC™

These mechanically seamed panels offer 1.5\"/>



GULFSNAP™

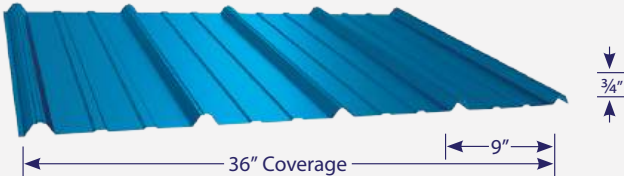
Utilizing a clip for attachment, this classic standing seam panel is perfect for homes of distinction.



EXPOSED FASTENER

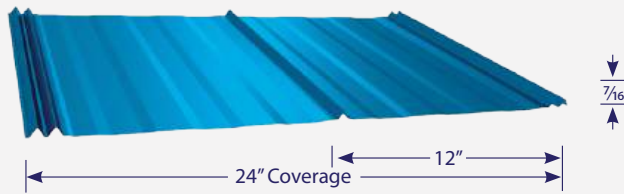
GULFRIB™

Durability, strength and ease of installation make this exposed fastener panel a top choice for many residential and agricultural applications.



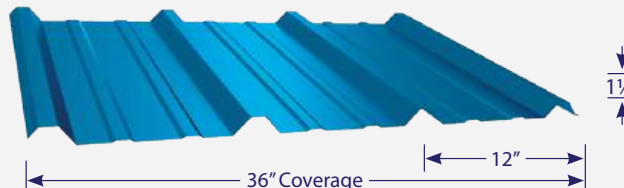
5VCRIMP

Get that "Traditional" look of metal roofing from yesteryear with this classic exposed fastener roofing system.



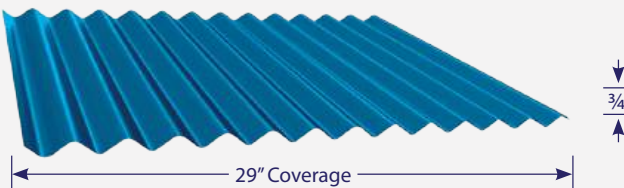
GULFPBR™

Strength and durability provides structural spanning capability for many commercial and industrial applications.



GULFWAVE™

Ride the wave of architectural utility with this 3/4\"/>



GulfCoast
SUPPLY & MANUFACTURING

THE TRUSTED NAME IN METAL ROOFING



ROOFING GUIDE

A COMPLETE SELECTION OF AVAILABLE
COLOR AND PROFILE OPTIONS.

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SUPPLY & MANUFACTURING
METAL ROOFING PRODUCTS

888.393.0335
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© Copyright GulfCoast Supply and Manufacturing, LLC. All rights reserved. • PVDF® is a registered trademark of Arkema, Inc. • PVDF® has an allowable fade tolerance of not more than five (5.0) Hunter BE units as determined by ASTM method D-2244-2 for a minimum of 25 years from installation. *All dimensions are nominal dimensions. April 2024.

WWW.GULFCOASTSUPPLY.COM

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Patina Green SMP
SR .34 TE .83 SRI 35



Evergreen SMP
SR .29 TE .85 SRI 31



Forest Green SMP
SR .32 TE .84 SRI 33



Hawaiian Blue SMP
SR .32 TE .83 SRI 32



Gallery Blue SMP
SR .26 TE .83 SRI 23



Barn Red SMP
SR .40 TE .84 SRI 42



Patriot Red SMP
SR .43 TE .82 SRI 46



Cocoa Brown SMP
SR .34 TE .83 SRI 34



Bronze SMP
SR .32 TE .83 SRI 31



Light Gray SMP
SR .36 TE .85 SRI 37



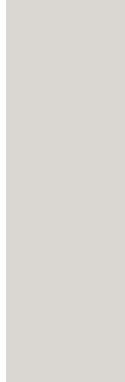
Charcoal Gray SMP
SR .29 TE .84 SRI 28



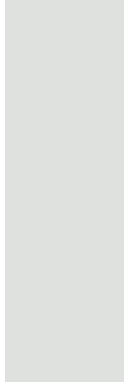
Mocha Tan SMP
SR .44 TE .86 SRI 49



Light Stone SMP
SR .55 TE .84 SRI 64



Polar White SMP
SR .64 TE .84 SRI 75



Pure White SMP
SR .68 TE .83 SRI 82

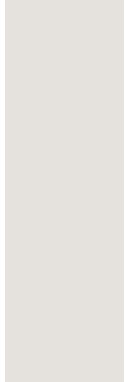
SMP
PAINT
FINISHES

Siliconized Modified Polyester

See color profile availability matrix for lead times – Not all colors available in all profiles.

PVDF
PAINT
FINISHES

PVDF Resin Technology



Regal White
SR .69 TE .85 SRI 83



Solar White
SR .69 TE .84 SRI 84



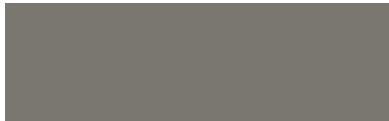
Sandstone
SR .56 TE .85 SRI 66



Sierra Tan
SR .39 TE .84 SRI 42



Ash Gray
SR .39 TE .84 SRI 41



Slate Gray
SR .37 TE .85 SRI 40



Dove Gray
SR .35 TE .84 SRI 56



Anchor Gray (Formerly Charcoal Gray)
SR .39 TE .85 SRI 31



Aged Copper
SR .45 TE .85 SRI 52



Hartford Green
SR .25 TE .83 SRI 22



Brook Blue
SR .34 TE .85 SRI 37



Cobalt Stone
SR .26 TE .85 SRI 25



Terra Cotta
SR .41 TE .84 SRI 46



Mansard Brown
SR .29 TE .85 SRI 29



Medium Bronze
SR .32 TE .85 SRI 34

GET A FAST,
FREE QUOTE ON
YOUR PROJECT

VIEW OUR
PROJECT GALLERY

VIEW COLOR
AVAILABILITY MATRIX:

VISUALIZE YOUR
METAL ROOF TODAY

ROOFING
GUIDE

GUIDE

SR
SOLAR REFLECTIVITY
% of sun's rays reflected
from roof

TE
THERMAL EMISSIVITY
% of heat loss from roof
surface

SRI
SOLAR REFLECTANCE
INDEX
overall performance rating



*Actual colors on this brochure
and your computer monitor
may vary slightly from color
chart. Color differences shown
are for illustrative purposes
only. Request a metal sample
to view exact color.

*Metallic Colors are Lot Specific

Pre-Weathered
Metallic Paint Finish
SR .30 TE .79 SRI 27



Copper
Metallic Paint Finish
SR .51 TE .85 SRI 59



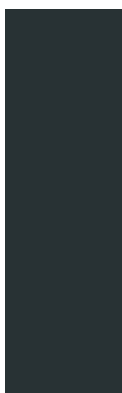
Napa Champagne
Metallic Paint Finish
SR .37 TE .85 SRI 40



Nevada Silver
Metallic Paint Finish
SR .60 TE .84 SRI 73



Onyx
(Formerly Called Matte Black)



Dark Bronze
SR .29 TE .85 SRI 29



PRODUCT INFORMATION SHEET

Royal Sovereign® Shingles

English: (12" X 36" Shingles)

Beauty And Performance Meet Affordability



PRODUCT INFORMATION

"Professional contractors depend on Royal Sovereign® Shingles"

Royal Sovereign® Shingles Offer You These Great Benefits:

- **Proven Quality** . . . Over 10 billion Royal Sovereign® Shingles have been installed in North America—enough to circle the Earth more than 200 times if they were laid end to end!
- **Advanced Protection® Shingle Technology** . . . Reduces the use of precious natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Looks Great** . . . ColorLock™ Ceramic Firing (granules) helps maintain the true shingle color
- **Excellent Wind Performance** Meets ASTM D3161, Class F and ASTM 7158, Class H — the highest wind ratings possible under these test methods
- **Excellent Performance** . . . Extra-strong Micro Weave™ Core provides long life and durability
- **Highest Fire Rating** . . . Class A fire rating from Underwriters Laboratories
- **Great For Resale** . . . A new roof may increase your home's resale value
- **Peace Of Mind** . . . 25-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years¹

¹See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

COLORS/AVAILABILITY

- **COLORS:** Ash Brown, Autumn Brown, Charcoal, Cypress Tan, Golden Cedar, Nickel Gray, Russet Red, Sandrift, Silver Lining, Slate, Summer Sage, Weathered Gray, and White
- **REGIONAL AVAILABILITY:**² Northeast, Southeast, Southwest, and Central Areas

²See http://www.gaf.com/Roofing/Residential/Products/Shingles/3_Tab/Royal_Sovereign for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved 12-1127.03
-  Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267*
- Texas Department of Insurance

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

*Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

**When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx): 12" x 36"
- Exposure: 5"
- Bundles/Square: 3
- Pieces/Square: 79
- Nails/Square: 316 (474 where 6 nails per shingle is required)^{††}
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Ridge Cap: Royal Sovereign® Shingle
- Starter: Pro-Start®; WeatherBlocker™

[†]Refer to complete published installation instructions.

^{††}Required by some local codes.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Royal Sovereign® Shingles. Installation instructions may also be obtained at www.gaf.com.

Roofing Materials Residential Roofing Materials Shingles Royal Sovereign®

Royal Sovereign®

Beautiful. Reliable. Affordable. Simple, timeless beauty—at a price you can afford. When value is everything, living the dream has never looked so good.

★★★★★ 4.8 (191) [WRITE A REVIEW](#)

Find a contractor



All Products Your Area



Charcoal



Ash Brown



Autumn Brown



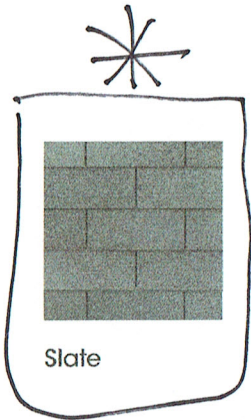
Golden Cedar



Nickel Gray



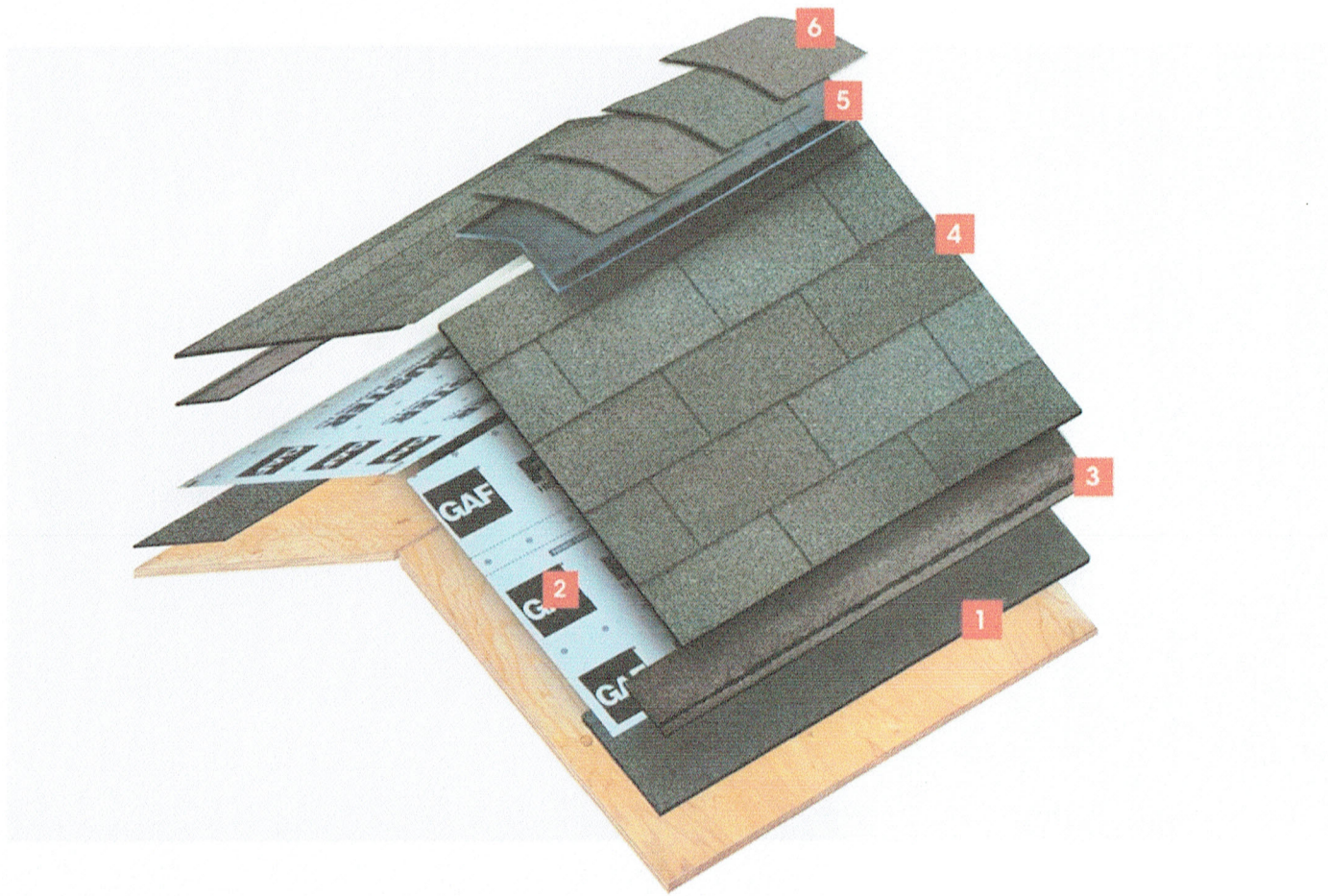
Silver Lining



Slate



Weathered Gray



It's a system, built to protect.

A roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from wind, rain, snow, and even sun. For even stronger coverage, ask your certified GAF contractor about enhanced GAF warranties.

[Learn more](#)

⁴ Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.



Nominal Thickness

Louvered Shutters.....1"
 Raised Panel Shutters1"
 Board and Batten Shutters1" Board;
 1" Batten

Standard Widths

All shutter styles 9" - 30"
 Custom widths available by special inquiry.

Standard Lengths

All shutter styles. 13 1/2" - 120"
 Custom lengths available by special inquiry.

Installation

To be installed in either a fixed or operable condition in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. See pages 18-19 for functional installation methods.

Material

High quality hand-selected Western Red Cedar.

Finish

Shutters are offered in raw paint grade or stain grade material. Primed ready-to- paint finish available. Custom colors are available by special inquiry.

Hardware

Complete line of standard and custom functioning shutter hardware available. See page 16-17 for hardware.

Warranty

Lifetime warranty against manufacturer defects.



Board & Batten



Raised Panel



True Louver/Raised Panel
Combination



True Louver



V-Groove Panel

Nominal Thickness

All shutter styles 1 1/4"

Standard Widths

All shutter styles 12" - 120", in 1/8" increments

Custom widths available by special inquiry.

Standard Lengths

All shutter styles 18 1/2" - 72", in 1/8" increments

Custom widths available by special inquiry.

Installation

To be installed in either a fixed or operable condition in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter.

Material

High quality aluminum materials

Finish

See standard color chart below.

Custom colors are available by special inquiry

Hardware

Complete line of standard and custom functioning shutter hardware available. (See page 16-17 for hardware.)

Warranty:

5 year warranty.



CUSTOM COLOR - BEHR - BLUE HERRMANN

Standard COLOR Chart - Custom Colors Option Available Upon Request

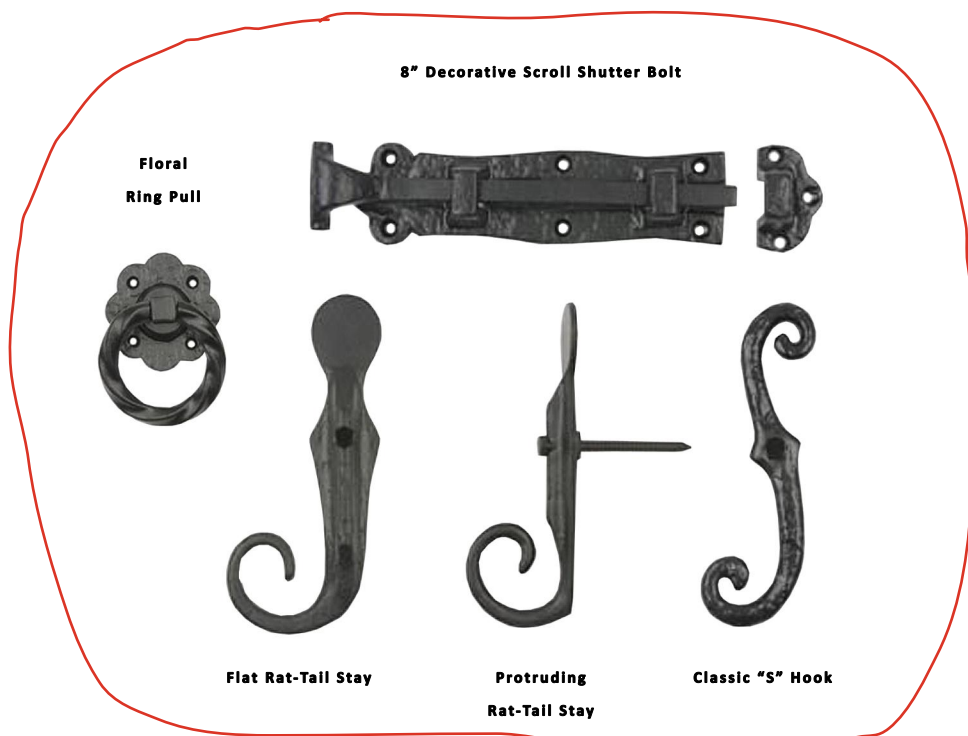
Black 632	Charleston Green 653	Rookwood Shutter Green 654	Roycraft Bottle Green 655	Evergreen 638	Rookwood Dark Green 656	Forest Green 633	Pine 644
Midnight Sky 639	Deep Sea Blue 637	Tempest Blue 666	Hamilton Blue 667	Harbor 645	Cascade 647	Plum Creek 643	Bordeaux 640
Roycraft Copper Red 668	Board & Batten Red 650	Polished Mahogany 657	Federal Brown 635	Walnut 641	Rookwood Med. Brown 658	Weathered Shingle 660	Craftsman Brown 659
Sand 642	Hammered Silver 661	Roycraft Pewter 663	Pewter 646	Chelsea Gray 662	Roycraft Mist Gray 664	White 631	

Please Note: Actual product's colors may vary from images shown on brochure.

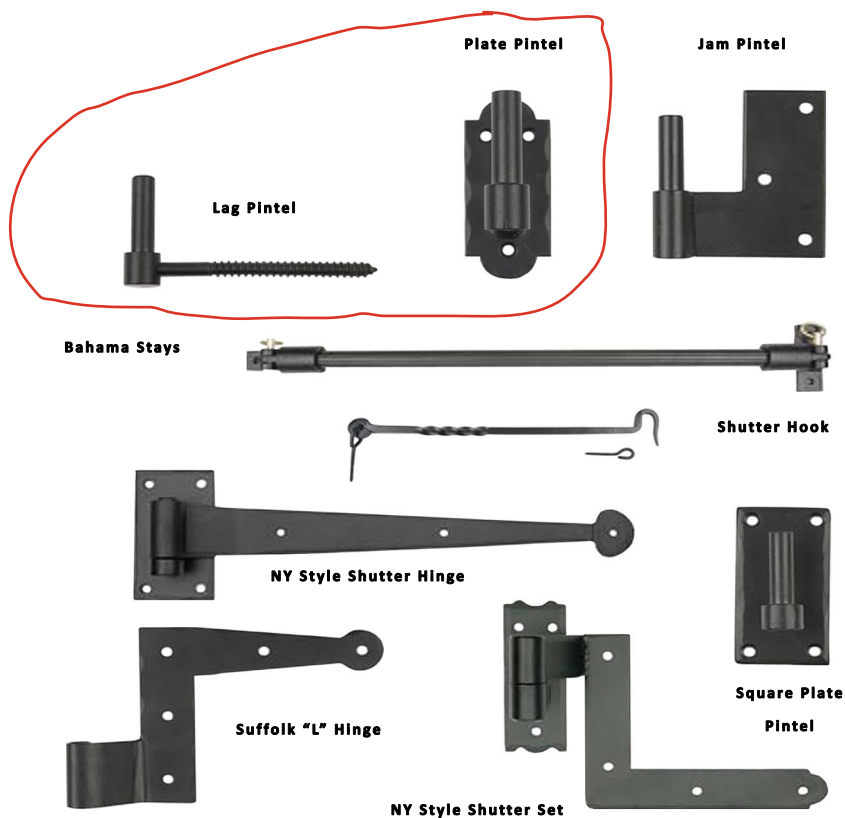


Proper hardware selection is important to ensure proper installation and functionality of your shutter. Plus, the wide variety of styles and materials offered by The Shutter House allows you to individualize your shutter presentation to meet your personal satisfaction.

CAST ALUMINUM



FORGED STEEL



It is important to determine what hardware will be used before measuring for the exterior shutter installation if the shutters will be functioning. Understanding the shutter hardware mounting location is essential to getting accurate measurements. The diagrams at the right and instructions below show the most common exterior shutter installations.

Examples of Common Installation Options

- **Projected** - The exterior shutters are going to function so that in the closed position they will cover the opening. Notice that the pintel offset is greater than the other examples. This creates depth and allows the shutter to close without binding with the edge of the structure. The projected installation example is the easiest for measuring because there is no trim or structure to dictate the measurements.

- **Recessed** - The exterior shutters are going to function so that in the closed position the shutters are going to be between the trim around the windows. Thus the measurements must be made from inside trim to inside trim for width and height. It is important to recognize the depth created by the trim as the depth of the shutter might be greater than that of the trim. If this problem exists, then combining pintel and hinge offsets can create more depth as in the projected example.

- **Flush** - The exterior shutters are going to function so that in the closed position the outside edge of the shutters is flush with the surface of the structure. Thus the measurement must be made between the inside edges of the opening of the structure for width and height. It is important to recognize the depth of the opening as the depth of the shutter might be greater than that of the opening. If this problem exists, then combining pintel and hinge offsets can create more depth as in the projected example.

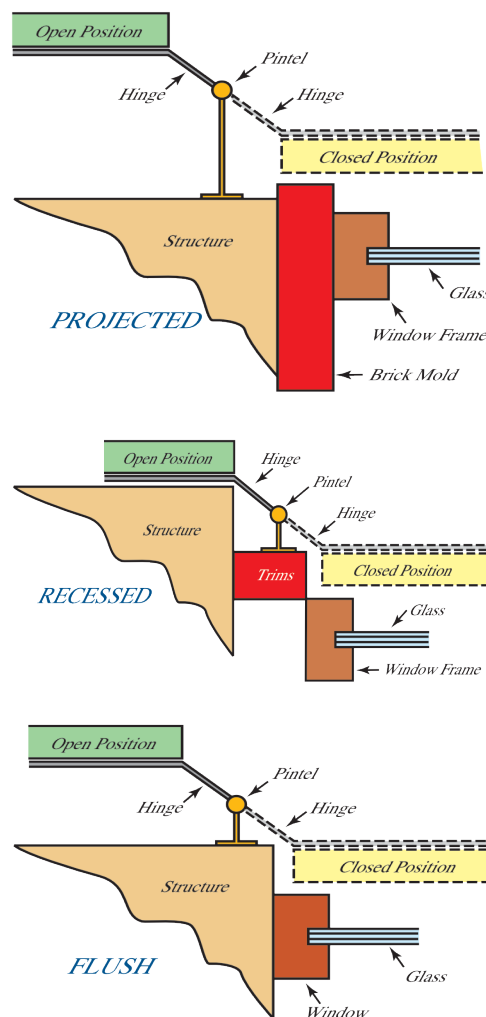
Once the installation method has been determined, the width and height of the installation area is known. Traditionally, the method for determining shutter width is as follows:

$$\text{Exterior Shutter Width} = \text{Opening Width} - \text{clearances (if any)} / (\# \text{ of windows} * 2)$$

If the shutters are going to function, it is important to allow for hinges and spacing between shutters by Subtracting clearances from opening width before calculating for exterior shutter width. Also, the exterior shutter must be the exact width or must be trimmed at the time of installation in order to function properly. For installations involving more than one window where the shutters must function, bi-folding hinges will be needed and in the open position the shutters will fold back behind each other so that only one shutter is visible.

Please Note:

This is just a guide intended to explain the principles involved in measuring for exterior shutter installations. Accuracy depends on the accuracy of measuring and properly choosing your installation method. Installations options are available that may not be listed in this guideline but if the principles of this guide are understood clearly, then creativity will allow installers to expand on these principles to deliver a wide range of opportunities. Just remember, take several measurements of each opening since they are not always square and be safe.





1. Pick shutters to fit the window Opening, and put them next to each window on top of saw horses to make sure the shutters are paired properly. Lay two shutters face down next to each other, and prepare to install hinges.



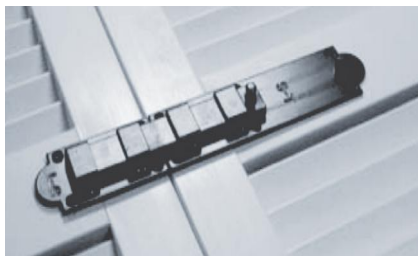
2. Install hinges after determining the offset. Hinges are to be set at the top and bottom; even with the outside edge. Drill holes with a 1/8th pilot bit. Be careful not to drill all the way through the shutter.



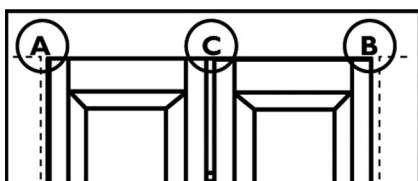
3. Position and install the upper holdback clips 1" from top and center edge of stile. Shutters over 58" require 2 sets of acorns; install similarly at top.



4. Install slide bolt. Turn shutters over and line-up the slide bolt edge With the shutter edge (see diagram above). Pre-drill 1/8 slot hole (careful not to drill all the way through). Install the slide bolt with screws. The shutters are now ready for installation.



5. Position the shutters in the opening, allowing equal amounts of space between the shutters and wall (A & B), and in between the shutters (C) to allow for smooth operation (see diagram below).



When attaching the pintel to the structure, you may have to drill into the mortar and brick – use appropriate mollies in mortar and brick.



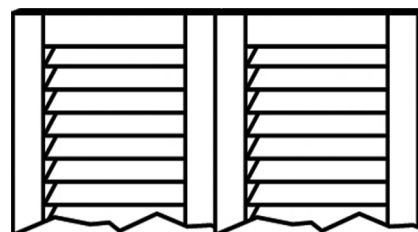
6. Install the acorn clips. Swing the shutter open, mark the center of the holdback clip, and install the acorn the into brick.



7. Install the "S" Holdback*. The shutters are now held open by the acorn anchor. Position the shutter dog in the correct location and mark for screws. Fasten to the wall – 1 1/2" down from the shutter and 1 3/4" from the outside edge.



* The acorn clip is better suited for holding the shutters in place, and as such, the "S" Holdback is recommended more for a decorative use as opposed to a functional one.



Shutters in closed position

Note: To deflect rain away from the structure, louvered shutters should being installed so the louvers face AWAY from the structure when shutters are closed (see diagram above)

Please note: The above instructions are general guidelines. Installation requirements may vary.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-846

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

537 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Change of Windows at a Non-Contributing Structure

SUMMARY:

David Del Gallo is seeking final approval to replace all existing clad windows with Sierra Pacific H3 double hung aluminum clad wood windows with no divided lites. The applicant is also proposing CWS 6100 Series Single Hung vinyl windows as an alternative.

Recommended Code Sections:

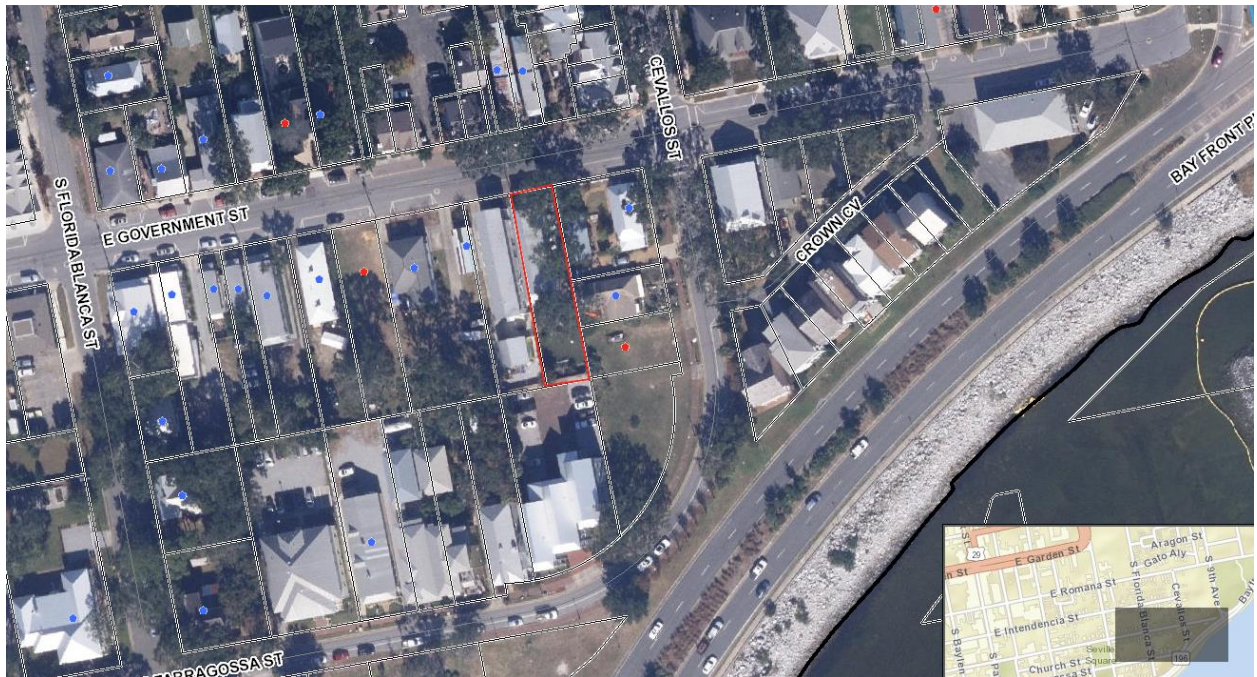
12-3-10(1)d.2.i.-ii.(a) Pensacola Historic District; Procedure for review; Decisions; General consideration and Rules for governing decisions.

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

537 E. Government Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: 537 E. Government St.

Applicant: David De Graw, Advanced Construction

Applicant's Address: 1550 E. Gonzalez St.

Email: advconstruction@cox.net **Phone:** 850-393-1322

Property Owner: Kim + Lindley Camp

District: ☒ **PHD** ☐ **NHPD** ☐ **OEHPD** ☐ **PHBD** ☐ **GCD**
(If different from Applicant)

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.

Replace all windows with wood clad windows.
Sierra Pacific Clad
Also, review with the ~~board~~ vinyl windows.
"All windows" are clad now and "setting."
Want to talk about cws vinyl units too.

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.

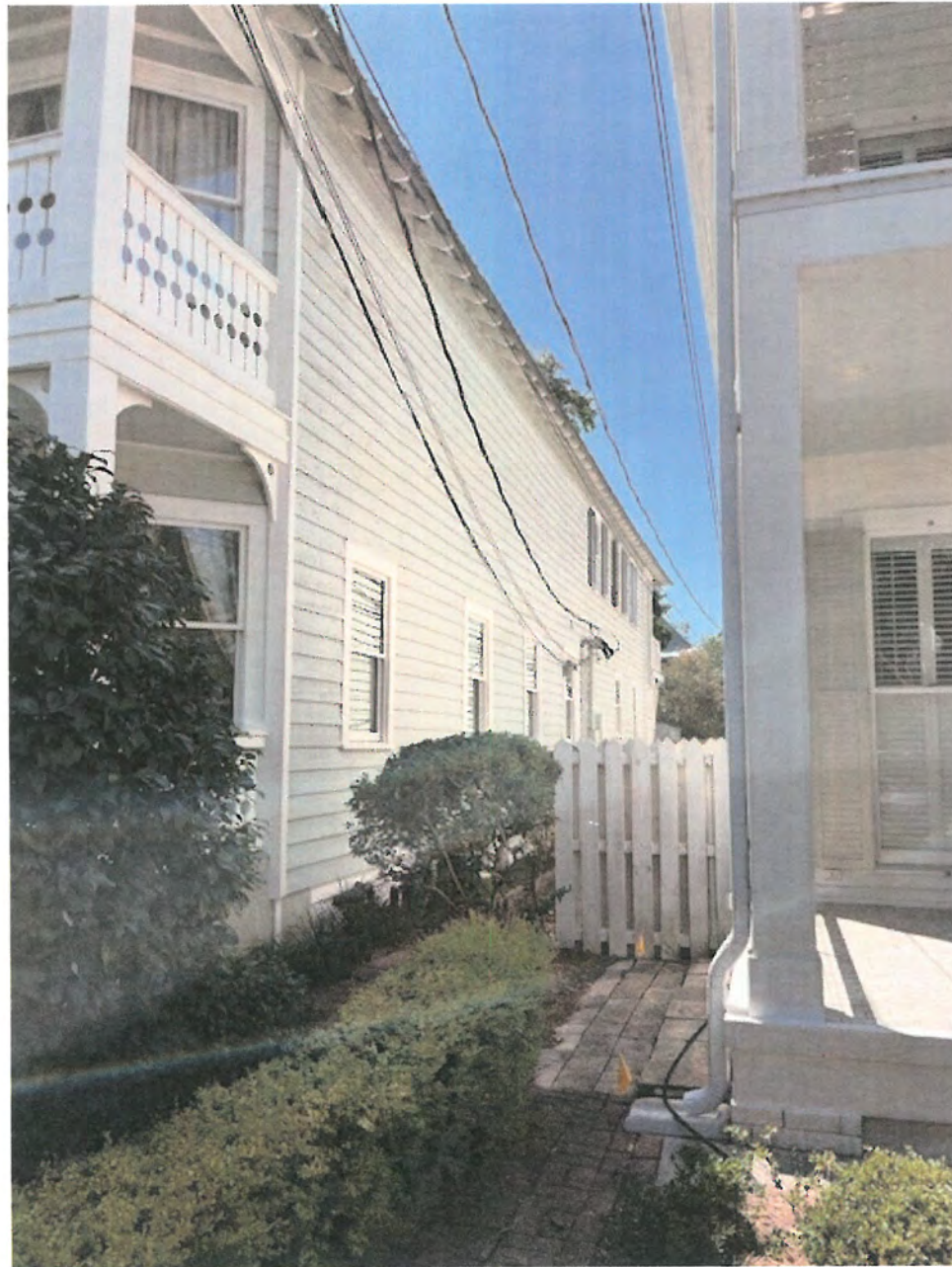
Applicant Signature

8/26/24
Date

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



front



Right Side



Left Side

Buildings

Year Built: 1997, Effective Year: 1997, PA Building ID#: 142652

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-HARDWOOD/PARQUET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-DECORAT

NO. PLUMBING FIXTURES-9

NO. STORIES-1

ROOF COVER-ENAMEL METAL

ROOF FRAMING-GABLE

STORY HEIGHT-10

STRUCTURAL FRAME-WOOD FRAME

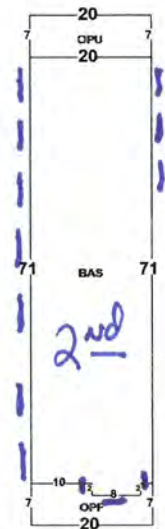
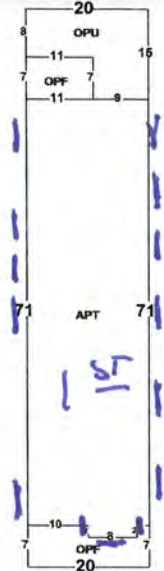
Areas - 3560 Total SF

APARTMENT - 1436

BASE AREA - 1436

OPEN PORCH FIN - 325

OPEN PORCH UNF - 363

Images



4/11/2023 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.

This is the position of all windows. They all are existing clad and are rotting - No windows on rear elevations

ESTIMATE

Southeastern Installs LLC
3455 Doctor Mlk Jr Dr
Pensacola, FL 32503

scott@rangewindow.com
+1 (850) 393-0838



SOUTHEASTERN INSTALLS

Bill to

David Delgallo
Advanced Construction
1550 E Gonzalez Street
Pensacola, FL 32501
United States

Ship to

David Delgallo
Advanced Construction
1550 E Gonzalez Street
Pensacola, FL 32501
United States

Estimate details

Estimate no.: 1101
Estimate date: 08/22/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/22/2024	Sierra Pacific	587 E Government, See Report, Impact	1	\$40,910.23	\$40,910.23
					Subtotal	\$40,910.23
					Sales tax	\$2,529.61
					Total	\$43,439.84

Accepted date

Accepted by



BILL TO:

SHIP TO:

Phone
Email

Phone
Fax

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1822722		DDD	DDD/Kim		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 364	22	EA	\$1,594.05	\$35,069.01

MARCH 2ND, 2023 PRICEBOOK

H3 FeelSafe Double Hung Windows Double Hung Single Hung 32.75 x 62

Custom: Frame Width = 32.75, Frame Height = 62, Sash Split = 50/50, Screen Width = 30.4375, Screen Height = 30.875

Complete Unit, CoreGuard Plus

Frame = White 001, Clad Finish = AAMA 2604, Primed Interior, White, Pine Interior, Standard Frame, Frame Jamb Flush, Visible Interior Vinyl Profile:Beige

Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Primed Interior, White, Sash-Panel Weatherstrip Color = Black

Unit 1 Lower: FeelSafe Insulated Low-E, Type LL, Argon Gas, Black Cardinal IG Spacer, 1"

Unit 1 Upper: FeelSafe Insulated Low-E 366, Type LL, Argon Gas, Black Cardinal IG Spacer, 1"

Half Screen Applied, Standard Screen, White 001, AAMA 2604, View Clear Mesh

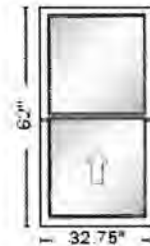
Applied Hdwe, Standard Lock, Hdwe = White, Concealed Jambliner, 2-Locks, WOCD, White Jamb = 4-9/16"

Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

U-Factor = 0.3, SHGC = 0.35, CR = 54, VT = 0.53, AI = <0.30/<1.5, CPD = SIE-N-135-04369-00001, GapFill1 = ARG, Can ER = 23, W m 2k = 1.7

PG50, Wind Zone = WZ-3, FBC = FL21907, TDI = WIN-2300

Unit 1: Glass Width = 27.625, Glass Height = 28.0625, Sash Width = 29.375, Sash Height = 30.0625



Rough Opening: 33.25" X 62.5"
Overall Unit Size: 32.75" X 62"
Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1822722		DDD	DDD/Kim		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 364	1	EA	\$1,926.14	\$1,926.14

MARCH 2ND, 2023 PRICEBOOK

H3 FeelSafe Double Hung Windows Double Hung Single Hung 35.75 x 74

Custom: Frame Width = 35.75, Frame Height = 74, Sash Split = 50/50, Screen Width = 33.4375, Screen Height = 36.875

Complete Unit, CoreGuard Plus

Frame = White 001, Clad Finish = AAMA 2604, Primed Interior, White, Pine Interior, Standard Frame, Frame Jamb Flush, Visible Interior Vinyl Profile:Beige

Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Primed Interior, White, Sash-Panel Weatherstrip Color = Black

FeelSafe Insulated Low-E 366, Type LL, Argon Gas, Black Cardinal IG Spacer, 1"

Half Screen Applied, Standard Screen, White 001, AAMA 2604, View Clear Mesh

Applied Hdwe, Standard Lock, Hdwe = White, Concealed Jambliner, 2-Locks, WOCD, White

Jamb = 4-9/16"

Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

U-Factor = 0.29, SHGC = 0.21, CR = 55, VT = 0.48, AI = <0.30/<1.5, CPD = SIE-N-135-04377-

00001, Energy Star Region = ,S, GapFill1 = ARG, Can ER = 15, W m 2k = 1.65

PG50, Wind Zone = WZ-3, FBC = FL21907, TDI = WIN-2300

Unit 1: Glass Width = 30.625, Glass Height = 34.0625, Sash Width = 32.375, Sash Height = 36.0625



Rough Opening: 36.25" X 74.5"

Overall Unit Size: 35.75" X 74"

Room Location: None Assigned

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
300-1	WindowAndDoor	PK- 364	1	EA	\$1,506.23	\$1,506.23

MARCH 2ND, 2023 PRICEBOOK

H3 FeelSafe Double Hung Windows Double Hung Single Hung 35 x 54

Custom: Frame Width = 35, Frame Height = 54, Sash Split = 50/50, Screen Width = 32.6875, Screen Height = 26.875

Complete Unit, CoreGuard Plus

Frame = White 001, Clad Finish = AAMA 2604, Primed Interior, White, Pine Interior, Standard Frame, Frame Jamb Flush, Visible Interior Vinyl Profile:Beige

Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Primed Interior, White, Sash-Panel Weatherstrip Color = Black

FeelSafe Insulated Low-E 366, Type LL, Argon Gas, Black Cardinal IG Spacer, 1"

Half Screen Applied, Standard Screen, White 001, AAMA 2604, View Clear Mesh

Applied Hdwe, Standard Lock, Hdwe = White, Concealed Jambliner, 2-Locks, WOCD, White

Jamb = 4-9/16"

Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

U-Factor = 0.29, SHGC = 0.21, CR = 55, VT = 0.48, AI = <0.30/<1.5, CPD = SIE-N-135-04377-

00001, Energy Star Region = ,S, GapFill1 = ARG, Can ER = 15, W m 2k = 1.65

PG50, Wind Zone = WZ-3, FBC = FL21907, TDI = WIN-2300

Unit 1: Glass Width = 29.875, Glass Height = 24.0625, Sash Width = 31.625, Sash Height = 26.0625



Rough Opening: 35.5" X 54.5"

Overall Unit Size: 35" X 54"

Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1822722		DDD	DDD/Kim		

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
400-1	WindowAndDoor	PK- 364	2	EA	\$1,204.42	\$2,408.85

MARCH 2ND, 2023 PRICEBOOK

H3 FeelSafe Casement Windows Awning Operating 34.5 x 34.5

Custom: Frame Width = 34.5, Frame Height = 34.5, Screen Width = 30.908, Screen Height = 30.291

Complete Unit, CoreGuard Plus

Frame = White 001, Clad Finish = AAMA 2604, Primed Interior, White, Pine Interior, Standard Frame, Frame Jamb Flush

Sash = White 001, Sash-Panel Clad Finish = AAMA 2604, Primed Interior, White, Sash-Panel Weatherstrip Color = Black

FeelSafe Insulated Low-E 366, Type LL, Argon Gas, Black Cardinal IG Spacer, 1"

Full Screen Applied, FlexScreen, View Clear Mesh

With Unit, Coastal Corrosion Stainless Steel, Hdwe = White, 22" Hinge, With Sash Lock

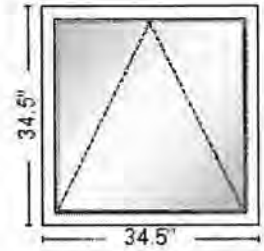
Jamb = 4-9/16"

Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap No/Leg Shipped Separately

U-Factor = 0.27, SHGC = 0.2, CR = 56, VT = 0.46, AI = <0.30/<1.5, CPD = S1E-N-138-04697-00001, Energy Star Region = ,SC,S, GapFill1 = ARG, Can ER = 18, W m 2k = 1.53

PG50, Wind Zone = WZ-3, FBC = FL23010

Unit 1: Glass Width = 30.5, Glass Height = 30.5,Sash Width = 32.75, Sash Height = 32.75



Rough Opening: 35" X 35"

Overall Unit Size: 34.5" X 34.5"

Room Location: None Assigned

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1822722		DDD	DDD/Kim		

PRINTED BY	BID BY	SALESPERSON
napier		236

SUB-TOTAL:	\$40,910.23
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$3,068.27
TOTAL:	\$43,978.50

Comments:

COMPANY

Unless otherwise noted on the line item, this product is covered under a Sierra Pacific Windows limited warranty. Please see your dealer, the Website WWW.SIERRAPACIFICWINDOWS.COM or our marketing literature for a copy of the applicable limited warranty for specific language, limitations and exclusions.

All prices quoted are typically valid for 30 days. The quoted pricing is not final and is subject to revised price book releases and changes until the order has been submitted. Other exceptions may apply. Shop drawing charges are not included.

COLOR VARIATION

Sierra Pacific offers a variety of wood species produced in combinations of solid and veneer-wrapped wood parts that have varying grain patterns. Wood characteristics also vary due to the species of the wood. The combination of these items could result in color variations of the finished stained products. Outswing Doors will have a complementary species of wood threshold.

RATINGS

Oversized units and certain mulled/stacked configurations have not been tested and therefore have no performance grade(PG) rating. P.E. approved job-specific comparative analysis may be available for these non-rated units. Please contact your Inside Sales group to determine available options for non-rated product. A complete list of rated products is available at WWW.SIERRAPACIFICWINDOWS.COM

Units denoted with an 'E' on the line item image meet egress based off criteria from the International Residential Code manual. Each has at least 20" clear opening width, 24" clear opening height and a total clear opening square footage of at least 5.7. The window sill height is not taken into consideration and needs to be reviewed for compliance in your local jurisdiction.

The Vinyl replacement products do not have a PG rating.

ALUMINUM CLAD UNITS ONLY: **SPW recommends through frame installation for units with factory applied brickmould.**

If units are being installed in an area requiring specific PG ratings the unit must be installed in the exact manner tested as shown in our certified installation details. These details can be found on the Florida Building Code website at www.floridabuilding.org or can be obtained by contacting Sierra Pacific's Architectural Services Department at 800-433-4873 ext. 1734.

Recent building code changes require the addition of limiting devices on any operating unit installed where the finished clear opening of the unit within 24" of the floor and is more than 72" above the finished grade or other surface below the window. Please check with your local building department to determine if this code is a requirement in your jurisdiction and order units accordingly.

No Warranty for panel warpage without Multipoint hardware or Double Bore with Tru-Lock.

THERMAL PERFORMANCE

This quote may contain glazing options that include coating 'i89'. These glazing options may have an increased risk of room side glass condensation in areas where the winter outdoor temperatures are below freezing (32°F/0°C).

We Appreciate Your Business!

H3 Double Hung



At the core of the H3 Double Hung is our patented Fusion Technology™. It integrates three materials—extruded aluminum, vinyl and solid wood—into one complete window. This unique fusion results in improved durability and performance, noticeably enhanced aesthetics, an extreme seal and easier installation.

Standard Construction:

- 0.055" thick extruded aluminum exterior.
- Hidden, extra-strong 0.078" thick extruded vinyl main frame with integral nail fin, fully welded at four corners for air and water tight seal.
- 5-3/4" overall frame depth with standard solid 4-9/16" jamb depth.
- 1-3/4" sash thickness, with narrow 1-5/8" stile and rail and 1-1/8" architectural sash setback.
- Seamless factory mulling up to 5-wide (120") with continuous head and sill with mull post. Optional factory box (jamb-to-jamb) mulling up to 4-wide (132").
- Both sash operate and tilt in for easy cleaning.
- Concealed jamb liners with constant force balances.
- Innovative, narrow profile, removable Flexscreen.

MINIMUM / MAXIMUM FRAME SIZES

Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.

H3 DOUBLE HUNG - OPERATING		H3 DOUBLE HUNG - PICTURE	
Minimum Frame Width	17.5"	Minimum Frame Width	13.5"
Minimum Frame Height	35.5"	Minimum Frame Height	35.5"
Maximum Frame Width	47.5"	Maximum Frame Width	84"
Maximum Frame Height	83.5"	Maximum Frame Height	84"
		Maximum Square Feet	42



Pictured: H3 Double Hung with offset frame.

Performance Data:



H3 Double Hung: 47.5" x 83.5"

AIR INFILTRATION.....0.05/0.03/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+50/-50)



H3 Double Hung Picture: 71.5" x 83.5"

AIR INFILTRATION.....0.06/0.02/A3
WATER.....NO LEAKAGE @ 5.43 PSF
STRUCTURAL.....CW-PG35 (+35/-35)**



H3 Double Hung: 119.5" x 83.5" (3-wide Unit)

AIR INFILTRATION.....0.06/0.06/A3
WATER.....NO LEAKAGE @ 5.43 PSF
STRUCTURAL.....LC-PG35 (+35/-35)**

*Unit size will meet LC-PG50 with installation straps.

**Unit size will meet CW-PG50 if quoted with performance upgrades.

For a comprehensive list of tested and rated sizes and configurations, please refer to the H3 Double Hung Product Performance Guide (Structural) located in the Technical Resources Library on our website.

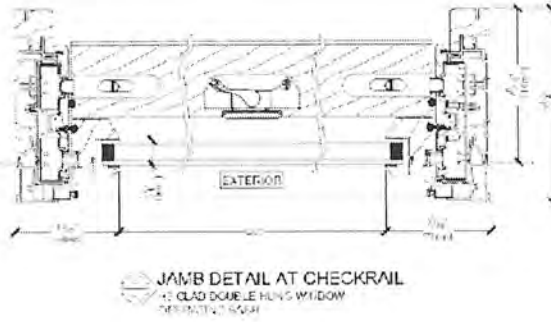
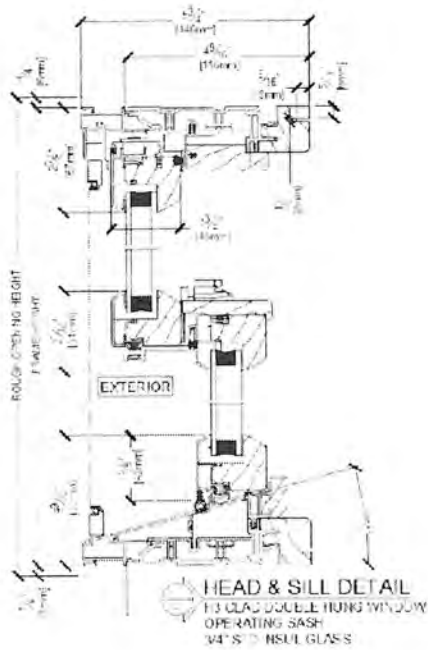
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LE189)	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LE189)
U-FACTOR.....0.33	U-FACTOR.....0.32	U-FACTOR.....0.24	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.21
SHGC.....0.32	SHGC.....0.21	SHGC.....0.27	SHGC.....0.32	SHGC.....0.21	SHGC.....0.27
VT.....0.54	VT.....0.49	VT.....0.47	VT.....0.54	VT.....0.49	VT.....0.47
CR......52	CR......52	CR......49	CR......55	CR......55	CR......53

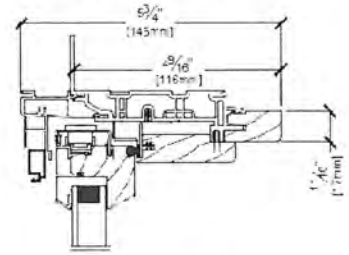
All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the H3 Double Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

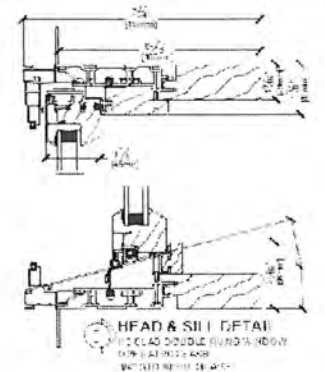
Operating
FLUSH FRAME - 4 9/16" JAMB W/ Kerf



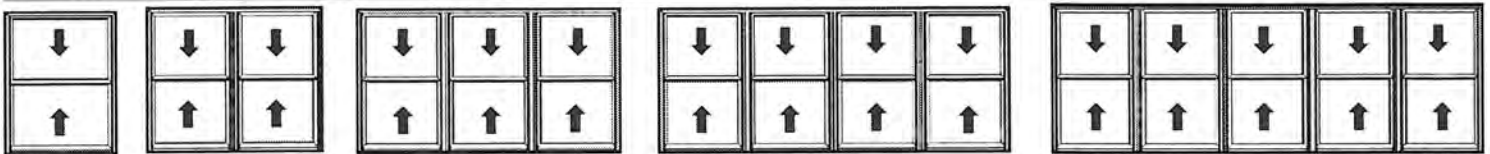
Operating
OFFSET FRAME - 4 9/16" JAMB



Operating
FLUSH FRAME - 6 9/16" JAMB (1 PIECE)



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



Typical configurations shown. Contact us for additional options.

Factory mulling up to 5-wide (120") continuous head & sill with mull post. Up to 4-wide (132") as tight (jamb-to-jamb) box mulls.



Continuous Head & Sill Mull Post



Tight Mull



1/4" Plate Mull

OPTIONAL EXTERIOR CASINGS



3.5" Flat Casing



2" Ovalo



2" Flat Casing



2" Brickmould

H3 Double Hung Additional Features

- Color Palette of 50 powder coated finishes in four design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available in black warm edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-Between-Glass.
- 10 factory finished Ultra Coat Paint colors or 3 Ultra Stain interior options.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

EXTERIOR: Pre-treated aluminum surface has a baked-on, electrostatically applied super durable polyester powder paint, zero-VOC finish. Available in Six Color Collections covering 70 colors conforming to the requirements of AAMA test procedures 2604 & 2605 as noted below.

- ColorStay™ in AAMA 2604 or AAMA 2605 – consists of 45 solid colors.
- Textured in AAMA 2604 – consists of 5 matte finish colors with varying grit.
- Weathered in AAMA 2604 or AAMA 2605 – consists of 8 dual tone/speckled colors.
- Pearl Metallic in AAMA 2605 – consists of 5 soft metallic colors.
- Metallic in AAMA 2605 – consists of 5 colors mimicking metal elements.
- Industrial in AAMA 2605 – consists of 2 powder coated colors mimicking the most popular anodize finishes.
- Custom Color Match – to your color specification in AAMA 2605 finish.

INTERIOR FINISH: Exposed interior wood surfaces are natural pine wood (standard).

- Specify Interior Wood Species

Ponderosa Pine (Standard)	Alder	Cherry
Vertical Douglas Fir	Mahogany	Maple
Red Oak	Black Walnut	White Oak
*Other Species Upon Request and Availability		
- Specify Interior Finish

Natural	Primed
Ultra Coat – White or Black	Ultra Coat – Custom Color Match Paint
Ultra Stain – Clear Coat	Ultra Stain – Espresso
Ultra Stain – Toffee	Ultra Stain – Custom Color Match

*Ultra Coat is an interior paint finish utilizing a specially formulated two-part catalyzed polyurethane paint finish.

* Ultra Stain is a water-based interior stain finish formulated to provide intense, rich color tones while maintaining uniformity of color and appearance.

FRAME:

- Overall frame thickness is 1-11/16" (43mm).
- Basic jamb depth is 4-9/16" (116mm) standard; additional jamb depths available include:

4-3/4" (121mm)	5" (127mm)	5-1/8" (130mm)
5-5/16" (135mm)	6-7/16" (164mm)	6-9/16" (167mm)
6-11/16" (170mm)	7" (178mm)	7-1/8" (181mm)
7-1/4" (184mm)	7-5/16" (186mm)	7-3/8" (187mm)
8-1/8" (206mm)		
- Overall frame depth is 5-3/4" (147mm).
- Frame is select pine as standard; solid or finger-jointed with veneer, kiln-dried to a moisture content of 6-12% at time of fabrication. Treated with CoreGuard™ water-repellent preservative treated in accordance with WDMA U.S. 4 standards. Additional wood species available as noted under INTERIOR FINISH above.
- Vinyl main frame wall thickness of .078" (1.99mm); welded corner joints.
- Frames completely assembled with sash installed.
- Frame head, sill and jambs are clad with 0.055" (1.39mm) extruded aluminum; mitered corners with screw boss construction.
- Integral installation nailing fins.
- 15 degree sloped sill.

PRODUCT SUMMARY H3 DOUBLE HUNG WINDOWS

- Weep system.
- Common mull (continuous head and sill frame) standard – eliminates need for drip cap; reduces risk of water penetration. 5-wide maximum.
- Option for factory box mulls; jamb-to-jamb or reinforced with aluminum plate mull. 4-wide maximum.
- High performance mull straps available with common mull option.
- Extruded aluminum exterior tight and spread mull covers.
- Available in rectangular configurations.

SASH:

- Sash thickness 1-3/4" (44mm).
- Sash options for standard 3/4" overall insulated glass and optional 1" overall insulated glass thickness.
- Wood sash profiles utilize mortise and tenon design.
- Aluminum sash profiles are miter cut and assembled with corner keys.
- Exterior sash is clad with 0.055" (1.4mm) extruded aluminum.
- Interlocking aluminum checkrail.
- Tilt operation for easy removal and cleaning.
- Select solid pine is standard; kiln-dried to 6-12% moisture content at time of fabrication.
- Treated with CoreGuard™ water-repellent preservative treated in accordance with WDMA U.S. 4 standards.
- Available in 50/50, 60/40 or 40/60 venting configuration.

GLAZING OPTIONS:

- Premium quality flat glass complying with ASTM C 1036.
- Sandwich-glazed with closed-cell foam glazing tape to interior and silicone sealant to the exterior.
- Factory glazed fabrication complies with requirements of Section 08810 and AAMA/WDMA/CSA 101/U.S.2/NAFS.
- Laminated and tempered glass complies with safety glazing requirements in accordance with 16 CFR 1201 for Category II materials.

Standard Glazing Options include: (90% Argon Gas Fill Unless Capillary Tubes and/or No Coatings are required)

Low-E (standard)	Clear (No Coatings)	Low-E 366
Low-E 366 w/i89 Surf #4 LE	Low-E 366 w/Preserve	Low-E 366 w/Neat & Preserve
Low-E 180 (Passive Solar)	Low-E 180 w/Preserve	Low-E 180 w/Neat & Preserve
Low-E 180 w/i89 Surf #4 LE	Triple IG (LE/Clear/Clear)	Triple IG (LE/Clear/LE)
Laminated Insul (No Coatings)	Low-E Laminated Insul	

Note: Warm Edge Spacer (Std), XL Edge Spacer (Optional), Neat and/or Preserve require XL Edge Spacer

Specialty Glazing Options include: (90% Argon Gas Fill Unless Capillary Tubes are required)

Bronze	Grey	Blue
Green	Blue Green	Azurelite
Evergreen	Solar Cool Bronze	Solar Cool Grey
Mikropane	Spandrel	

Obscure Glazing Options include: (90% Argon Gas Fill Unless Capillary Tubes are required)

Standard (Pattern 62)	Rain	
Narrow Reed	Satin Etched	Glue Chip
White Laminated	Custom	

HARDWARE:

- Dual action cam sweep; Deco lock with keeper
- Spring loaded Deco tilt latches on top and bottom sash; comprised of zinc die-cast and high impact nylon.
- Available hardware finishes include:

Champagne	White (Standard)	Oil Rubbed Forever Bronze
Bronze	Matte Black	Bright Brass
Satin Nickel	Antique Brass	Brushed Chrome
Polished Chrome	Chestnut Bronze	



PRODUCT SUMMARY H3 DOUBLE HUNG WINDOWS

BALANCE SYSTEM:

- Fully concealed extruded vinyl jamb liner track; standard beige color; white optional.
- Constant force coil balance system.
- Balance capacity 60# standard with full travel up to 33".
- Concealed jamb liner utilizes aluminum and wood covers; wood cover matches interior wood species and aluminum center cover matches exterior finish color.

WEATHERSTRIP:

- T-slot PVC fin pile weatherstrip located at head parting stop and checkrail.
- Compressible bulb weatherstrip at bottom rail of bottom sash.
- T-slot PVC fin pile weatherstrip on lower center filler.
- Barbed PVC fin pile weatherstrip on top center filler.
- Adhesive backed pile weatherstrip at head of jamb liner.
- Closed cell PVC jamb liner sill gasket.

SCREEN:

- Standard FlexScreen with flexible concealed frame. Optional roll form or extruded premium aluminum screen color matched to exterior.
- Removable roll form or extruded premium aluminum half screens for bottom sash, fitted to the exterior of the window unit.
- Screen fabric is View Clear (18x18) fiberglass mesh. View Clear Plus (20x20) fiberglass mesh optional.

GRILLE / DIVIDER OPTIONS:

- Simulated Divided Lite (SDL) produced with interior wood grille to match interior wood species and exterior aluminum grille to match exterior clad color. SDL available as Interior/GIA/Exterior; Interior/Exterior; Interior Only, and Exterior Only. Standard bar widths include:

5/8" Traditional (16mm)	5/8" Putty (16mm)	5/8" Contemporary (16mm)
7/8" Traditional (22mm)	7/8" Putty (22mm)	7/8" Contemporary (22mm)
1" Traditional (25mm)	1" Putty (25mm)	1" Contemporary (25mm)
1-1/4" Traditional (32mm)	1-1/4" Putty (32mm)	
2" Traditional (51mm)	2" Putty (51mm)	
- Grille in Air Space (GIA) available in flat or contour profiles with two-tone grille options available:
 - Flat profile - 5/8"x3/16" (16mmx5mm)
 - Contour profile - 11/16"x5/16" (18mmx8mm)
 - Contour profile - 1"x5/16" (25mmx8mm)

Divider Patterns Include:

Equal	Prairie	Ladder
Craftsman	Cross	Cottage
Diamond	Special	

INTERIOR TRIM PROFILES:

Prairie: 3-1/2" (89mm)	Tradesman: 3-1/2" (89mm)	Craftsman: 3-1/2" (89mm)
Continental: 3-1/2" (89mm)	Tradesman II: 3-1/2" (89mm)	Colonial: 3-1/2" (89mm)
Regal: 3-1/2" (89mm)	Provincial: 3-1/2" (89mm)	Tudor: 3-1/2" (89mm)
Heritage: 2-3/4" (89mm)	Heritage II: 2-3/4" (70mm)	Traditional: 2-1/4" (57mm)
Contemporary: 2-1/4" (57mm)	Custom	

WARRANTY:

- Workmanship and materials: 10-year limited warranty.
- Insulating glass: 20 year limited warranty on dual insul glass; 10-year limited warranty on triple insul glass.
- Specialty glass: 5 years.



PRODUCT SUMMARY H3 DOUBLE HUNG WINDOWS

- Exterior clad finish: (2604 finish) 10-year limited warranty; (2605 finish) 30/25/20 – year limited warranty.
- Interior finish: 2-year limited warranty.
- Warranty labor: 2-year limited warranty.

Please refer to the Sierra Pacific Windows Limited Warranty for wood/clad residential Products for details and exclusions.

MANUFACTURER:

- Sierra Pacific Windows, 11605 Reading Road, P.O. Box 8489, Toll Free Telephone: (530) 527-9620. Fax: (530) 527-4438. Web: www.sierrapacificwindows.com

ADDITIONAL GLASS SPECIFICATIONS:

- Low-E Insul (Standard): Dual insulated glass consisting of one lite of dual layered Cardinal 272 Low-E or Guardian 70/86 silver sputter coated on surface #2 and one lite of clear glass. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge spacer optional.
- Clear Insul: dual insulating glass consisting of two lites of clear glass. Produced with warm edge spacer standard. Cardinal XL Edge spacer optional.
- 1/2" Laminated Insul: Dual insulated glass consisting of one lite of 1/2" laminated glass produced with .030" PVB interlayer (exterior lite) and one lite of clear glass. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- 1/2" Low-E Laminated Insul: Dual insulated glass consisting of one lite of 1/2" laminated glass produced with .030" PVB interlayer (exterior lite) and one lite of dual layered Cardinal 272 Low-E on surface #5. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- 366 Low-E: Dual insulated glass consisting of one lite of triple layered Cardinal 366 silver sputter coated on surface #2 and one lite of clear glass. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge spacer optional.
- 366 Low-E with i89: Dual insulated glass consisting of one lite of triple layered Cardinal 366 silver sputter coated on surface #2 and one lite of Cardinal i89 Low-E coating on surface #4. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge spacer optional.
- Low-E 366 with Neat & Preserve™: Dual insulated glass consisting of one lite of triple layered Cardinal 366 silver sputter coated on surface #2 and one lite of air-activated Neat™ coating applied to surface #1 & Preserve™ protective film applied to the #1 surface or #1 and #4 surface. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- Low-E 366 with Preserve™: Dual insulated glass consisting of one lite of triple layered Cardinal 366 silver sputter coated on surface #2 and Preserve™ protective film applied to the #1 surface or #1 and #4 surface. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- Low-E 180 Passive Solar: Dual insulated glass consisting of one lite of single layer Cardinal 180 silver sputter coated on surface #3 and one lite of clear glass. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge spacer optional.
- Low-E 180 Passive Solar w/i89: Dual insulated glass consisting of one lite of single layer Cardinal 180 silver sputter coated on surface #2 and one lite of Cardinal i89 Low-E coating on surface #4. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge spacer optional.
- Low-E 340: Dual insulated glass consisting of one lite of triple layered Cardinal 340 silver sputter coated on surface #2. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- Triple Insul LE/CL/CL: Triple insulated glass consisting of one lite of Cardinal 272 Low-E on surface #2 and two lites of clear glass. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- Triple Insul LE/CL/LE: Triple insulated glass consisting of one lite of Cardinal 272 Low-E on surface #2; one lite of Cardinal 272 Low-E on surface #5 and one lite of clear glass. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.

ENERGY STAR Certification Criteria for Residential Windows, Doors, and Skylights

Windows

Climate Zone	U-Factor ¹	SHGC ²	
Northern	≤ 0.22	≥ 0.17	Prescriptive
	$= 0.23$	≥ 0.35	Equivalent Energy Performance
	$= 0.24$		
	$= 0.25$	≥ 0.40	
	$= 0.26$		
North-Central	≤ 0.25	≤ 0.40	
South-Central	≤ 0.28	≤ 0.23	
Southern	≤ 0.32	≤ 0.23	

Air Leakage for windows ≤ 0.3 cfm/ft²

¹ Btu/h ft²·°F

² Solar Heat Gain Coefficient

Swinging and Sliding Glass Doors

Glazing Level	U-Factor ¹	SHGC ²	
Opaque	≤ 0.17	No Rating	
$\leq \frac{1}{2}$ -Lite	≤ 0.23	≤ 0.23	
$> \frac{1}{2}$ -Lite	≤ 0.26	Northern and North-Central	≤ 0.40
	≤ 0.28	Southern and South-Central	≤ 0.23

Air Leakage for Sliding Doors ≤ 0.3 cfm/ft²

Air Leakage for Swinging Doors ≤ 0.5 cfm/ft²

Skylights

Climate Zone	U-Factor ¹	SHGC ²
Northern	≤ 0.45	Any
North-Central		
South-Central	≤ 0.50	≤ 0.25
Southern		

Air Leakage ≤ 0.3 cfm/ft²



Note: A complete list of ENERGY STAR Climate Zones by state and county or, where applicable, zip code is available at www.energystar.gov/products/building_products/residential_windows_doors_and_skylights/climate_zone/search.

FeelSafe Impact® IG Wind Zone 3 Product Offering

8-16-2023

FeelSafe Impact IG Product Type	Sizes/Configurations Approved	DP Rating	CCL Approval #	FL Approval #	TDI Approval #
H3 2.0 FeelSafe Impact Casement Operators (This product NOT approved for use in WZ4 Areas or Dade County)	35.5"x 83.5" Single or Multi-Wide Box Mull Requires 1/4" aluminum vertical plate	CW-PG50- +50/-60 WZ3 Missile Level D	436-H-660.82	FL23008	TDI WMN-2285
H3 2.0 FeelSafe Impact Casement Common Mull (This product NOT approved for use in WZ4 Areas or Dade County)	119.5"x 71.5" Common Mull Operator not to exceed 36 call out and fixed 57" actual	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-660	FL23008	TDI WMN-2297
H3 2.0 FeelSafe Impact Casement Fixed (This product NOT approved for use in WZ4 Areas or Dade County)	57.5"x 71.5" or 71.5"x 57.5" 43.875"x 94.5" or 94.5"x 43.875" 71.5"x 71.5"	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-660.73 436-H-659.25 436-H-660.110	FL23011	TDI WMN-2297 TDI WMN-2296 TDI WMN-2523
H3 2.0 FeelSafe Impact Casement Fixed Common Mull (This product NOT approved for use in WZ4 Areas or Dade County)	119.5"x 71.5" Common Mull-Based on 3-Wide Unit 2-Wide not to exceed 88.25" Individual unit in combination not to exceed 57" actual	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-660	FL23011	TDI WMN-2297
H3 2.0 FeelSafe Impact Casement Fixed Common Mull (This product NOT approved for use in WZ4 Areas or Dade County)	119.5"x 27.5" Common Mull-Based on 3-Wide Unit 2-Wide not to exceed 88.25" Individual unit in combination not to exceed 57" actual	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-660	FL23011	TDI WMN-2284
H3 2.0 FeelSafe Impact Casement w/Stack (This product NOT approved for use in WZ4 Areas or Dade County)	119.5"x 99.5" Individual unit height not to exceed 71.5" Requires 1/4" horizontal aluminum plate if all fixed or Requires 1/4" steel plate if operator in combination	CW-PG50- +50/-60 WZ3 Missile Level D	436-H-660	FL23008	TDI WMN-2297
H3 2.0 FeelSafe Impact Awning (This product NOT approved for use in WZ4 Areas or Dade County)	47.5"x 35.5" Single or Multi Wide Box Mull 2-Wide Common Mull	CW-PG50- +50/-60 WZ3 Missile Level D	436-H-659.28	FL23010	TDI WMN-2296
H3 2.0 FeelSafe Impact Awning w/Stack (This product NOT approved for use in WZ4 Areas or Dade County)	47.5"x 107.25" Operating awning not to exceed 35.5" in Height Fixed unit not to exceed 71.5" in height Requires 1/4" horizontal aluminum plate 94.5"x 79.625 Operating awning not to exceed 47.5"x 35.5" Fixed not to exceed 94.5"x 43.875" Requires 1/4" horizontal aluminum plate	CW-PG50- +50/-60 WZ3 Missile Level D LC-PG50- +50/-60 WZ3 Missile Level D	436-H-659.28 436-H-659.25	FL23010	TDI WMN-2296
H3 2.0 FeelSafe Impact Single or Multi-Wide Double Hung (This product NOT approved for use in WZ4 Areas or Dade County)	47.5"x 83.5" Single or Multi Wide Box Mull Requires 1/4" aluminum vertical plate	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-671.63	FL21907.1	TDI WMN-2300
H3 2.0 FeelSafe Impact Double Hung Common Mull (This product NOT approved for use in WZ4 Areas or Dade County)	27.5"x 83.5" Single Lock-Single or Multi Wide Box Mull Requires 1/4" aluminum vertical plate	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-671.87	FL27191.3	TDI WMN-2300
H3 2.0 FeelSafe Impact Double Hung Fixed (This product NOT approved for use in WZ4 Areas or Dade County)	119.5"x 71.5" Common Mull Operator not to exceed 36 call out and fixed not to exceed 57" actual	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-671	FL21907	TDI WMN-2298
H3 2.0 FeelSafe Impact Double Hung Fixed (This product NOT approved for use in WZ4 Areas or Dade County)	57.5"x 71.5" 47.5"x 83.5"	CW-PG50- +50/-60 WZ3 Missile Level D LC-PG50- +50/-60 WZ3 Missile Level D	436-H-674.11	FL21908	TDI WMN-2299 & WMN-2298
H3 2.0 FeelSafe Impact Double Hung Fixed Common Mull (This product NOT approved for use in WZ4 Areas or Dade County)	119.5"x 71.5" Common Mull-Based on 3-Wide Unit 2-Wide not to exceed 88.25" Individual unit in combination not to exceed 57" actual	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-671	FL21907	TDI WMN-2298
H3 2.0 FeelSafe Impact Double Hung w/Stack (This product NOT approved for use in WZ4 Areas or Dade County)	119.5"x 99.5" Individual unit height not to exceed 71.5" Requires 1/4" horizontal aluminum plate	LC-PG50- +50/-60 WZ3 Missile Level D	436-H-671.56	FL21907	TDI WMN-2298
H3 2.0 Direct Set (This product NOT approved for use in WZ4 Areas or Dade County)	Common Mull 143"x 72" 3-sash tested; Individual glass not to exceed 21.811 ft' See FBC for additional sizing	CW-PG50- +50/-60 WZ3 Missile Level D	436-H-680.37	FL# 27616	TDI WMN-2365
H3 2.0 Direct Set (This product NOT approved for use in WZ4 Areas or Dade County)	43"x 53" Tight Box Mull See FBC for additional sizing options ≤15.6 SF	CW-PG50- +50/-60 WZ3 Missile Level D	436-H-680.28	FL# 27616	TDI WMN-2366
H3 2.0 Direct Set (This product NOT approved for use in WZ4 Areas or Dade County)	45"x 84" Tight Box Mull See FBC for additional sizing options >15.6 SF but ≤26.25 SF	CW-PG50- +50/-60 WZ3 Missile Level D	436-H-680.31	FL# 27616	TDI WMN-2366
H3 2.0 Direct Set (This product NOT approved for use in WZ4 Areas or Dade County)	42.56"x 120" Box Mull Requires 1/4" aluminum Mull Plate See FBC for additional sizing options >26.25 SF but ≤35.5 SF	CW-PG50- +50/-60 WZ3 Missile Level D	436-H-680.34	FL# 27616	TDI WMN-2366
H3 2.0 Direct Set (This product NOT approved for use in WZ4 Areas or Dade County)	64"x 105" Box Mull Requires 1/4" aluminum Mull Plate See FBC for additional sizing options >35.5 SF but ≤46.7 SF	CW-PG50- +50/-60 WZ3 Missile Level D	436-H-680.40	FL# 27616	TDI WMN-2366
H3 2.0 Mullion System	See FBC for mullion system options for H3 products.	+50/-60 Wind Zone 3 Missile Level D	FL27617	FL27617	FL27617
Clad Energy Saver French Sliding Patio Door (This product NOT approved for use in WZ4 Areas or Dade County)	16-0x8-0 OXO (187.563"x 95.813)	CW-PG50- +50/-50 WZ3 Missile Level D	436-H-649.27	FL# 21440.2	TDI DR-913
Aluminum Clad Casement with Casement Transoms (This product NOT approved for use in WZ4 Areas or Dade County)	36.1875"x 72.1875" 3-Wide with 36.1875"x 32.1875" 3-Wide Transom Requires 1/4" horizontal aluminum plate	CW-PG50- +50/-50 WZ3 Missile Level D	436-H-105.75	FL27659	TDI WMN-2364

Glazing Options:

Type AA (15/16" Insul-3mm AN/090PVB/3mm AN; 11mm Air Space; 3mm Temp Int Lite)
Type DD (1.04" Insul-3.1mm AN/090" PVB; 3.1mm AN; 11.5mm Air Space; 6mm Tempered Int Lite)
Type LL (31/32" Insul-3.1mm AN/090"PVB/3.1mm AN; 13mm XL Edge; 3.1mm AN Int Lite)
Type MM (31/32" Insul-3.9mm AN/090"SGP/3.9mm AN; 9.8mm XL Edge; 4.7mm AN Int Lite)
Type NN (31/32" Insul-3.1mm AN/090"PVB/3.1mm AN; 13mm XL Edge; 3.1mm Tempered Int Lite)
Type OO (31/32" Insul-3.9mm AN/090"SGP/3.9mm AN; 9.8mm XL Edge; 4.7mm Tempered Int Lite)
Type PP (1-3/32" Insul-3.9mm AN/090"SGP/3.9mm AN; 13mm XL Edge; 4.7mm AN Int Lite)
Type QQ (1-7/32" Insul-5.7mm AN/090"SGP/5.7mm AN; 11.5mm XL Edge; 5.7mm AN Int Lite)
Type RR (1-3/32" Insul-3.9mm AN/090"SGP/3.9mm AN; 13mm XL Edge; 4.7mm Tempered Int Lite)
Type SS (1-7/32" Insul-5.7mm AN/090"SGP/5.7mm AN; 11.5mm XL Edge; 5.7mm Tempered Int Lite)
Type TT (1-7/32" Insul-5.7mm HS/090"SGP/5.7mm HS; 11.5mm XL Edge; 5.7mm Tempered Int Lite)



STORMSTRONG
REPLACEMENT & NEW CONSTRUCTION

IMPACT RESISTANT

6100 SERIES SINGLE HUNG



*Possible Alternative
to discuss.*

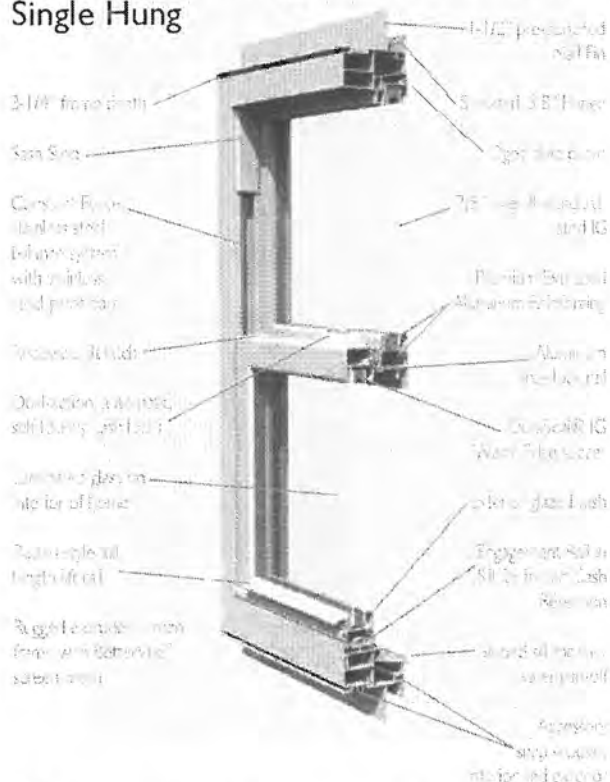
Custom[®]
WINDOW SYSTEMS 

1.800.327.3086 • www.CWS.cc

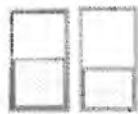
Impact Resistant • Single Hung Windows

Storm Strong 6100 Series

Single Hung



Configurations:



Single Hung &
Single Hung Oriel



Arch Top
Single Hung

Frame Colors:



White



Adobe



Bronze



Bronze Ext.
White Int.

Grid Options:

Classic Applied
(exterior only)

Between-the-Glass



3/4" SDL



5/8" Flat



3/4" Contour



1" Contour

Double Applied also available (interior and exterior for depth)



6100 Series

New Construction and Replacement

Specifications:

- Dual-action, automatic, self-locking sash locks
- Tilt Sash for easy cleaning

Available Frame Types:

- 1-1/2" pre-punched Nail Fin
- 5/8" serrated, double walled Front Flange
- Fin/Flange combo
- Box frame (no Fin/Flange)

Standard Features and Benefits:

- Meets or exceeds all Energy Star® standards
- Tilt Sash for easy cleaning
- Available with Low-E glass (270, 340, 366)
 - 7/8" insulated glass with argon gas standard for ultraviolet and thermal protection
 - Double-strength glass standard
- Energy efficient non-metallic spacer system
 - Excellent thermal performance and energy efficiency
 - Keeps windows clearer longer limiting condensation
- Constant Force stainless steel coil balance system
- Recessed tilt latches
- Durability and resistance from the elements
 - Fusion-welded construction without fasteners for structural stability
 - Heavy-duty weather-stripping at all points, where vinyl meets vinyl, protects against the elements
- BetterVue® half screen standard
 - Roll form or extruded screen available
 - 10% better insect protection—20% better airflow—10% clearer view
 - BetterVue® screen will not rust, corrode or stain
- 6150 Series Picture Window to complement the 6100 SH
- Maximum sizes: 53.125" x 76"



6100 Series
Automatic Self-Locking
Sash Locks

Custom®
WINDOW SYSTEMS 

1900 SW 44TH AVENUE
OCALA, FL 34474
1.800.327.3086 • www.CWS.cc

All trademarks where denoted are marks of their respective owners.
Registered Custom Window Systems, Inc. All rights reserved.



100% (n = 9) said



This home @
620 +/- Government
has Vinyl Wnds -



This home @
601 Government
has vinyl windows.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-854

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

157 S. Spring Street
Governmental Center District / Zone C-2 / City Council District 6
Exterior Alteration at a Non-Contributing Structure

SUMMARY:

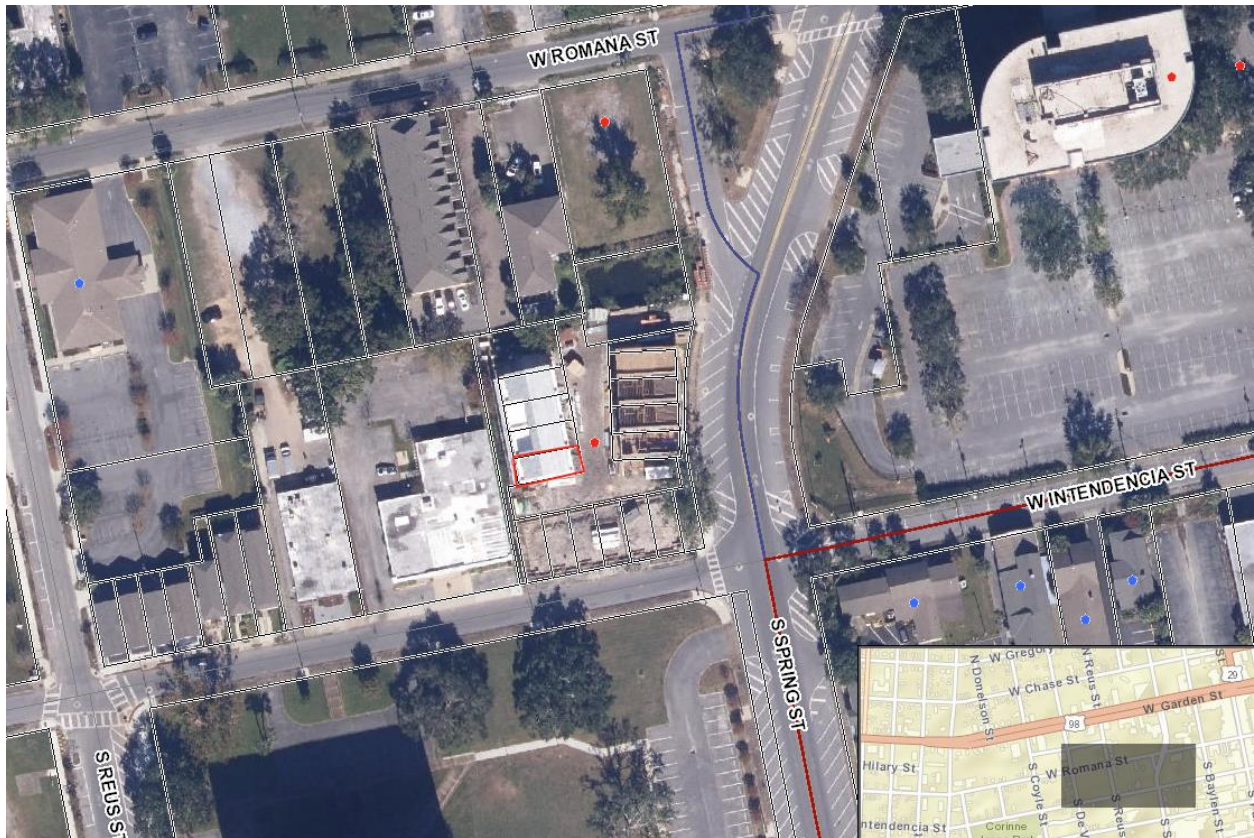
Hometown Contractors, Inc. is seeking final approval to remove one existing vinyl window, resize the opening, and install one Viwinco vinyl casement window with a black exterior and no divided lites to meet egress requirements.

Recommended Code Sections:
Sec. 12-3-28(c) Governmental Center District; Decisions.

ATTACHMENTS:

1. Images
2. Application and Materials

157 S. Spring Street



Architectural Review Board Application
Full Board Review

Application Date: 8/29/2024

Project Address: 157 S SPRING ST PENSACOLA, FL 32502

Applicant: KRISTYN SIMMONS - HOMETOWN CONTRACTORS, INC.

Applicant's Address: 4567 PACE PATRIOT BLVD PACE, FL 32571

Email: permits@htcpros.com **Phone:** 850-995-9947

Property Owner: JEREMY & TASHA REEDER

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

(If different from Applicant)

Application is hereby made for the project as described herein:

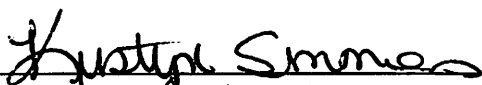
- ☒ Residential Homestead – \$50.00 hearing fee
- ☐ Commercial/Other Residential – \$250.00 hearing fee

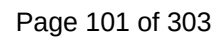
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.
REMOVE EXISTING VINYL WINDOW WITH BLACK EXTERIOR, RESIZE OPENING AND INSTALL ONE VIWINCO IMPACT VINYL CASEMENT WINDOW WITH BLACK EXTERIOR AND NO GRIDS TO MEET EGRESS.

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.

 8/29/2024
Applicant Signature Date



Viwinco Dealer Quote

HOMETOWN CONTRACTORS INC.
4567 PACE PATRIOT BLVD
PACE, FL 32571

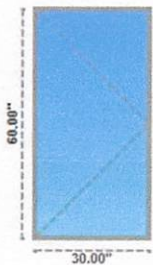
Quote Number:
00529044
Job Name:
REEDER 17454 ✓
Quote Date: Aug 6, 2024

Sold To: HTC

Ship To:

Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
0001	1 ✓	Ocean View NC Casement ✓	796.75	796.75

Viewed from Exterior



APPLICATION: NEW CONSTRUCTION (IMPACT) ✓
MEASURE CODE: MAKE SIZE ✓
WIDTH: 30.0000 ✓
HEIGHT: 60.0000 ✓
LAYOUT: RIGHT HAND ✓
COLOR: MIDNIGHT BLACK / WHITE INTERIOR ✓
GLASS PACKAGE: STANDARD GLASS PACKAGE ✓
GLASS OPTIONS: TEMPERED ✓
GLASS COLOR OPTIONS: LAMINATED / LOW-E ✓
GRID TYPE: NONE ✓
SCREEN: EXTRUDED FULL SCREEN ✓
SCREEN MESH: BVUE_V ✓
SCREEN SHIP: IN WINDOW ✓
ACCESSORIES: FLORIDA FLANGE ✓
HANDLE FINISH: WHITE FINISH ✓
HARDWARE: STAINLESS STEEL HARDWARE / THIS WINDOW MEETS EGRESS ✓
EGRESS HARDWARE IS INSTALLED ✓
WINDOW TAG: WIN # 1 ✓

Performance: SHGC: 0.18, U-Factor: 0.27, VT: 0.40, CPD: VWN-K-3-00254-00001
DP Value: 60
Florida Approval: 33810.1

Date Printed: 8/7/2024 08:35 AM
Created By: aaron@htcpros.com
Page 1 of 1

Sub Total:	796.75
Tax:	0.00
Total:	796.75

QUOTE DISCLAIMER

We ask that you thoroughly review the quote for accuracy, before ordering the product. By responding to this email, or signing the quote, you authorize us to order the product/special order product and you agree all quantities, sizes, and specifications are correct. No changes or cancellations can occur once special order items have been submitted to the manufacturer.

THIS ESTIMATE IS VALID FOR 30 DAYS. SPECIAL ORDER ITEMS CANNOT BE RETURNED.

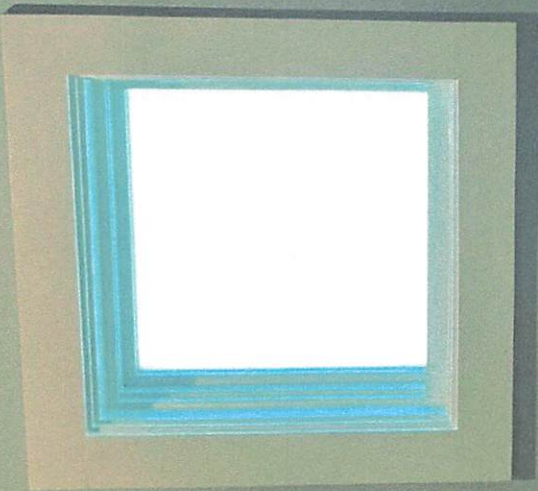
Customer Signature: _____ Date: _____

852.52











City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-855

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

404 E. Belmont Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Rear Yard Improvements at a Non-Contributing Structure

SUMMARY:

Joe Hild is seeking final approval to install a 26 x 32 ft. gunite swimming pool with a 7 x 7 ft. raised spa in the rear yard. The pool will have tan shelloak coping and pavers, creme de menthe plaster, and porcelain waterline tile.

Recommended Code Sections:

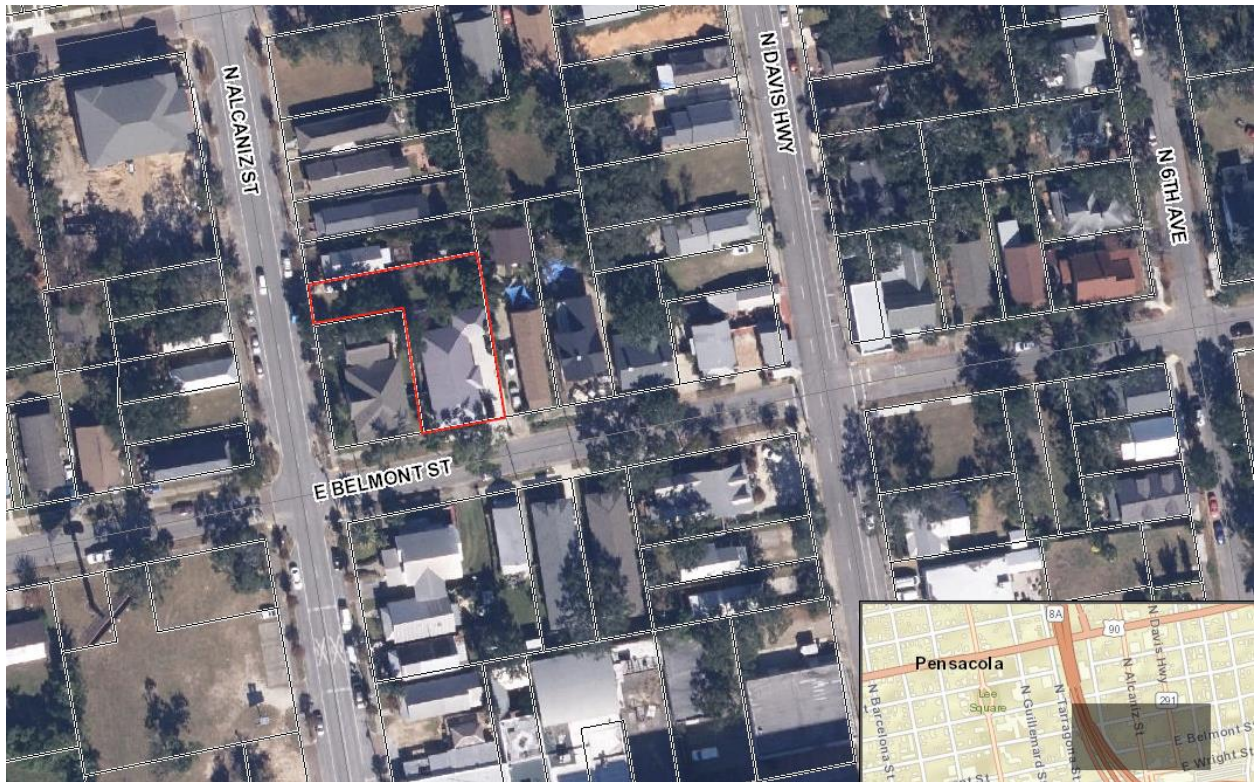
Sec. 12-3-10(3)e.3.i.-ii.(a) Old East Hill Preservation District; Procedure for review of plans; Decisions; General consideration; Rules governing decisions.

Sec. 12-3-10(3)h. OEHPD; Renovation, alterations and additions to non-contributing and modern infill structures within the Old East Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

404 E. Belmont Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 8/28/24

Project Address: 404 E Belmont St, Pensacola, FL. 32501

Applicant: Joe Hild Gulf Breeze Pools and Spas

Applicant's Address: 4274 Gulf Breeze Pkwy, Gulf Breeze, FL. 32563

Email: Joespools91@gmail.com **Phone:** 850-361-5236

Property Owner: Ashton Howard

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

(If different from Applicant)

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.

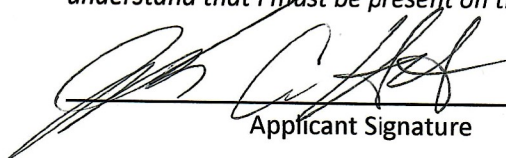
Install a 26'x32 gunite inground swimming pool with 7'x7' spa raised 18" in the backyard of 404 E Belmont st.

Install Tan Shellock coping and pavers by Artistic Pavers as per layout

Install Creme De Menthe plaster by PebbleTec

Install CR-RND-13 porcelain waterline tile

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

8/28/2024

Date

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



404 E Belmont st
Write a description for your map.

Legend

404 E Belmont St

Brother Fox Sister Hen

Mt Olive Baptist Church



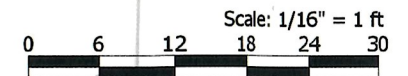
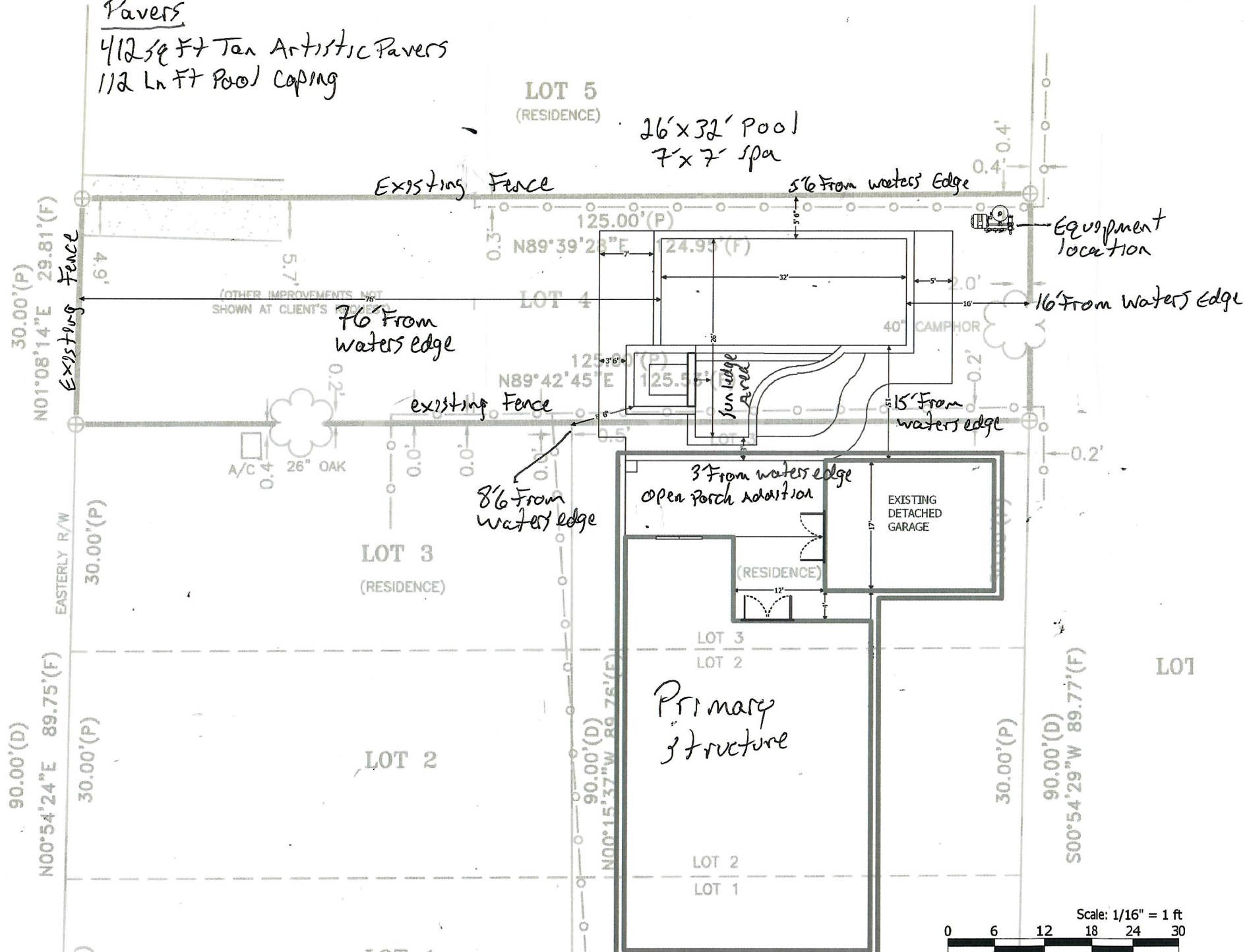


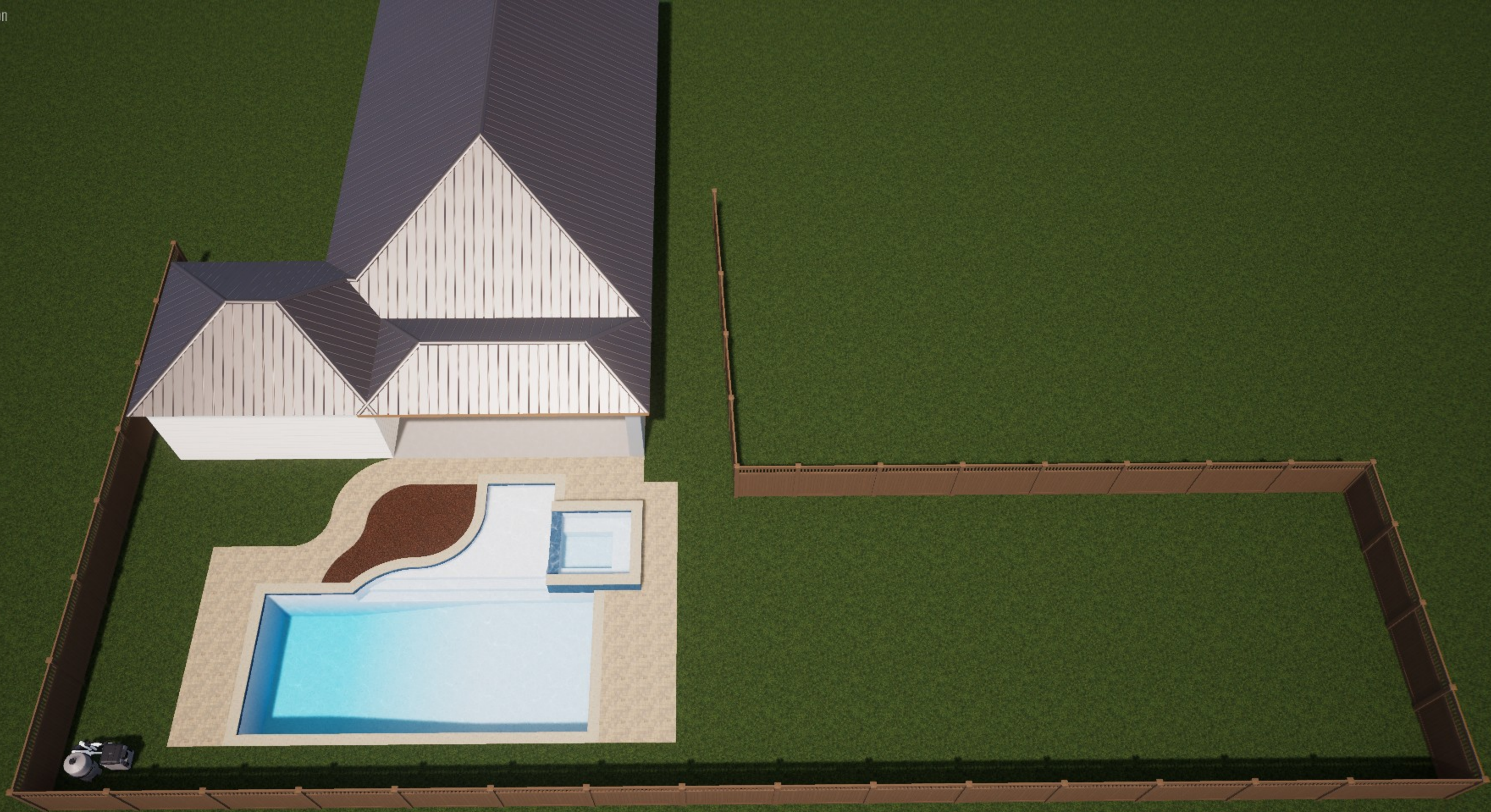




Pavers

412 sq Ft Tan Artistic Pavers
112 Ln Ft Pool Coping



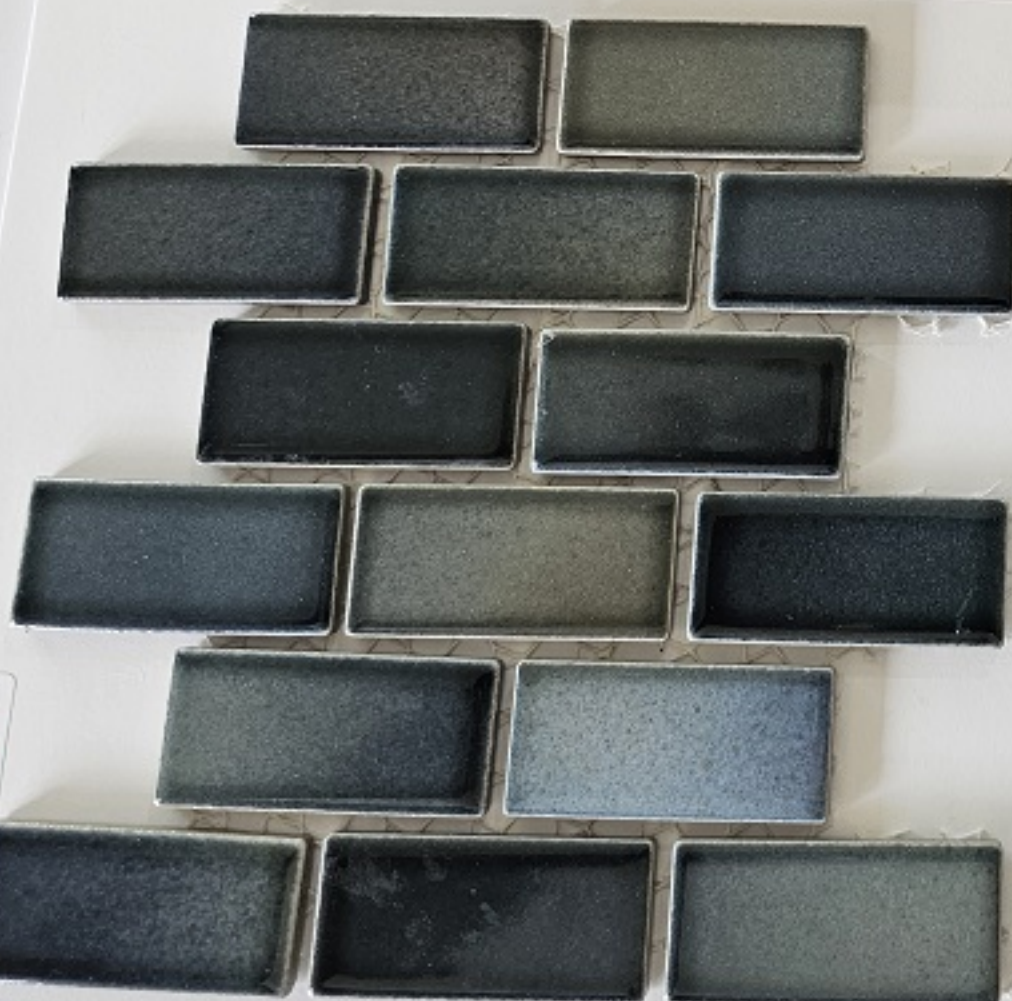






CLASSIC POOL TILE COLLECTION
4572 INTERSTATE COURT
NORCROSS, GA 30093

CT RND 13



UPGRADE

WIDE SHADE AND COLOR VARIATIONS INHERENT IN ALL BURNT CLAY PRODUCTS. PLEASE CHECK ACTUAL SHADES IN STOCK BEFORE ORDERING.

PebbleTec®
The Only



CREME DE MENTHE



Wet samples before viewing. Variances in color, texture, and exposure in finish samples and in the pool finish are expected with the use of natural stone products.



The ORIGINAL aggregate pool finish that delivers enduring elegance and durability. It is a perfect choice for those desiring a more natural environment for their pool or spa.

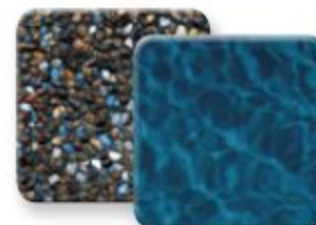
- An earthy textured finish comprised of the largest pebbles in our product offering
- Further enhance your finish by adding Shimmering Sea 🐚 and Luminous ✨



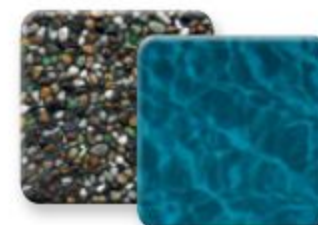
Black Marble



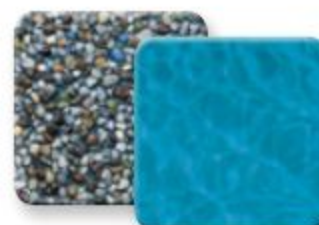
Black Pearl



Midnight Blue



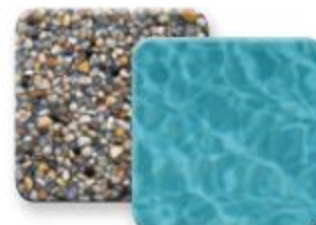
Emerald Bay



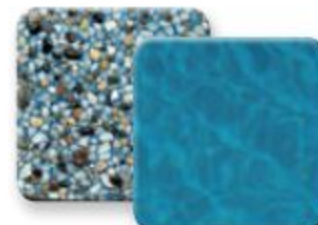
🐚 Tropical Breeze



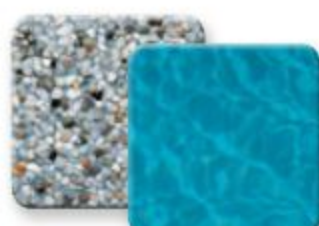
Tahoe Blue



Caribbean Blue



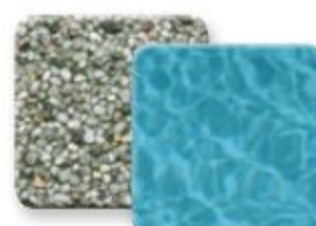
Blue Wave



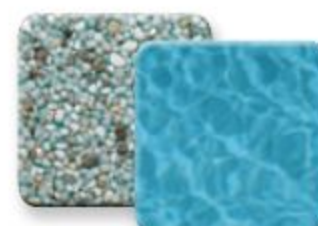
Blue Lagoon



Sandy Beach



Jade



Creme de Menthe



Moonlight Grey



White Pearl



Soft White



Sky Blue

Pool Photo: PebbleTec, Midnight Blue

BEAUTY WHERE IT MATTERS MOST...



CORALLOCK®



SHELLOCK®



GRANITELOCK®

ATLANTIC SERIES





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-856

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

Hometown Contractors, Inc. is seeking final approval to replace four existing vinyl clad windows with two Viwinco vinyl picture windows.

Recommended Code Sections:

Crown Cove Site Specific Development Supplemental Information and Plat

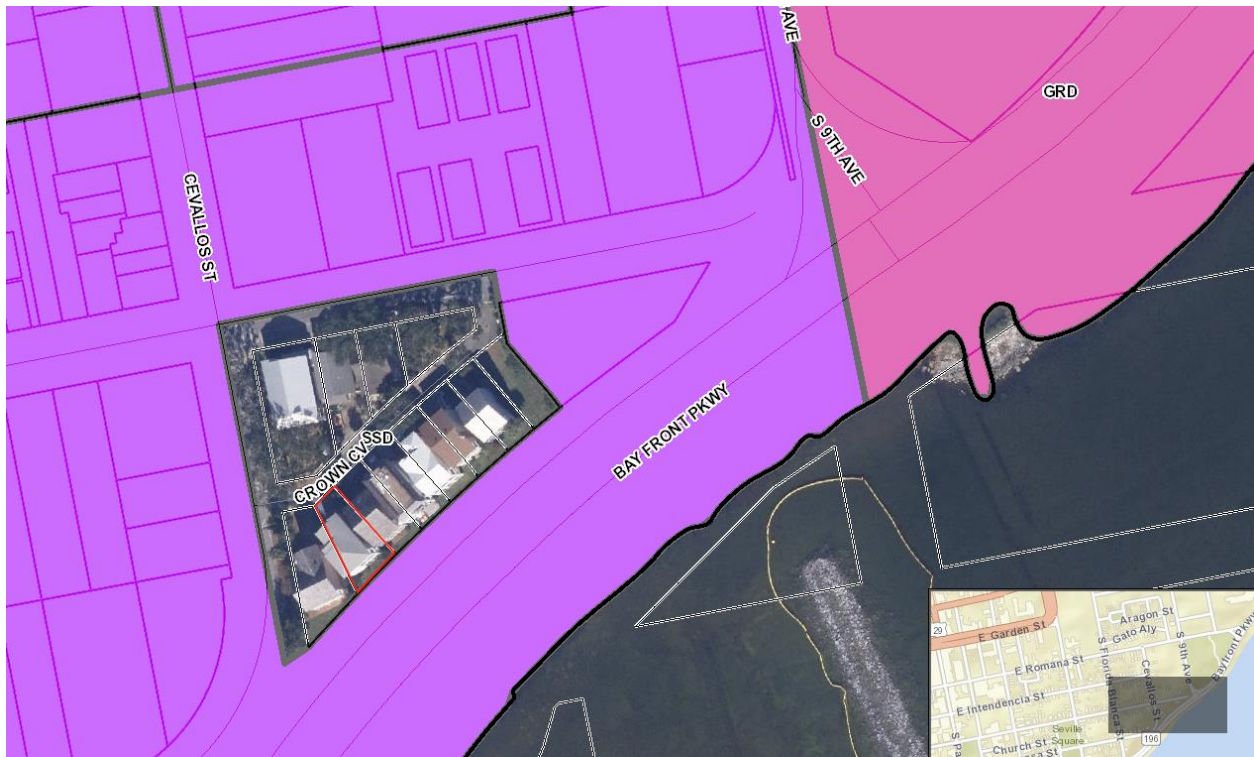
Sec. 12-3-10(1)(h)(2) Pensacola Historic District; New construction in the historic district; Large wood cottages

Figure 12-3.2 PHD; Wood cottages district - Streetscape type 2

ATTACHMENTS:

1. Images
2. Application and Materials

603 Crown Cove



Architectural Review Board Application
Full Board Review

Application Date: 8/28/2024

Project Address: 603 CROWN COVE PENSACOLA, FL 32502
Applicant: KRISTYN SIMMONS - HOMETOWN CONTRACTORS, INC.
Applicant's Address: 4567 PACE PATRIOT BLVD PACE, FL 32571
Email: permits@htcpros.com **Phone:** 850-995-9947
Property Owner: CAMILLE BARR

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

(If different from Applicant)

Application is hereby made for the project as described herein:

- ☒ Residential Homestead – \$50.00 hearing fee
☐ Commercial/Other Residential – \$250.00 hearing fee

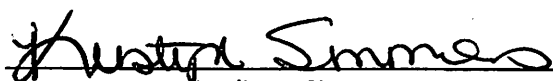
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

REMOVE EXISTING AND REPLACE WITH TWO IMPACT PICTURE WINDOWS. EXISTING
WINDOWS/SASH ARE PROGRESSIVELY DETERIORATING.

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

8/28/2024
 Date

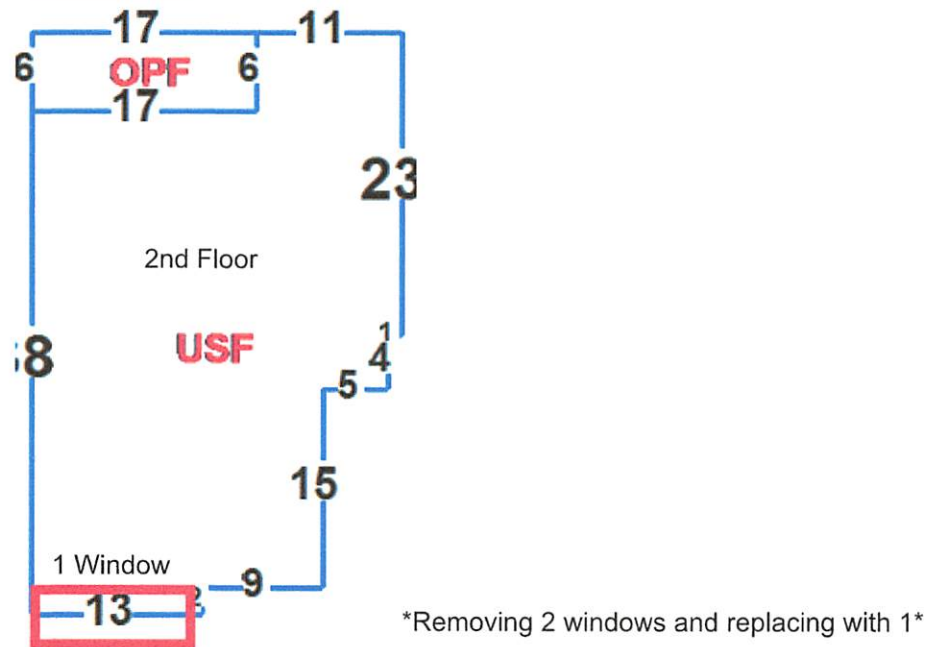
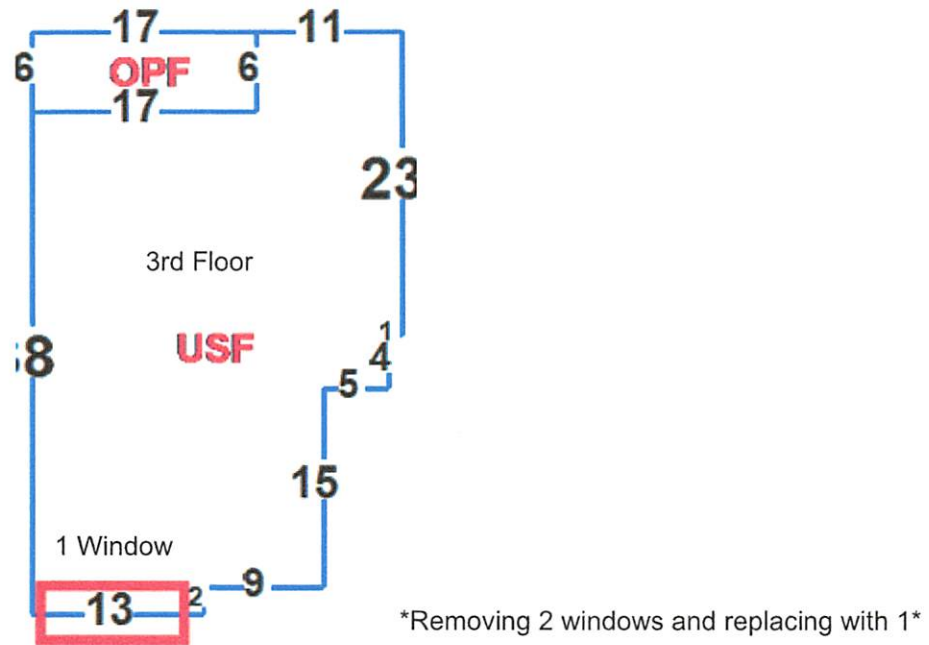
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



Account: 132572120
Refno: 0005009013000002
OName1: BARR CAMILLE C LIFE EST
MailingAddr: 603 CROWN COVE+PENSACOLA, FL 32502
Situs: 603 CROWN COVE
LastSale: 5/17/2011
LastSalePr: 100
DORCd: SINGLE FAMILY RESID
acreage: 0.0637
BldCnt: 1
TotHeatArea: 2702
SecMapId: CA070
ComplexType: S
ComplexDscr: CROWN COVE PB 11 P 13
Zoned: SSD
MLSNbr:
TaxAuth: PENSACOLA CITY LIMITS
PicCnt: 0
Schools: GLOBAL LEARNING
ACADEMY|WORKMAN|PENSACOLA



Escambia County Property Appraiser
132572120



Viwinco Dealer Quote

HOMETOWN CONTRACTORS INC.
4567 PACE PATRIOT BLVD
PACE, FL 32571

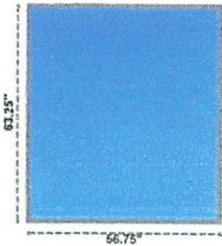
Quote Number:
00526707
Job Name:
BARR 17239
Quote Date: Jul 30, 2024

Sold To: HTC

Ship To:

Line #	Qty Ordered	Order Specifications	Unit Price	Ext Price
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Viewed from Exterior

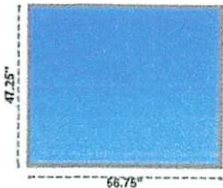


APPLICATION: NEW CONSTRUCTION (IMPACT)
MEASURE CODE: MAKE SIZE
WIDTH: 56.7500
HEIGHT: 63.2500
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GRID TYPE: NONE
ACCESSORIES: FLORIDA FLANGE
WINDOW TAG: WIN # 1

Performance: SHGC: 0.21, U-Factor: 0.25, VT: 0.49, CPD: VWN-K-8-00301-00001
DP Value: 60
Florida Approval: 15578.2

0002	1	Ocean View NC Picture	386.69	386.69
------	---	-----------------------	--------	--------

Viewed from Exterior



APPLICATION: NEW CONSTRUCTION (IMPACT)
MEASURE CODE: MAKE SIZE
WIDTH: 56.7500
HEIGHT: 47.2500
COLOR: WHITE EXTERIOR / WHITE INTERIOR
GLASS PACKAGE: STANDARD GLASS PACKAGE
GLASS OPTIONS: TEMPERED
GLASS COLOR OPTIONS: LAMINATED / LOW-E
GRID TYPE: NONE
ACCESSORIES: FLORIDA FLANGE
WINDOW TAG: WIN # 2

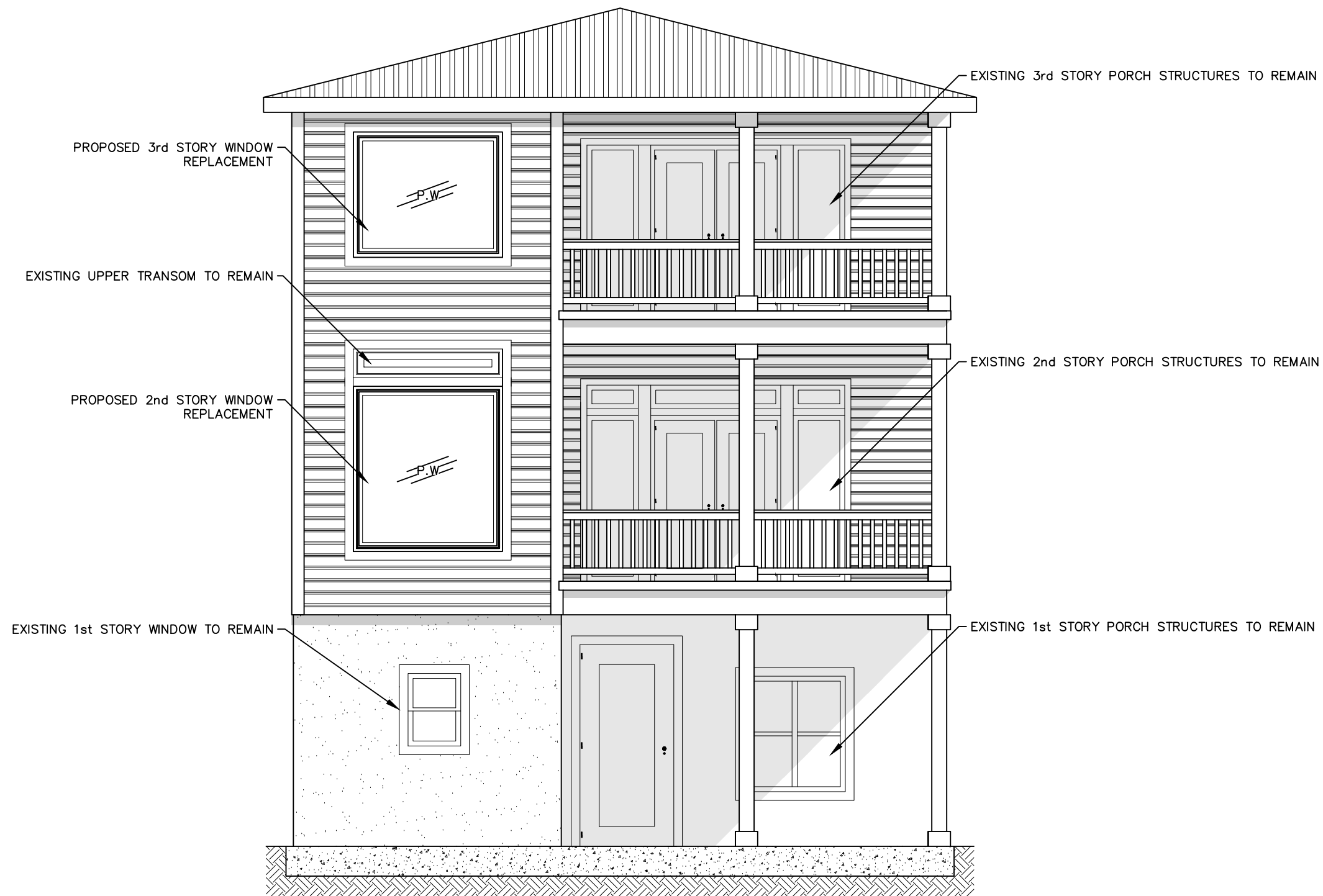
Performance: SHGC: 0.21, U-Factor: 0.25, VT: 0.49, CPD: VWN-K-8-00301-00001
DP Value: 60
Florida Approval: 15578.2

Date Printed: 7/30/2024 08:18 AM

Created By: aaron@htcpros.com

Page 1 of 2

00526707



A PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

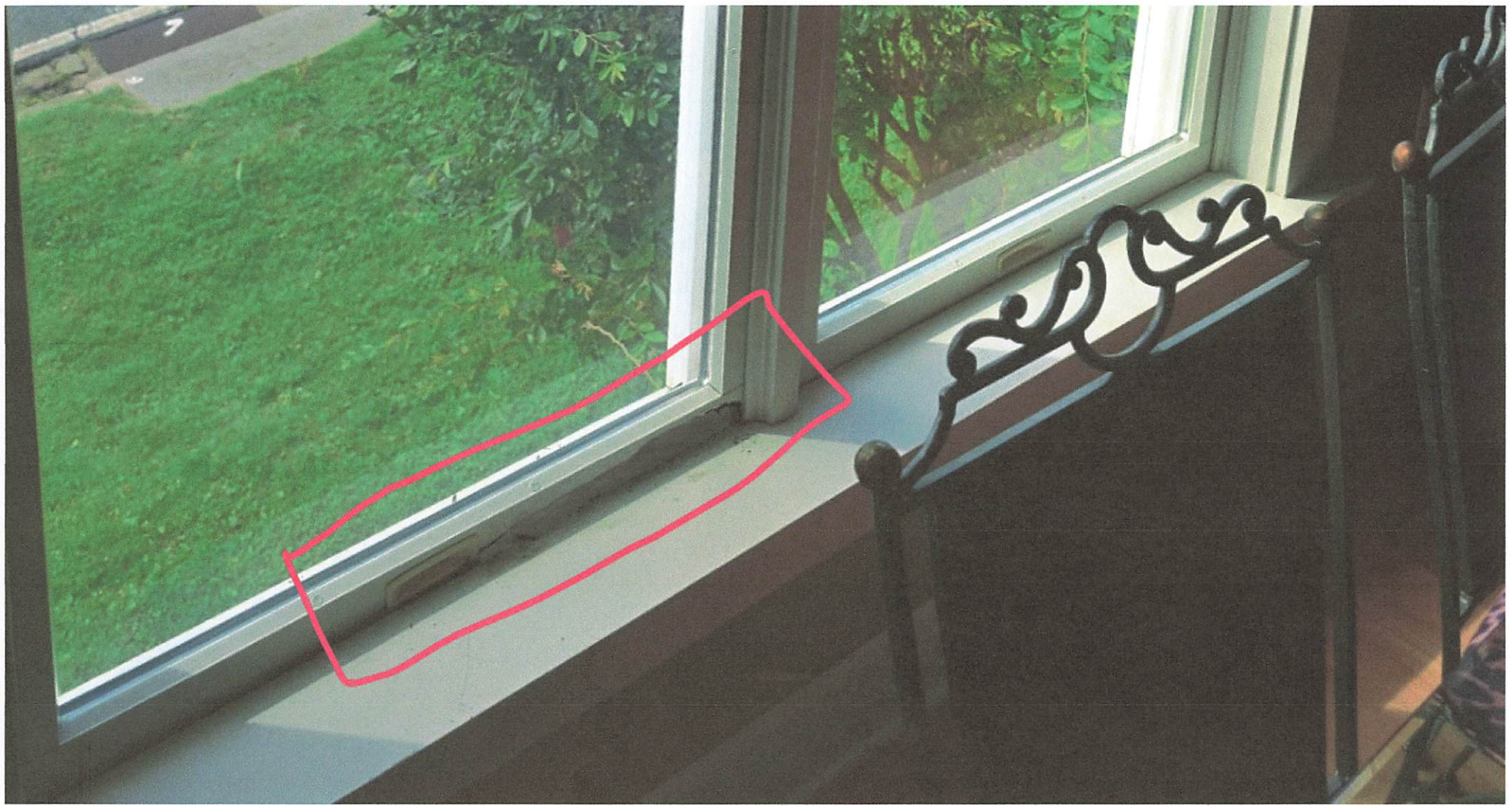
PROJECT ADDRESS: 603 CROWN COVE PENSACOLA, FL		HOMETOWN CONTRACTORS INC. 4567 PACE PATRIOT BLVD – PACE, FL 32571 850-848-3976 – www.hometowncontractorsinc.com CRC1330730 CFC1431148 26460 MP3115	
DESIGNED: BTP	CHECKED: KS		
PROJECT NUMBER: 17239		TITLE: ELEVATION	SHEET: S1
DATE ISSUED: 9/10/2024			













City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-845

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

105 W. Jackson Street
North Hill Preservation District / Zone PR-2 / City Council District 6
Accessory Structure for a Contributing Structure

SUMMARY:

Tuff Shed, Inc. is seeking final approval for a new accessory structure in the rear yard consisting of a 10 x 16 ft. prefabricated shed painted Puritan Gray with Delicate White trim, GAF asphalt shingles in Pewter Gray with a 4:12 roof pitch, vinyl windows, a steel door, and engineered wood shutters.

Recommended Code Sections:

Sec. 12-3-10(2)d.2.i.-ii.(b) North Hill Preservation District; Procedure for review; Decisions; General consideration and Rules governing decisions.

Sec. 12-3-10(2)e. NHPD; Regulations and guidelines for any development within the 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



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00908
Recorder #
Field Date 5 / 1 / 95
Form Date 7 / 5 / 95

Original
☒ Update

SITE NAMES (addr. if none) THE BARN [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 105 W. JACKSON ST.
CROSS STREETS nearest/between BETW. N. BAYLEN AND N. SPRING ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-011-019
SUBDIVISION NAME NORTH HILL BLOCK 19 LOT NO. 11-14
OWNERSHIP ☒ private-profit ☐ priv-nonprofit ☐ 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 2S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? ☒ y ☐ n
UTM: ZONE 16 17 EASTING 1 1 1 1 0 NORTHING 1 1 1 1 0
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

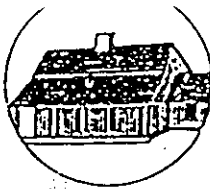
STYLE FRAM EXTERIOR PLAN IRRE NO. STORIES 2
STRUCTURAL SYSTEMS WOOD FRAME
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SHCO
Secondary strucs. (dormers etc.) TWPA
CHIMNEY: No. 2 Materials BRIC LOCATIONS CENTER RIDGE, E GABLE
WINDOWS (types, materials, and placements) W EXTENSION
SHS, 6/6, WOOD GROUPED, 14 LIGHT FRENCH DOORS

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations N PORTICO WITH SQUARE WOOD POSTS,
Porch roof types GABLED
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ 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 1889 CIRCA xyes no
 ARCHITECT: (last name first) _____
 BUILDER: (last name first) T. A. TUCKER (CHICAGO, ILLINOIS)
 MOVES yes xno Dates _____ Orig.addr. _____
 ALTERATIONS yes no Dates _____ Nature _____
 ADDITIONS yes no Dates _____ Nature _____
 ORIGINAL USES (give dates) RESIDENCE
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) COMMERCIAL
 OWNERSHIP HISTORY (especially original owner) ROGER G. WEEKS AND BARBARA A. RESLER
 (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation?	<u> </u> yes <u> </u> no <u> </u> insuff. info	Local Designation Category _____ _____
Individually elig. for Nat. Register?	<u> </u> yes <u> </u> no <u> </u> insuff. info	
Potential contributor to NR district?	<u> </u> yes <u> </u> no <u> </u> 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. R6, F25-26

RECORDERNAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

OWNER USE ONLY		OFFICIAL EVALUATIONS				OTHER USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY	y	n	pe	ni	Date	
SHPO-NR ELIGIBILITY	SHPO-NR ELIGIBILITY	y	n	pe	ni	Date	
LOCAL DESIGNATION	LOCAL DESIGNATION					Date	
Local office	Local office						

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



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. 95 908
Site Name "The Barn" 830 == Survey Date 8005 820 ==
Address of Site: 105 W. Jackson St. Pensacola, Fl. 32501 905 ==
Instruction for locating S side W Jackson St. between N Baylen and
N Spring St. 813 ==
Location: Belmont Tract 19 11-14 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: Weeks, Roger G. and Barbara ;
Address: 105 W. Jackson St.
Pensacola, Fl. 32501 902 ==
Type of Ownership Private 848 == Recording Date 8005 832 ==
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan ;
Address: HPPB

Condition of Site: Integrity of Site: Original Use Residence 838 ==
Check One Check One or More
☒ Excellent 863 == ☒ Altered 858 ==
☐ Good 863 == ☐ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☒ Restored () (Date: 1974) 858 ==
☐ Moved () (Date:) () 858 ==
Present Use Commercial 850 ==
Dates: Beginning + 1889 844 ==
Culture/Phase American 840 ==
Period 19th 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 ==

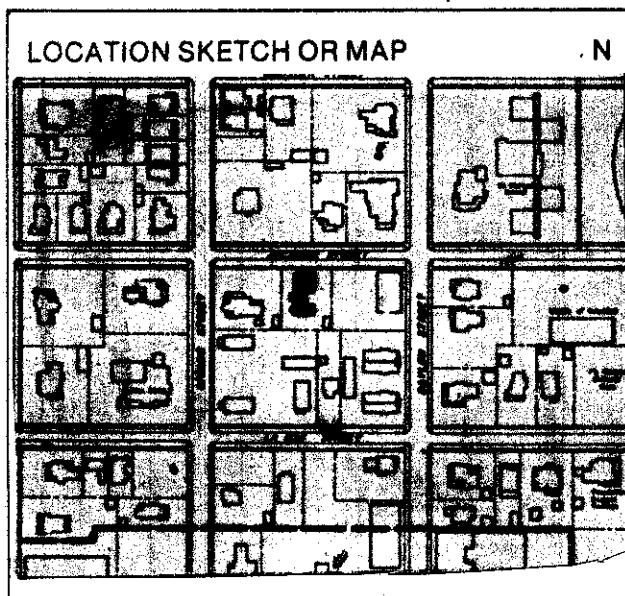
Areas of Significance: Architecture, History 910 ==

Significance:

105 W. Jackson St. was originally constructed as a barn for the Baars family estate. F. Celestiono Brent owned the property from 1906 to 1925, when it was purchased by William J. Davis of Chicago and converted from a barn to a winter residence. In 1938 the family moved into the house permanently and maintained ownership until 1973. The architectural firm, Weeks and Bass, has its offices there now.

911 ==

ARCHITECT Unknown 872 = =
 BUILDER Tucker, T.A. (Chicago, IL) 874 = =
 STYLE AND/OR PERIOD Frame Vernacular 964 = =
 PLAN TYPE Irregular 966 = =
 EXTERIOR FABRIC(S) Wood: clapboard; fish scale shingles 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES N portico with squ wood posts, gabled 942 = =
 FOUNDATION: Piers: brick 942 = =
 ROOF TYPE: Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): N/tower, pyramid roof; E/2 st cross 942 = =
 CHIMNEY LOCATION: Center ridge, E gable; center ridge W ext. 942 = =
 WINDOW TYPE: SHS, 6/6, wood; grouped, 14 light french doors, wood 942 = =
 CHIMNEY: brick, scored studco; terra cotta 882 = =
 ROOF SURFACING: Composition shingle: diamond 882 = =
 ORNAMENT EXTERIOR: 882 = =
 NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 2 N; 1½ S 950 = =
 NO. OF DORMERS 1 954 = =
 Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970 809 = =
North Hill, Gordon Richmond, 1974
 Latitude and Longitude: 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
2S	30W	19

UTM Coordinates:

Zone Easting Northing
 gable, 1 st gable ext. W: 942 = =
 SE/1½ st cross gable dormer;
 E/gabled dormer between cross
 gables; NW/gabled dormer;
 N/2nd st shed dormer;
 S/shed carport

Photographic Records Numbers HPPB P80.6 Fr. 9A, 10A 860 = =
P 74.12 (historic Photos) Fr. 1-20 NH11-18A, 19A, 20A

Contact Print

CONTINUATION SHEET

942—Secondary Roof Structures: gable, 1 st gable ext. W;
SE/1½ st cross gable dormer; E/gabled dormer between cross
gables; NW/gabled dormer; N/2nd st shed dormer; S/shed
carport







105 W. Jackson Street





**Architectural Review Board Application
Full Board Review**

Application Date: 08.01.2024

Project Address: 105 W Jackson Street Pensacola, FL 32501

Applicant: Tuff Shed, Inc.

Applicant's Address: 3450 Armour Ave Mobile, AL 36617

Email: 600_permits@tuffshed.com **Phone:** 251-244-4537

Property Owner: ROLAND LINCOLN A or ROLAND MARY ANN

District: ☐ PHD ☒ NHPD ☐ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

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:

No MEPF. Install of a 10'x16' prefabricated shed on dirt/gravel with shed floor.

Trim Paint Color: PPG - Delicate White

Asphalt Shingles: GAF Pewter Gray - 4:12 Roof Pitch Gable Vents: 12"x12"

Windows: Vinyl Doors: Steel and Engineered Wood Shutters: Engineered Wood

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.

Savannah M. Hudson

Applicant Signature

08.01.2024

Date

BUILDING DATA:

1. CONSTRUCTION TYPE:

VB
2. OCCUPANCY GROUP:

U
3. USE

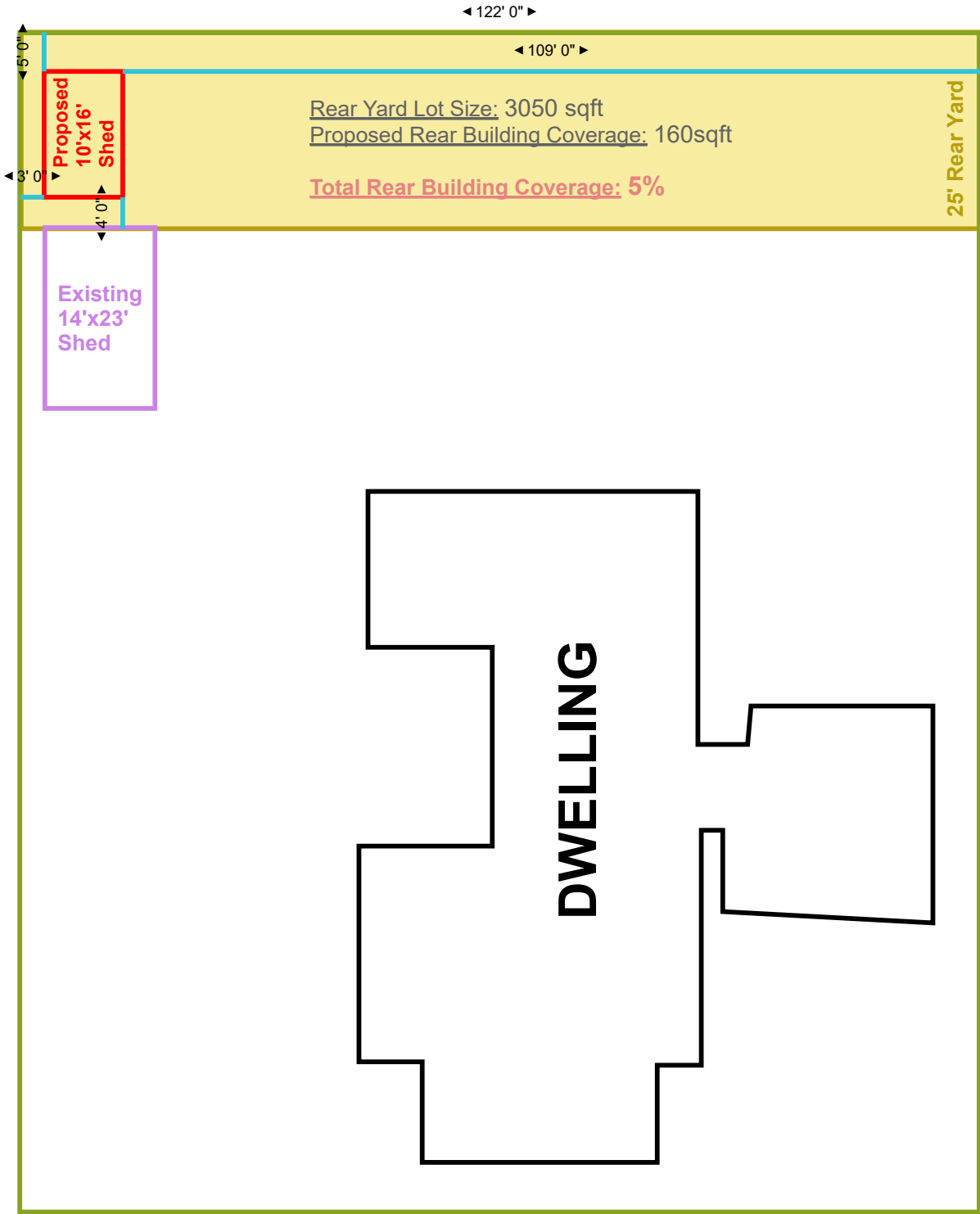
STORAGE SHED
4. FIRE SPRINKLERS

NONE

GOVERNING CODES:

2022 CBC, 2022 CRC, 2022 CMC, 2022 CEC, 2022 CPC,
2022 CPC, 2022 CA ENERGY CODE, 2022 BUILDING
EFFICIENCY STANDARDS, 2022 CGBC

NO MEP UNDER THIS PERMIT



W Jackson St

Owner:	Lincoln Roland		Drawn:	Savannah Hudson	Purpose of Building: Storage	
Address:	105 W Jackson St Pensacola FL 32501	Scale: 1" : 20' 0"	Date:	08.01.2024		
			Rev:	A		





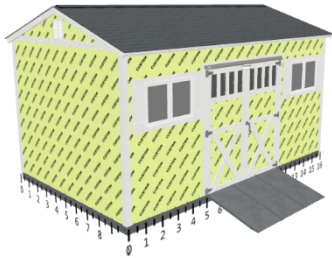




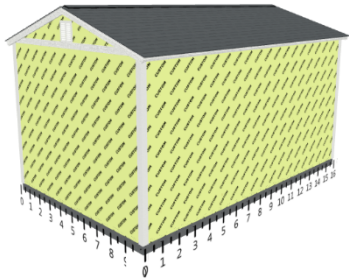




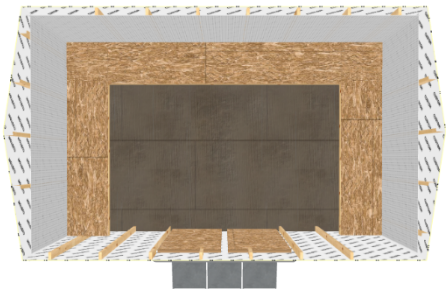
Lincoln Roland
105 W Jackson Street
Pensacola FL 32501
Q9402939-9377664



Wall D



Wall C



Wall B

Wall A

Base Details/Permit Details

Building Size & Style

TR-800 - 10' wide by 16' long

Paint Selection

Base: Customer Supplied Color, Trim:
Delicate White

Roof Selection

Pewter Gray Dimensional Premium
Shingle

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

High Wind

High Wind - Home Depot

Doors

3' x 6'7" Double Shed Door (6'), In Door
Vertical Transom (3' door), LowerX, Drip
Cap, Heavy Duty Ramp Pair, 1 extra
ramps

Windows

2 3'x2' Insulated Horizontal Sliding
Window, shutters

Roof

186 Sq Ft Radiant Barrier Roof Decking
16 Lin Ft Ridge Vent

Floor and Foundation

160 Sq Ft 3/4" Treated Floor Decking
Upgrade
4 Ea Shed Anchor into Dirt - Auger or
MR88

Interior

36 Lin Ft 24" Workbench
159 Sq Ft Pegboard
20 Lin Ft Shelving - 12" deep

Vents

2 Ea 12"x12"Gable End Vent, White

Jobsite/Installer Details

**Do you plan to insulate this building after
Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of
installation location?**

Yes

**The building location must be level to
properly install the building. How level
is the install location?**

Within 4" of level

**Will there be 18" of unobstructed
workspace around the perimeter of all
four walls?**

Yes

**Can the installers park their pickup truck &
trailer within approximately 200' of
your installation site?**

Yes

Substrate Shed will be installed on?

Dirt/Gravel

UNINHABITED UTILITY SHED UP TO 12' WIDE x UP TO 24' LONG
PPTR, TR/TRD800

NOTES:

1. BUILDING CODE: FLORIDA BUILDING CODE, 8th EDITION (2023)
BUILDINGS ARE NOT FOR HIGH-VELOCITY HURRICANE ZONES (HVHZ)
2. DESIGN LOADING:
WIND SPEED: $V_{ult} = 155$
 $V_{asd} = 120$
EXPOSURE: C
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
FLOOR LIVE LOAD: MIN. 50 PSF (SEE NOTE 5, DETAIL 1, SHEET 3)
RISK CATEGORY: I
COMPONENT AND CLADDING: ROOF: 29/-58 PSF (ZONE 1)
29/-77 PSF (ZONE 2)
29/-101 PSF (ZONE 3)
WIND PRESSURE (psf) (ASD VALUES) (BASED ON 10 SQ FT)
WALL: 31/-34 PSF (ZONE 4)
31/-42 PSF (ZONE 5)

HEADER NAILING:
HEADER TO STUD - 4-16d END NAIL DOUBLED HEADER
- 16d @ 16" STAGGERED FACE NAIL

NAILING:
REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.

MAX WALL HEIGHT FOR EACH SHED:
PPTR - 7'-8¼" (92¼")
TR/TRD800 - 7'-8¼" (92¼")

SHED SIZE CHART				
WIDTH	PITCH	SIDEWALL HEIGHT	OVERALL HEIGHT	MID-ROOF HEIGHT
6'	4/12	7'-8 ¼"	9'-5 ¾"	8'-10 13⁄16"
8'	4/12	7'-8 ¼"	9'-9 5⁄8"	9'-0 ¾"
10'	4/12	7'-8 ¼"	10'-1 9⁄16"	9'-2 1⁄16"
12'	4/12	7'-8 ¼"	10'-5 ½"	9'-4 5⁄8"
6'	5/12	7'-8 ¼"	9'-9"	9'-0 ¼"
8'	5/12	7'-8 ¼"	10'-2"	9'-2 ¾"
10'	5/12	7'-8 ¼"	10'-6 15⁄16"	9'-5 3⁄16"
12'	5/12	7'-8 ¼"	10'-11 15⁄16"	9'-7 1⁄16"

ROOF SHEATHING (7⁄16" OSB)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 4" O.C.
8'	8'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 4" O.C.
10'	10'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 4" O.C.
12'	12'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 4" O.C.

NOTES:
USE GALVANIZED 0.113"Øx2¾" RING SHANK NAILS OR 8d COMMON NAILS

3⁄8" SMARTSIDE NAILING REQUIREMENTS 7⁄16" OSB NAILING REQUIREMENTS			
SIDEWALL NAILING (MIN. 2'-6" RETURN EACH END)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
8'	8'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
10'	10'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
12'	12'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.

3⁄8" SMARTSIDE NAILING REQUIREMENTS 7⁄16" OSB NAILING REQUIREMENTS			
END WALL NAILING (MIN. 2'-6" RETURN EACH END)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
8'	8'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
10'	10'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
12'	12'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.

SIDING TABLE NOTES:

1. NAILING IS FOR 3⁄8" SMARTSIDE PANEL OR 3⁄8" SMARTSIDE WITH FOIL BACKER.
2. MINIMUM 2'-6" RETURN FROM EACH END OF EACH WALL.
3. NO SINGLE OPENING GREATER THAN 8'-0"
4. * 6' WIDE X 6'-9' LENGTH BUILDINGS ARE BASED ON 3-SIDED DIAPHRAGM. THE END WALL OPPOSITE OF THE OPENING MUST BE FULLY SHEATHED, IN THE 3-SIDED DIAPHRAGM CASES (NO OPENINGS) AND NAILED AS SPECIFIED. THE END WALL WITH THE OPENING DOES NOT HAVE A MIN. RETURN WALL ON EACH SIDE OF THE OPENING.
5. USE COMMON OR GALVANIZED BOX NAILS WITH A MINIMUM LENGTH OF 2½".

FL PRODUCT APPROVALS

PRODUCT TYPE	MANUFACTURER	MODEL	FL PRODUCT #
SIDING (PANEL)	LP BUILDING SOLUTIONS	SIDING	FL9190.3
SIDING (LAP)	JAMES HARDIE BUILDING PRODUCTS, INC	LAP	FL10477.1
SIDING (CEMENT)	JAMES HARDIE BUILDING PRODUCTS, INC	CEMENT STUCCO	FL13223.2
IMPACT SLIDING WINDOW	ECO IMPACT SLIDER	IMPACT SLIDER	NOA 20-1119.09
SLIDING WINDOW	TAFCO CORP.	SLIDER	FL20743.1
TUFF SHED DOUBLE DOOR	TUFF SHED, INC.	SHED DOOR	FL22202.1
TUFF SHED DOUBLE DOOR (HVHZ)	TUFF SHED, INC.	SHED DOOR	FL22202.2
TUFF SHED SINGLE DOOR	TUFF SHED, INC.	SHED DOOR	FL22202.3
TUFF SHED SINGLE DOOR (HVHZ)	TUFF SHED, INC.	SHED DOOR	FL22202.4
STEEL DOOR INSWING	JELD-WEN	6 PANEL/3068	FL11136.1
STEEL DOOR OUTSWING	JELD-WEN	6 PANEL/3068	FL11136.2
FULL LITE DOOR	JELD-WEN	EXTERIOR DOOR	FL17454.1
9 LITE DOOR INSWING	JELD-WEN	EXTERIOR DOOR	FL12509.2
9 LITE DOOR OUTSWING	JELD-WEN	EXTERIOR DOOR	FL12509.4
FLOOD VENTS	SMART VENT PRODUCTS, INC	VENT	FL5822.6
RIDGE VENTS	GAF COBRA RIDGE RUNNER	RIDGE VENT	NOA 22-0726.06
RIDGE VENTS	GAF COBRA RIDGE VENT3	RIDGE VENT	FL6267.1
IMPACT RESISTANT OVERHEAD GARAGE DOOR	OVERHEAD GARAGE CORP.	GARAGE DOOR	FL14170.6
ROOF UNDERLAYMENT (HVHZ)	GAF	FELTBUSTER	FL10626.1
ROOF UNDERLAYMENT (NON-HVHZ)	GAF	FELTBUSTER	FL10626.2
ASPHALT SHINGLES (HVHZ)	GAF	SHINGLES	FL10124.1
ASPHALT SHINGLES (NON-HVHZ)	GAF	SHINGLES	FL10124.2

6. BUILDING SIZES BELOW REQUIRE SHEATHING ON BOTH SIDES OF WALL WITH OPENING (7⁄16" OSB ON INSIDE OF WALL):
6'X20'-24' WITH NO OPENINGS ON END WALL WITH 6' OF SHEAR
8'X24' WITH NO OPENINGS ON END WALL WITH 8' OF SHEAR
8'X18'-24' WITH 2' OF OPENING ON END WALL WITH 6' OF SHEAR
8'X16'-22' WITH 3' OF OPENING ON END WALL WITH 5' OF SHEAR
10'X24' WITH 2' OF OPENING ON END WALL WITH 8' OF SHEAR
10'X20'-24' WITH 3' OF OPENING ON END WALL WITH 7' OF SHEAR
10'X18'-24' WITH 4' OF OPENING ON END WALL WITH 6' OF SHEAR
10'X16'-24' WITH 5' OF OPENING ON END WALL WITH 5' OF SHEAR
12'X22'-24' WITH 4' OF OPENING ON END WALL WITH 8' OF SHEAR
12'X20'-24' WITH 5' OF OPENING ON END WALL WITH 7' OF SHEAR
12'X18'-24' WITH 6' OF OPENING ON END WALL WITH 6' OF SHEAR
12'X14'-24' WITH 7' OF OPENING ON END WALL WITH 5' OF SHEAR
7. NO OPENINGS ARE ALLOWED ON THE END WALLS OF 6' WIDE BUILDINGS LONGER THAN 9'.



Order #. _____

Customer: _____

Site Address: _____

Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

P.O. # _____

Drawn By: TB

Date: 12/5/23

Checked By: _____

Date: _____

Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD.

TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833

TITLE

GENERAL NOTES

FBC, 8th EDITION (2023)

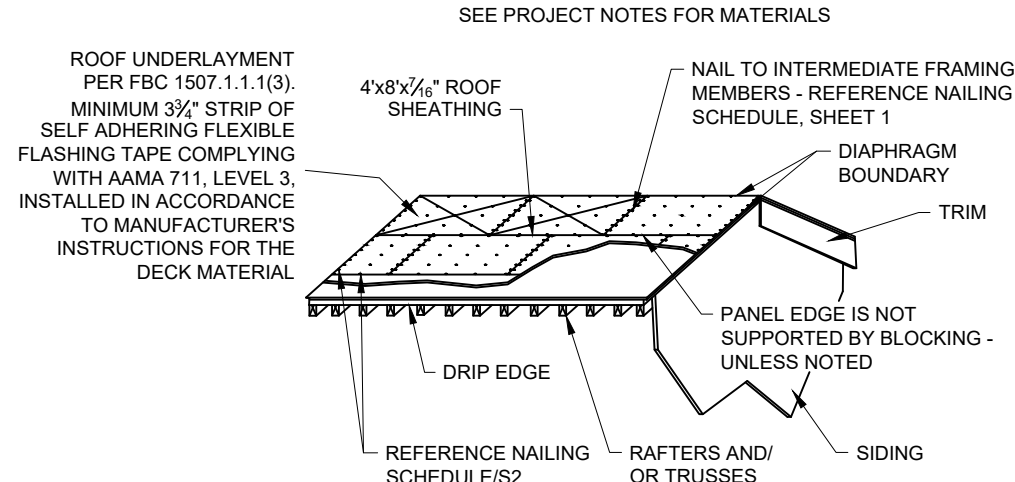
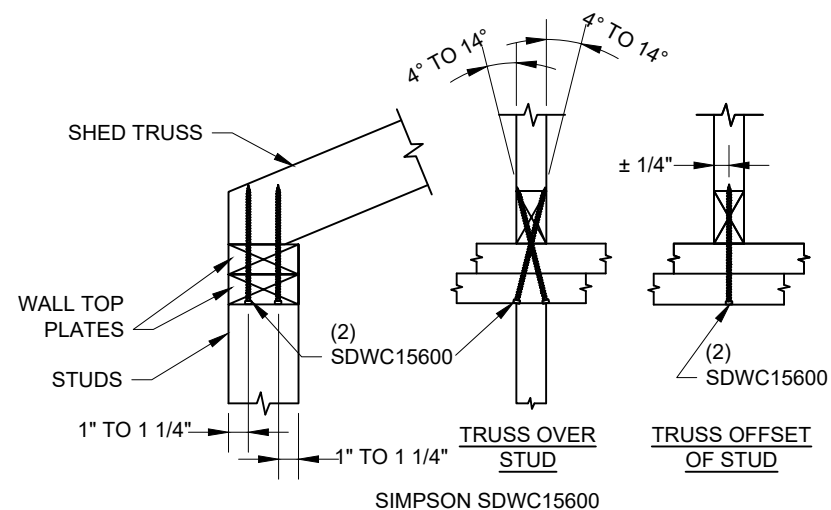
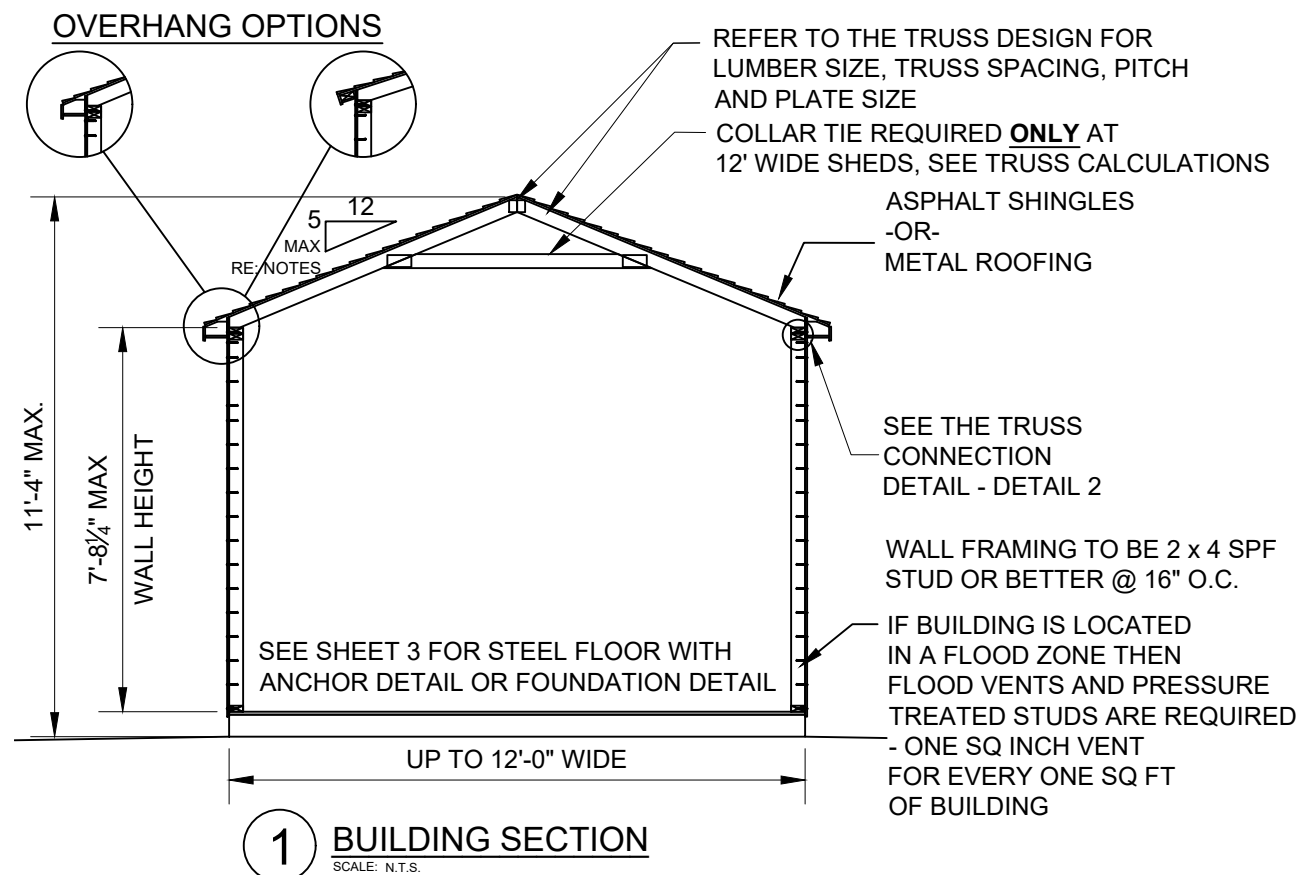
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DRAWING NO.
FL-PPTR-TR800-01

REV. LEVEL 01

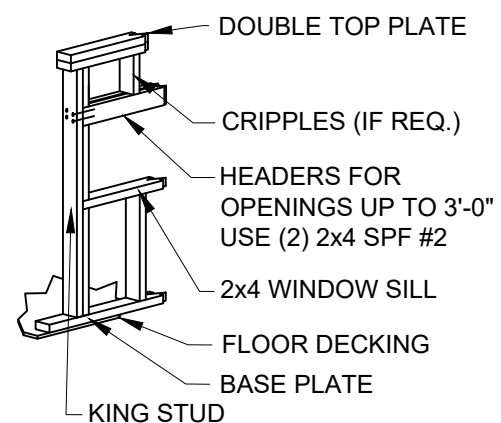
SHEET 1

PAGE 1 OF 4



3 ROOF SHEATHING AND UNDERLAYMENT DETAIL

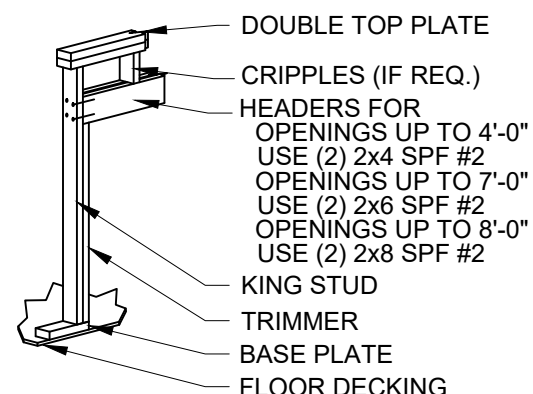
SCALE: N.T.S.



FOR WINDOW OPENINGS UP TO 3'-0"

4A WINDOW HEADER DETAIL FOR SIDE WALLS

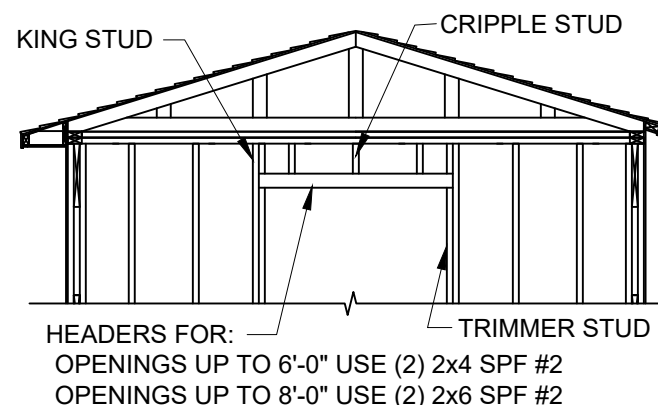
SCALE: N.T.S.



FOR OPENINGS UP TO 8'-0"

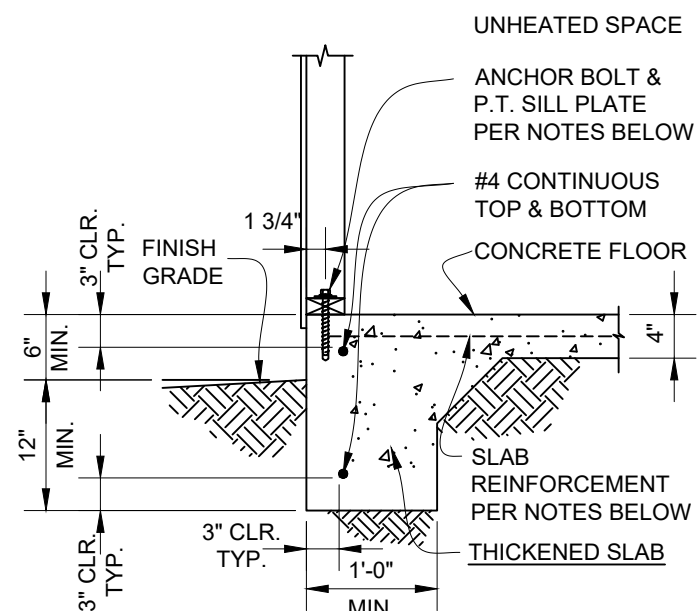
4B DOOR HEADER DETAIL FOR SIDE WALLS

SCALE: N.T.S.



5 HEADER DETAIL FOR END WALLS

SCALE: N.T.S.



MONOLITHIC FOUNDATION

6 OPTIONAL CONCRETE FOUNDATION DETAIL

SCALE: N.T.S.

CONTINUOUS FOOTING NOTES

1. TOP OF SLAB TO BE 6" MIN. ABOVE GRADE. SLAB REINFORCEMENT SHALL BE WWF 6X6 W1.4XW1.4. LOCATE AT MID-DEPTH OF SLAB.
-OR-
SLAB REINFORCEMENT SHALL BE FIBERMESH 150 OR BLENDED FIBERMESH150. FIBERMESH SHOULD BE DISPERSED UNIFORMLY THROUGH CONCRETE W/ MIN. 1 POUND PER CUBIC YARD OF CONCRETE.
2. ALL FOOTING FORMS SHALL BE INSPECTED FOR SIZE AND REINFORCING BEFORE POURING CONCRETE.
3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL, COMPETENT SOIL, OR PROPERLY COMPACTED STRUCTURAL FILL. ALLOWABLE SOIL BEARING PRESSURE IS 1000 PSF AT 12" BELOW GRADE.
4. CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH, $f_c = 2500$ PSI.
5. REINFORCING STEEL: A615, GRADE 40 OR GRADE 60. ALL REINFORCING STEEL SHOWN TO BE CONTINUOUS MAY BE LAPPED A MINIMUM OF 38 BAR DIAMETERS OR 24" MINIMUM, WHICHEVER IS LARGER.
6. SEISMIC DESIGN CATEGORY: A
 - A. ATTACH PRESSURE TREATED SOLE PLATE TO THE FOOTING USING $\frac{1}{2}" \times 8"$ LONG SIMPSON TITEN HD ANCHOR WITH WASHERS.
 - B. EXPANSION BOLTS SHALL BE EMBEDDED AT LEAST 5" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 6' OC.
 - C. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SOLE PLATE PIECE WITH 1 BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF EACH PIECE. A MINIMUM OF 4 BOLTS ARE REQUIRED PER SIDE OF THE BUILDING.

NOTE: FOR BUILDINGS 18' AND LONGER OR ANY BUILDING DESIGNED AS A 3-SIDED DIAPHRAGM, ADD SIMPSON SSTB16 ANCHORS AND HDU2 HOLD DOWNS AT EACH CORNER OF THE END WALLS. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, MFG. FACILITIES

Order #. _____

Customer: _____

Pages _____

Site Address: _____

Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

P.O. #
Drawn By: TB
Date: 12/5/23
Checked By:
Date:
Scale: N.T.S.

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TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833

TITLE

BUILDING SECTIONS
HEADER FRAMING DETAILS
FBC, 8th EDITION (2023)
155C

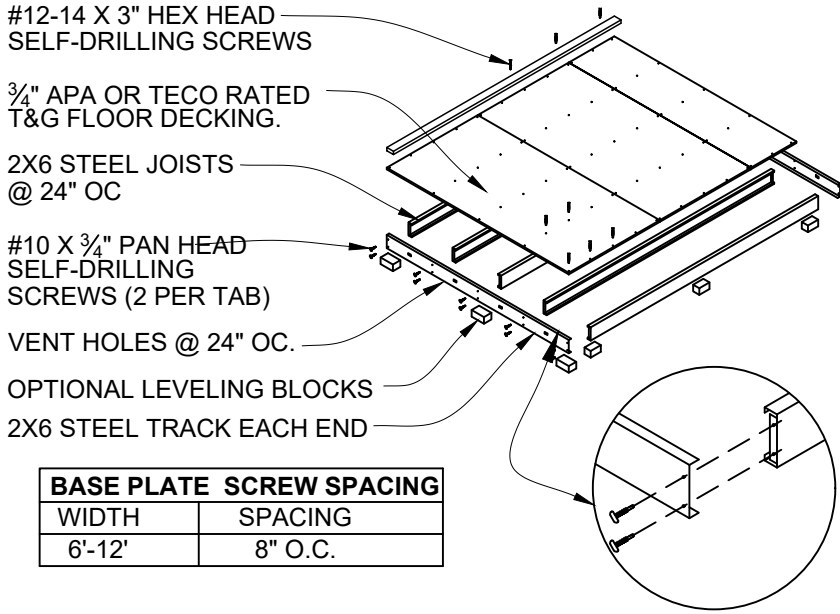
DRAWING NO.

FL-PPTR-TR800-01

REV. LEVEL 01

SHEET 2

PAGE 2 OF 4

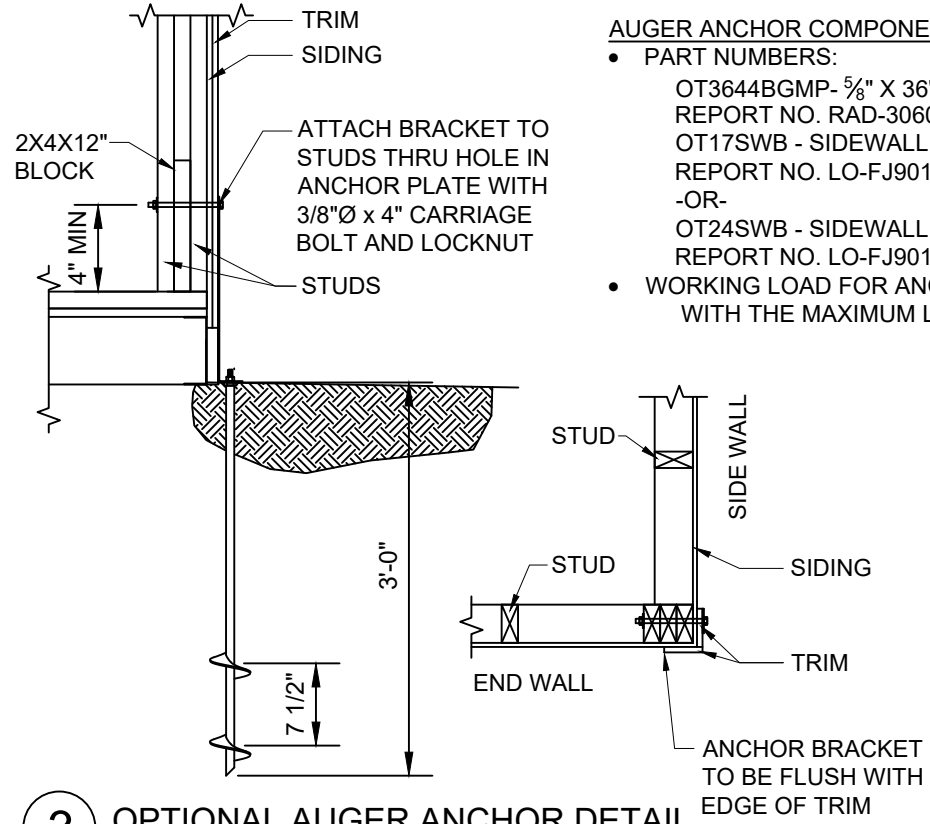


BASE PLATE SCREW SPACING	
WIDTH	SPACING
6'-12'	8" O.C.

- STEEL SHED FOUNDATION:
600T125-054 - 16 GAUGE STEEL TRACKS G140 ZINC COATED
600S137-054 - 16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 5/8" ZINC PLATED SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #12-14 X 3" GALVANIZED SELF-DRILLING SCREWS. REFERENCE SPACING CHART.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

1 OPTIONAL STEEL SHED BASE DETAIL

SCALE: N.T.S.



AUGER ANCHOR COMPONENTS BY OLIVER TECHNOLOGIES

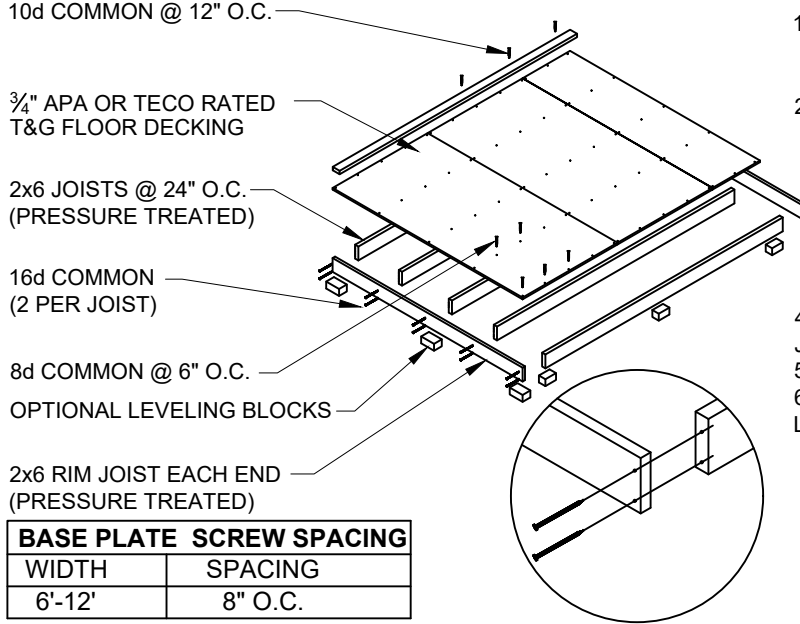
- PART NUMBERS:
OT3644BGMP- 5/8" X 36" (36" IMBED) GALVANIZED AUGER REPORT NO. RAD-3060
OT17SWB - SIDEWALL BRACKET FOR USE WITH THRU BOLTS REPORT NO. LO-FJ90129-A
-OR-
OT24SWB - SIDEWALL BRACKET FOR USE WITH THRU BOLTS REPORT NO. LO-FJ90129-B
- WORKING LOAD FOR ANCHOR SYSTEM IS 3,150 LBS WITH THE MAXIMUM LOAD OF 4,725 LBS

AUGER ANCHORS		
WIDTH	LENGTH	# OF ANCHORS
6'	6'-24'	4 ANCHORS
8'	8'-18'	4 ANCHORS
8'	20'-24'	6 ANCHORS
10'	10'-14'	4 ANCHORS
10'	16'-22'	6 ANCHORS
10'	24'	8 ANCHORS
12'	12'-18'	6 ANCHORS
12'	20'-24'	8 ANCHORS

4-ANCHORS PROVIDE (1) AT EACH CORNER OF THE BUILDING.
6-ANCHORS PROVIDE (1) AT EACH CORNER OF THE BUILDING AND (1) AT THE CENTER OF EACH SIDE WALL.
8-ANCHORS PROVIDE (1) AT EACH CORNER OF THE BUILDING AND (1) AT THE CENTER OF EACH WALL.

3 OPTIONAL AUGER ANCHOR DETAIL

SCALE: N.T.S.



BASE PLATE SCREW SPACING	
WIDTH	SPACING
6'-12'	8" O.C.

2 OPTIONAL WOOD SHED BASE DETAIL

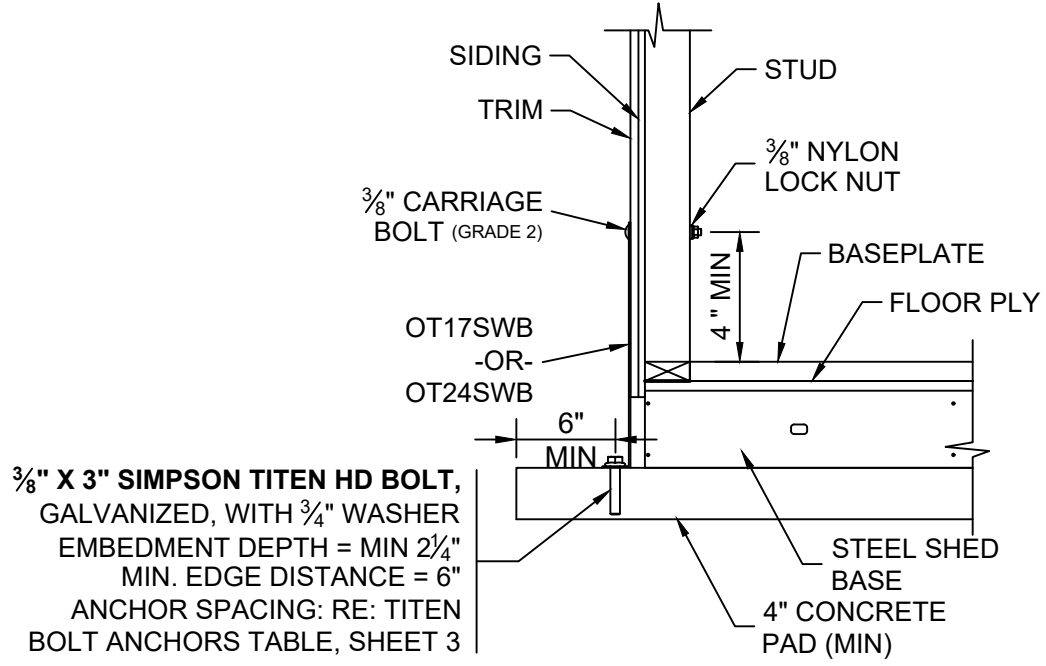
SCALE: N.T.S.

- WOOD SHED FOUNDATION:
2x6 #2 PRESSURE TREATED SPRUCE-PINE-FIR RIM JOISTS
2x6 #2 PRESSURE TREATED SPF JOISTS @ 24" O.C.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
NAIL PLYWOOD TO JOISTS AND RIM JOISTS:
BORDER: 8d COMMON SPACED @ 6" O.C.
EDGE: 8d COMMON SPACED @ 6" O.C.
FIELD: 8d COMMON SPACED @ 12" O.C.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR RIM JOISTS WITH 10d COMMON SPACED @ 12" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 40 PSF
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
BLOCKS UNDER RIM JOISTS SPACED @ 4'-0" O.C. MAXIMUM.

TITEN HD ANCHOR BOLTS (INTO CONCRETE)
RE: DETAIL 3, SHEET 3

WIDTH	LENGTH	QTY
6'	6'-14'	4
6'	16'-22'	6
6'	24'	8
8'	8'-10'	4
8'	12'-16'	6
8'	18'-22'	8
8'	24'	10
10'	10'-14'	6
10'	16'-18'	8
10'	20'-22'	10
10'	24'	12
12'	12'-14'	8
12'	16'-18'	10
12'	20'-24'	14

- NOTES:
- ANCHORS TO BE SIMPSON TITEN HD ANCHORS. ANCHORS MAY BE GALVANIZED OR STAINLESS STEEL.
 - PROVIDE (1) ANCHOR AT EA. CORNER OF THE BUILDING. THE REMAINING ANCHORS EQUALLY SPACED ALONG THE LENGTH OF THE BUILDING. (1/2 THE REMAINING ANCHORS ON EA. LENGTH SIDE EQUALLY SPACED).



3/8" X 3" SIMPSON TITEN HD BOLT, GALVANIZED, WITH 3/4" WASHER
EMBEDMENT DEPTH = MIN 2 1/4"
MIN. EDGE DISTANCE = 6"
ANCHOR SPACING: RE: TITEN BOLT ANCHORS TABLE, SHEET 3

4 OPTIONAL SIDEWALL BRACKET DETAIL

SCALE: N.T.S.

TUFF SHED

Storage Buildings & Garages

TUFF SHED, MFG. FACILITIES

Order #.	
Customer:	
Site Address:	
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA	

P.O. #	
Drawn By: TB	
Date: 12/5/23	
Checked By:	
Date:	
Scale: N.T.S.	

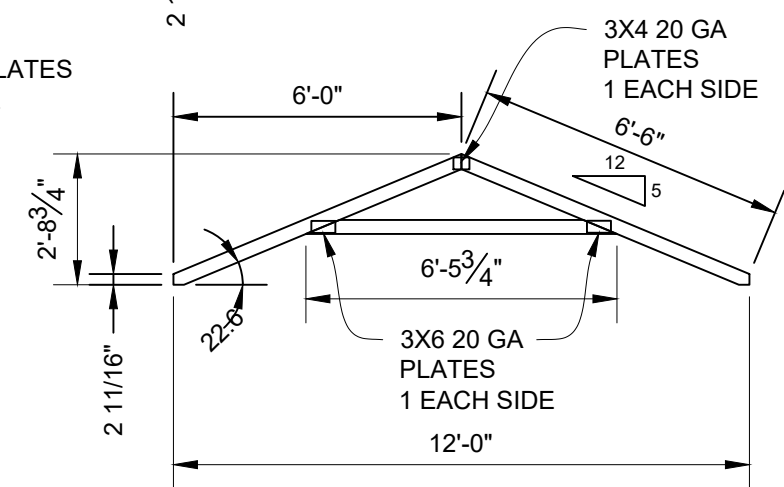
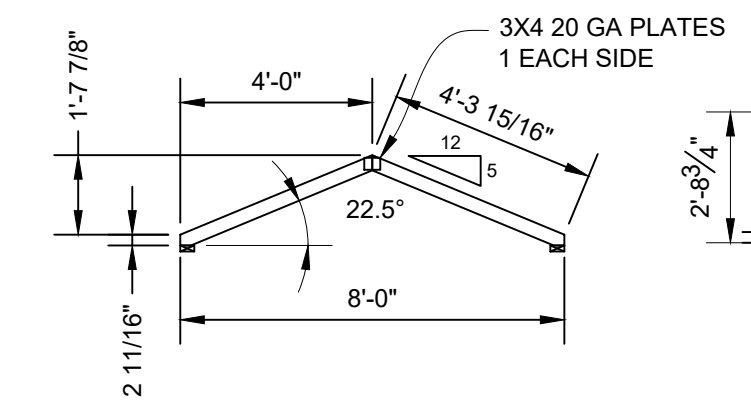
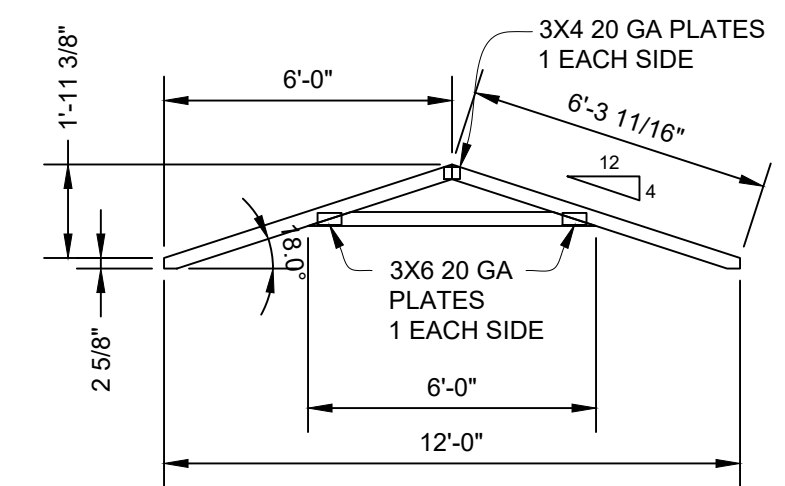
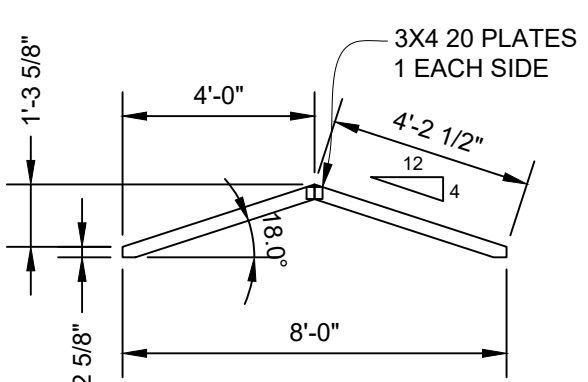
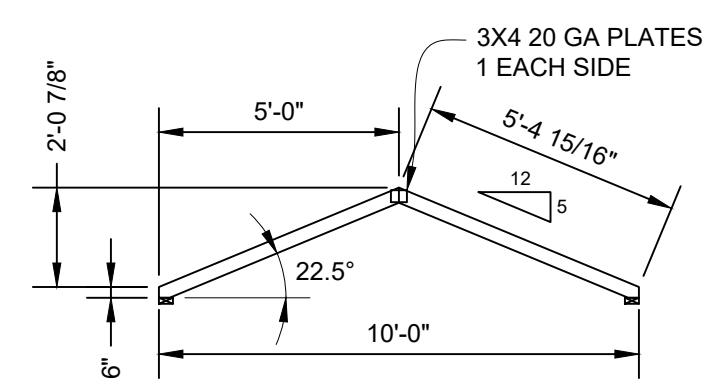
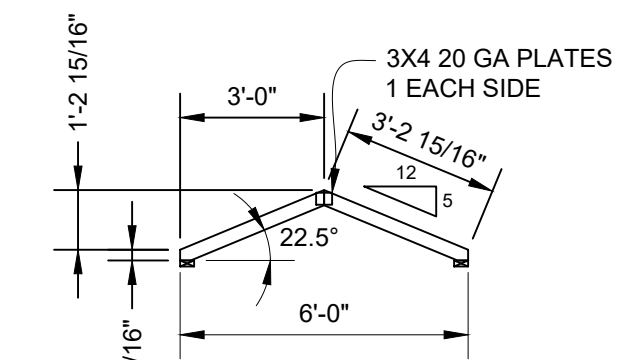
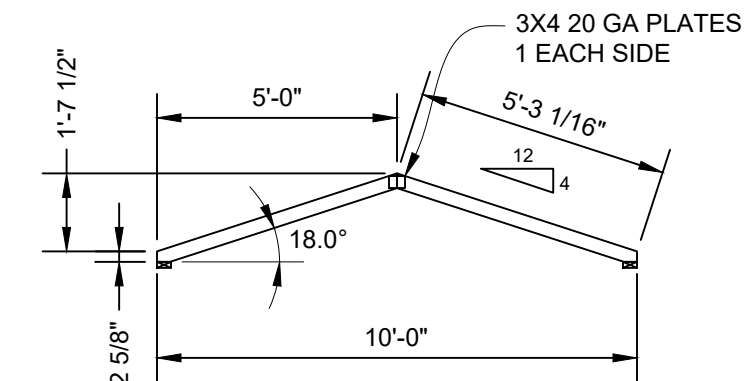
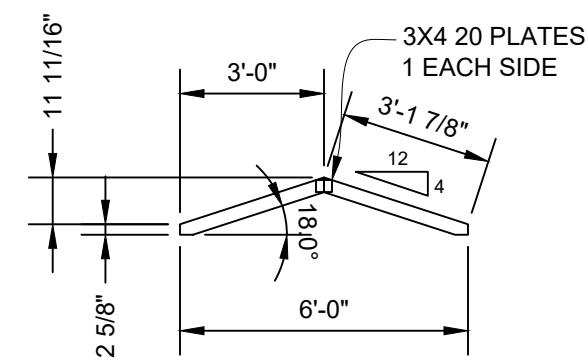
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(303) 753-8833

TITLE	
DETAILS	
FBC, 8th EDITION (2023)	
155C	

DRAWING NO.	FL-PPTR-TR800-01
REV. LEVEL	01
SHEET	3
PAGE	3 OF 4



DESIGN LOADS:
TOP CHORD LIVE LOAD = 20 PSF
TOP CHORD DEAD LOAD = 10 PSF
COLLAR TIE DEAD LOAD = 5 PSF

NOTES:
FBC, 8th EDITION (2023)
ANSI/TPI 1-2014
TRUSSES TO BE SPACED @ 24" OC
MATERIAL TO BE 2X4 SPRUCE PINE FIR GRADE #2 OR BETTER
PLATES ARE TO BE PRESSED IN THE WOOD PER TPI.

REP MEMBER INCREASE: YES
LUMBER D.O.L.: 1.25

WIND:
ASCE 7-22, 155 mph, Exposure C, D.O.L.=1.60

PLATES ARE MANUFACTURED BY EAGLE METAL PRODUCTS, ICC-ES #ESR-1082.

6' SPAN
REACTIONS:
MAX. VERTICAL: 180 LBS.
MAX. UPLIFT: -160 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 12FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

8' SPAN
REACTIONS:
MAX. VERTICAL: 240 LBS.
MAX. UPLIFT: -195 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 14FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

10' SPAN
REACTIONS:
MAX. VERTICAL: 300 LBS.
MAX. UPLIFT: -250 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 16FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

12' SPAN
REACTIONS:
MAX. VERTICAL: 405 LBS.
MAX. UPLIFT: -290 LBS.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 20FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

MAXIMUM DEFLECTION (12 FT. SPAN)
VERT LL: 0.06 in.
VERT TL: 0.08 in.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING THIS TRUSS ARE TO DO SO IN ACCORDANCE TO THE RECOMMENDATIONS OF THE LATEST VERSION OF THE BCSI.



Order #.	_____
Customer:	_____
Site Address:	_____
Building Size:	WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #	_____
Drawn By:	TB
Date:	12/5/23
Checked By:	_____
Date:	_____
Scale:	N.T.S.

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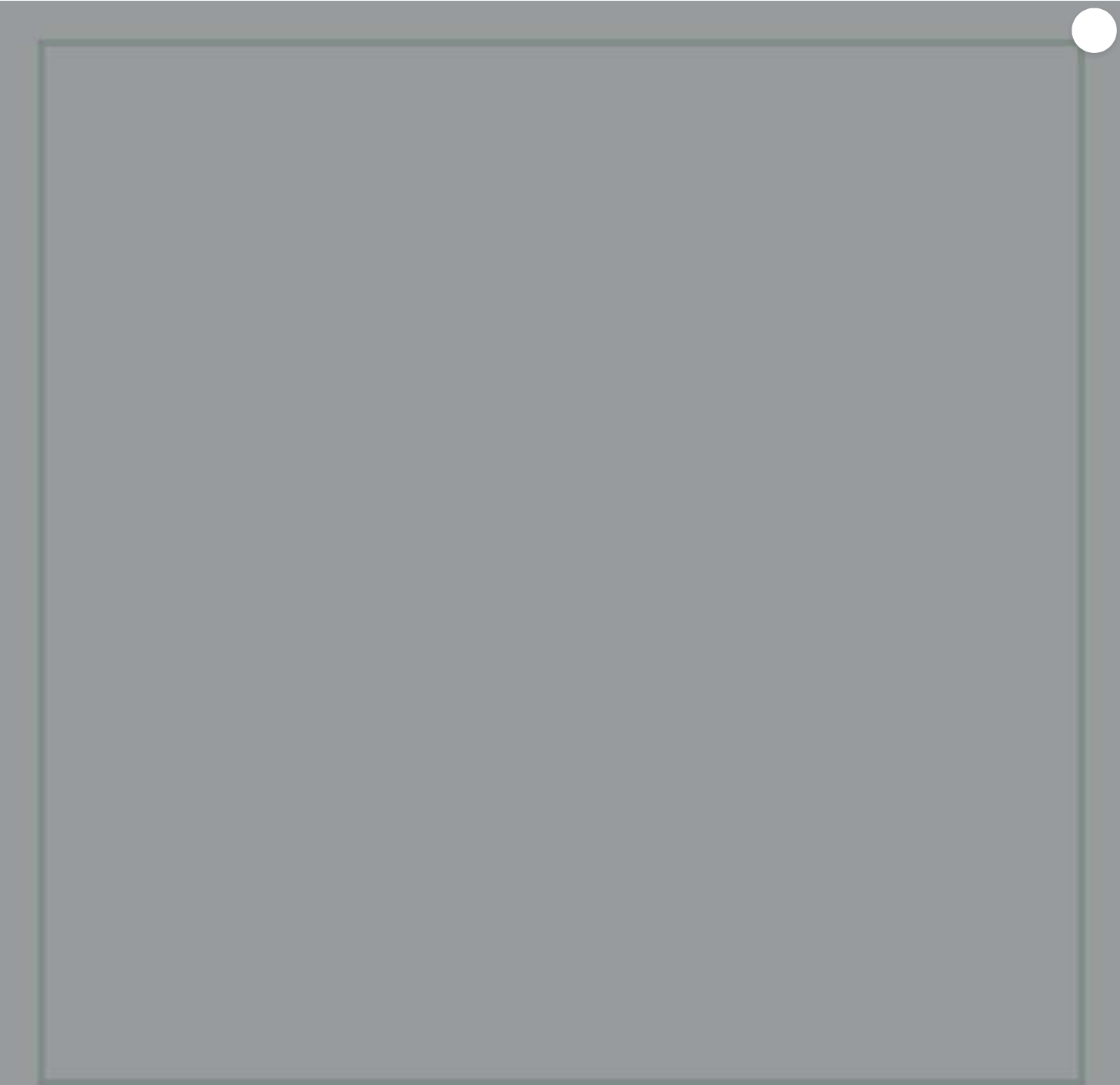
TUFF SHED, INC.
ENGINEERING DEPARTMENT

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TITLE	DRAWING NO.
TRUSS DETAILS	FL-PPTR-TR800-01
FBC, 8th EDITION (2023)	REV. LEVEL 01
155C	SHEET 4
	PAGE 4 OF 4



PPG Paint Delicate White (1001-1)



HEX #979F9B

RGB(151, 159, 155)

Puritan Gray (HC-164)

Paint - Benjamin Moore



Evaluation Report FPA-82000
June 17, 2016

Product Description: Series 82000 PVC Horizontal Sliding Window, Non-Impact

Manufacturer: Tafco Corporation, 1953 North 17th Ave., Melrose Park, Illinois 60160

Statement of Compliance: This report evaluates the above-listed product per the requirements of FAC Product Approval Rule Chapter 61G20-3.005. This product complies with the requirements of the 5th Edition (2014) Florida Building Code outside the High Velocity Hurricane Zone. The product testing standards performed are outlined below.

Technical Documentation:

- 1) This report, prepared by Lucas A. Turner, P.E., at 1239 Jabara Ave., North Port, FL
- 2) Approval drawing FPA-82000, signed and sealed by Lucas A. Turner, P.E.
- 3) Test Reports F5086.01-109-44-R0 and F9644.01-109-44-R0, from Intertek/ATI, York, PA
 - a. Testing Performed: AAMA/WDMA/CSA 101/I.S.2/A440-08/11
- 4) Supplemental Calculations to support FPA-82000, signed and sealed by Lucas A. Turner, P.E.

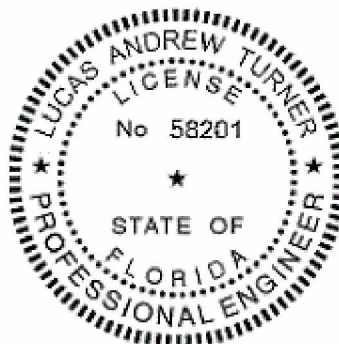
Installation: Units must be installed according to approval document FPA-82000.

Limitations of Use: This product:

- May be used in XO or OX configuration in up to 63"x44" size, with minimum glazing and max. glass daylight sizes as shown in FPA-82000
- Achieves design pressures of +/-30 psf with insulating glass and +/-20 psf with single glass
- Is non-impact and requires the use of shutters in windborne debris regions
- May not be used in the High Velocity Hurricane Zone
- Requires Huazhijie Plastics Building Materials Co. Ltd. (ZHP-1) PVC extrusions, with current extruder listing as an AAMA Certified Profile Licensee under AAMA 303

Certification of Independence: I do not have, nor do I intend to acquire, nor will I acquire, a financial interest in Tafco Corporation or in any company manufacturing or distributing products for which this report is being issued. I do not have, nor do I intend to acquire, nor will I acquire, a financial interest in any other entity involved in the testing or approval process of this product.

Lucas A. Turner
2016-06-17
14:20-04:00



LT

6/17/2016
Lucas A. Turner, P.E.
FL PE #58201



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-857

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

524 N. Hayne Street
Old East Hill Preservation District / OEHC-1 / City Council District 6
New Pre-Fabricated Structures for a Contributing Property

SUMMARY:

Jon Shell is seeking final approval to install two shipping containers at a contributing property composed of one 20 ft. container along the Hayne Street property line and one 40 ft. container on the Jackson Street property line. The containers are painted to match the existing structures and will serve as storage, partial fencing, and a canvas for murals proposed in this application. The application also includes conceptual designs for future modification of the Jackson Street shipping container proposed to be an entryway with a gate. This property was approved for exterior alterations of the two contributing structures at the April 2023 ARB meeting and received abbreviated review approval to change the exterior paint colors of the structures, changing the storefront color from nickel to bronze, installing a wood fence with concrete columns, and minor deviations to the previously approved project including a revised landscape plan with an artificial turf cornhole area, concrete pickleball space, and a variety of plantings.

Recommended Code Sections:

Sec. 12-3-10(3)e.i.-ii.(b) Old East Hill Preservation District; Procedure for review of plans; Decisions; General considerations; Rules governing decisions.

Sec. 12-3-10(3)f. OEHPD; Regs and guidelines for any development within the Old East Hill preservation district.

Sec. 12-3-10(3)i. OEHPD; Regs for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. April 2023_Application and Materials
4. April 2023_ARB minutes
5. August 2024_minor deviations_abbreviated review
6. Sept 2024_Application and Materials

Page 1
X original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 ES 02055

Recorder #

SITE NAME Malamo Brothers Grocery
HISTORIC CONTEXTS Spanish American War
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO 3226
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 524 N. Hayne St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood, NE corner of
N. Hayne St. between E. Jackson St. and E. LaRue St.
SUBDIVISION East King Tract BLOCK NO 24 LOT NO 70
PLAT OR OTHER MAP County Appraiser's Atlas Sheet # 68
TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
IRREGULAR SEC y n LAND GRANT
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE EASTING NORTHING
COORDINATES: LATITUDE D M S LONGITUDE D M S

HISTORY

ARCHITECT: F M L unknown
BUILDER: F M L unknown
CONST DATE 1900 CIRCA 0 RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE ORIG LOCATION
ORIGINAL USE(S) commercial unspecified
PRESENT USES(S) grocery store

DESCRIPTION

STYLE masonry vernacular
PLAN: EXTERIOR rectangular
INTERIOR
NO.: STORIES 1 OUTBLDGs 1 PORCHES DORMERS
STRUCTURAL SYSTEM(S) unspecified
EXTERIOR FABRIC(S) brick/concrete block
FOUNDATION: TYPE slab MATLS brick
INFILL unspecified
PORCHES
ROOF: TYPE shed SURFACING unspecified
SECONDARY STRUCS.
CHIMNEY: NO MTLs LOCNS
WINDOWS fixed
EXTERIOR ORNAMENT
CONDITION fair SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
storefront with wrought iron security bars, residence attached

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y x n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE local community development
social history

ELIGIBLE FOR NAT. REGISTER? y n likely, need info insf inf
SIGNIF. AS PART OF DISTRICT? xy n likely, need info insf inf
SIGNIFICANT AT LOCAL LEVEL? xy n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

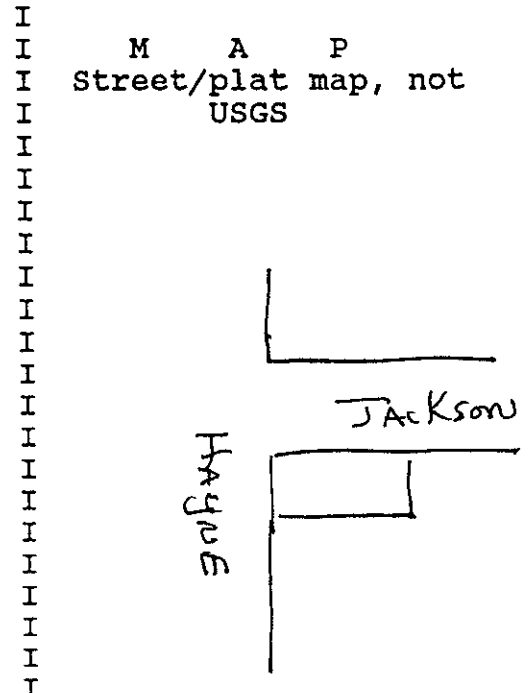
* * *DHR USE ONLY* * * * * DHR USE ONLY * *
*
* DATE LISTED ON NR *
* KEEPER DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____ *
* LOCAL DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____ *
* OFFICE _____ *
* * *DHR USE ONLY* * * * * DHR USE ONLY * *

RECORDER INFORMATION: NAME F Richard M T. L Brosnham
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Bd.

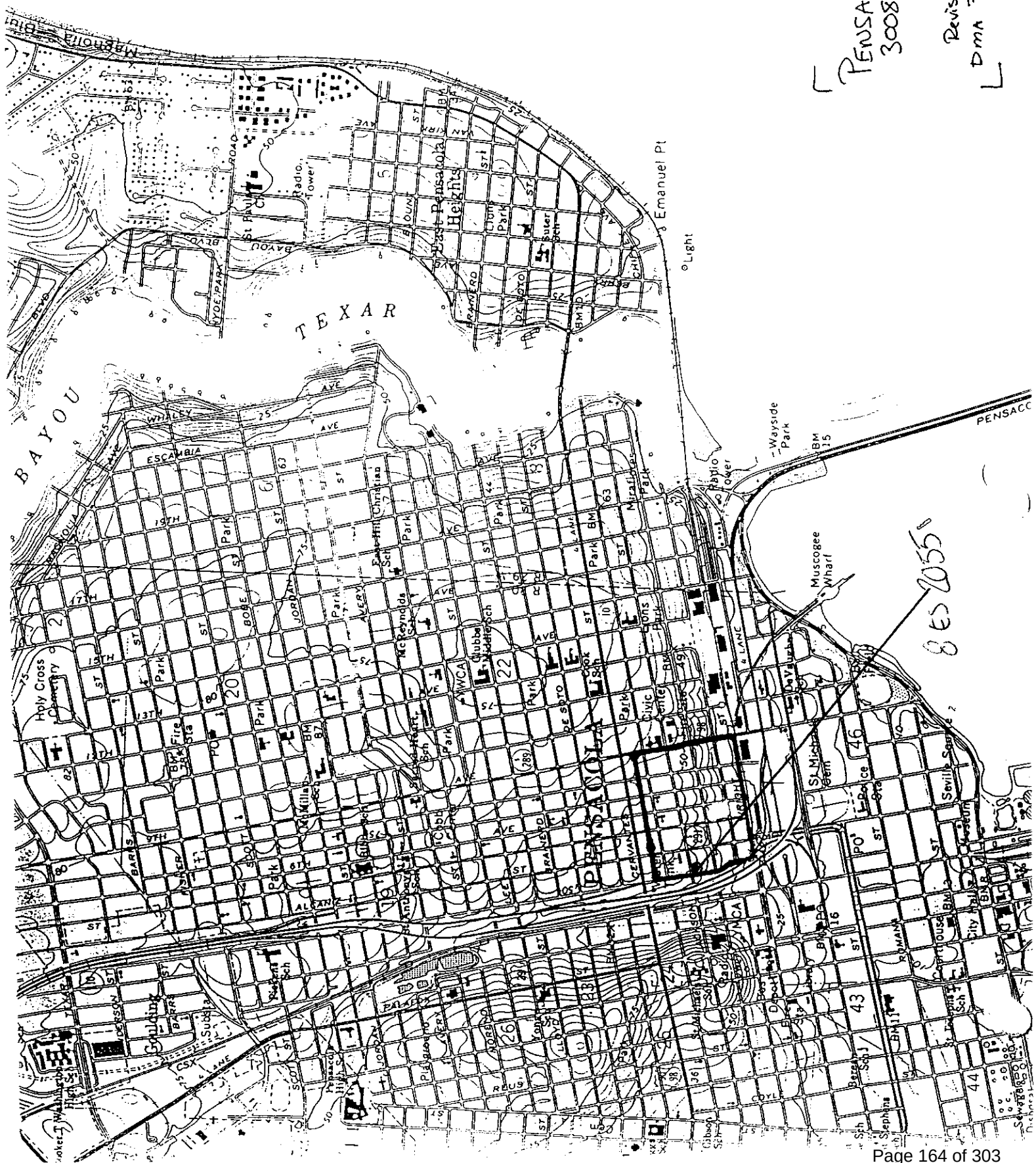
PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Bd.
NEGATIVE NUMBERS 9IN115WEH (frames 15-16)

P H O T O G R A P H

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



PENSACOLA, FLA.
30087-DA-TF-024
#70
Revised 1987
DMA 3544 1 NW-Series



Page 1
X original
___ update

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

Site 8 ES **02054**
Recorder # _____

SITE NAME Nick Malamo House
HISTORIC CONTEXTS Spanish American War
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 522 North Hayne St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood, NE corner of
N. Hayne St. between E. Jackson St. and E. laRue St.
SUBDIVISION East King Tract BLOCK NO 24 LOT NO 70
PLAT OR OTHER MAP County Appraiser's Atlas Sheet # 68
TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
IRREGULAR SEC? X y n LAND GRANT _____
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE _____ EASTING _____ NORTHING _____
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L unknown
BUILDER: F _____ M _____ L unknown
CONST DATE 1900 CIRCA c RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR rectangle
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 1 PORCHES _____ DORMERS _____
STRUCTURAL SYSTEM(S) balloon wood framing
EXTERIOR FABRIC(S) asbestos shingle
FOUNDATION: TYPE pier MATLS brick
INFILL _____
PORCHES 1 front apron roof brick and wood columns
ROOF: TYPE gable SURFACING asbestos shingle
SECONDARY STRUCS. _____
CHIMNEY: NO _____ MTLs _____ LOCNS _____
WINDOWS dw 2/2
EXTERIOR ORNAMENT _____
CONDITION fair SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? Y X n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

AREAS OF SIGNIFICANCE local community development
social history

ELIGIBLE FOR NAT. REGISTER? y n likely, need info insf inf
SIGNIF. AS PART OF DISTRICT? *y n likely, need info insf inf
SIGNIFICANT AT LOCAL LEVEL? *y n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

```

* * *DHR USE ONLY* * * * * * * * * * * * * * * DHR USE ONLY * *
*
*
*          DATE LISTED ON NR _____
* KEEPER DETERMINATION OF ELIG.(DATE):  -YES _____ -NO _____
* SHPO EVALUATION OF ELIGIBILITY(DATE):  -YES _____ -NO _____
* LOCAL DETERMINATION OF ELIG.(DATE):    -YES _____ -NO _____
* OFFICE _____
*
*
* * *DHR USE ONLY* * * * * * * * * * * * * * * DHR USE ONLY * *

```

RECORDER INFORMATION: NAME F Richard M T. L Brosnahan
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Bd.

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Historic Pensacola Preservation Bd

NEGATIVE NUMBERS 91N45 WEB FRAMES 13-14

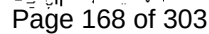
P H O T O G R A P H

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

[illegible]

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

DMA 3544 I NW-Series





524 N. Hayne Street





**Architectural Review Board Application
Full Board Review**

Application Date: 3.30.23

Project Address: 524 Hayne Street; Pensacola Florida 32502

Applicant: JJ Zielinski

Applicant's Address: 706 Nagel Drive; Pensacola, Florida 32503

Email: jj@zielarch.com **Phone:** 850.602.8455

Property Owner: Jon Shell

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

(If different from Applicant)

Application is hereby made for the project as described herein:

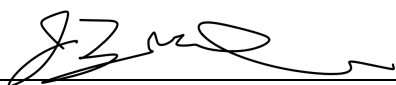
- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

** 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:

Project consisting of renovating and restoring existing buildings and turning them into a new retail shop and coffee shop. FOR FINAL REVIEW

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

3.30.23
Date

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

The board shall have as its purpose the preservation and protection of buildings of historic and architectural value and the maintenance and enhancement of the following district:

- a. Pensacola Historic District. Refer to subsection 12-2-10(A).
- b. North Hill Preservation District. Refer to subsection 12-2-10(B).
- c. Old East Hill Preservation District. Refer to subsection 12-2-10(C).
- d. Palafox Historic Business District. Refer to section 12-2-21.
- e. Governmental Center District. Refer to section 12-2-22.

It shall be the duty of the board to approve or disapprove plans for buildings to be erected, renovated or razed which are located, or are to be located, within the historical district or districts and to preserve the historical integrity and ancient appearance within any and all historical districts established by the governing body of the city, including the authority to grant variances, under the conditions and safeguards provided in subsection 12-12-2(A)(2), from the zoning ordinances of the city applicable in the Pensacola Historic District, the North Hill Preservation District, the Old East Hill Preservation District, and the Palafox Historic Business District.

- (1) Conditions for granting a zoning variance. In order to authorize any zoning variance from the terms of this title, the board must find in addition to the conditions specified in subsection 12-12-2(A)(2):

- (a) That the variance granted will not detract from the architectural integrity and/or historical accuracy of the development and of its surroundings;
- (b) That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- (2) Hearing of variance applications.

- (1) Application procedure.

- (a) An application for variance must be submitted to the community development department at least twenty-one (21) days prior to the regularly scheduled meeting of the architectural review board.
- (b) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (c) Any party may appear in person, by agent, or by attorney.
- (d) Any application may be withdrawn prior to action of the architectural review board at the discretion of the applicant initiating the request upon written notice to the board secretary.

- (2) Application submission requirements. No application shall be considered complete until all of the following have been submitted:

- (a) The application shall be submitted on a form provided by the board secretary.
- (b) The application shall be accompanied by an accurate site plan drawn to scale and such other information as may be reasonably requested to support the application.
- (c) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521

**Architectural Review Board Application
Full Review**

Submittal Instructions/Requirements Checklist:

- _____ One (1) copy of the application form and any support documents which are black & white and on 8.5" x 11" paper;
- _____ Ten (10) copies of all photographs, color drawings/renderings, product literature, oversized drawings, and color palettes/swatches. Drawings should not exceed 11" x 17".
- _____ One (1) pdf of the drawings/renderings; emailed to staff. Please advise staff of security on the file which would prohibit a file size reduction when the e-version of the agenda is compiled.

Support Documents MUST include:

DRAWINGS:

Drawings are required for both renovations and additions to existing buildings, as well as new construction. All drawings must be drawn to scale and be legible. The minimum size scale for site plans is 1" = 30'; the minimum scale for floor plans is 1/8" = 1'; and the minimum scale for exterior elevations is 1/8" = 1'. The scale for other items, such as signs and details, shall be as large as necessary to fully define the detail of those items. Major projects with very large buildings may vary from the scale referenced above to be more reasonably presented. **Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.**

SITE PLAN:

- Indicate overall property dimensions and building size and location on the property. Indicate relationship of adjacent buildings, if any.
- Indicate layout of all driveways and parking on the site.
- Indicate all fences and signs with dimensions as required to show exact locations. Indicate existing trees and existing and new landscaping.

FLOOR PLAN:

- Indicate locations and sizes of all exterior doors and windows. Indicate all porches, steps ramps and handrails.
- For renovations or additions to existing buildings, indicate all existing conditions and features, as well as the revised conditions and features and the relationship of both.

EXTERIOR ELEVATIONS:

- Indicate all four elevations of the exterior of the building.
- Indicate the relationship of this project to adjacent structures, if any.
- Indicate exposed foundation walls, including the type of material, screening, dimensions, and architectural elements.
- Indicate exterior wall materials, including type of materials, dimensions, architectural elements and colors. Provide color swatches.
- Indicate exterior windows and doors, including type, style, dimensions, materials, architectural elements, trim, and colors.
- Indicate all porch, stair, and ramp railings, including type of material, dimensions, architectural elements, and color.

Architectural Review Board Application
Full Review

- Indicate roofs, including type of material, dimensions, architectural elements, associated trims and flashings, and color.
- Indicate all signs, whether they are building mounted or freestanding, including material, style, architectural elements, size and type of letters, and color. The signs must be drawn to scale in accurate relationship to the building and the site.

PHOTOGRAPHS:

RENOVATIONS/ADDITIONS TO EXISTING BUILDINGS:

- Provide at least four overall photographs per building so that all sides are clearly shown. In addition, photographs depicting the "street scape" that is in the immediate vicinity and all adjacent buildings should be supplied.
- If doors and/or windows are to be modified, provide a photograph of each door to be changed and at least one representative photograph of the type of window to be altered or replaced.
- Provide any additional photographs as required to show specific details of any site or building conditions that will be altered or modified in any way by the proposed construction.

NEW CONSTRUCTION:

- Provide photographs of the site for the proposed new construction in sufficient quantity to indicate all existing site features, such as trees, fences, sidewalks, driveways, and topography.
- Provide photographs of the adjoining "street scape", including adjacent buildings to indicate the relationship of the new construction to these adjacent properties.

DESCRIPTIVE PRODUCT LITERATURE/BROCHURES:

- Provide samples, photographs, or detailed, legible product literature on all windows, doors and shutters proposed for use in the project. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.
- Provide descriptive literature, samples, or photographs showing specific detailed information about signs and letters, if necessary to augment or clarify information shown on the drawings. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.
- Provide samples or descriptive literature on roofing material and trim to augment the information on the drawings. The information must indicate dimensions, details, material, color, and style.
- Provide samples or literature on any exterior light fixtures or other exterior ornamental features, such as wrought iron, railings, columns, posts, balusters, and newels. Indicate size, style, material, detailing, and color.

COLORS:

- The ARB has adopted palettes of historic colors from several paint manufacturers that represent acceptable historic colors for use in the various districts. Copies of these color

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

palettes can be obtained from the specific paint supplies/manufacturers.

- Colors must be selected and samples submitted to the ARB during the approval process. The selection must be made for any exterior feature requiring paint, such as foundations, siding, windows and doors, shutters, columns and railings, miscellaneous trim, signs, fences, and any other items.

MISCELLANEOUS:

At the discretion of the ARB or the Secretary of the ARB, the material provided for the ARB during the hearing may be retained and become the property of the ARB for reference purposes and for enforcement of the construction of the project in compliance with the approved design.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

APRIL 2023 ARB MEETING

JON SHELL SKATE SHOP

LIST OF PRODUCTS AND MATERIALS

- Page 1-15 – Drawings (not for construction)
- Page 16-25 - Existing Condition Photos
- Page 26-30 – Color Renderings (with selected paint color locations)
- Page 31-35 – Paint Color #1a selected for Brick/CMU on Shop/Cottage/Rental [SW 2826-Colonial Rival Green Stone]
Paint Color #1c selected for Brick Accent on Shop/Cottage [SW 2846- Roycroft Bronze Green]
Paint Color #2a selected for Roof Fascia on Shop/Awning [SW 2848 – Roycroft Pewter]
Paint Color #3a selected for Columns/Windows and Doors for Cottage/Rental [SW 7005 – Pure White]
Paint Color #4a selected for Siding of the Cottage [SW 2832 -Colonial Rival Gray]
- Page 36-43 - Existing Brick Photos
- Page 44 – Storefront Manufacturer
- Page 45 – Storefront Frame Color
- Page 46 – Commercial Metal Door (back and side entrance)
- Page 47 – Wood Residential Door
- Page 48 – Concrete Pavers
- Page 49 – Handrails
- Page 50 – Metal Awning Information
- Page 51 – Metal Awning Example
- Page 52-55 – Roof Coating Product
- Page 56 – Roof Shingles (For Cottage)
- Page 57 - #3 Crushed Stone Grey Gravel
- Page 58 – Rental Man Door
- Page 59 – Rental Garage Door
- Page 60 – Stacked Concrete Paver for Front Rental Wall
- Page 61 - Corrugated Metal Roof Panels for New Awning
- Page 62 – Rental Exterior Wall Sconce
- Page 63 - Exterior Signage Lighting

CULTIVATE & CO.

524 NORTH HAYNE STREET
PENSACOLA, FLORIDA 32501

100% SET 03-30-2023
NOT - FOR - CONSTRUCTION

GENERAL PROJECT NOTES

1. THE DEMOLITION PLANS ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS.

2. REMOVE FROM THE SITE AS SOON AS POSSIBLE DEMOLISHED MATERIALS AND DEBRIS. DO NOT ACCUMULATE DEBRIS ON SITE.

3. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED DURING CONSTRUCTION.

4. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER. ALL CONSTRUCTIONS AND DEMOLITION WORK SHALL BE SCHEDULED AND PHASED SO THA IT WILL NOT CONFLICT OR HINDER THE NORMAL OPERATION OF ADJACENT BUSINESSES.

5. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FBC, 2017 EDITION. CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE FBC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.

6. THE GENERAL CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS, AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

7. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT OF RECORD FOR REVIEW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.

8. PROTECT EXISTING FACILITES, STRUCTURES, AND UTILITY LINES FROM ALL DAMAGE. THE GENERAL CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY, AND THE PUBLIC. EACH CONTRACTOR IS SOLEY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS OR HER ACT OF NEGLIGENCE.

9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.

10. DO NOT SCALE DRAWING; USE DIMENSIONS.
11. DETAILS LABLED "TYPICAL" ON THE DRAWINGS APPLY TO ALL CONDITIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION.

12. FIELD VERIFY ALL DIMENSIONS. FIELD VERIFY ALL EXISTING CONDITIONSPRIOR TO THE COMMENCEMENT OF WORK.

13. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

14. FURNITURE TO BE SELECTED BY OWNER. CONTRACTOR TO CONFIRM LOCATION OF ALL FIXTURES, EQUIPMENT, AND FURNITURE WITH TENANT PRIOR TO ROUGH-IN.

15. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE AND DESCRIBE A COMPLETE FINISHED AND FULLY FUNCTIONING FACILITY. ANY PRODUCT, MATERIAL, SYSTEM EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE TO MEET THIS REQUIREMENT SHALL BE PROVIDED IF SPEC- FICALLY NOTED.

16. ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT RE- QUIREMENT SHALL GOVERN AND BE ADHERED TO.

THE ARCHITECT'S DISCLAIMER

1. THE ARCHITECTS CERTIFICATION OF DOCUMENTS IS LIMITED TO THE DOCUMENTS AND THE INFORMATION CONTAINED IN THE DOCUMENTS.
2. THE ARCHITECTS CERTIFICATION SHALL NOT EXTEND TO REVISIONS TO THE DOCUMENTS OR REVISIONS IN INFORMATION CONTAINED IN THE DOCUMENTS WHERE SUCH REVISIONS WERE NOT PERFORMED AND / OR AUTHORIZED IN WRITING BY THE ARCHITECT.
3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR REVISIONS TO THE DOCUMENTS OR REVISION IN INFORMATION CONTAINED IN THE DOCUMENTS AND WHERE SUCH REVISIONS HAVE BEEN MADE BY OTHERS TO PRODUCTS, MATERIALS, FINISHES, DIMENSIONS, SYSTEMS, ASSEMBLIES OR AESTHETIC INTENT.

ARCHITECT OF RECORD

JMH ARCHITECTURE
15561 OMAI CT.
FORT MYERS, FL. 33908
CONTACT: JASON HICKS
561.756.7121 PHONE
JAHSUN365@YAHOO.COM EMAIL

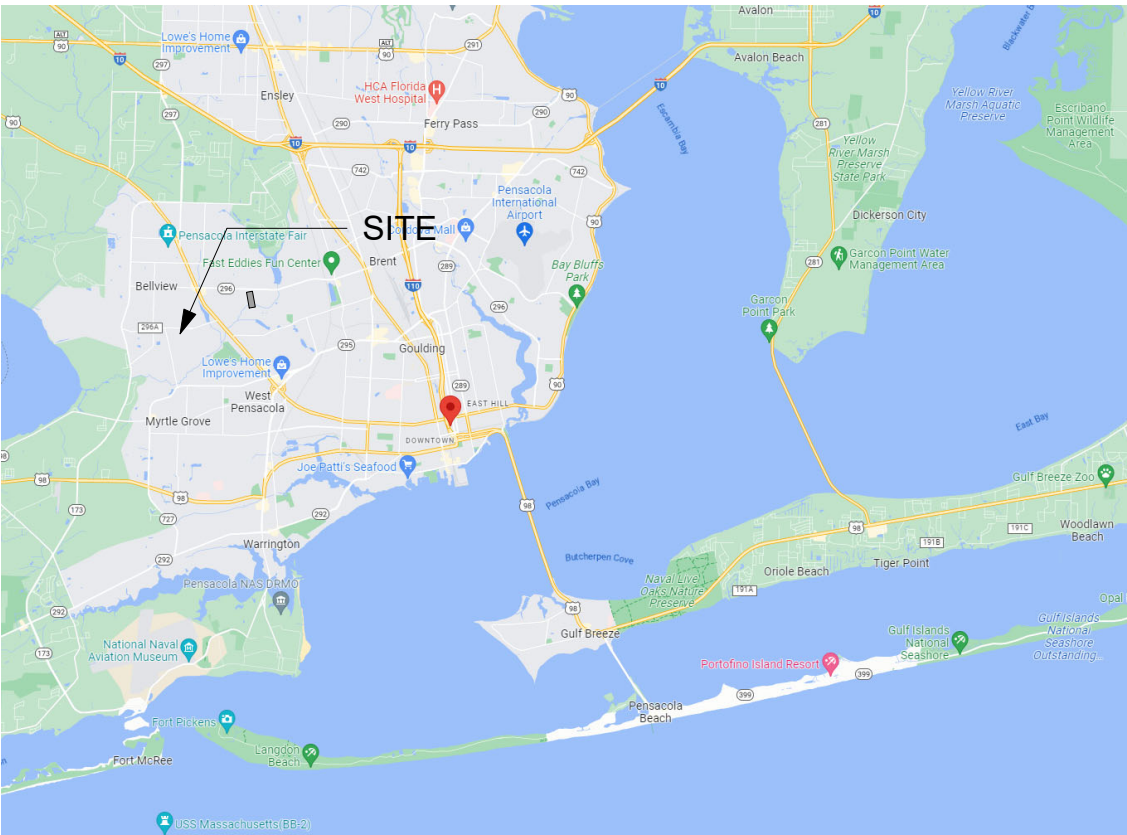
TABLE OF CONTENTS

REV. DATE	ISSUE DATE	SHEET NO	SHEET TITLE
-	-	A-0.0	COVER SHEET
-	-	A-0.0x	PROJECT SHEET INFO
-	-	A-0.1	ARCHITECTURAL SITE PLAN
-	-	A-0.2	EXISTING CONDITIONS _ELEVATIONS
-	-	A-0.3	DEMO PLAN
-	-	A-0.4	LIFE SAFETY PLAN,
-	-	A-0.5	CODE ANALYSIS
-	-	A-0.6	ADA NOTES
-	-	A-0.7	PERSPECTIVE VIEWS
-	-	A-1.0	NEW WORK PLANS OVERALL
-	-	A-1.1	ENLARGED NEW WORK PLANS RETAIL SPACE
-	-	A-1.2	ENLARGE NEW WORK PLANS OFFICE
-	-	A-1.3	RETAIL SHOP NEW WORK RCP / SECTIONS
-	-	A-3.0	ELEVATIONS NEW WORK & EXISTING SIGNAGE DIAGRAM
-	-	A-3.1	ELEVATIONS NEW WORK

Grand total: 15

SITE LOCATION MAP

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501



No.	Description	Date

ARCHITECT OF RECORD
JASON M HICKS
AR100084

COVER SHEET

Date 03-30-2023
Drawn By
Checked By

A-0.0

SHELL DETACHED STUDIO

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

100% SET 03-30-2023

SITE LOCATION MAP

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

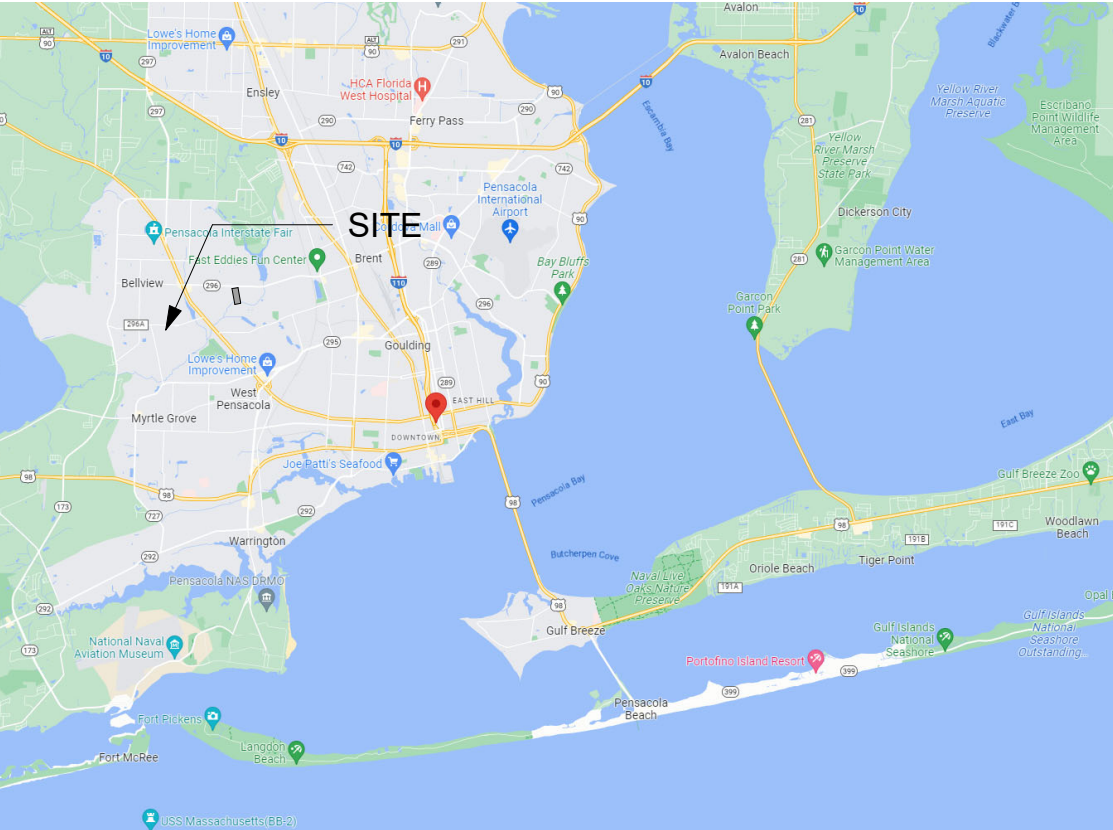


TABLE OF CONTENTS

REV. DATE	ISSUE DATE	SHEET NO	SHEET TITLE
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Grand total: 1	A-0.0x	PROJECT SHEET INFO
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GENERAL NOTE:
CONFIRM AND COORDINATE FINAL DOOR & WINDOW TYPES / SIZES / LOCATIONS / SILL HEIGHTS / OPERATION TYPE & DIRECTION / QUANTITIES WITH OWNER AND PERMIT DRAWINGS. COORDINATE & V.I.F. ALL R.O. / SIZES WITH MFR. SPECIFICATIONS. COORDINATE WITH R.O. W/ MASONRY COURSING DIMENSIONS. CONFIRM / PROVIDE / COORDINATE ANY IMPACT / ENERGY CODE / EGRESS COMPLIANT DOORS AND WINDOWS AS REQUIRED BY LOCAL / STATE CODES. FINAL SELECTION DOOR & WINDOW SELECTION TO BE SELECTED AND CONFIRMED BY OWNER & COORDINATE WITH GENERAL CONTRACTOR.

CODE ANALYSIS

THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 FLORIDA BUILDING CODE W/ LOCAL ADMENDMENTS

BUILDING AREA 583 S.F.

USE & OCCUPANCY CLASSIFICATION RESIDENTIAL

BUILDING HEIGHT (STORY, FEET) 1 STORY

CONSTRUCTION TYPE WD FRAMED & EXISTING CMU WALL TYPE II

UNDER AIR SF CALCULATIONS

EXISTING STRUCTURE UNDER AIR 2,841 SF
PERMISSABLE NEW STRUCTURE (60%) 2,841 x 0.60 = 1,704 SF

RENOVATED STRUCTURE (AUXILIARY)

1ST LEVEL UNDER AIR 508 SF
TOTAL UNDER AIR 508 SF

FLORIDA PRODUCT APPROVAL NUMBERS

WINDOWS

VIWINCO OCEANVIEW SINGLE HUNG- FL. # 15576.1 THROUGH 15576.4

VIWINCO OCEANVIEW FIXED- FL. # 15578.1

VIWINCO OCEANVIEW HORIZ. SLIDER- FL. # 15577.2

DOORS

IRON DOORS UNLIMITED ENTRY DOOR- FL. # 17218.1

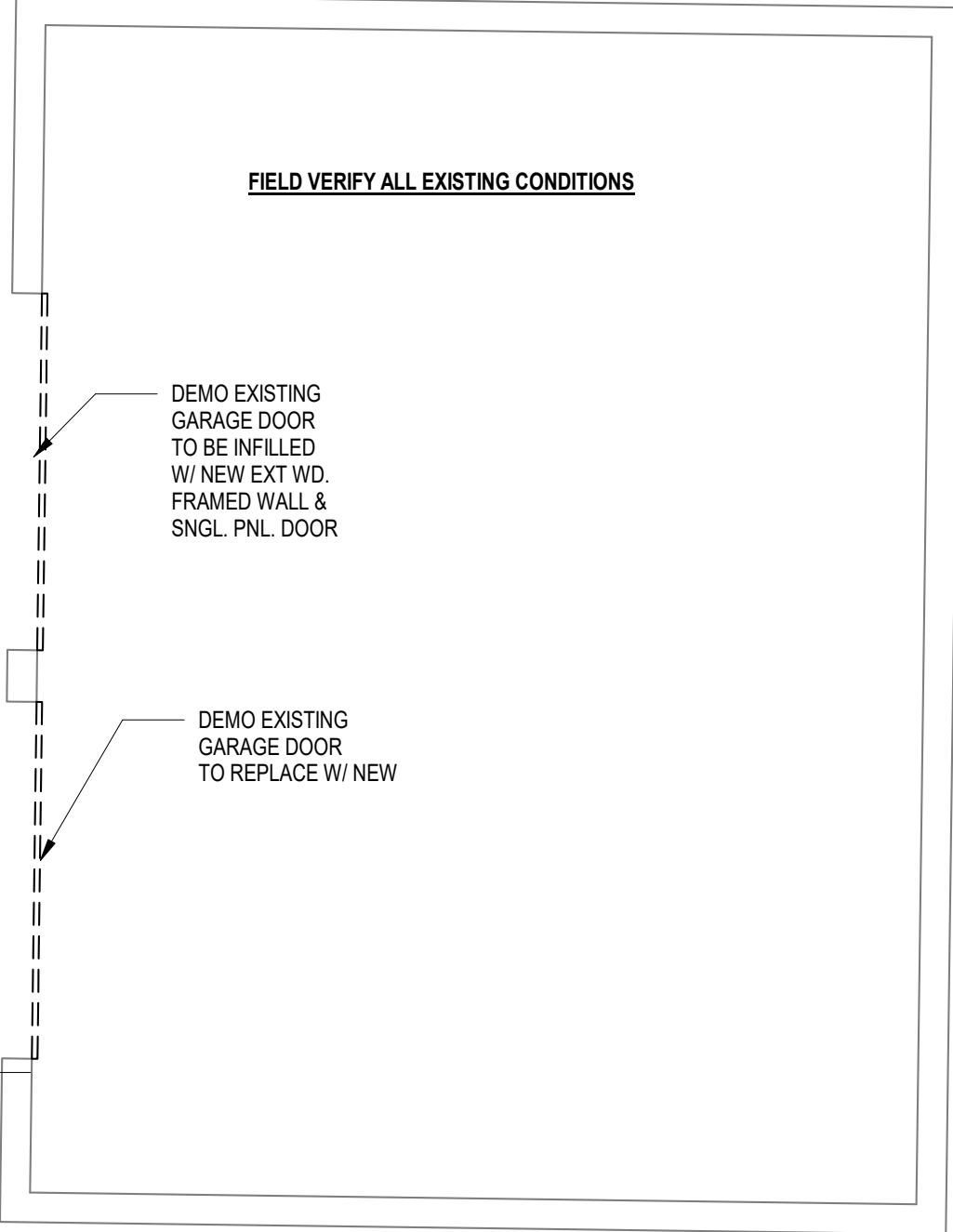
THERMATRU FIBERGLASS DOOR- FL. # 5891.4

STANDING SEAM METAL ROOF

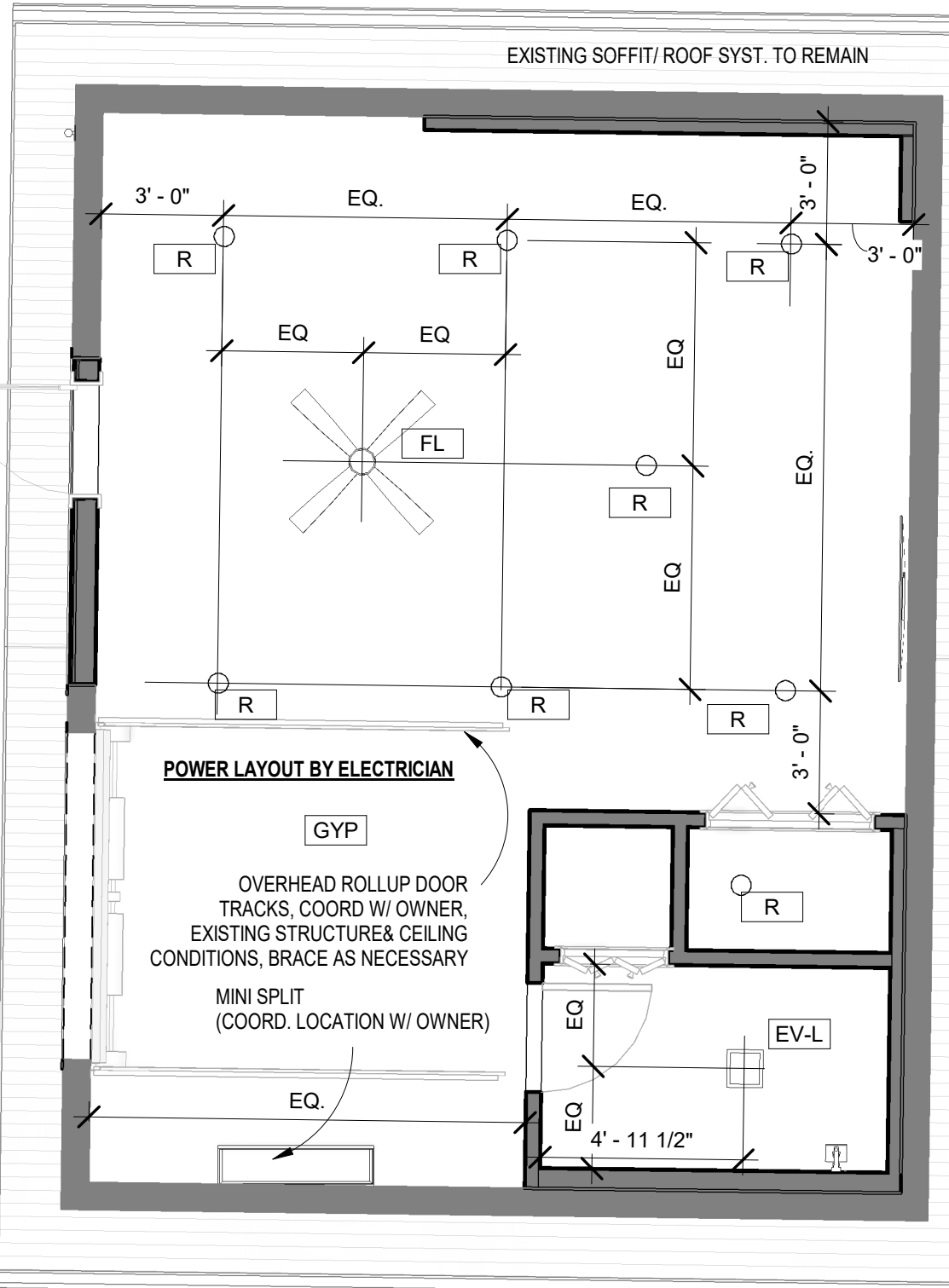
24 GA. 16" STANDING SEAM METAL ROOF - SEM LOK ; FL# 11175 (R-1)

HURRICANE SHUTTERS

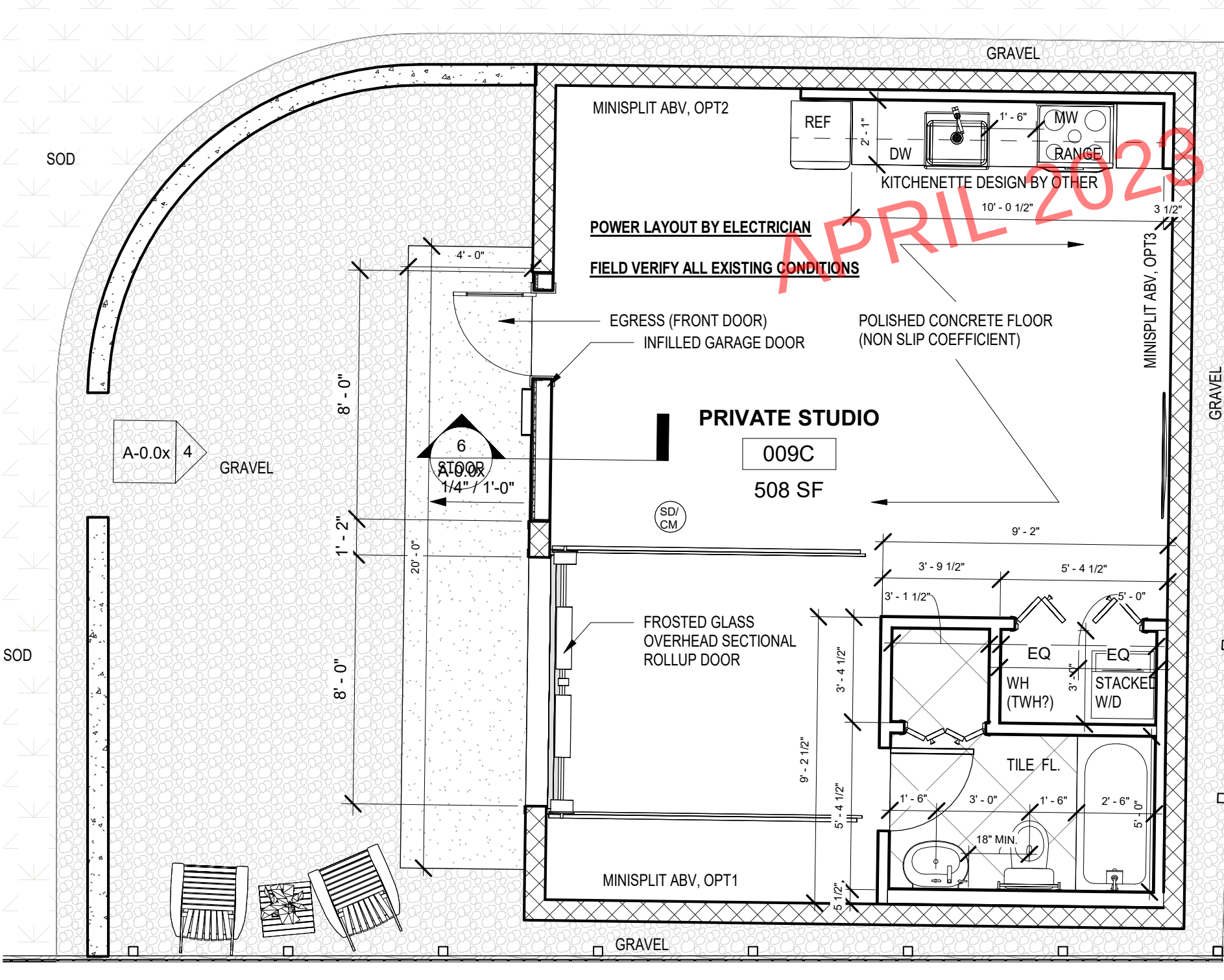
EASTERN METAL SUPPLY ALUMINUM STORM PANEL- FL. # 11964.1



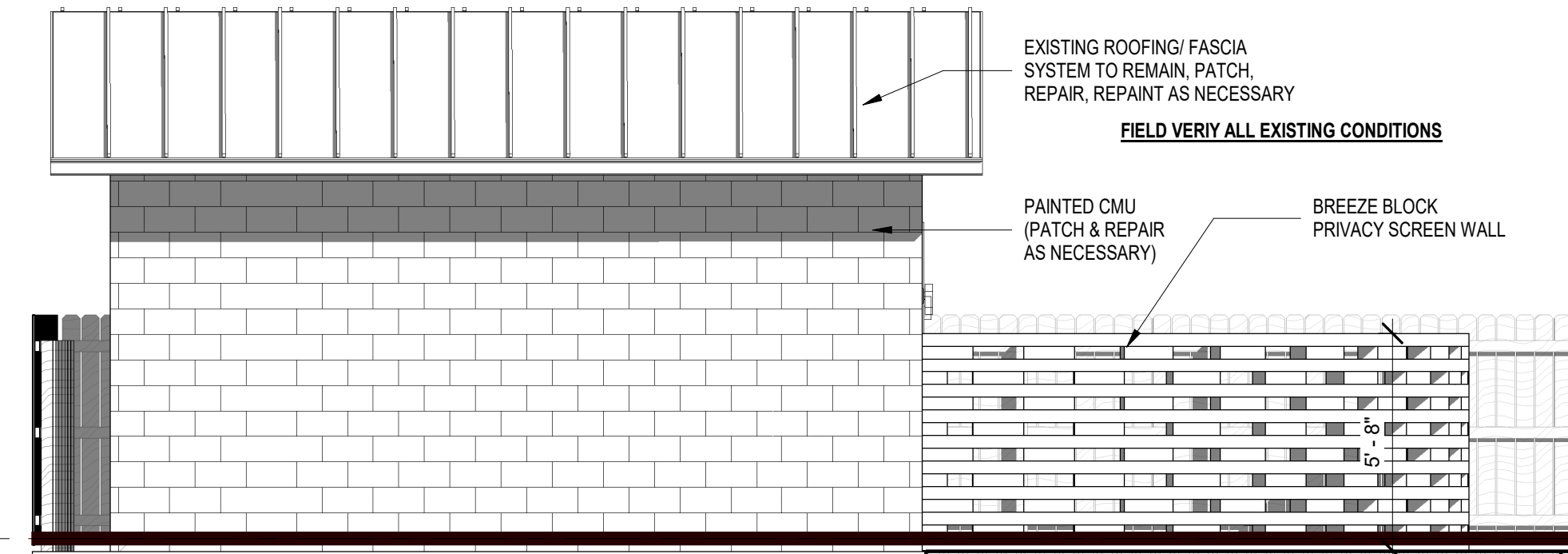
2 Level 1- ACCESSORY UNIT DEMO PLAN
SCALE: 1/4" = 1'-0"



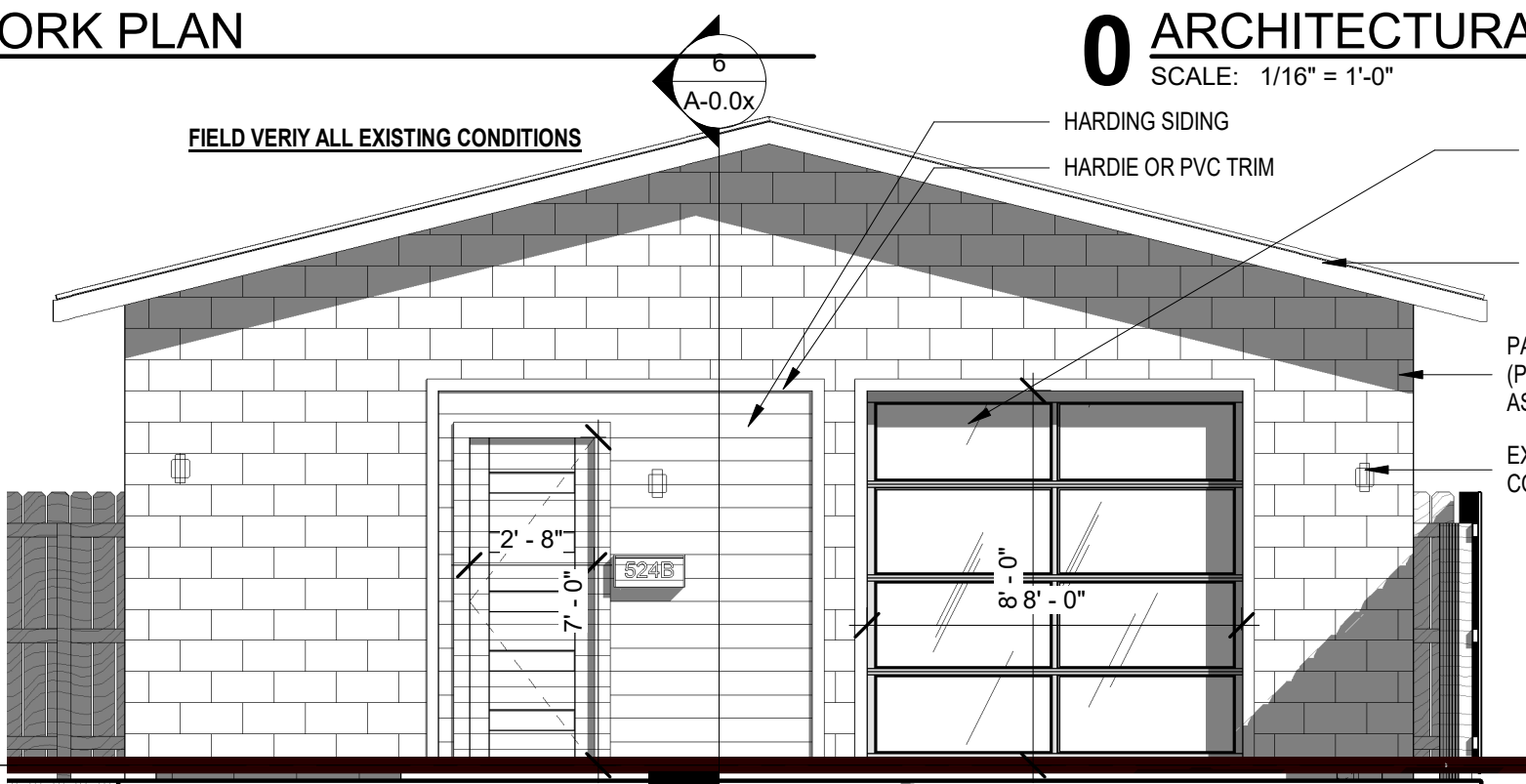
8 Level 1-Existing Cottage F.F. Copy 1
SCALE: 1/4" = 1'-0"



1 Level 1- ACCESSORY UNIT NEW WORK PLAN
SCALE: 1/4" = 1'-0"



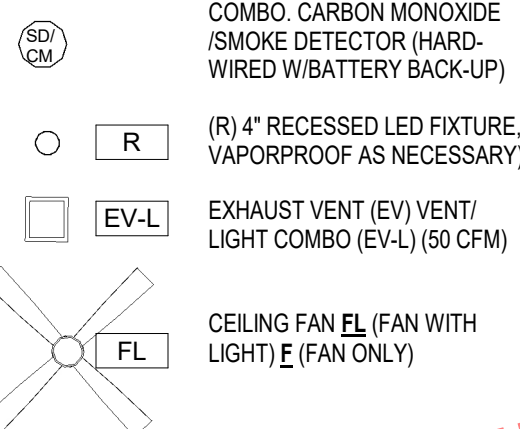
5 NORTH ELEVATION (SOUTH - SIMILIAR) NEW WORK
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION NEW WORK
SCALE: 1/4" = 1'-0"

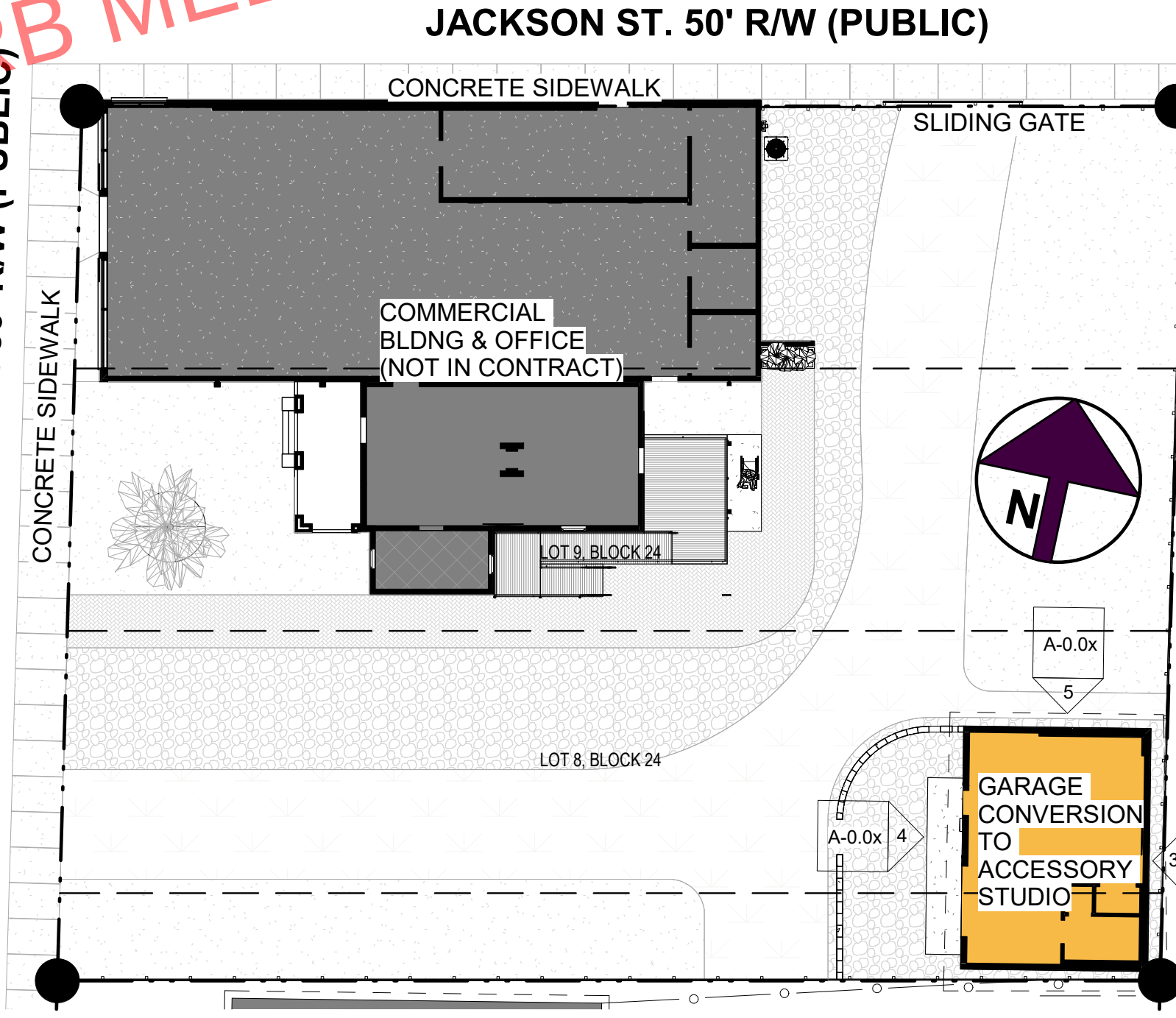


RCP LEGEND

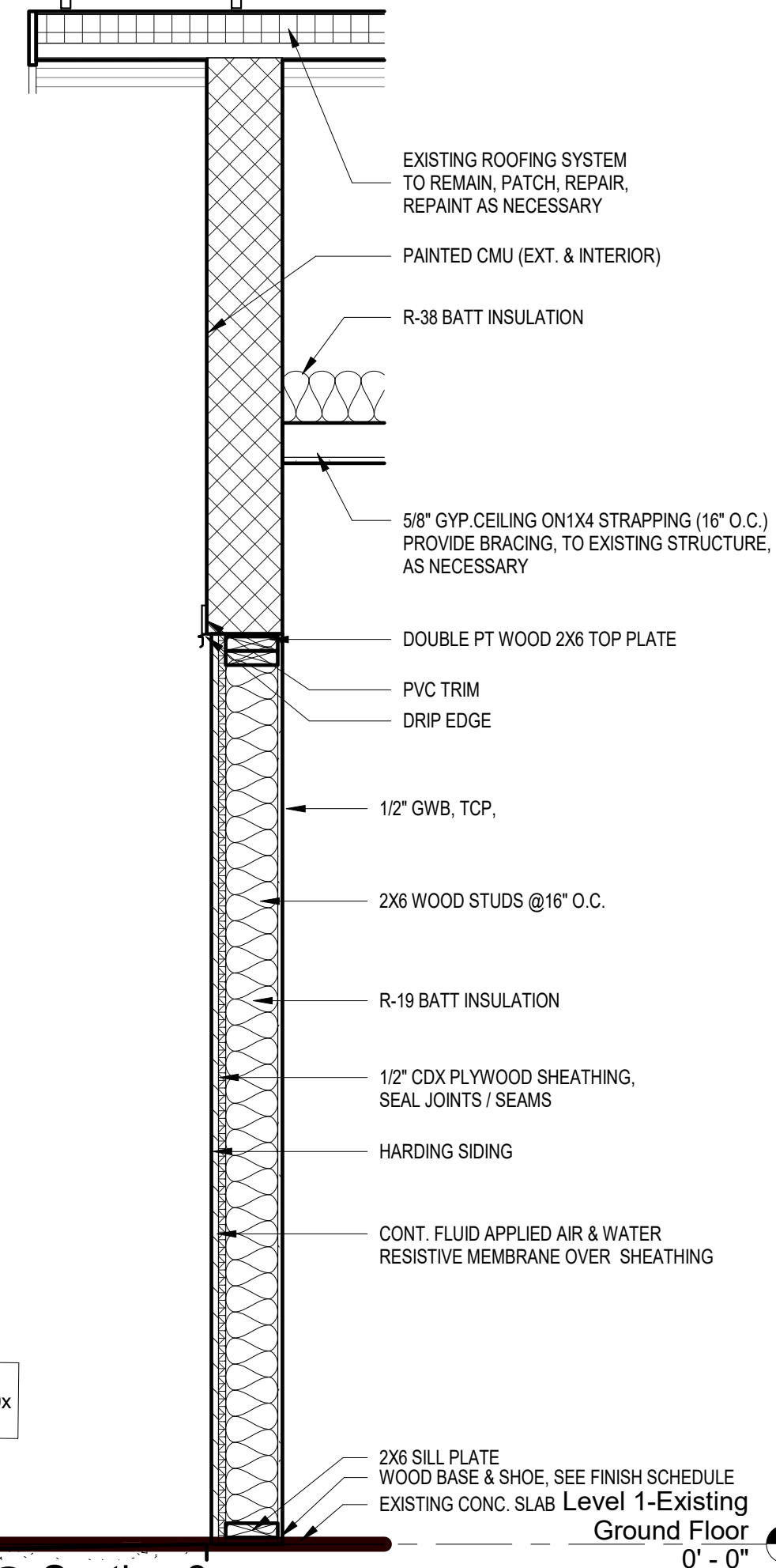


Door Schedule

Mark	Width	Height	Level	Description
AS1	2' - 8"	7' - 0"	Level 1-Existing Ground Floor	Exterior Front Entry Door
AS2	8' - 0"	8' - 0"	Level 1-Existing Ground Floor	2-1/8" Thick Aluminum Sectional Door
AS3	2' - 8"	6' - 8"	Level 1-Existing Ground Floor	INT. SNGL PNL H.C. DOOR
AS4	2' - 6"	6' - 8"	Level 1-Existing Ground Floor	BI-FOLD DOORS (LOUVERED AS NECESSARY)
AS5	4' - 0"	6' - 8"	Level 1-Existing Ground Floor	BI-FOLD DOORS (LOUVERED AS NECESSARY)



0 ARCHITECTURAL SITE PLAN ACCESSORY UNIT
SCALE: 1/16" = 1'-0"



6 Section 6
SCALE: 3/4" = 1'-0"



NOT FOR CONSTRUCTION

SHELL DETACHED STUDIO

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

ARCHITECT OF RECORD
JASON M HICKS
AR100084

PROJECT SHEET INFO

Date 03-30-2023
Drawn By
Checked By

A-0.0x

No.	Description	Date

ARCHITECTURAL
SITE PLAN

Date	03-30-2023
Drawn By	Author
Checked By	Checker

A-0.1

SITEPLAN NOTES/SYMBOLS:

--- PROPERTY BOUNDARY LINE

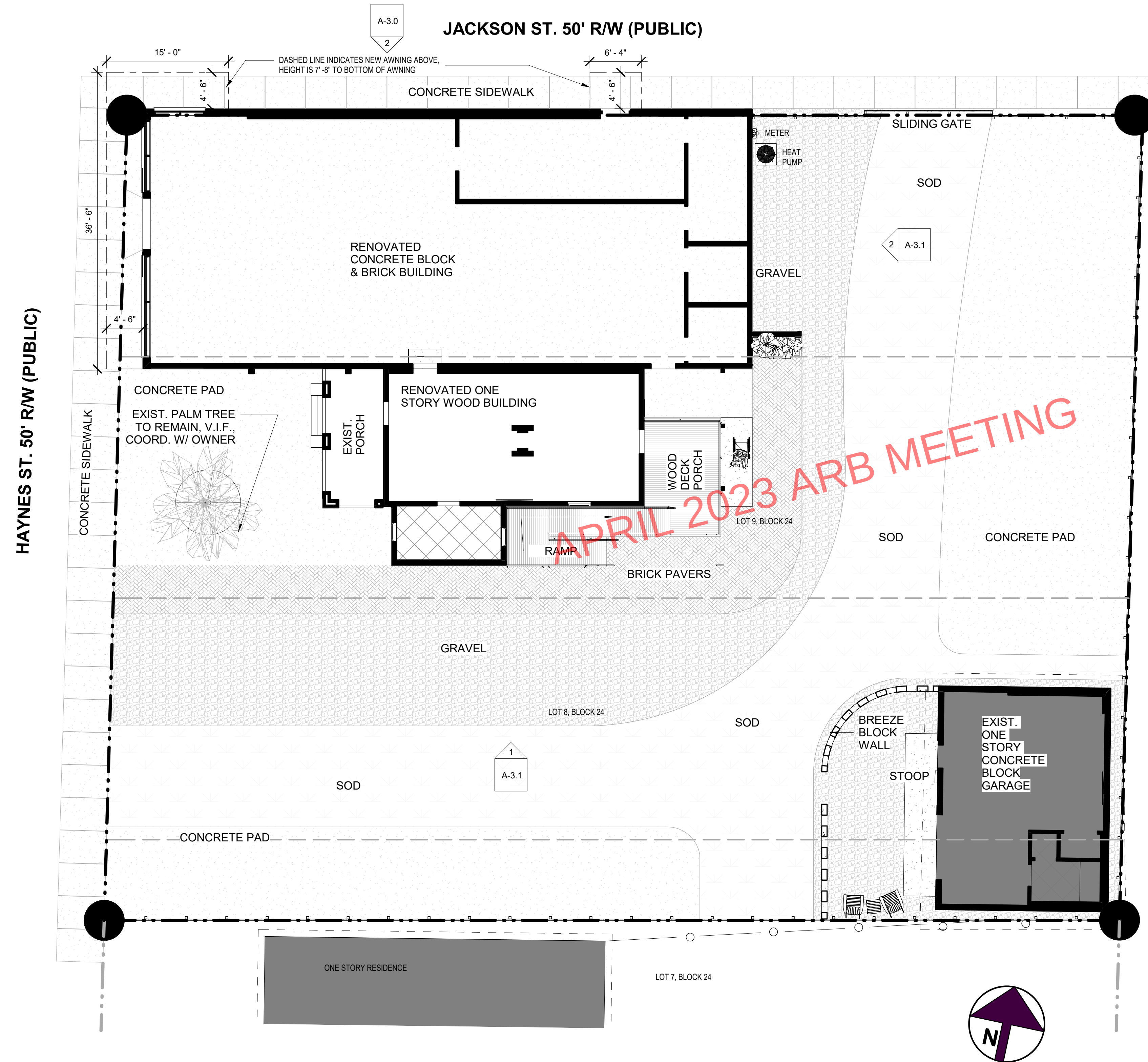
- GENERAL NOTE:**
- ARCHITECTURAL SITE PLAN IS FOR REF. ONLY - DO NOT SCALE FROM DRAWING
 - V.I.F. & COORDINATE ALL DIMENSIONS WITH SURVEY DRAWINGS
 - VERIFY & MAINTAIN ALL REQUIRED SETBACKS

PARKING:
EXISTING PUBLIC STREET PARKING

GENERAL NOTE: VERIFY EXISTING CONDITIONS, CLEARANCES, R/W ACCESS, COORDINATE WITH SURVEY(S)

○—○ EXIST. WOOD FENCE

— NEW WOOD FENCE



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

CULTIVATE & CO.
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

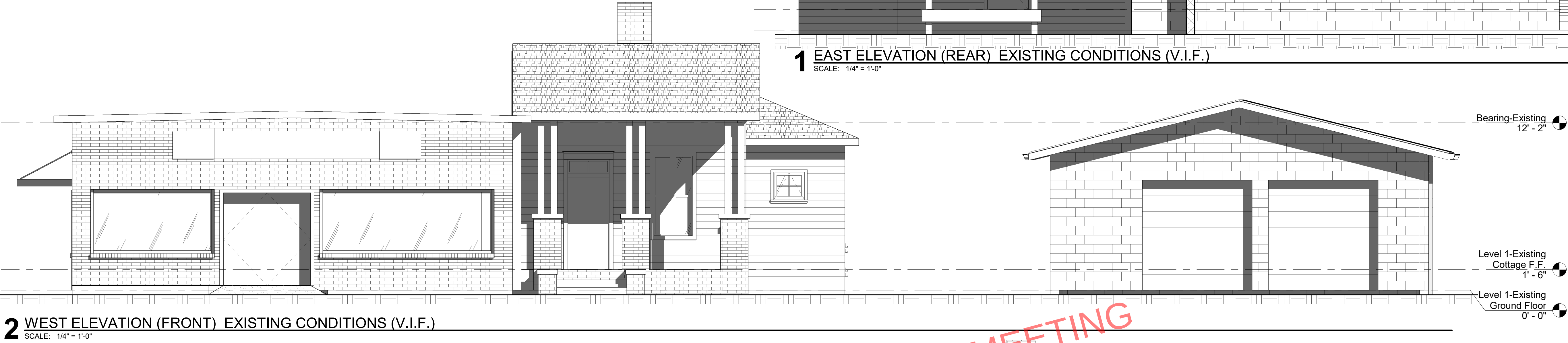
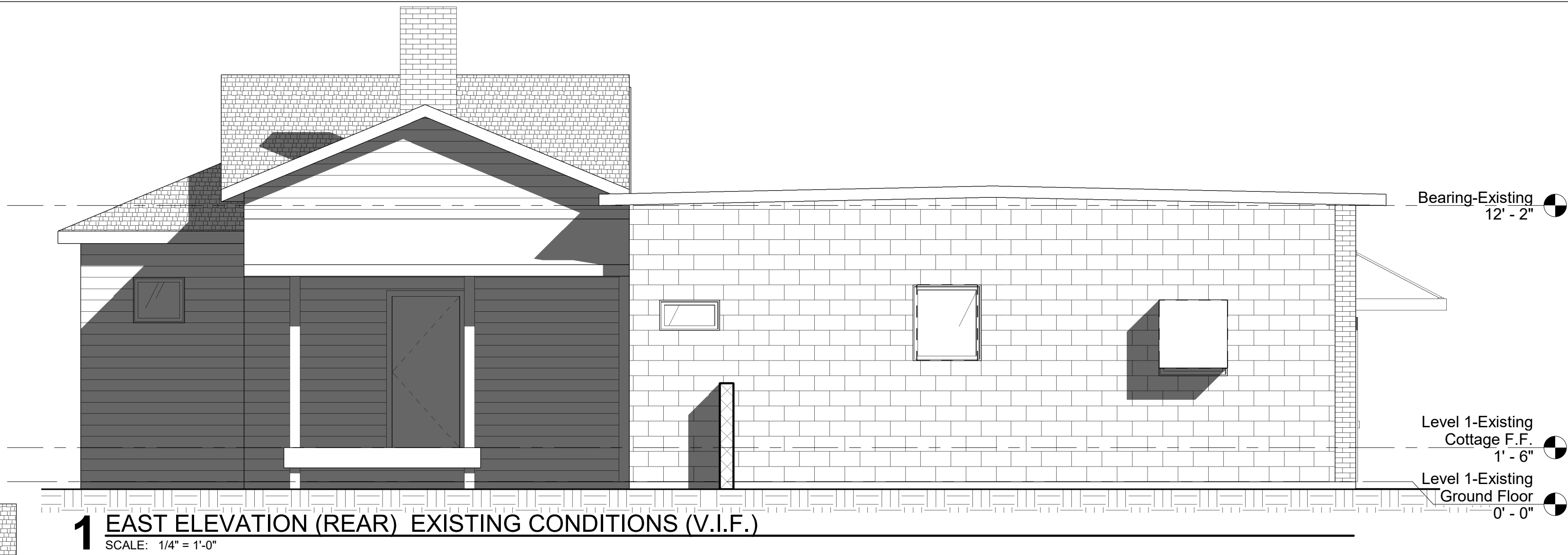
No.	Description	Date

EXISTING
CONDITIONS
_ELEVATIONS

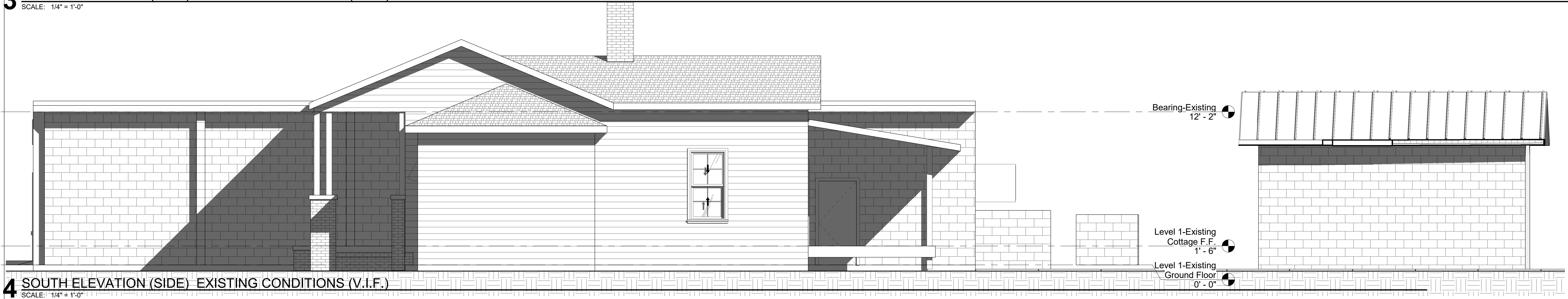
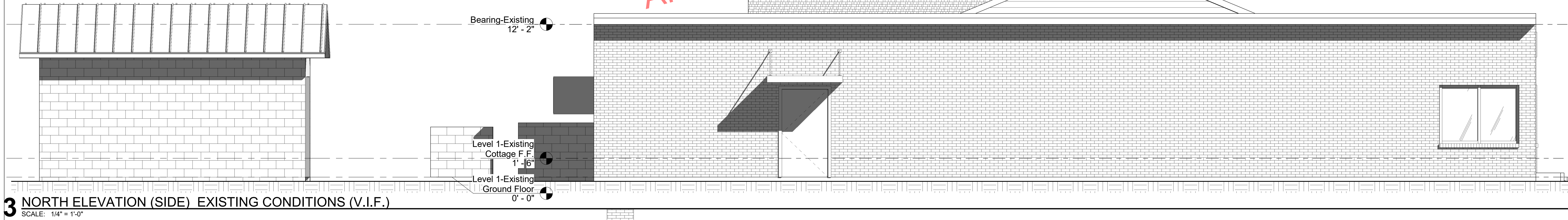
Date	03-30-2023
Drawn By	Author
Checked By	Checker

A-0.2

GENERAL NOTE: ELEVATION LINE DRAWINGS ARE FOR COORDINATION / REFERENCE ONLY AND DOES NOT CAPTURE ALL EXISTING CONDITIONS. VERIFY EXISTING CONDITIONS IN FIELD AND COORDINATE SCOPE OF NEW WORK ACCORDINGLY. REQUEST CLARIFICATION FROM ARCHITECT & OWNER(S) AS NEEDED.



APRIL 2023 ARB MEETING



NOT FOR CONSTRUCTION

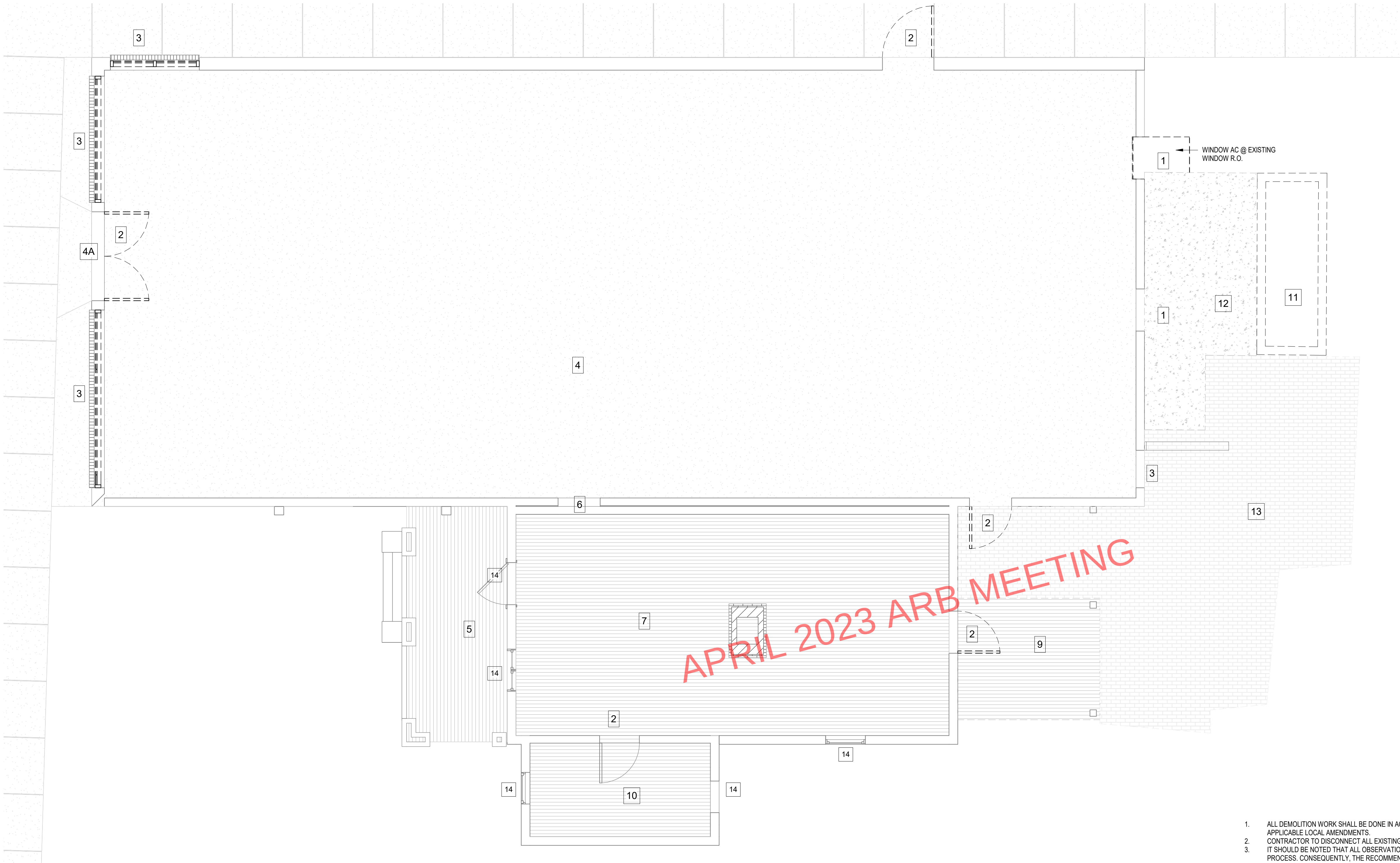
CULTIVATE & CO.
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

DEMO PLAN

Date	03-30-2023
Drawn By	Author
Checked By	Checker

A-0.3



- 1

DEMO WINDOWS / EQUIPMENT AND INFILL WITH MATCHING CMU/MORTAR TO MATCH EXISTING WALL. PATCH & REPAIR WHERE/AS NECESSARY
- 2

DEMO EXISTING DOOR(S) AND MAINTAIN EXISTING R.O. , PATCH & REPAIR AS NECESSARY FOR NEW REPLACEMENT DOOR. SEE DOOR SCHEDULE/ COORD. W/ OWNER FOR FINAL SELECTION.
- 3

DEMO STOREFRONT/WINDOW. PATCH & REPAIR AS NECESSARY FOR NEW REPLACEMENT STOREFRONT / WINDOW SYSTEMS. SEE WINDOW SCHEDULE / COORD. W/ OWNER FOR FINAL SELECTION.
- 4

REMOVE ALL FLOORING MATERIALS, SUBSTRATES IN ORDER TO EXPOSED FOUNDATION SLAB. PREP/PATCH/ REPAIR AS NECESSARY FOR GRINDING & POLISHING AS NECESSARY. COORD. W/ OWNER/ARCHITECT DEPTH OF GRINDING.
- 4A

DEMO EXISTING SLOPE AS NECESSARY TO ACHIEVE ADA COMPLIANT ACCESSIBLE ENTRANCE SLOPE AND THRESHOLD. COORDINATE WITH NEW STOREFRONT ENTRY DOOR SYSTEM.
- 5

STRIP EXISTING WD. PORCH DECK AS NECESSARY. PATCH, REPAIR, FOR REFINISHING / STAINING / SEALING
- 6

DEMO AS NECESSARY TO REOPEN EXISTING ROUGH OPENING. PATCH & REPAIR AS NECESSARY TO PREP FOR NEW DOORWAY.
- 7

DEMO EXISTING FLOOR TO SUBSTRATE. PATCH REPAIR SUBFLOOR/ STRUCTURE AS NECESSARY. COORD W/ OWNER FOR NEW FLOORING FINISH. T.B.D.
- 8

DEMO AS NECESSARY TO RESTORE BRICK FIREPLACE TO ORIGINAL AETHETIC AND FOR OPERATIONAL USE. PATCH & REPAIR BRICK AND MORTAR TO MATCH EXISTING AS NECESSARY
- 9

DEMO EXISTING REAR PORCH DECK FOR NEW CONCRETE PORCH SLAB POUR. PREP GRADE AS NECESSARY FOR FOUNDATION POUR. SUPPORT EXISTING LEAN-TO OVERHANG AS NECESSARY. COORD. W/ STRUCTURAL FOR COLUMN REQUIREMENTS WITH NEW PORCH CONCRETE DECK
- 10

DEMO EXISTING FLOOR TO SUBSTRATE. PATCH REPAIR SUBFLOOR/ STRUCTURE AS NECESSARY. COORD W/ OWNER FOR NEW FLOORING FINISH. T.B.D.
- 11

DEMO ALL EXISTING PLUMBING FIXTURES, COORD. WITH NEW WORK PLAN. PATCH REPAIR SUBSTRATE/STRUCTURE AS NECESSARY FOR NEW PLUMBING AND FIXTURE LAYOUT.
- 11

DEMO PLANTER - PREP GRADE FOR LANDSCAPE PAVERS, CONFIRM & COORDINATE WITH OWNER/ARCHITECT FOR NEW LANDSCAPE HARDSCAPE DESIGN LAYOUT AND MATERIAL (TBD)
- 12

DEMO EXT. EXIST. CONCRETE SLAB - PREP GRADE FOR LANDSCAPE PAVERS, CONFIRM & COORDINATE WITH OWNER/ARCHITECT FOR LANDSCAPE HARDSCAPE DESIGN LAYOUT AND MATERIAL (TBD)
- 13

DEMO EXT. EXIST. PAVERS/BRICKS - PREP GRADE FOR LANDSCAPE PAVERS, CONFIRM & COORDINATE WITH OWNER/ARCHITECT FOR NEW LANDSCAPE HARDSCAPE DESIGN LAYOUT AND MATERIAL (TBD)
- 14

EXISTING WD DOORS / WD WINDOWS TO REMAIN

1.

ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF 2020 FLORIDA BUILDING CODE ALONG WITH ANY APPLICABLE LOCAL AMENDMENTS.
2.

CONTRACTOR TO DISCONNECT ALL EXISTING UTILITIES PRIOR TO COMMENCING DEMOLITION WORK.
3.

IT SHOULD BE NOTED THAT ALL OBSERVATIONS AND RECOMMENDATIONS ARE BASED UPON A VISUAL, NONDESTRUCTIVE INSPECTION PROCESS. CONSEQUENTLY, THE RECOMMENDATIONS STATED WITHIN THIS DRAWING MAY BE CONTRADICTED BY THE PRESENCE OF HIDDEN DEFECTS.
4.

THIS DRAWING SHOULD IN NO WAY BE TAKEN AS AN IMPLIED WARRANTY THAT THERE ARE NOT ADDITIONAL HIDDEN DEFECTS PRESENT THAT WERE NOT ACCESSIBLE OR VISIBLE AT THE TIME OF THE ON-SITE INSPECTION AND WHETHER OR NOT THIS STRUCTURE WAS ORIGINALLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE BUILDING CODES, THE ORIGINAL CONSTRUCTION DOCUMENTS OR ON SOUND ENGINEERING PRINCIPLES AND PRACTICES.
5.

CONTACT THE ARCHITECT IF CONDITIONS CITED ARE IN CONTRADICTION WITH THIS DRAWING.
6.

EXISTING ROOF STRUCTURE, SLAB, FOOTERS, AND WALLS ARE BY OTHERS. THEY ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
7.

ABANDONED ELECTRICAL CIRCUITS SHALL BE REMOVED AND APPROPRIATELY CAPPED OFF IN JUNCTION BOXES OR DISCONNECTED AT THE PANELS.
8.

REMOVE AND/OR CAP OFF ANY ABANDONED WATER, WASTE AND PLUMBING VENT LINES.

1

GENERAL DEMOLITION NOTES

SCALE: 1" = 1'-0"

2

LEVEL 1 - DEMOLITION

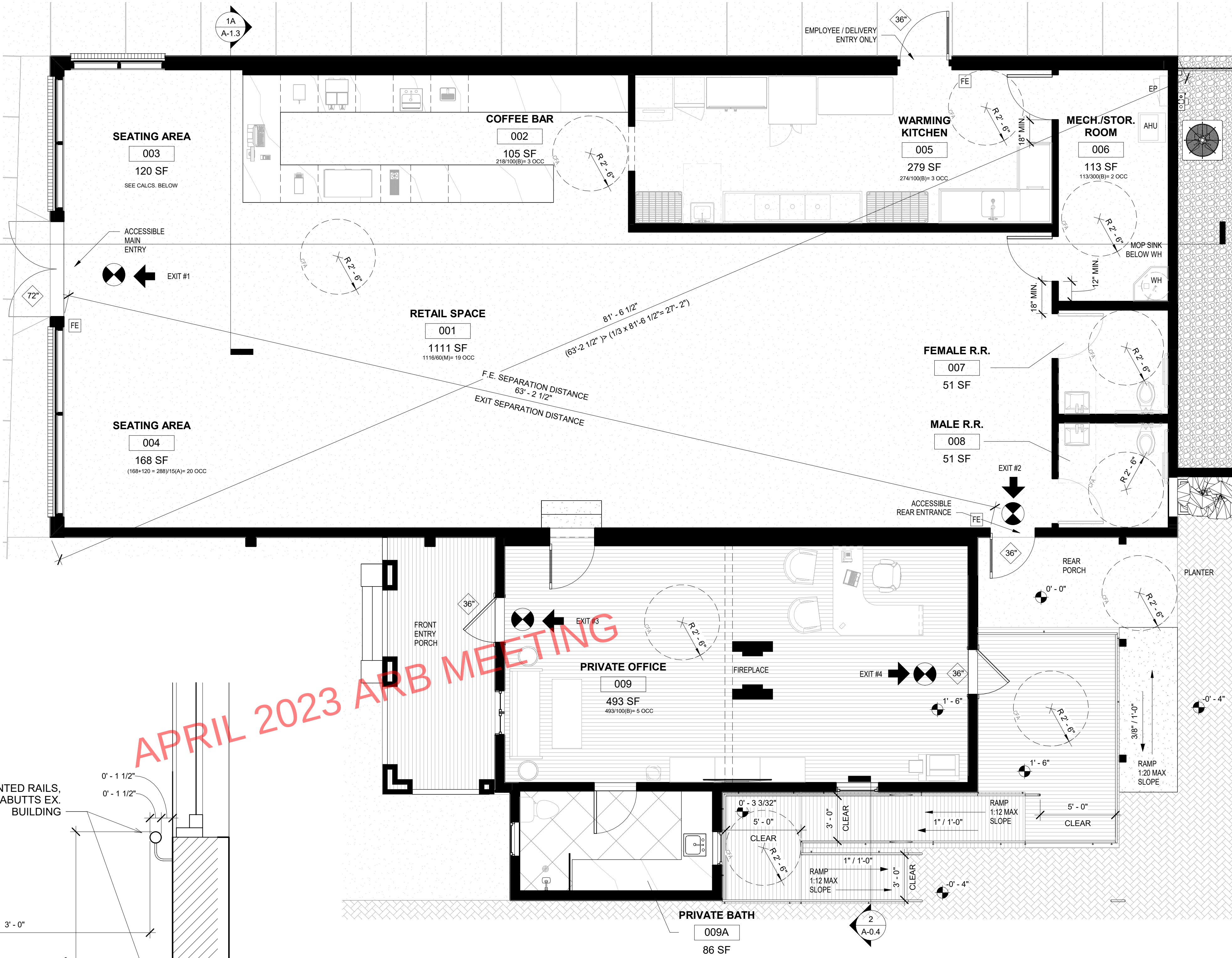
SCALE: 1/4" = 1'-0"

No.	Description	Date

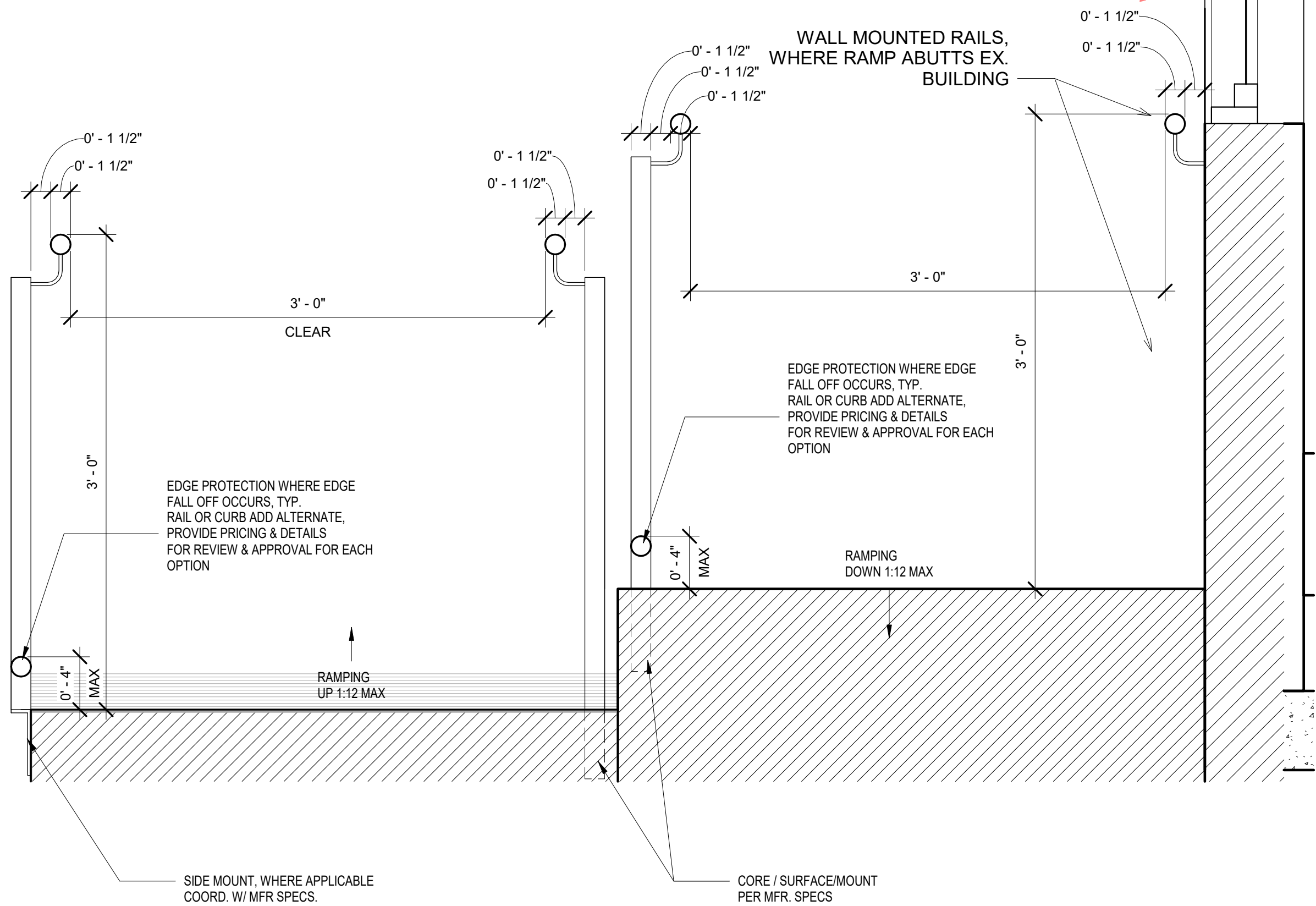
LIFE SAFETY PLAN,

Date	03-30-2023
Drawn By	Author
Checked By	Checker

A-0.4



LIFE SAFETY LEGEND	
	FIRE EXTINGUISHER
	DOOR WIDTH
	PRIMARY EXIT
	SECONDARY EXIT
	EXIT LIGHT
	EXIT TRAVEL DISTANCE
	EMERGENCY LIGHT



2 ADA RAMP SECTION / GUARD-HANDRAIL DIMS.

NOT FOR CONSTRUCTION

CULTIVATE & CO.
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

CODE ANALYSIS

Date	03-30-2023
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A-0.5

PARTITION NOTES

- CONSTRUCTION OF FIRE RATED PARTITIONS SHALL BE IN ACCORDANCE WITH THE TESTING DESIGN DESIGNATED.
- ARCHITECTURAL DETAILS MAY NOT INDICATE EVERY REQUIRED COMPONENT OF TESTED ASSEMBLY.
- PROVIDE CONTROL JOINTS IN ALL GYPSUM WALLBOARD PARTITIONS AT 30'-0" OC MAXIMUM OR AS INDICATED ON FLOOR PLANS.
- ONE SIDE OF GYPSUM WALLBOARD MAY BE INSTALLED WHEN UNUSED SPACE (IE, UNDER STAIR) OR UNFINISHED TENANT SPACE EXISTS ON ONE SIDE, EXCEPT WHERE REQUIRED FOR FIRE RATING.
- ALL STUD/ SPACING SHALL BE 16" OC UNLESS OTHERWISE NOTED.
- PARTITION SYMBOL INDICATIONS ON FLOOR PLANS DESIGNATE THE ENTIRE LENGTH OF WALL INDICATED UNLESS INTERRUPTED BY ANOTHER SYMBOL.
- UTILIZE EXTENDED TRACKS WITH SLOTTED HOLES AT TOPS OF PARTITIONS WHEREVER ATTACHING TO STRUCTURE ABOVE TO ALLOW FOR DEFLECTION.
- PROVIDE FIRE BLOCKING FOR ALL PARTITIONS OPEN TO CEILING CAVITY. UTILIZE GYPSUM WALLBOARD WITH STEEL FRAMING WHERE SPACE IS TOO WIDE FOR SOLID STEEL OR INSULATION TYPE FIRE BLOCKING, UNLESS OTHERWISE INDICATED. PROVIDE IMPALING CLIPS WHERE REQUIRED TO SUPPORT INSULATION FIRE BLOCKING.
- SUBSTITUTE MOISTURE RESISTANT BOARD (PURPLE BOARD) FOR WET LOCATIONS (TOILETS, LOCKER ROOMS). USE CEMENTITIOUS TILE BACKER BOARDS IN ALL AREAS TO RECEIVE TILE
- ALL GYPSUM BOARDS SHALL BE 5/8" THICK AND HELD OFF 1/2" FROM FLOOR SURFACE, UNO.
- PROVIDE CONTINUOUS SEALANT UNDER METAL TRACKS AND AT PERIMETER OF GYPSUM BOARD PANELS AT SMOKE RATED, STC RATED OR FIRE RATED ASSEMBLIES.
- PROVIDE MARKINGS ABOVE SUSPENDED CEILINGS AND IN CONCEALED SPACES TO IDENTIFY FIRE RATED PARTITIONS. SUCH SIGNAGE SHALL BE 1" HIGH (MIN) LETTERS AND SHALL STATE "FIRE RATED ASSEMBLY" AT HORIZONTAL INTERVALS OF 8 FT.
- METAL STUD PARTITIONS SCHEDULED TO SUPPORT WALL MOUNTED CASEWORK OR EQUIPMENT SHALL HAVE 33 MIL (20 GA) MIN STUDS FOR THE ENTIRE LENGTH OF THE CASEWORK.
- PROVIDE WOOD OR METAL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, INCLUDING CASEWORK, GRAB BARS, SHELVING, HANDRAILS, TOILET PARTITIONS, ETC. REF TYP DETAILS FOR BLOCKING.
- PROVIDE DOUBLED 33 MIL (20 GA) MIN STUDS AROUND ALL DOOR, WINDOW OR CASED OPENINGS.
- ALL GYPSUM BOARD FOR FIRE RATED PARTITIONS SHALL BE "TYPE X", UNLESS OTHERWISE REQUIRED BY RATING DESIGN DESIGNATION.
- ORIENTATION OF SHAFT WALL ASSEMBLY MAY VARY FROM THAT SHOWN ON DRAWINGS AND MAY BE DETERMINED ON SITE AS REQUIRED AFTER CONSIDERATION IS MADE FOR STRUCTURAL OBSTRUCTIONS THAT PREVENT THE PROPER FASTENING OF GYPSUM BOARD.
- PROVIDE INSULATION AND PROVIDE SOUND ATTENUATION BLANKETS AT ALL INTERIOR WALL PARTITION LOCATIONS (THERMAFIBER OR EQUAL). THERMAL FIBERGLASS INSULATION NOT ACCEPTABLE.
- STC RATINGS ARE SHOWN FOR KNOWN TEST ASSEMBLIES FOR THE STUD SIZE INDICATED. FOR OTHER STUD SIZES COMPLY WITH REQUIREMENTS OF CLOSEST SIMILAR ASSEMBLY.
- ALL PENETRATIONS IN FULL HEIGHT PARTITIONS SHALL BE SMOKE RESISTIVE AND FIRESTOPPED REGARDLESS OF THE PARTITION RATING.
- PARTIAL-HEIGHT INSULATED PARTITIONS SHALL RECEIVE 1-LAYER OF CONTINUOUS 3" SOUND ATTENUATION BLANKETS ON TOP OF CEILING, EXTENDING 4'-0" FROM EACH SIDE OF PARTITION FACE, UNLESS OTHERWISE INDICATED.
- FIRE-RATED PARTITIONS SHALL RECEIVE LISTED AND LABELED FIRE-RATED SEALANT SYSTEM (EACH SIDE) AT CONNECTION WITH UNDERSIDE OF STRUCTURAL DECK OR FIRE-PROOFED CEILING AND WITH FLOOR STRUCTURE.
- ALL INTERIOR PARTITIONS SHALL RECEIVE BASE FINISH AS SCHEDULED, UNO.
- ALL FULL-HEIGHT PARTITIONS TO RECEIVE CONTINUOUS SEALANT AT GAP BETWEEN GYP BD & STRUCTURE ABOVE, UNO.
- CHASE WALL PARTITIONS SHALL RECEIVE 2 1/2" MTL STUD BRACES OR GYP GUSSET CONNECTING STUDS SPACED VERTICALLY 4'-0" OC, UNO.
- PARTIAL HEIGHT MTL STUD PARTITIONS AT OR ABOVE CEILING HEIGHT SHALL RECEIVE CONTINUOUS STUD TOP TRACK W/ 2 1/2" 33 MIL (20 GA) MTL STUD BRACES AT 4'-0" OC MAX, ALTERNATING SIDES, UNO.
- ALL CEILING-HEIGHT MTL STUD PARTITIONS SHALL RECEIVE 'L' BEAD AT GYP BD CEILING CONNECTION, UNO.
- ALL CEILING-HEIGHT MTL STUD PARTITIONS SHALL RECEIVE PARTITION CLIP FOR ATTACHMENT W/ DIAGONAL BRACING ABOVE CEILING, UNO. PROVIDE DIAGONAL BRACING FOR ACOUSTICAL CEILING PANELS.
- ALL FULL-HEIGHT MASONRY PARTITIONS TO RECEIVE COMPRESSIBLE FILLER AT CONNECTION WITH STRUCTURE ABOVE, UNO.
- ALL MASONRY PARTITIONS TO RECEIVE HORIZONTAL MASONRY REINFORCEMENT AT 16" OC VERTICALLY, UNO.
- ALL PARTIAL-HEIGHT BELOW-CEILING PARTITIONS SHALL RECEIVE 3"x3"x5/16" STEEL ANGLE POSTS WELDED TO 8"x3 1/2"x3/8" STEEL FLOOR PLATE AND 3"x3"x5/16" TOP ANGLE. PROVIDE 1" DIA HOLE IN STEEL ANGLE POSTS FOR CONDUIT. ATTACH STEEL FLOOR PLATE TO FLOOR STRUCTURE W/ (3) 3/8" DIA ANCHOR BOLTS.
- ALL PARTIAL-HEIGHT BELOW-CEILING PARTITIONS SHALL RECEIVE GYP BD CAP & WOOD BLOCKING ATTACHED TO STEEL TOP ANGLE, UNLESS OTHER TRIM IS INDICATED.
- ALL SHAFT WALL PARTITIONS SHALL RECEIVE J-STUD RUNNER (24 GA MIN) ATTACHED TO FLOOR STRUCTURE AND C-H MTL STUDS SPACED @ 24" OC.
- WOOD STUD PARTITIONS SUPPORTED ON FLOORS W/ GYPSUM TOPPING SHALL HAVE DOUBLE SILL PLATES.
- SECURE SILL PLATES ON WOOD I-JOISTS OR TRUSS-SUPPORTED FLOORS THROUGH SUBFLOOR AND INTO STRUCTURAL SUPPORT.

GENERAL NOTES

DEFINITION: THE TERM "DESIGN PROFESSIONAL" MEANS "ARCHITECT", "PROFESSIONAL ENGINEER", "INTERIOR DESIGNER" OR OTHER PARTY RESPONSIBLE FOR PROVIDING DESIGN SERVICES AS APPROPRIATE.

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE AS WELL AS ALL OTHER APPLICABLE CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
- ALL CONTRACTORS AND SUB-CONTRACTORS MUST QUOTE ON COMPLETED, FULLY OPERABLE SYSTEMS BASED ON THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND ALL MATERIAL AND LABOR IMPLIED THEREFROM.
- DIMENSION ON DIMENSION PLAN ARE FROM FACE OF STRUCTURE TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR, ALL SUBCONTRACTORS, ALL SUPPLIERS, ETC. SHALL REVIEW PLANS, SPECIFICATIONS, DIMENSIONS, AND JOB SITE CONDITIONS PRIOR TO SUBMITTING PLANS FOR PERMITTING AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES, ERRORS OR OMISSIONS NEEDING CLARIFICATION TO COMPLETE THE PROJECT.
- ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS (DO NOT SCALE DRAWINGS).
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES SO AS TO NOT CREATE CONFLICT.
- ALL MATERIALS SHOWN OR CALLED OUT IN THESE PLANS SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND/OR SPECIFICATIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
- ALL BEAM HEIGHTS OR CRITICAL STRUCTURAL MEMBERS SHALL BE VERIFIED AND COORDINATED WITH TRUSS MANUFACTURER AND OTHER TRADES BY THE GENERAL CONTRACTOR.
- GENERAL CONTRACTOR IS TO VERIFY ALL HVAC CLEARANCES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- GENERAL CONTRACTOR TO SUBMIT FLORIDA PRODUCT APPROVALS FOR WINDOWS, DOORS, AND ANY OTHER PRODUCTS REQUIRING SUCH APPROVALS BY BUILDING OFFICIALS.
- IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE AND DESCRIBE A COMPLETE FINISHED AND FULLY FUNCTIONING FACILITY. ANY PRODUCT, MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED TO MEET THIS REQUIREMENT SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.
- ADDITIONAL DATA SHALL BE OBTAINED FROM THE ARCHITECT THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN AND BE ADHERED TO.
- PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.
- PRIOR TO PROCEEDING WITH WORK, CONTRACTORS SHALL COORDINATE WITH EACH TRADE THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
- THE ARCHITECTS CERTIFICATION OF THE DOCUMENTS IS LIMITED TO THE DOCUMENTS AND THE INFORMATION CONTAINED IN THE DOCUMENTS.
- THE ARCHITECTS CERTIFICATION SHALL NOT EXTEND TO REVISIONS TO THE DOCUMENTS OR REVISIONS IN INFORMATION CONTAINED IN THE DOCUMENTS WHERE SUCH REVISIONS WERE NOT PERFORMED AND/OR AUTHORIZED IN WRITING BY THE ARCHITECT.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR REVISIONS TO THE DOCUMENTS OR REVISIONS IN INFORMATION CONTAINED IN THE DOCUMENTS AND WHERE SUCH REVISIONS HAVE BEEN MADE BY OTHERS TO PRODUCTS, MATERIALS, FINISHES, DIMENSIONS, SYSTEMS, ASSEMBLIES OR AESTHETIC INTENT.
- ISOLATE DISSIMILAR METALS TO PROTECT AGAINST GALVANIC CORROSION.
- COORDINATE WALL OPENINGS WITH ALUMINUM AND HOLLOW METAL FRAME DIMENSIONS. PROVISIONS SHALL BE MADE FOR A 1/4" SHIM SPACE AT JAMBS AND HEADS.
- COORDINATE THE LOCATION AND SUPPORT OF MECHANICAL PIPING AND ELECTRICAL SYSTEMS WITH STRUCTURAL REQUIREMENTS.
- COORDINATE THE LOCATION AND SUPPORT OF ITEMS SUSPENDED FROM FLOORS AND ROOFS SUCH AS CEILINGS, BULKHEADS, ETC. WITH STRUCTURAL REQUIREMENTS.
- SEE EXTERIOR ELEVATIONS LOCATIONS OF EXTERIOR CONTROL JOINTS.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL AND SEALANT WHERE ALL EXTERIOR CONCRETE SLABS ABOUT THE BUILDING.
- ALL GYPSUM BOARD CEILINGS, SOFFITS, AND BULKHEADS SHALL BE 5/8" THICK.

WINDOW NOTES

- WINDOWS MUST BE IMPACT RESISTANT PER F.B.C. AND MUST MEET DESIGN PRESSURES SPECIFIED IN THE STRUCTURAL DRAWINGS.
- ANCHORAGE SYSTEM FOR WINDOWS SHALL BE BY MANUFACTURERS, SHOWN ON THE WINDOW MANUFACTURERS SUBMITTALS, AND ENGINEERED, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER SPECIALIZING IN THE DESIGN OF EXTERIOR DOOR AND WINDOW ANCHORAGE.
- PROVIDE TEMPERED GLASS IN ALL AREAS REQUIRED BY CODE.
- ALL WINDOWS TO BEAR THE MANUFACTURER'S LABEL OF WIND LOAD CERTIFICATION.
- SEE ELEVATIONS FOR WINDOW HEAD AND SILL HEIGHTS AND CONFIGURATIONS.
- PROVIDE FLUID APPLIED FLASHING COMPLETELY AROUND AND INSIDE OPENING PER CODE AND PER MANUFACTURER'S SPECIFICATIONS.
- SEE MANUFACTURER'S SPECIFICATIONS FOR ROUGH OPENING DIMENSIONS.

DOOR NOTES

- ALL DOORS INTERIOR AND EXTERIOR SHALL BE A.D.A. COMPLIANT AND SHALL HAVE A.D.A. THRESHOLDS.
- ALL DOORS SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR UNLESS OTHERWISE INDICATED.
- ALL DOORS SHALL BE OPERABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.
- EGRESS DOORS MUST BE OPENABLE WITH NO MORE THAN ONE RELEASING OPERATION. SUCH MECHANISM FOR ANY LATCH SHALL BE LOCATED 34" MIN AND 48" MAX ABOVE FINISHED FLOOR. DOORS TO POOL AREA MUST BE SELF-CLOSING AND SELF-LATCHING.
- ALL DOORS TO HAVE METAL FRAMES UNLESS OTHERWISE NOTED.
- EXTERIOR DOORS MUST BE IMPACT RESISTANT PER F.B.C. (UNLESS OTHERWISE NOTED) AND MUST MEET DESIGN PRESSURES SPECIFIED IN THE STRUCTURAL DRAWINGS.
- ANCHORAGE SYSTEM FOR EXTERIOR DOORS SHALL BE BY MANUFACTURERS, SHOWN ON THE WINDOW MANUFACTURERS SUBMITTALS, AND ENGINEERED, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER SPECIALIZING IN THE DESIGN OF EXTERIOR DOOR AND WINDOW ANCHORAGE.
- ALL KEYS AND DEADBOLTS TO BE INTEGRATED WITH PANIC HARDWARE FOR EXITING.
- ALL DOOR HARDWARE TO BE SELECTED AND SPECIFIED BY DOOR SUPPLIER.
- PROVIDE TEMPERED GLASS IN ALL AREAS REQUIRED BY CODE.
- PROVIDE FLUID APPLIED FLASHING COMPLETELY AROUND AND INSIDE OPENING PER CODE AND PER MANUFACTURER'S SPECIFICATIONS.
- SEE MANUFACTURER'S SPECIFICATIONS FOR ROUGH OPENING DIMENSIONS.
- DOOR HARDWARE SHALL BE IN COMPLIANCE WITH FFPC/NFPA 101:7.2.1.5.

CODE REFERENCES

THESE PLANS HAVE BEEN PREPARED ACCORDING TO THE FOLLOWING CODES:
BUILDING CODE - 2020 FLORIDA BUILDING CODE (FBC) & 2020 FLORIDA BUILDING CODE EXISTING BUILDING
(THIS PROJECT CONSISTS OF A LEVEL 2 ALTERATION IN COMPLIANCE WITH CHAPTER 8.)
MECHANICAL CODE - 2020 FBC MECHANICAL
PLUMBING CODE - 2020 FBC PLUMBING
ELECTRICAL CODE - 2020 NEC (NFPA 70)
LIFE SAFETY CODE - 2020 FLORIDA FIRE PREVENTION CODE (2018 NFPA 1 & 2018 NFPA 101)
(THIS PROJECT SHALL BE CLASSIFIED AS A "MODIFICATION" PER FFPC 101 4.6.7.1 AND PER SECTION 4.6.7.2, WORK SHALL COMPLY WITH FFPC 101 SECTION 43.5.)

LIFE SAFETY PLAN NOTES

- ANY RATED WALLS OR PARTITIONS SHALL EXTEND FROM SLAB TO ROOF DECK ABOVE (WHERE APPLICABLE).
- PROVIDE FIRE STOPPING AT ALL PENETRATIONS IN RATED WALLS PER SPECIFICATIONS AND DETAILS (WHERE APPLICABLE).
- REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM DESIGN, ANNUNCIATOR LOCATIONS AND SYSTEM SPECIFICATIONS (IF APPLICABLE).
- REFER TO FIRE PROTECTION DRAWINGS FOR FIRE SPRINKLER DESIGN, LOCATIONS AND SYSTEM SPECIFICATIONS (IF APPLICABLE).
- 2-A:10B:C PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED PER NFPA 10, 2020 F.B.C. SECTION 906, 2020 FLORIDA FIRE PREVENTION CODE, AND AS OTHERWISE REQUIRED BY CURRENT AND APPLICABLE CODES. SEE PLAN FOR LOCATIONS.
- FIRE EXTINGUISHERS RATED "2-A" ABC TYPE SHALL BE FOR EACH 3,000 S.F. (ORDINARY HAZARD OCCUPANCY) W/ A MAXIMUM 75 FOOT OF TRAVEL DISTANCE. TOP OF EXTINGUISHER NOT TO EXCEED 42" ABOVE FINISHED FLOOR.
- A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 AND ADA SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
- ALL EXIT LIGHTS AND EMERGENCY LIGHTS SHALL HAVE A BATTERY BACKUP RATED FOR 90 MINUTES MINIMUM. SEE ELECTRICAL DRAWINGS.
- EGRESS DOORS MUST BE OPENABLE WITH NO MORE THAN ONE RELEASING OPERATION. SUCH MECHANISM FOR ANY LATCH SHALL BE LOCATED 34" MIN AND 48" MAX ABOVE FINISHED FLOOR.

BUILDING CODE ANALYSIS

BUILDING DATA	
OCCUPANCY CLASSIFICATION (FBC 3)	MIXED USE, NON-SEPERATED, (B)-BUSINESS & (M)-MERCHANTILE
CONSTRUCTION TYPE (FBC 6)	V-B - UNPROTECTED, UNSPRINKLERED

BUILDING HEIGHTS & AREAS (TABLES 504.3, 504.4, 506.2)

	ALLOWED	PROVIDED
BUILDING HEIGHT	40'	LESS THAN 40'
MAXIMUM NUMBER OF STORIES	1	1
BUILDING AREA (PER F.B.C. 503)	9,000 S.F.	2,510 S.F.
AREA MODIFICATIONS	NOT EMPLOYED	-

FIRE PROTECTION REQUIREMENTS

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS, TABLES 601, 705.8 & 706.4, 707.3.10.

ELEMENT / COMPONENT	HRS. REQUIRED	HRS. PROVIDED
PRIMARY STRUCTURAL FRAME: COLUMNS, GIRDERS, TRUSSES, BEAMS, SPANDRELS & GRAVITY BRACINGS	0	0
BEARING WALLS / EXTERIOR	0	0
BEARING WALLS / INTERIOR	0	0
NON BEARING WALLS & PARTITIONS / EXTERIOR	0	0
NON BEARING WALLS & PARTITIONS / INTERIOR	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0	0
MAX. AREA OF EXTERIOR WALL OPENINGS BASED ON F.S.D. AND DEGREE OF OPENING PROTECTION	NO LIMIT	N/A
FIRE WALL	N/A	N/A
FIRE BARRIER	N/A	N/A
FIRE PARTITION	N/A	N/A
SMOKE BARRIER	N/A	N/A
SMOKE PARTITION	N/A	N/A
SHAFTS ENCLOSURES - EXITS	N/A	N/A
SHAFTS ENCLOSURES - OTHER	N/A	N/A
CORRIDOR SEPARATION	N/A	N/A

* EXCEPT WHERE IN ALL OCCUPANCIES, HEAVY TIMBER COMPLYING WITH SECTION 2304.11 SHALL BE ALLOWED WHERE A 1-HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS AND MAX. AREA OF OPENING BASED UPON FIRE SEPARATION DISTANCE, TABLES 602 & 705.10.

WALL LOCATION	FIRE SEPARATION DISTANCE	FIRE RESISTANCE RATING REQUIRED	FIRE RESISTANCE RATING PROVIDED	ALLOWABLE OPENING AREA REQUIRED	ALLOWABLE OPENING AREA PROVIDED
NORTH WALL	20'	0 HR	N/R	NO LIMIT	3
SOUTH WALL	EXCEEDS 30'	0 HR	N/R	NO LIMIT	3
EAST WALL	EXCEEDS 30'	0 HR	N/R	NO LIMIT	3
WEST WALL	20'	0 HR	N/R	NO LIMIT	3
OTHER WALL	EXCEEDS 30'	0 HR	N/R	NO LIMIT	3

FIRE PROTECTION SYSTEMS

ELEMENT / COMPONENT	REQUIRED	FBC CODE REFERENCE	NOTES
FIRE SPRINKLERS	NO	903.2.7	
STANDPIPE	NO	905.3.2	
PORTABLE FIRE EXTINGUISHERS	YES	906.1, MAX. 75' TRAVEL DISTANCE	
FIRE ALARM SYSTEM	NO	907.2.2 & 907.2.7	
MANUAL ALARM BOX	NO	907.2.2 & 907.2.7	
SMOKE DETECTORS	YES		

OCCUPANT LOAD PER TABLE 1004.1.2

FUNCTION OF SPACE	ROOM NAME	ROOM SQ. FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY - UNCONCENTRATED	SEATING AREA	298	15	20
	COFFEE BAR	219	3	3
BUSINESS AREAS	WARNING KITCHEN	274	100	3
	OFFICE	493		5
	SUBTOTAL	985		11
ACCESSORY STORAGE/ MERCHANDISE	MECHANICAL STORAGE	113	300	2
	RETAIL SPACE	1,105	60	19
	TOTAL	2,491		53

MEANS OF EGRESS REQUIREMENTS

ELEMENT / COMPONENT	REQUIRED	PROVIDED
OCCUPANT LOAD	-	53
EGRESS WIDTH PER OCCUPANT		
STAIRS	30" / OCCUPANT	MORE THAN 30" / OCCUPANT
OTHER COMPONENTS	20" / OCCUPANT	MORE THAN 20" / OCCUPANT
MINIMUM WIDTH OF EXIT DOOR	30" / 32" CLEAR WIDTH	30" / 32" CLEAR WIDTH
MINIMUM NUMBER OF EXITS	3	3
MINIMUM WIDTH OF STAIRS	30"	MORE THAN 30"
MINIMUM CORRIDOR WIDTH	MIN. 44"	N/A
MAXIMUM EXIT ACCESS TRAVEL DISTANCE	200'	LESS THAN 200'
MAXIMUM COMMON PATH OF EGRESS TRAVEL	75'	LESS THAN 75'
MAXIMUM DEAD END CORRIDOR	20'	NONE
CORRIDOR FIRE RESISTANCE RATING	N/A	0

WALL AND CEILING FINISH REQUIREMENTS, TABLE 803.11 (FBC 8)

FLAME SPREAD INDEX	REQUIRED	PROVIDED
ELEMENT / COMPONENT		
INT. EXIT STAIRWAYS & RAMPS, EXIT PASSAGEWAYS	CLASS A (0-25)	CLASS A (0-25)
CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRS	CLASS B (26-75)	CLASS B (26-75)
ROOMS AND ENCLOSED SPACES	CLASS C (76-200)	CLASS C (76-200)

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES, TABLE 403.1 (FBC-P)

ELEMENT / COMPONENT	REQUIRED	PROVIDED
WATER CLOSETS, MALE	1	1
WATER CLOSETS, FEMALE	1	1
URINALS, MALE (UP 67% SUBSTITUTED FOR REQUIRED W.C.)	0	0
LAVATORIES, MALE	1	1
LAVATORIES, FEMALE	1	1
DRINKING FOUNTAIN	1	0 (EX. 410.4)
SERVICE SINK	1	1

WIND LOAD VELOCITY PRESSURES ON EXTERIOR OPENINGS IN ACCORDANCE WITH TABLES 1609 OF THE F.B.C.

WIND SPEED (PER FIGURE 1609): 150 MPH
WIND SPEED RISK CATEGORY: II
WIND EXPOSURE CATEGORY: B
BUILDING HAS PROTECTED OPENINGS. YES



1. 1-1/2" DIA. X MIN. 42" LONG S.S. GRAB BAR
2. 1-1/2" DIA. X MIN. 36" LONG S.S. GRAB BAR
3. FLOOR MOUNTED A.D.A. COMPLIANT WATER CLOSET
4. WALL MOUNTED A.D.A. COMPLIANT LAVATORY W/COMPLIANT FAUCET
5. WALL MOUNTED MIRROR
6. WALL MOUNTED TOILET PAPER DISPENSER
7. WALL MOUNTED PAPER TOWEL DISPENSER

Page 184 of 303

NOT FOR CONSTRUCTION

CULTIVATE & CO.
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

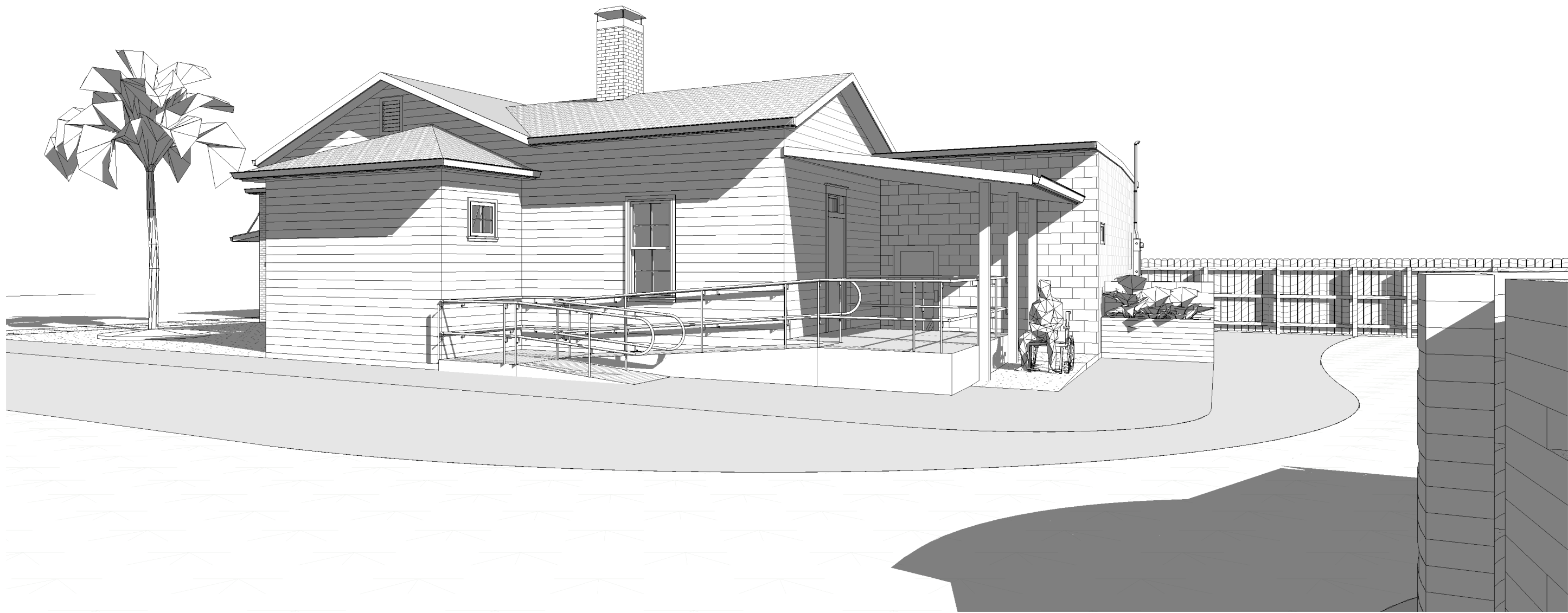
PERSPECTIVE
VIEWS

Date	03-30-2023
Drawn By	Author
Checked By	Checker

A-0.7



3 3D View 3
SCALE:



1 3D View 1
SCALE:



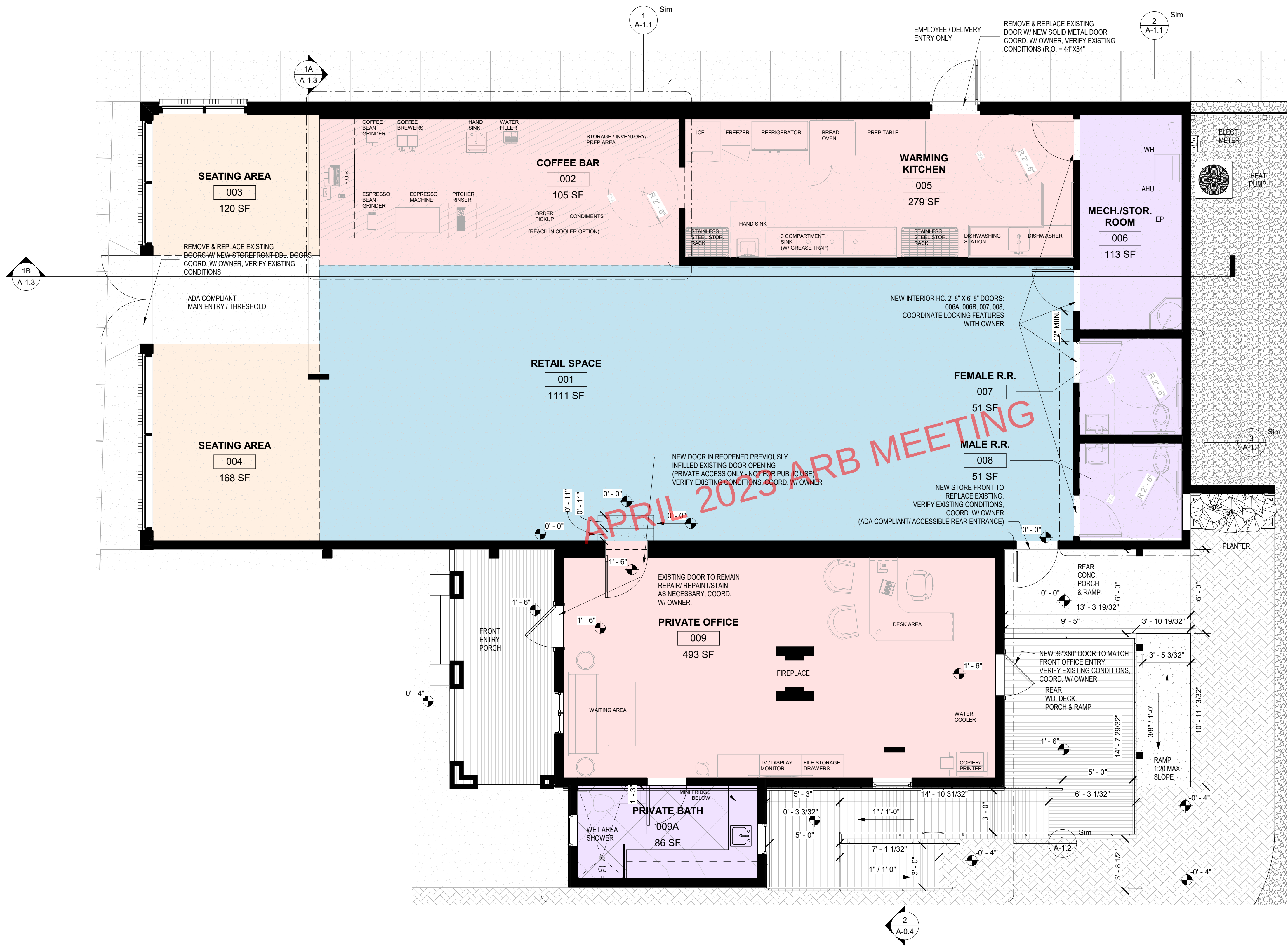
2 3D View 2
SCALE:



4 3D View 4
SCALE:

PROGRAM / OCCUPANCY KEY

- BUSINESS AREA
- RETAIL / MERCANTILE AREA
- ASSEMBLY / UNFIXED SEATING AREA
- MECHANICAL / STORAGE / ACCESSORY SPACES



1 Level 1- ENLARGE NEW WORK PLAN OVERALL
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
FINISHES & EQUIP. SCHEDULE T.B.D.

No.	Description	Date

NEW WORK
PLANS
OVERALL

Date	03-30-2023
Drawn By	Author
Checked By	Checker

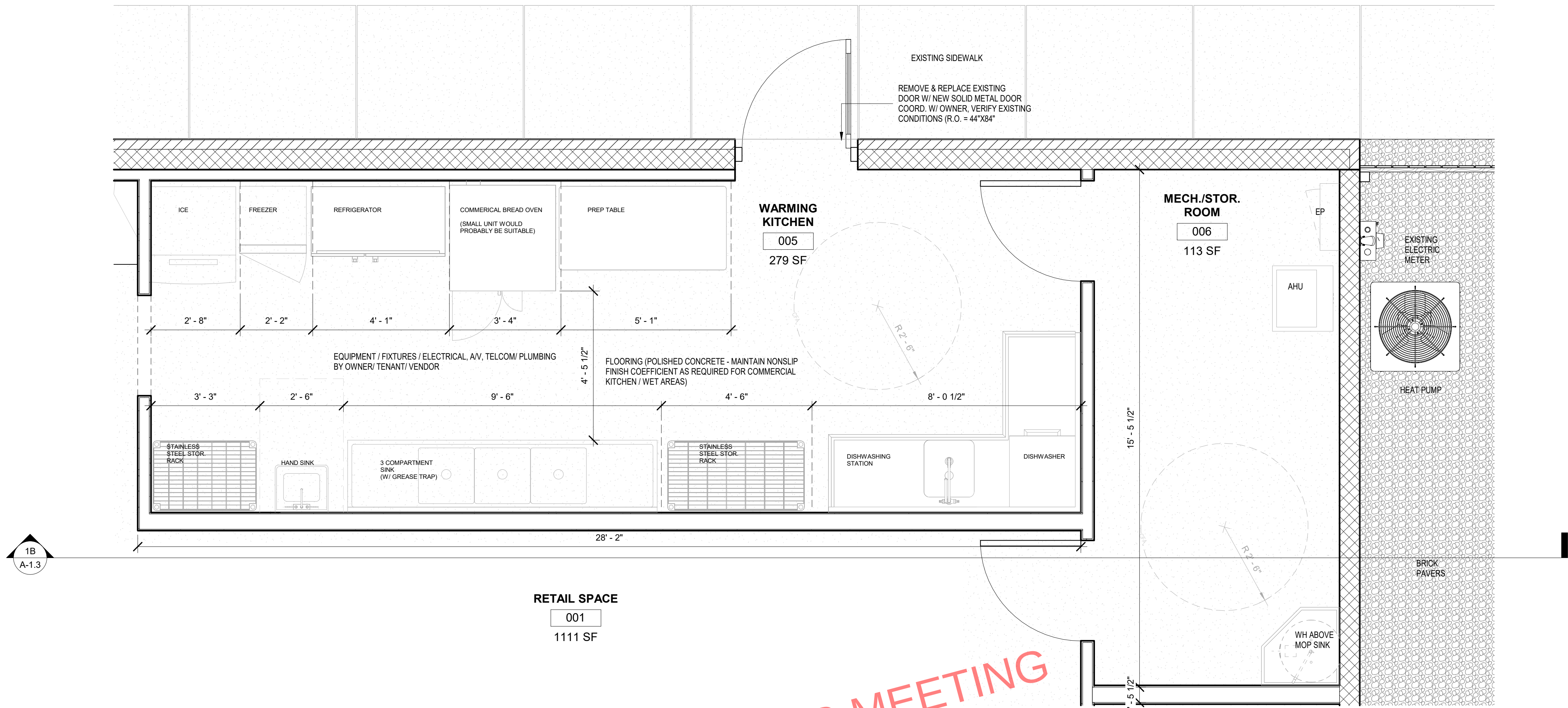
A-1.0

No.	Description	Date

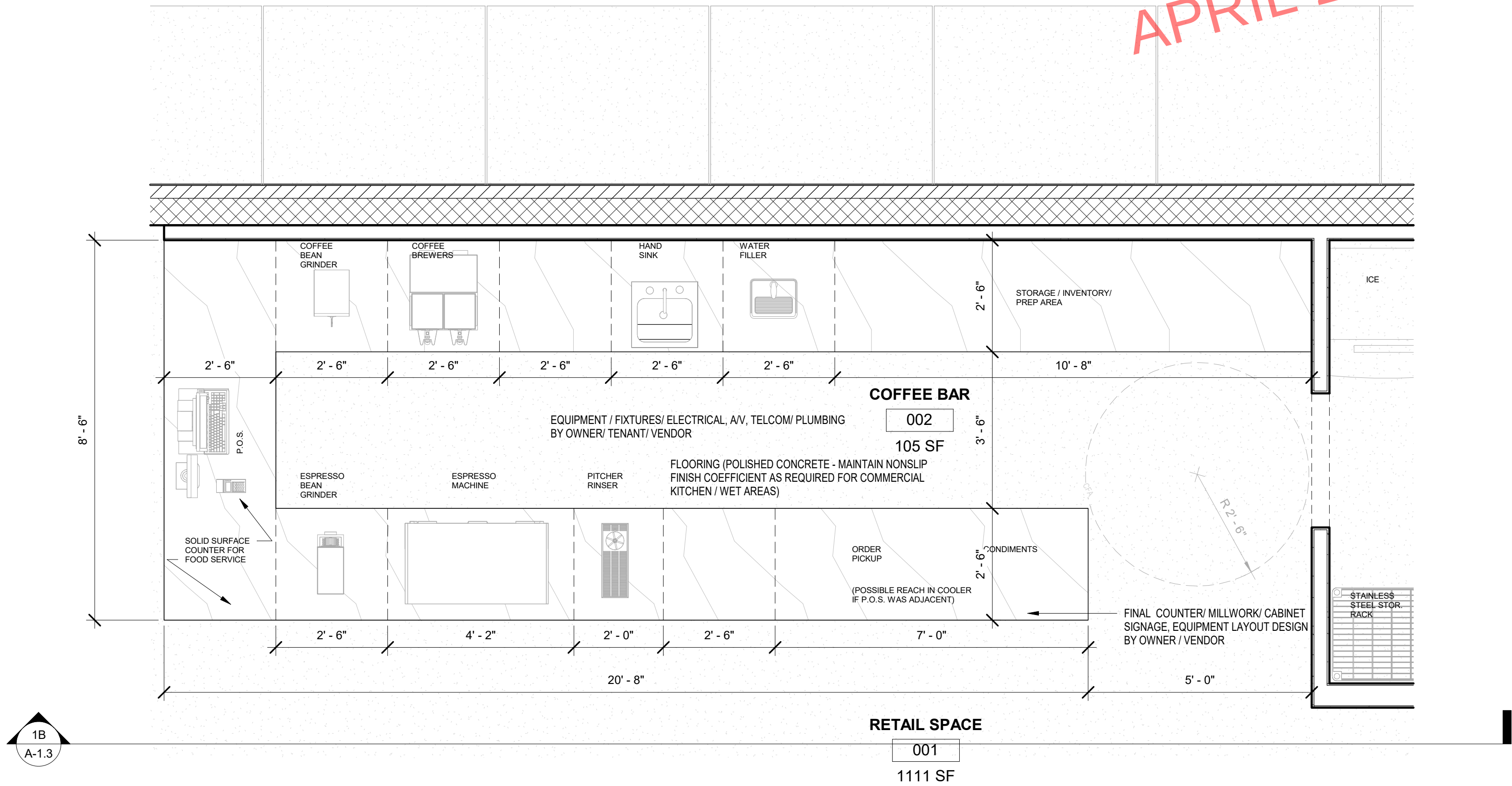
ENLARGED
NEW WORK
PLANS RETAIL
SPACE

Date	03-30-2023
Drawn By	Author
Checked By	Checker

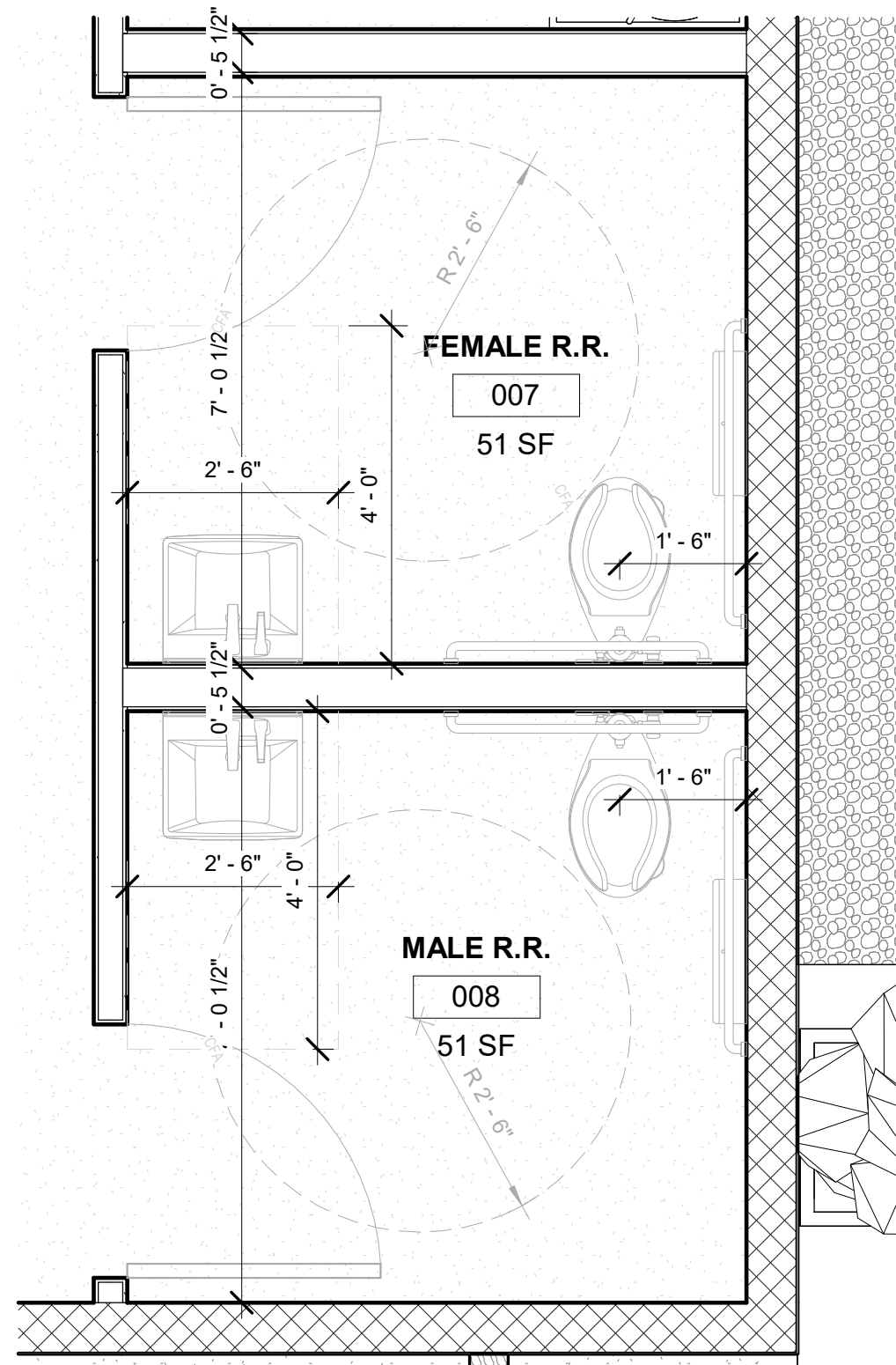
A-1.1



2 Level 1- ENLARGED NEW WORK PLANS KITCHEN MECH.
SCALE: 1/2" = 1'-0"



1 Level 1- ENLARGED NEW WORK PLANS COFFEE BAR
SCALE: 1/2" = 1'-0"



3 Level 1- ENLARGED NEW WORK PLANS RESTROOM
SCALE: 1/2" = 1'-0"

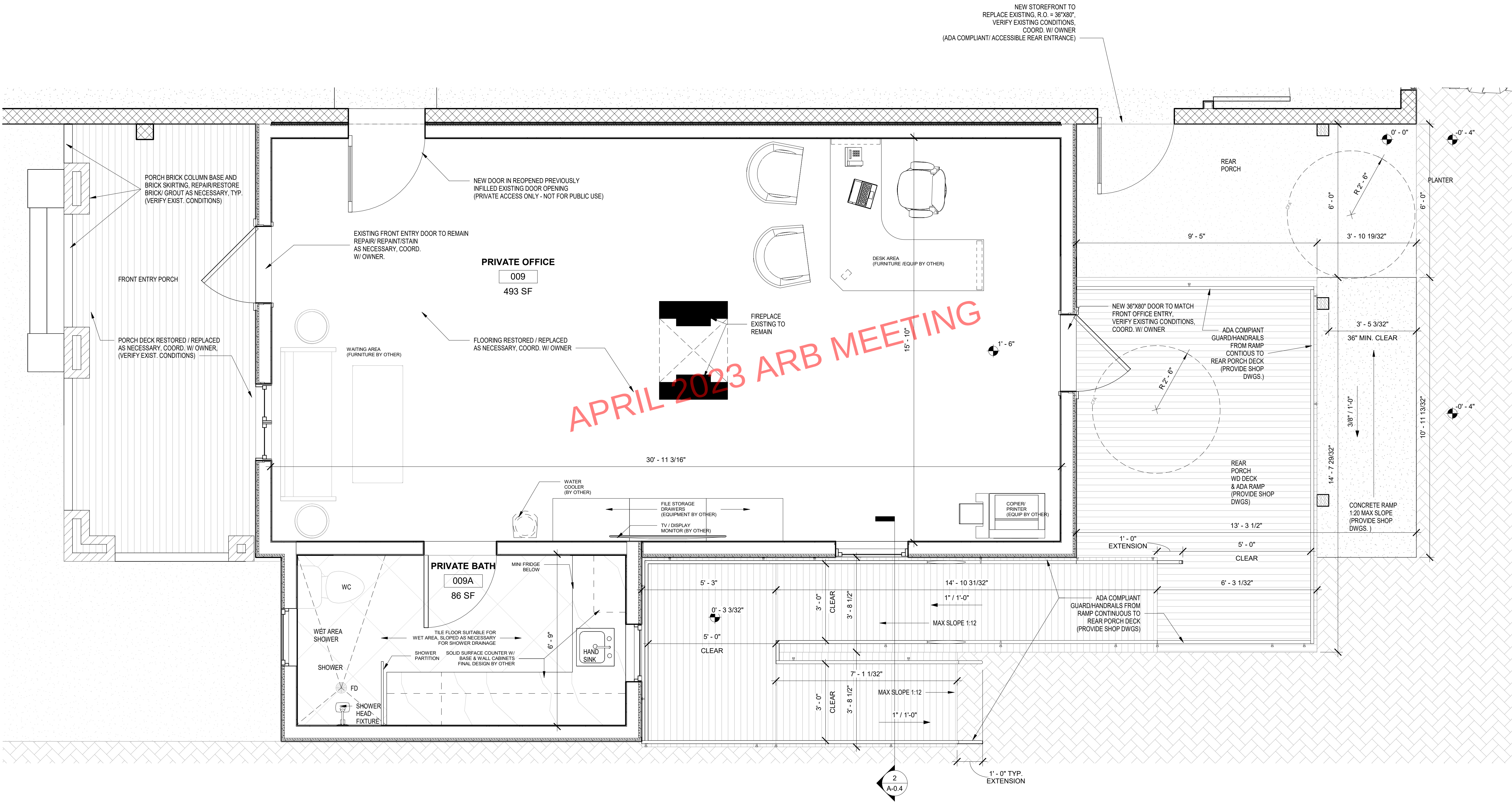
GENERAL NOTES:
FINISHES & EQUIP. SCHEDULE T.B.D.

No.	Description	Date

ENLARGE NEW
WORK PLANS
OFFICE

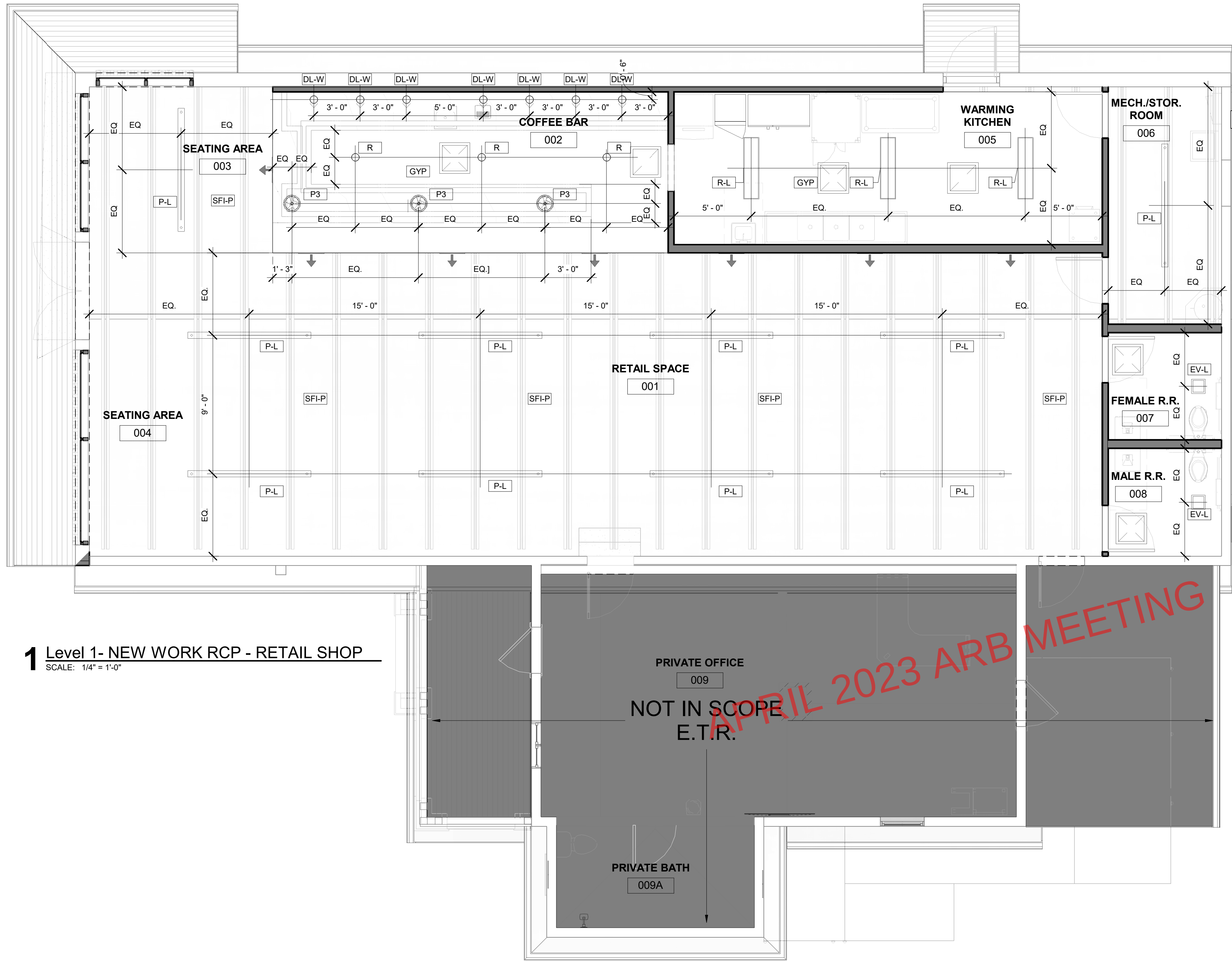
Date	03-30-2023
Drawn By	Author
Checked By	Checker

A-1.2



1 Level 1- ENLARGED NEW WORK PLANS OFFICE
SCALE: 1/2" = 1'-0"

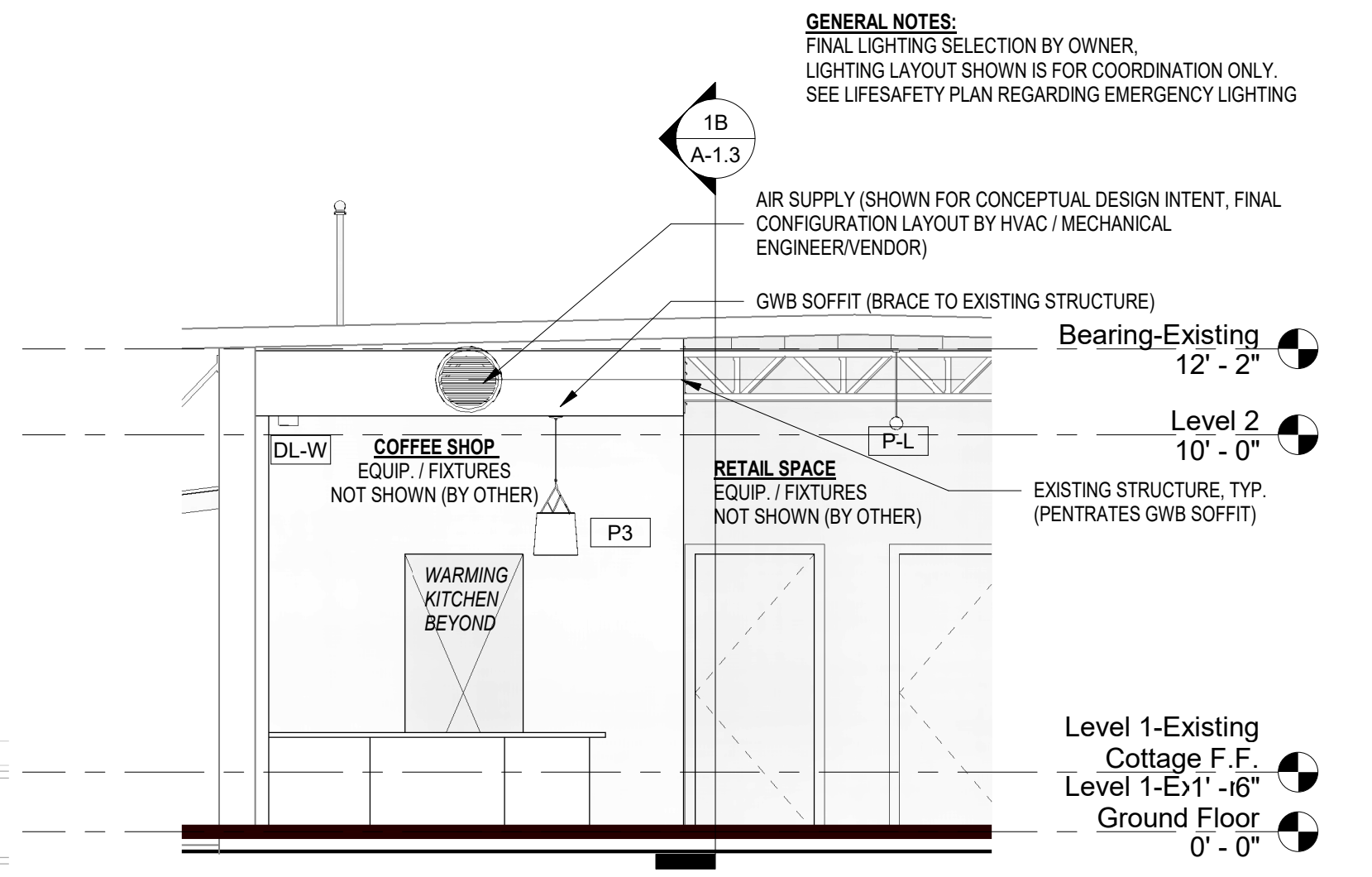
GENERAL NOTES:
FINISHES & EQUIP. SCHEDULE T.B.D.



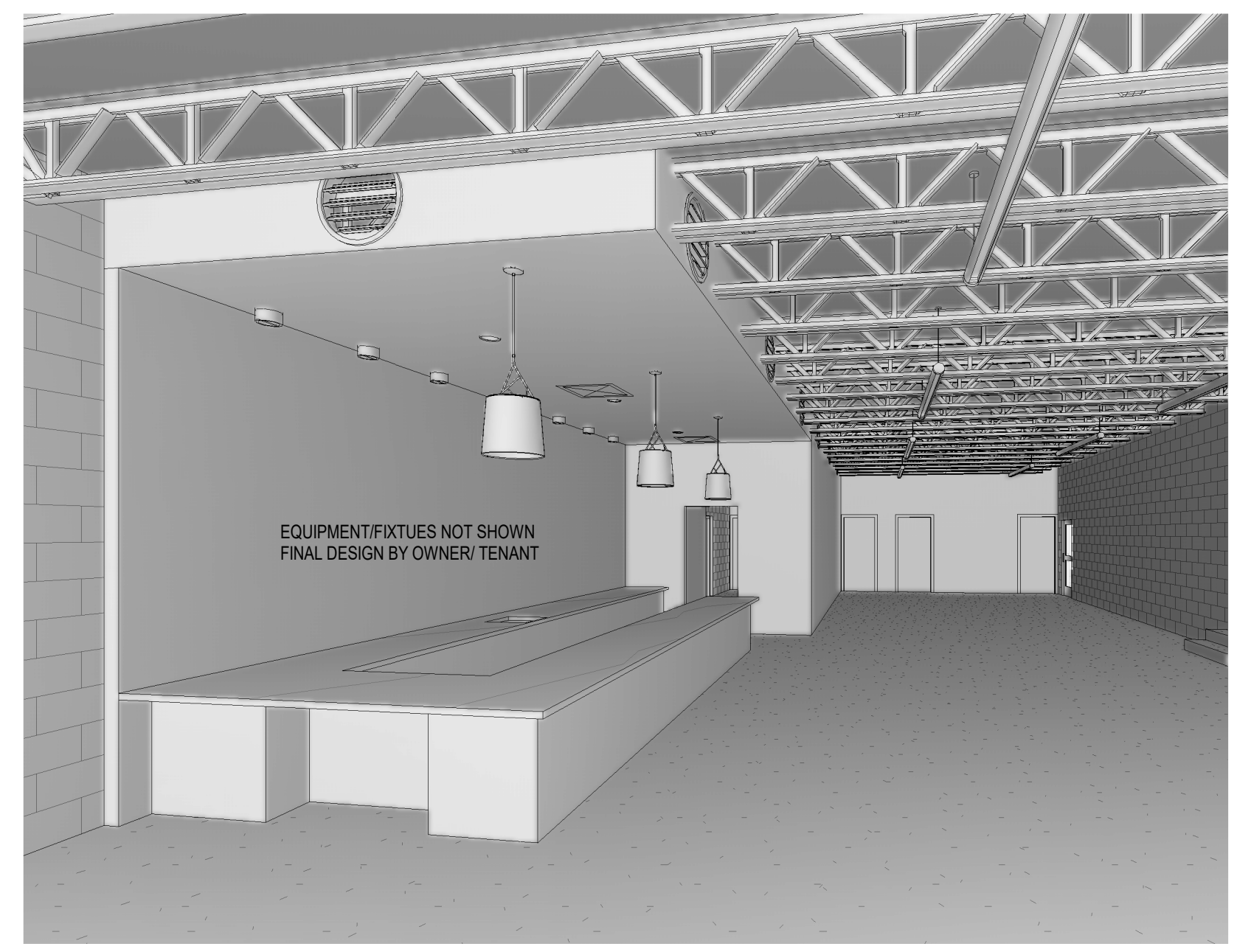
1 Level 1- NEW WORK RCP - RETAIL SHOP
SCALE: 1/4" = 1'-0"

- DL-W DOWNLIGHT - WALL WASH
 - R RECESSED - CAN LIGHT
 - EV-L EXHAUST VENT LIGHT COMBO
 - P3 DECORATIVE PENDANT LIGHT
 - P-L PENDANT LINEAR LIGHT
 - R-L RECESSED LINEAR LIGHT
 - AIR RETURN REGISTER
 - AIR SUPPLY DIFFUSER
 - AIR SUPPLY DIFFUSER (@ SOFFIT WALLS)
 - AIR SUPPLY DIRECTION FROM SOFFIT SIDE WALLS
- GYPSUM CEILING, COORD. HEIGHT TO ACCOMMODATE MECHANICAL EQUIP./FIXTURES ABOVE WARMING KITCHEN. CEILING OVER COFFEE BAR IS TIGHT TO BOTTOM OF ROOF JOIST, SEE DETAIL.
- EXISTING ROOF STRUCTURE TO REMAIN. SPRAY FOAM INSULATION OVER ROOF DECK AS REQUIRED FOR NECESSARY R-VALUE - PAINTED BLACK (INSULATION, JOIST, ROOF DECK)
- GENERAL NOTES: CO**
FINAL LIGHTING SELECTION BY OWNER. LIGHTING LAYOUT SHOWN IS FOR COORDINATION ONLY. SEE LIFESAFETY PLAN REGARDING EMERGENCY LIGHTING

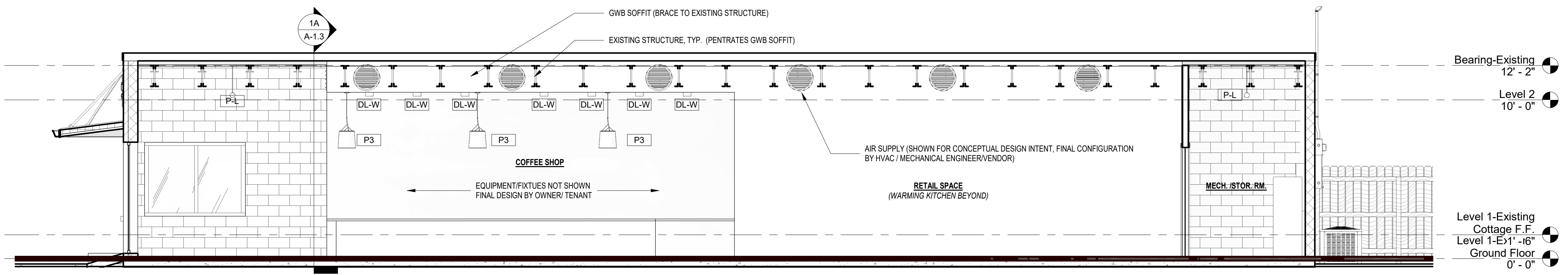
2 RCP LEGEND KEY
NOT TO SCALE



1A SECTION 1A
SCALE: 1/4" = 1'-0"



3 3D View 6
SCALE:



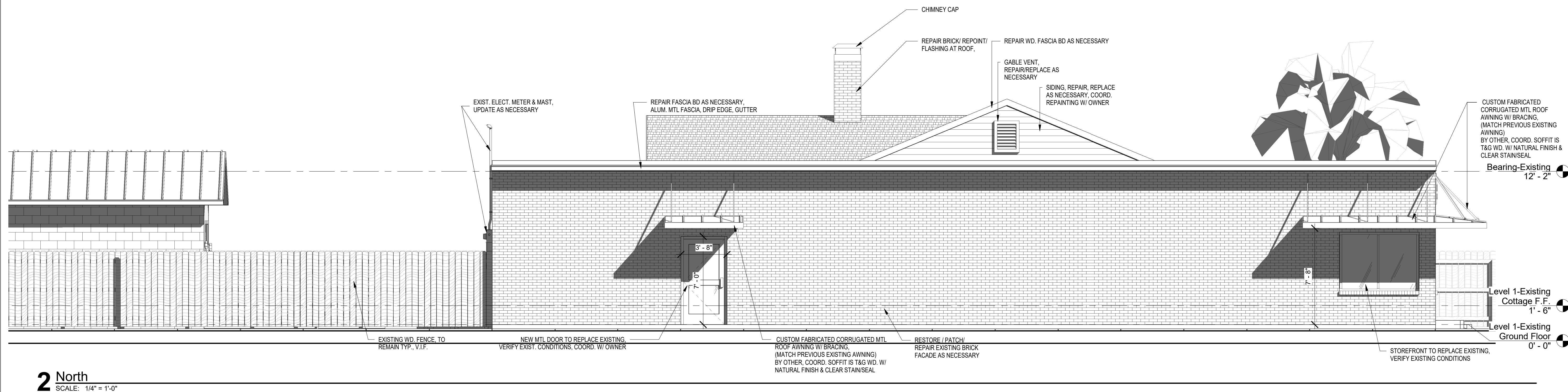
1B SECTION 1B
SCALE: 1/4" = 1'-0"

No.	Description	Date

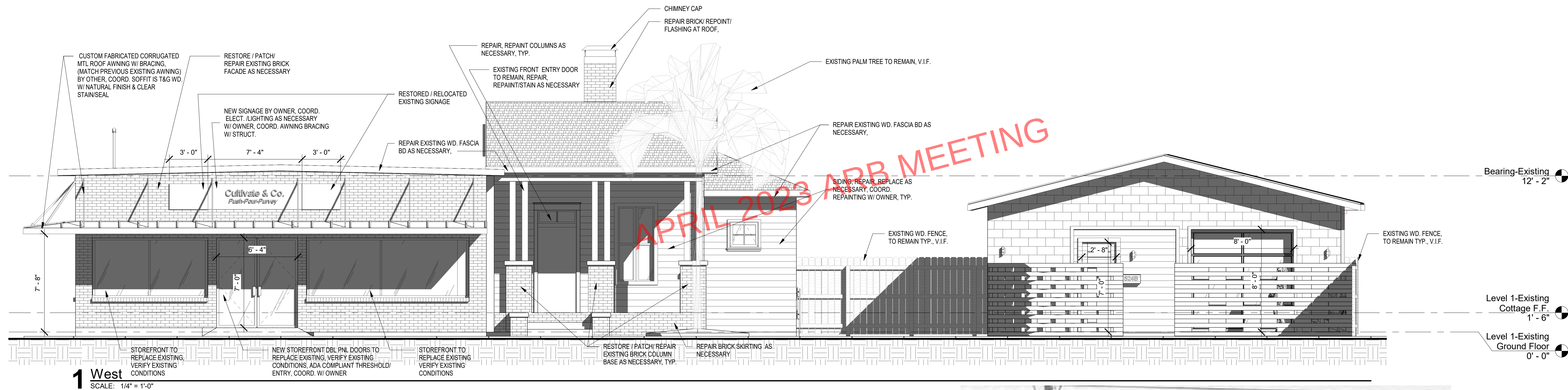
RETAIL SHOP
NEW WORK
RCP /
SECTIONS

Date 03-30-2023
Drawn By Author
Checked By Checker

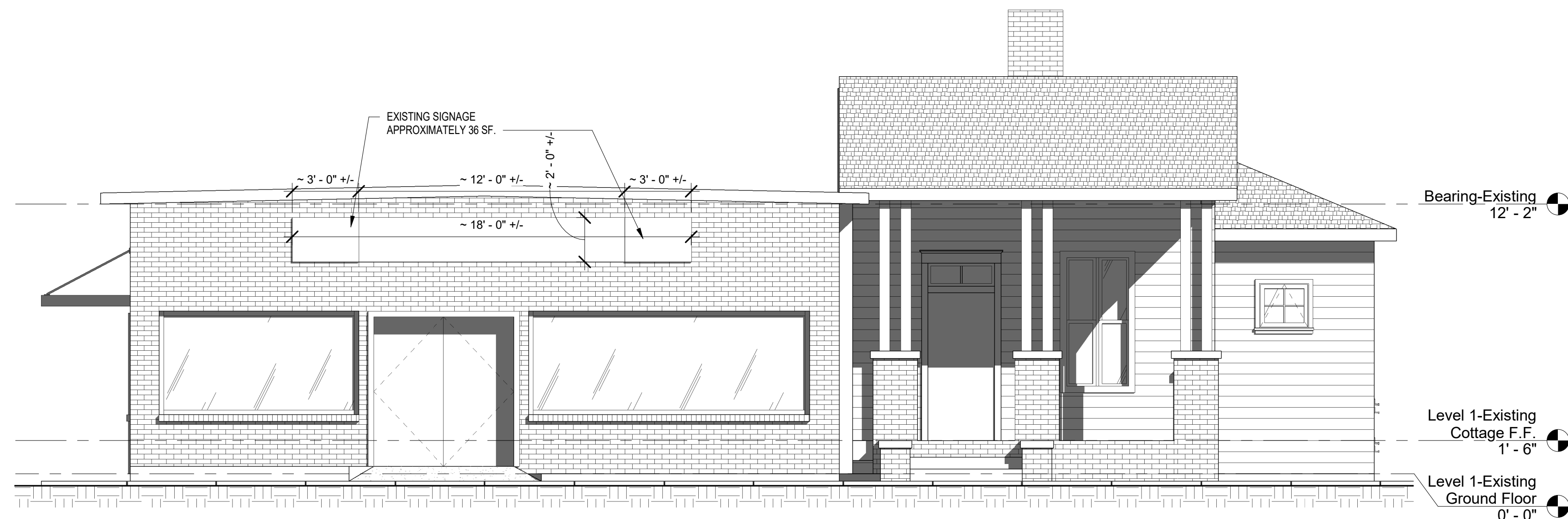
A-1.3



2 North
SCALE: 1/4" = 1'-0"



1 West
SCALE: 1/4" = 1'-0"



B EXISTING SIGNAGE ELEVATION - DIAGRAMMATIC STUDY
SCALE: 1/4" = 1'-0"



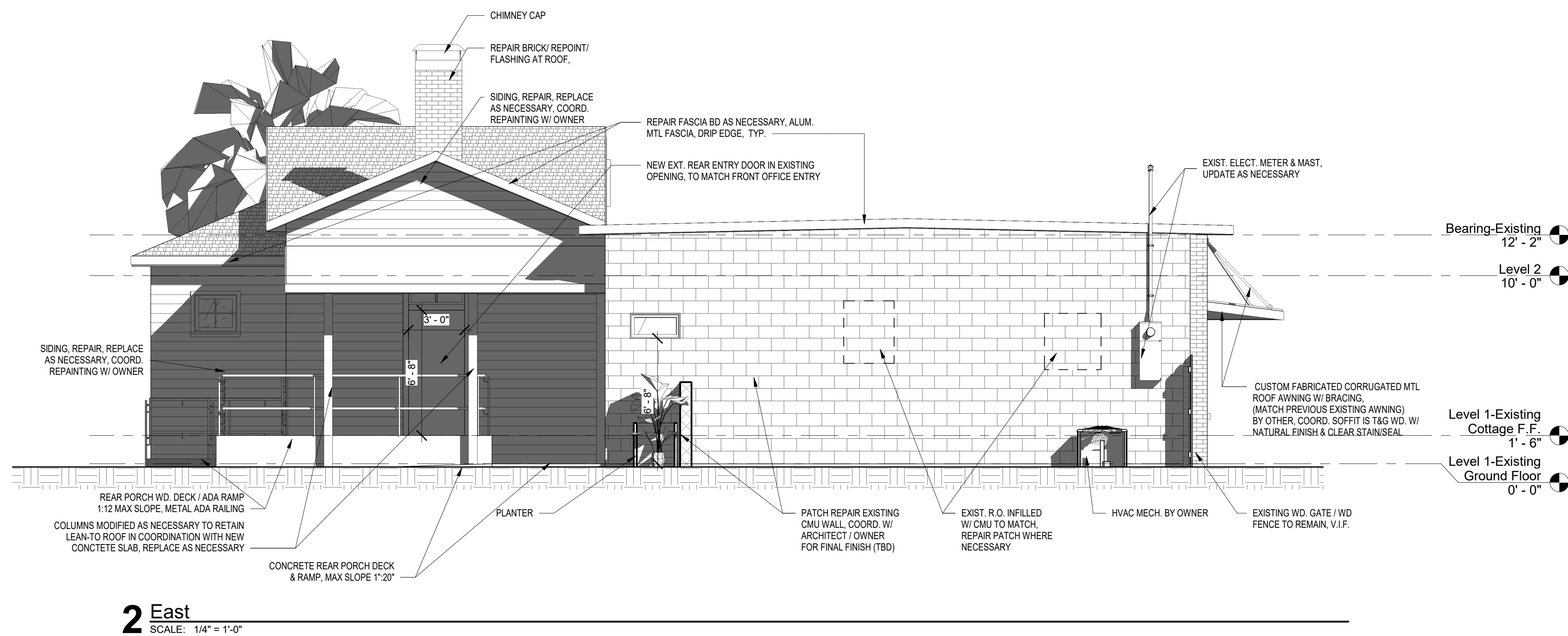
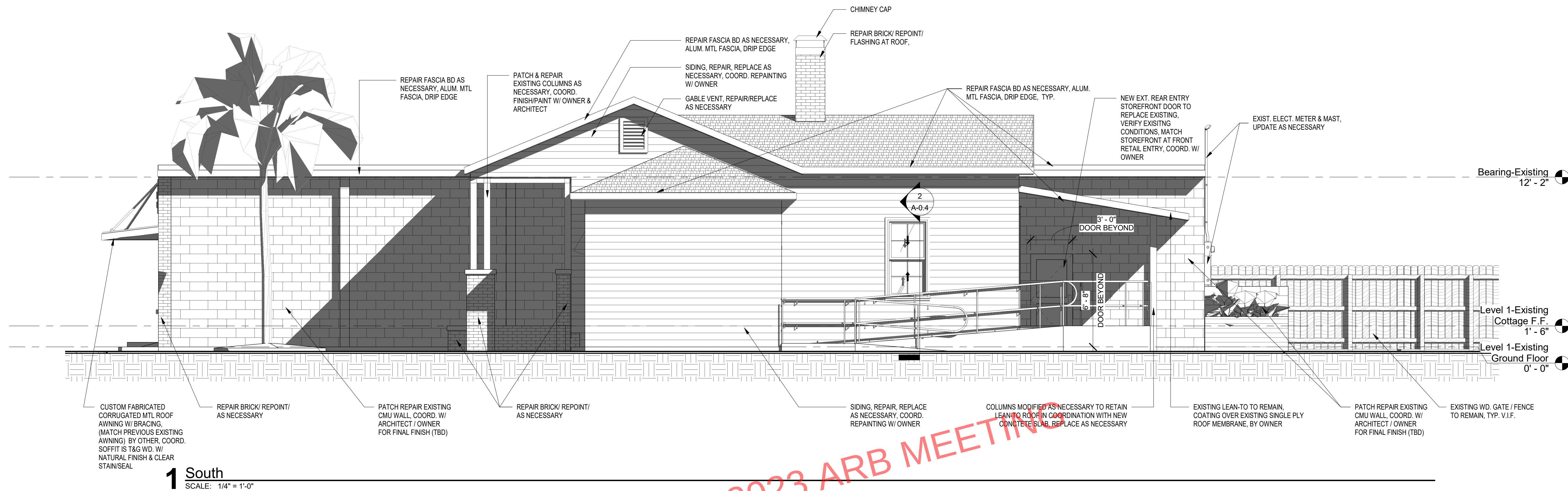
A EXISTING STORE PHOTO
NOT TO SCALE

No.	Description	Date

ELEVATIONS
NEW WORK &
EXISTING
SIGNAGE
DIAGRAM

Date 03-30-2023
Drawn By Author
Checked By Checker

A-3.0



No.	Description	Date

ELEVATIONS
NEW WORK

Date 03-30-2023
Drawn By Author
Checked By Checker

A-3.1

North Elevation (Jackson St.)



East Elevation



East Elevation



South Elevation



South Elevation



South Elevation Showing Both the Cottage
the CMU Building



East Elevation of Cottage
(Hayne Street)



East Elevation Showing Cottage and
CMU Building (Hayne St.)



East Elevation of Detached Garage/Proposed Rental



North Elevation of Detached Garage / Rental





- 1a Primary Brick - Main Field Pattern

Mfr: Sherwin Williams

Color/Style: SW 2826

Colonial Revival Green Stone

Pattern: Existing to Remain
- 1b Secondary CMU - Main Field Pattern

Mfr: Sherwin Williams

Color/Style: SW 2826

Colonial Revival Green Stone

Pattern: Existing to Remain
- 1c Brick Accent - No Pattern

Paint Mfr: Sherwin Williams

Color/Style: SW 2846

Roycroft Bronze Green

Pattern: Existing to Remain
- 2a Roof Fascia - No Pattern

Paint Mfr: Sherwin Williams

Color/Style: SW 2848

Roycroft Pewter

Pattern: N/A
- 2b Awning/ Bracing / - No Pattern

Hardware/ Fascia

Paint Mfr: Sherwin Williams

Color/Style: SW 2848

Roycroft Pewter

Pattern: N/A
- 3a Columns/Trim/ - No Pattern

Windows/Doors

Mfr: Sherwin Williams

Color/Style: SW 7005

Pure White

Pattern: N/A
- 4a WD. Siding - Primary Office facade

Paint Mfr: Sherwin Williams

Color/Style: SW 2832

Colonial Rival Gray

Pattern: N/A
- 5a Porch Wd. Deck - Main Entry

Paint Mfr: N/A

Color/Style: Natural

Clear Coat finish

Pattern: Linear Plank
- 6a Awning Soffit / - Main Retail Front/ Side Entry

Porch Ceiling - Office Front/Rear Entry

Paint Mfr: N/A

Color/Style: Natural

Clear Coat finish

Pattern: Linear Plank





- 1a Primary Brick** - Main Field Pattern
Mfr: Sherwin Williams
Color/Style: SW 2826
Colonial Revival Green Stone
Pattern: Existing to Remain
- 2a Roof Fascia** - No Pattern
Paint Mfr: Sherwin Williams
Color/Style: SW 2848
Roycroft Pewter
Pattern: N/A
- 2b Awning/ Bracing / - No Pattern
Hardware/ Fascia**
Paint Mfr: Sherwin Williams
Color/Style: SW 2848
Roycroft Pewter
Pattern: N/A
- 6a Awning Soffit / - Main Retail Front/ Side Entry
Porch Ceiling** - Office Front/Rear Entry
Paint Mfr: N/A
Color/Style: Natural
Clear Coat finish
Pattern: Linear Plank
- 9a Existing To Remain, VIF**



- 1b Secondary CMU - Main Field Pattern**
Mfr: Sherwin Williams
Color/Style: SW 2826
Colonial Revival Green Stone
Pattern: Existing to Remain
- 2a Roof Fascia - No Pattern**
/ Misc. Accessories
Paint Mfr: Sherwin Williams
Color/Style: SW 2848
Roycroft Pewter
Pattern: N/A
- 3a Columns/Trim/ - No Pattern**
Windows/Doors
Mfr: Sherwin Williams
Color/Style: SW 7005
Pure White
Pattern: N/A
- 4a WD. Siding - Secondary Accent Office facade**
Paint Mfr: Sherwin Williams
Color/Style: SW 2832
Colonial Rival Gray
Pattern: N/A
- 6a Ramp / Deck - Office**
Paint Mfr: N/A
Color/Style: Natural
Clear Coat finish
Pattern: Linear Plank
- 7a Planter - Retail Rear**
Paint Mfr: N/A
Color/Style: Dark Honduran Mahogany Stain
Pattern: N/A
- 8a Railing - Office**
Paint Mfr: Sherwin Williams
Color/Style: SW 2848
Roycroft Pewter
Pattern: N/A



- 1b Secondary CMU - Main Field Pattern**
Mfr: Sherwin Williams
Color/Style: SW 2826
Colonial Revival Green Stone
Pattern: Existing to Remain
- 2a Roof Fascia -** No Pattern
Paint Mfr: Sherwin Williams
Color/Style: SW 2848
Roycroft Pewter
Pattern: N/A
- 3a Columns/Trim/ - No Pattern**
Windows/Doors
Mfr: Sherwin Williams
Color/Style: SW 7005
Pure White
Pattern: N/A
- 4a WD. Siding -** Secondary Accent facade
Paint Mfr: Sherwin Williams
Color/Style: SW 2832
Colonial Rival Gray
Pattern: N/A
- 6a Eave Soffit / -** Detached Studio
Paint Mfr: N/A
Color/Style: Natural
Clear Coat finish
Pattern: Linear Plank
- 7a Entry WD Door - Detached Studio**
Paint Mfr: N/A
Color/Style: Dark Honduran
Mahogany Stain
Pattern: N/A
- 8a Breeze Block-** Detached Studio
Paint Mfr: Sherwin Williams
Color/Style: SW 2832
Colonial Rival Gray
Pattern: Block openings every other row & column.
- 9a Existing To Remain, VIF**

Green Stone

APRIL 2023 ARB MEETING



SW 2826 Colonial Revival Green Stone, on Designer Pages



Sherwin-Williams



Roycroft Bronze Green SW 2846 - Historic Color Paint Color - Sherwin-Williams



Sherwin-Williams



Roycroft Pewter SW 2848 - Historic Color Paint Color - Sherwin-Williams



Sherwin-Williams



SW 7005
Pure White

APRIL 2023 ARB MEETING



APRIL 2023 ARB MEETING

Colonial Revival Gray SW 2832 - Historic Color Paint
Color - Sherwin-Williams



Damaged Brick
Inconsistent Brick Coursing
Not aesthetic transition from
brick to CMU

Goes from a standard running bond
to a Flemish Bond

APRIL 2023 ARB MEETING

A close-up photograph of a brick wall. The bricks are reddish-brown and arranged in a standard running bond pattern. The mortar joints are a light, sandy color. A prominent red watermark is overlaid diagonally across the center of the image, reading "APRIL 2023 ARB MEETING".

APRIL 2023 ARB MEETING



APRIL 2023 ARB MEETING

APRIL 2023 ARB MEETING

APRIL 2023 ARB MEETING

APRIL 2023 ARB MEETING



Goes from a standard running bond
to a Flemish bond

APRIL 2023 ARB MEETING

Storefronts Product Categories



Non-Thermal Storefronts

Our non-thermal storefronts come in a variety of system depths, sightlines and infill thicknesses. They are ideal for interior use or when thermal performance is not a driving factor.

[See all Non-Thermal Storefronts products](#) >



Thermal Storefronts

Oldcastle BuildingEnvelope®'s complete line of thermal storefronts offers diverse configurations and options. When thermal performance is an important design consideration,

[See all Thermal Storefront products](#) >

Market Solutions

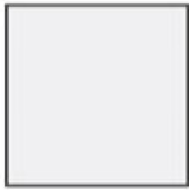


Hurricane Resistant

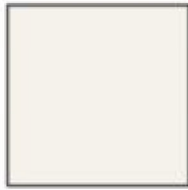
Oldcastle BuildingEnvelope® offers a full range of hurricane impact-resistant glazing and hurricane impact-resistant curtain wall, windows and storefronts.

[See all Hurricane Resistant products](#) >

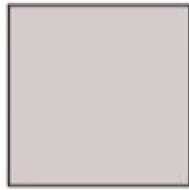
Paint: Kynar 500® and Baked Enamel



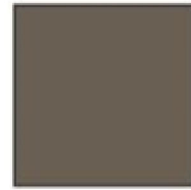
Bone White



Colonial White



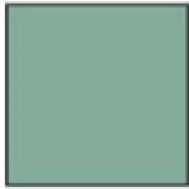
Sandstone



Colonial Grey



Quaker Bronze



Aged Copper



Interstate Green



Hartford Green



Brick Red



Black

Anodized



Clear Anodize



Light Bronze
Anodize



Medium Bronze
Anodize



Dark Bronze
Anodize



Black Anodize

Cladding



Copper

[CONFIGURE & GET PRICE](#)

"OI" Omega Series Door

"RI" Regent Series Door

Envoy Series Door

Door Construction

- 18 gauge face sheets
- Polystyrene Core
- Galvanealed face sheets
- Mechanically interlocked edge seams
- 16 gauge inverted top and bottom channels
- Top flush closure cap
- 10 gauge hinge reinforcements
- Non-handed, furnished with hinge closing plates
- 16 gauge closer reinforcement
- 1-1/2 Hour Warnock Hersey fire label
- Made in the USA

[Envoy Series Spec Sheet](#)



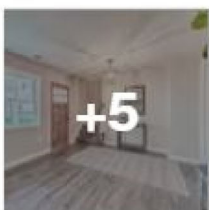
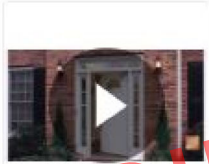
Top Rated

Krosswood Doors

36 in. x 80 in. Krosswood Craftsman Unfinished Rustic Knotty Alder Solid Wood Single Prehung Front Door

★★★★★ (288) Questions & Answers (282)

To be painted "SW Pure White"



Hover Image to Zoom



HandiRamp > HandiRamp® Handrails, Railings, and ADA Compliant Handrail Systems

To be painted (SW Roycroft Pewter)

HandiRamp® Handrails, Railings, and ADA Compliant Handrail Systems

Need to make your ramp ADA compliant? We can help.

HandiRamp's Handrail & Railing Systems are manufactured from either steel or high-strength aluminum and meet both ADA handrail requirements and OSHA standards. Maintenance-free, these railings are the perfect safety solution for stairways, handicap ramps, walkways, platforms, bridges, and machine barriers. Our handrail systems are manufactured in-house by our expert craftsmen and offer many customized size and strength options.

Our ramp specialists recommend handrails on all ramp systems with rises of 6 inches or more. HandiRamp handrails and railings can be sold on a stand-alone basis or as an additional component on any of our ramp systems.



Easy Installation

Sold separately or purchased in conjunction with our ramp systems, handrails are easy to install and remove. Handrails can mount onto our ramps by bolting directly onto the system or by sliding into receiver tubes which are welded onto the ramp system. Secured by bolts (standard) or quick-release pins, these handicap rails are also available without the purchase of a ramp system where they can be designed to meet a specific mounting requirement or can be bolted to a cement pad using a mounting flange. Don't have the time to install the handrail system on your own? Ask our product specialists about our installation services when you call!

Order Your Handrail System Now

Call our ramp experts at (800) 876-7267 if you have any questions about our railing systems, or if you'd like to request a quote. Our staff are experts when it comes to both residential and commercial ramp applications and will be able to answer any questions you may have. They will also be able to assist you with collecting the proper measurements you will need for your ramp and/or handrails if you have not already done so.

METAL CANOPIES

Metal Canopies are fabricated from aluminum or steel and serve both functional and decorative purposes. We custom design and fabricate our products to meet and exceed our client's specifications and expectations. A variety of colors and finishes including durable powder coated finishes are available. Metal Canopy designs can incorporate the use of glass or polycarbonates, extruded aluminum pans, plate aluminum and roll formed standing seam styles. Gutter systems are built into the design to direct the flow of rainwater. Metal canopies and awnings are a great solution for retail storefronts, entryways and protective walkways. They are also used as decorative sun and rain protection over windows and doors and in parking and loading areas. Residential applications include porch or patio covers, walkways, entries and carports.

Our detailed metal canopy and awning designs are engineered and built to meet or exceed wind load requirements, seismic and snow load, depending on the location of the project. We offer options that

Hanger Rod Canopies

Aluminum metal canopies are commonly supported by rods attached back to the building designed with a formed metal sheets, louvered slats, or a combination of both styles. Hanger Rod Canopies are typically mounted to flat wall surfaces; however, may be fabricated to wrap around building perimeters, or attached to recessed entryways.

Standing Seam Metal Roof Awnings

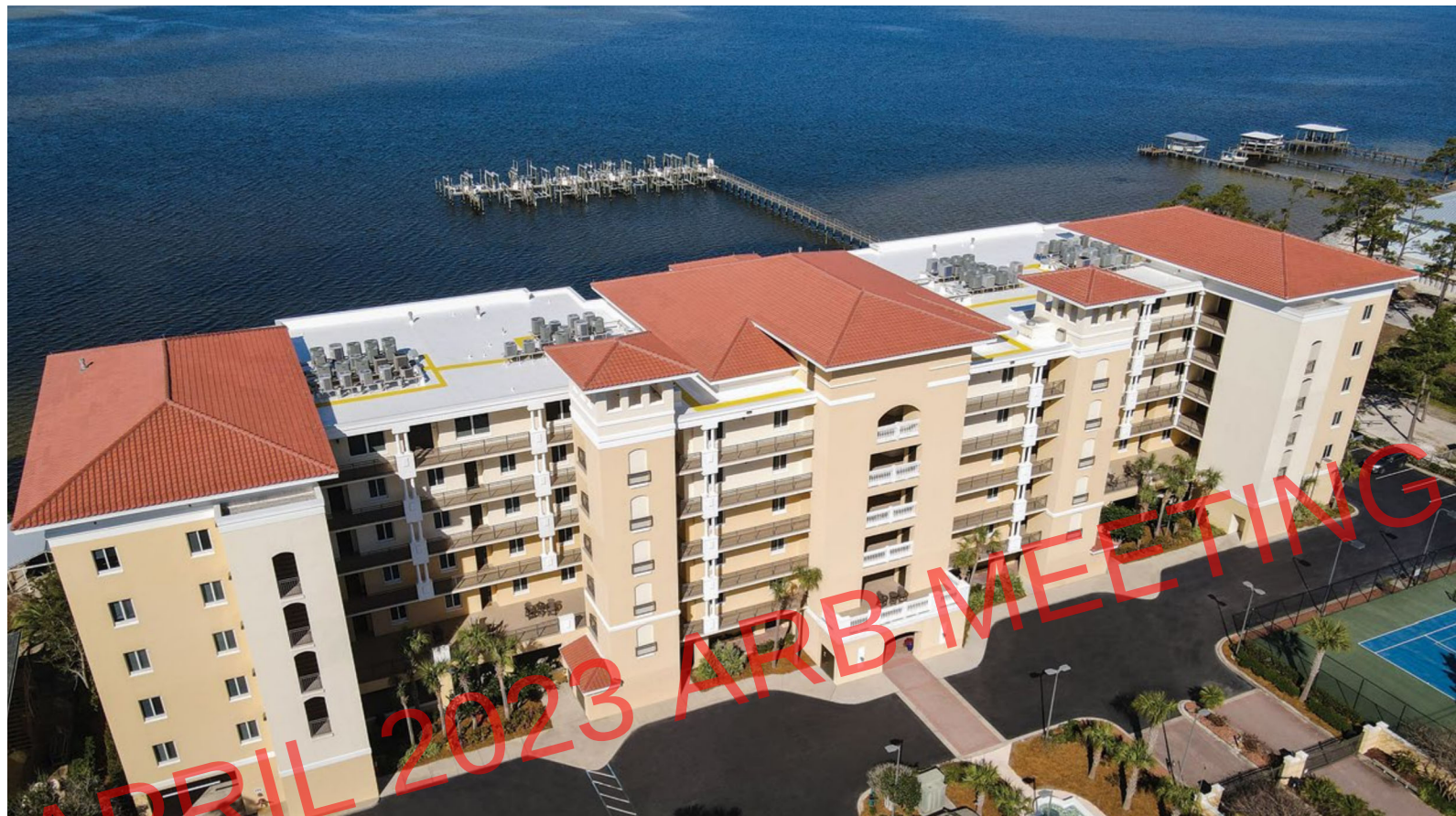
Enhance any structure. Standing Seam metal roof awnings have a durable finish which will allow for many years of low maintenance performance. Standing Seam Metal Awnings utilize standard awning frames made of aluminum tubing. Each frame is covered with standing seam metal panels that come in variety of widths, gauges and colors and finishes including powder coated, kynar, Hylar, or Galvalume.



TO COME IN WHITE (STANDARD)

Ure-A-Sil[®]

ROOF RESTORATION SYSTEM



THE ULTIMATE FLAT ROOF RESTORATION SOLUTION

www.americanweatherstar.com



Ure-A-Sil®

ROOF RESTORATION SYSTEM

THE URE-A-SIL ADVANTAGE

The Ure-A-Sil System, exclusively from American WeatherStar, is the ultimate commercial flat roof restoration solution. It combines the superior durability and adhesion qualities of urethane coating with the unsurpassed waterproofing and UV performance of silicone coating.

The Ure-A-Sil System is specifically designed to restore and protect a variety of commercial roofing materials from the damaging effects of the wind, rain, and sun exposure. It also helps combat the effects of northern climate conditions, including damage caused by freeze-thaw cycles.

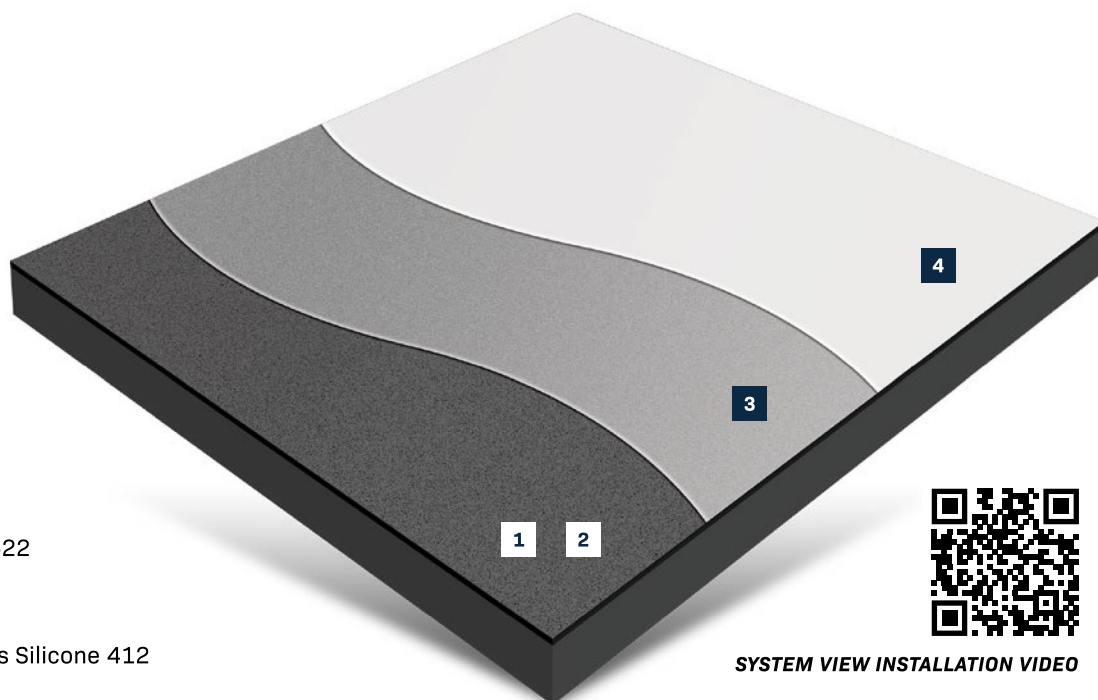
Ure-A-Sil provides a highly reflective and watertight membrane ideal for coating entire roofs, making spot repairs, or adding supplemental protection to flashing.

SUITABLE SUBSTRATES

- Spray Polyurethane Foam
- Modified Bitumen
- Built-Up Roofs
- Single-Ply (TPO, PVC)
- EPDM
- Concrete

FEATURES & BENEFITS

- Half the cost of conventional roof replacement
- Stops leaks and improves existing roof performance
- Increases the lifespan of commercial flat roofs
- Improves energy efficiency
- Significantly reduces maintenance costs
- Highly resistant to ponding water
- Industry leading durability, reflectivity, and UV stability
- Cures to form a seamless and watertight membrane
- Excellent adhesion to a variety of flat roof substrates
- Minimal disruption to business
- Long-term NDL (no dollar limit) warranties available



- 1 Existing roof substrate
- 2 Urethane Brush-Grade 522
- 3 Aromatic Urethane 520
- 4 Silicone 410/High-Solids Silicone 412



SYSTEM VIEW INSTALLATION VIDEO



152°F

SURFACE TEMPERATURE

96°F

Minimizing the sun's impact on your roof is key to its longevity. The majority of commercial flat roofing materials are not adequately designed to prevent the flow of heat from constant UV exposure. The Ure-A-Sil roof restoration system is proven to mitigate the damaging effects of the sun on flat roof surfaces and effectively reduce interior cooling costs by up to 30%.

APPLICATION PROCESS

SURFACE PREPARATION: To ensure maximum adhesion, the roof is pressure washed to remove all dirt, dust, debris, and any other foreign contaminants.



WATERPROOFING DETAILS: All seams, transitions, penetrations, drains, and other flashing details are waterproofed with Urethane Brush-Grade 522.



BASE COAT: A base coat application of Aromatic Urethane 520 provides the system with a durable, flexible, and fully-adhered foundation membrane.



TOP COAT: A top coat application of Silicone 410 or High-Solids Silicone 412 forms a seamless, rubber-like membrane that provides unsurpassed UV protection, reflectivity, and resistance to ponding water.

THE AMERICAN WEATHERSTAR DIFFERENCE

Founded in 2004, American WeatherStar is an established leader in the commercial roofing industry. We manufacture high-quality, sustainable, and energy-efficient roof restoration solutions for a variety of commercial and industrial applications.

With over 500 million square feet of commercial roofing warrantied throughout the United States, our fluid-applied roof restoration systems are proven to perform under the most extreme conditions and deliver long-lasting waterproofing protection.

The solutions we provide are specially formulated to stop leaks, reduce energy costs, and prolong service life. The quality control measures of our product manufacturing process go above and beyond industry standards to ensure our materials outperform expectations.

We work closely with our Approved Contractors on every project to ensure quality workmanship and customer satisfaction. For added protection and peace of mind, we offer long-term NDL (no dollar limit) labor and material warranty plans for eligible systems.

STARGARD™ WARRANTY PROGRAM

Protect your investment with the StarGard Warranty Program. We offer a variety of long-term NDL (no dollar limit) warranty options for qualified systems when installed by an American WeatherStar Approved Contractor.

12-YEAR

15-YEAR

20-YEAR



PROTECT YOUR INVESTMENT

With American WeatherStar's StarGard Warranty Program, commercial building owners can expect long-term protection and peace of mind. We provide a variety of long-term warranty alternatives when qualified systems are installed by an American WeatherStar Approved Contractor.



StarGard Warranty Program	GOOD	BETTER	BEST
	ROOF COATING MATERIAL	NDL SYSTEM	NDL SYSTEM ELITE
What's covered?	Material defects	Leaks caused by material defects & workmanship errors	Leaks caused by material defects & workmanship errors
Warranty fee?	No	Yes	Yes
Covers entire system?	Yes	Yes	Yes
No dollar limit for covered repairs?	Yes (material only)	Yes	Yes
Max term length?	20 years (material only)	Up to 15 years (depending on system)	20 years (labor & material)
Includes cost of material to correct problem?	Yes	Yes	Yes
Includes cost of labor to correct problem?	No	Yes	Yes
Requires annual inspection?	No	No	Yes
Recommended annual inspection?	Yes	Yes	Yes
Recommended semi-annual maintenance?	Yes	Yes	Yes
Requires document maintenance?	No	No	Yes
Who can offer warranty?	American WeatherStar Approved Contractor	American WeatherStar Approved Contractor	American WeatherStar Approved Contractor
StarGard+ Warranty Enhancements			
Is the warranty extendable?	Yes	Yes	No
Is the warranty renewable?	Yes	Yes	Yes
Is the warranty transferable?	Yes	Yes	Yes
*ALWAYS REVIEW WARRANTIES FOR COMPLETE COVERAGE AND RESTRICTIONS.			

THE LEADER IN FLUID-APPLIED ROOF RESTORATION
 8095 Padgett Switch Rd. | Irvington, AL 36544
info@americanweatherstar.com | 800-771-6643
www.americanweatherstar.com





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Timberline HDZ® Shingles

The look people love, now with LayerLock® Technology and the StainGuard Plus™ Algae Protection Limited Warranty¹



4.8 (16778)

[WRITE A REVIEW](#)

[ALL COLORS](#)

[IN YOUR AREA](#)

Color/Finish: **Birchwood**



Harvest Blend Color/Finish:

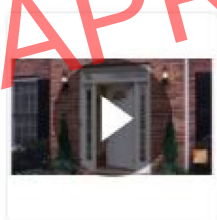
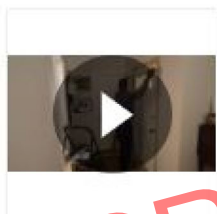


[FIND A CONTRACTOR](#)



36 in. x 80 in. Contemporary 5 Lite Mist Lite Stained Mahogany Wood Prehung Front Door

★★★★★ (24)  Questions & Answers (37)



Hover Image to Zoom

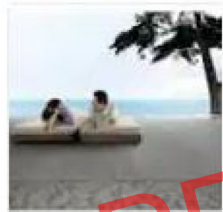
Modern Glass Garage Doors

Model 8850



HAMPTON 20X40 RECT. DARK GREY PORCELAIN PAVER GRIP FINISH (1 BOX/1 PIECE/5.38SQFT)(1 PALLET/42 BOXES/225.96 SQFT)

★★★★★ Questions & Answers (5)



APRIL 2023 ARB MEETING



- 29 Gauge MasterRib Galvalume roof panel
- Extra wide ribs 3/4-In high for increased strength
- Panel has a 36-In wide coverage

Manufacturer Color/Finish: Silver



*This is the proposed R-Panel for the awnings. These awnings will be at a 7'-8" height with a 2 on 12 slope to match the historic photographs of this same building. The R-Panel also matches the profile of the awning roof in the historic photos. At this height, right on the street, and at that slope the r-panel will hardly be visible.

KICHLER

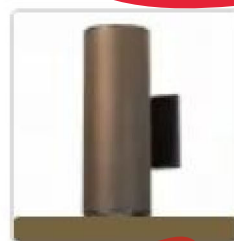
Kichler Cylinder 2 Light 12" Tall Outdoor Wall

Model:9244BK

★★★★★ 81 Reviews

\$114.95

Finish: Black - 2608 In Stock



Free Shipping!

Leaves the Warehouse Today, March 30th - [Shipping to 32503](#)

— 1 +

Add to Cart

Key Specifications

- Extension: 7 in.
- Width: 4.75 in.
- Height: 12 in.
- Location Rating: Dry Location, Damp Location

See More Details



APRIL 2023 ARB MEETING



Two to install on top of awning, hidden from site.

Black (Standard)



APRIL 2023 ARB MEETING

94.25" T5 Fluorescent Sign Light - Two 28W Lamps-
Choose 4 Finishes

[Visit](#)

\$1,050.00* · [In stock](#)

120v Cast Aluminum Sign Light Fixture (2)28W lamps: * Clear, heat resistant lens made of tempered glass * Choose from 4 finishes * In-ground or ...

cloister utilizing a storefront window system. All materials are to match the existing including Spanish tile roofing, matching gutters and downspouts, exposed aggregate stucco, and cast stone details.

North Hill Preservation District provided comments with no objections. Ben Townes and Michael Hayse presented to the board. Mr. Townes handed out updated plans indicating slight changes since the application submission. The porte cochere is slightly smaller and the ramp changed slightly than initially submitted. The south cloister will have a very narrow profile steel in between the columns and the stucco will not have to be cut very deep, the window system will be $\frac{3}{4}$ " in profile when embedded in the stucco. The new stucco will match the texture on the additions, a washed exposed aggregate finish versus the main structure that is heavy pebble dash stucco. The finishes on the enclosed cloister and the ramp will be exposed concrete with washed aggregate to match existing conditions. Surrounds will be cast stone to match existing, handrails will match existing. Chairperson Salter noted the final application is refined with attention to detail and the window system is very appropriate for enclosing the arches. Board Member Mead asked about the arch forms in the porte cochere, with the semicircular arcade on the back façade that is not being carried forward. The segmental arch is a departure from the other things that are seen. Mr. Townes noted that to achieve a semicircular arch, the porte cochere would have to be so tall that it would be of very little value for weather protection. It pays homage without absolutely matching. Board Member Mead asked if an elliptical profile could be used to soften the corners of the arch to be more consistent since it is a primary façade. Mr. Townes noted that all areas under the porte cochere will be as flat as possible for accessibility which meant a few steps were removed. Because the grade was increased, the ramp became more diminished with more walking room around it. Board Member Mead asked if elements could be pulled from the façade of the roof projection/parapet on the gable, pull the bracket form to finish the corner of the arch on either side that will relate back to existing elements. Mr. Townes noted that the church would need to review the suggestion, but it is important to be as minimal as possible to avoid taking away from the strong architecture of the church structure. Chairperson Salter noted that he understands what Board Member Mead is saying, but from his perspective he agrees with Mr. Townes that the proposed structure is simplified and the added detail could draw more attention which is not the intent. The back area is intentionally simplified and what is proposed works with that intent.

Board Member Ramos made a motion to approve the application with the original porte cochere design as submitted. Board Member Courtney seconded the motion and it carried 6-0.

Item 6 524 N. Hayne Street OEHPD / Zone OEHC-1, City Council District 6
Renovation of Contributing Structures for Retail/Coffee Shop and Office
Action Taken: Approved with comments.

JJ Zielinski is requesting final approval for the renovation of two adjoining contributing structures and an associated garage. The Malamo Brothers Grocery will be renovated into a retail and coffee shop, the Nick Malamo House (cottage) will be renovated into an office, and the garage will be renovated into a studio. The scope of work includes exterior repairs to match existing materials; exterior painting of all three structures; minor hardscaping and landscaping; roof replacement for the shop and cottage; and renovation of the shop will include installation of storefront doors and windows, deck repairs and addition of an ADA ramp, and awning replacement.

Old East Hill Property Owners Association provided comments that were distributed to the board. They are in support of the project but ask that the board carefully review the request to use r-panel metal roofing on the awnings. Jon Shell and JJ Zielinski presented to the board. Board Member Courtney noted that she and the neighborhood appreciate Mr. Shell's compassion with the death of

11-year-old Avery Stark recently. Mr. Shell stated it was a devastating loss for everyone. Board Member Courtney noted she is excited about the unique characteristics that are being retained from the grocery store and cottage. Board Member Courtney asked for clarification about painting the brick. Mr. Shell noted that the south side and rear of the building are CMU with a variety of colors. Mr. Zielinski noted the intent was to have a monolithic look and address the inconsistent brick coursing and transitions to CMU. Board Member Mead asked if it is double brick wide wall. Mr. Zielinski noted there is CMU behind the brick. Board Member Mead asked if there is evidence of water intrusion in the masonry that would be assisted by the painted. Mr. Zielinski noted yes on the Jackson Street side where the brick is. Board Member Mead asked for clarification on the office space and its use. Mr. Shell noted it is up in the air and it doesn't necessarily relate to the use of the attached structure in terms of external approaches. Board Member Ramos asked if the brick piers of the cottage were already painted, and the proposal is to paint them to match the taupe color. Mr. Zielinski answered yes.

Board Member Mead asked for a description of the overhangs. Mr. Zielinski noted that historically the structure had an awning which is why it is being proposed in addition to a small awning over the door on the Jackson Street side. The original architectural elements were matched as close as possible. The underside treatment is clear coat tongue and groove cypress. Assistant Planning and Zoning Division Manager Harding noted that a minor LTU will be required for the overhangs. Chairperson Salter asked if there were construction details in the application for the awnings. Mr. Zielinski answered no but they are cantilevered awnings similar to what is currently on Palafox Street. The r-panel will not be visible with the low slope of the roof and height of the awning. Chairperson Salter noted it is a simple canopy that slopes out to the edge and drains so the panel will be exposed and hang over, which is why he requested a detail for visibility of the r-panel. The historic photograph indicates the original panel had thicker ribs like a commercial structure would have. Chairperson Salter is typically not a proponent of painting brick but in this situation the brick was not meant as an architectural feature but more a veneer or plain finish. It could have been painted originally and in this case, architecturally nothing would be lost by painting the brick. The only concern is the roofing profile, but the historic photograph does resemble the proposed panel. Chairperson Salter would like to see final detail on how it will be used and the intent is to be as accurate to the photograph as possible. Mr. Shell asked for clarification about the panel and the recommendations. Chairperson Salter noted that what is proposed looks very close to what is depicted in the historic photograph which justifies the use but final detail of the canopy is needed for the record, such as a section cut of the eave and that can be submitted via abbreviated review. Assistant Planning and Zoning Division Manager Harding noted that the use of r-panel in the past has been the source of several ARB appeals and it is viewed more stringently when proposed. The times r-panel has been proposed, or put on incorrectly, or put on without a permit, have been for residential capacity. R-panel was introduced for industrial and commercial use which is probably why it may have been used on the grocery and why it is ok to be considered for this application. R-panel is not strictly prohibited by the code but the code does require the ARB to review applications according to the theme and character of the district, which is why the board has consistently required the use of standing seam or 5v crimp. Chairperson Salter noted that if the historic photograph did not exist, the board would not consider the use of r-panel but the photograph gives evidence that something very similar to r-panel was used on this building. Assistant Planning and Zoning Division Manager Harding noted that this is a good example of the code providing black and white standards, but the grey area between the black and white is the board's responsibility to provide guidance on subjective items like this.

Board Member Mead asked about the material that is proposed for the screen wall on the studio. Mr.

Zielinski answered it is a solid brick product and architecturally it is intended to mimic the painted CMU. It is solid, natural color precast concrete that will be sealed. Board Member Ramos asked about the existing roof profile on the accessory dwelling unit. Mr. Zielinski answered it is a metal roof with an indeterminate profile type. Board Member Mead asked about the intended color of the metal roof. Mr. Zielinski answered galvalume gray. Board Member Mead asked if the intent was to be a dwelling unit. Mr. Zielinski and Mr. Shell answered yes. Cultural Resources Coordinator Walker noted that the signage will be handled through a separate abbreviated review process.

Board Member Ramos made a motion to approve the application as submitted with the condition that the applicant submit a detail of the awning for abbreviated review. Board Member Courtney seconded the motion and it carried 6-0.

Mr. Shell requested to have any extra copies of his application package. Assistant Planning and Zoning Division Manager Harding noted that the board previously required fifteen copies that was reduced to fourteen and is currently ten required hard copies. The ten copies are distributed to staff, the historic trust archives, legal, North Hill, and one kept as an extra.

ADJOURNMENT

With no further business, the meeting adjourned at 3:26 p.m.

Respectfully Submitted,



Cultural Resources Coordinator Walker
Secretary to the Board



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

**Architectural Review Board Application
Abbreviated Review**

Application Date: 8/2/2024

Project Address: 524 N Hayne St
Applicant: Cultivate & Co
Applicant's Address: 2004 E Lakeview Ave
Email: jonshell88@gmail.com **Phone:** 850-572-0488
Property Owner: Jon Shell

(If different from Applicant)

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

There is a \$25 Application Fee for the following project types:

☐ Change of Paint Color(s) Body: _____
Trim: _____
Accent: _____
☐ New/Replacement Sign(s) Sign Type: _____
Dimensions: _____
Colors: _____
Description: Minor deviation to a previously approved project
• Minor Deviation to an Approved Project
• Change of Roofing Material
• Fence

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.

Adrianne F. Walker 8/2/2024
ARB Secretary Signature Date

This request was reviewed and approved by the following members of the Architectural Review Board:

Jordan M. Yee
Digitally signed by Jordan M. Yee
DN: C=US,
E=jordanyee.aia@gmail.com,
O="Places for People BUILD, LLC", CN=Jordan M. Yee
Date: 2024.08.12
09:23:17-05'00'

Architect Signature / Date

Comments: Landscape and site plan changes are approved.

Rose Pater 8/12/24

UWFHT Representative Signature / Date

Comments: _____

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

July 31, 2024

Dear Board Members,

I am writing to request a minor deviation to a previously approved project. This is my first endeavor of this nature, and it has been quite a learning experience.

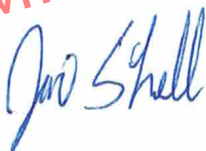
The revised landscape plan we propose is significantly superior to the original plan that was approved. In my commitment to this project, both financially and personally, I inadvertently failed to submit the changes to the Architectural Review Board. I apologize for this mistake.

A few years ago, this building was falling apart and was a blight in the neighborhood. We have invested over a million dollars and countless hours of sweat equity to bring this property back to life. It is intended to serve our community, particularly the skatepark users across the street, by providing a safe place to get drinks and snacks, and access desperately needed restroom facilities. Approving these changes will greatly enhance the amenities available to this community and be a net positive for the City.

I sincerely apologize for this oversight and humbly request your assistance in approving these changes. Your support will enable us to open the space promptly and continue with our plans without further delay. We are scheduled to call for our final inspection next week.

Thank you for your understanding and consideration. Please feel free to contact me directly at any time for further clarification or discussion.

Sincerely,



Jon Shell
850-572-0488
jonshell88@gmail.com

CULTIVATE & CO.

524 NORTH HAYNE STREET
PENSACOLA, FLORIDA 32501

100% SET 03-30-2023
NOT - FOR - CONSTRUCTION

GENERAL PROJECT NOTES

1. THE DEMOLITION PLANS ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS.
2. REMOVE FROM THE SITE AS SOON AS POSSIBLE DEMOLISHED MATERIALS AND DEBRIS. DO NOT ACCUMULATE DEBRIS ON SITE.
3. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED DURING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER. ALL CONSTRUCTIONS AND DEMOLITION WORK SHALL BE SCHEDULED AND PHASED SO THAT IT WILL NOT CONFLICT OR HINDER THE NORMAL OPERATION OF ADJACENT BUSINESSES.
5. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FBC, 2017 EDITION. CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE FBC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
6. THE GENERAL CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS, AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION.
7. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT OF RECORD FOR REVIEW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
8. PROTECT EXISTING FACILITIES, STRUCTURES, AND UTILITY LINES FROM ALL DAMAGE. THE GENERAL CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY, AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS OR HER ACT OF NEGLIGENCE.
9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
10. DO NOT SCALE DRAWING; USE DIMENSIONS.
11. DETAILS LABELED "TYPICAL" ON THE DRAWINGS APPLY TO ALL CONDITIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION.
12. FIELD VERIFY ALL DIMENSIONS. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
13. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
14. FURNITURE TO BE SELECTED BY OWNER. CONTRACTOR TO CONFIRM LOCATION OF ALL FIXTURES, EQUIPMENT, AND FURNITURE WITH TENANT PRIOR TO ROUGH-IN.
15. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE AND DESCRIBE A COMPLETE FINISHED AND FULLY FUNCTIONING FACILITY. ANY PRODUCT, MATERIAL, SYSTEM EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE TO MEET THIS REQUIREMENT SHALL BE PROVIDED IF SPECIFICALLY NOTED.
16. ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE ADHERED TO.

THE ARCHITECT'S DISCLAIMER

1. THE ARCHITECT'S CERTIFICATION OF DOCUMENTS IS LIMITED TO THE DOCUMENTS AND THE INFORMATION CONTAINED IN THE DOCUMENTS.
2. THE ARCHITECT'S CERTIFICATION SHALL NOT EXTEND TO REVISIONS TO THE DOCUMENTS OR REVISIONS IN INFORMATION CONTAINED IN THE DOCUMENTS WHERE SUCH REVISIONS WERE NOT PERFORMED AND / OR AUTHORIZED IN WRITING BY THE ARCHITECT.
3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR REVISIONS TO THE DOCUMENTS OR REVISION IN INFORMATION CONTAINED IN THE DOCUMENTS AND WHERE SUCH REVISIONS HAVE BEEN MADE BY OTHERS TO PRODUCTS, MATERIALS, FINISHES, DIMENSIONS, SYSTEMS, ASSEMBLIES OR AESTHETIC INTENT.

ARCHITECT OF RECORD

JMH ARCHITECTURE
15561 OMAI CT.
FORT MYERS, FL 33908
CONTACT: JASON HICKS
561.756.7121 PHONE
JAHUN365@YAHOO.COM EMAIL

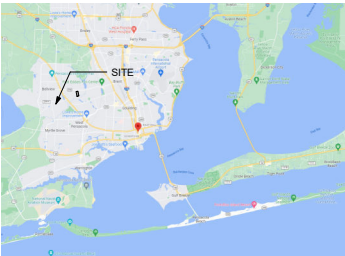
TABLE OF CONTENTS

REV.	DATE	ISSUE DATE	SHEET NO.	SHEET TITLE
-	-	-	A-0.0	COVER SHEET
-	-	-	A-0.0x	PROJECT SHEET INFO
-	-	-	A-0.1	ARCHITECTURAL SITE PLAN
-	-	-	A-0.2	EXISTING CONDITIONS ELEVATIONS
-	-	-	A-0.3	DEMO PLAN
-	-	-	A-0.4	LIFE SAFETY PLAN
-	-	-	A-0.5	CODE ANALYSIS
-	-	-	A-0.6	ADA NOTES
-	-	-	A-0.7	PERSPECTIVE VIEWS
-	-	-	A-1.0	NEW WORK PLANS OVERALL
-	-	-	A-1.1	ENLARGED NEW WORK PLANS RETAIL SPACE
-	-	-	A-1.2	ENLARGED NEW WORK PLANS OFFICE
-	-	-	A-1.3	RETAIL SHOP NEW WORK RCP / SECTIONS
-	-	-	A-3.0	ELEVATIONS NEW WORK & EXISTING SIGNAGE
-	-	-	A-3.1	ELEVATIONS NEW WORK

Grand total: 15

SITE LOCATION MAP

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501



JMH ARCHITECTURE

NOT FOR CONSTRUCTION

CULTIVATE & CO.
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

ARCHITECT OF RECORD
JASON M HICKS
AR100084

COVER SHEET

Date 03-30-2023

Drawn By

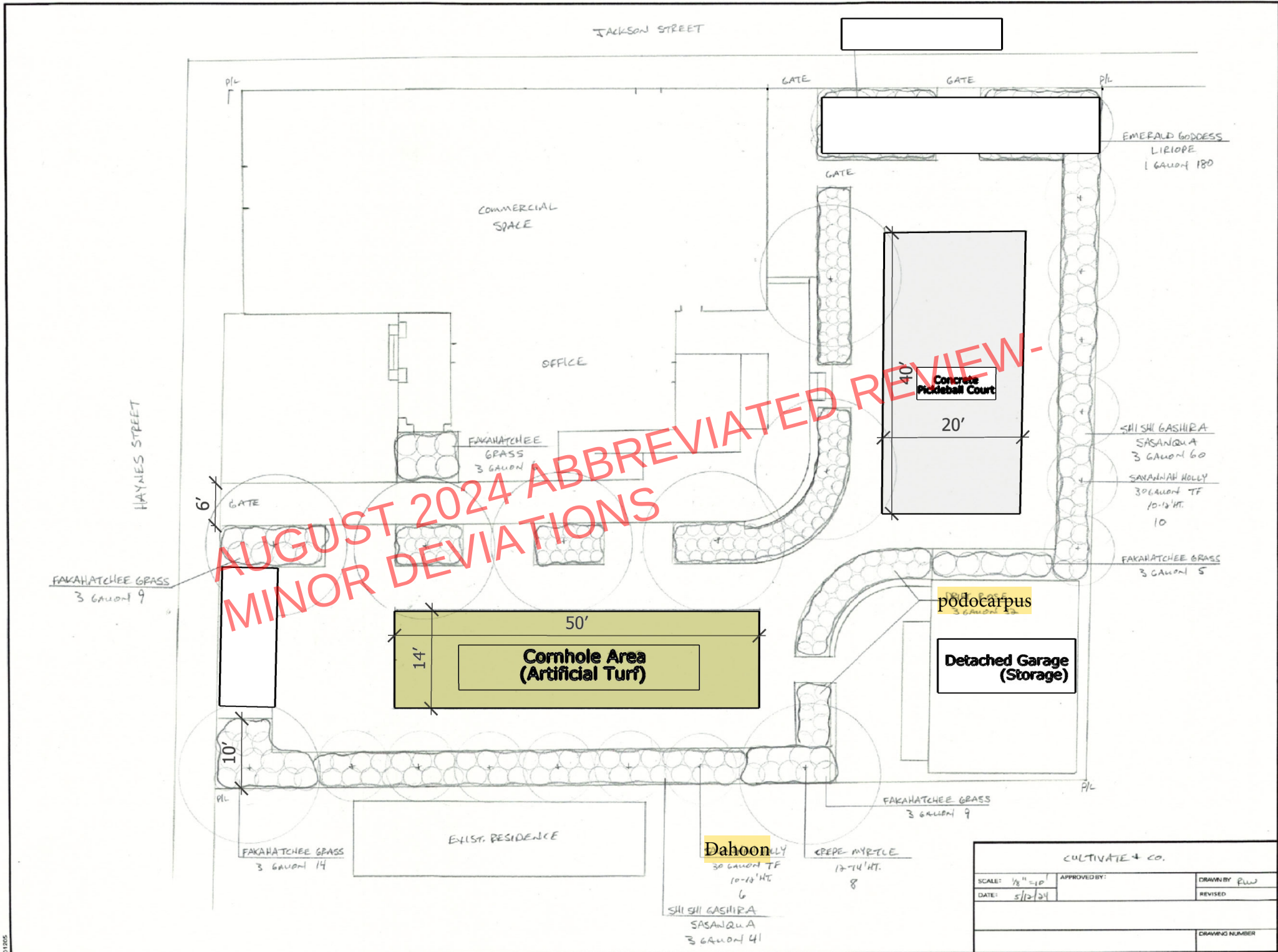
Checked By

A-0.0

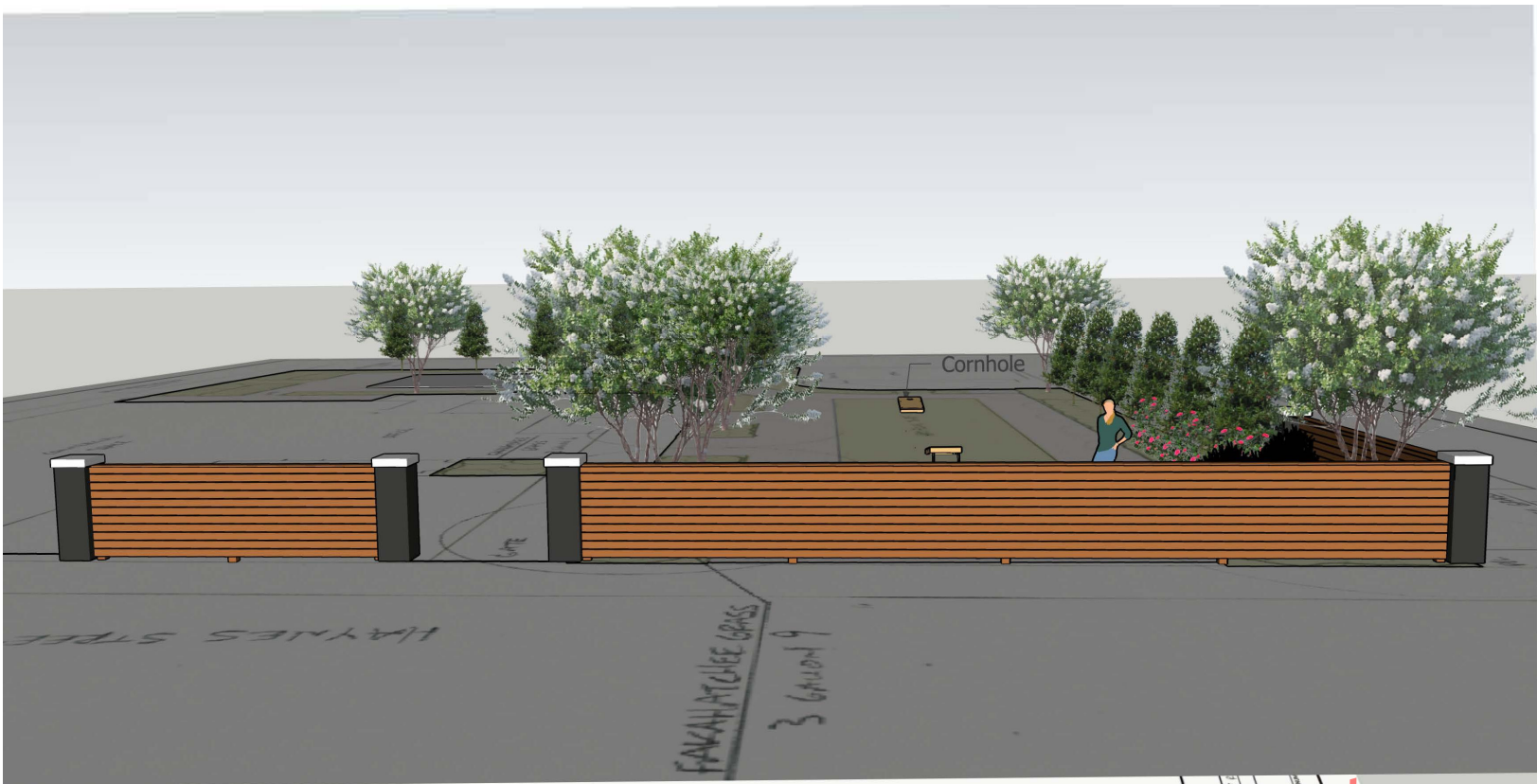
Changes to the previous plan:

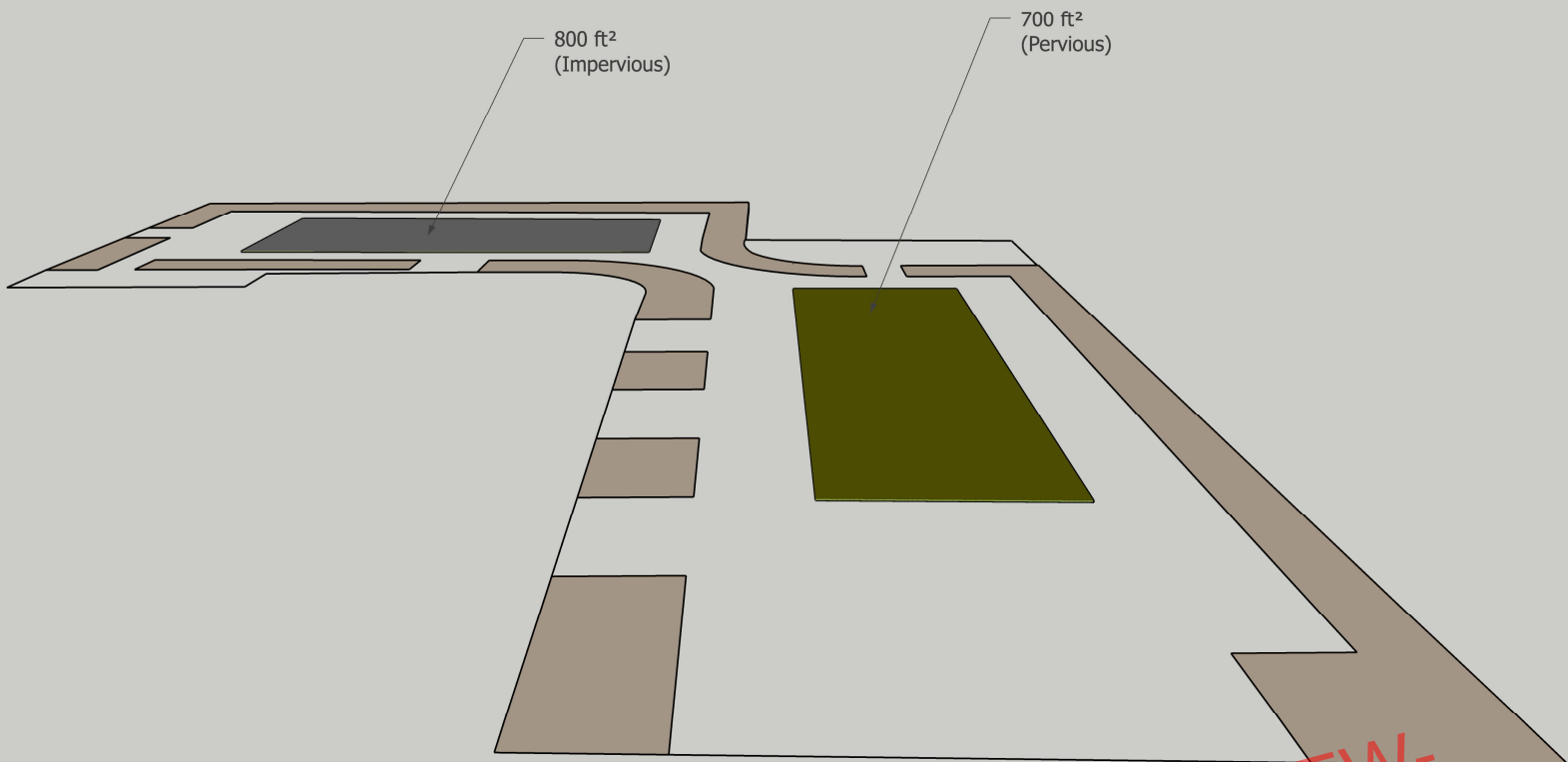
- Revised landscape plan designed by Rene West of Executive Landscaping
- A 14' x 50' cornhole area with artificial turf
 - Turf specs are attached
 - Justification for artificial turf can include past ARB approvals for specific use such as 211 N. Palafox Street / EDS Recreational sports field; 11 E. Garden Street / B-Side cornhole court; 104 E. Gregory Square / Gabby's Taqueria; 1 S. Jefferson Street / Puppy Pit Stop; 601 N. Palafox Street / EDS outdoor classroom & eating area.
 - There will be a 4' tall privacy fence with columns and two 6' gates along Hayne St. See previously approved abbreviated review. This will significantly block the visibility of the turf from Hayne St. There will be no visibility from Jackson St
 - Although it is a different district, there is artificial turf at the skatepark across the street
- A 20' x 40' concrete slab for pickleball behind the building
 - Not visible from Hayne or Jackson St
- A 5' wide bed along the South and East property line with a row of dahoon trees, sasanqua, and crepe myrtles. The crepe myrtles are on the corners as shown on design. The interior beds include crepe myrtles, liriope and fakanatchee grass as shown
- All the beds, slab, and turf surrounded by crushed limestone gravel
- Revised plan has over 1500 sf less impervious material than previously approved design
- Previous design had no trees or plants

AUGUST 2024 ABBREVIATED REVIEW-
MINOR DEVIATIONS



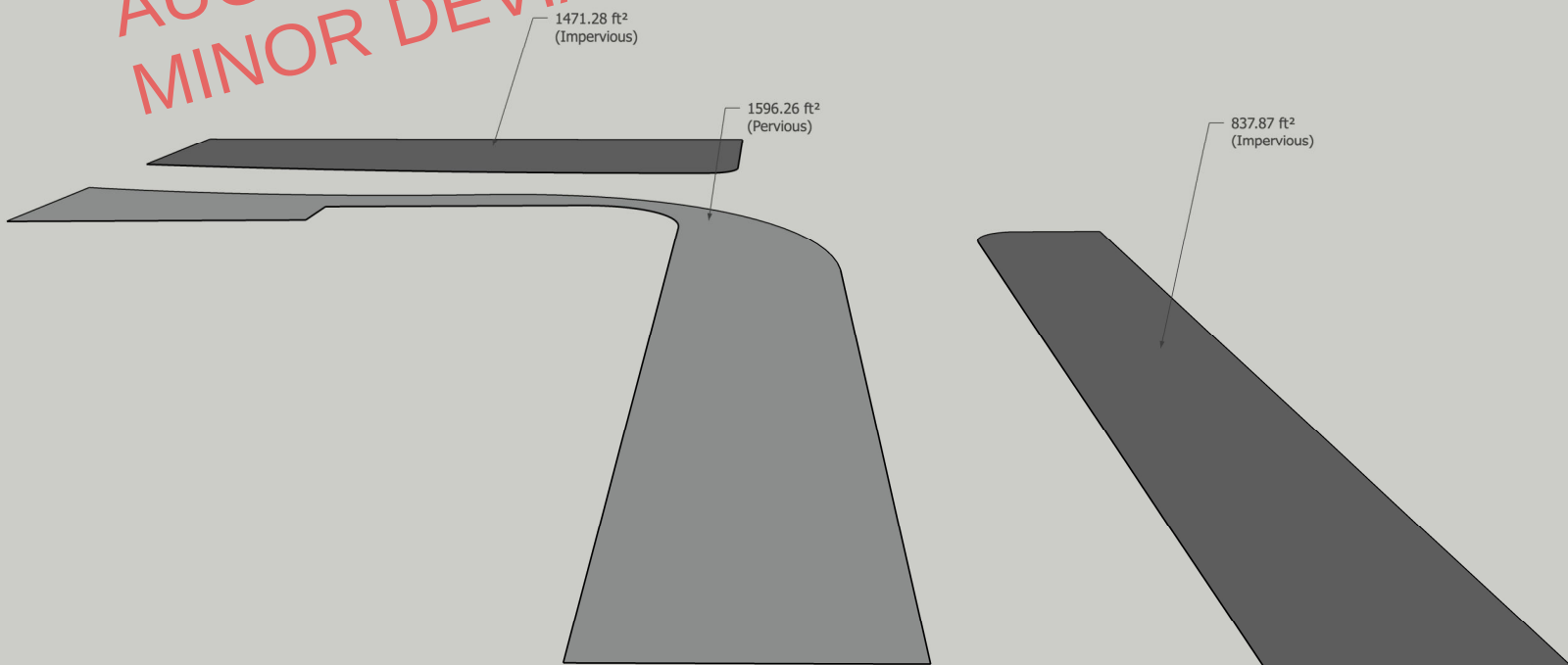
CULTIVATE & CO.			
SCALE: 1/8" = 10'	APPROVED BY:	DRAWN BY: PLW	
DATE: 5/12/24		REVISED:	
		DRAWING NUMBER:	





1500 SF Less impervious than on previously approved design

AUGUST 2024 ABBREVIATED REVIEW-
MINOR DEVIATIONS



PRODUCT SPECIFICATION

PST-Evergreen

SPECIFICATION

Pile Height: 1-17/64"

Turf Gauge: 3/8"

Face Weight: 62.65 oz./yd²

Backing Weight: 27 oz./yd²

Total Weight: 89.65 oz./yd²

Stitch Rate: 15/10cm

Stitches/m²: 15,750

Materials/Dtex: PE13300 & PP4400

Color: Emerald Green and Olive Green
Green Thatching

Type of Fiber: PE monofilament Diamond Shaped Stemgrass
and PP Curled As Thatch

USES

Landscape, Lawns, Playgrounds, Traffic Medians, Pet Areas,
Commercial & Residential, Light-Heavy Traffic



WWW.PROSYNTURF.COM

**Architectural Review Board Application
Full Board Review**

Application Date: 08/29/2024

Project Address: 524 N Hayne St
Applicant: Cultivate & Co / Jon Shell
Applicant's Address: 2004 E Lakeview Ave, Pensacola, FL 32503
Email: jonshell88@gmail.com **Phone:** 850-572-0488
Property Owner: Jon Shell

District: ☐ PHD ☐ NHPD ☒ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

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 required information. Please see pages 3 – 4 of this application for further instruction and information.*
Project specifics/description:

This proposal seeks approval for the installation of two shipping containers on the property:

a 20-foot container along the Hayne Street property line and a 40-foot container along Jackson
Street. The containers will serve multiple purposes, including additional storage, partial fencing,
and as a canvas for murals. Additionally, we are seeking approval for additional fencing along
Jackson St and behind the building for the purpose of concealing a rolling dumpster or
trash cans.

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

08/29/2024
Date

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

Project Description: This proposal seeks approval for the installation of two shipping containers on the property: a 20-foot container along the Hayne Street property line and a 40-foot container along Jackson Street. The containers will serve multiple purposes, including additional storage, partial fencing, and as a canvas for murals.

Hayne Street Container: The Proposed placement is 10' off of the South property line and 1' from West property line. The existing fencing and columns along Hayne Street (10' off of South property line and 1' from the West property line, previously approved in an abbreviated review, will remain unchanged except for a 20-foot section where the shipping container will be placed. This container will seamlessly integrate with the existing landscape, enhancing both functionality and aesthetic appeal.

Jackson Street Container: The proposed placement is on the North and East property line. The 40-foot container will replace the previous fence along Jackson Street, positioned to leave a 9-foot gap between the container and the rear of the building. An 8-foot gate will be installed in this gap, providing access while maintaining security. Additionally, new fencing will be added behind the building to conceal a small, mobile dumpster, ensuring a clean and organized appearance. This proposed fencing and gate is 6' in height and the same style as the previously approved Hayne St fence.

Artistic Enhancement: Both containers will feature murals on the sides facing the streets, contributing to the visual vibrancy of the neighborhood. These murals are intended to not only beautify the area but also to engage the community.

Future Considerations: On the final pages are some conceptual designs for future enhancements, including the possibility of creating an entrance through the 40-foot container. We are also seeking the board's feedback on additional container modification options that may further align with the board's aesthetic standards.



Existing Conditions (Hayne St Container)



West Elevation



East Elevation



Facing Southeast

****previously approved gates and fencing
not installed yet****

SW 7069
Iron Ore

Existing Conditions (Jackson St Container)



East Elevation



West Elevation

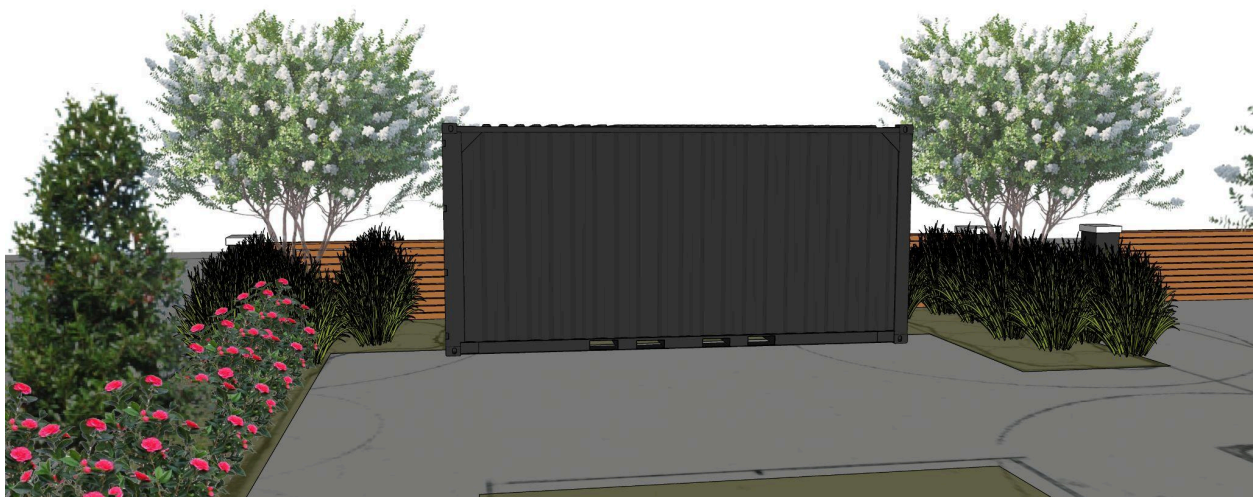


Facing Southwest

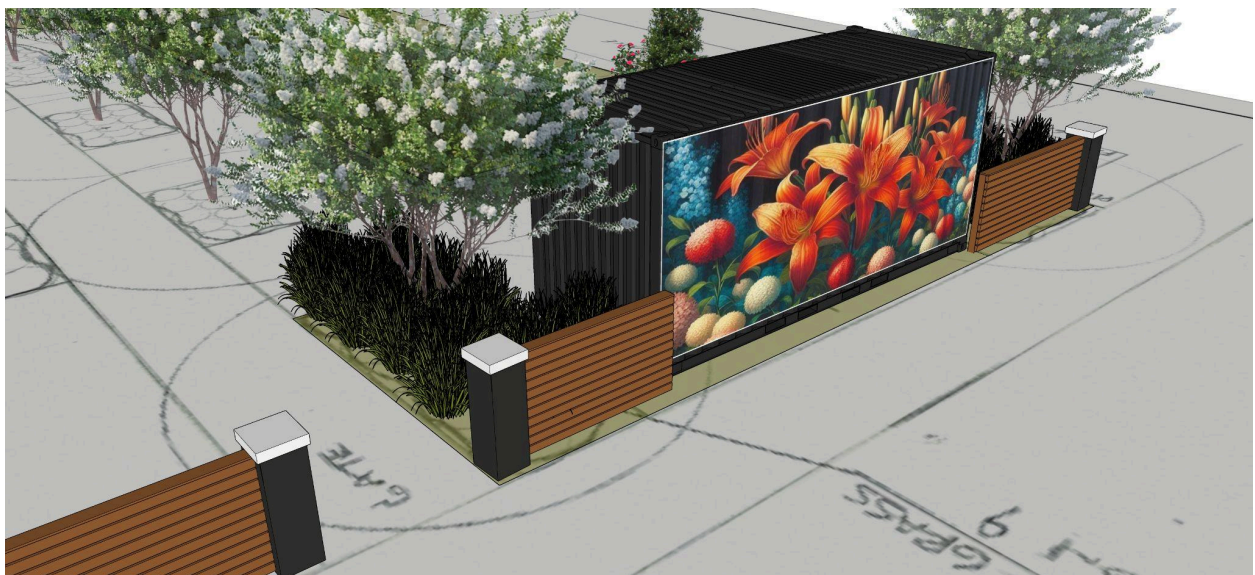
Proposed Renderings (Hayne St Side)



West Elevation



East Elevation

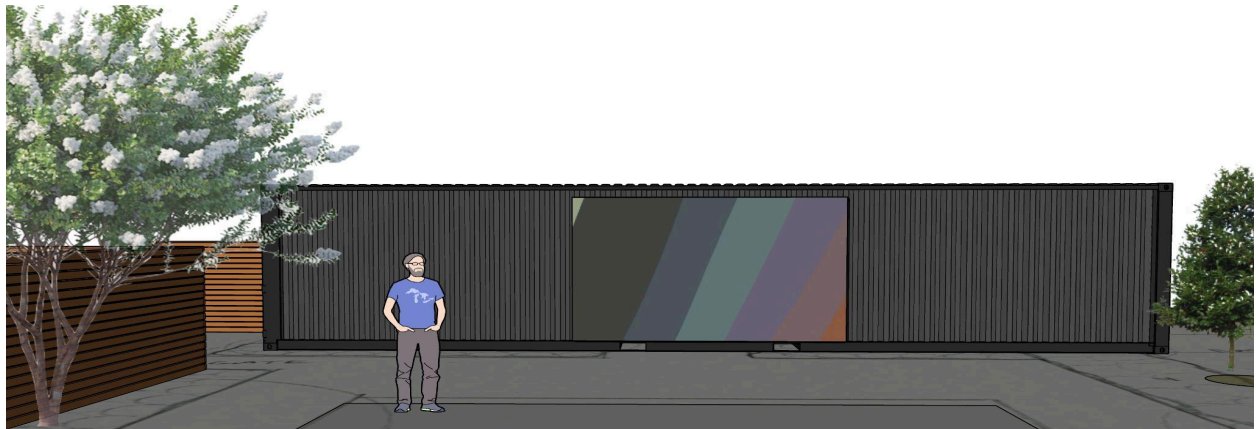


Perspective

Proposed Renderings (Jackson St Side)



East Elevation

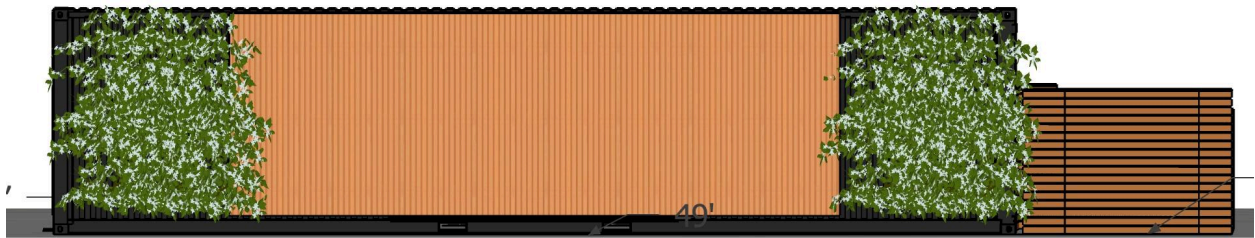


West Elevation



Perspective

Concepts for Discussion



Jasmine & Cladding



Gate Concept



Gate Concept Front View





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-858

Architectural Review Board

9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

150 S. Baylen Street
Palafox Historic Business District / Zone C-2A / City Council District
Conceptual Review of a New Townhome Development

SUMMARY:

Jordan Yee is seeking conceptual approval for a new townhouse development located on an existing parking lot. This project received conceptual approval with consideration of the board's comments in February 2021 and again in August 2022.

The proposed development will have eleven (11) single family attached dwelling units consisting of three (3) different three-story unit types. The current design proposes uniformity of the facades for all three buildings compared to previous applications.

Recommended Code Sections:

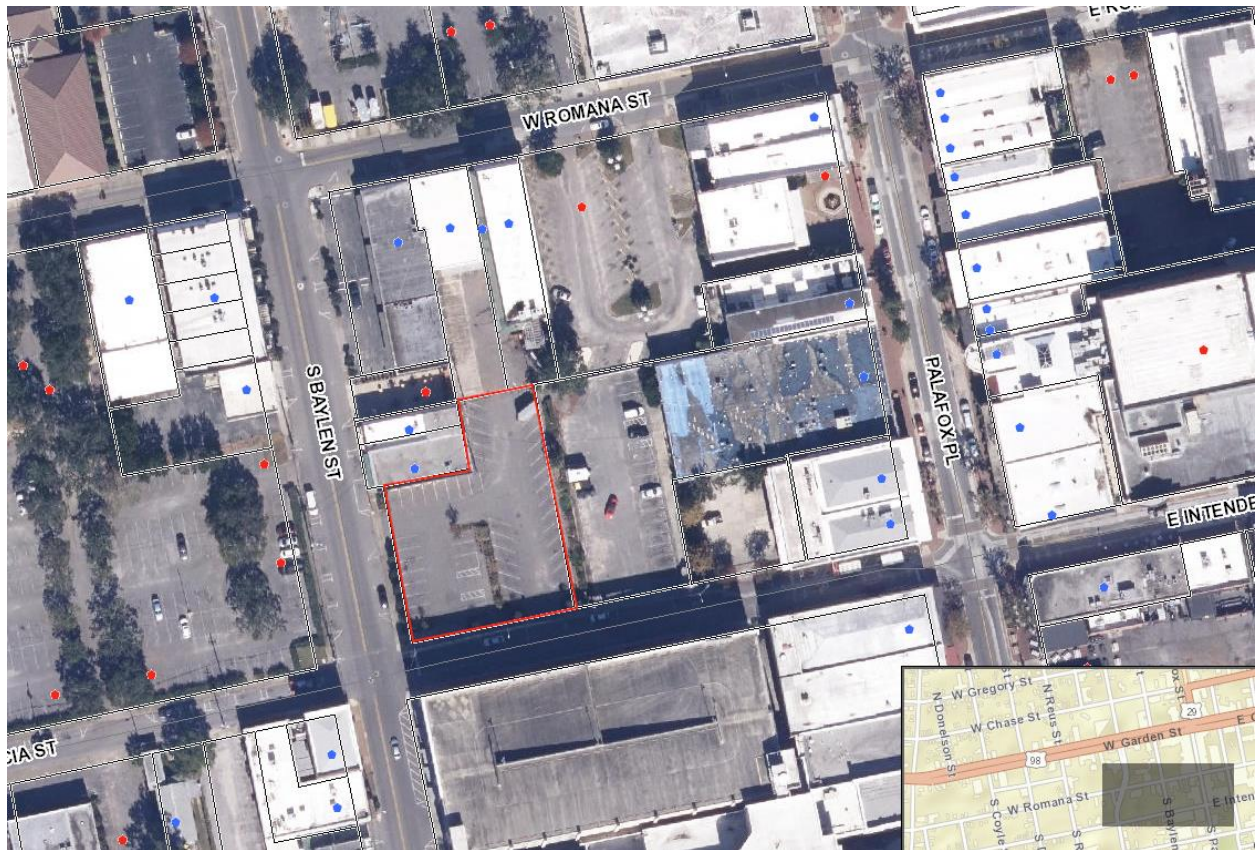
Sec. 12-3-27(f)(2)b-c. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.

Sec. 12-3-27(f)(4) PHBD; Architectural review of proposed exterior development; Board review standards.

ATTACHMENTS:

1. Images
2. August 2022_Application and Materials
3. August 2022_ARB minutes
4. Sept 2024_Application and Materials

150 S. Baylen Street





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00811

Architectural Review Board

8/18/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 8/11/2022

SUBJECT:

150 S. Baylen Street
Palafox Historic Business District / Zone C-2A
Conceptual Review of a New Townhome Development

BACKGROUND:

Michelle Burch, Caldwell Associates Architects, is seeking *conceptual review* of a new townhouse development located on an existing parking lot. This project received conceptual approval with consideration of the board's comments in February 2021.

The proposed development will have eleven (11) single family attached dwelling units consisting of three (3) different three-story unit types. Changes have been made to the exterior design which now shows a brick façade with horizontal siding infill. Additional materials and accents have been incorporated and the February 2021 elevations have been included for comparison.

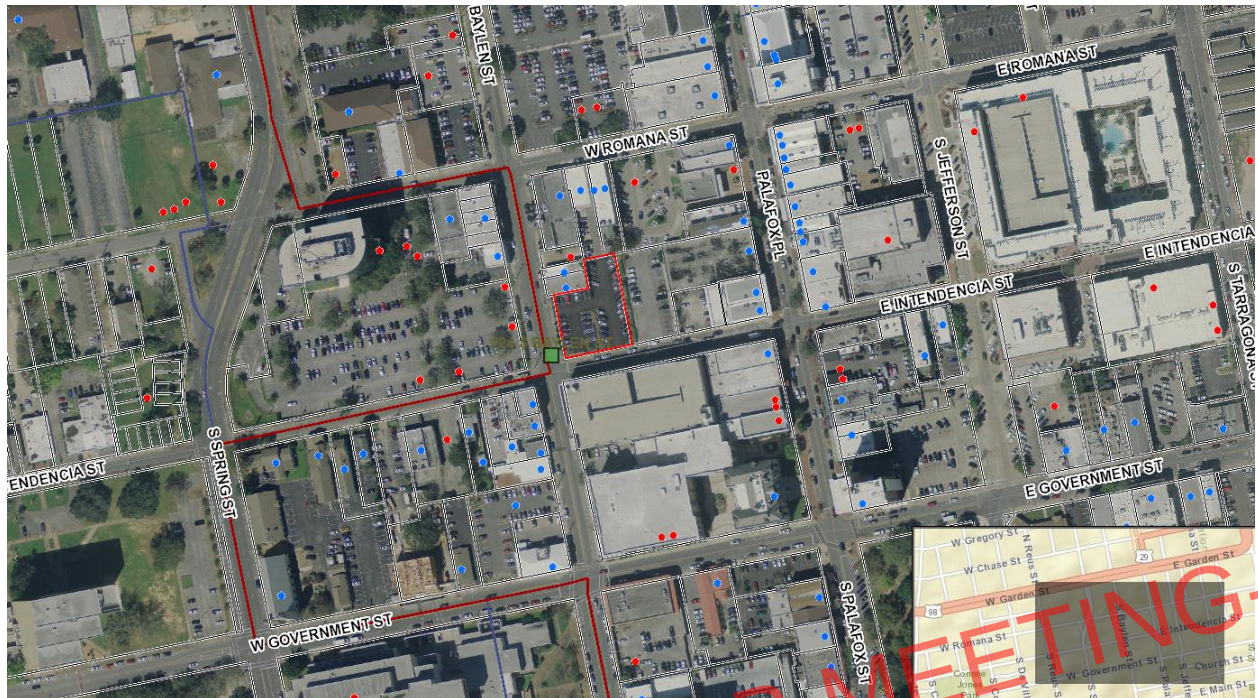
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-27 *Palafox Historic Business District*

Sec. 12-3-27(f)(2)b & c *PHBD, In the case of a proposed new building*

150 S. Baylen Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 07.25.2022

Project Address: 150 S Baylen Street, Pensacola Florida 32502

Applicant: Caldwell Associates Architects

Applicant's Address: 116 N Tarragona Street, Pensacola Florida 32502

Email: michelle@caldwell-assoc.com **Phone:** 850.439.6578

Property Owner: Red Feather LLC

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:

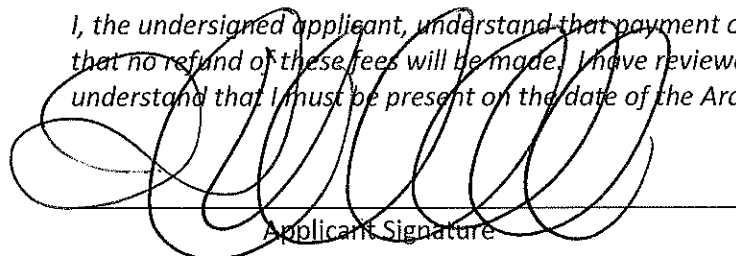
We are requesting a conceptual review for this project.

This development will create 11-three-story, single-family townhouses on a previously underutilized .42-acre parking lot, located on the corner of Baylen Street & Intendencia Street. This infill style development helps restore the urban fabric, enhances the streetscape, creates additional neighborhood security, and adds living options and density to our popular downtown core.

At just one block off Palafox, it is walking distance to all of Pensacola's downtown amenities while not being at the center of the activity.

Property owners will utilize a shared private access drive from Intendencia Street for rear access to their garage which will enable the public streets and sidewalks to maintain, and even enhance, their current function and pedestrian traffic patterns.

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

7/25/22
Date

1/28/2021

150 S. Baylen Street Existing Conditions:



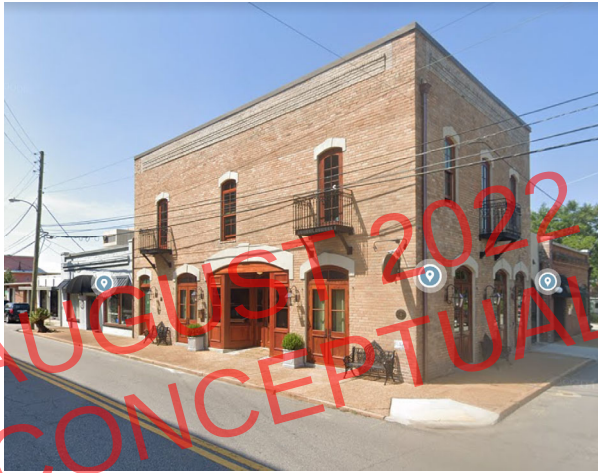
Surrounding Buildings:



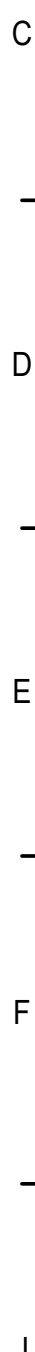
AUGUST 2022 ARB MEETING-
CONCEPTUAL APPROVAL

CALDWELL

ASSOCIATES, LLP



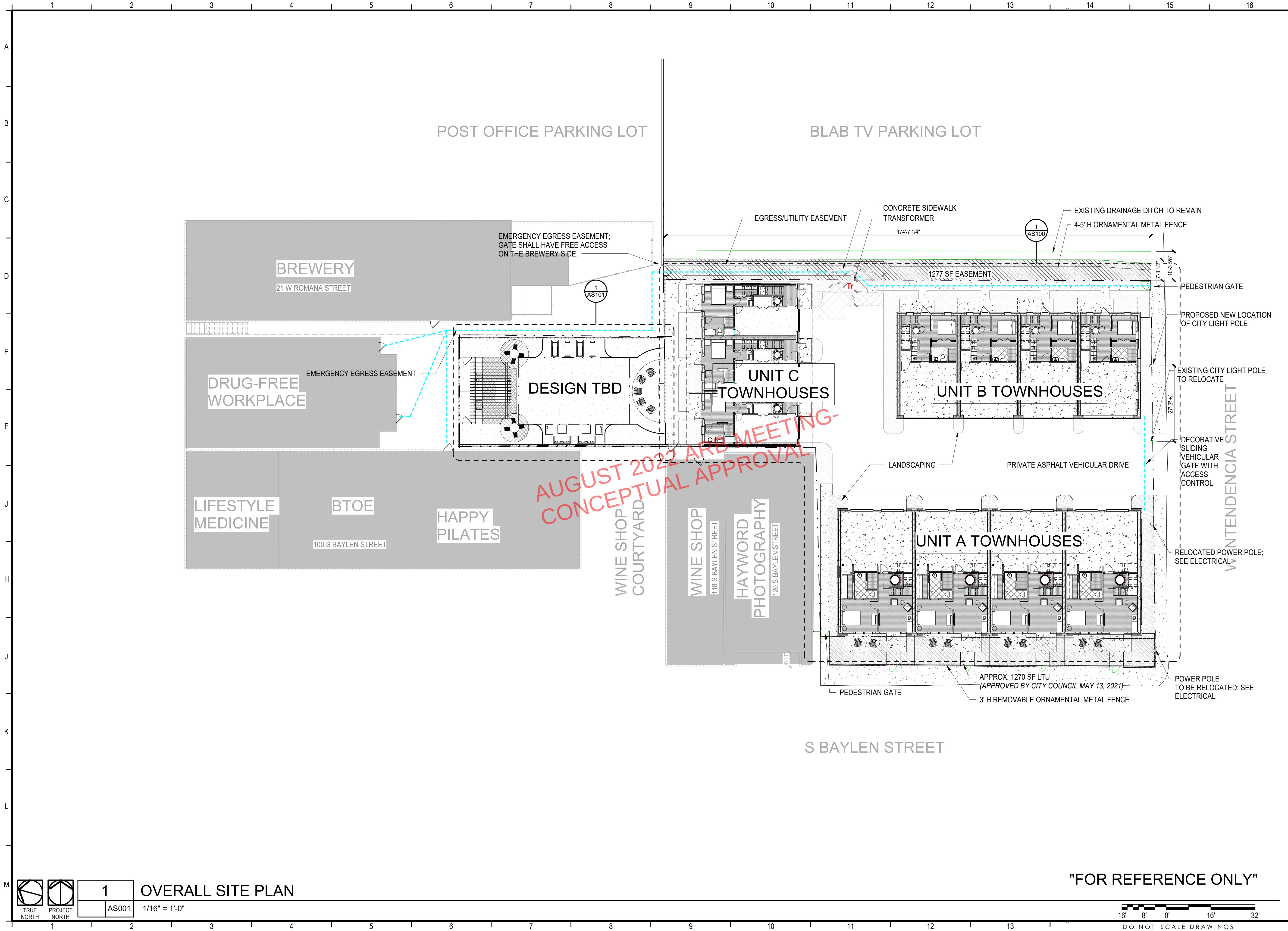
A	—
B	—
C	—
D	—
E	—
F	—
J	—
H	—
J	—
K	—



J

L
—
M

DO NOT SCALE DRAWINGS



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LYBD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
OVERALL SITE

SHEET NUMBER:

AS001

DESIGN DEVELOPMENT

12345678910111213141516

A

B

C

D

E

F

J

H

J

K

L

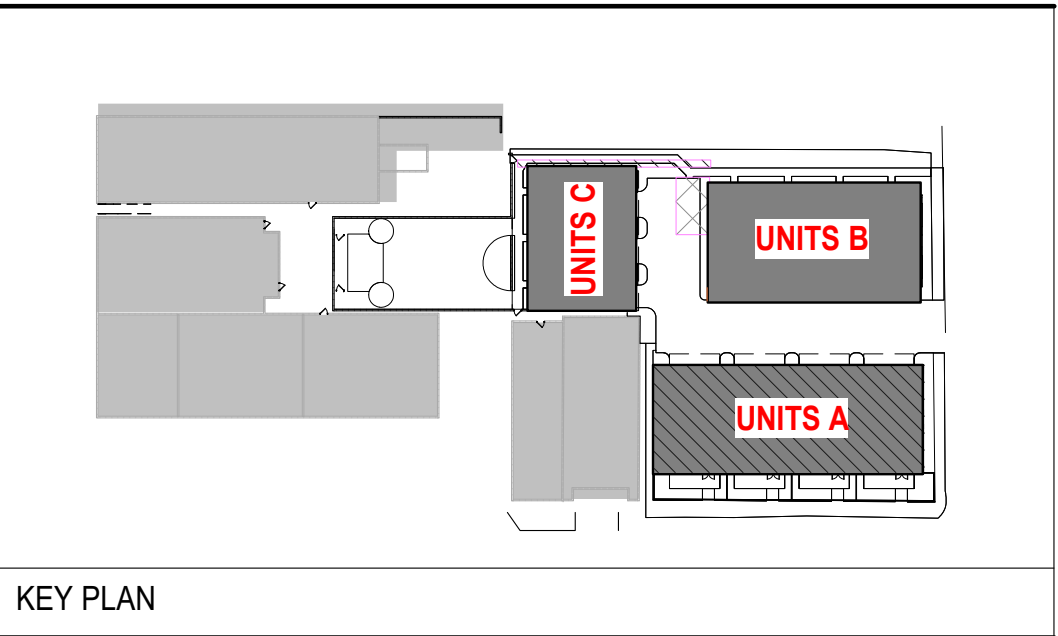
M

12345678910111213141516

BAYLEN STREET TOWNHOUSES

UNIT TYPE A

4 BEDROOM / 3 1/2 BATH



KEY PLAN

DO NOT SCALE DRAWINGS

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:

CONCEPT PLANS

06.19.2020

SCHEMATIC DESIGN

07.14.2020

SCHEMATIC DESIGN 2

08.19.2020

SCHEMATIC DESIGN 3

08.28.2020

SCHEMATIC DESIGN 4

09.11.2020

SCHEMATIC DESIGN 5

02.03.2021

DESIGN DEVELOPMENT

02.17.2021

DD REV 1

03.31.2021

DD REV 2

05.06.2021

DD REV 3

07.27.2022

PROJECT TEAM:

CIVIL

REBOL BATTLE & ASSOCIATES

STRUCTURAL

LBVD ENGINEERING, INC.

ARCHITECTURAL

CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION

W3 ENGINEERING

PLUMBING, MECHANICAL

W3 ENGINEERING

ELECTRICAL

W3 ENGINEERING

LANDSCAPE

TBD

MOISTURE CONSULTANT

BY OWNER

ACOUSTICAL CONSULTANT

BY OWNER

PROJECT:

RED FEATHER
TOWNHOUSES

150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)

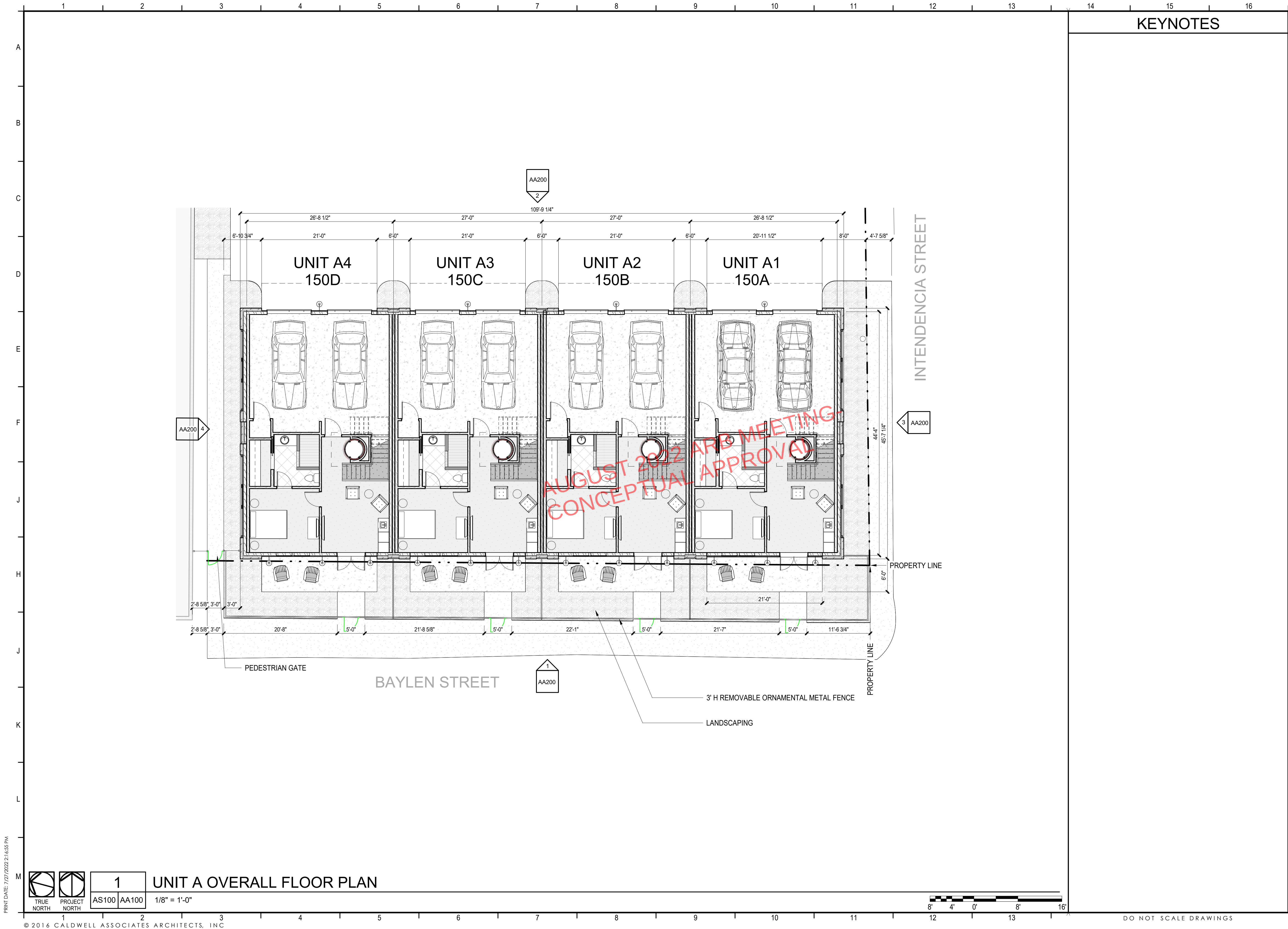
-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
UNIT A COVER SHEET

SHEET NUMBER:

GA001

DESIGN DEVELOPMENT



CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
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License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
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DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LYBD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

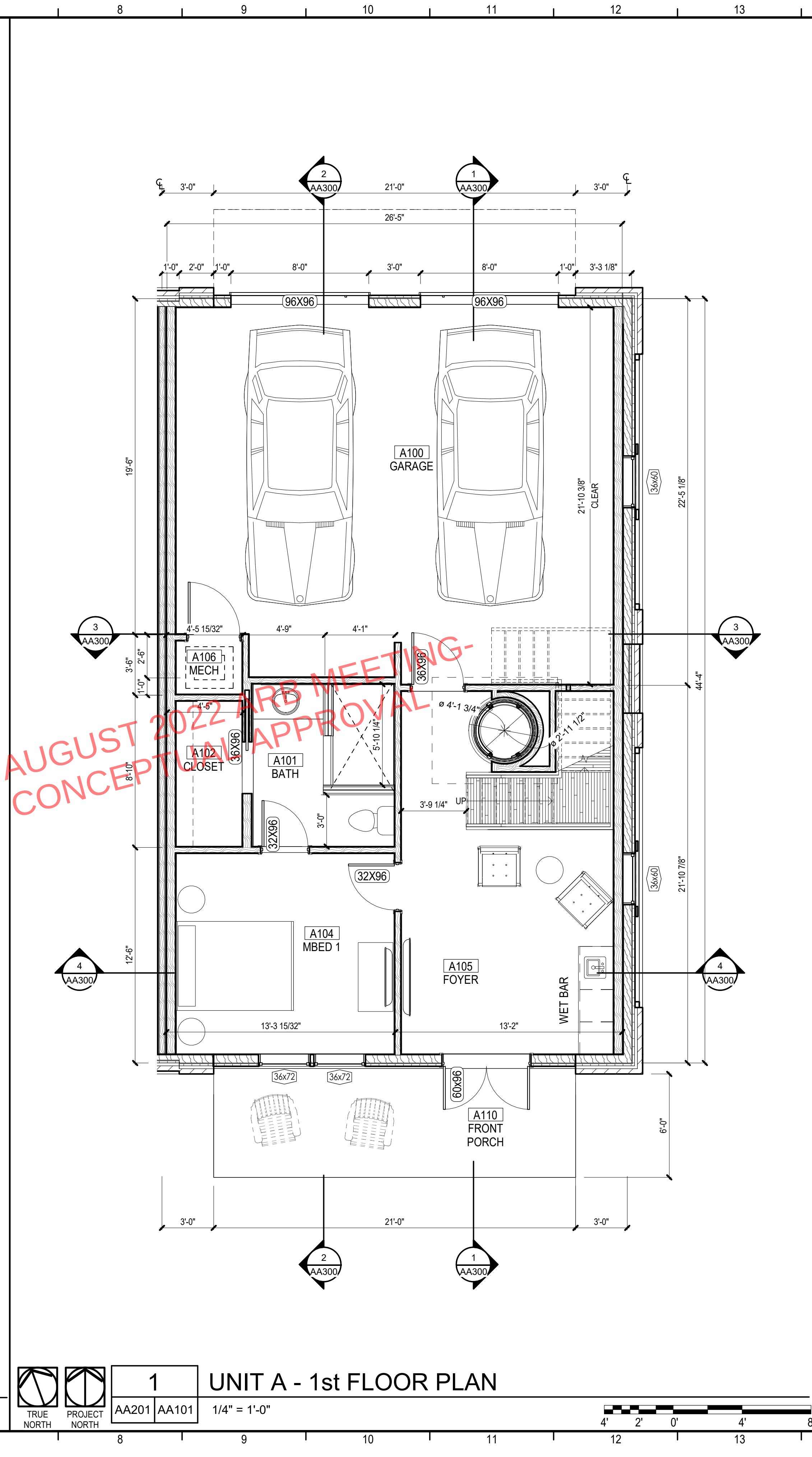
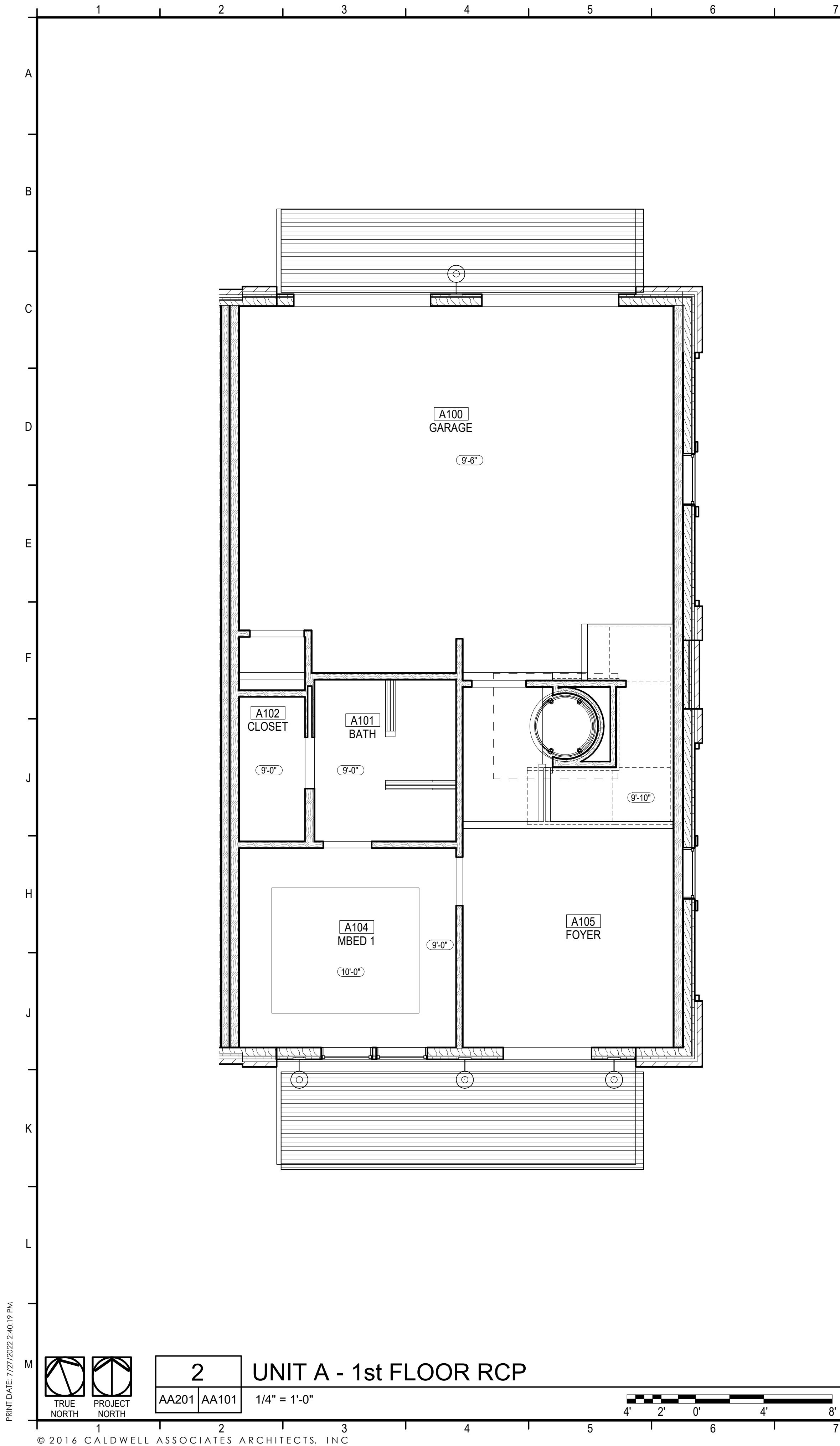
PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT A - OVERALL PLAN

SHEET NUMBER:
AA100
DESIGN DEVELOPMENT



AREA CALCULATIONS	
CONDITIONED SPACE:	536 SF
UNCONDITIONED SPACE:	553 SF
BALCONY/PATIO:	136 SF
TOTAL:	1225 SF

KEYNOTES	

LEGEND	
	CONCRETE MASONRY UNIT WALL; SEE WALL TYPE
	WOOD STUD WALL; SEE WALL TYPE
	5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
	LIGHT FIXTURES; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
	RETURN AIR GRILLE; SEE MECHANICAL

GENERAL NOTES	
1. COORDINATE WITH ALL OTHER DRAWINGS PRIOR TO COMMENCING ANY WORK.	
2. REFER TO WALL TYPE SHEET FOR MORE INFORMATION	
3. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO COMMENCING WORK.	
4. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED OR WALL MOUNTED DEVICE.	
5. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTING INFORMATION.	
6. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN WET AREAS.	
7. COORDINATE WITH ROOM FINISH SCHEDULE AND FINISH INDEX FOR FINISHES OF ALL SURFACES.	
8. PROVIDE PRESSURE TREATED WOOD BLOCKING IN STUD WALL CAVITIES WHERE REQUIRED TO SUPPORT WALL MOUNTED COMPONENTS, INCLUDING, BUT NOT LIMITED TO, UPPER CABINET AND COUNTER SUPPORT BRACKETS.	

CALDWELL ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:

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DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:

CIVIL

REBOL BATTLE & ASSOCIATES

STRUCTURAL

LYBD ENGINEERING, INC.

ARCHITECTURAL

CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION

W3 ENGINEERING

PLUMBING, MECHANICAL

W3 ENGINEERING

ELECTRICAL

W3 ENGINEERING

LANDSCAPE

TBD

MOISTURE CONSULTANT

BY OWNER

ACOUSTICAL CONSULTANT

BY OWNER

PROJECT:

RED FEATHER TOWNHOUSES

150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)

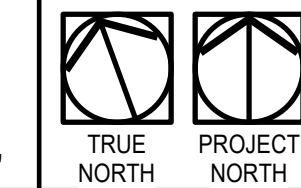
-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021

SHEET TITLE: UNIT A - 1st FLOOR & REFLECTED CEILING PLANS

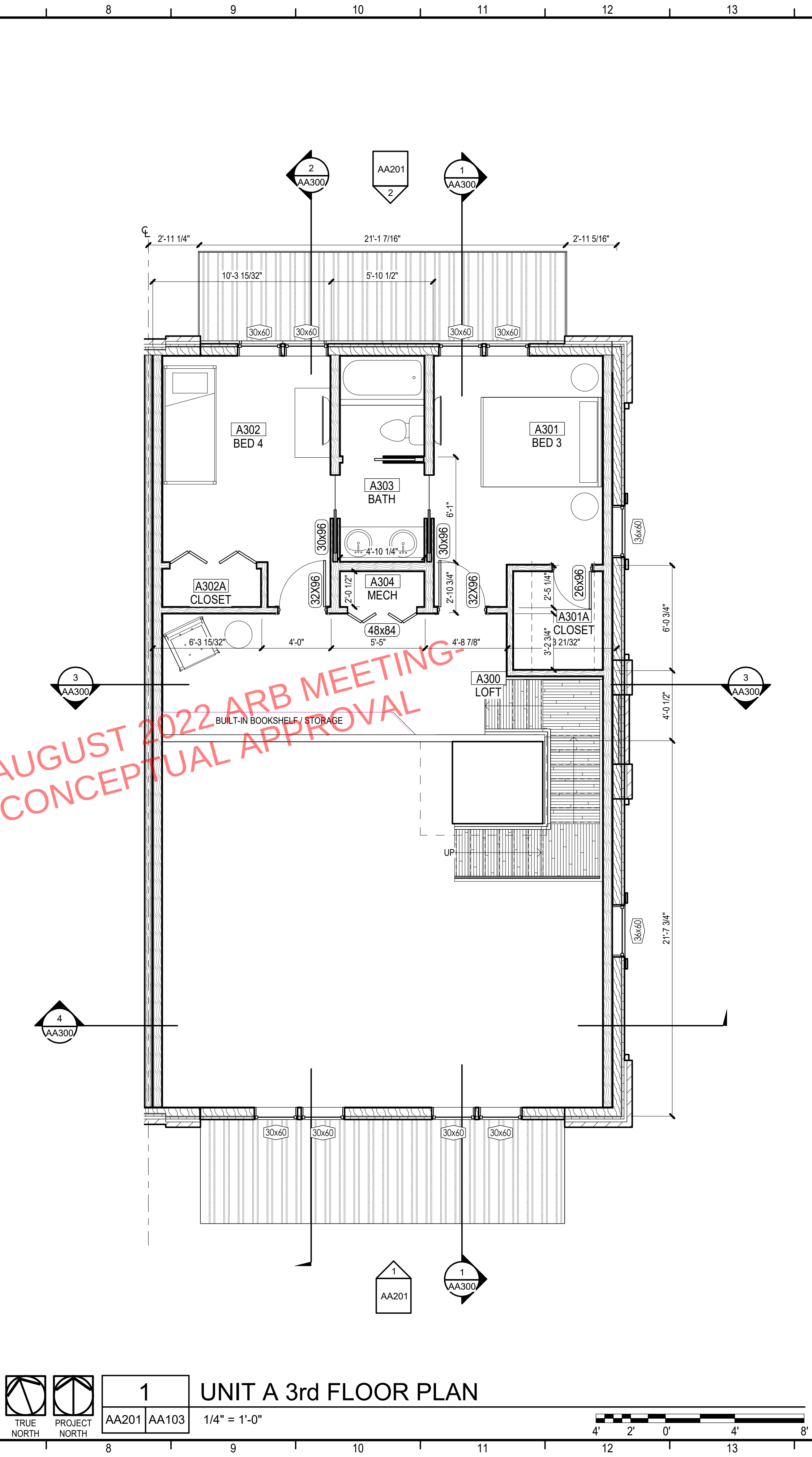
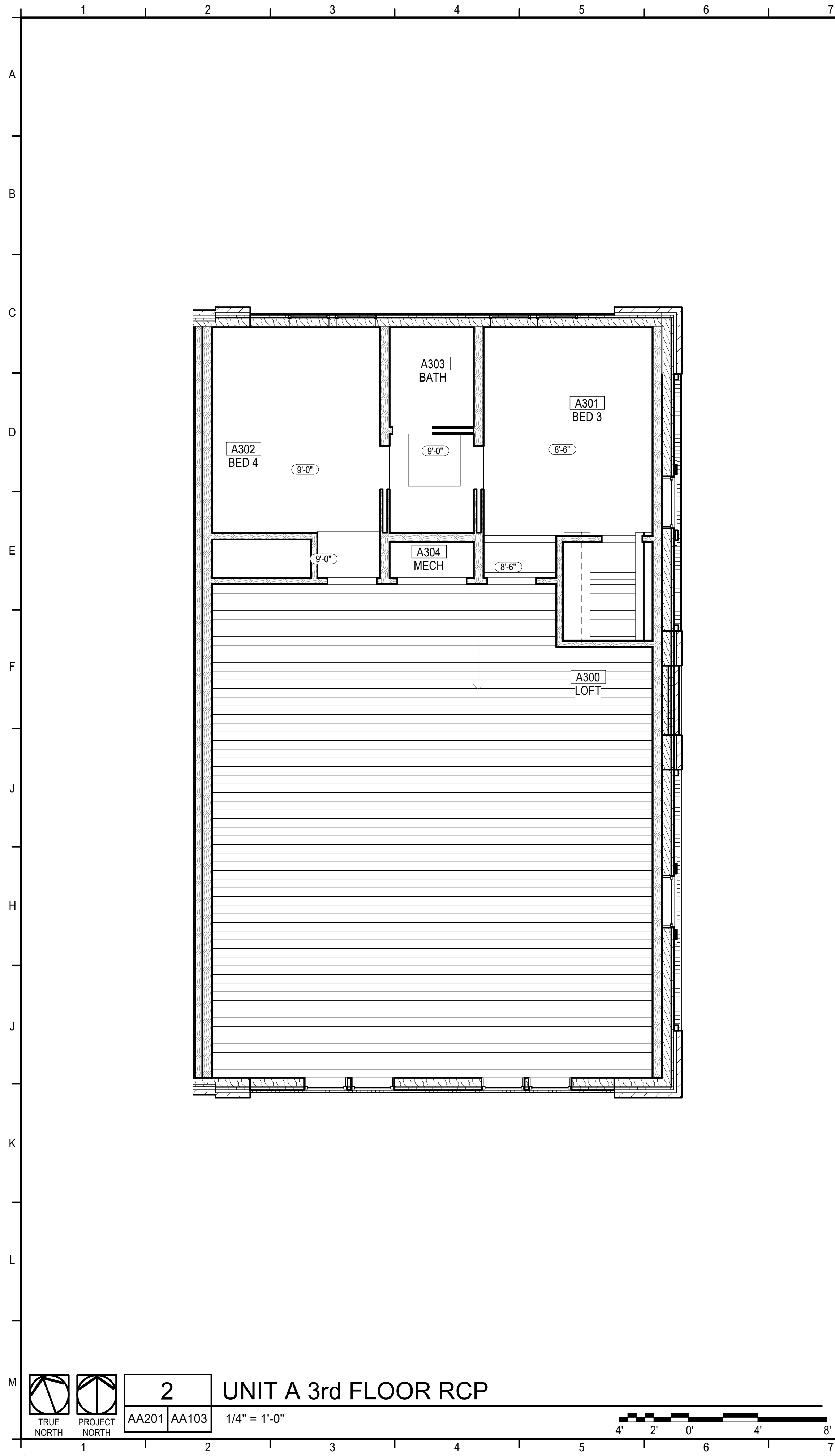
SHEET NUMBER: AA101

DESIGN DEVELOPMENT



DESIGN DEVELOPMENT

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AREA CALCULATIONS	
CONDITIONED SPACE:	532 SF
UNCONDITIONED SPACE:	0 SF
BALCONY/PATIO:	0 SF
TOTAL:	532 SF
KEYNOTES	
LEGEND	
	CONCRETE MASONRY UNIT WALL; SEE WALL TYPE
	WOOD STUD WALL; SEE WALL TYPE
	5/8" GYPSUM BOARD SUSPENDED CEILING; SEE FINISH SCHEDULE
	LIGHT FIXTURES; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
	RETURN AIR GRILLE; SEE MECHANICAL
GENERAL NOTES	
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CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:

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DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
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DD REV 3	07.27.2022

PROJECT TEAM:

CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LYBD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
RED FEATHER TOWNHOUSES

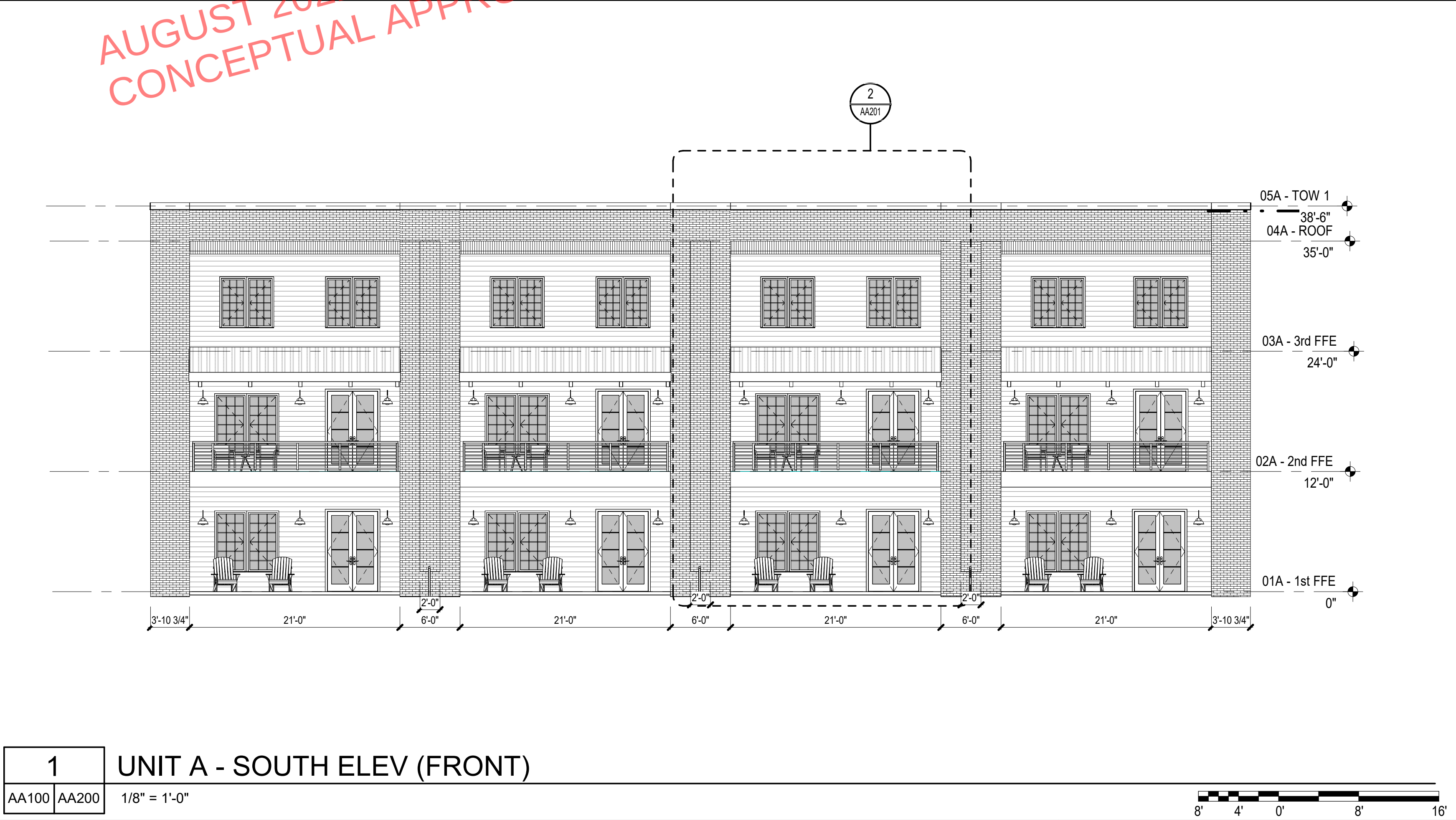
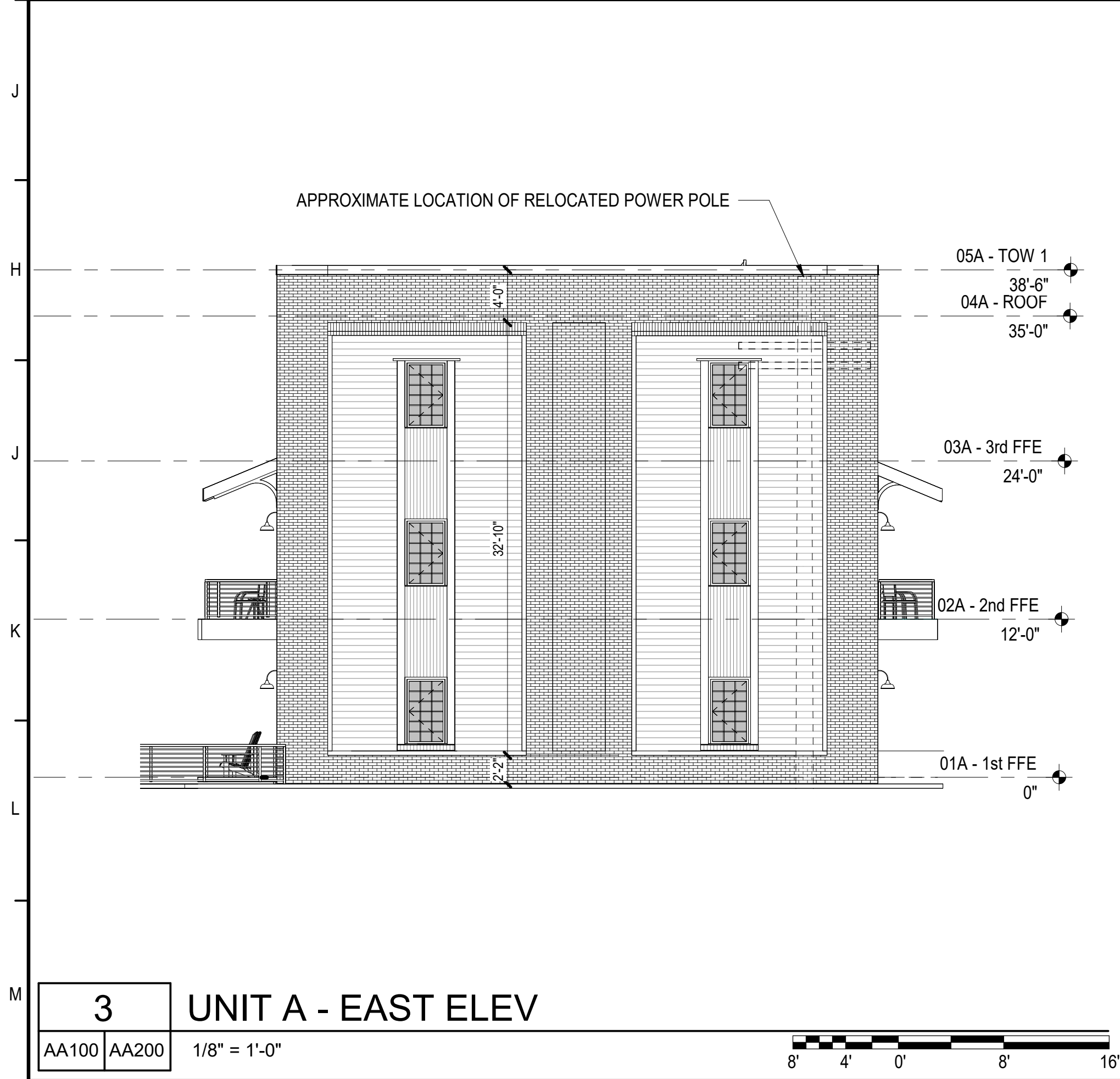
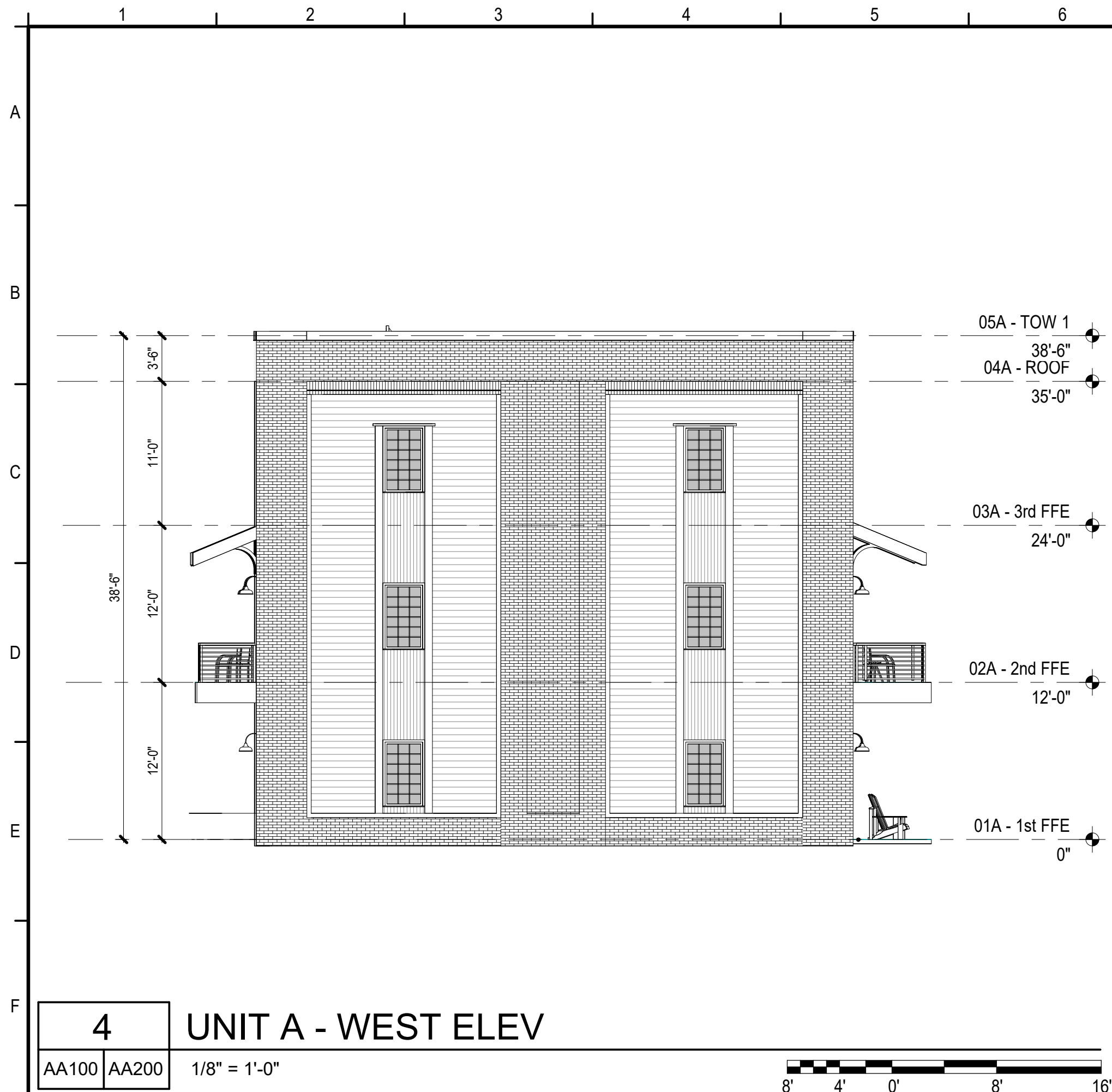
**150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT A - 3rd FLOOR &
REFLECTED CEILING PLANS

SHEET NUMBER:
AA103

DESIGN DEVELOPMENT



CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:

CIVIL
REBOL BATTLE & ASSOCIATES

STRUCTURAL
LBYD ENGINEERING, INC.

ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION
W3 ENGINEERING

PLUMBING, MECHANICAL
W3 ENGINEERING

ELECTRICAL
W3 ENGINEERING

LANDSCAPE
TBD

MOISTURE CONSULTANT
BY OWNER

ACOUSTICAL CONSULTANT
BY OWNER

PROJECT:
RED FEATHER
TOWNHOUSES

150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

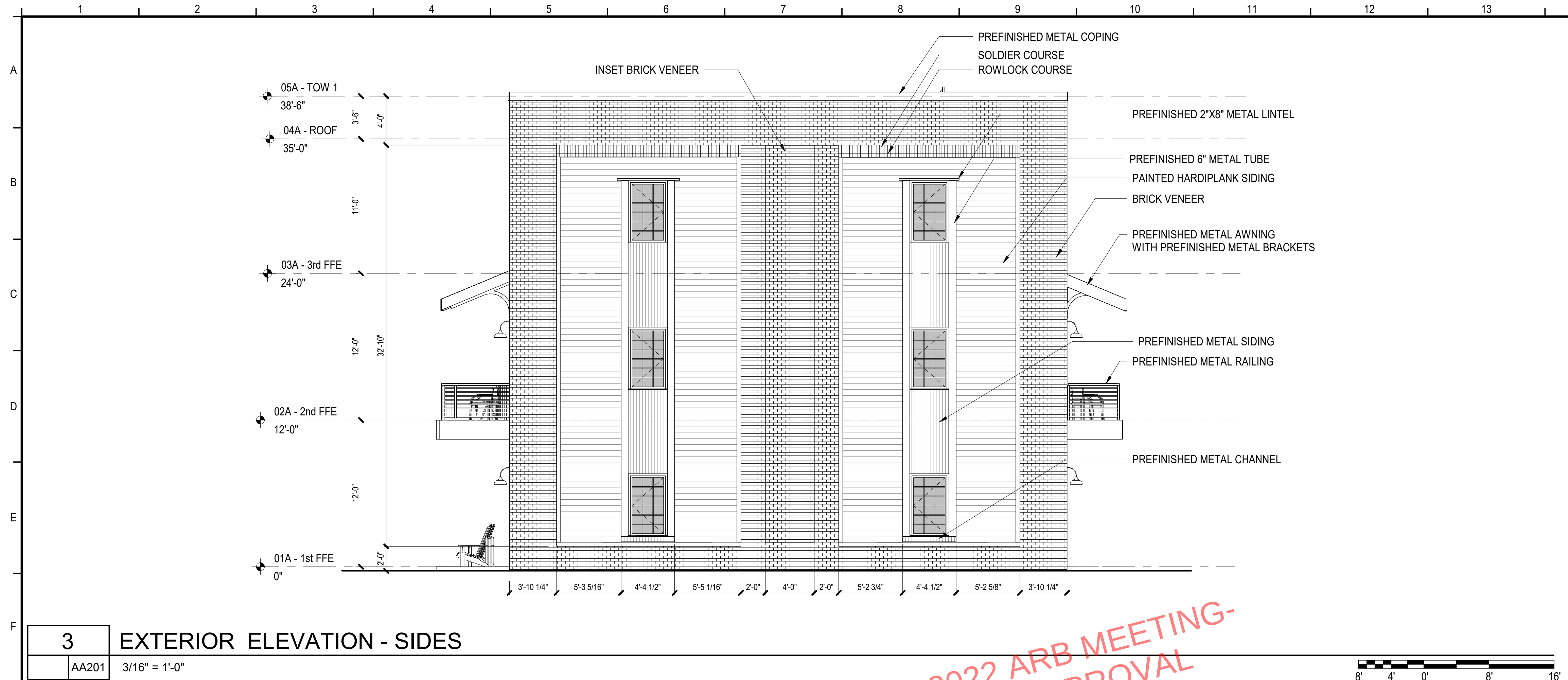
PROJECT NO. : 20021
SHEET TITLE:
UNIT A - OVERALL EXTERIOR
ELEVATIONS

SHEET NUMBER:

AA200

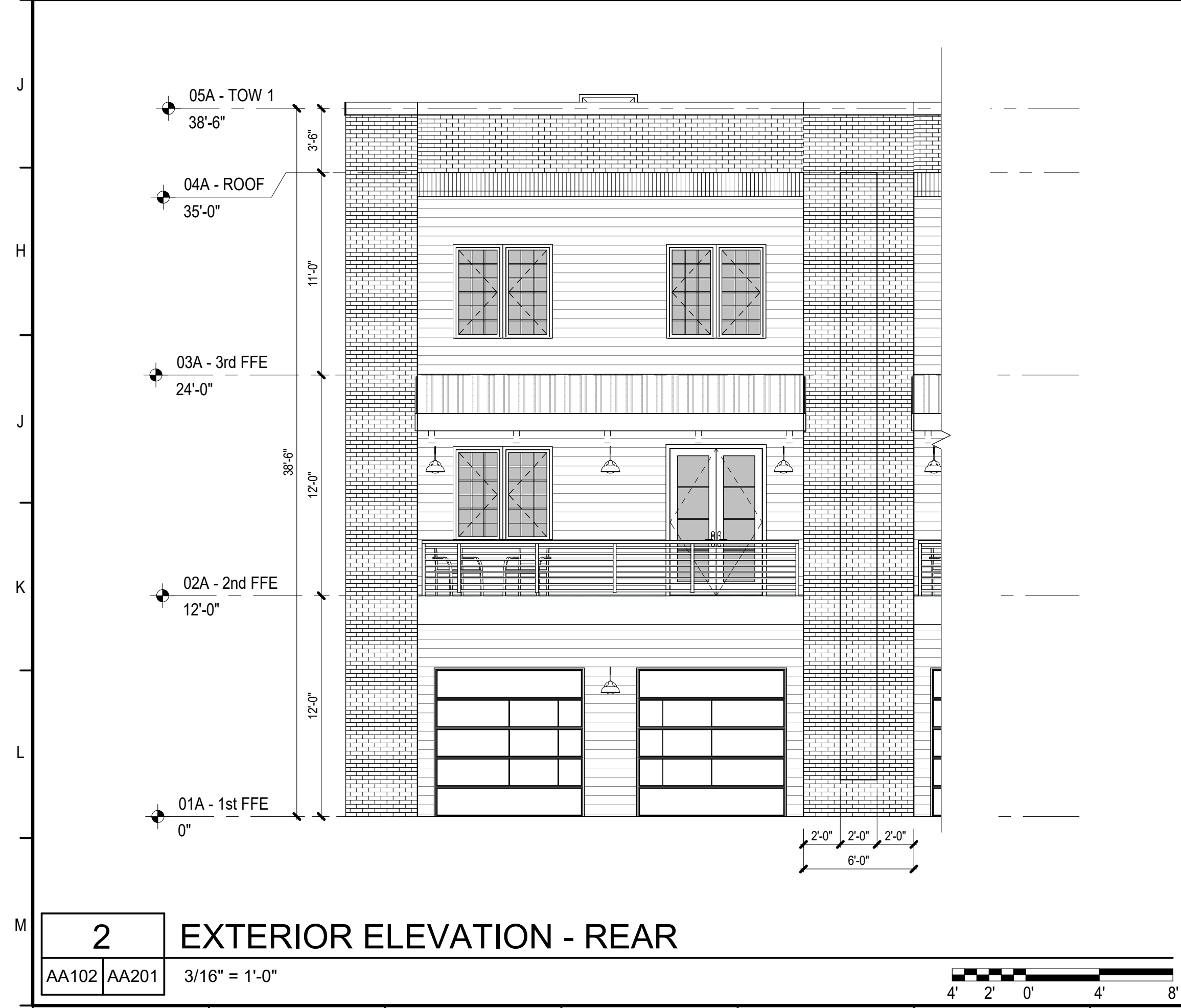
DESIGN DEVELOPMENT

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3 EXTERIOR ELEVATION - SIDES

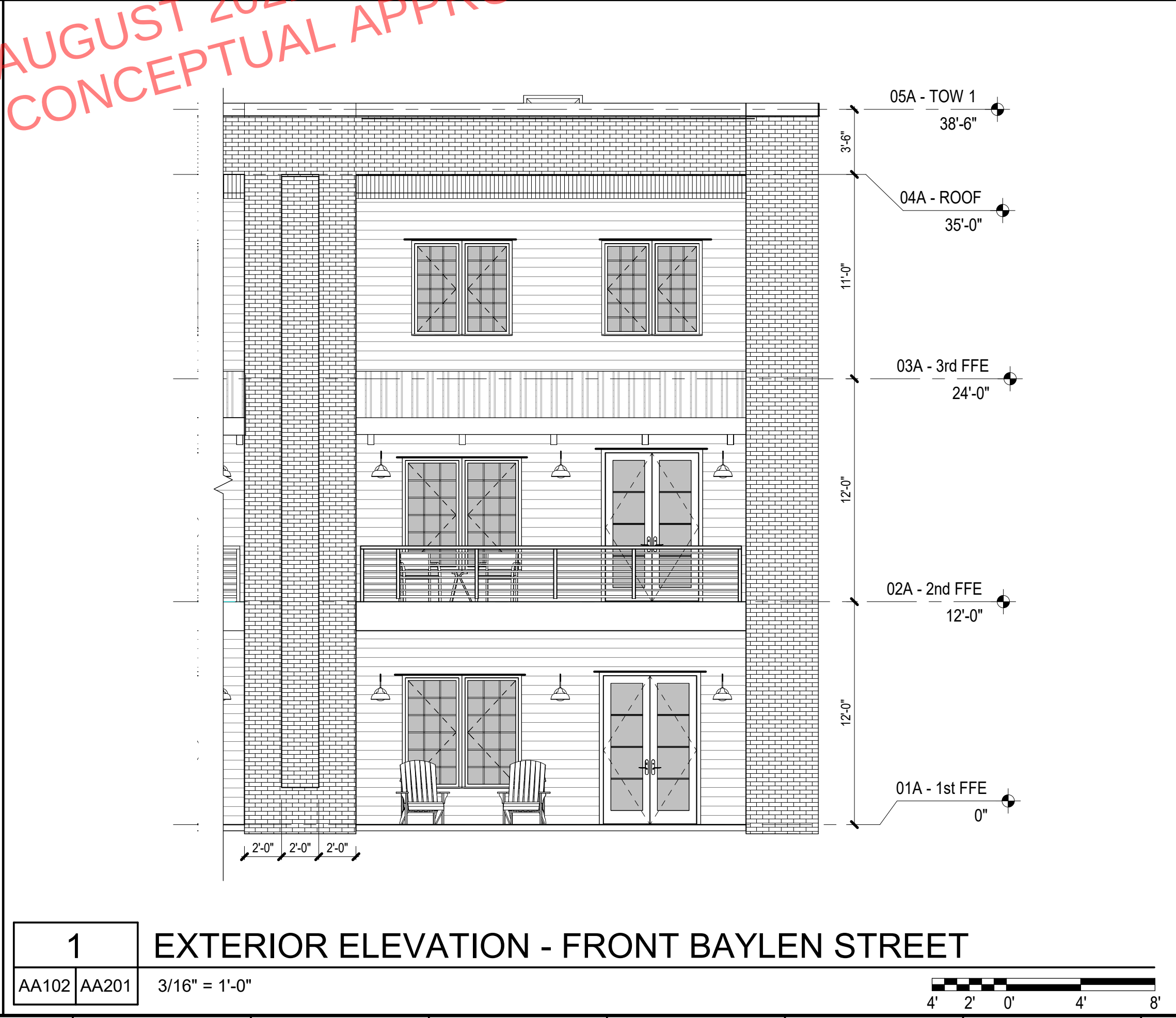
AA201 3/16" = 1'-0"



2 EXTERIOR ELEVATION - REAR

AA102 AA201 3/16" = 1'-0"

AUGUST 2022 ARB MEETING-
CONCEPTUAL APPROVAL



1 EXTERIOR ELEVATION - FRONT BAYLEN STREET

AA102 AA201 3/16" = 1'-0"

KEYNOTES

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
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DESIGN DEVELOPMENT	02.17.2021
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DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:

CIVIL
REBOL BATTLE & ASSOCIATES

STRUCTURAL
LBVD ENGINEERING, INC.

ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION
W3 ENGINEERING

PLUMBING, MECHANICAL
W3 ENGINEERING

ELECTRICAL
W3 ENGINEERING

LANDSCAPE
TBD

MOISTURE CONSULTANT
BY OWNER

ACOUSTICAL CONSULTANT
BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

GENERAL NOTES

- COORDINATE WITH ROOM FINISH SCHEDULE AND FINISH INDEX FOR FINISHES OF ALL SURFACES NOT OUTLINED ON THESE DRAWINGS.
- ALL BRICK VENEER TO HAVE: CLEAR BLOCK SEALER @ ALL EXPOSED MASONRY SURFACES
- SEE DETAILS FOR TYPICAL CONTROL JOINT DETAIL
- SUBMIT PRODUCT LITERATURE, CERTIFICATIONS, TEST REPORTS & FULL MATERIAL SAMPLES OF EACH COLOR SPECIFIED.

PROJECT NO. : 20021
SHEET TITLE:

UNIT A - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER:

AA201

DESIGN DEVELOPMENT

DO NOT SCALE DRAWINGS

BAYLEN STREET TOWNHOUSES

UNIT TYPE B

3 BEDROOM / 3 1/2 BATH



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
<u>CIVIL</u>	REBOL BATTLE & ASSOCIATES
<u>STRUCTURAL</u>	LBVD ENGINEERING, INC.
<u>ARCHITECTURAL</u>	CALDWELL ASSOC. ARCHITECTS
<u>FIRE PROTECTION</u>	W3 ENGINEERING
<u>PLUMBING, MECHANICAL</u>	W3 ENGINEERING
<u>ELECTRICAL</u>	W3 ENGINEERING
<u>LANDSCAPE</u>	TBD
<u>MOISTURE CONSULTANT</u>	BY OWNER
<u>ACOUSTICAL CONSULTANT</u>	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

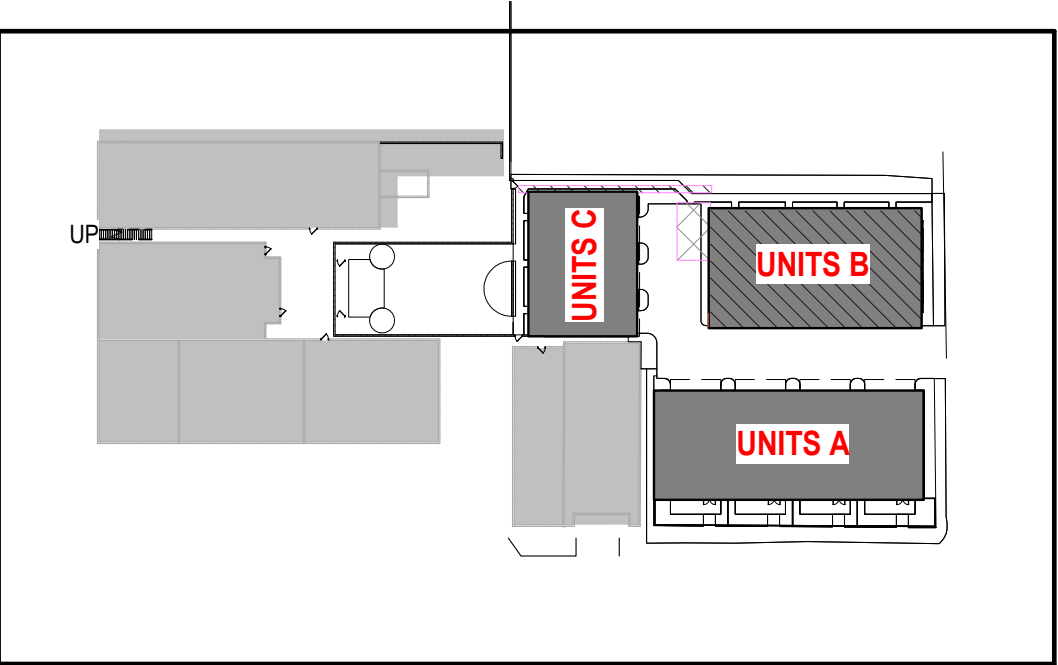
**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT B - COVER SHEET

SHEET NUMBER:
GB001

DESIGN DEVELOPMENT





PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:

CIVIL
REBEL BATTLE & ASSOCIATES
STRUCTURAL
LBYD ENGINEERING, INC.
ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION
W3 ENGINEERING
PLUMBING, MECHANICAL
W3 ENGINEERING
ELECTRICAL
W3 ENGINEERING
LANDSCAPE
TBD
MOISTURE CONSULTANT
BY OWNER
ACOUSTICAL CONSULTANT
BY OWNER

PROJECT:

RED FEATHER TOWNHOUSES

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT B - OVERALL PLAN

SHEET NUMBER:

AB100

DESIGN DEVELOPMENT



4
5
6
7

SI



222

SI



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PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
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DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:
CIVIL
REBOL BATTLE & ASSOCIATES
STRUCTURAL
LBUD ENGINEERING, INC.
ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION
W3 ENGINEERING
PLUMBING, MECHANICAL
W3 ENGINEERING
ELECTRICAL
W3 ENGINEERING
LANDSCAPE
TBD
MOISTURE CONSULTANT
BY OWNER
ACOUSTICAL CONSULTANT
BY OWNER

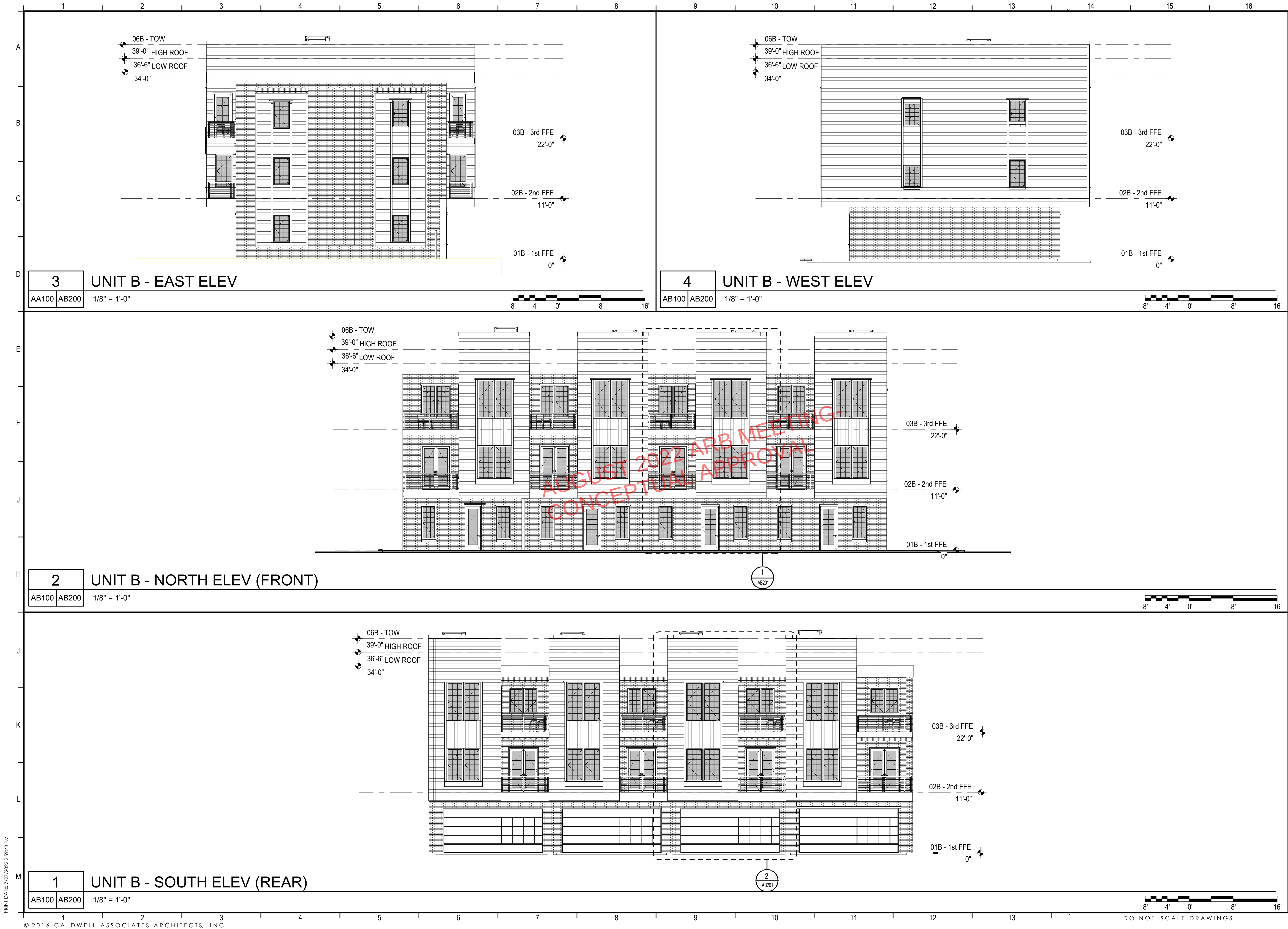
PROJECT:
**RED FEATHER
TOWNHOUSES**

**150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)**

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT B - 3rd FLOOR &
REFLECTED CEILING PLANS

SHEET NUMBER:
AB103
DESIGN DEVELOPMENT



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
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DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

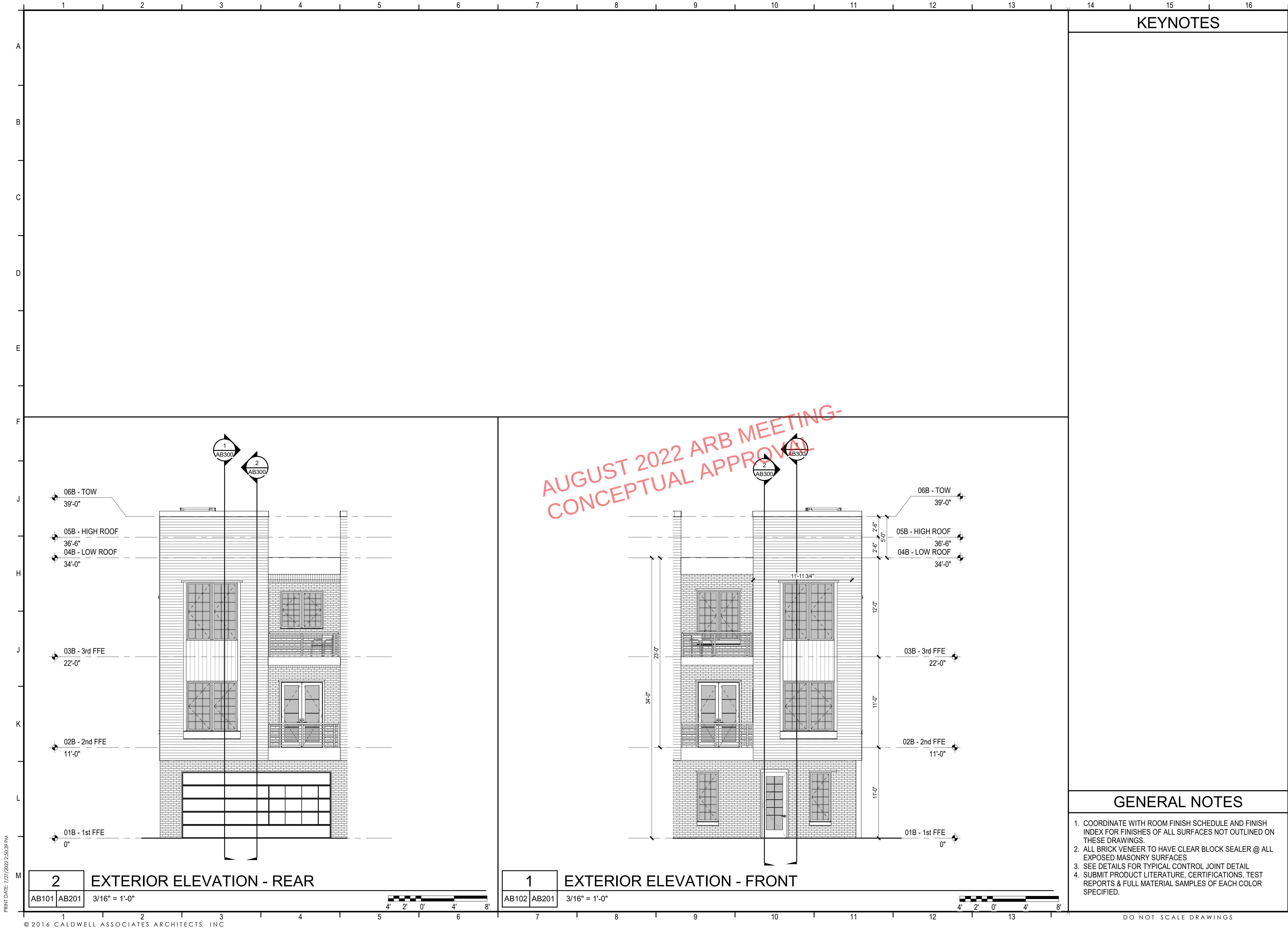
**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT B - OVERALL EXTERIOR
ELEVATIONS

SHEET NUMBER:

AB200

DESIGN DEVELOPMENT



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
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DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:

UNIT B - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER:

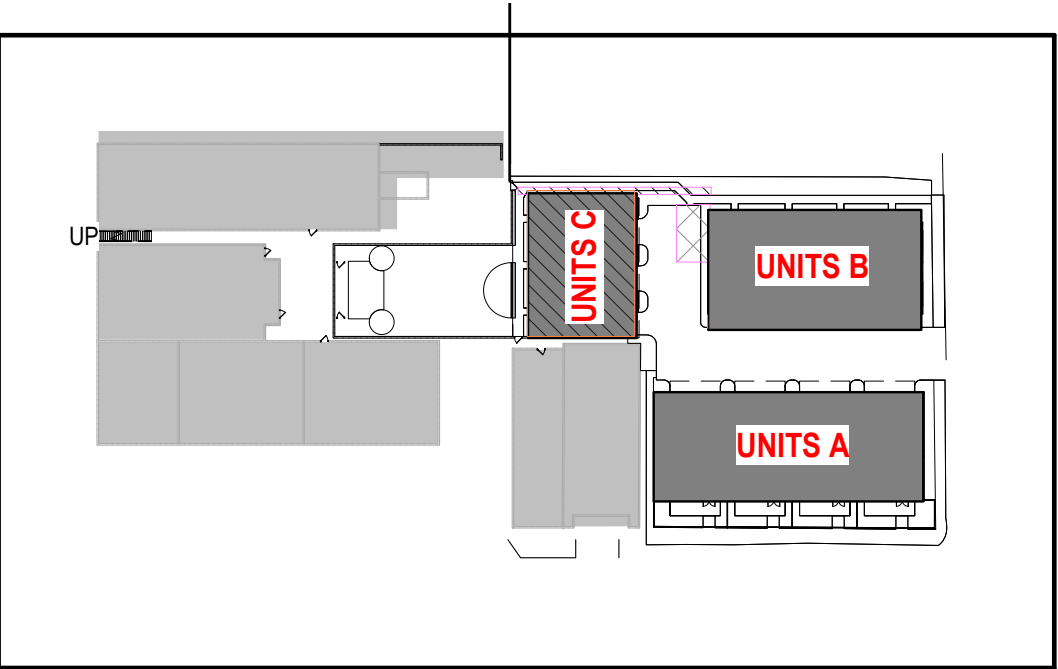
AB201

DESIGN DEVELOPMENT

BAYLEN STREET TOWNHOUSES

UNIT TYPE C

3 BEDROOM / 3 1/2 BATH



CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
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SCHEMATIC DESIGN 4	09.11.2020
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DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
<u>CIVIL</u>	REBOL BATTLE & ASSOCIATES
<u>STRUCTURAL</u>	LBVD ENGINEERING, INC.
<u>ARCHITECTURAL</u>	CALDWELL ASSOC. ARCHITECTS
<u>FIRE PROTECTION</u>	W3 ENGINEERING
<u>PLUMBING, MECHANICAL</u>	W3 ENGINEERING
<u>ELECTRICAL</u>	W3 ENGINEERING
<u>LANDSCAPE</u>	TBD
<u>MOISTURE CONSULTANT</u>	BY OWNER
<u>ACOUSTICAL CONSULTANT</u>	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

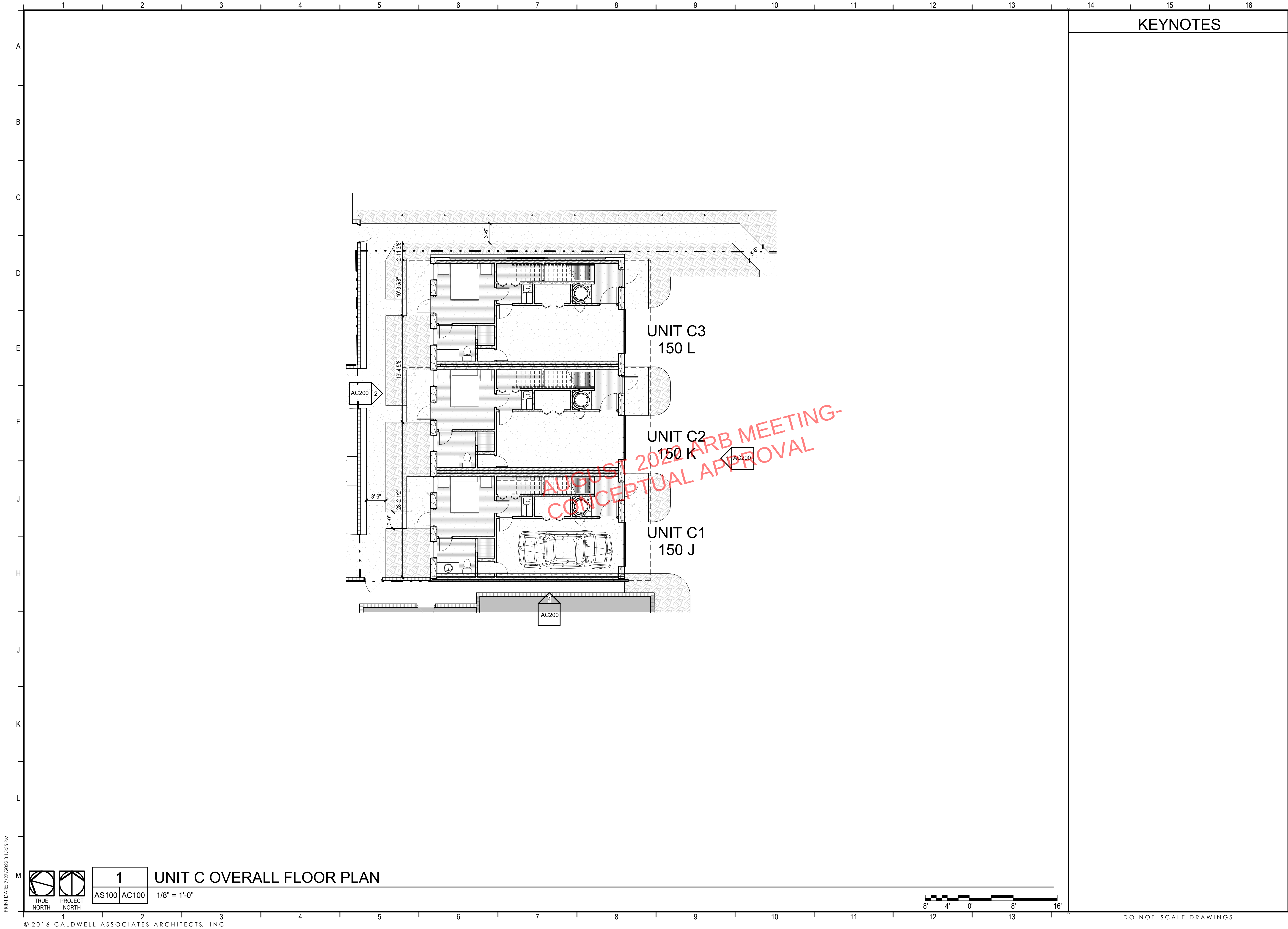
**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT C - COVER SHEET

SHEET NUMBER:
GC001

DESIGN DEVELOPMENT



KEYNOTES

CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:	
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PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LBVD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT C - OVERALL PLAN

SHEET NUMBER:
AC100
DESIGN DEVELOPMENT

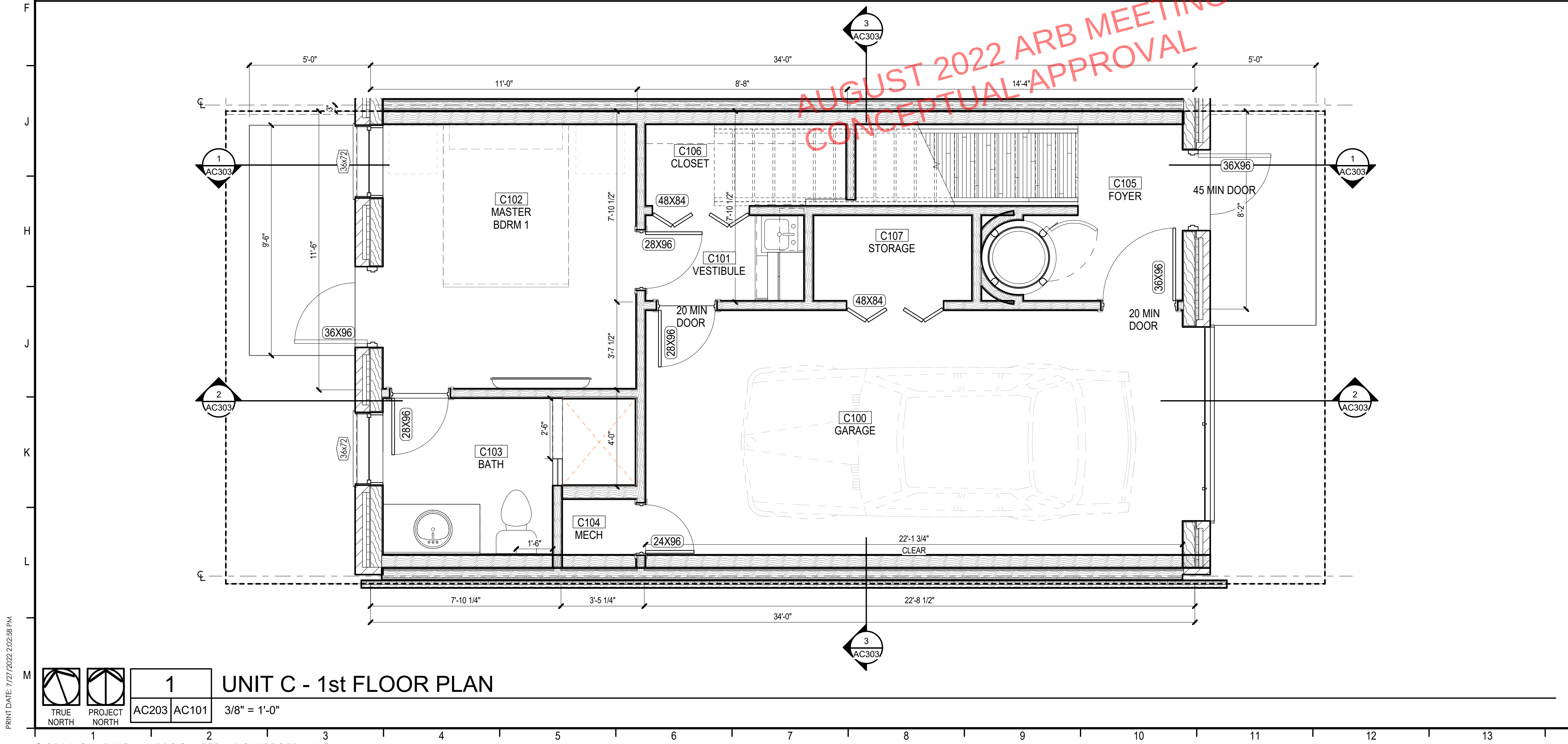
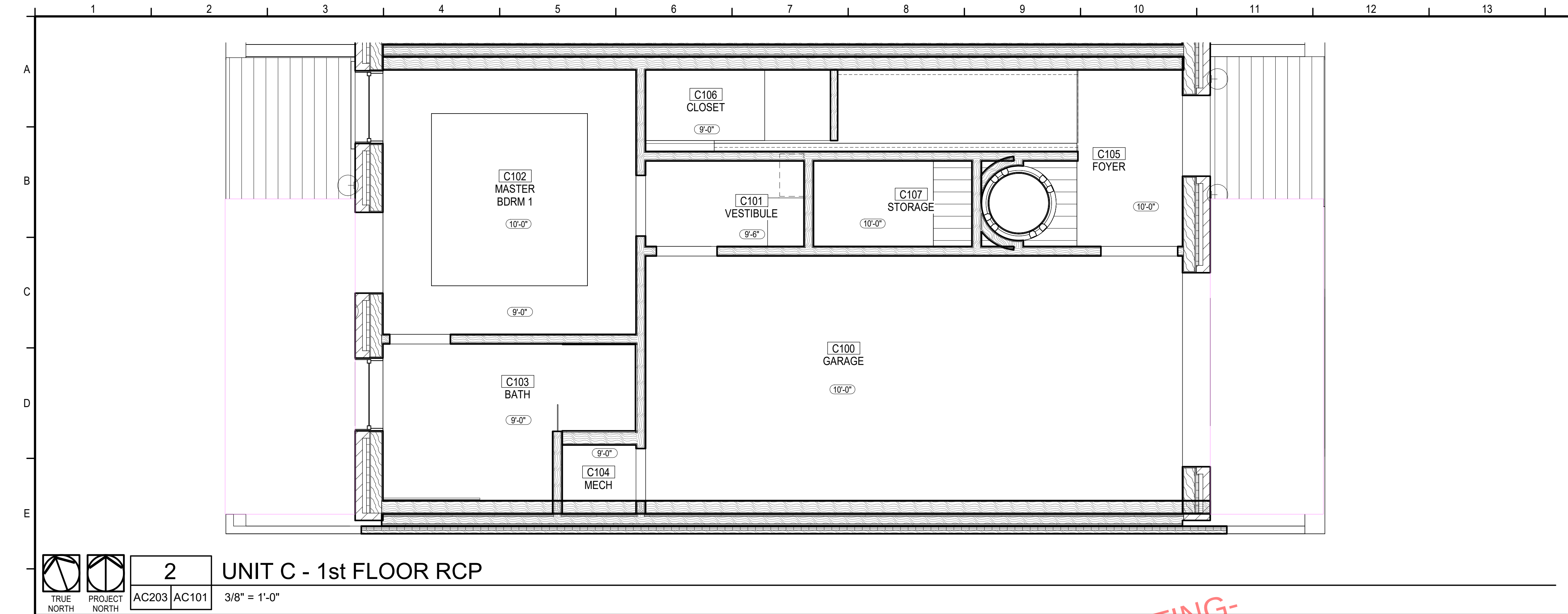
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1 UNIT C OVERALL FLOOR PLAN

AS100 AC100

1/8" = 1'-0"



AREA CALCULATIONS	
CONDITIONED SPACE:	320 SF
UNCONDITIONED SPACE:	257 SF
BALCONY/PATIO:	69 SF
TOTAL:	646 SF

KEYNOTES

CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
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CALDWELL
ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
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License No: AA26000721 | License No: 180000995

PROJECT ISSUES:

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PROJECT TEAM:

CIVIL
REBOL BATTLE & ASSOCIATES

STRUCTURAL
LBYD ENGINEERING, INC.

ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION
W3 ENGINEERING

PLUMBING, MECHANICAL
W3 ENGINEERING

ELECTRICAL
W3 ENGINEERING

LANDSCAPE
TBD

MOISTURE CONSULTANT
BY OWNER

ACOUSTICAL CONSULTANT
BY OWNER

PROJECT:
**RED FEATHER
TOWNHOUSES**

LEGEND	
	CAST-IN-PLACE CONCRETE WALL
	CONCRETE MASONRY UNIT WALL; SEE WALL TYPE
	METAL STUD WALL; SEE WALL TYPE
DF	DRINKING FOUNTAIN, SEE PLUMBING DRAWINGS
H2O	WATER COOLER (NIC) SEE ENGINEERING DRAWING FOR UTILITY CONNECTIONS
	EXISTING CONSTRUCTION
	NEW METAL STUD FRAMING; SEE WALL TYPES OR DETAILS FOR MORE INFORMATION

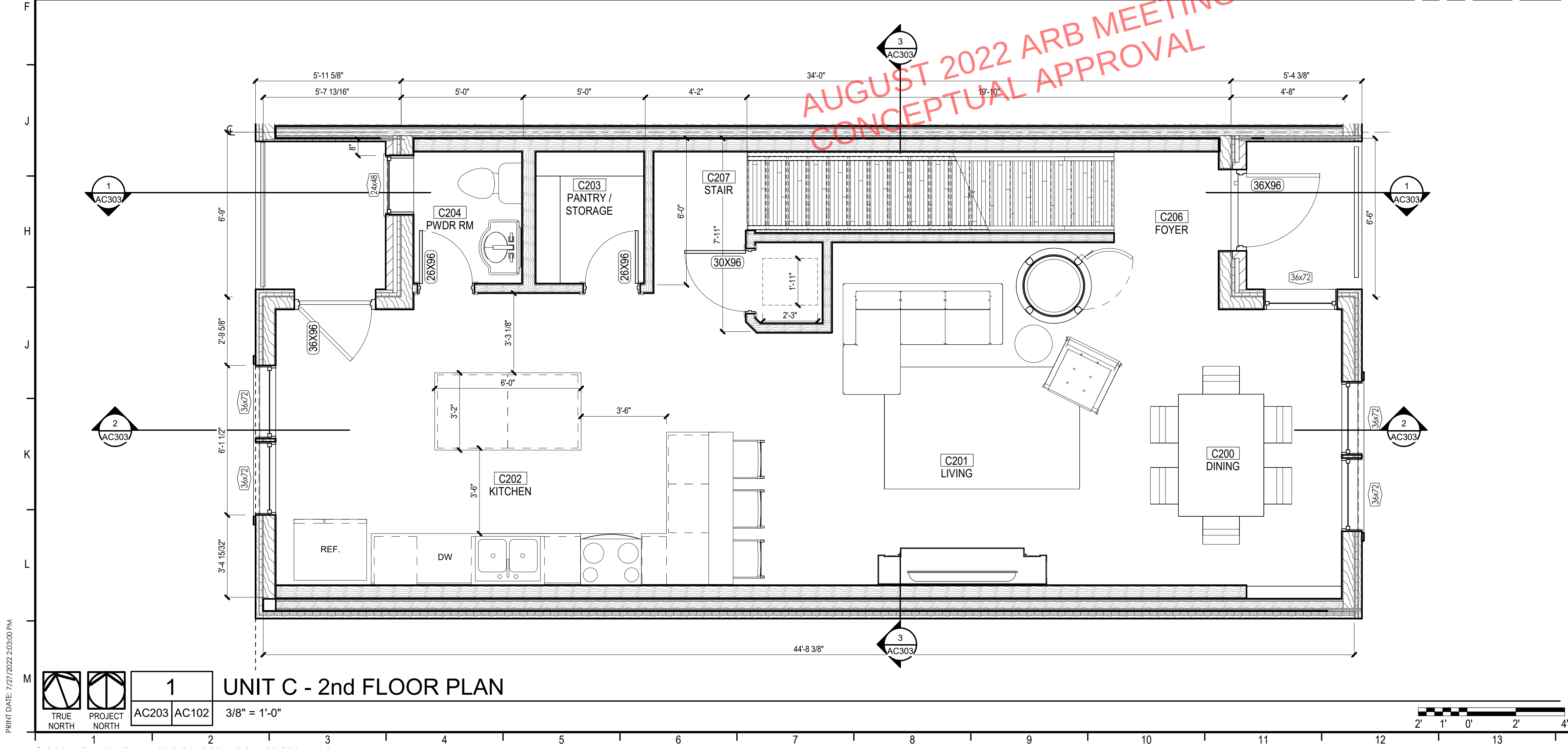
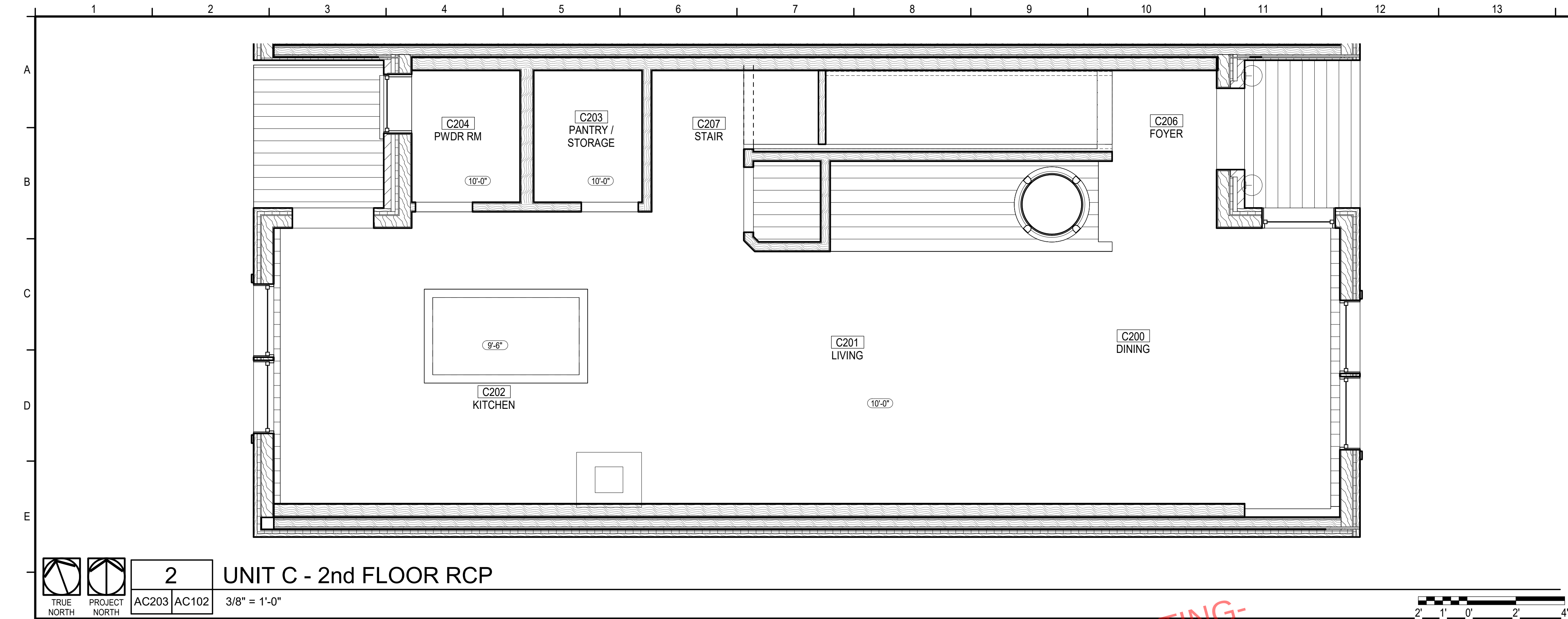
GENERAL NOTES	
1.	REFER TO WALL TYPE SHEET FOR MORE INFORMATION
2.	CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO COMMENCING WORK.
3.	COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL, TELECOM AND SECURITY PRIOR TO COMMENCING ANY WORK.
4.	SEE LIFE SAFETY PLAN FOR LOCATION OF FIRE EXTINGUISHERS
5.	ALL FURNITURE N.I.C. UNLESS NOTED OTHERWISE.

150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)

-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. : 20021
SHEET TITLE:
UNIT C - 1st FLOOR &
REFLECTED CEILING PLANS

SHEET NUMBER:
AC101
DESIGN DEVELOPMENT



AREA CALCULATIONS	
CONDITIONED SPACE:	707 SF
UNCONDITIONED SPACE:	0 SF
BALCONY/PATIO:	62 SF
TOTAL:	769 SF

KEYNOTES	

LEGEND	
	2x2' SUSPENDED ACOUSTICAL CEILING TILE, SEE FINISH SCHEDULE
	BOTTOM SIDE OF METAL DECKING, REFER TO FINISH SCHEDULE
	EXPOSED STRUCTURE ABOVE, REFER TO FINISH SCHEDULE
	5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
	CORRUGATED METAL SOFFIT, SEE FINISH SCHEDULE
	VARIOUS LIGHT FIXTURES; SEE ELECTRICAL
	EMERGENCY EXIT SIGN; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
	RETURN AIR GRILLE; SEE MECHANICAL
	LOUD SPEAKER; SEE AUDIO-VISUAL
	WI-FI; SEE TELECOMMUNICATIONS

GENERAL NOTES	
1. CONTRACTOR SHALL FIELD VERIFY EXACT BUILT CONDITIONS PRIOR TO COMMENCING WORK.	
2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED DEVICE.	
3. COORDINATE WITH MECHANICAL, ELECTRICAL, FIRE ALARM AND PLUMBING DRAWINGS PRIOR TO INSTALLING ANY DEVICE ON THE CEILING OR WALLS.	
4. PROVIDE MOISTURE RESISTANT CEILING TILE IN RESTROOM AND JANITOR'S CLOSET, U.N.O., REFER TO FINISH SCHEDULE	

CALDWELL ASSOCIATES | ARCHITECTS

116 N TARRAGONA STREET, PENSACOLA, FL 32502
(850) 432 9500 | CALDWELL-ASSOC.COM

License No: AA26000721 | License No: 180000995

PROJECT ISSUES:

CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
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DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
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DD REV 3	07.27.2022

PROJECT TEAM:

CIVIL
REBOL BATTLE & ASSOCIATES

STRUCTURAL
LBYD ENGINEERING, INC.

ARCHITECTURAL
CALDWELL ASSOC. ARCHITECTS

FIRE PROTECTION
W3 ENGINEERING

PLUMBING, MECHANICAL
W3 ENGINEERING

ELECTRICAL
W3 ENGINEERING

LANDSCAPE
TBD

MOISTURE CONSULTANT
BY OWNER

ACOUSTICAL CONSULTANT
BY OWNER

PROJECT:
RED FEATHER TOWNHOUSES

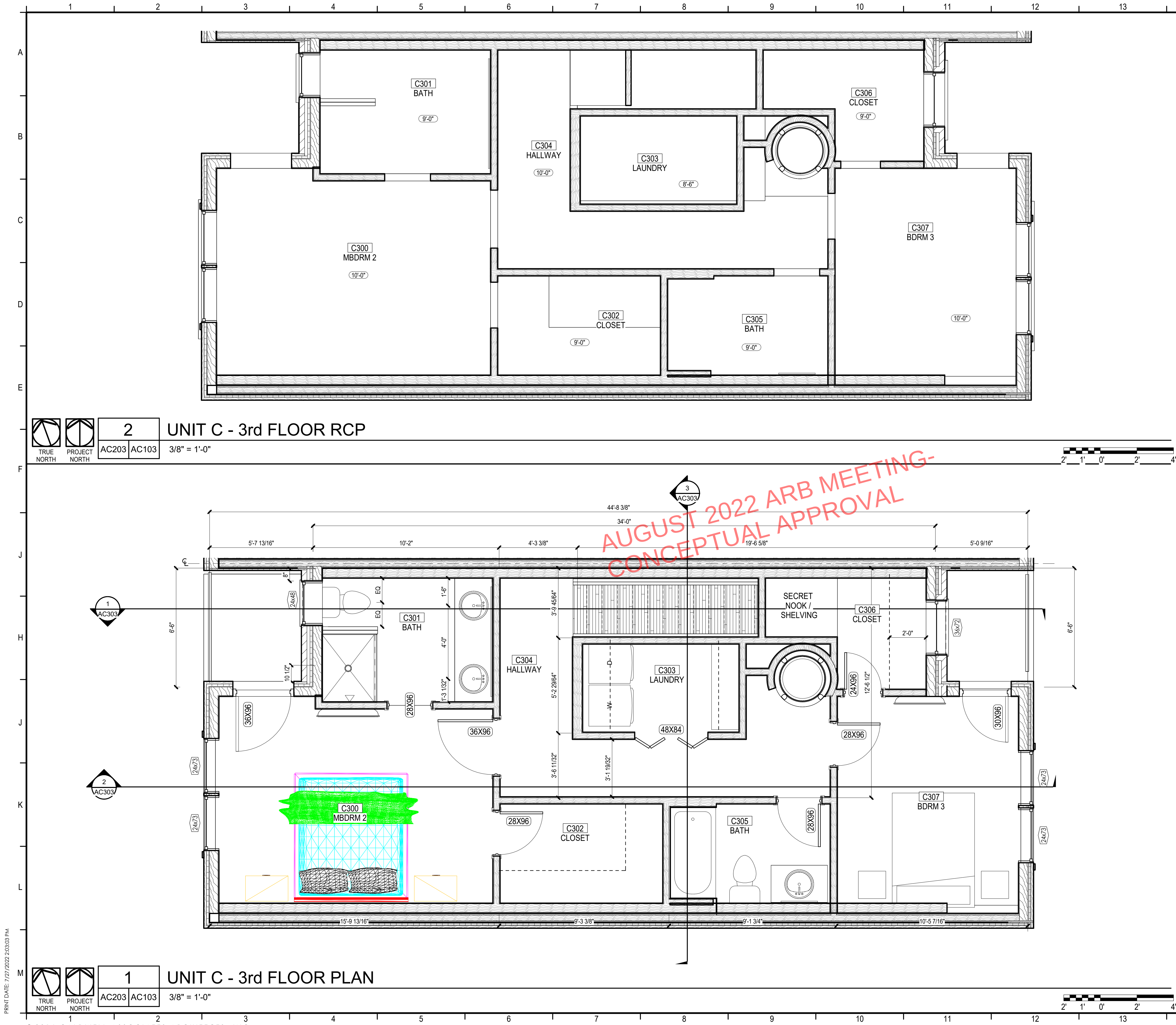
**150S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN & INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE: UNIT C - 2nd FLOOR & REFLECTED CEILING PLANS

SHEET NUMBER:
AC102

DESIGN DEVELOPMENT



AREA CALCULATIONS	
CONDITIONED SPACE:	706 SF
UNCONDITIONED SPACE:	0 SF
BALCONY/PATIO:	60 SF
TOTAL:	766 SF

KEYNOTES	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
SCHEMATIC DESIGN 4	09.11.2020
SCHEMATIC DESIGN 5	02.03.2021
DESIGN DEVELOPMENT	02.17.2021
DD REV 1	03.31.2021
DD REV 2	05.06.2021
DD REV 3	07.27.2022

LEGEND	
	2'x2' SUSPENDED ACOUSTICAL CEILING TILE, SEE FINISH SCHEDULE
	BOTTOM SIDE OF METAL DECKING, REFER TO FINISH SCHEDULE
	EXPOSED STRUCTURE ABOVE, REFER TO FINISH SCHEDULE
	5/8" GYPSUM BOARD SUSPENDED CEILING, SEE FINISH SCHEDULE
	CORRUGATED METAL SOFFIT, SEE FINISH SCHEDULE
	VARIOUS LIGHT FIXTURES; SEE ELECTRICAL
	EMERGENCY EXIT SIGN; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
	RETURN AIR GRILLE; SEE MECHANICAL
	LOUD SPEAKER; SEE AUDIO-VISUAL
	WI-FI; SEE TELECOMMUNICATIONS

	VARIOUS LIGHT FIXTURES; SEE ELECTRICAL
	EMERGENCY EXIT SIGN; SEE ELECTRICAL
	SUPPLY AIR DIFFUSER; SEE MECHANICAL
	RETURN AIR GRILLE; SEE MECHANICAL
	LOUD SPEAKER; SEE AUDIO-VISUAL
	WI-FI; SEE TELECOMMUNICATIONS

GENERAL NOTES	
1. CONTRACTOR SHALL FIELD VERIFY EXACT BUILT CONDITIONS PRIOR TO COMMENCING WORK.	
2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES PRIOR TO INSTALLING ANY CEILING MOUNTED DEVICE.	
3. COORDINATE WITH MECHANICAL, ELECTRICAL, FIRE ALARM AND PLUMBING DRAWINGS PRIOR TO INSTALLING ANY DEVICE ON THE CEILING OR WALLS.	
4. PROVIDE MOISTURE RESISTANT CEILING TILE IN RESTROOM AND JANITOR'S CLOSET, U.N.O., REFER TO FINISH SCHEDULE	

Caldwell Associates Architects	
116 N TARRAGONA STREET, PENSACOLA, FL 32502 (850) 432 9500 CALDWELL-ASSOC.COM	
License No: AA26000721 License No: 180000995	
PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
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DD REV 2	05.06.2021
DD REV 3	07.27.2022

PROJECT TEAM:	
CIVIL	REBOL BATTLE & ASSOCIATES
STRUCTURAL	LYBD ENGINEERING, INC.
ARCHITECTURAL	CALDWELL ASSOC. ARCHITECTS
FIRE PROTECTION	W3 ENGINEERING
PLUMBING, MECHANICAL	W3 ENGINEERING
ELECTRICAL	W3 ENGINEERING
LANDSCAPE	TBD
MOISTURE CONSULTANT	BY OWNER
ACOUSTICAL CONSULTANT	BY OWNER

PROJECT:	
RED FEATHER TOWNHOUSES	

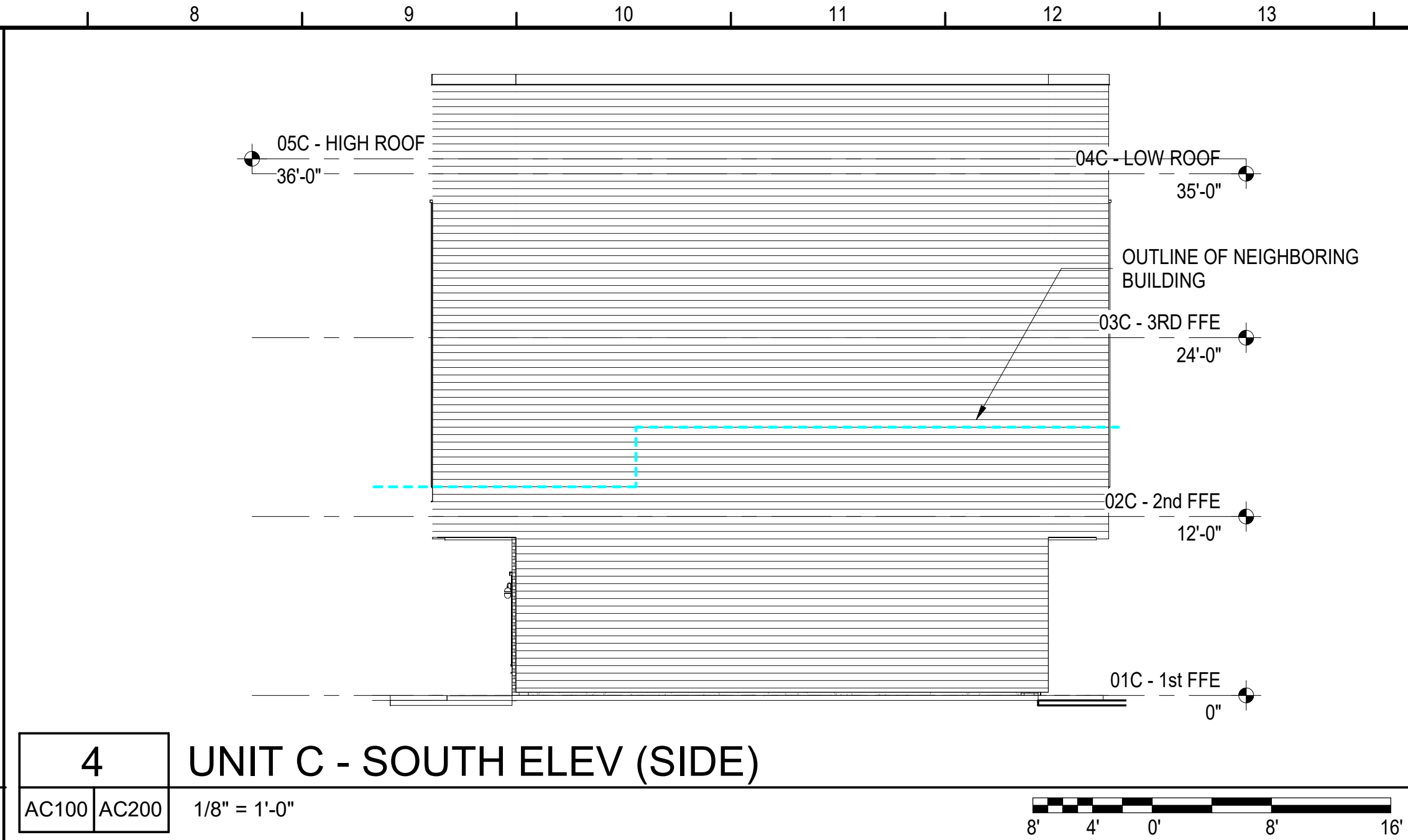
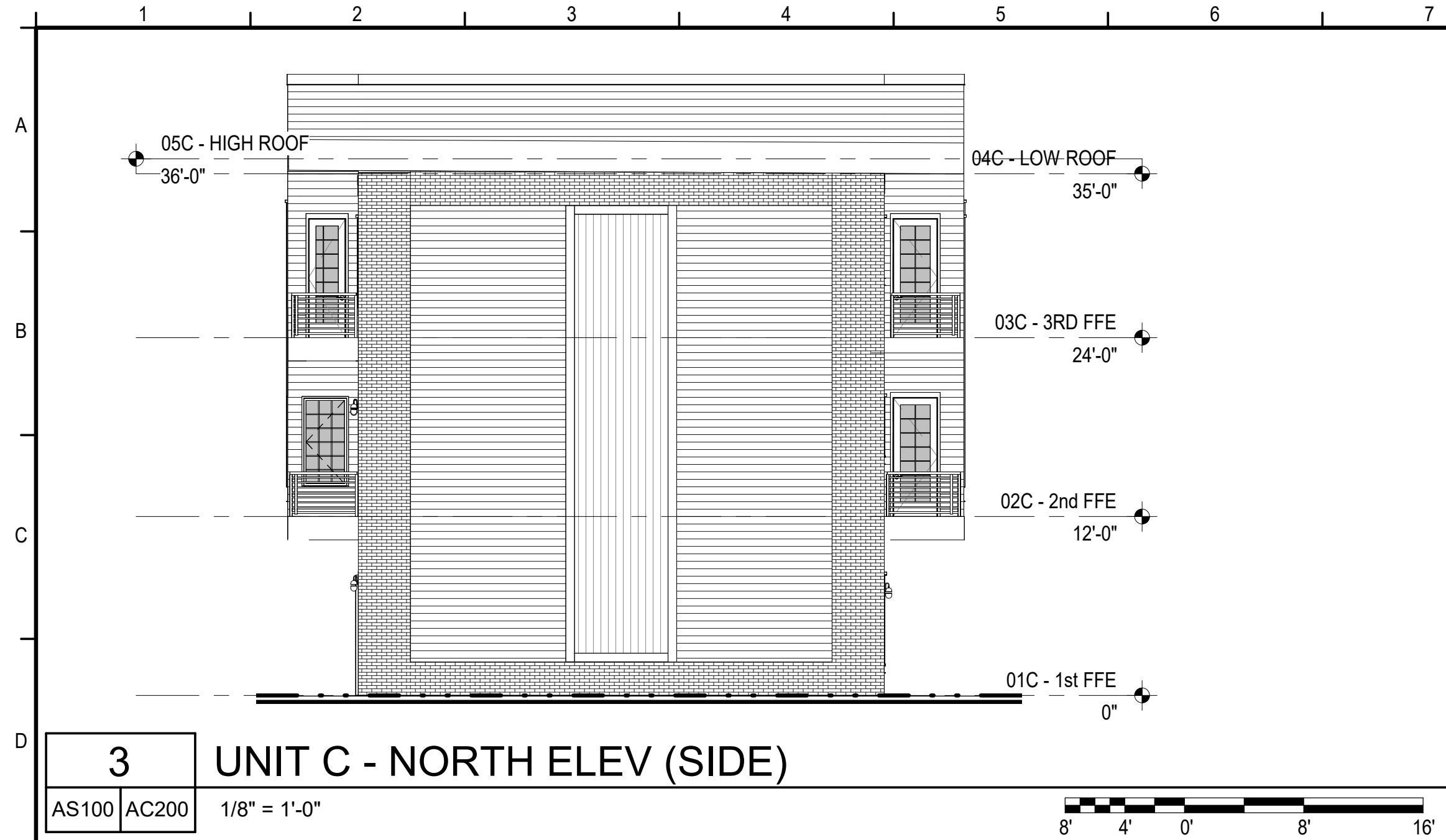
150S BAYLEN STREET PENSACOLA, FLORIDA (BAYLEN & INTENDENCIA)
--

-PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. :	20021
SHEET TITLE:	UNIT C - 3rd FLOOR & REFLECTED CEILING PLANS

SHEET NUMBER:	AC103
DESIGN DEVELOPMENT	

PRINT DATE: 7/27/2022 3:15:38 PM



PROJECT ISSUES:	
CONCEPT PLANS	06.19.2020
SCHEMATIC DESIGN	07.14.2020
SCHEMATIC DESIGN 2	08.19.2020
SCHEMATIC DESIGN 3	08.28.2020
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PROJECT TEAM:	
<u>CIVIL</u>	REBOL BATTLE & ASSOCIATES
<u>STRUCTURAL</u>	LBVD ENGINEERING, INC.
<u>ARCHITECTURAL</u>	CALDWELL ASSOC. ARCHITECTS
<u>FIRE PROTECTION</u>	W3 ENGINEERING
<u>PLUMBING, MECHANICAL</u>	W3 ENGINEERING
<u>ELECTRICAL</u>	W3 ENGINEERING
<u>LANDSCAPE</u>	TBD
<u>MOISTURE CONSULTANT</u>	BY OWNER
<u>ACOUSTICAL CONSULTANT</u>	BY OWNER

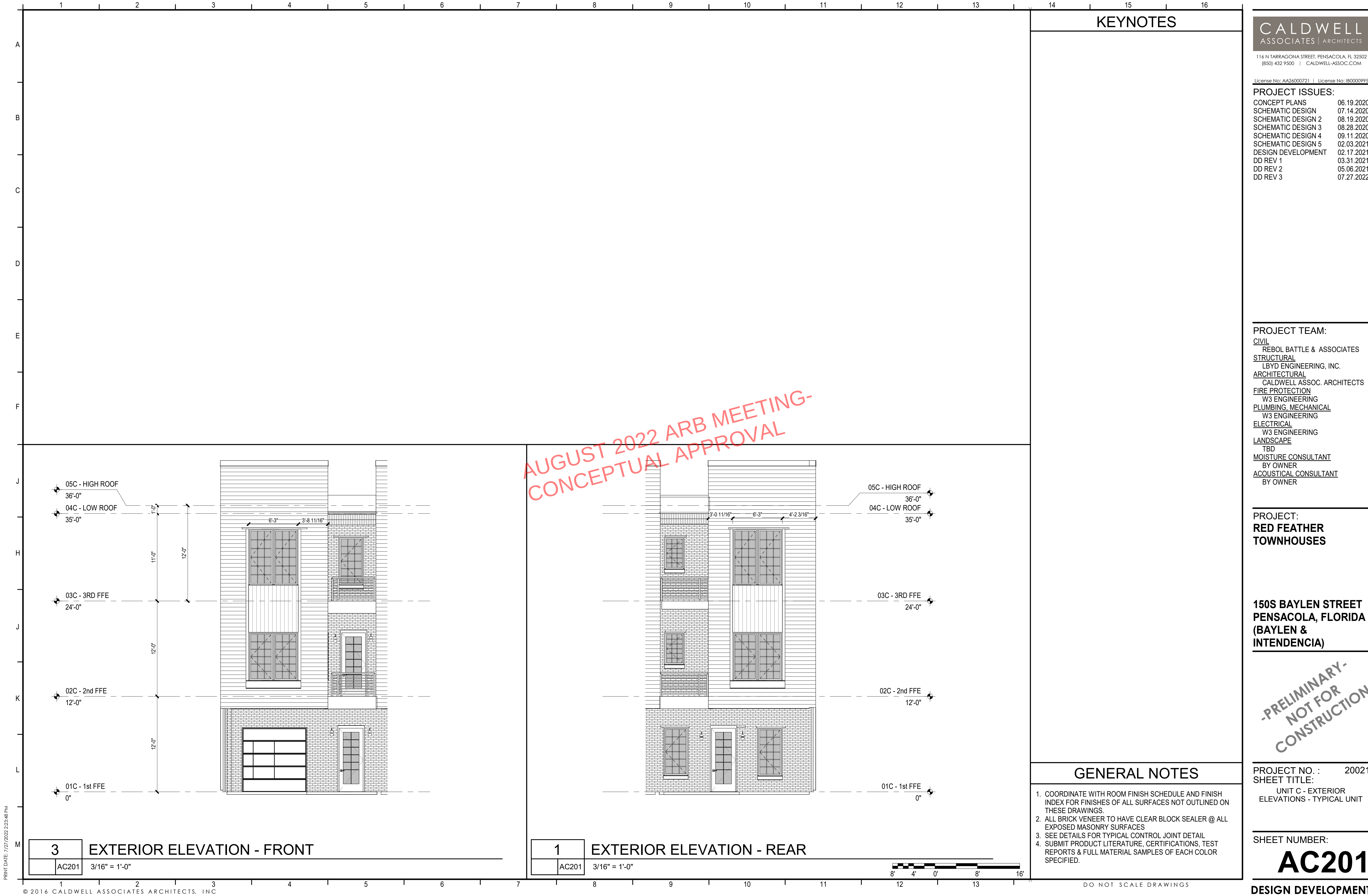
PROJECT:
**RED FEATHER
TOWNHOUSES**

**150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)**

**-PRELIMINARY -
NOT FOR
CONSTRUCTION**

PROJECT NO. : 20021
SHEET TITLE:
UNIT C - OVERALL EXTERIOR
ELEVATIONS

SHEET NUMBER:
AC200
DESIGN DEVELOPMENT



nice structure, but it needed to fit. Mr. Perera responded that the choice for the roof was based on other nearby homes of a similar massing. Board Member Ramos agreed with all of the previous comments. Regarding scale, the site plan reflected an appropriate scale, but the front elevation showed the dominance of the ADU. Perhaps lowering the second floor would help.

Board Member Mead made a motion to approve with the following changes to be submitted for abbreviated review: lower the roof slope and simplify the roof line with either a comprehensive hip or combination of hip elements, provide a perspective view to assist the review and address the prominence of the ADU, address the railing consistent with Board Member Ramos' comments, and address the site features consistent with the Chairmans comments, specifically that the grass materials be nature and for wood infill vs metal to be used for the fence. Board Member Yee seconded the motion and it carried unanimously.

Item 5

150 S. Baylen Street

PHBD / C-2A

Conceptual Review of New Construction.

Action taken: Approved with comments.

Michelle Burch, Caldwell Associates Architects, is seeking *conceptual review*, of a new townhouse development located on an existing parking lot. This project received conceptual approval with consideration of the board's comments in February 2021. The proposed development will have eleven (11) single family attached dwelling units consisting of three (3) different three-story unit types. Changes have been made to the exterior design which now shows a brick façade with horizontal siding infill. Additional materials and accents have been incorporated and the February 2021 elevations have been included for comparison.

Ms. Burch presented to the board. Chairperson Salter asked if the brick was proposed to be whitewashed and Ms. Burch stated that was correct. He also asked if the LTU approval allowed for front fencing and Historic Preservation Planner stated that his understanding was only for the front porch and balcony overhangs. Ms. Burch stated that the fencing may not have been part of the original application, but her understanding was so long as it was removable for utility access that it would be acceptable. Both Ms. Burch and staff agreed to look into it further. Board Member Mead asked how far the barrier would go beyond the property line and Ms. Burch referred the board to the application site plan. Chairperson Salter stated that when this project came to the board for the first time, there was a discussion on the brick façade and a suggestion from the board to incorporate materials from buildings B and C into A more. However, the current plans seemed to reduce the brick to the point where it was a secondary material. He thought that brick should be a primary element so that the building could be more identifiable as a masonry building. The main facades in buildings B and C certainly created its own architecture, and the main elevations worked well. The smaller end elevations are where he started to get lost. He liked how the site was being developed. With building A, it could either be more like buildings B and C or more like an old brick building with accents. Board Member Mead echoed comments regarding building A. The effort to mix materials between structures rather than within the same structures would work well and would break up the development in a positive way. There can be variety, but the corner element should be stronger and more traditional. Ms. Burch stated that reducing the amount of brick was primarily driven by cost. Board Member Yee asked how the overall height compared with the neighboring parking garage and Ms. Burch replied that the development would be a story or two shorter. He also had concerns for building A on Baylen Street regarding materials. There was something missing on the front. The porch and eyebrow looked like it was applied. For final review, it would be good to have a landscaping plan and how

the building would interact with the sidewalks. Board Member Yee asked about the LTU and that a removable planter may be a softer look than fencing. The Hardie paneling bothered him less than the other board members. If the building was designed to be more historic-looking, a more applied-looking balcony would be appropriate. He was excited about the development. Board Member Ramos suggested that bringing a base ground floor to building A, similar to buildings B and C, might anchor the building more. **Board Member Mead made a motion to approve the conceptual application with addressing the comments made by the board in the final application. Board Member Ramos seconded the motion and it carried unanimously.**

Item 6

39 E. Chase Street

PHBD / C-2A

Final Review for a New Hotel.

Action taken: Approved with abbreviated review.

Chad Henderson and Tosh Belsinger are requesting *final* review of a new hotel. This project received conceptual review in June 2022 and a variance to increase the height in July 2022. The proposed Hilton Tapestry and will consist of nine stories with a lobby, restaurant, and kitchen on the first floor, meeting space on the second, guest rooms on floors three through eight, and restaurant and bar on floor nine. Façade materials were chosen to complement the historic commercial district with precast stone and brick being the primary elements. The applicants are also requesting final review for the urban plaza corridor along the south side of the building which will be heavily landscaped.

Mr. Ebent, Mr. Belsinger, and Mr. Dana presented to the board. Board Member Mead greatly appreciated the revisions and incorporating the comments from the board during the conceptual review. However, the use of artificial turf was not appropriate. It worked at the SCI building because it's a modern structure, everything is supposed to read as man-made. However, here, the goal appears to be a New Orleans style courtyard where people are brought into a natural landscaped space. Also, if the purpose of the landscaped infill is to direct pedestrian traffic away from the center, some other center defining element might be better than a fountain. A slightly raised planter bed might better serve the purpose of the alleyway. Mr. Belsinger stated that the urban plaza was meant to invite people to sit down and use the space. His team will certainly look more into it. Board Member Mead asked what was being reviewed for final review. The urban plaza space was so important, and he thought it may need a little more work. Mr. Belsinger stated that they would like to proceed with final review for the hotel and with conceptual review for the urban plaza and the board was agreeable. Board Member Ramos suggested that tables and chairs rather than faux grass might be a nice substitute. He also agreed that artificial turf was not appropriate but thought that everything else looked great. Board Member Courtney thought the urban plaza was beautiful and agreed that artificial turf was not appropriate in the historic districts. She loved the fountain. Chairperson Salter echoed the comments of the board members. About the building, he thought there were very nice improvements and that revisions to the west elevation were excellent. Regarding materials, he asked the applicants to elaborate on the use of tinted mortar. Mr. Ebent stated that they would not try to match the brick and that the standard gray mortar was too strong. They hadn't found a perfect tint yet, but the goal was that someone would be able to read the individual bricks. A tinted mortar could work and would be appropriate so long as it didn't match the brick. Mr. Belsinger stated that the brick façade of the Saenger was a good example of where they would like to go. Chairperson Salter stated that the chosen brick was a good choice and went along with the presented architecture. While Chairperson Salter appreciated the changes, he was still concerned with metal panel 2 and that it was such an industrial panel. He was concerned with



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

**Architectural Review Board Application
Full Board Review**

Application Date: 9/5/2024

Project Address: 150 S Baylen Street

Applicant: Jordan Yee "Places for People"

Applicant's Address: 8 N. Coyle Street - Pensacola, FL 32502

Email: jordanyee.aia@gmail.com **Phone:** 850-380-8020

Property Owner: Red Feather Developers

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

(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

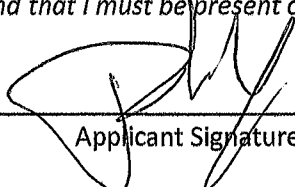
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Conceptual facade review

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

9/5/2024
Date

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

POST OFFICE PARKING LOT

BLAB TV PARKING LOT

BREWERY

21 W ROMANA STREET

EMERGENCY EGRESS EASEMENT

EGRESS/UTILITY EASEMENT

GULF POWER TRANSFORMER

BLAB DRAINAGE DITCH

4' H ORNAMENTAL METAL FENCE

PEDESTRIAN GATE

1277 SF EASEMENT

Tr

22'-0"

BLDG C
TOWNHOUSES

BLDG B TOWNHOUSES

PROPOSED NEW LOCATION
OF CITY LIGHT POLE

EXISTING CITY LIGHT POLE
TO RELOCATE

VEHICULAR
GATE

AMENITY SPACE
DESIGN TBD

EMERGENCY EGRESS EASEMENT

FREE
PLACE

BTOE

100 S BAYLEN STREET

HAPPY
PILATES

WINE SHOP
COURTYARD

WINE SHOP

118 S BAYLEN STREET

HAYWORD
PHOTOGRAPHY

120 S BAYLEN STREET

BLDG A TOWNHOUSES

W. INTENDENCIA STREET

S BAYLEN STREET

1 SITE PLAN

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



RED FEATHER

SITE PLAN

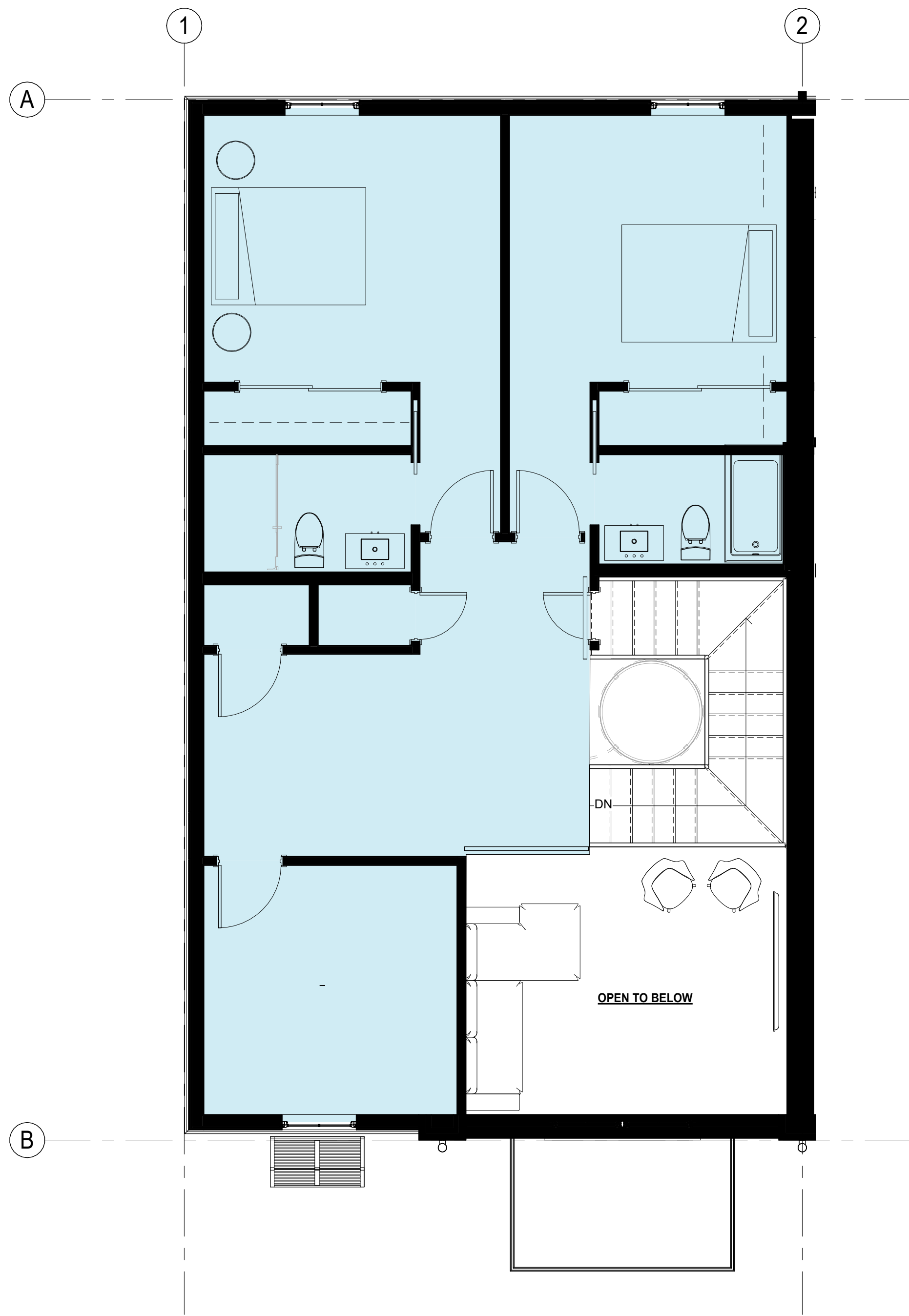


RED FEATHER: BLDG A

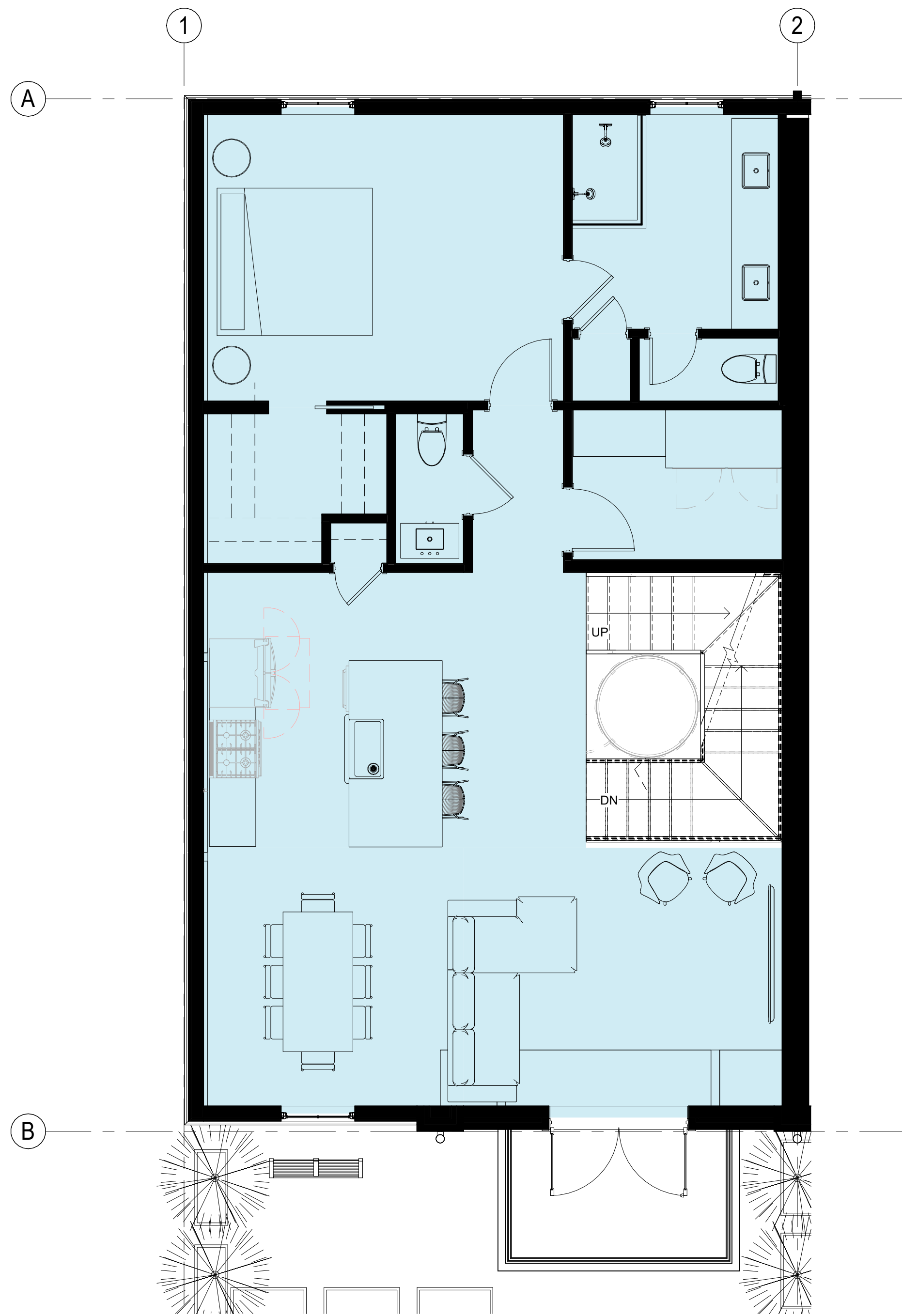
PERSPECTIVES

8/28/2024

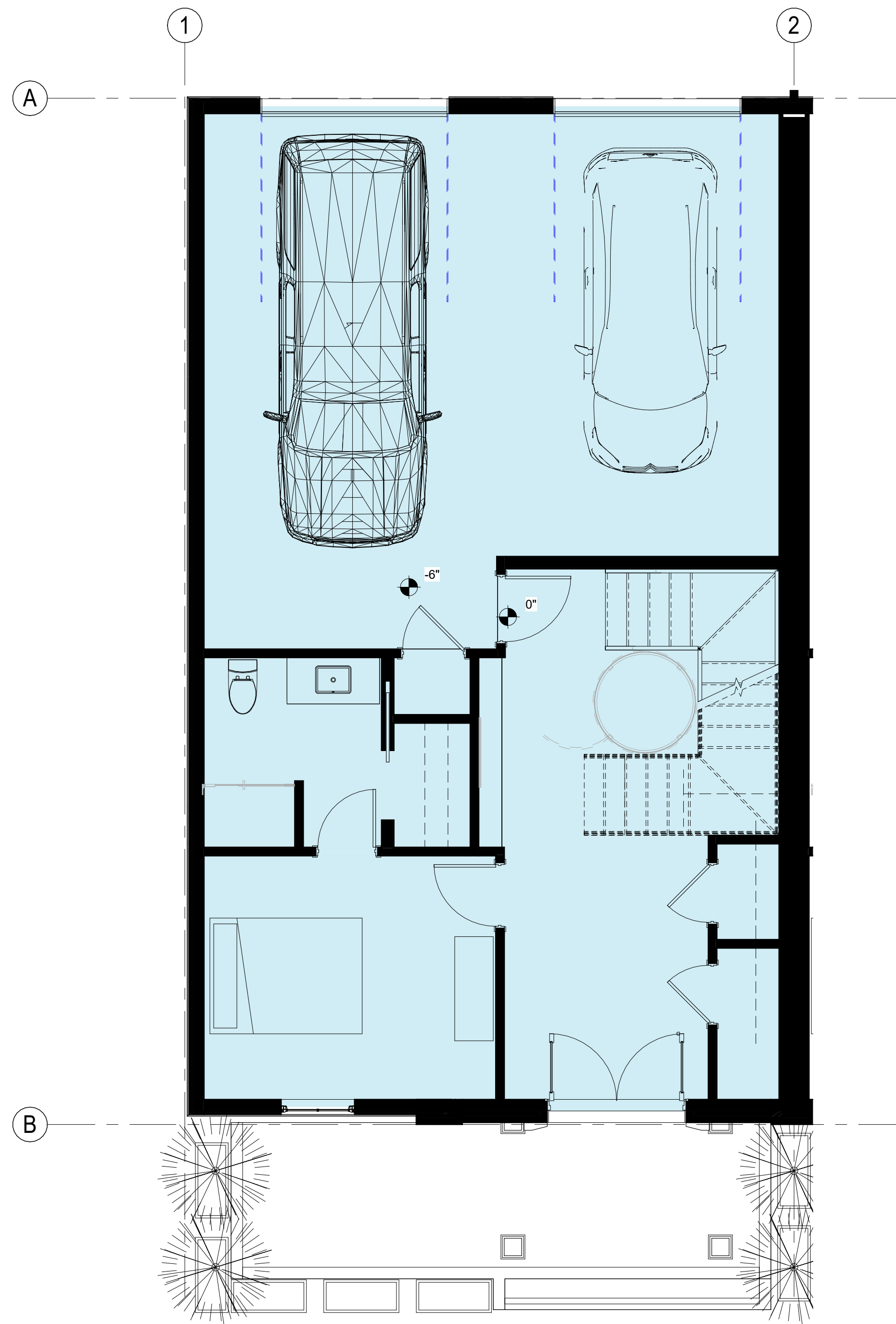
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3 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

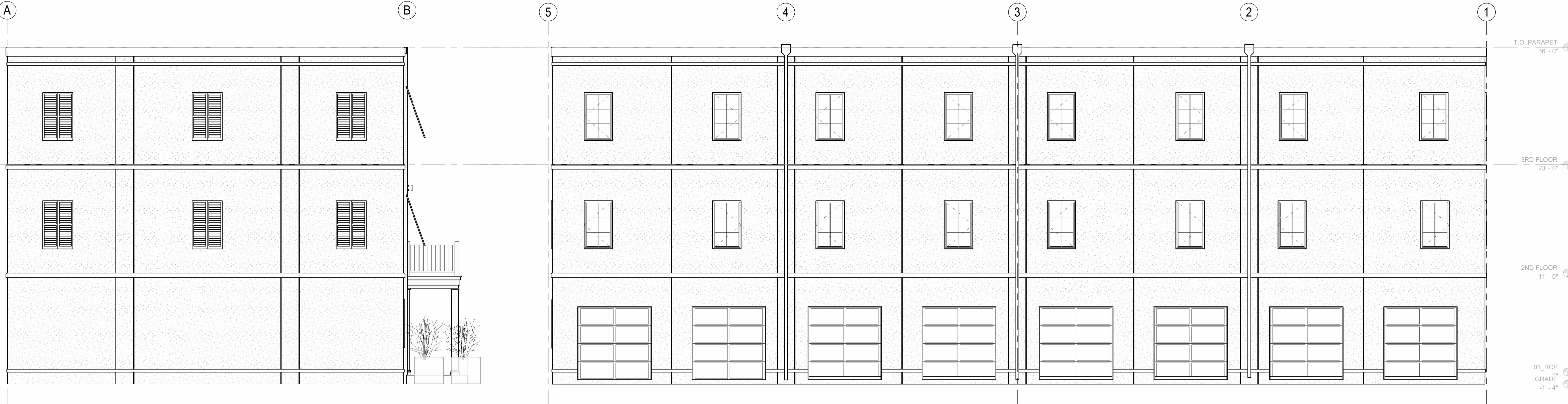


1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



RED FEATHER: BLDG A

SCHEMATIC FLOOR PLANS



3 UNIT A - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

4 UNIT A - EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 UNIT A - WEST ELEVATION
SCALE: 3/16" = 1'-0"

2 UNIT A - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



PLACES FOR PEOPLE DESIGN, LLC
8 N. COYLE ST.
PENSACOLA, FL 32502
(850) 380-8020 | AR#96913

RED FEATHER: BLDG A

EXTERIOR ELEVATIONS

8/28/2024

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



RED FEATHER: BLDG B

PERSPECTIVES



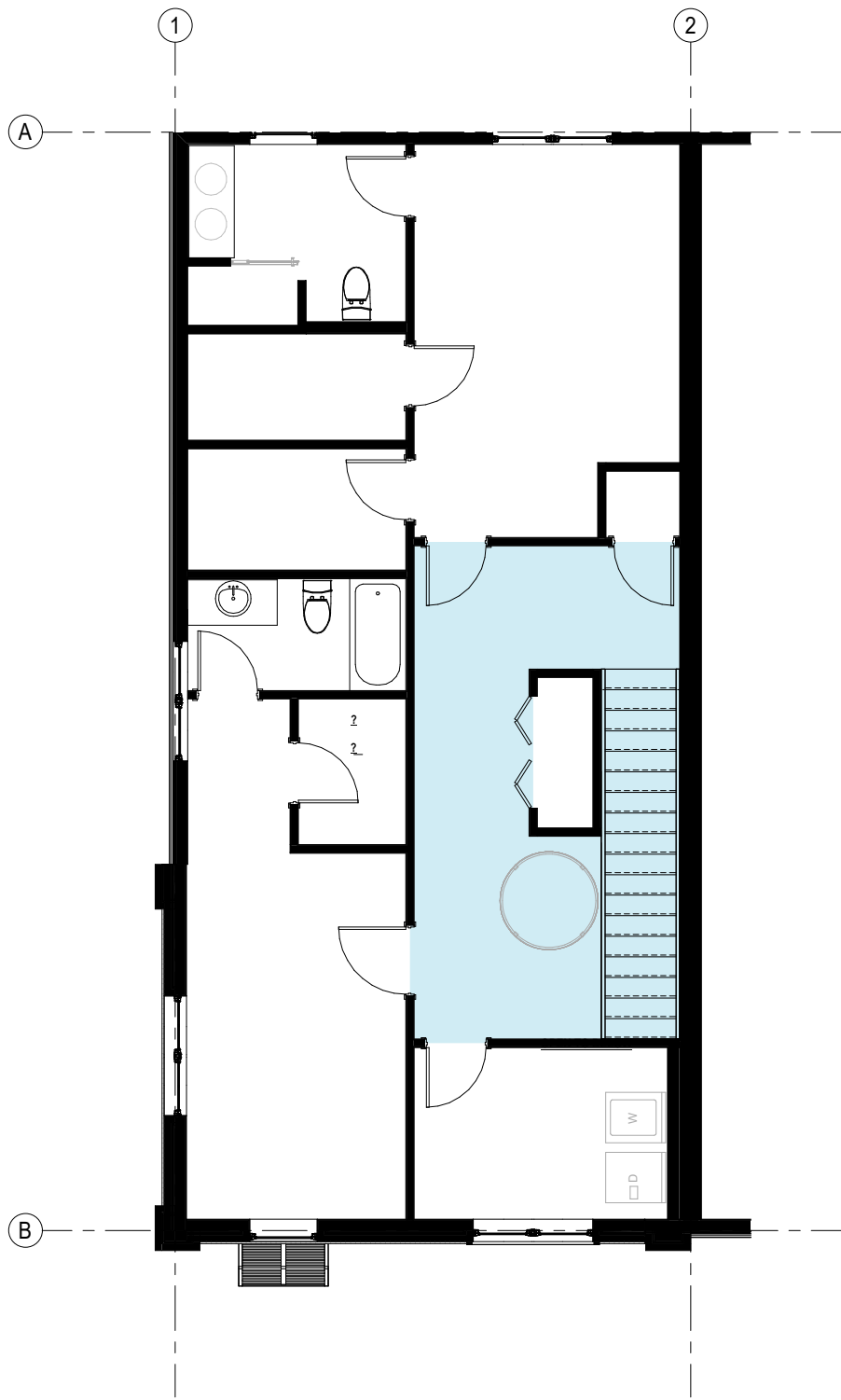
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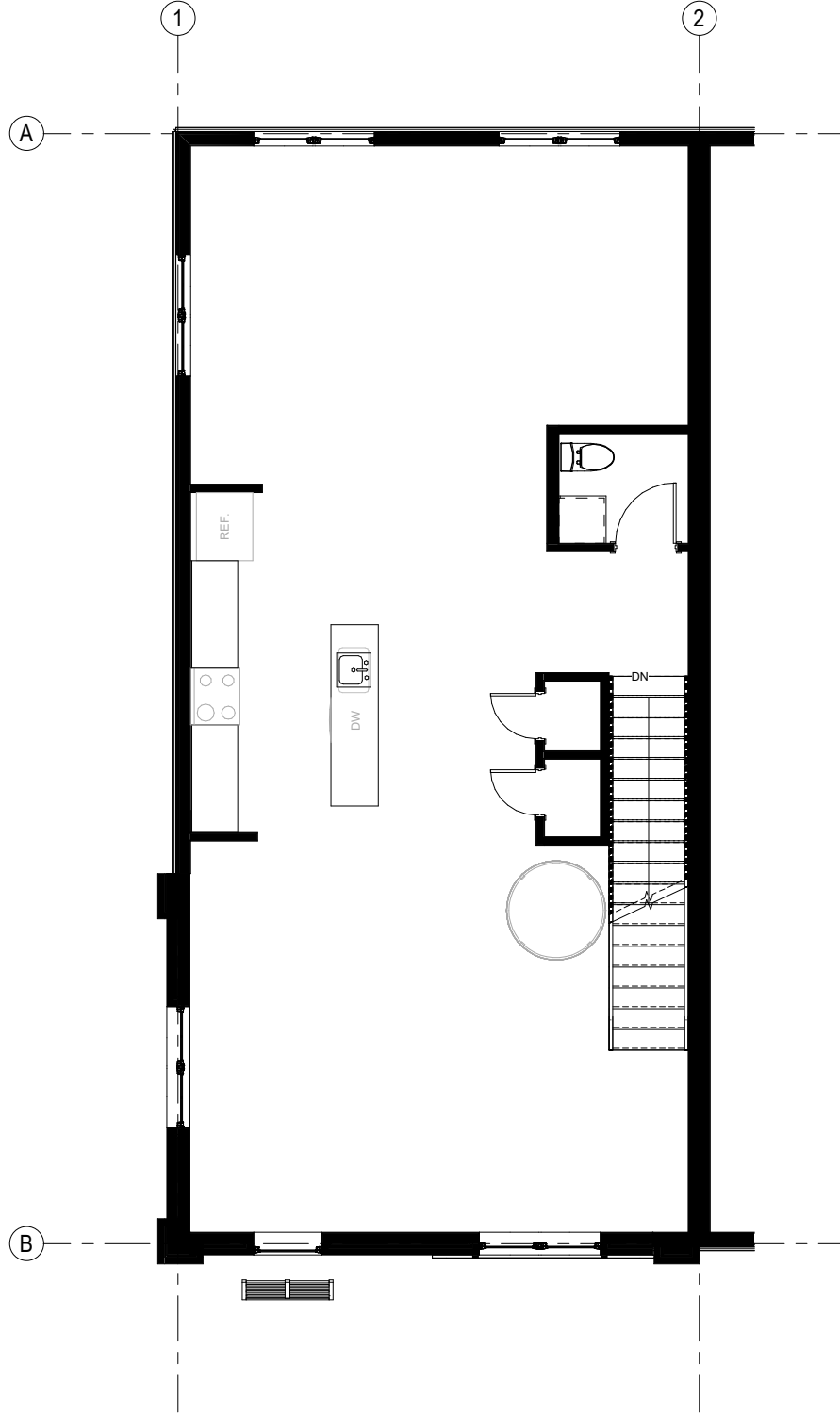
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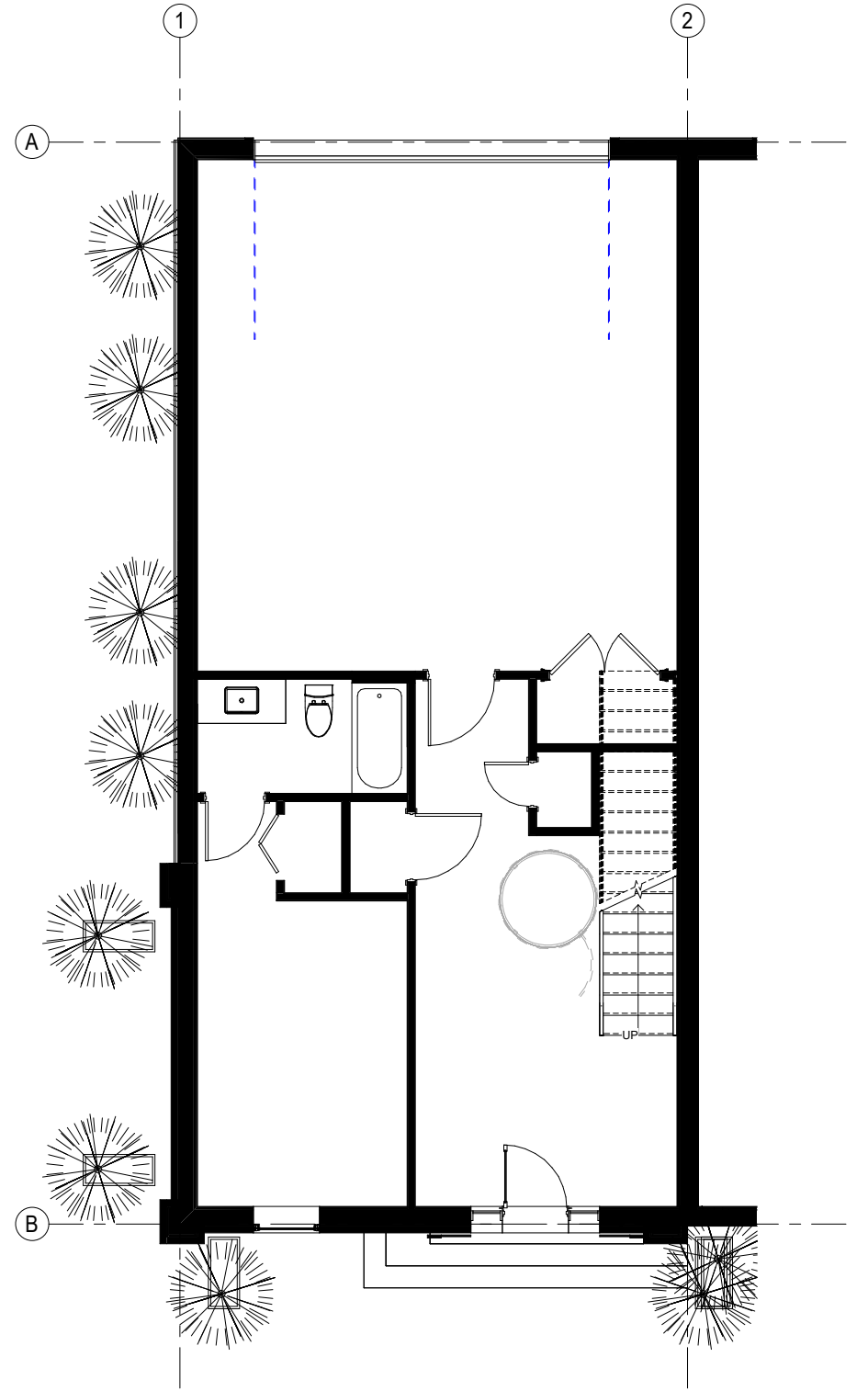
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3 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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RED FEATHER: BLDG B

SCHEMATIC FLOOR PLANS

08/29/2024

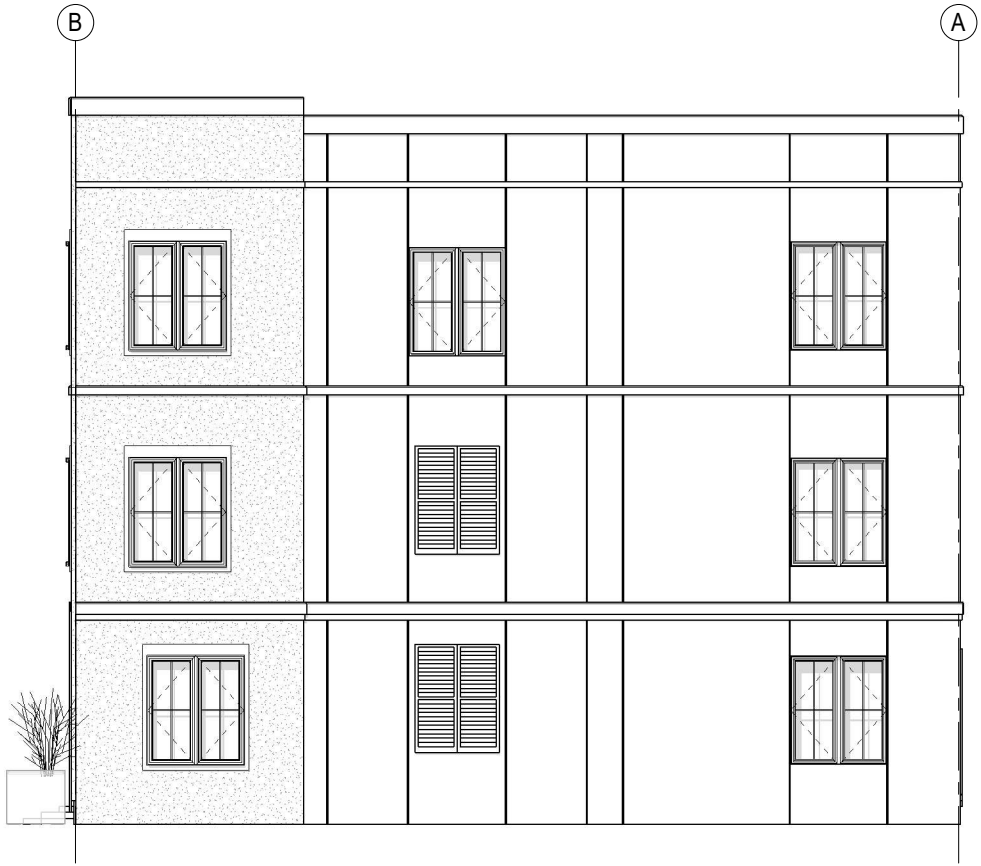
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1 BLDG B - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 BLDG B - EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 BLDG B - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 BLDG B- WEST ELEVATION
SCALE: 3/16" = 1'-0"

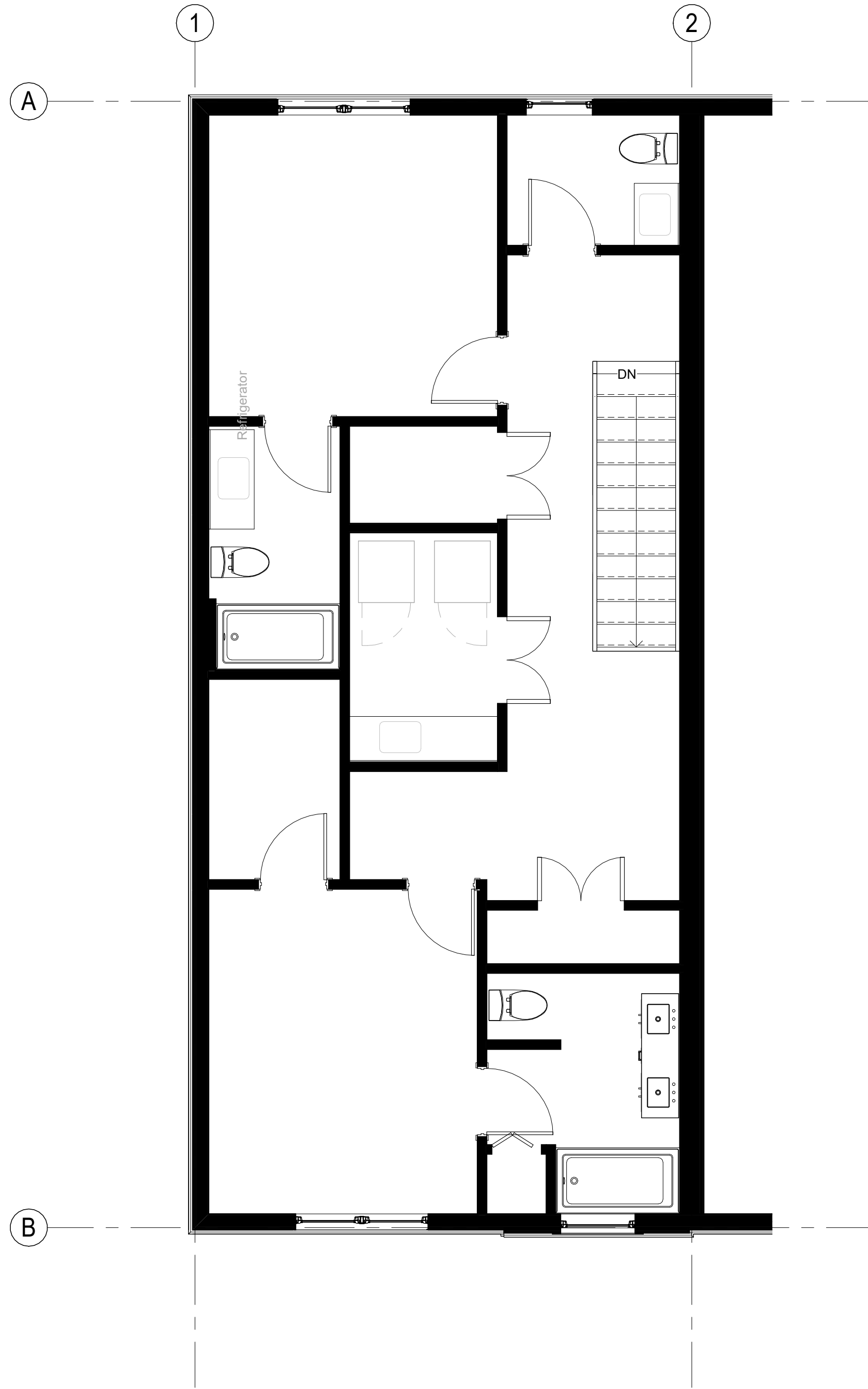


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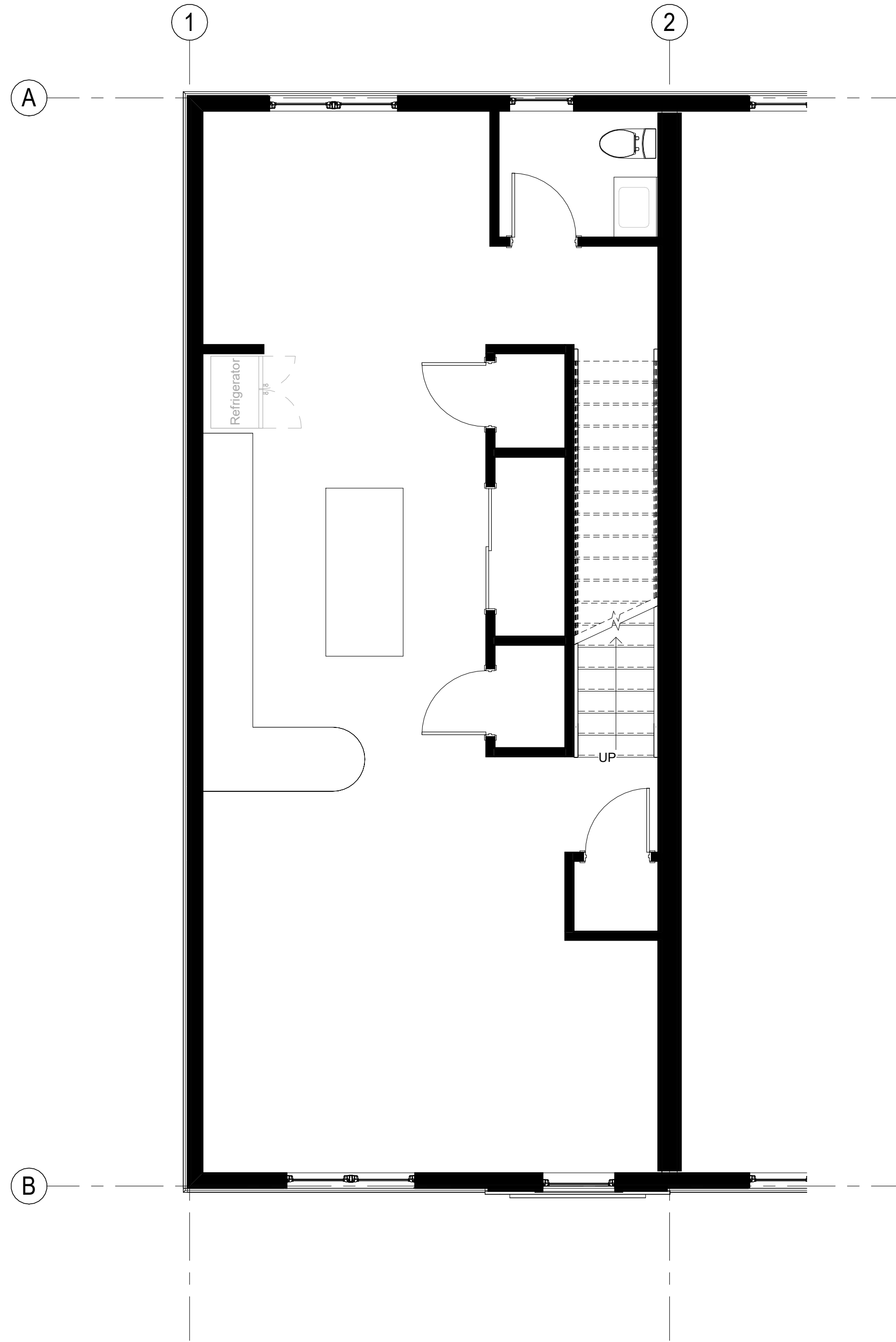
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8/29/2024

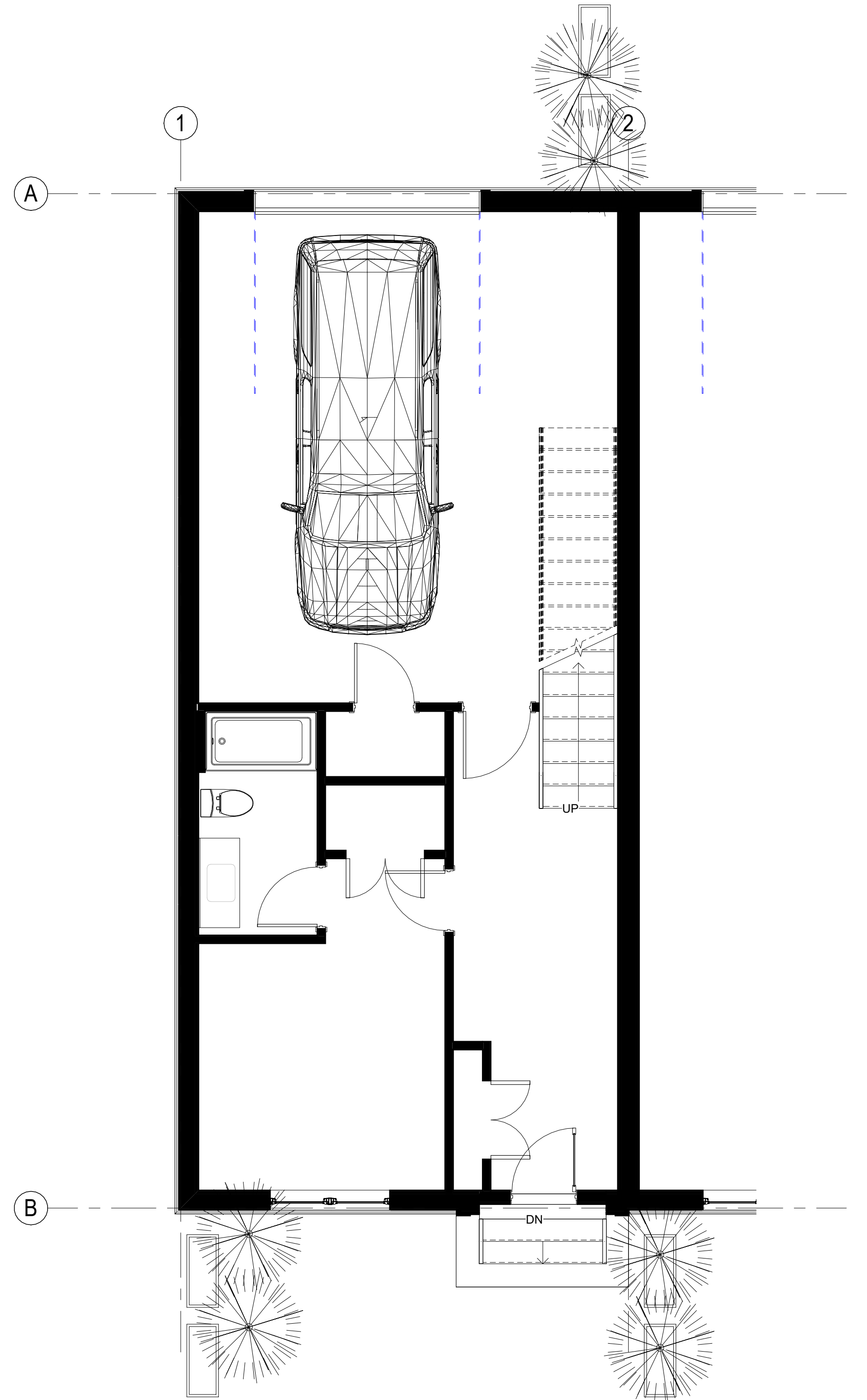
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3 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

