



City of Pensacola

Planning Board

Agenda

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

November 14, 2023, 2:00 PM

Council Chambers, 1st Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 23-926 PLANNING BOARD MEETING MINUTES FROM OCTOBER 10, 2023
Attachments: Planning Board Minutes - October 10 2023

REQUESTS

2. 23-927 700 BAYFRONT PARKWAY – GATEWAY REDEVELOPMENT DISTRICT – AESTHETIC REVIEW APPLICATION
*Attachments: Images
Application and Materials_10.17.2023
Review Comments_700 Bayfront Parkway
Sec._12_3_12(1)_Gateway Redevelopment District*
3. 23-928 801 E. GREGORY STREET – GATEWAY REDEVELOPMENT DISTRICT – AESTHETIC FINAL REVIEW APPLICATION
*Attachments: Images
September Items
801 E. Gregory Street_Application and Materials
Review Comments_801 E. Gregory Street
Sec._12_3_12(1)_Gateway Redevelopment District*

OPEN FORUM

DISCUSSION ITEMS

4. 23-929 DISCUSSION ON DEMOLITION OF THE WAYSIDE PARK BAIT SHOP
Attachments: 9.14.2023 Council Agenda Item

*9.14.2023 Council Minutes***ADJOURNMENT**

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

ADA Statement

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-926

Planning Board

11/14/2023

ACTION ITEM

SUBJECT:

Planning Board Meeting Minutes from October 10, 2023

ATTACHMENTS:

1. Planning Board Minutes - October 10 2023



MINUTES OF THE PLANNING BOARD

October 10, 2023

MEMBERS PRESENT: Chairperson Paul Ritz, Vice Chairperson Larson, Board Member Grundhoefer, Board Member Villegas, Board Member Sampson, Board Member Van Hoose, Board Member Powell

MEMBERS ABSENT: None

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Development Services Coordinator Statler, Assistant City Attorney Lindsay, Deputy City Administrator Forte, Development Services Director Morris, Digital Media Specialist Johnston, Executive Assistant Chwastyk, Assistant City Clerk Tice

STAFF VIRTUAL: None

OTHERS PRESENT: Brian Spencer, Paul Battle

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from September 12, 2023
- **New Business:**
- Swearing in Reappointments
- Request for Final Plat Approval -Javelin Landing Subdivision – Lansing Drive – Zone C-1
- Proposed Amendment of the Land Development Code – Building Height Bonuses
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Paul Ritz called the meeting to order at 2:05 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation. Board Member Powell was sworn in by Assistant City Clerk Tice.

Approval of Meeting Minutes – Board Member Van Hoose made a motion to amend the September 12, 2023 minutes. For the request for a license to use the city right of way at 801 E. Gregory Street item, Board Member Van Hoose stated that the board did provide

the applicant with several alternatives and would like for the following line to be added – The board did offer several suggestions although Chairman Ritz made it clear that the board was not required to do so. **Board Member Grundhoefer seconded the motion, and it carried 5:0 with Board Member Villegas recusing since she was not present at the September meeting.**

New Business –

Request for Final Plat Approval – Javelin Landing Subdivision – Lansing Drive - Zone C-1 – District 2

Applicant was given time by Chairperson Ritz to arrive, moved on to the next item and will come back to request for Final Plat Approval.

Proposed Amendment of the Land Development Code – Building Height Bonuses

Assistant Planning & Zoning Manager, Harding introduced the item, The Mayor's Office is requesting an amendment to Sec. 12-3-121 of the Land Development Code to provide a provision for building height bonuses. The request is to add subsection (9) which would provide the option for building height bonuses above the limit otherwise established by a zoning district, so long as the overall height of the building does not exceed 150 feet. This bonus would be in exchange for the construction of affordable housing or as an incentive to achieve superior building and site design, preserve environmentally sensitive lands and open space, or provide public benefit uses. Additionally, standards for approval have been provided and all applications would be subject to review and approval by the City's Planning Board. Chairperson Ritz inquired of the tallest building height available per City Code, Assistant Planning & Zoning Manager, Harding explained that in commercial zoning districts you can build up to 100 feet at the property line, past the property line for every one foot you step back, you can go up three feet until you've reached the 150 feet. Chairperson Ritz clarified that they could build up to 150 feet at the property line if this amendment were in place versus the code currently. Chairperson Ritz stated historically most building heights we see in the city are 100 feet or lower and that the inclusion of density bonuses for affordable housing has been included for a while, but he personally hasn't seen it be used possibly because of cost. Assistant Planning & Zoning Manager Harding explained that commercial building height starts at the lowest habitable floor, parking decks would not contribute to the building height measurement so long as they did not contain habitable space. Board Member Grundhoefer asked if there were any building height bonuses for superior buildings, Assistant Planning & Zoning Manager Harding explained that currently there is not but if we wanted to exceed existing building height, the variance process is available. A discussion then started about the definition of superior buildings and that the planning board would review the applicant's presentation and would decide on if it is superior or not. Board Member Grundhoefer wanted clarification on what would come before the planning board, Assistant Planning & Zoning Manager Harding replied that it would be height bonuses and density bonuses that would come before them. Board Member Van Hoose inquired as to why it's necessary to go from 100 feet to 150 feet and if the city is losing any business due to the building height restrictions, Assistant Planning & Zoning Manager Harding explained that it would be better if Administration, who is considered the application, could answer her question, but that developers have inquired about how they could increase the building height allowances. Deputy City Administrator Forte addressed the board. He stated that this is not new language per say, but it mirrors off effective language already in the code. The City's goal is to modify codes

to properly incentivize wise growth management and help our bottom line which helps fund our various city departments and projects. This is also a way to allow for additional density without new land. Height variances are very hard to get because you are creating the hardship, that's why this height bonus is being brought before the board. A discussion then began regarding the infrastructure of the city and how these large structures with increased density will affect the infrastructure. That is something that Public Works is actively working on so that when these developments come before the planning board a Public Works representative will be able to speak on the matter. Also, the height can be higher than 150 feet if the if the bottom layers are strictly uninhabitable parking. These requests would be required to come before the board for approval. A discussion was then had regarding the various notifications used for items coming before the planning board. Brian Spencer addressed the board and gave his full support for the building height bonuses but suggested some sort of outline that provides the definition of superior designs for the benefit of the board. The board began a discussion about superior design standards and how specific they need to be. Assistant Planning & Zoning Manager Harding explained that in Section 12-3-121(d) it speaks to design guidelines. A new discussion began about what edits to make and where to make the edits. Assistant Planning & Zoning Manager Harding listed some of the design standards in the amendment such as, building design, architectural elements, architectural context, human scale, parking garages, rooftop mechanical equipment, blank walls, utilities and service areas, telephones and vending machines. The board then had a discussion pertaining affordable housing and the timeframe for affordable house. The board members felt secure in making a motion with the following language added, "Standards for approval shall be as follows and in accordance with design guidelines of section 12-3-121(d). **Board Member Villegas made a motion to approve with the language added, seconded by Board Member Powell and it carried 7:0.**

Request for Final Plat Approval – Javelin Landing Subdivision – Lansing Drive - Zone C-1 – District 2

Assistant Planning & Zoning Manager, Harding introduced the item, Rebol-Battle & Associates is requesting final plat approval for the Javelin Landing Subdivision located along Lansing Drive which is near the intersection of Lanier Drive and Creighton Road. These properties are located within the C-1 zoning district of which three (3) parcels will be subdivided into thirty (30) lots to accommodate single-family attached residences.

- Per Sec. 12-3-105: Subdivision of 5 lots or more constitutes a major subdivision
- Property area: 1.87 acres
- Maximum Density:
- Setback requirements: There shall be no yard requirements, except that where any nonresidential use is contiguous to a residential zoning district there shall be a 20-foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width.

There is a retention pond in the eastern boundary, everything south is commercial.

The preliminary plat was approved in September 2022. This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet. There were late comments provided by FPL, the developers must stay outside the FPL transmission and/or distribution easement. Also, the developers must ensure they are outside of safety clearances from the existing

distribution and transmission facilities. The applicant did make their submissions before the required time limit. Paul Battle addressed the board and stated they had addressed the concerns that ECUA had and have all the required permits through ECUA, they have run new sewer lines, stormwater is to the east. **Board Member Powell made a motion to approve, seconded by Vice Chairperson Larson and it carried 7:0.**

Open Forum – none

Discussion – Gateway Redevelopment District

At the September 2023 Planning Board meeting, the board requested a discussion item to be placed on the next agenda related to the purpose and future of the Gateway Redevelopment District. Sec. 12-3-12 has been provided for reference which includes subsection 1, pertaining to the Gateway commercial corridor, and subsection 2, pertaining to the Aragon redevelopment area. The board had a discussion regarding the appearance issues with the Gateway Redevelopment District. They would like this corridor to be a beautiful entry into our city. Assistant Planning & Zoning Manager Harding suggested that solution could be to introduce a form-based code to this district, designed to create a unified theme. For example, such a form-based code could require all new development to be within a certain distance of the street, must have more a certain percentage of glazing or windows, must have certain architectural features, thematic hardscape types, etc. All these suggestions can and will be forwarded to the firm tasked with assessing our LDC. The report created by the firm will come before the planning board, so they will review it before it goes before city council. Assistant Planning & Zoning Manager Harding informed the board that staff sits in on these meetings and will be able to inform the firm the concerns of the planning board regarding the different gateways and entrance arteries that need improvement. The board had additional discussion regarding the parking decks in relation to building height.

Adjournment – With no further business, the Board adjourned at 4:09 p.m.

Respectfully Submitted,



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

**CITY OF PENSACOLA
PLANNING BOARD MEETING
Tuesday, October 10, 2023**

REGISTRATION TO ADDRESS PLANNING BOARD

BRIAN SPENCER 205 E. Intendencia
Name (print) Address

Please circle an Agenda # below if you desire to address the Planning Board. Return form to the Planning Board Secretary prior to the start of the meeting.

AGENDA ITEM # -Please Circle One

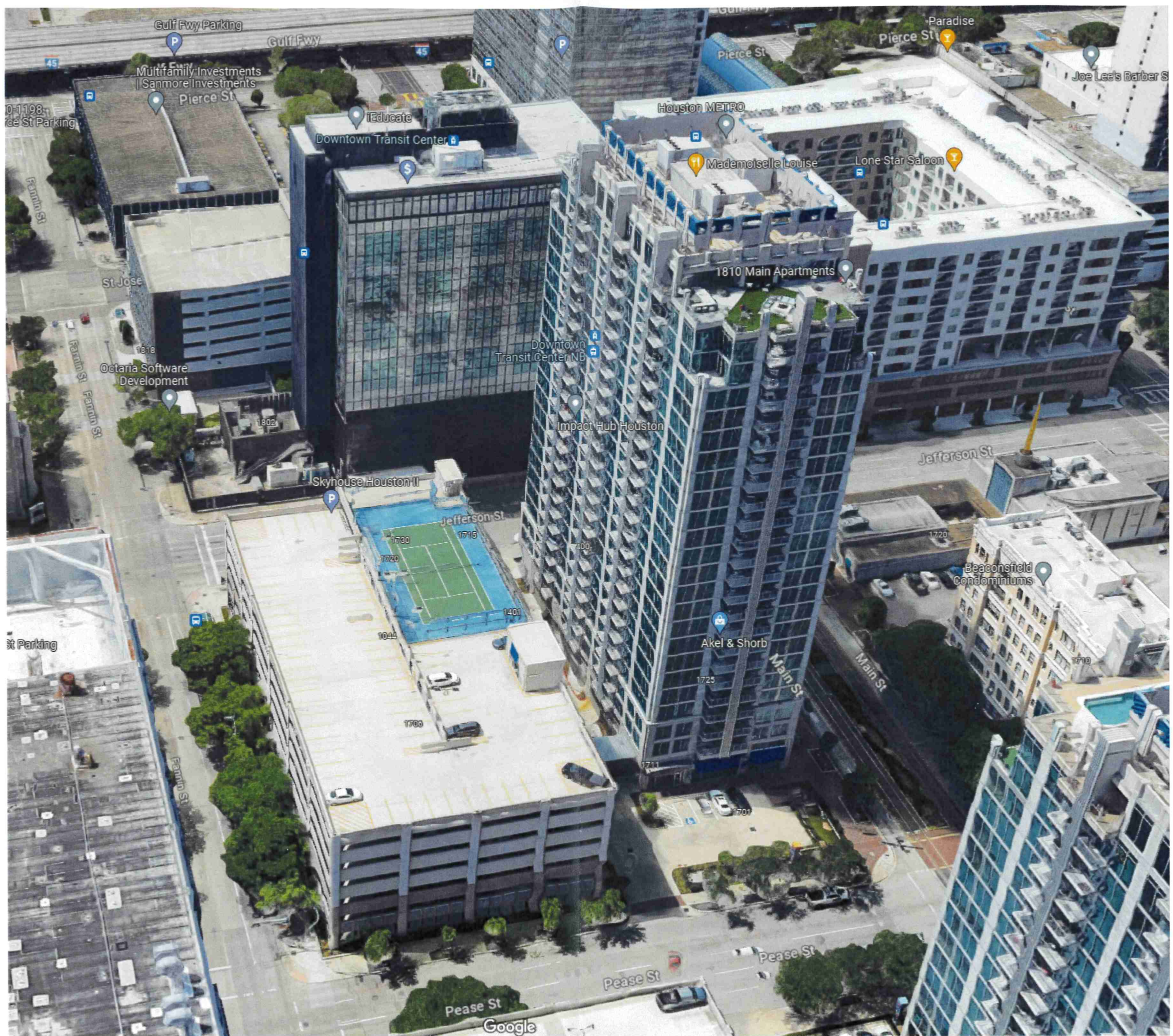
New Business:

3. Request for Final Plat Approval – Javelin Landing Subdivision
- ☒ 4. Proposed Amendment of the Land Development Code – Building Height Bonuses

OPEN FORUM

ADJOURNMENT

Note: Comments must be made from the speaker's podium to be part of the official record of the proceedings. The Chairman may limit comments to five (5) minutes per speaker.





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-927

Planning Board

11/14/2023

ACTION ITEM

SUBJECT:

700 Bayfront Parkway – Gateway Redevelopment District – Aesthetic Review Application

SUMMARY:

Circle K Stores is seeking aesthetic review approval for renovations to a gas station store and pump canopy. For the store, renovations will include removal of the existing faux lighthouse and removal and replacement of the existing siding. The existing storefront awning will be modified and relocated, and the store's equipment and signage will be updated. For the canopy, a new roof system and façade will be installed. Lastly, the parking lot stripping will be restored, and repairs will be made to the existing concrete lot.

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-12\(1\) Redevelopment land use district, Gateway Redevelopment District](#)

ATTACHMENTS:

1. Images
2. Application and Materials_10.17.2023
3. Review Comments_700 Bayfront Parkway
4. Sec._12_3_12(1)_Gateway Redevelopment District

Aesthetic Review – 700 Bayfront Parkway





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

**Planning Board Application
Request for Aesthetic Review**

Application Date: **09/20/23**

Project Address: 700 East Bayfront Parkway, Pensacola, Florida 32502

Applicant: Circle K Stores (Sondra Wilhite)

Applicant's Address: 25 W. Cedar St. Suite M Pensacola, Florida 32502

Email: SWilhite@circlek.com **Phone:** 850-454-1092

Property Owner: Circle K Stores

**Redevelopment
District:**



Waterfront



Gateway



South Palafox
Business



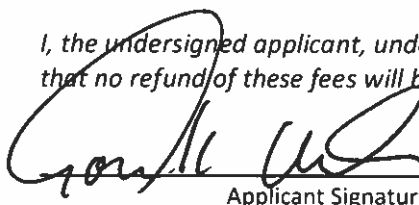
North 9th
Avenue

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

A renovation of the existing C-store to include removal of the existing faux lighthouse and removal and refacing of existing lap board siding. A relocation and modification to the existing storefront awning. Updating of store equipment and signage as well as the fueling station canopy and parking lot stripping and refinishing and repairing of existing concrete parking lot. All details for said renovation will be outlined in the project's building plan-set.

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.


Applicant Signature

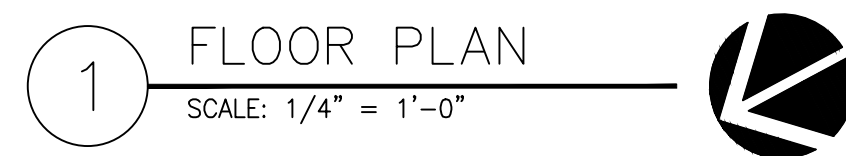
9/21/23
Date

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



MDM
SERVICES, INC.

CA #2738-E		

Pa

1.	EXISTING CONCRETE SLAB, MODIFY AS NECESSARY. SEE STRUCTURAL.	16.	NOT USED.
2.	EXISTING CONCRETE WALK, SEE CIVIL.	17.	EXISTING HAND SINK.
3.	NEW AWNING AT FRONT ENTRANCE.	18.	EXISTING 3-COMPARTMENT SINK.
4.	CUSTOM CASEWORK SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS	19.	NOT USED.
5.	SALES COUNTER, SEE SHEET A1.4 FOR EQUIPMENT.	20.	NOT USED.
6.	SOLID SURFACE COUNTER TOP SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS	21.	LOCATION OF EXISTING ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.
7.	ALUMINUM STOREFRONT SYSTEM, SEE SHEET A6.0 FOR DOOR & WINDOW SCHEDULES	22.	NOT USED.
8.	NEW AWNING AT STARWELL.	23.	NOT USED.
9.	PAINT STARWELLS.	24.	EXISTING STEEL COLUMN.
10.	NEW CUSTOMER SEATING.	25.	NOT USED.
11.	5 LB. 2A-10BC FIRE EXTINGUISHER, SURFACE MOUNTED AT 48" A.F.F., PROVIDE BLOCKING AS REQUIRED	26.	NOT USED.
12.	NEW BEER CASE SHELVEING.	27.	PROVIDE SIGN ABOVE HAND SINK "EMPLOYEE MUST WASH HANDS BEFORE RETURNING TO WORK"
13.	COOLER REACH-IN DOOR, SUPPLIED/INSTALLED BY COOLER/FREEZER MANUFACTURER	28.	NOT USED.
14.	COLD VAULT DOOR & WINDOW, SUPPLIED/INSTALLED BY COOLER/FREEZER MANUFACTURER	29.	34" HIGH ACCESSIBLE COUNTERTOP
15.	NOT USED.	30.	FUEL EMERGENCY SHUT-OFF SWITCH WITH COVER, PROPOSED LOCATION WHEN REQUIRED, SEE FUEL PLAN.
		31.	EXISTING 8" CMU WALL, SEE STRUCTURAL, BUILDING SECTIONS AND EXTERIOR ELEV.

8" CMU WALL WITH RIGID INSULATION

METAL STUD CONSTRUCTION FOR EXTERIOR
FILASTERS: SEE DETAILS AND STRUCTURAL
DRAWINGS

6" 20ga. METAL STUD AT 16" O.C. WITH BATT INSULATION.
SEE SHEET A1.3 FOR WALL TYPES

3 5/8" 20ga. METAL STUD AT 16" O.C. (WITH BATT
INSULATION IF APPLICABLE) SEE SHEET A1.3 FOR WALL TYPES

3 5/8" 20ga. METAL STUD AT 16" O.C. TO DECK WITH BATT
INSULATION. SEE SHEET A1.3 FOR WALL TYPES

3-5/8" METAL STUD FURRED WALL
(WHERE OCCURS) AT 16" O.C.

2-1/2" METAL STUD FURRED WALL
(WHERE OCCURS) AT 16" O.C.

FIBER CEMENT WANSICOT / PILASTER

PRE-MANUFACTURED FREEZER/COOLER WALL

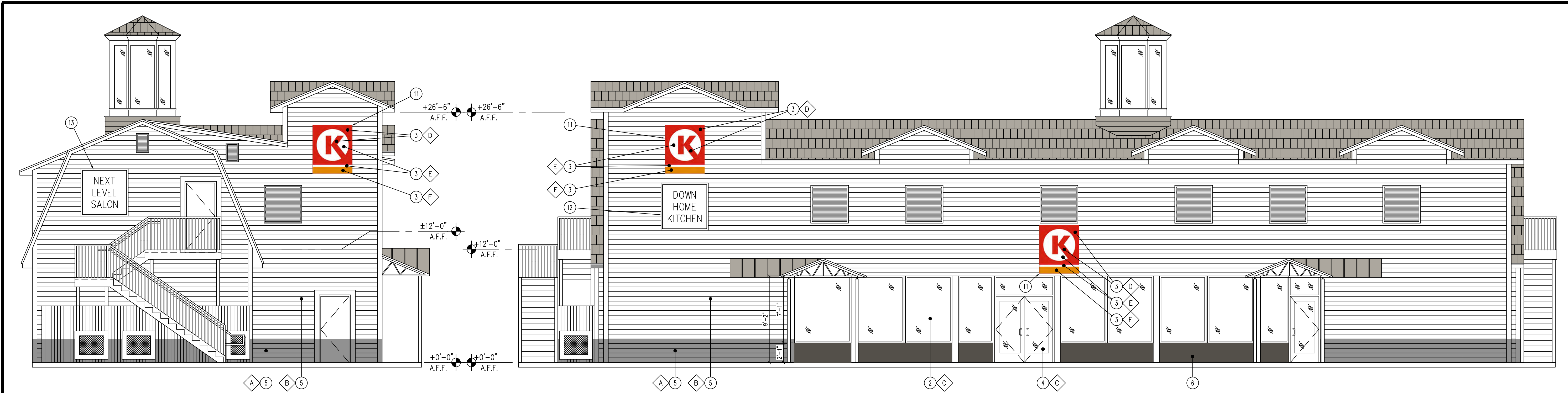
EXISTING WALL OPENING TO BE
PATCHED AND REFINISHED WITH NEW

F.R.P. PANELING, SEE KEYNOTES & SHT. A3.2

3/4" FRT. PLYWOOD W/ F.R.P. PANELING,
SEE KEYNOTES 37 & SHT. A3.2

WINDOW TYPE: SEE WINDOWS SCHEDULE SHEET A6.0

DOOR TYPE: SEE DOOR SCHEDULE SHEET A6.0



2 LEFT SIDE ELEVATION (NE)
SCALE: 3/16" = 1'-0"

1 FRONT ELEVATION (NW)
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION (SW)
SCALE: 3/16" = 1'-0"

3 REAR ELEVATION (SE)
SCALE: 3/16" = 1'-0"

KEY NOTES (X)

- EXISTING STEEL COLUMN WRAP WITH BREAK METAL
- EXISTING DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS, SEE GLAZING SCHEDULE ON SHEET A6.0
- EXISTING INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- EXISTING DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- EXISTING HARDIE BOARD SIDING
- EXISTING STOREFRONT METAL PANEL
- EXISTING SES PANEL LOCATION, SEE ELECTRICAL PLAN
- EXISTING ROOF LINE
- EXISTING DOWNSPOUT, RE: PLUMBING PLAN
- EXISTING ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- EXISTING ±22 SQ. FT. SIGN
- EXISTING ±25 SQ. FT. SIGN
- EXISTING ±25 SQ. FT. SIGN
- NOT USED
- NOT USED
- EXISTING CO2 TANK WITH METAL LOUVERED CONTAINER
- EXISTING EXTERIOR FINISH
- EXISTING LEADER BOX, SEE PLUMBING DWGS.
- EXISTING CONTROL/EXPANSION JOINTS

FINISH SCHEDULE (X)

- | | |
|---|--|
| A | - EXISTING GRAY |
| B | - EXISTING WHITE |
| C | - GLASS |
| D | - *SHERWIN WILLIAMS #SW 4081
- **SAFETY RED |
| E | - *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE |
| F | - CIRCLE K ORANGE #PMS 144 |
| G | - NOT USED |
| H | - NOT USED |
| I | - NOT USED |
- * USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP

CLIENT:



CIRCLE K STORES, INC.
Gulf Coast Business Unit

DESIGN TEAM TITLE:

MDM
SERVICES, INC.

engineering • environmental • construction

1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130
2151 W. HILLSBORO BOULEVARD, SUITE 401
DEERFIELD BEACH, FLORIDA 33442
Phone: (954) 427-3076
CA #2738-E

NO.	DATE	REVISION	DESCRIPTION
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MICHAEL ROBINSON
FLORIDA P.E. REG # 28317

**3,662 SQ. FT.
REMODEL**

SITE DESIGNATIONS:

**CIRCLE K STORE
#2704964
700 BAYFRONT
PARKWAY,
PENSACOLA,
FLORIDA 32502**

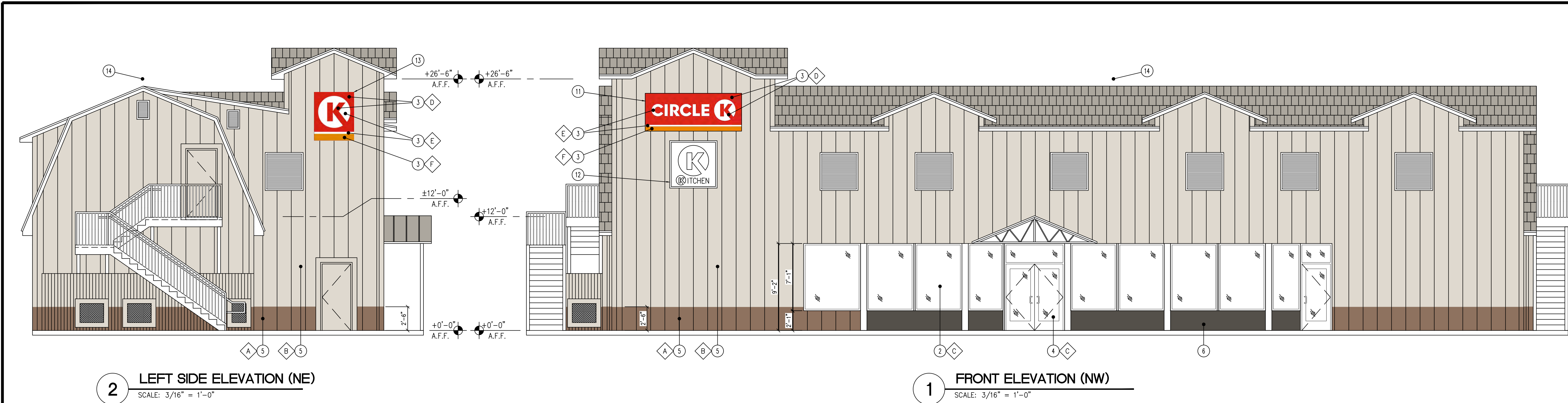
SCALE: AS NOTED	MDM JOB # 23080
DATE: 09-13-2023	
DESIGNED BY:	
DRAWN BY: TE	FILE NAME: 14 23080 A2.0 Exterior Elevations-ASBUILT.dwg
CHECKED BY: PH	

DRAWING TITLE:

**EXISTING
EXTERIOR
ELEVATIONS**

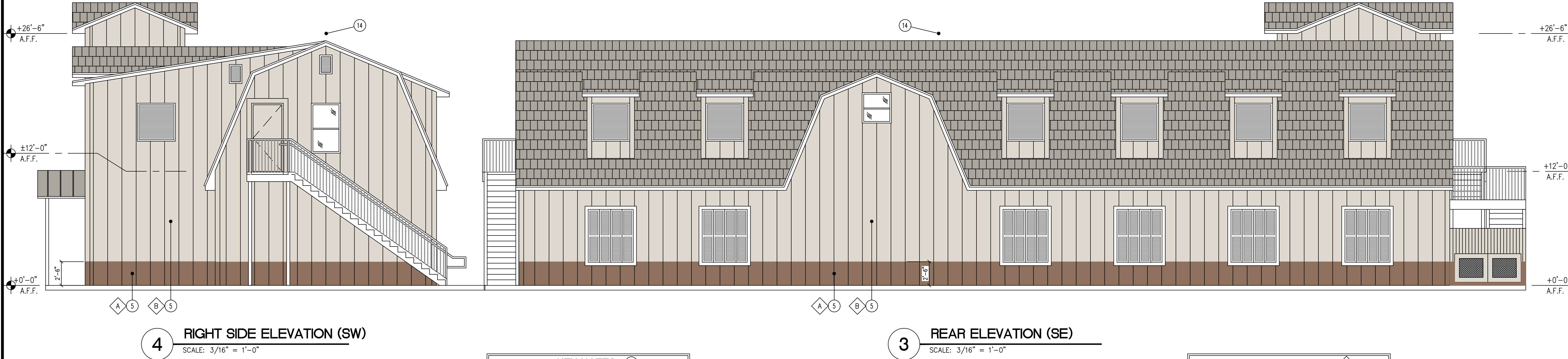
SHEET NO:

A2.0



2 LEFT SIDE ELEVATION (NE)
SCALE: 3/16" = 1'-0"

1 FRONT ELEVATION (NW)
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION (SW)
SCALE: 3/16" = 1'-0"

3 REAR ELEVATION (SE)
SCALE: 3/16" = 1'-0"

KEY NOTES

- STEEL COLUMN WRAP WITH BREAK METAL
- DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS. SEE GLAZING SCHEDULE ON SHEET A6.0
- INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- NEW HARDIE BOARD VERTICAL SIDING
- EXISTING STOREFRONT METAL PANEL
- SES PANEL LOCATION. SEE ELECTRICAL PLAN
- ROOF LINE
- DOWNSPOUT, RE: PLUMBING PLAN
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 41 SQ. FT. SIGN
- 25 SQ. FT. SIGN
- 22 SQ. FT. SIGN
- REMOVE BELL TOWER AND PATCH TO MATCH EXISTING.
- NOT USED
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 8/A8.1 & 11/A8.1
- LEADER BOX. SEE PLUMBING DWGS.
- CONTROL/EXPANSION JOINT "E.J." LOCATION, SEE DETAIL 5/A8.1

FINISH SCHEDULE

- | | |
|---|--|
| A | - COLOR TO MATCH #SW 6088 NUTHATCH |
| B | - COLOR TO MATCH #SW 7570 EGRET WHITE |
| C | - 1" INSULATED, DOUBLE PANED CLEAR GLASS |
| D | - *SHERWIN WILLIAMS #SW 4081
- **SAFETY RED |
| E | - *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE |
| F | - CIRCLE K ORANGE #PMS 144 |
| G | - NOT USED |
| H | - NOT USED |
| I | - NOT USED |

* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C.
G.C. TO COORDINATE WITH CK PM AND OWNER'S REP

CLIENT:



CIRCLE K STORES, INC.
**Gulf Coast
Business
Unit**

DESIGN TEAM TITLE:

MDM
SERVICES, INC.

engineering • environmental • construction

1085 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 646-9130

2151 W. HILLSBORO BOULEVARD, SUITE 401
DEERFIELD BEACH, FLORIDA 33442

Phone: (954) 427-3076

CA #2738-E

NO.	DATE	REVISION	DESCRIPTION
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MICHAEL ROBINSON
FLORIDA P.E. REG # 28317

**3,662 SQ. FT.
REMODEL**

SITE DESIGNATIONS:

**CIRCLE K STORE
#2704964
700 BAYFRONT
PARKWAY,
PENSACOLA,
FLORIDA 32502**

SCALE: AS NOTED

MDM JOB # 23080

DATE: 09-13-2023

DESIGNED BY:

DRAWN BY: TE

FILE NAME:
14 23080 A2.1 Exterior
Elevations.dwg

CHECKED BY: PH

DRAWING TITLE:

**EXTERIOR
ELEVATIONS**

SHEET NO:

A2.1

CANOPY NOTES

REPAIR RUST/DENTS AND REPLACE ACM PANEL



CIRCLE K STORES, INC.

**Gulf Coast
Business
Unit**

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engineering • environmental • construction

1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (862) 646-0420

2151 W. HILLSBORO BOULEVARD, SUITE 401

DEERFIELD BEACH, FLORIDA 33442
Phone: (954) 427-2076

CA #2738-E

[illegible]

NO.	DATE	REVISION DESCRIPTION
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MICHAEL ROBINSON
FLORIDA P.E. REG # 28317

**3,662 SQ. FT.
REMODEL**

SITE DESIGNATIONS:

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#2704964
700 BAYFRONT
PARKWAY,
PENSACOLA,
FLORIDA 32502**

SCALE: AS NOTED

MDM JOB # 23080

DATE: 09-13-2023

DESIGNED BY:

DRAWN BY: TE

FILE NAME:

CHECKED BY:

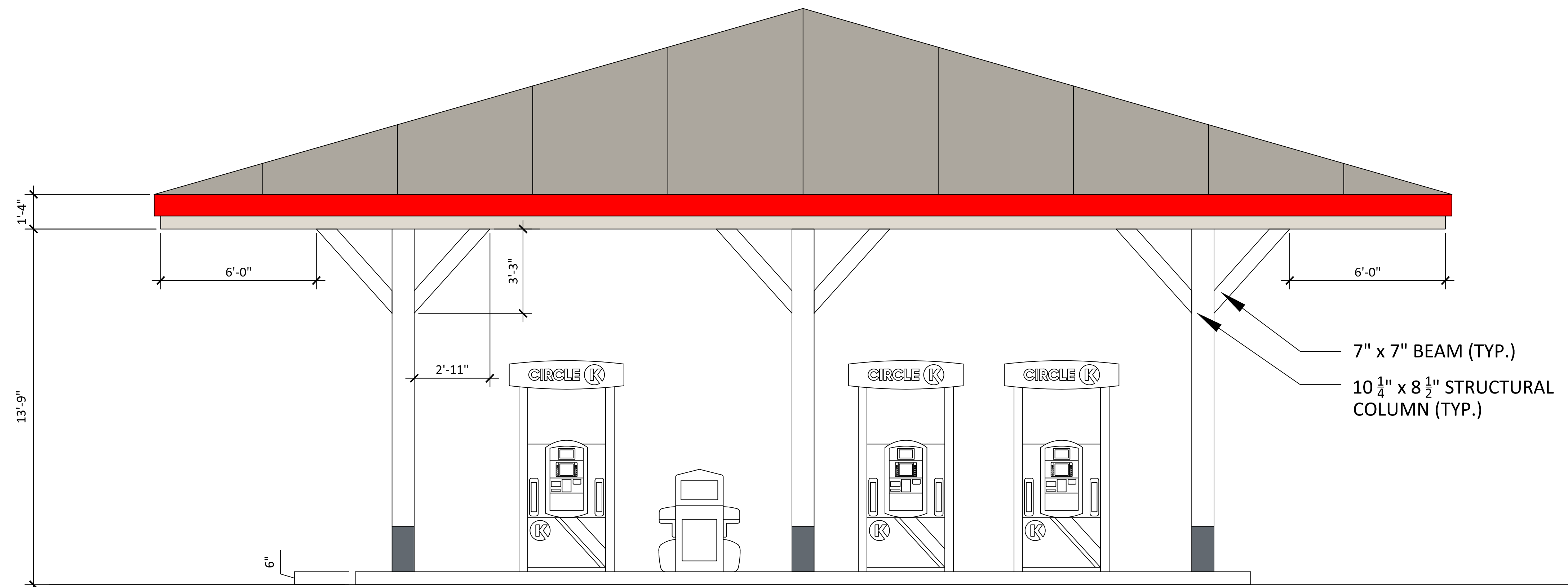
60 23080 Canopy.dwg

DRAWING TITLE:

EXISTING CANOPY ELEVATION

SHEET NO:

EX-CANOPY



EXISTING CANOPY - SOUTHWEST ELEVATION

SCALE: 3/8" = 1'-0"

CANOPY NOTES
REPAIR RUST/DENTS AND REPLACE ACM PANEL



ESIGN TEAM TITLE:

MDM
SERVICES, INC.

engineering • environmental • construction

1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805
Phone: (863) 846-9130

2151 W. HILLSBORO BOULEVARD, SUITE 401
DEERFIELD BEACH, FLORIDA 33442
Phone: (954) 427-3076
CA #2738-E

NO.	DATE	REVISION DESCRIPTION
-----	------	----------------------

MICHAEL ROBINSON
FLORIDA P.E. REG # 28317

**6,662 SQ. FT.
REMODEL**

SITE DESIGNATIONS:

**CIRCLE K STORE
#2704964
700 BAYFRONT
PARKWAY,
PENSACOLA,
FLORIDA 32502**

SCALE: AS NOTED	MDM JOB # 23080
DATE: 09-13-2023	
SIGNED BY:	
DRAWN BY: TE	FILE NAME:
CHECKED BY: PH	60 23080 Canopy.dwg

DRAWING TITLE:

CANOPY ELEVATION

SHEET NO.:

CANOPY













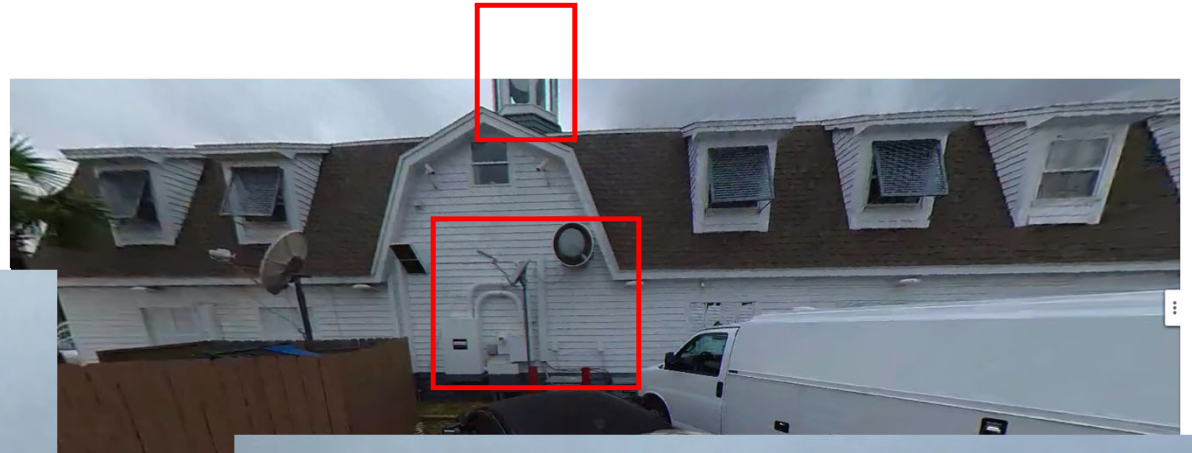
BUILDING

Replace siding and windows
Put awning over entrance and take out other 2 at front.
If awning approved, saw cut dock and re-pour, if not patch
Replace Down Home Kitchen sign with K Kitchen sign



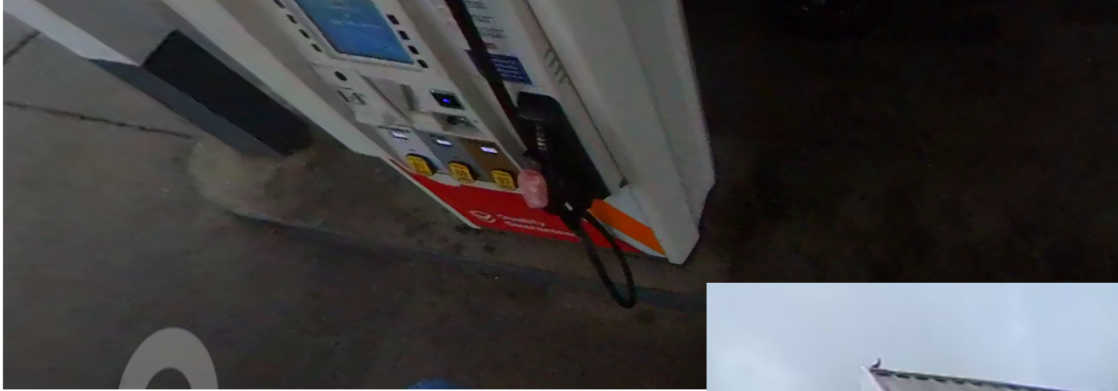
BUILDING

Take Down

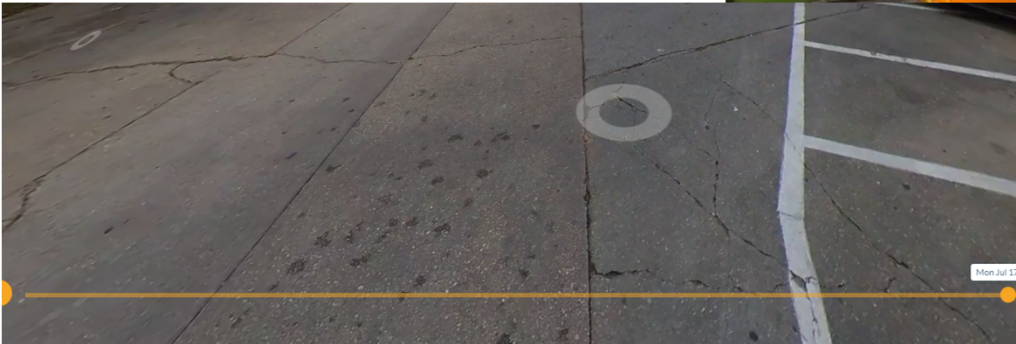


- Replace stairwell awning
- Paint stairwell
- Dumpster and AC enclosures with wood fencing.
- Bell tower has opening to store - close

Parking Lot/Canopy



Canopy - rust/dents, replace ACM panel
Stain concrete - lot and top and sides of dog bones – grey
Lot – repair cracks/holes











K
Unleaded
8.88
Diesel
8.88
NON ETHANOL

CIRCLE **K**

CIRCLE **K**

Department:	Comments:
Planning	No comments. Application meets GRD requirements.
FIRE	No comments provided.
PW/E	No comments provided.
Surveyor	No comments provided.
Inspection Svcs	No comments provided.
Pensacola Energy	No comments provided.
ECUA	No comment on the aesthetic review/change to façade from ECUA.
FPL	No comments provided.
ATT	No comments provided.
Legal	No comments provided.
CRA	No comments provided.
Parking	No comments provided.

Sec. 12-3-12. Redevelopment land use district.

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

- a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.
- b. *Uses permitted.*
 1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-13.
 3. Offices.
 4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.
 5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:
 - i. Mortuaries and funeral parlors.
 - ii. Appliance and repair shops.
 - iii. Public parking lots and parking garages.
 - iv. New car lots or used car lots.
 - v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.
 - vi. Car or truck rental agencies or storage facilities.
 6. Family day care homes licensed by the state department of children and family services as defined in state statutes.
- c. *Procedure for review of plans.*
 1. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the gateway redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site

improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.

2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.
 3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.
 4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.
- d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:
1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:
 - i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.
 - ii. *Signs extending over public property.* Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.
 - iii. *Permitted signs.*
 - (a) Gregory, Chase and Alcaniz Streets, 9th Avenue.
 - (1) *Attached signs.*
 - a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

- a. Maximum sign height—20 feet.
- b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

- (a) Signs shall not exceed three square feet in size.

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- (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.
 - vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:
 - (a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.
 - (b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.
 - (c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.
 - vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:
 - (a) Portable signs are prohibited except as permitted in section 12-5-6(5).
 - (b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (c) Signs that are not securely fixed on a permanent foundation are prohibited.
 - (d) Signs that are not consistent with the standards of this section are not permitted.
 - viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment district:
 - (a) Temporary banners indicating that a noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:
 - (1) Such signs may be erected no sooner than two weeks before the event.
 - (2) Such signs must be removed no later than three days after the event.
 - (3) Banners extending over street rights-of-way require approval from the mayor.
 - (b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall

not exceed 12 square feet in size, and shall be removed immediately after occupancy.

(c) One non-illuminated sign not more than 50 square feet in area in connection with the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

- i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
- ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.
- iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

- i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

intended as a landscaped buffer zone that preserves the open space character of the parkway.

- ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.
 - iii. All other streets. Five feet from the right-of-way line.
4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.
5. Building height. No building shall exceed a maximum height of 100 feet.
6. Vehicular access. Access to the following streets shall be limited as follows:
 - i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.
 - ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).
7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:
 - i. Fence or wall, six feet high;
 - ii. Vegetation, six feet high (within three years);
 - iii. A combination of the above.
8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.
9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.
10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.
11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.
12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.
13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

-
14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.
- e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:
1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.
 - i. *Maximum preservation of bay views.* Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.
 - ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.
 2. *Architectural design and building elements.*
 - i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.
 - ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

-
- iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.
 - v. Bright colors and intensely contrasting color schemes are discouraged within the district.
 - vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.
 - vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:
 - (a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.
 - (b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.
 - (c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.
- f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.
- 1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.
 - 2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.
 - 3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
 - 4. *Exterior walls.*
 - i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.
 - ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.
 - iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.
 - 5. *Roofs.*
 - i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

-
- ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.
 - 6. *Front, rear, and side yards, parking areas and vacant parcels.*
 - i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.
 - ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.
 - 7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-928

Planning Board

11/14/2023

ACTION ITEM

SUBJECT:

801 E. Gregory Street – Gateway Redevelopment District – Aesthetic *FINAL* Review Application

ATTACHMENTS:

1. Images
2. September Items
3. 801 E. Gregory Street_Application and Materials
4. Review Comments_801 E. Gregory Street
5. Sec._12_3_12(1)_Gateway Redeveloment District

Aesthetic Review – 801 E. Gregory Street



the August 8, 2023 minutes, seconded by Board Member Van Hoose, and it carried 4:0.

New Business –

Aesthetic Review Application – 524 E. Romana Street – Gateway Redevelopment District – District 6

Assistant Planning & Zoning Manager, Harding introduced the item, Christy Cabassa is requesting site plan and aesthetic approval for a new single-family residence and a detached accessory dwelling unit over a garage in the Aragon subdivision. The buildings will have Hardi Cedarmill siding with galvalume metal roofs, windows will be metal clad with exterior grilles, and doors will be fiberglass. Approval has been received from the Aragon Architectural Review Board, along with a variance to the Aragon Design Code allowing the accessory structure to be closer than 12' to the primary structure and allowing the front stoop to encroach into the front setback due to FEMA flood plain requirements. This request has been routed through the various City departments and utility providers. Board Member Grundhoefer inquired as to why applicant was seeking variance for stairs to come down into the setback, doing so in order to meet the new requirements set by FEMA. Chairperson Ritz stated her submittal package was clear, concise, and clean, Board Member Grundhoefer agreed. **Board Member Grundhoefer made a motion to approve, seconded by Vice Chairperson Larson and it carried 4:0.**

Aesthetic Conceptual Review Application – 801 E. Gregory Street – Gateway Redevelopment District – District 6

Assistant Planning & Zoning Manager, Harding introduced the item, Kerioth Corporation, Inc. is seeking conceptual site plan and aesthetic review for new construction of a Homewood Suites by Hilton. The proposed development will be a 6-story 132-key extended stay hotel. Since the property is in the Gateway Redevelopment District, development is subject to Sec. 12-3-12(1) concerning development guidelines. Additionally, and since this application is for conceptual review, a final development plan will return to the board in the near future. Final plans will also be subject to Sec. 12-3-120, *Development plan requirements*. This request has been routed through the various City departments and utility providers. The applicant is here looking for feedback from the board on general designs, placement and how it may or may not compliment the district and surrounding properties. Clint Herring of Kerioth Corporation feels this project is a great redevelopment opportunity. The hotel went from 5 stories to 6 stories due to an ECUA sanitary sewer easement that did not make sense to move it, reduced footprint to go from the 5 stories to the 6 stories. Chairperson Ritz stated that the older buildings around do not look as good aesthetically as this new hotel. Clint Herring mentioned there's an 18-inch sewer interceptor that ECUA did not want to move so they moved the building north to not allow any coverage over the sanitary sewer which could have overburdened and possibly caused a settlement condition, they also had to move the pool to the east of the building to avoid close proximity to that sanitary sewer. Stormwater retention will be underground, under the north parking lot and on the southside as well. The water table has been taken into account by their engineer. This project has gone through the Development Review and the City Engineer has viewed the project and FDOT has reviewed the project in that same meeting. The total combined green space is right at the limit of 25.4, included in that calculation is a small adjacent portion owned by FDOT that is considered green space. Board Member Grundhoefer took issue with the colors not being

contrasting colors, Clint Herring said they are open to color recommendations. They will color samples the next meeting that they are before the board. Board Member Van Hoose feels the size of the building makes the area congested. They are within the confines of the code, the 100-foot maximum height allowed. Clint Herring stated that studies show buildings adjacent to a street begins to create traffic calming, which is what they are trying to accomplish. The trash receptacles are specifically designed for this area, they will be located on the West side of the building. Board Member Grundhoefer asked that they be careful with the size of their signage, that will be reviewed later, he also would like more green space or open space. **Board Member Van Hoose made a motion to approve, seconded by Vice Chairperson Larson, the motion was amended. Board Member Van Hoose made a motion to approve with the condition that the applicant address the colors, use of permanent materials, and more open spaces, seconded by Vice Chairperson Larson and it carried 4:0.**

Request for License to Use City Right of Way – 801 E. Gregory Street – Gateway Redevelopment District – District 6

Assistant Planning & Zoning Manager, Harding introduced the item, Kerioth Corporation, Inc. is requesting approval for a license to use for additional parking and improvements within the N. 13th Avenue and E. DeLeon Street rights-of-way. The additional parking is being requested in connection with a proposed 132-room hotel. Per Sec. 12-4-1(2), Parking requirements for specific land uses, hotels require 1 parking space per room. In addition to being located in the Gateway Redevelopment District and the Dense Business District, this property is also in the CRA Urban Core where certain land uses are eligible for reduced parking, and where “lodging” may apply a 35% reduction. However, the applicants do not wish to apply the reduction and are seeking the license to use to meet their full 132-parking calculation requirement. If granted, the license to use would allow the owners to designate the on-street parking for their exclusive use. Additionally, the applicants would be responsible for all right-of-way improvements, maintenance, insurance coverage, and an annual fee.

The plans currently reflect the following parking calculation:

- 111 parking stalls proposed on-site
- 13 parking stalls proposed in 13th Avenue right-of-way (requiring a license to use)
- 8 parallel parking stalls proposed in 13th Avenue right-of-way (requiring a license to use)

This request has been routed through the various City departments and utility providers. No matter what their recommendation will be, the item will go before City Council on October 12th. Postcards were mailed out to all property owners within a 300 foot radius, they were mailed to the property owner of record no matter where they may live. Clint Herring stated the Gateway Redevelopment District is in a redevelopment stage, but shared parking concept is not offered at this time. The existing parking on 13th Avenue is there today, East DeLeon is in relative disrepair. They plan on making necessary improvements and introduce pedestrian friendly activity and traffic calming to the area. Gabriel Herring addressed the board; a meeting was held with Hilton and a representative wanted to make sure they met the one space per room parking count. Chance Gaston, representing Another Broken Egg Café addressed the board. Parking is a premium and the public is already parallel parking along the street, 13th and 14th Avenue are already congested on the weekends to get into his business. They have a great relationship with the Hotel next to his business and his customers use some of the Hotel’s parking. Parking



NORTH & SOUTH ELEVATIONS

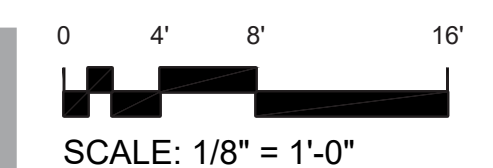
CONCEPTUAL REVIEW
PLANNING BOARD

KERIOTH

REESE VANDERBILT
& ASSOCIATES

HOMEWOOD SUITES

PENSACOLA, FLORIDA



DATE: AUGUST 11, 2023

A 200

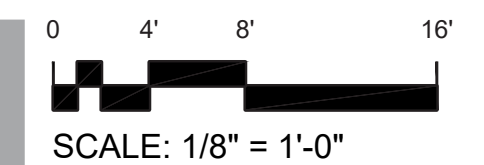


WEST & EAST ELEVATIONS

CONCEPTUAL REVIEW
PLANNING BOARD

HOMWOOD SUITES

PENSACOLA, FLORIDA



DATE: AUGUST 11, 2023

A 201



**Planning Board Application
Request for Aesthetic Review**

Application Date: **10/13/2023**

Project Address: 801 E Gregory Street, Pensacola FL 32502

Applicant: Kerioth Corporation, Inc.

Applicant's Address: 361 Township Ave. Suite 200 Ridgeland MS 39157

Email: gcherring@kerioth.com **Phone:** 601-368-9950

Property Owner: PFLKH, LLC

**Redevelopment
District:**



Waterfront



Gateway



**South Palafox
Business**



**North 9th
Avenue**

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

******FINAL REVIEW ******

**Proposed new construction Homewood Suites by Hilton.
6 story with approximately 132 keys, extended stay hotel**

**First Floor - Lobby, dining/breakfast, fitness, meeting room, back of house,
laundry, kitchen, etc.**

Second Floor through Sixth Floor - Hotel Guestrooms and Suites

**Amenities to be located on the first floor. Outdoor grill area, pool and lawn for
yard games.**

Demolition Review of the Existing Building

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made.



10/13/2023

Date

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



HOMewood SUITES

PENSACOLA, FLORIDA

FINAL AESTHETICS REVIEW
PLANNING BOARD

OCTOBER 13, 2023



SITE LOCATION

AESTHETICS REVIEW
PLANNING BOARD

HOMWOOD SUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023





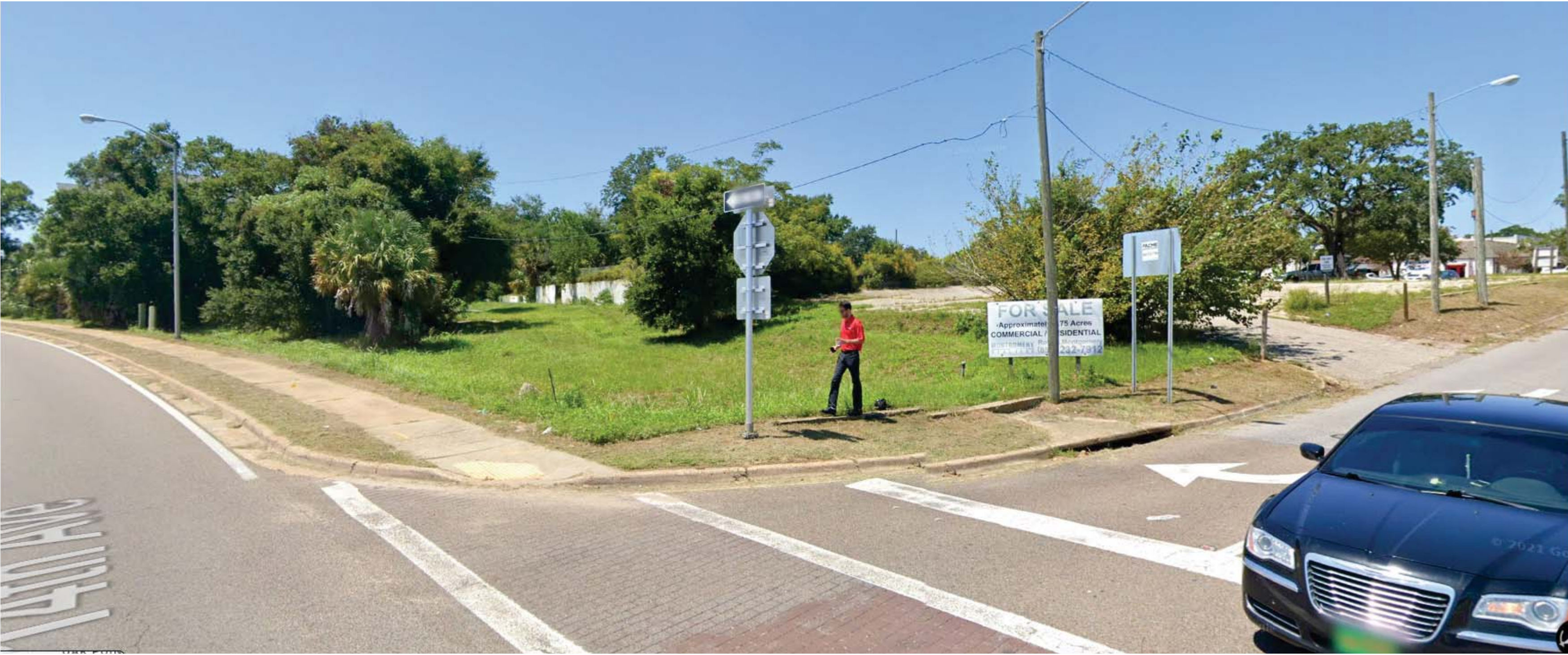
N 13TH STREET & E GREGORY STREET
LOOKING SOUTH



E GREGORY STREET
LOOKING SOUTH



N 14TH AVENUE & E GREGORY STREET
LOOKING WEST



N 14TH AVENUE & BAYFRONT PKWY
LOOKING NORTH-WEST



E DE LEON STREET
LOOKING NORTH



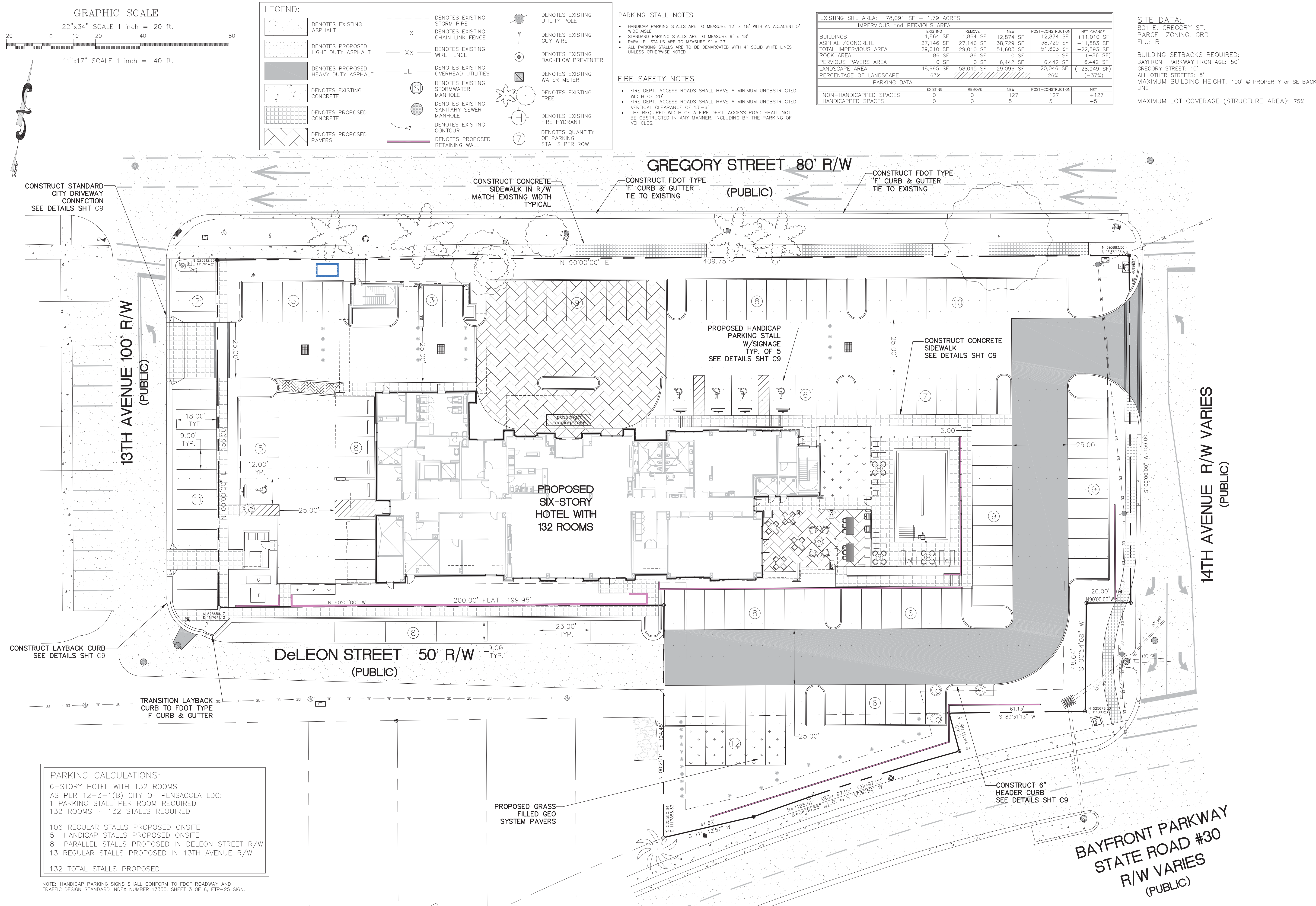
E DE LEON STREET & N 13TH AVENUE
LOOKING NORTH

SITE PLAN

AESTHETICS REVIEW
PLANNING BOARD

HOMESWOOD SUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023





SITE PLAN

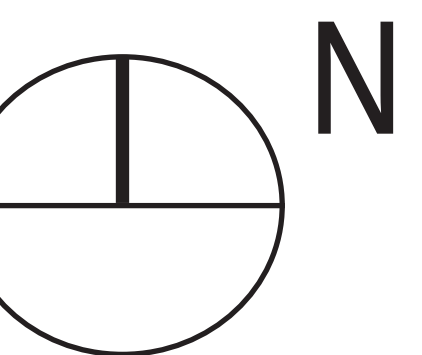
AESTHETICS REVIEW
PLANNING BOARD

HOMWOOD SUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023

KERIO TH

RESE VANDERBILT
& ASSOCIATES





E GREGORY STREET
LOOKING WEST

PERSPECTIVE VIEW

 KERIOTH

 REESE VANDERBILT
& ASSOCIATES

AESTHETICS REVIEW
PLANNING BOARD

HOMEWOOD SUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023



BAYFRONT PKWY
LOOKING WEST

PERSPECTIVE VIEW



NORTH ELEVATION

- 

WHITE TONE EIFS
- EIFS COLOR 1



COLOR TO MATCH SHERWIN WILLIAMS SOFTWARE 7074, FINE TEXTURE
- EIFS COLOR 2



COLOR TO MATCH SHERWIN WILLIAMS ONLINE 7072, FINE TEXTURE
- EIFS COLOR 3



COLOR TO MATCH BEHR SHIPWRECK S470-6, FINE TEXTURE
- EIFS COLOR 4

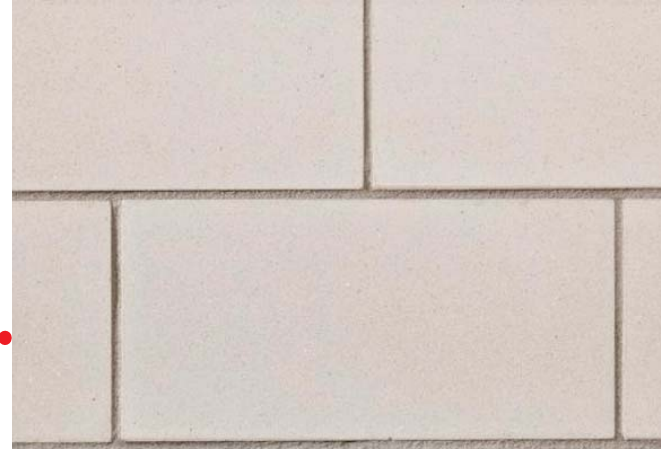


- 

ALUCABOND METAL PANEL RUSTED METAL ACCENT PANEL ABOVE MAIN ENTRANCE
- METAL PANEL



ALUCABOND METAL PANEL SOLID & PERFORATED NEW AGE DARK BRONZE MICA CANOPY, METAL FINS
- METAL CANOPY & FINS



ARRISCRAFT 1X2 LIMESTONE OR EQUAL, 1ST AND 2ND FLOOR AS IDENTIFIED ON ELEVATIONS
- STONE VENEER

NORTH & SOUTH ELEVATIONS

AESTHETICS REVIEW
PLANNING BOARD

HOMEWOOD SUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023



WEST & EAST ELEVATIONS

AESTHETICS REVIEW
PLANNING BOARD

HOMESUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023

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RESE VANDERBILT
& ASSOCIATES



EXAMPLE UP&DOWN LIGHT BUILDING EXTERIOR

BACKLIT PERFORATED METAL PANEL @ METAL FINS

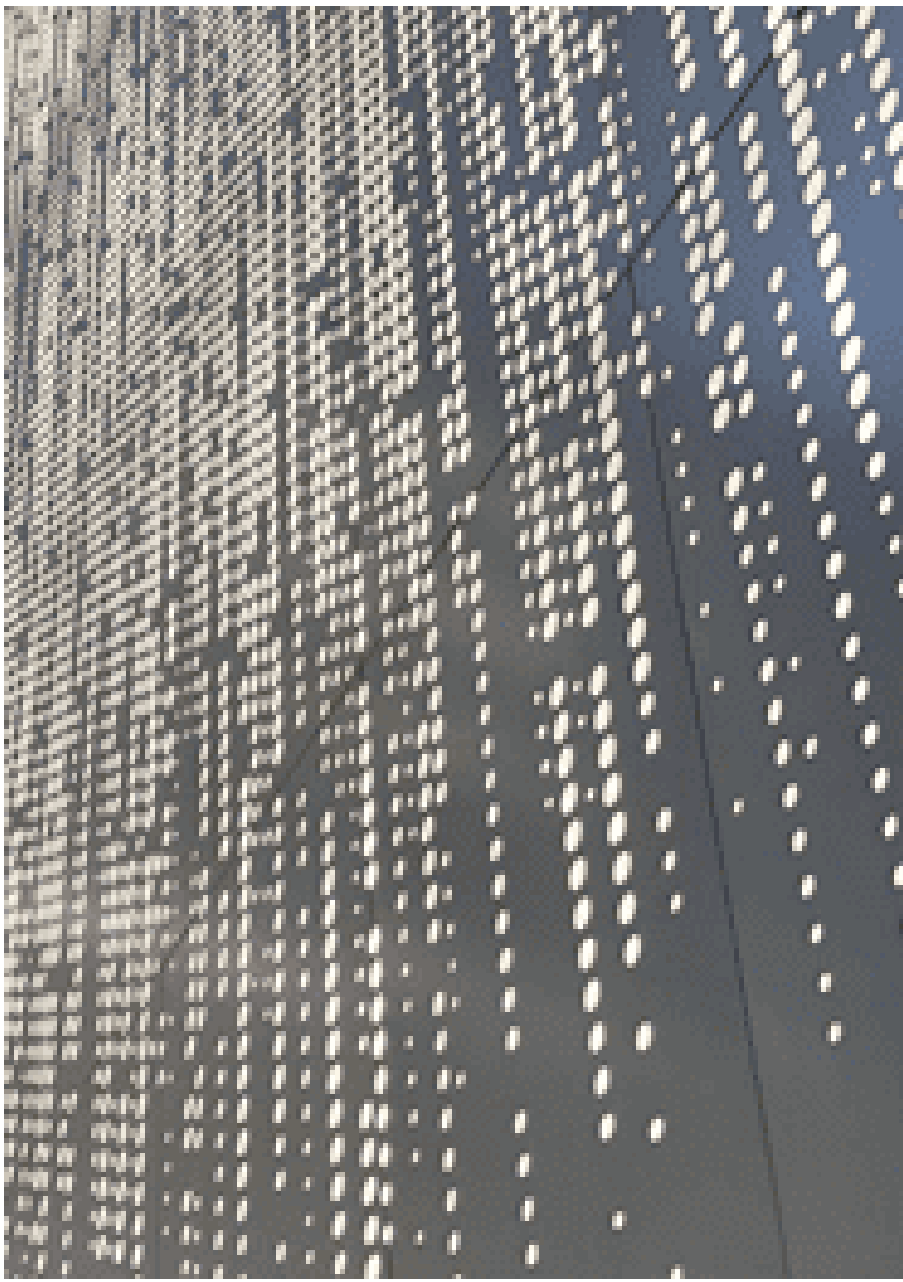
WALL SCONCE

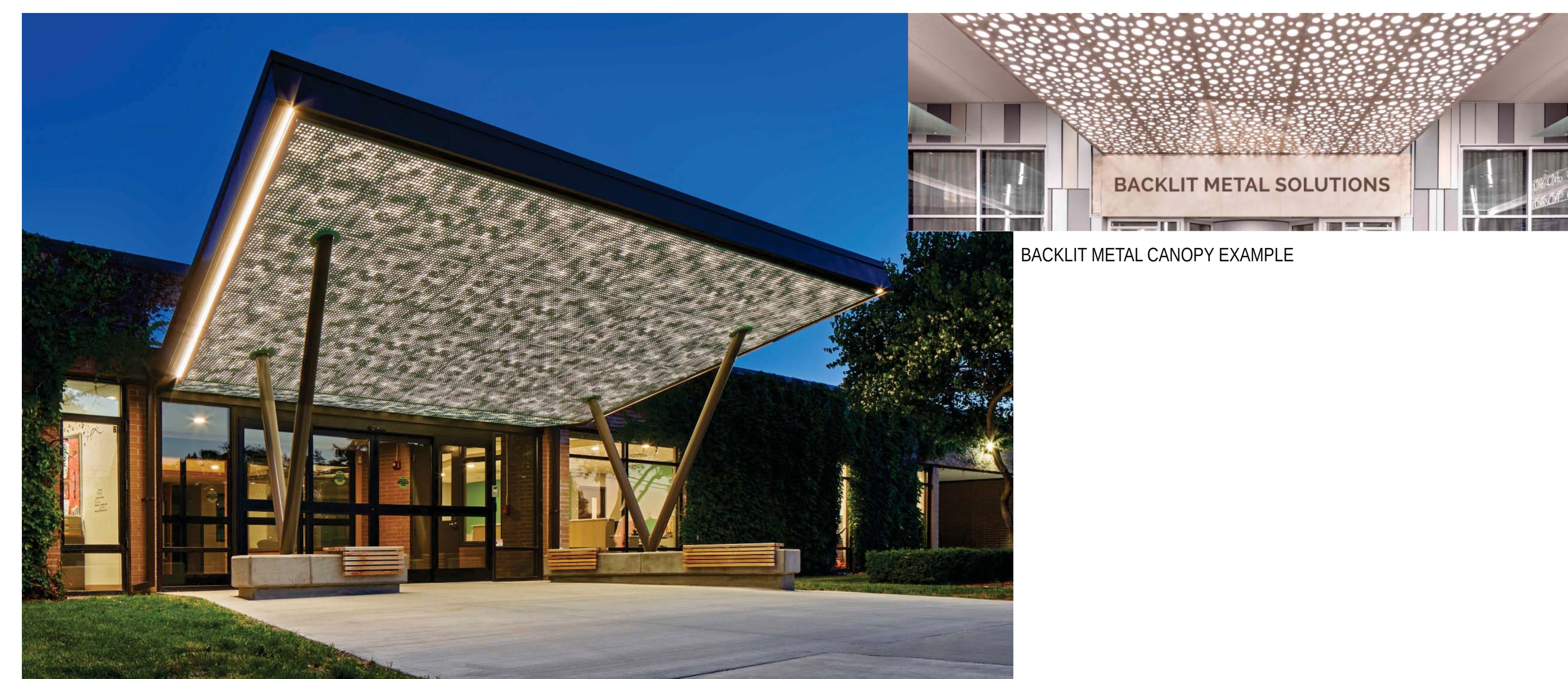
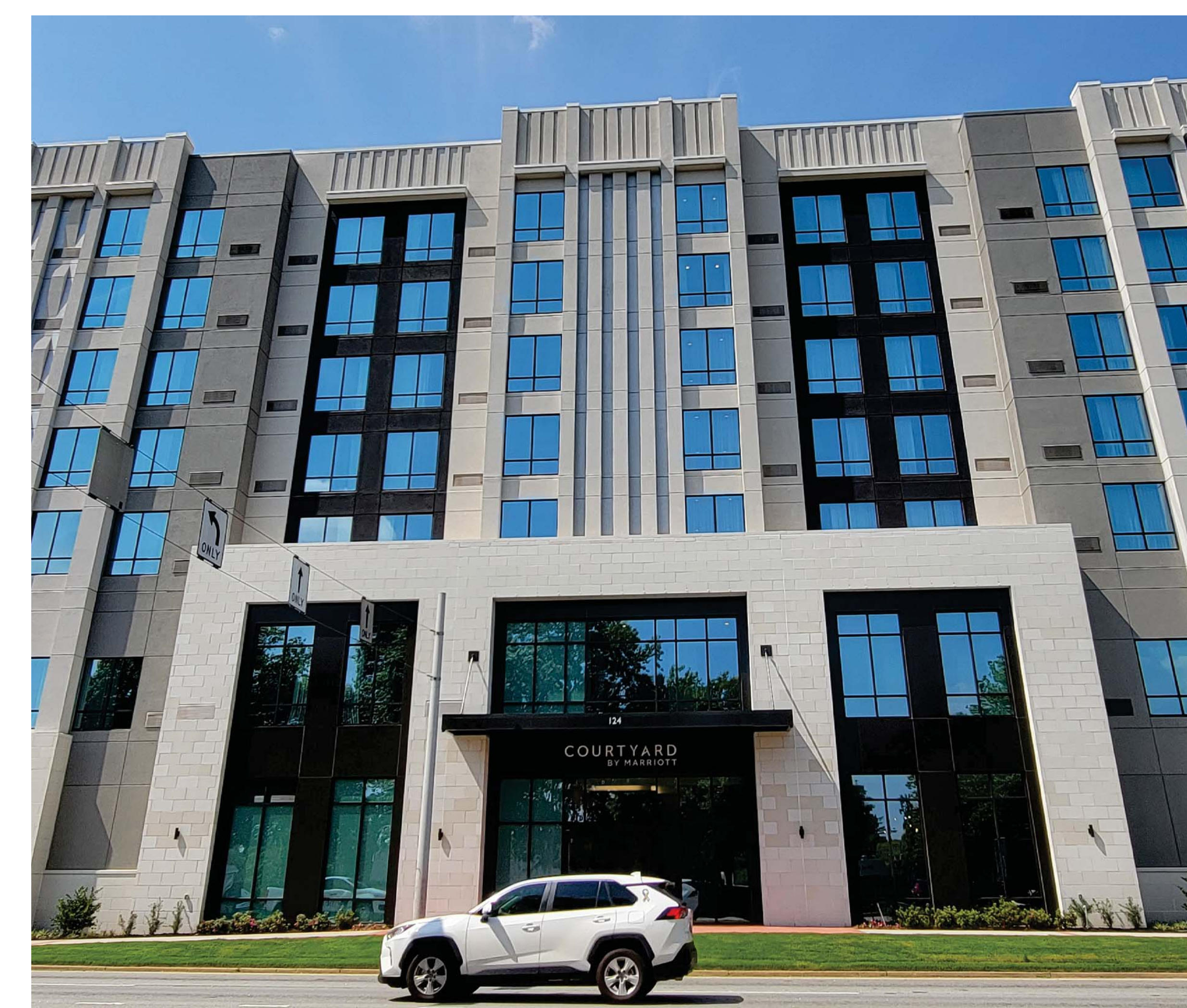
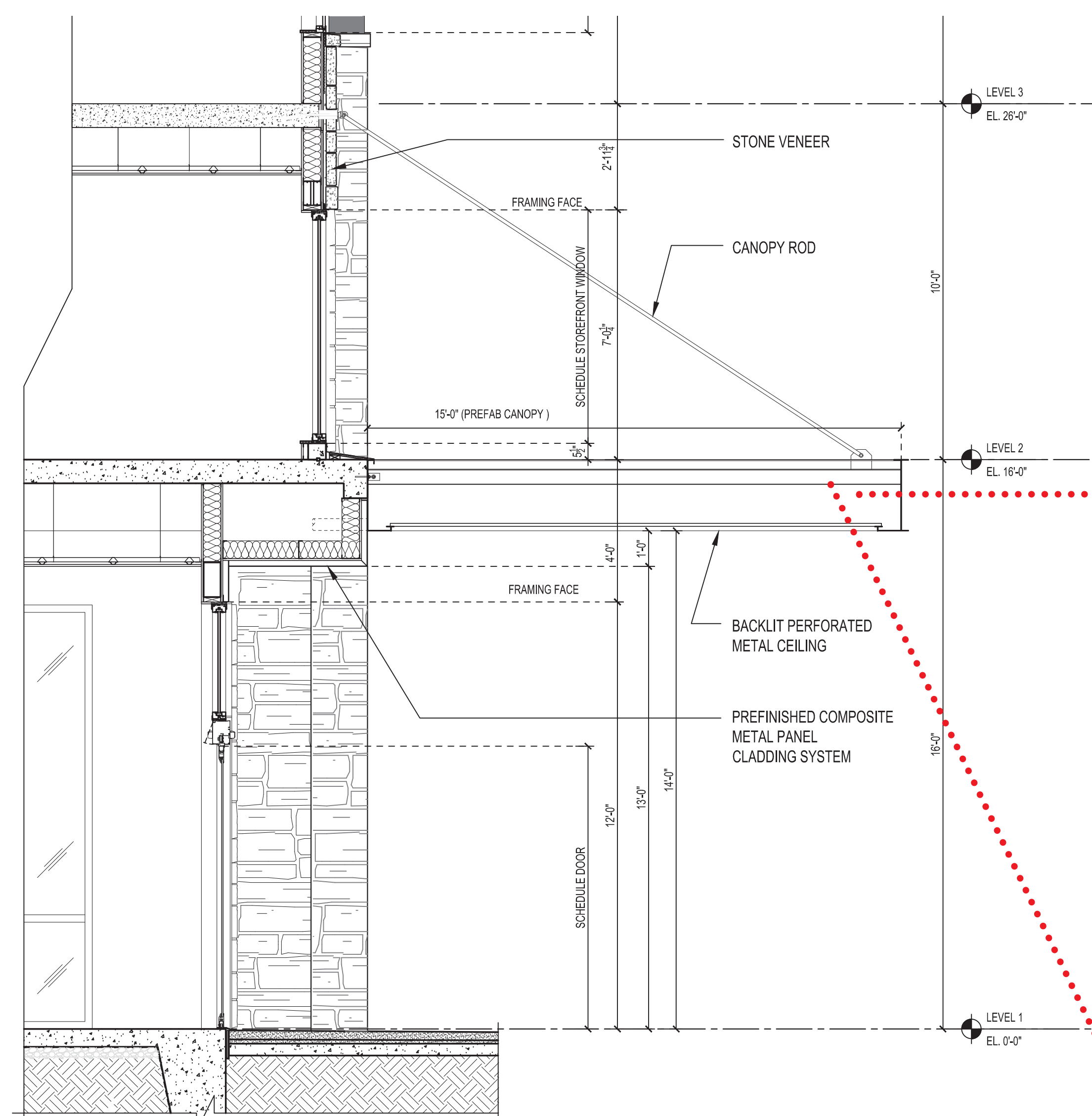
BACKLIT PERFORATED METAL PANEL @ PORTE COCHERE CANOPY

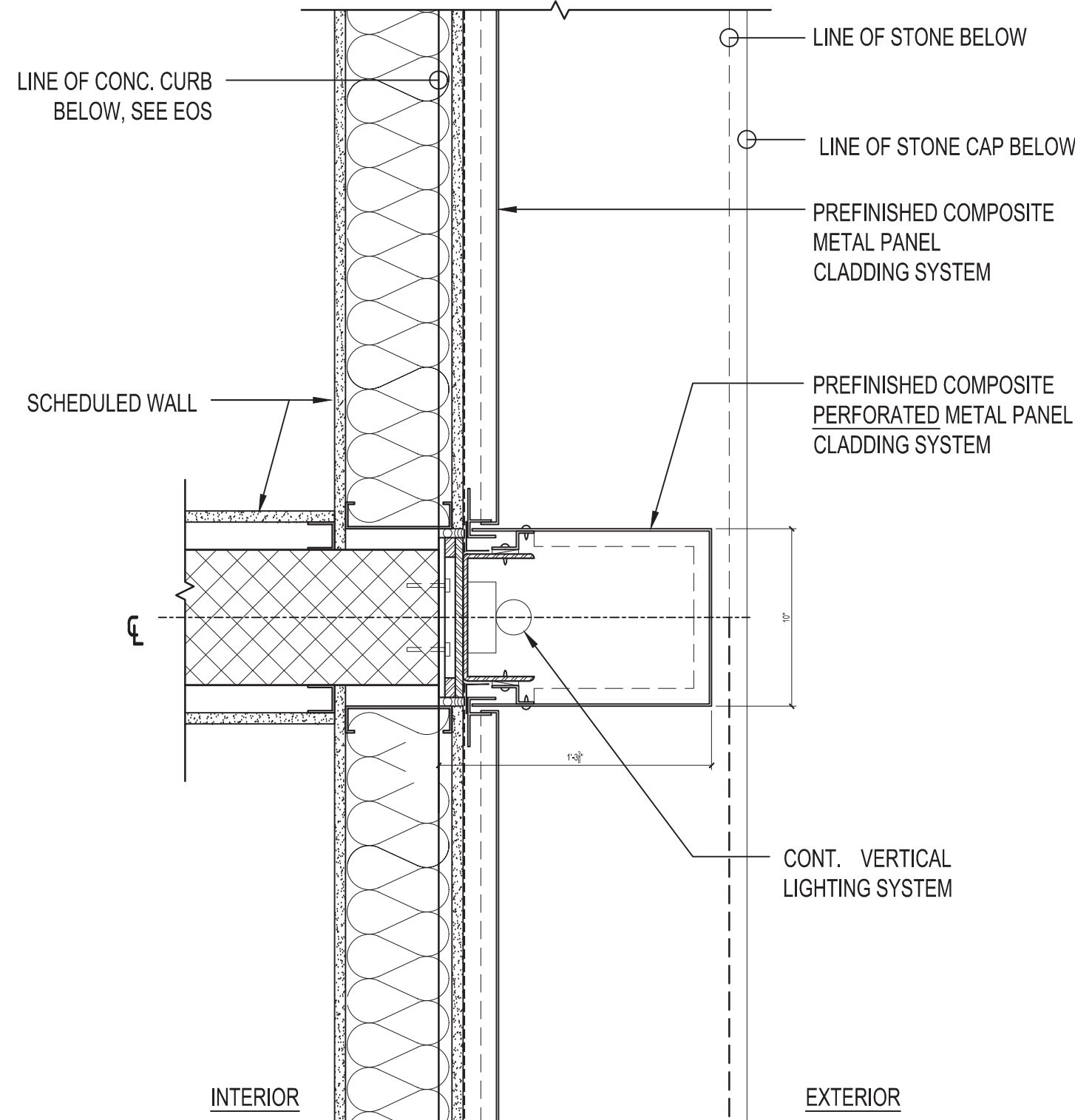
BOLLARD LIGHT @ MAIN ENTRANCE

EXAMPLE BOLLARD LIGHT

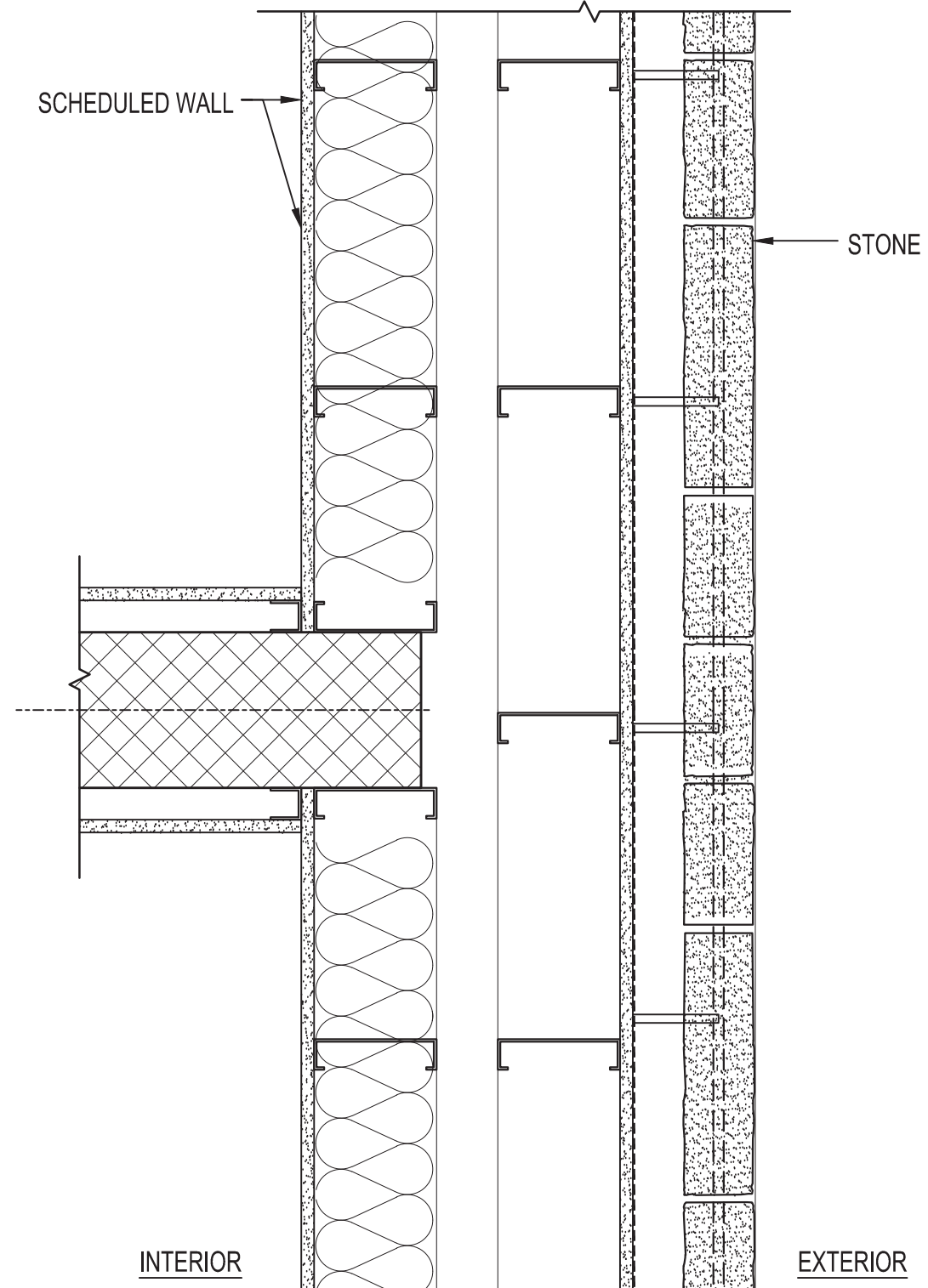
STONE ACCENT UP LIGHT



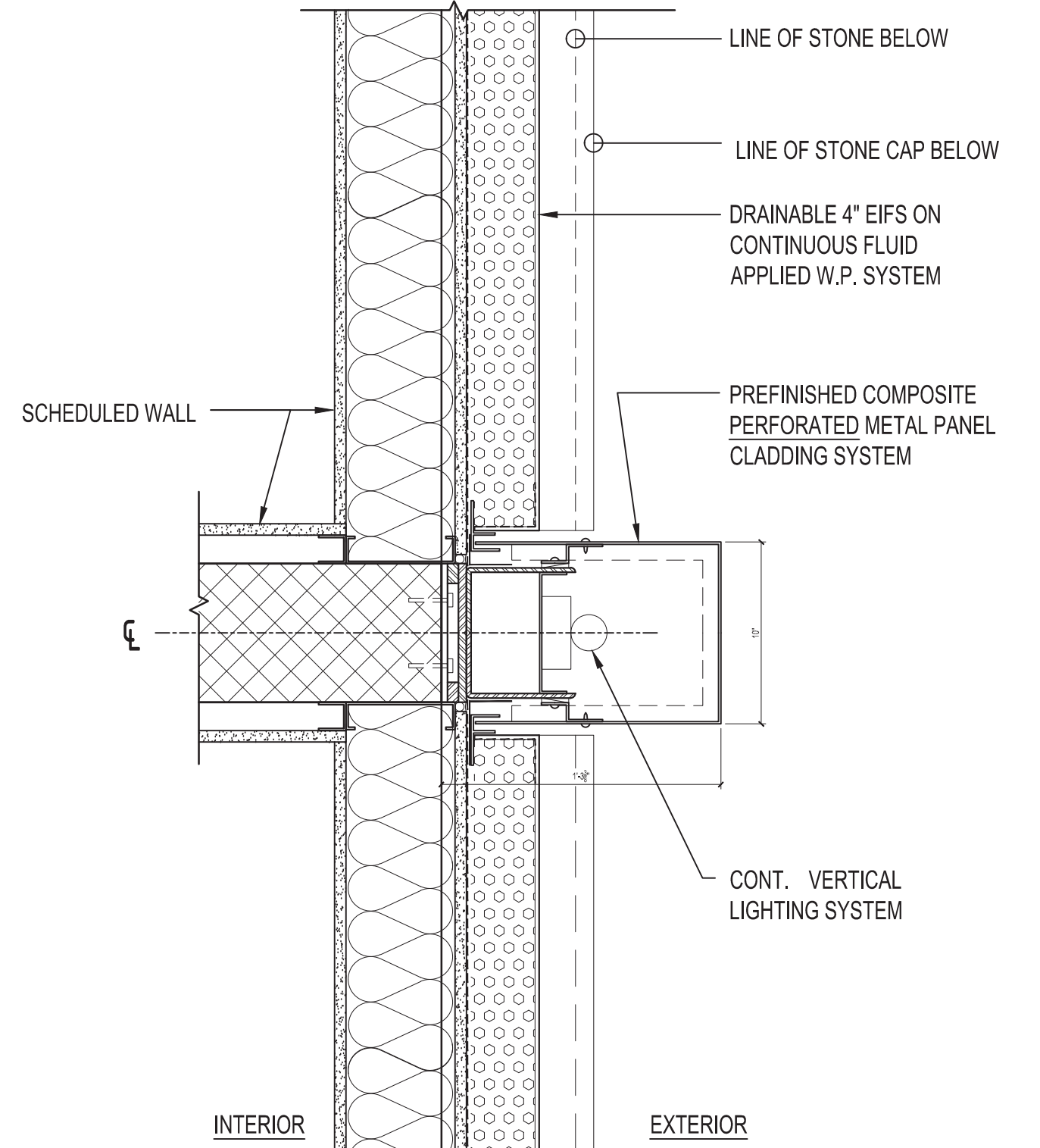




PLAN DETAIL @ 3RD-5TH FLOOR DECORATIVE BACKLIT METAL FIN



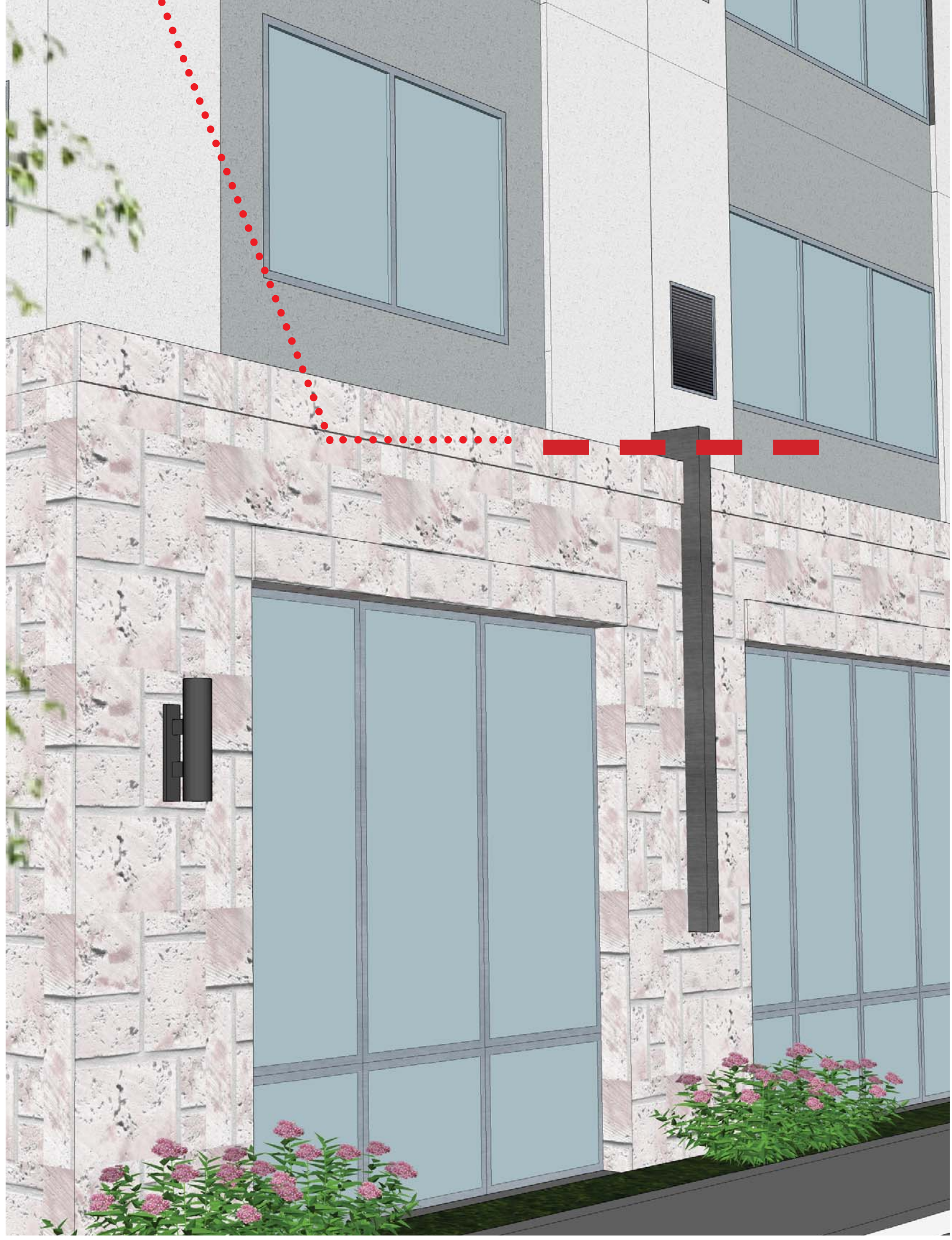
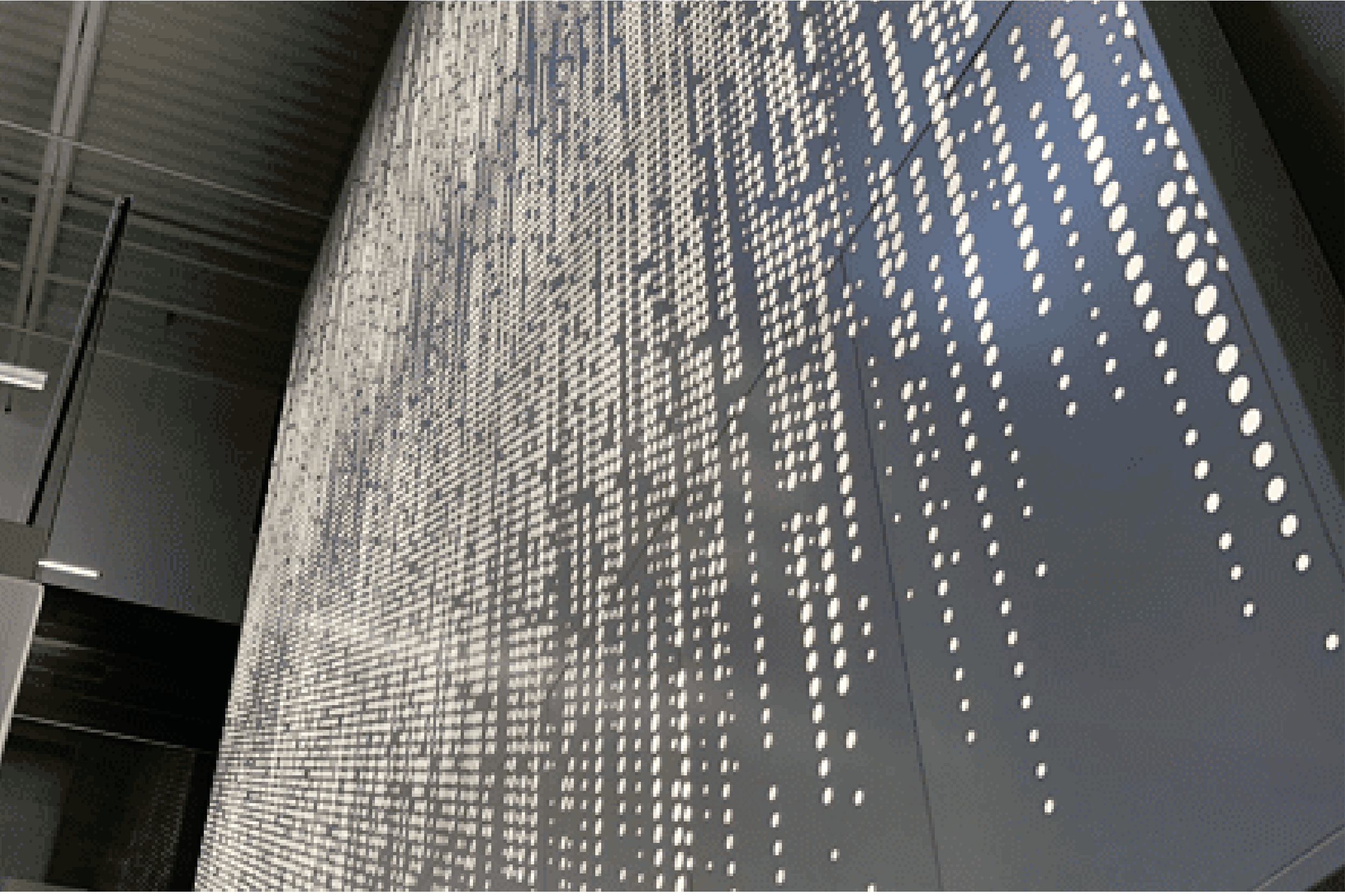
PLAN DETAIL @ 2ND FLOOR STONE VENEER BELOW DECORATIVE BACKLIT METAL FIN



PLAN DETAIL @ 2ND FLOOR DECORATIVE BACKLIT METAL FIN

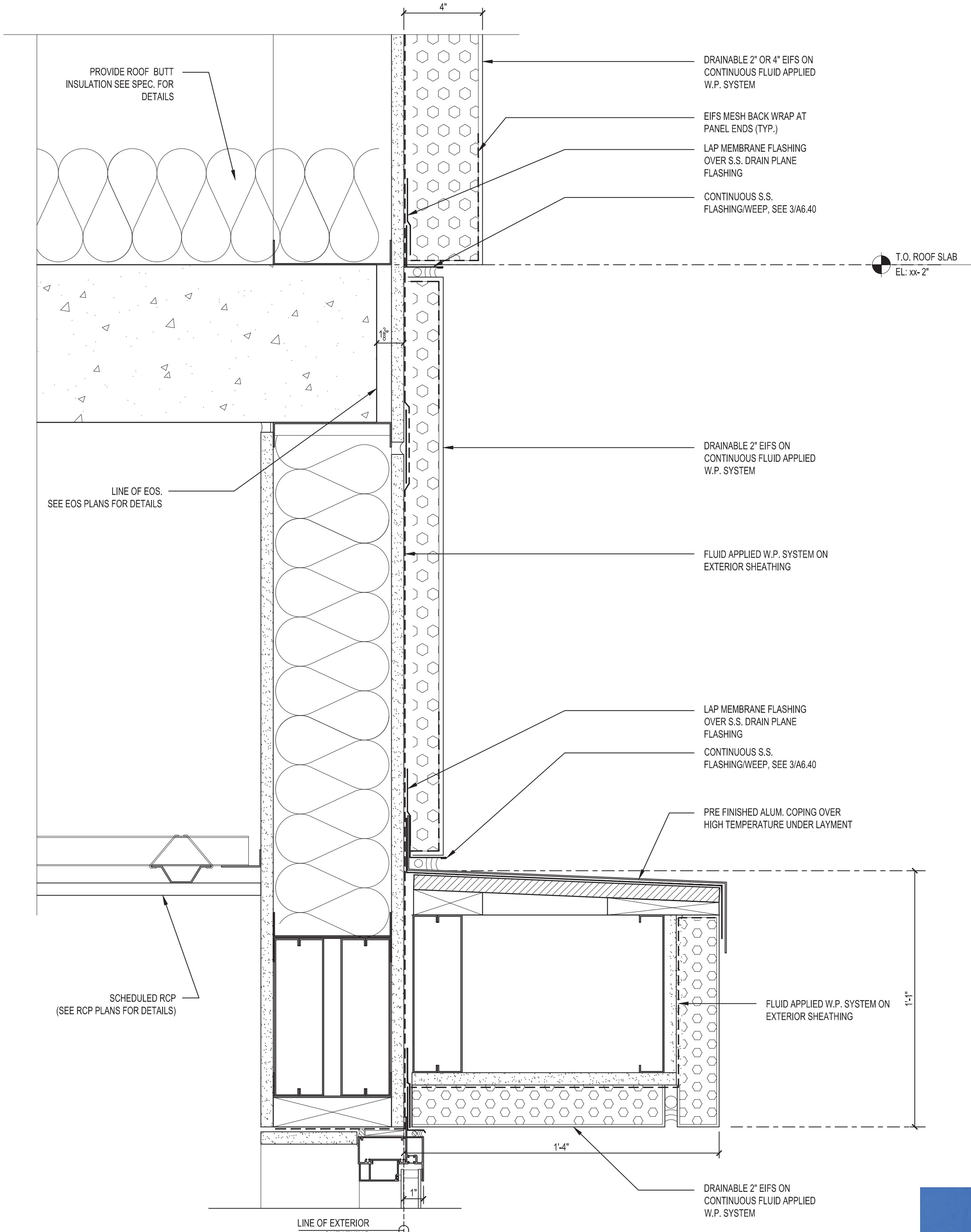


EXAMPLES OF BACKLIT PERFORATED METAL SCREENS





VIEW OF THE 6TH STORY EIFS DETAIL ABOVE THE WINDOW



SECTION THROUGH THE 6TH STORY EIFS DETAIL ABOVE THE WINDOW

EXAMPLE OF EIFS DETAIL ABOVE THE WINDOW





BUILDING PERSPECTIVE

AESTHETICS REVIEW
PLANNING BOARD

HOMEWOOD SUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023

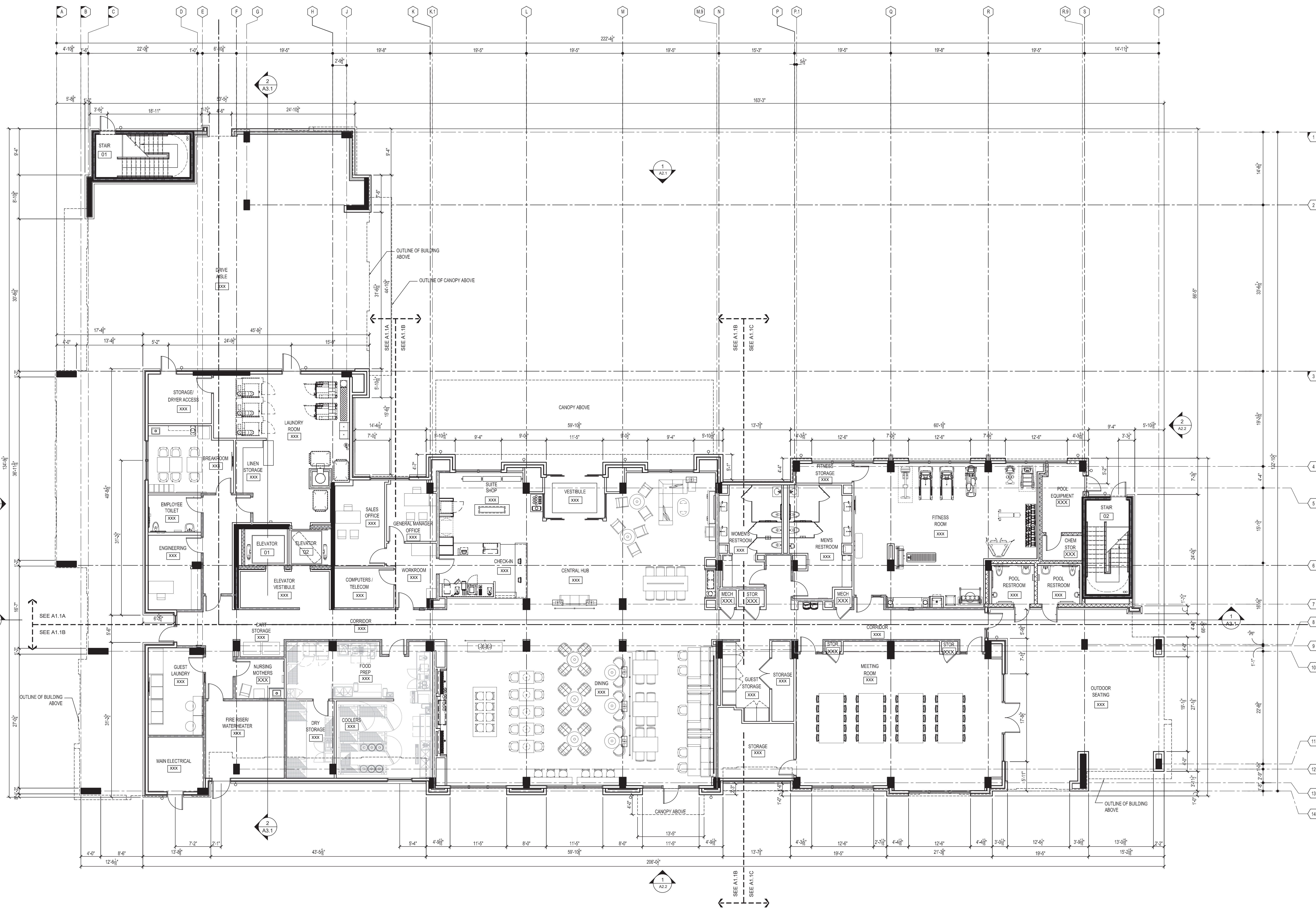


BUILDING PERSPECTIVE

AESTHETICS REVIEW
PLANNING BOARD

HOMEWOOD SUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023



FIRST FLOOR PLAN

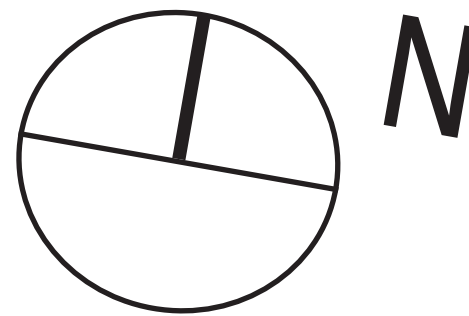
HOMWOOD SUITES

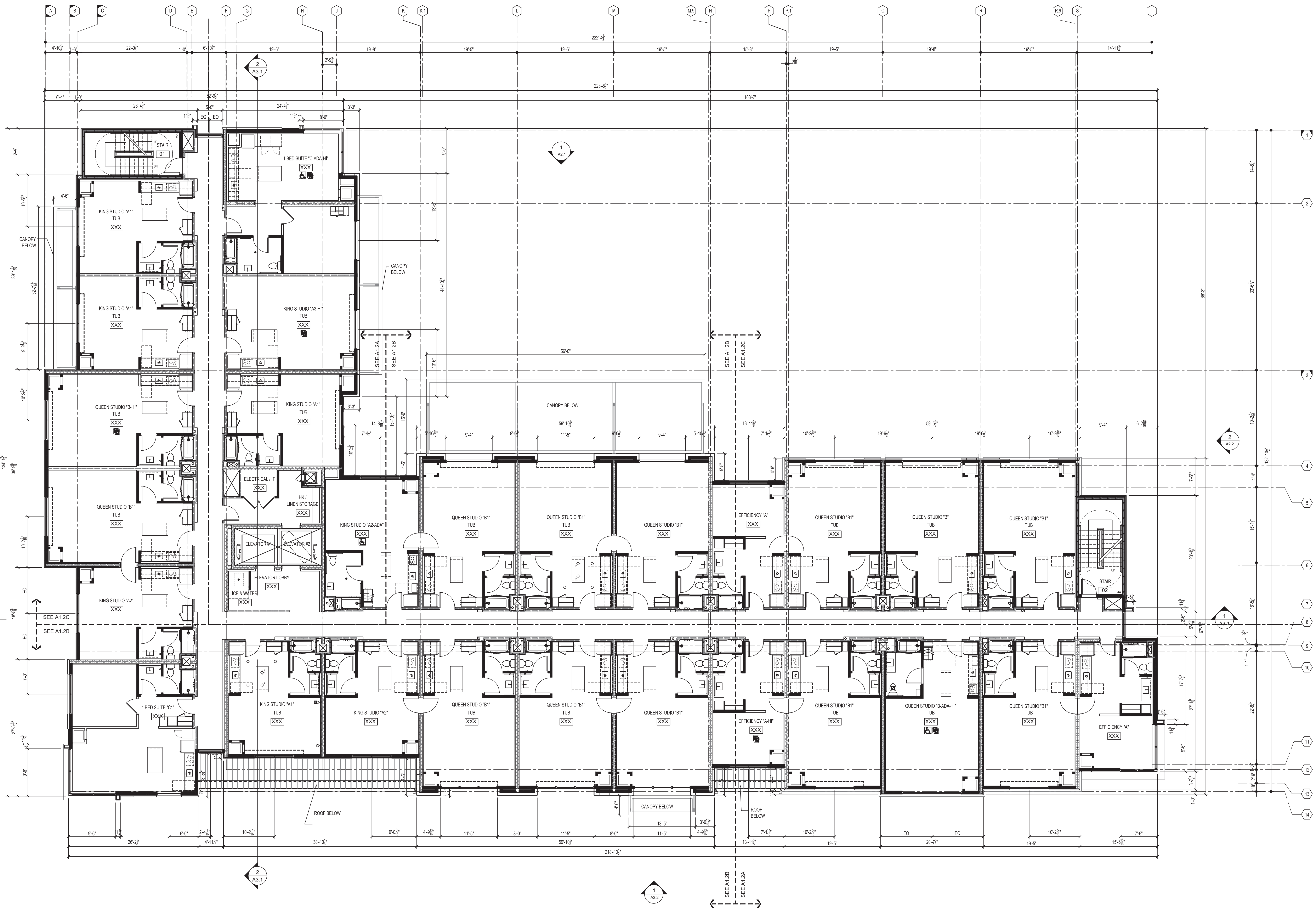
PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023

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AESTHETICS REVIEW
PLANNING BOARD



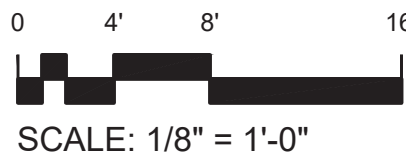


SECOND FLOOR PLAN

AESTHETICS REVIEW
PLANNING BOARD

HOMWOOD SUITES

PENSACOLA, FLORIDA

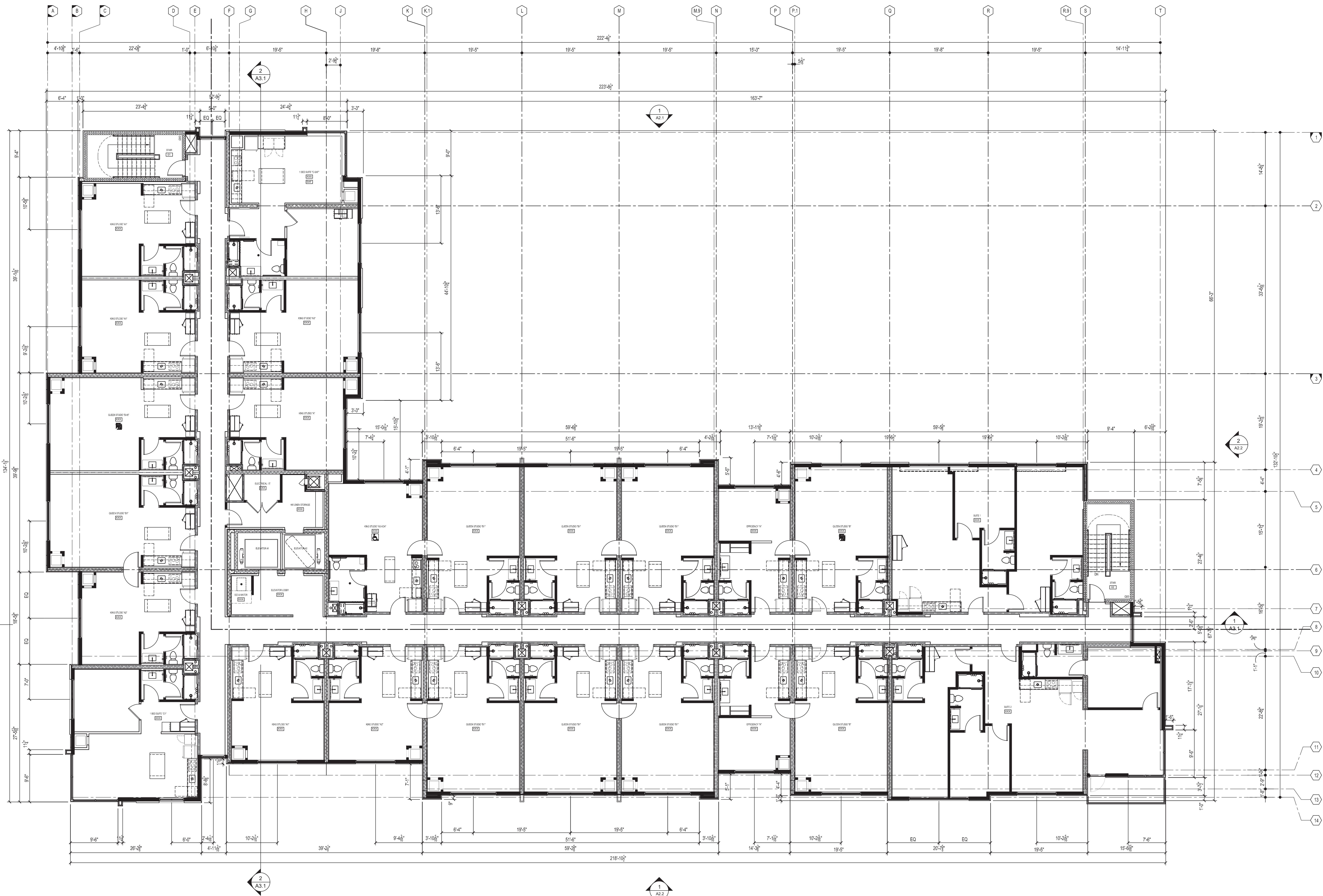


DATE: OCTOBER 13, 2023

KERIO TH

REESE VANDERBILT
& ASSOCIATES



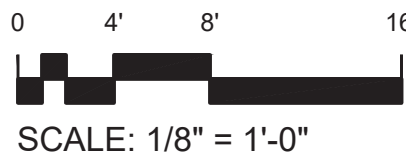


SIXTH FLOOR PLAN

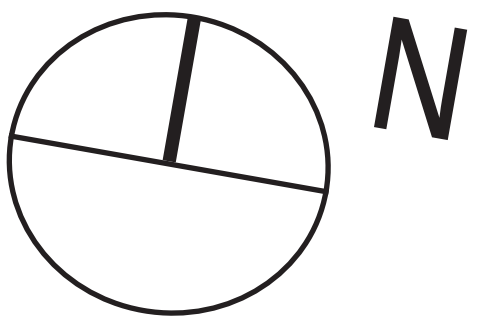
AESTHETICS REVIEW
PLANNING BOARD

HOMESWOOD SUITES

PENSACOLA, FLORIDA

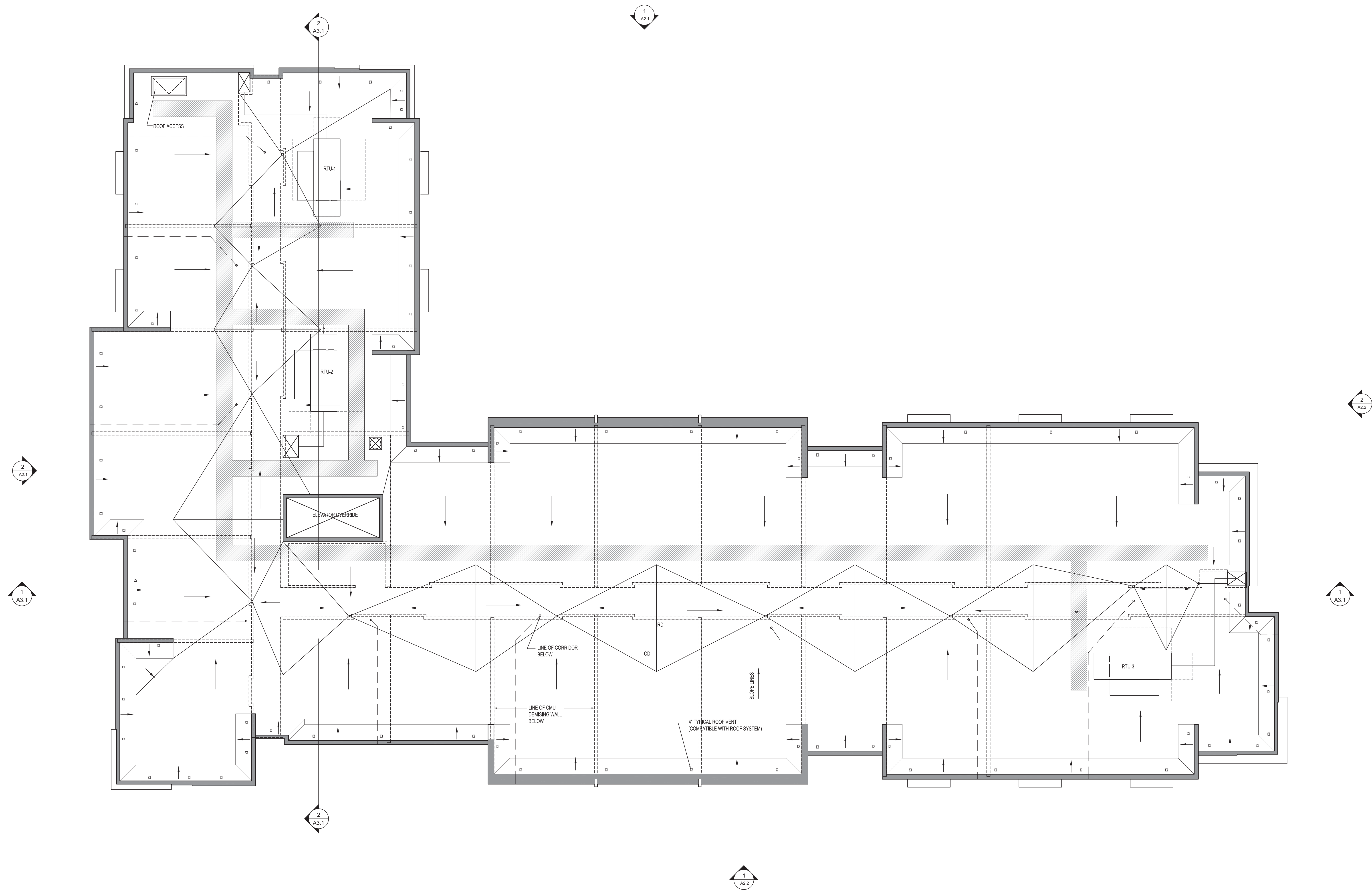


DATE: OCTOBER 13, 2023



KERIO TH

REESE VANDERBILT
& ASSOCIATES



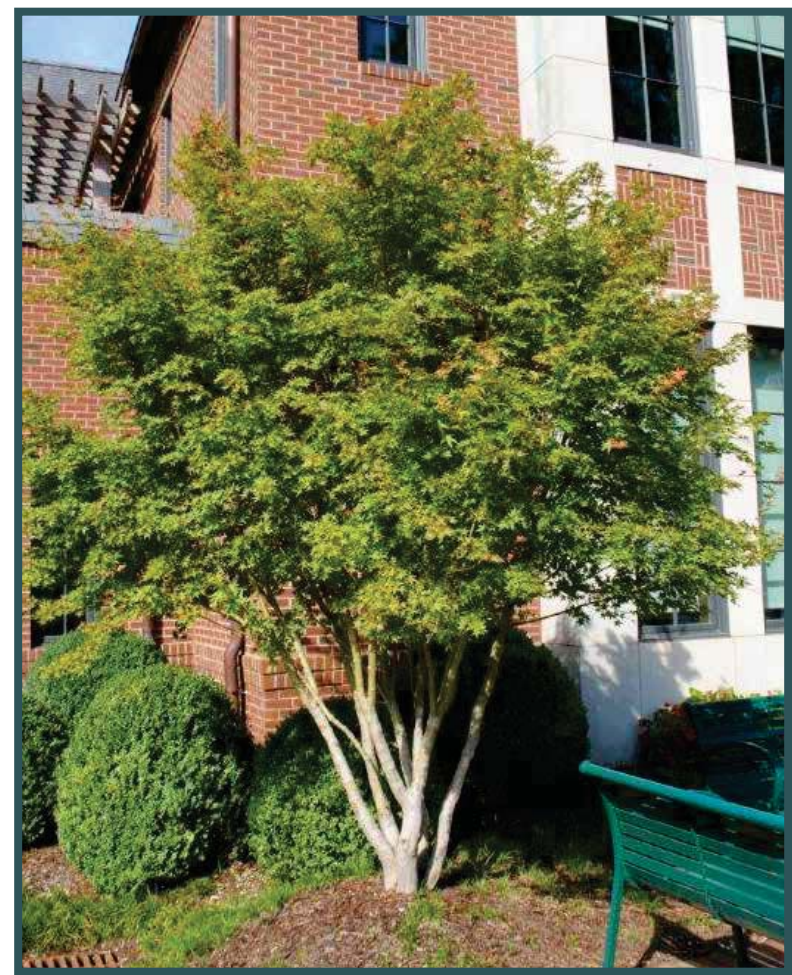
ROOF PLAN

AESTHETICS REVIEW
PLANNING BOARD

HOMEWOOD SUITES

PENSACOLA, FLORIDA DATE: OCTOBER 13, 2023





Acer palmatum
Japanese Maple



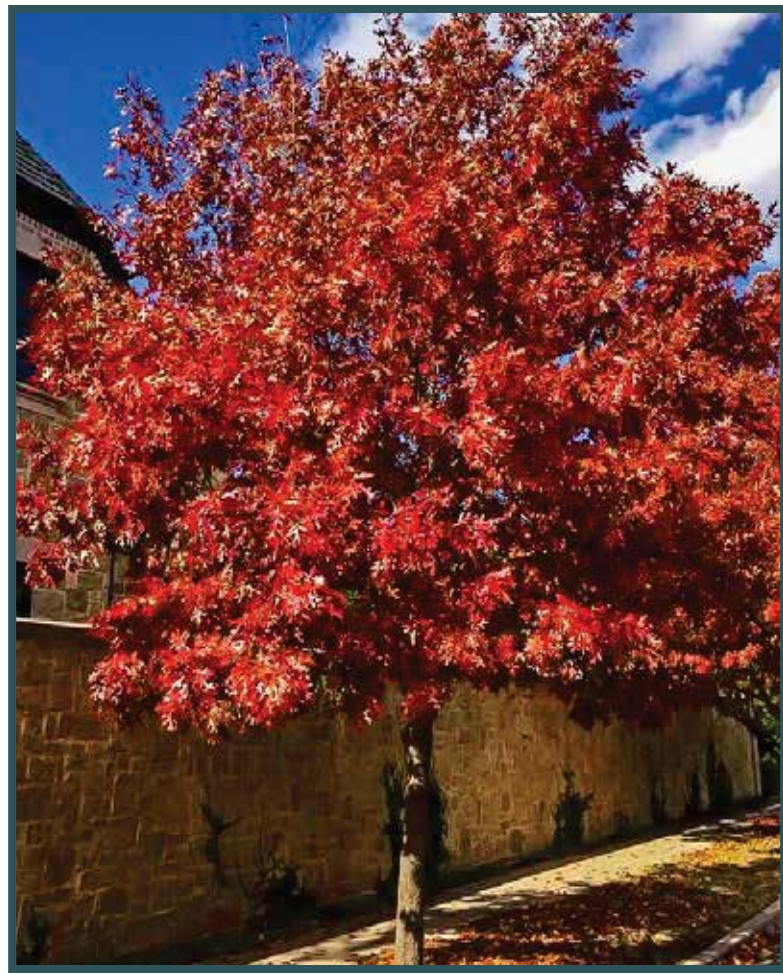
Sabal palmetto
Sabal Palm



Ilex cassine
Dahoon Holly



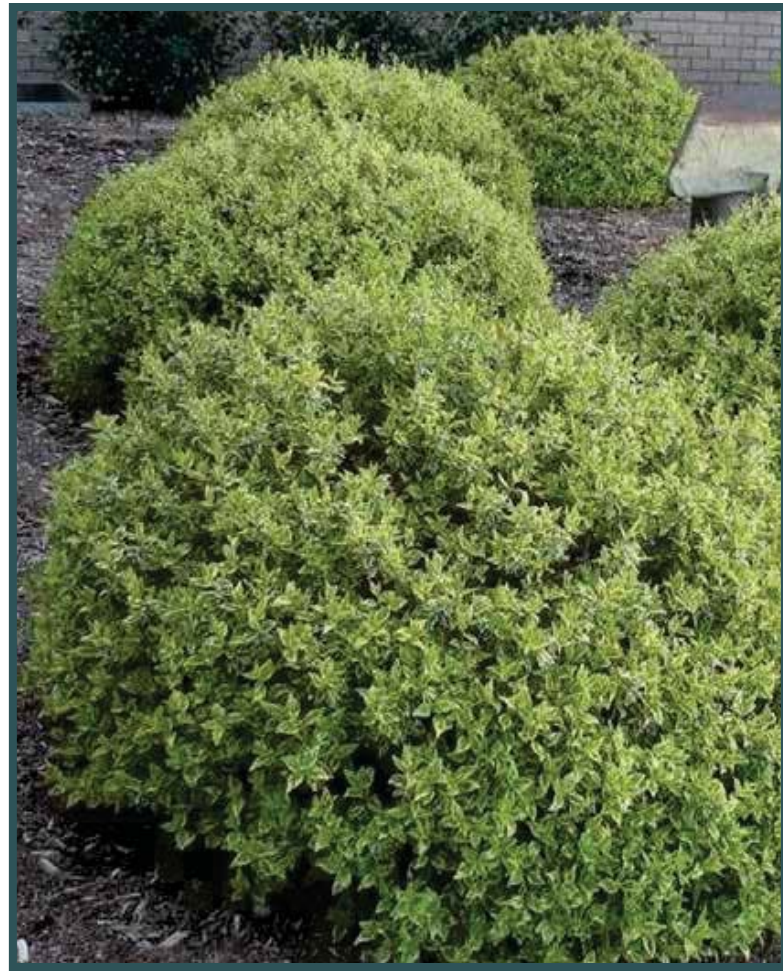
Lagerstroemia indica 'Natchez'
Natchez Crepe Myrtle



Quercus shumardii
Shumard Oak



Quercus virginiana
Live Oak



Abelia grandiflora 'Radiance'
Radiance Abelia



Azalea x 'Autumn Angel'
Autumn Angel Azalea



Callistemon citrinus
Bottlebrush



Cephalotaxus harringtonia 'Prostrata'
Prostrate Yew



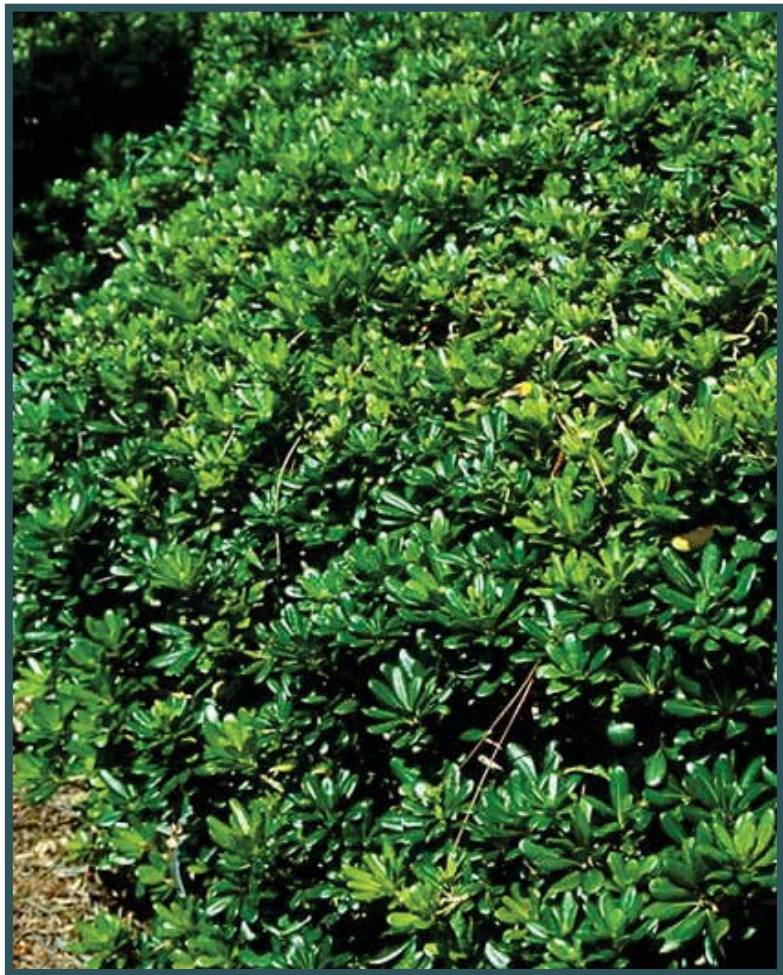
Distylium x 'Vintage Jade'
Vintage Jade Distylium



Miscanthus sinensis 'Adagio'
Adagio Miscanthus



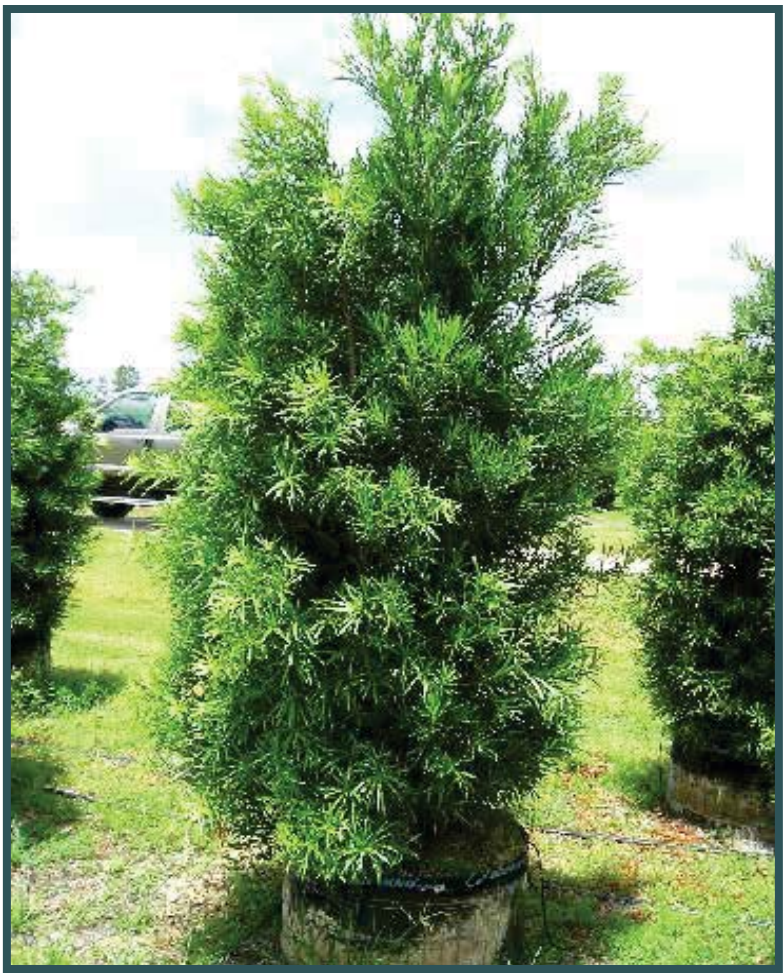
Oleander nerium 'Dwarf'
Dwarf Oleander



Pittosporum tobira
Pittosporum



Podocarpus macrophyllus 'Dwarf Pringles'
Dwarf Podocarpus



Podocarpus macrophyllus 'Maki'
Shrubby Yew Podocarpus



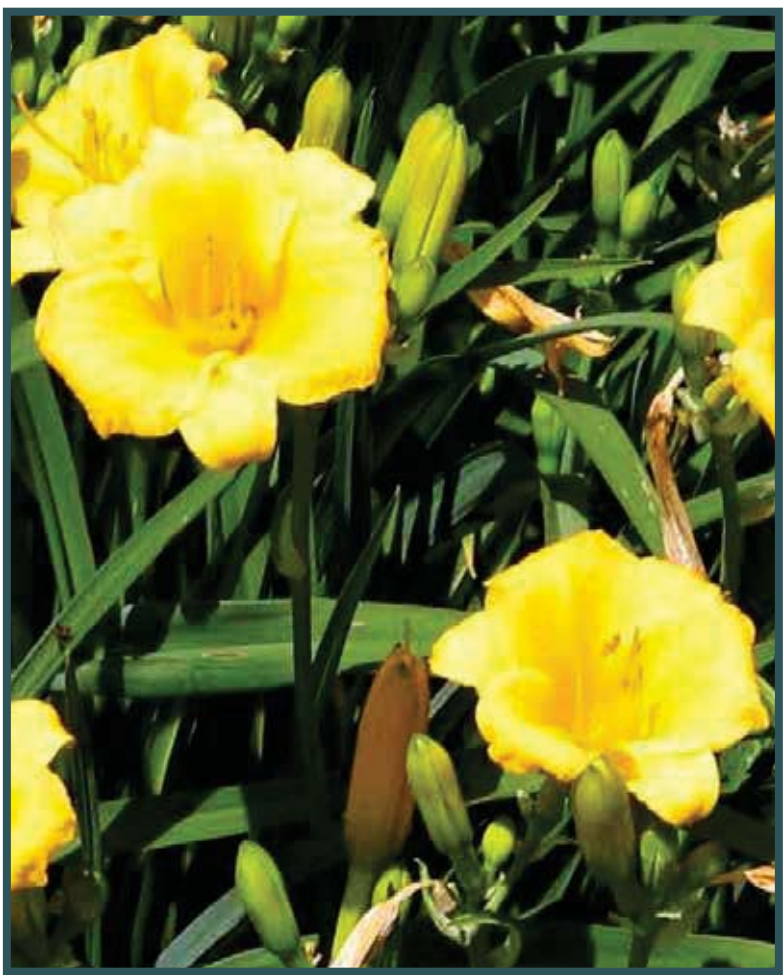
Vinum odoratissimum var. awabuki
Sweet Viburnum



Juniperus conferta 'Blue Pacific'
Shore Juniper



Aspidistra elatior
Cast Iron Plant



Hemerocallis x 'Stella D. Oro'
Stella D. Oro Yellow Daylily

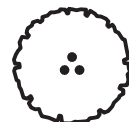
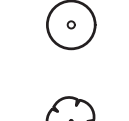
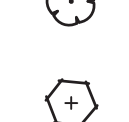
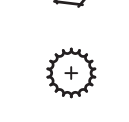
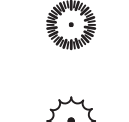
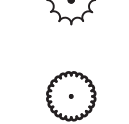
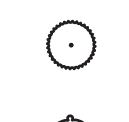
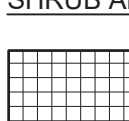
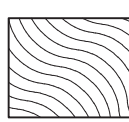
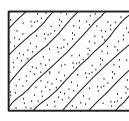
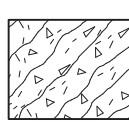
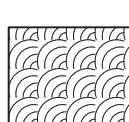
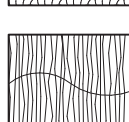
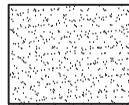


Lantana montevidensis 'Purple Trailing'
Purple Trailing Lantana

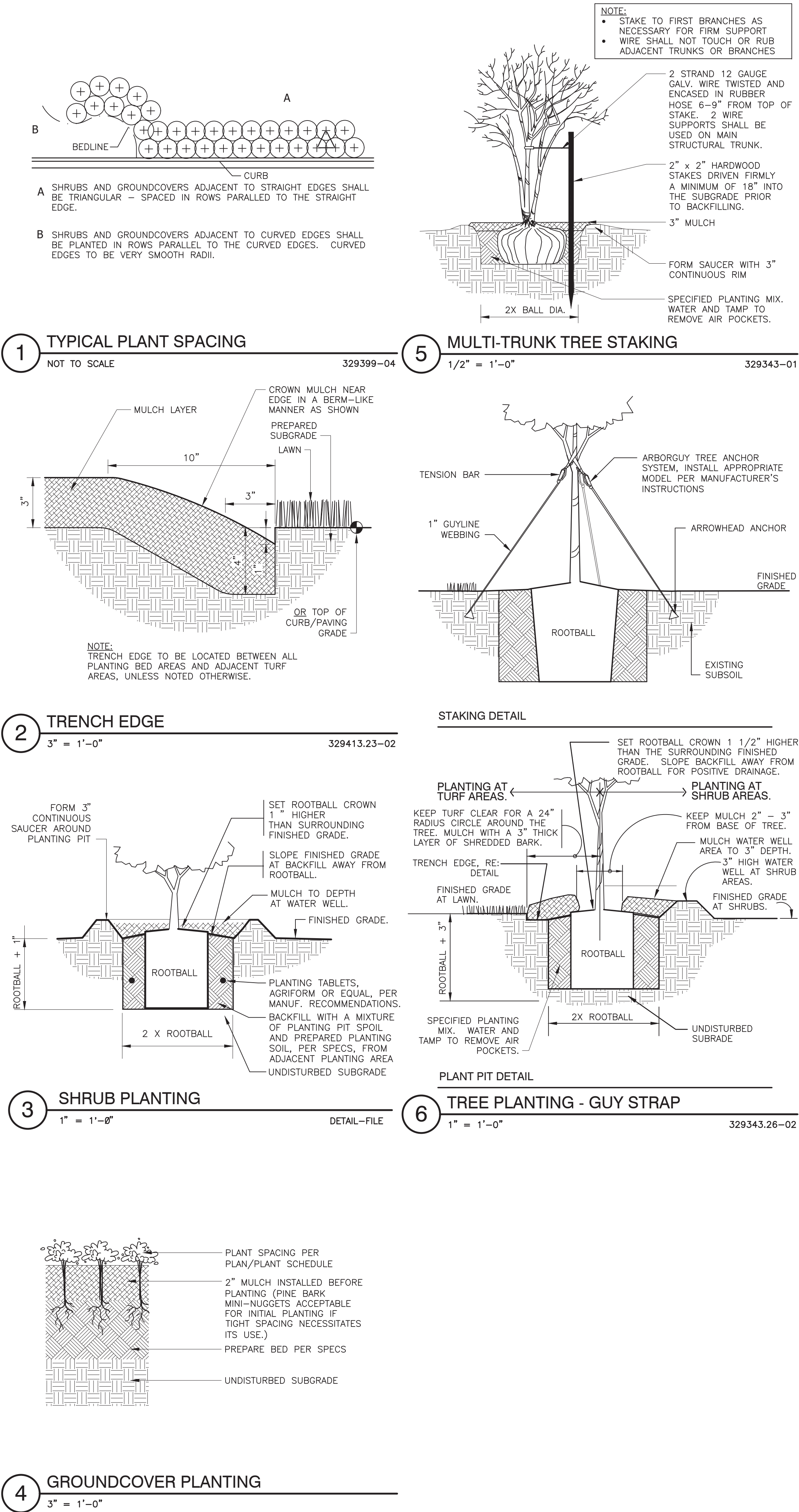


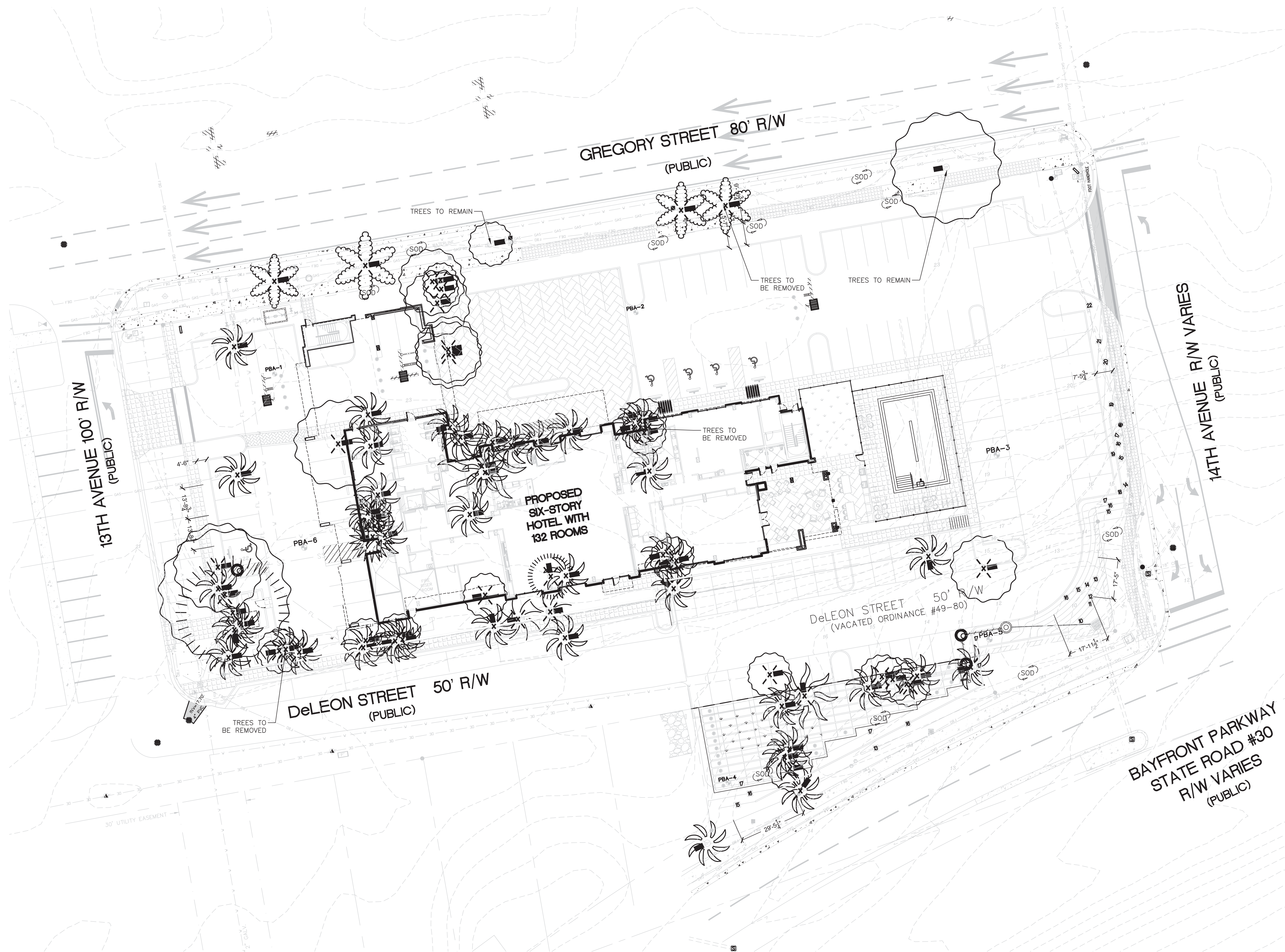
Liriope muscari 'Variegata'
Variegated Liriope

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS	
	BM	1	ACER PALMATUM	JAPANESE MAPLE	30 GAL		8'	MULTI-TRUNK, 3-5 STEMS/PLANT	
	WR	16	CABBAGE PALM	SABAL PALMETTO	NA		12-16' HT	STAGGER HEIGHTS IN FIELD, CLEAR TRUNK HEIGHT NOTED	
	IC	8	ILEX CASSINE	DAHOOON HOLLY	30 GAL		8-10' HT	STD, FULL HEAD, 4' CT	
	LN	7	LAGERSTROEMIA INDICA 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	30 GAL		8-10' HT	MINIMUM 3 TRUNKS; FULL HEAD; SPECIMEN QUALITY	
	QS	10	QUERCUS SHUMARDII	SHUMARD RED OAK	45 GAL	3"CAL	12-14' HT	SPECIMEN QUALITY	
	QV	17	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	45 GAL	3"CAL	12-14' HT	SPECIMEN QUALITY	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	AK	58	ABELIA X GRANDIFLORA 'RADIANCE'	RADIANCE ABELIA	3 GAL			36" o.c.	FULL FORM
	AA	5	AZALEA X 'AUTUMN ANGEL'	AUTUMN ANGEL AZALEA	3 GAL			36" o.c.	FULL FORM
	CL	51	CALLISTEMON CITRINUS 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	3 GAL			36" o.c.	FULL FORM, (M)
	CP	41	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PROSTRATE PLUM YEW	3 GAL			36" o.c.	FULL FORM
	VJ	18	DISTYLIUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM	3 GAL			42" o.c.	FULL FORM
	MS	100	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MISCANTHUS	3 GAL			36" o.c.	FULL FORM
	NP	10	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	3 GAL			42" o.c.	FULL FORM
	PA	127	PITTOSPORUM TOBIRA	PITTOSPORUM	7 GAL			48" o.c.	FULL FORM
	PD2	16	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL			36" o.c.	FULL FORM
	PM	50	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	15 GAL			48" o.c.	FULL TO GROUND
	VO	95	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL			48" o.c.	FULL FORM
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	JS	119	JUNIPERUS CONFERTA 'BLUE PACIFIC'	SHORE JUNIPER	3 GAL			36" o.c.	FULL FORM
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	AE	124	ASPIDISTRA ELATIOR	CAST IRON PLANT	3 GAL			18" o.c.	FULL FORM
	HY	114	HEMEROCALLIS 'WF-479'	EVERGREEN STELLA DAYLILY	1 GAL			12" o.c.	FULL FORM
	LP2	158	LANTANA MONTEVIDENSIS 'PURPLE'	PURPLE LANTANA	1 GAL			24" o.c.	FULL FORM
	LS	176	LIRIOPE MUSCARI 'VARIEGATA'	VARIGATED LIRIOPE	1 GAL			15" o.c.	FULL FORM
	SC	262	SEASONAL COLOR		4"POT			12" o.c.	FULL FORM
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	W	SPACING	REMARKS
	SOD	9,538 SF	CYNODON DACTYLON 'TIF 419'	BERMUDA GRASS	NA				WELL ROOTED HEALTHY SOD

QUANTITY TAKEOFF DISCLAIMER:
QUANTITIES NOTED ON PLANS ARE OFFERED AS A
CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES
ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND
REPORT ANY DISCREPANCIES TO THE LANDSCAPE
ARCHITECT.





TREE REMOVAL PLAN

AESTHETICS REVIEW
PLANNING BOARD

HOMESWOOD SUITES

PENSACOLA, FLORIDA



DATE: OCTOBER 13, 2023





HOMWOOD SUITES

PENSACOLA, FLORIDA

FINAL AESTHETICS REVIEW
PLANNING BOARD

OCTOBER 13, 2023

HOMEWOOD SUITES PENSACOLA - EXTERIOR MATERIALS LIST

Location	Manufacturer	Product Model, Number or Name
Sliding Doors	Stanley Doors or equal	Dura-Storm 3000 Impact Series
Windows	Quaker Windows or equal	M700 Fixed Impact Windows- Nail Fin
Storefront	Kawneer or equal	Trifab Versaglaze 451T - Impact
EIFS	Dryvit or equal	Outsulation Plus MD System DS860
Metal Panel	Alucabond or equal	Alucobond Plus Rainscreen (M&F)
Standing Seam Roof	Berridge Manufacturing Company or equal	Berridge Folding Tee-Clip (Tee-Panel 12 3/4" Coverage)
Canopy	Masa Architectural Canopies or equal	Extrudeck Hanger Supported
Exterior Stone	Arriscraft International, Inc.	Thin-Clad Arris Clip Renaissance Units

Sliding Doors

YOUR FIRST LINE OF DEFENSE DURING SEVERE WEATHER CONDITIONS.

DURA-STORM™ SLIDING DOOR SYSTEMS

Endure Hurricane-Force Winds with Dura-Storm Sliding Door system

As a leader in door automation since 1932, STANLEY offers the convenience of automatics doors while providing the peace of mind knowing that your doors meet the strict requirements of Miami-Dade County and Florida's building codes. With the flexibility and modern aesthetics of STANLEY's Dura-Storm Sliding Door System, you can choose from three options to address the individual needs of your building. The Impact Series meets the most stringent building design and code requirements in the US and eliminates hurricane shutters per the Florida code. The Impact Steel Reinforced Series with standard medium stiles provide the extra rigidity for large size door opening applications. The Non-Impact series offers a transom option to bring in additional light. Medium and narrow stiles are offered on both the Impact and Non Impact Series.

MECHANICAL

ELECTRONIC
LOCKING

AUTOMATIC
OPENING

ACCESS CONTROL/
SOFTWARE

INTRUSION

IDENTITY

TRACKING

Automatic and manual sliding, swinging, and revolving door systems. Customized solutions for every application.

DURA-STORM™ SLIDING DOOR SYSTEMS



Increased Security

Heavy duty Security Hooks with steel reinforcement improves security and provides extra protection during extreme weather conditions
(Impact Security Hooks Shown)



Code Compliant

Larger impact glass stops secure the glass and improve the integrity of the door

Aesthetically Pleasing

Improved aesthetics with the narrow stile option



Easy to Install

3M VHB Structural glazing tape eliminates the need to caulk

Durable Construction

Welded corners ensure panel integrity



The Dura-Storm Sliding Door Systems provide peace of mind in any weather conditions

- **Code Compliant** – Tested to withstand high winds of up to 75psf and the impact of flying debris. Meets the stringent Florida Building Code and Miami-Dade requirements.
- **Durable** – Reinforced security hooks and welded joints ensure panel integrity under the most extreme weather conditions. Tested to 1 ½ times the rated design pressure.
- **Aesthetically Pleasing** – Offers greater customization and improved aesthetics with the addition of the narrow stile option.
- **Easy to Install** – Installation is now faster and simpler by utilizing a 3M VHB environmentally-friendly glazing technique which is applied at the factory. This eliminates the need to caulk when putting in glass and provides a more reliable seal.
- **Increased Security** – Armored strikes and heavy duty security hooks with steel reinforcement for additional security.

STANLEY. Built to Last.

When it comes to automatic door openings, STANLEY is setting the standard for tough, dependable, long-lasting performance. Since 1932, we've grown into one of the largest manufacturers, installers and service providers of automatic doors in North America.

From engineering and development, to product delivery and quality, STANLEY is constantly moving forward with innovative solutions you can depend on.

Dura-Storm™ Sliding Door System

Dura-Storm Product Specifications*

Description	Standard	Optional
Design	Bi-Part or Single Slide	
Breakout	Series 2000 Sliding Panels Only or Series 3000 Full Breakout	
Jamb Dimension	1 3/4" x 4 1/2"	1 3/4" x 6"
Finish	Clear or Dark Bronze	Special Finish Available
Stiles	Narrow	Medium
Glass	9/16" Laminated (impact)	1/4" / 1" (non-impact)
Mechanical Locking	Key Operated Multi-Point	Panic Release, Multi-Point, Keyed **
Electric Locking	Optional Solenoid Lock	
Lock Indicator	Standard (Not Available With Panic)	
MC-521 Pro Controller	Standard	
Controls	6 Position Rotary	Rocker Switch, Keyed Rotary Controls, ECO Pro™
Door Position Switch	Optional, Single or Dual	
Battery Backup	Optional	
Transom	Optional (1/4" or 1" glass; non-impact series only)	
Muntin Bars	Optional	
Threshold	Configurable Options, Continuous	
Approvals	FBC, Miami-Dade Product Control, BOCA, IBC, NFPA 101, UL, ANSI/BHMA	

*Certain options are NOA specific

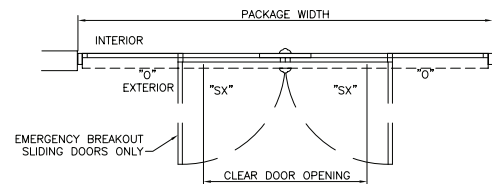
** 3000 Series only

Dura-Storm Maximum Package Dimensions including PSF Ratings

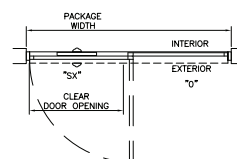
Package Dimensions			
Package Type		Maximum Dimensions (width x height)	PSF Rating
2000/3000 Impact Series	Bi-Part	168" x 96"	75
	Single Slide	108" x 96"	75
2000/3000 Non-Impact Series	Bi-Part	168" x 96"	55
	Single Slide	108" x 96"	55
2000/3000 Non-Impact Series with Transom Option	Bi-Part	168" x 92" x T 119 3/4" 168" x 96" x T 123 3/4"	55
	Single Slide	108" x 92" x T 119 3/4" 108" x 96" x T 123 3/4"	55
2000/3000 Impact Series, Steel Reinforced*	Bi-Part	192" x 104"	55
	Bi-Part	179 1/2" x 128"	55

* Medium Stile Only

2000 Series Plan View

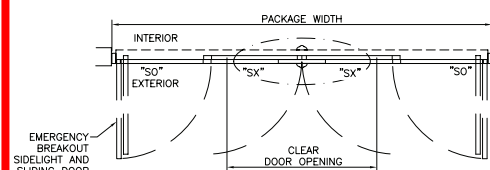


Bi-Part Plan View

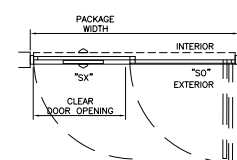


Single Slide Plan View

3000 Series Plan View



* Medium Stile Only



Bi-Part Plan View

STANLEY

Access Technologies

DURA-STORM

3000

IMPACT

SERIES

BI-PARTING

PROJECT INFORMATION

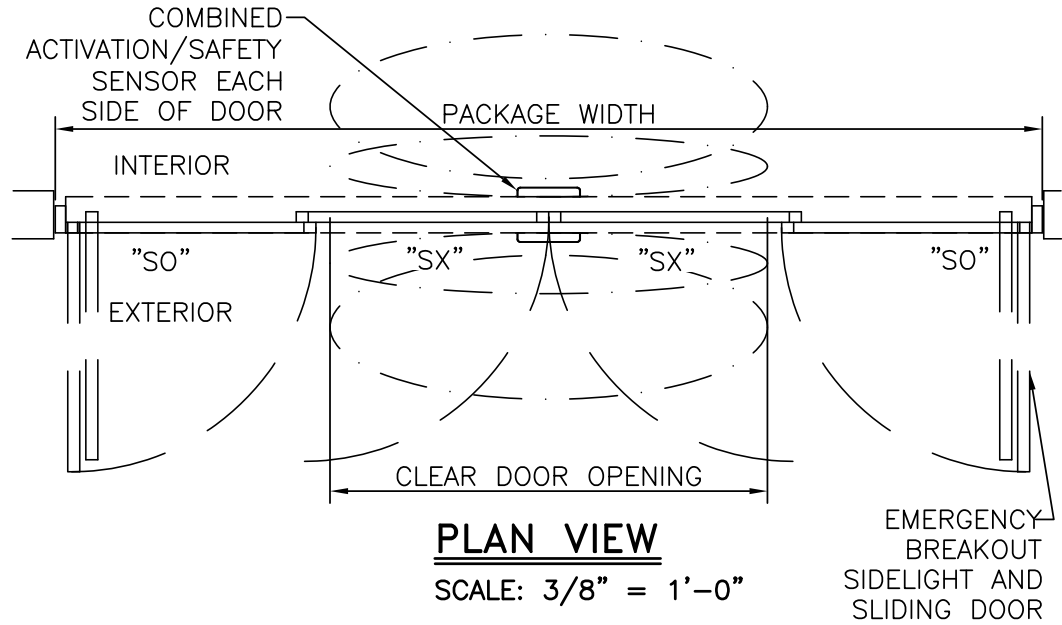
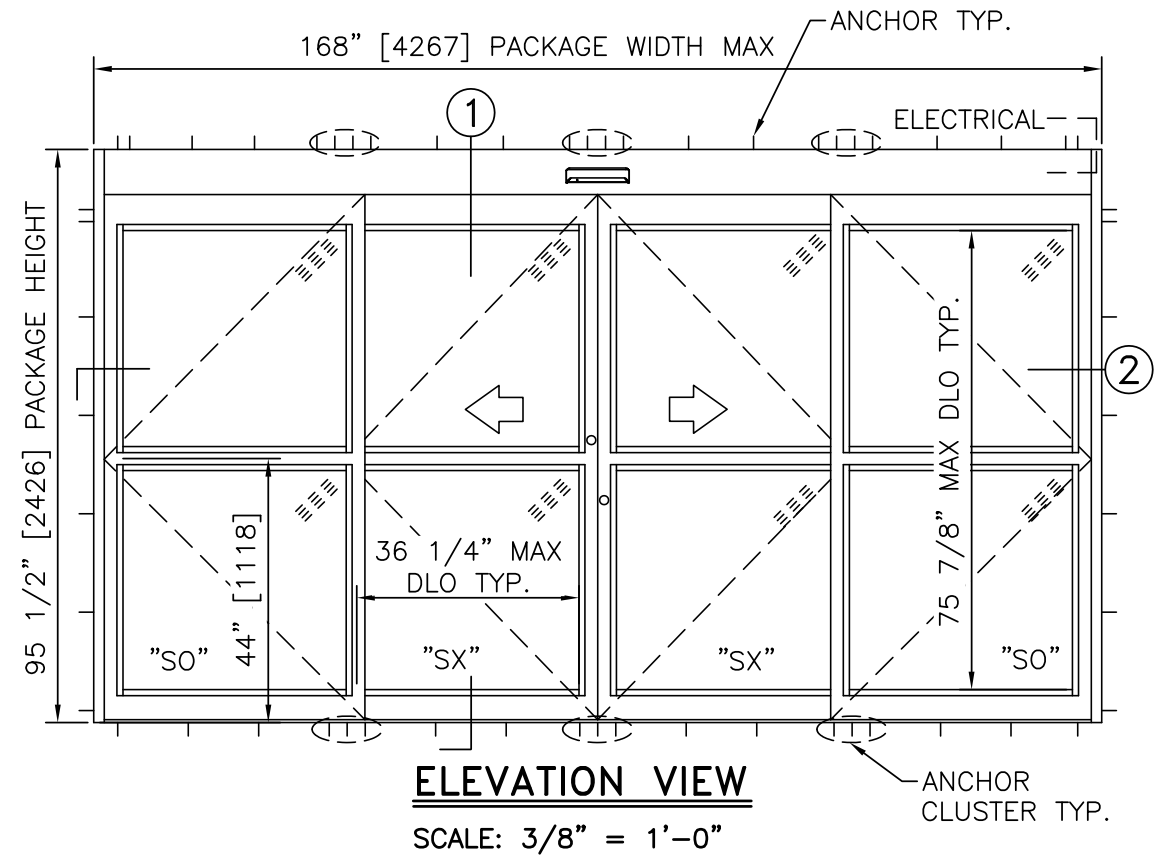
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LOCATION:

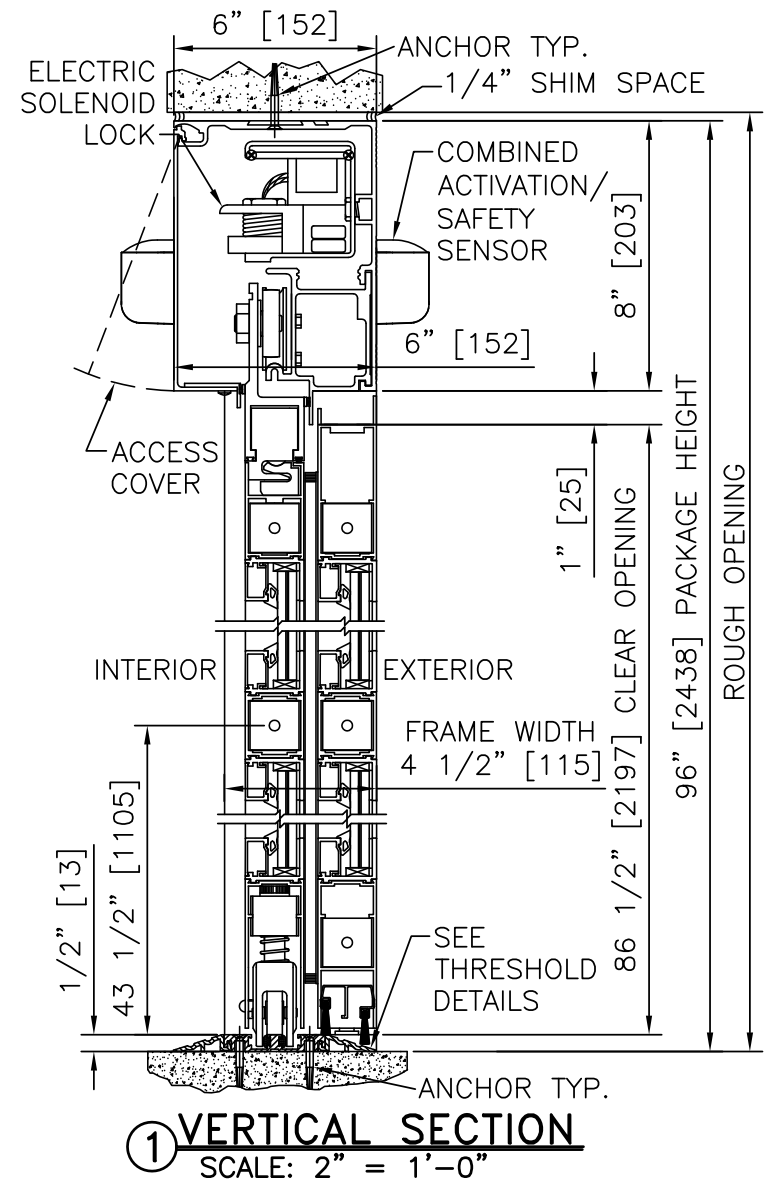
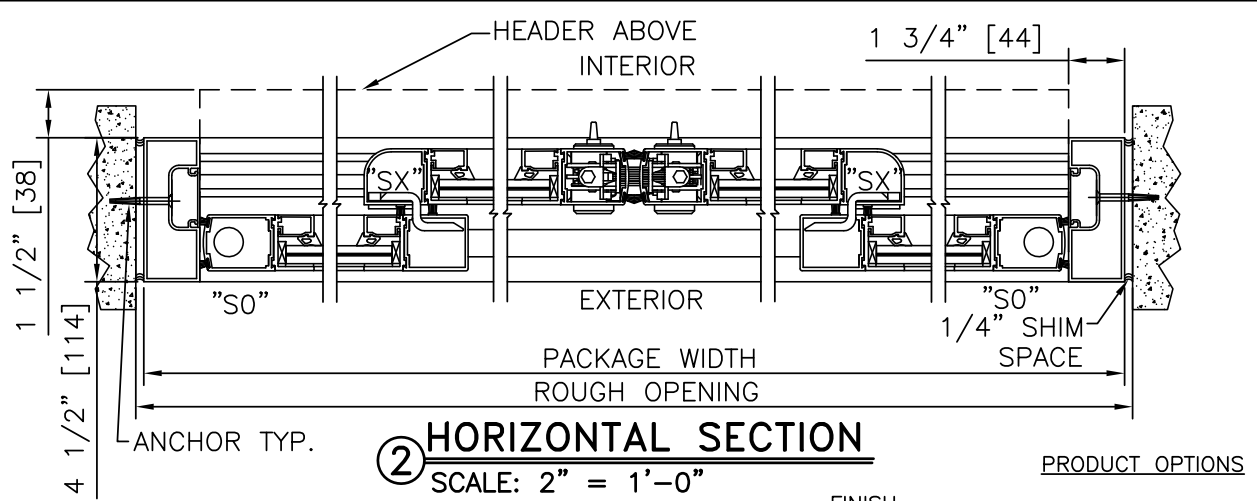
DOOR NUMBER(S):

DATE:

SHEET: OF



- NOTES**
- ELECTRICAL REQUIREMENTS: 120 VAC, 5 AMP MIN TO POWER OPERATOR BY ELECTRICAL CONTRACTOR.
 - ROUGH OPENING SHALL PROVIDE 1/4"[6] SHIM SPACE ON SIDES AND TOP OF PACKAGE.
 - ACTIVATION AND SAFETY ZONES ARE FOR REFERENCE ONLY; SEE ANSI/BHMA A156.10 FOR DETAILED REQUIREMENTS.
 - 5-POINT LOCKING STANDARD. ELECTRIC SOLENOID LOCK MAY BE ADDED FOR ACCESS CONTROL.
 - ENTRANCE TO RECEIVE APPROVED 9/16"[14] LAMINATED GLAZING.
 - STANDARD STILES, BOTTOM RAILS AND MUNTINS SHOWN; MEDIUM STILES, BOTTOM RAILS TO 10"[254], AND 4 1/4"[108] MUNTINS AVAILABLE.
 - PRODUCT SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH PRODUCT APPROVALS; SEE MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE OR FLORIDA BUILDING CODE APPROVAL
 - SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



- PRODUCT OPTIONS**
- FINISH**
- ☐ ANODIZED CLEAR CL2
 - ☐ ANODIZED DK BRONZE
 - ☐ CUSTOM
- LOCKING**
- ☐ 5-POINT
 - ☐ 4-POINT W/ PANIC RELEASE
 - ☐ ELECTRIC SOLENOID LOCK
- STILES**
- ☐ NARROW
 - ☐ MEDIUM
- MUNTINS**
- ☐ 2"
 - ☐ NONE
 - ☐ 4 1/4"
- JAMBS**
- ☐ 4 1/2"
 - ☐ 6"
- BOTTOM RAILS**
- ☐ STANDARD 4"
 - ☐ OPTIONAL 6" 8" 10"
- THRESHOLDS**
- ☐ SQ/BVL (EXT)
 - ☐ SQ/BVL (INT)
 - ☐ DBL BVL
 - ☐ RECESSED
- ACTIVATION/SAFETY**
- ☒ 2 COMBINED ACTIVATION/SAFETY SENSORS
- OTHER OPTIONS**
- ☐ ROTARY CTRL SWITCH
 - ☐ KEYED
 - ☐ UNINTERRUPTIBLE POWER SUPPLY
 - ☐ FLY OPEN BOX
 - ☒ WIND DAMPERS
 - ☐ ALARM CONTACTS

MAX. PACKAGE DIMENSIONS (NARROW STILE)			
PACKAGE WIDTH	NOMINAL CLEAR DOOR OPENING	DOOR PANEL NOMINAL WIDTH	EMERGENCY BREAKOUT NOM. WIDTH
168"	70.6"	42.7"	153.5"

DESIGN RATINGS	
MISSILE IMPACT RATING	
☒	LARGE AND SMALL MISSILE IMPACT
DESIGN PRESSURE RATING (PSF[Pa])	
POSITIVE	75 PSF [3591 Pa]
NEGATIVE	75 PSF [3591 Pa]

BI-PART FORMULAS - NARROW STILE
PACKAGE WIDTH = 2 X CLEAR DOOR OPENING + 26.8"
CLEAR DOOR OPENING = 1/2 PACKAGE WIDTH - 13.4"
EMERGENCY BREAKOUT WIDTH = PACKAGE WIDTH - 14.5"
DOOR PANEL WIDTH = 1/4 PACKAGE WIDTH + 0.7"

BI-PART FORMULAS - MEDIUM STILE
PACKAGE WIDTH = 2 X CLEAR DOOR OPENING + 35.6"
CLEAR DOOR OPENING = 1/2 PACKAGE WIDTH - 17.8"
EMERGENCY BREAKOUT WIDTH = PACKAGE WIDTH - 17.5"
DOOR PANEL WIDTH = 1/4 PACKAGE WIDTH + 1.4"

DURA-STORM

3000

IMPACT

SERIES

STANLEY

Access Technologies

DURA-STORM
3000
IMPACT
SERIES

BI-PARTING WITH PANIC RELEASE

PROJECT INFORMATION

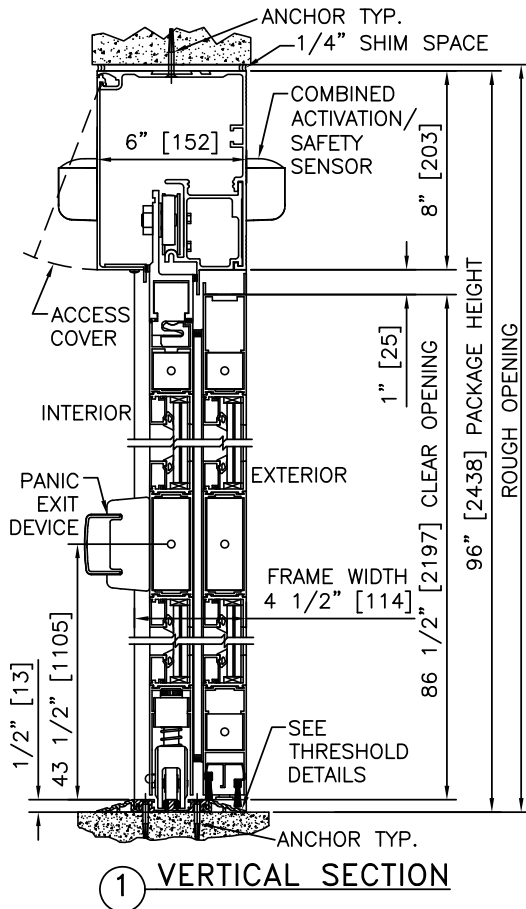
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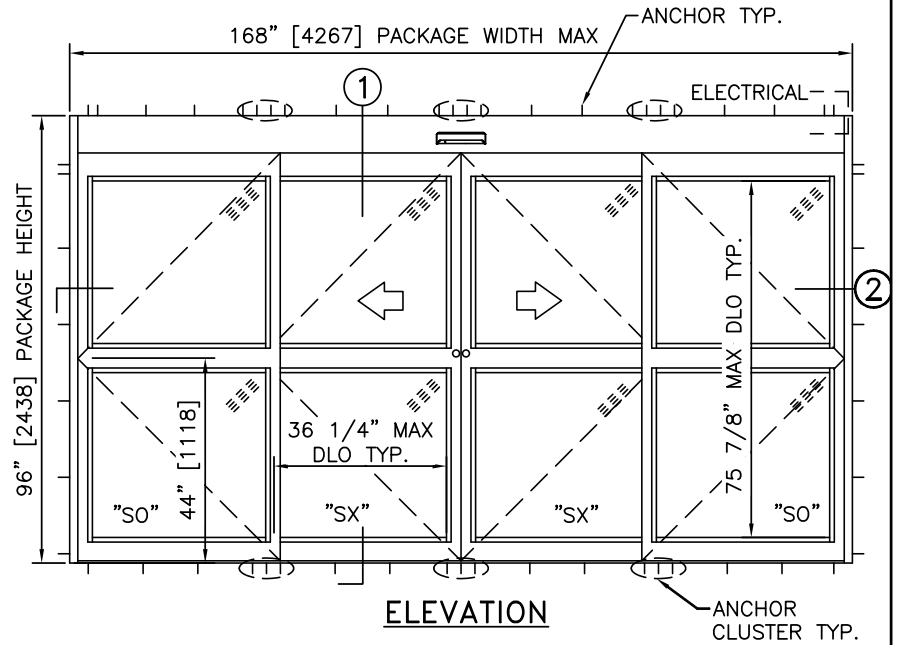
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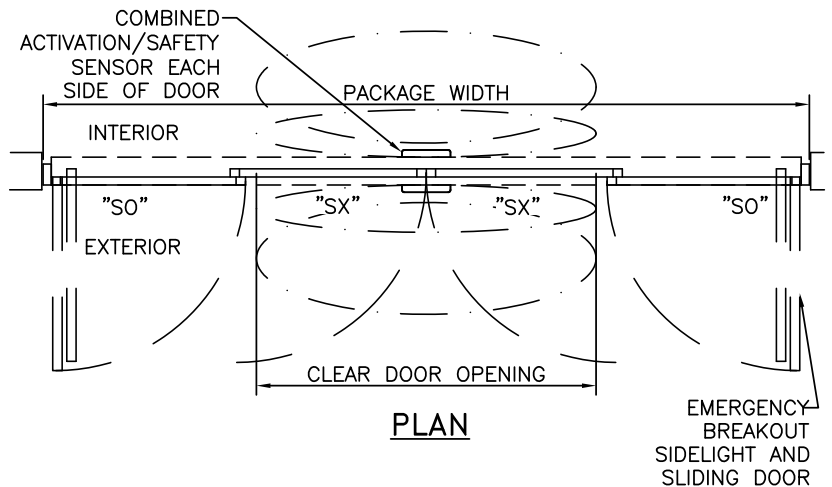
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① VERTICAL SECTION



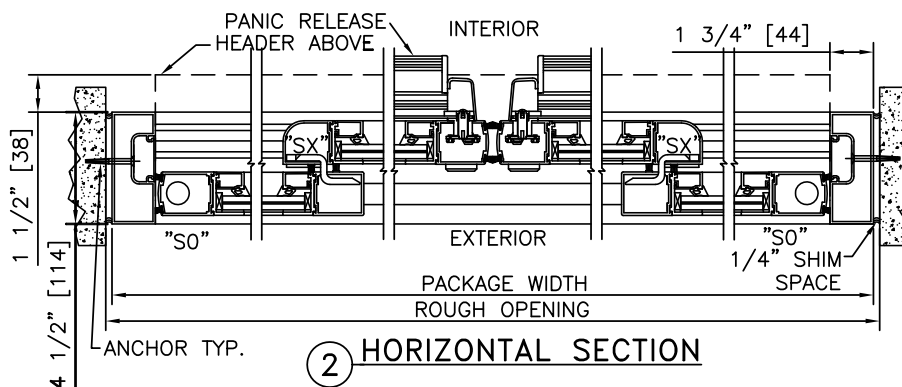
ELEVATION



PLAN

NOTES

1. ELECTRICAL REQUIREMENTS: 120 VAC, 5 AMP MIN TO POWER OPERATOR BY ELECTRICAL CONTRACTOR.
2. ROUGH OPENING SHALL PROVIDE 1/4"[6] SHIM SPACE ON SIDES AND TOP OF PACKAGE.
3. ACTIVATION AND SAFETY ZONES ARE FOR REFERENCE ONLY; SEE ANSI/BHMA A156.10 FOR DETAILED REQUIREMENTS.
4. PRODUCT SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH PRODUCT APPROVALS; SEE MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE OR FLORIDA BUILDING CODE APPROVAL
5. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



② HORIZONTAL SECTION

MAX. PACKAGE DIMENSIONS (NARROW STILE)

PACKAGE WIDTH	NOMINAL CLEAR DOOR OPENING	DOOR PANEL NOMINAL WIDTH	EMERGENCY BREAKOUT NOM. WIDTH
168"	70.6"	42.7"	153.5"

DESIGN RATINGS

MISSILE IMPACT RATING	
☒	LARGE AND SMALL MISSILE IMPACT
DESIGN PRESSURE RATING (PSF[Pa])	
POSITIVE	75 PSF [3591 Pa]
NEGATIVE	75 PSF [3591 Pa]



SLIDING AUTOMATIC ENTRANCES: THRESHOLD OPTIONS DURA-STORM™ 2000/3000

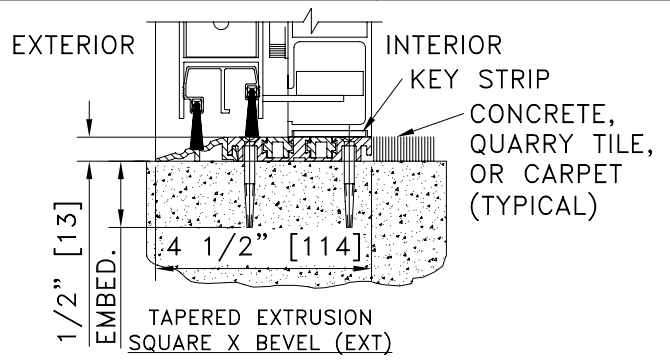
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- 2.50.01 - 2000 THRESHOLD OPTIONS
- 2.50.02 - 3000 THRESHOLD OPTIONS, SURFACE
- 2.50.03 - 3000 THRESHOLD OPTIONS, RECESSED

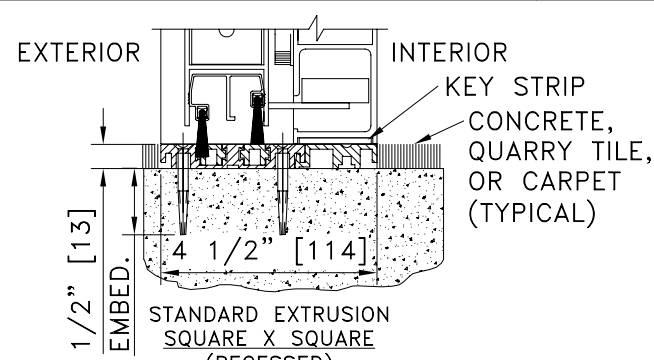


DURA-STORM
2000/3000
SERIES

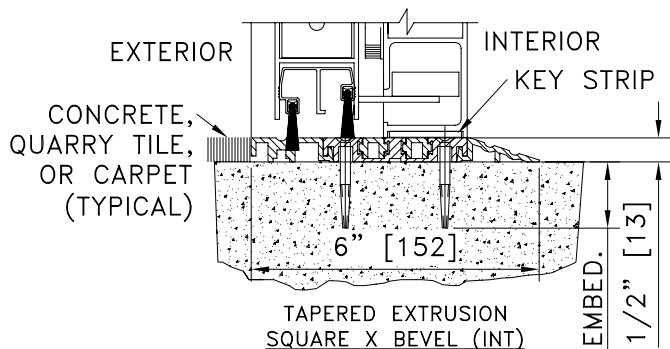
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PROJECT INFORMATION	
PROJECT NAME:	
LOCATION:	
DOOR NUMBER(S):	
DATE:	SHEET: OF



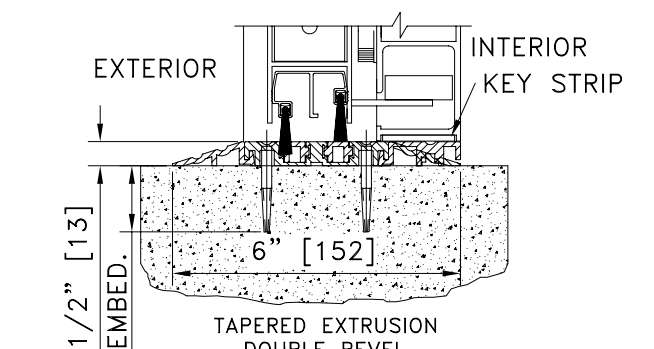
THRESHOLD-TAPERED EXT
2000



THRESHOLD-SQUARE
2000

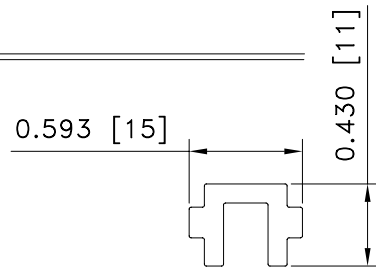


THRESHOLD-TAPERED INT
2000



THRESHOLD-TAPERED
2000

DURA-STORM 2000 SERIES 4 1/2" FRAME
SCALE: 3" = 1'-0"



STRIP FILLER

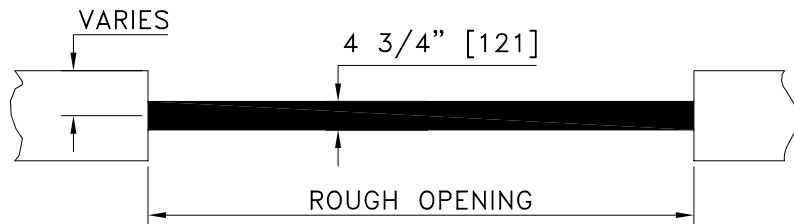
SCALE: SHOWN ACTUAL SIZE

NOTES:

1. RECESS SHALL BE 3/4" IN DEPTH BY 4 3/4" WIDE AND SHALL EXTEND FULL WIDTH OF ROUGH OPENING FOR CONTINUOUS THRESHOLDS OR UNDER "SO" PANELS ONLY FOR SEAMLESS FLOOR CONDITION AT DOOR OPENING.

2. FOR CONTINUOUS OPTION, THRESHOLD SHALL BE SPLIT AS REQUIRED TO FACILITATE MAINTENANCE OF THRESHOLD SECTION AT DOOR OPENING.

3. FILLER STRIP IS REQUIRED TO FILL SLOTS IN CONTINUOUS THRESHOLD THROUGHOUT DOOR OPENING.

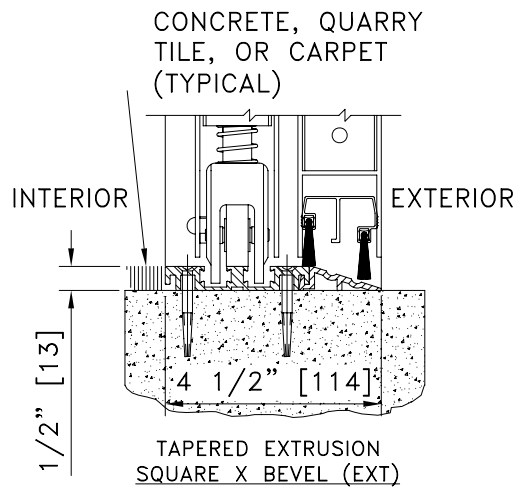


PLAN VIEW

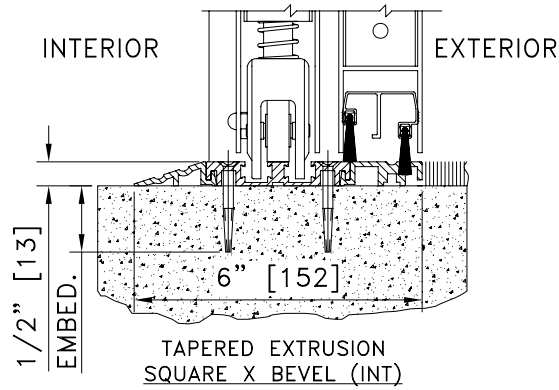
SCALE: 3/8" = 1'-0"

DURA-STORM 2000/3000 SERIES RECESSING DETAIL

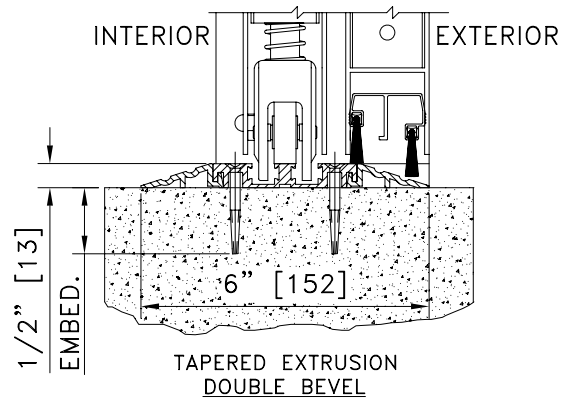
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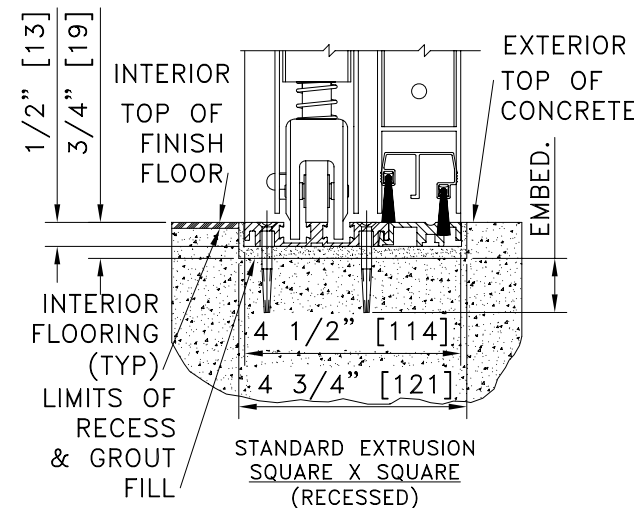
THRESHOLD-TAPERED EXT
3000



THRESHOLD-TAPERED INT
3000



THRESHOLD-TAPERED
3000



THRESHOLD-SQUARE
3000

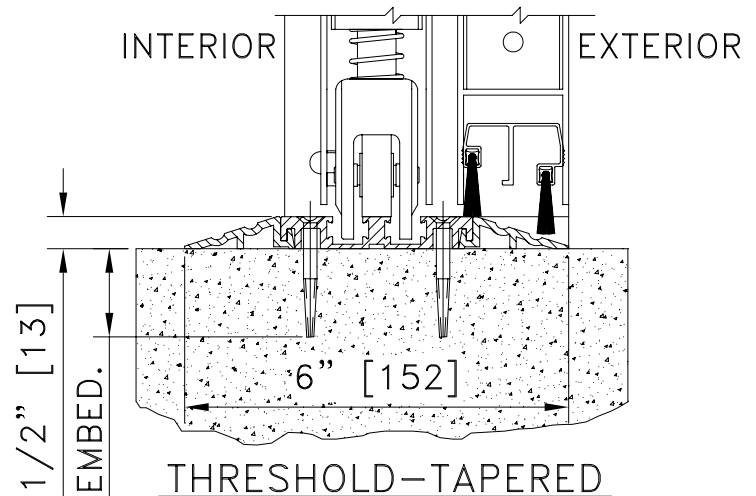
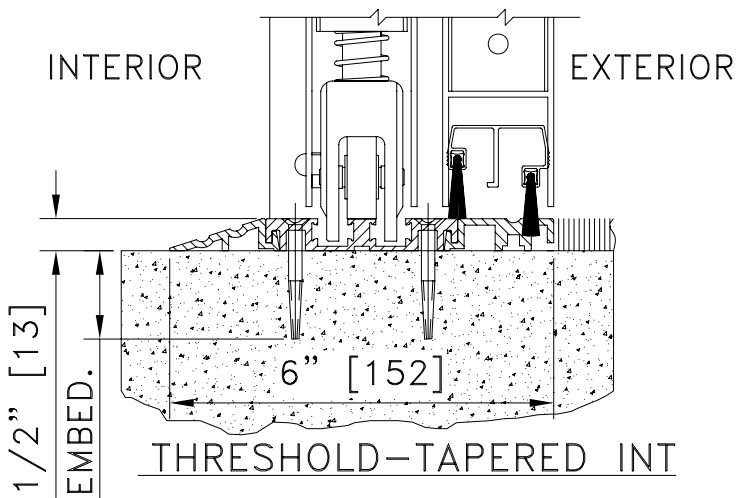
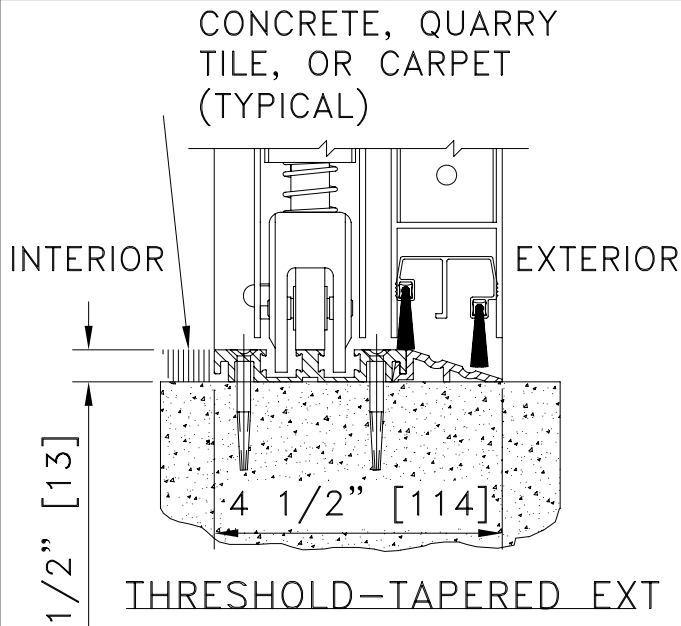
DURA-STORM 3000 SERIES 4 1/2" FRAME
SCALE: 3" = 1'-0"

NOTES:

1. SEE MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE FOR DETAILED ANCHORING REQUIREMENTS.

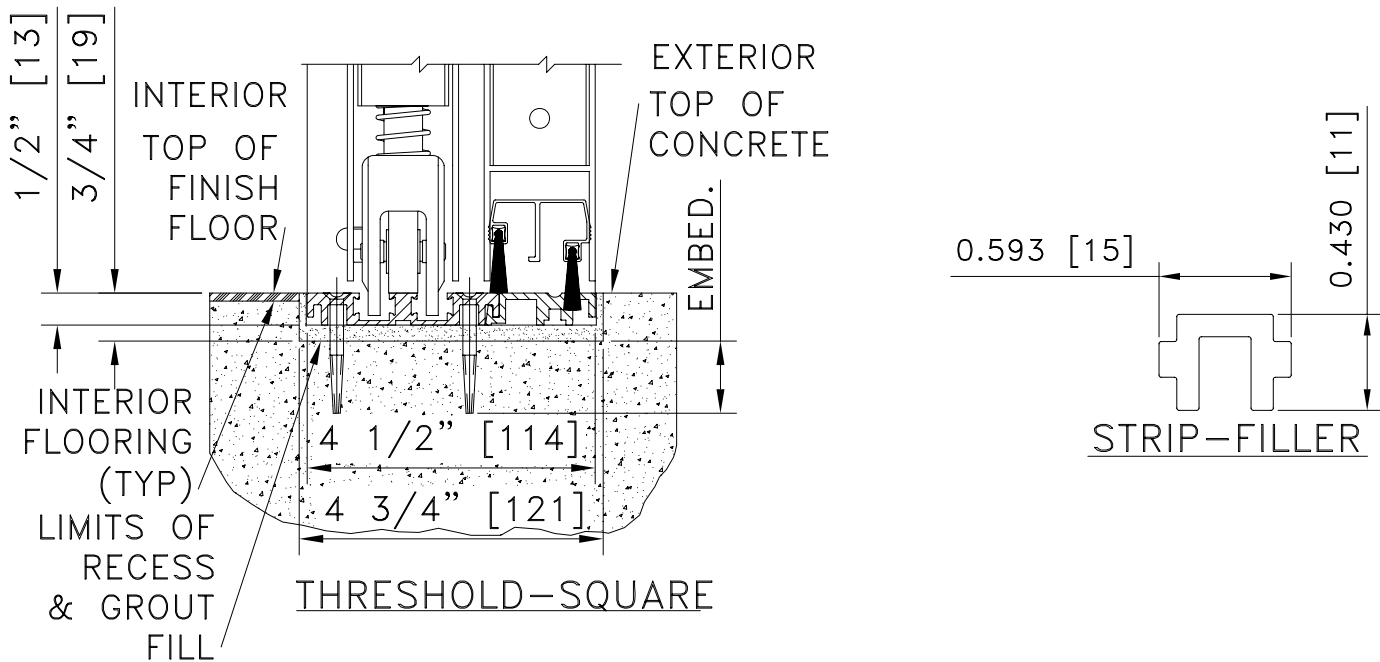
DURA-STORM
2000/3000
SERIES





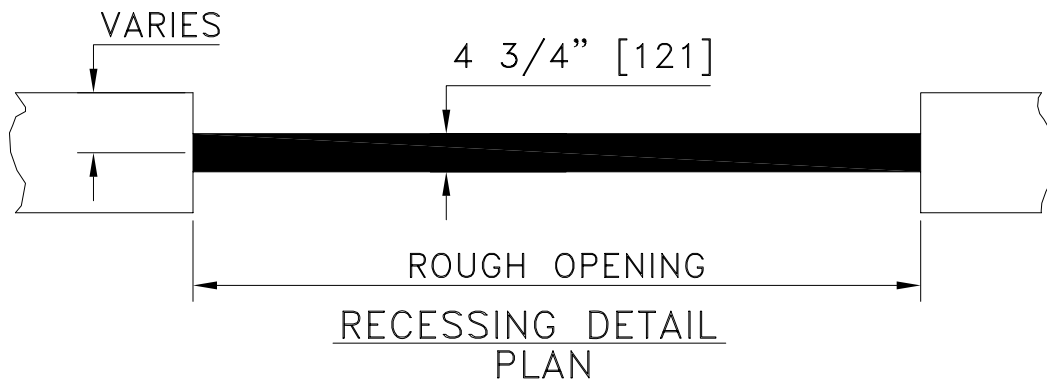
NOTES:

1. SEE MIAMI-DADE COUNTY NOTICE
OF ACCEPTANCE FOR DETAILED
ANCHORING REQUIREMENTS.



NOTES:

1. RECESS SHALL BE $\frac{3}{4}$ " IN DEPTH BY $4\frac{3}{4}$ " WIDE AND SHALL EXTEND FULL WIDTH OF ROUGH OPENING FOR CONTINUOUS THRESHOLDS OR UNDER "SO" PANELS ONLY FOR SEAMLESS FLOOR CONDITION AT DOOR OPENING.
2. FOR CONTINUOUS OPTION, THRESHOLD SHALL BE SPLIT AS REQUIRED TO FACILITATE MAINTENANCE OF THRESHOLD SECTION AT DOOR OPENING.
3. FILLER STRIP IS REQUIRED TO FILL SLOTS IN CONTINUOUS THRESHOLD THROUGHOUT DOOR OPENING.



Windows



IMPACT-RESISTANT

Single Hung | Casement | Project Out | Slider | Fixed | Doors



Springhill Suites and Residence Inn
Orlando, FL
Developer: Prisa Group
Contractor: Melloro Building Corp.
Dealer: Area Glass

Impact-Resistant windows and doors
specifically designed to meet
ASTM 1886 (Large Missile Impact - Level D)
testing requirements.

www.QuakerCommercialWindows.com

October, 2022 V10



Impact Product Selection Guide

Model	Series	Material	Structural Test Rating	Test Size	Impact Zone	Anchorage Methods	FPA See full info at FloridaBuilding.org
Casement	C700	Aluminum	AW-100 / AW-70		3		
	M700	Aluminum	AW-70	42" x 72"/36" x 84"	4	Nail fin or Trim/Clip	FL27673
	V700	Vinyl	CW-50	36" x 72"	4	Nail fin or Trim/Clip	FL40310
	W700	Wood Clad	AW-100 / AW-70		3		
Project-Out	C700	Aluminum	AW-100 / AW-70		3		
	H470	Aluminum	CW-80		3	Nail fin or Trim/Clip	
	M700	Aluminum	AW-70	48" x 60"	4	Nail fin or Trim/Clip	FL27676
	V700	Vinyl	CW-50	60" x 32"	4	Nail fin or Trim/Clip	FL36916
	W700	Wood Clad	AW-100 / AW-70		3		
Horizontal Slider	E700	Aluminum	AW-50	72" x 66"	4	Nail fin, Trim/Clip	FL14071
	E700	Aluminum	AW-50	72" x 88-7/8	4	Nail fin	FL14071 (w/louver)
Fixed	C700	Aluminum	AW-100 / AW-50	60" x 96"	3	Nail fin, Trim/Clip, Subframe	
	E700	Aluminum	CW-70	72" x 95"	4	Nail fin	FL15860 (w/louver)
	H470	Aluminum	AW-50 / AW-110		3	Nail Fin or Trim/Clip	
	M700	Aluminum	AW-70	60" x 94"	4	Nail fin	FL23998 (w/louver)
	M700	Aluminum	AW-70	62" x 98"	4	Nail Fin, Trim/Clip, or Receptor	FL23998
	V700	Vinyl	CW-50	60" x 72"	4	Nail fin	FL36903
	W700	Wood Clad	AW-80 / AW-50	60" x 96"	3	Nail fin, Trim/Clip, Subframe	
Sliding Door	M700	Aluminum	AW-70	123" x 96"	4	Nail fin	FL30496
Terrace Door	M700	Aluminum	AW-70	48" x 96"	3	Through Frame	FL28083

All ratings listed are FGIA certified. Periodic re-certification testing is required thus data shown may vary slightly.



QuakerCommercialWindows.com
1-800-347-0438
Marketing@quakerwindows.com

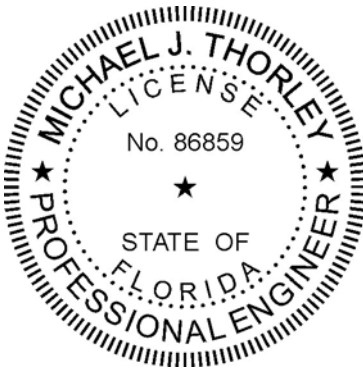
NOTE: TYPICAL M700 FIXED IMPACT WINDOWS - NAIL FIN INSTALLATION

NOTES:

- 1. Installations depicted satisfy the requirements of the Florida Building Code, Building 7th Edition (2020) for design wind pressures and overall sizes noted.
- 2. Wood bucks, wood framing, steel stud framing, concrete and concrete masonry are by others and shall be designed by the architect or engineer of record to resist the loads imparted to them.
- 3. Wood bucks and wood framing are assumed S-P-F (G=0.42) or denser. Buck width shall be greater than the window frame width. Tapered or partial width buck strips are not allowed.
- 4. Metal stud frames are assumed to be a minimum 18 gauge 33 KSI steel.
- 5. Concrete masonry (CMU) shall conform to ASTM C90
- 6. Concrete shall be minimum f'c = 3,000 psi
- 7. Wood screws shall meet requirements of ANSI/ASME B18.6.1.
- 8. TEKS screws shall be ASTM A510 Grade 1018 or equivalent.
- 9. Hilti Kwik-Con II+ anchors as specified in NOA 17-0614.01.
- 10. Maximum shim thickness 1/8".
- 11. Products are Impact Resistant and meet the requirements for Missile Level D, Wind Zone 4. See individual elevations for Design Pressure and tested Glazing Unit construction.

Contents

Sheet 1 of 9	General Notes
Sheet 2 of 9	Elevation "A"
Sheet 3 of 9	Elevation "B"
Sheet 4 of 9	Elevation "C"
Sheet 5 of 9	Elevation "D"
Sheet 6 of 9	Vertical Details
Sheet 7 of 9	Horizontal Details
Sheet 8 of 9	Alternate Surrounds
Sheet 9 of 9	Bill of Materials

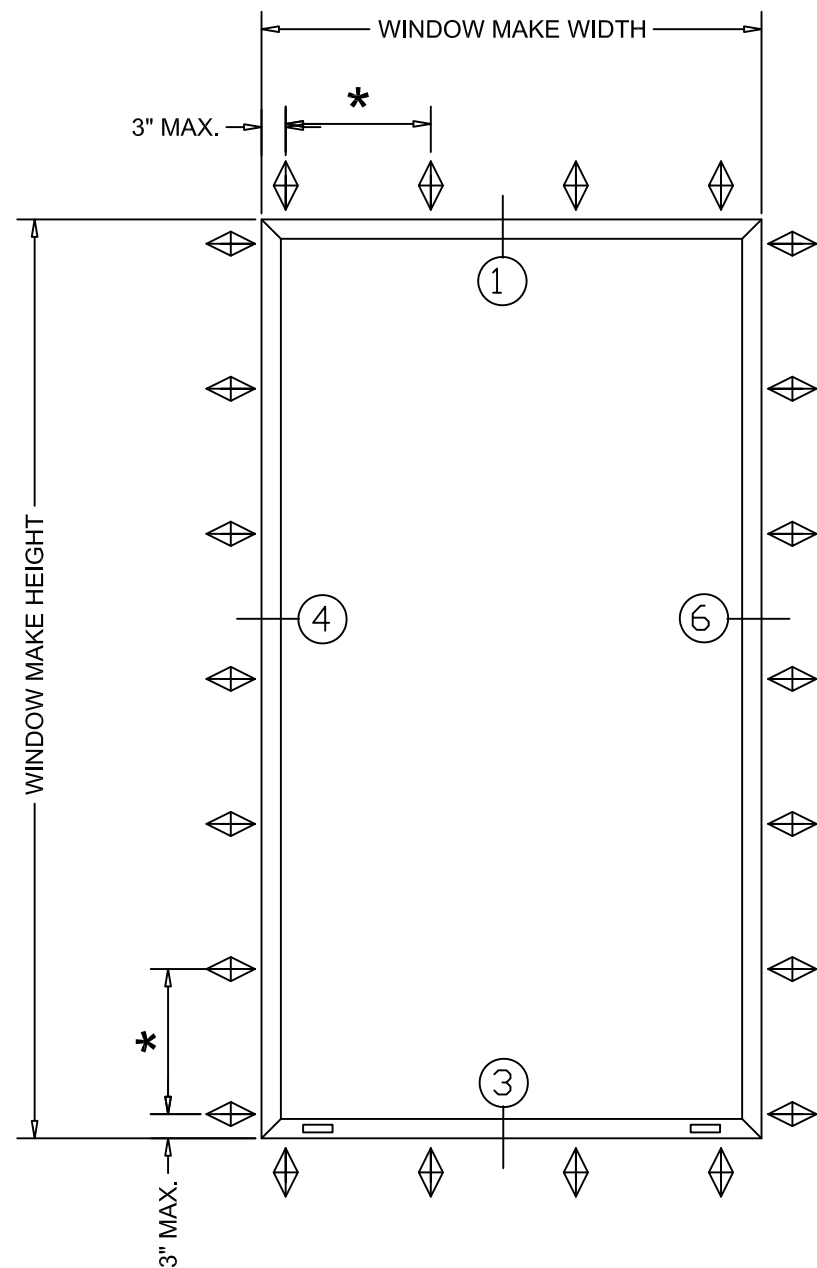


Digitally Signed by: Michael Thorley 10/04/2020

Michael J. Thorley, PE
Florida PE 86859
Architectural Testing, Inc.
FL COA 29274
130 Derry Ct.
York, PA 17406
717-764-7700
Project J7684.01-122-34

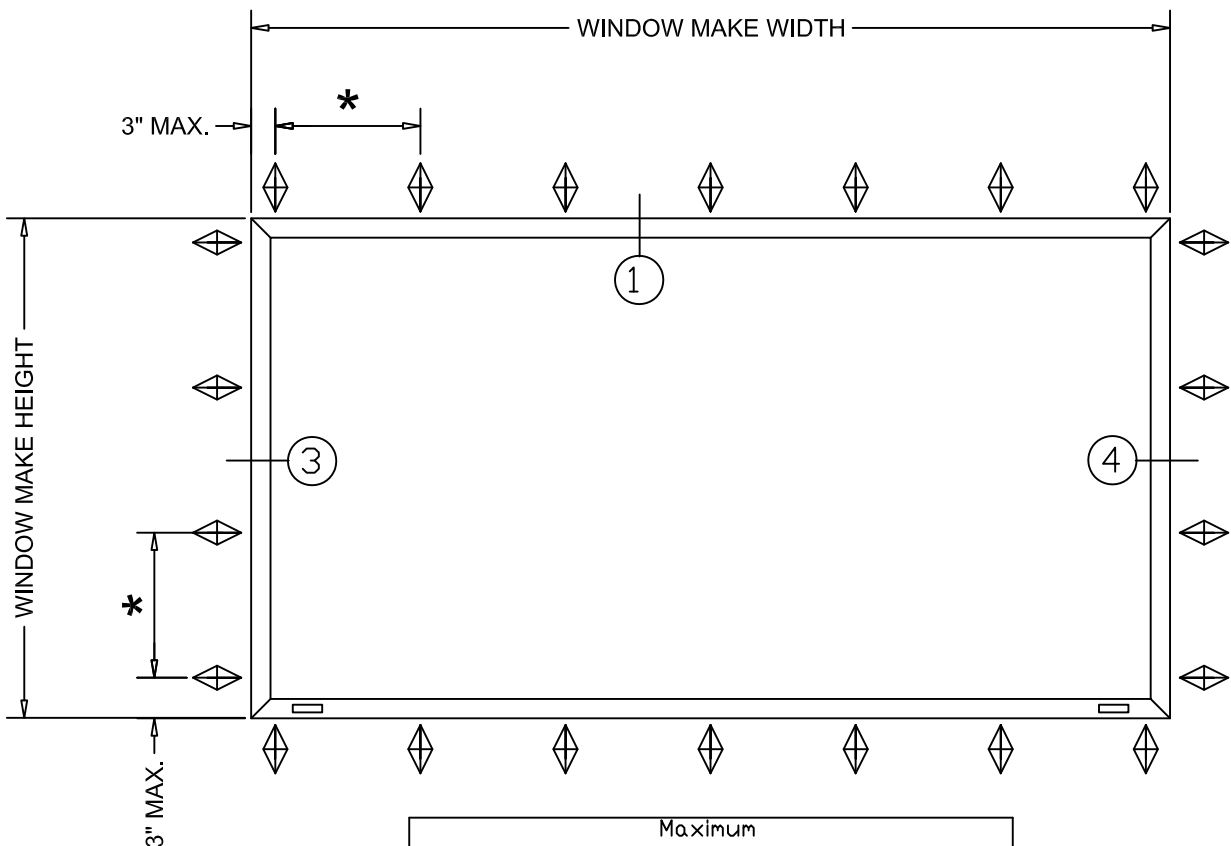
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Description:		GENERAL NOTES		By: MJT	
QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.		Revision #:		Date: 10/04/20	
PHONE (573)-744-5211 FAX (573)-744-5586 COMMERCIAL FAX (573)-744-5822 www.quakerwindows.com		Scale: NONE		Sheet #: 1 of 9	
QUAKER COMMERCIAL WINDOW AND DOOR		504 Highway 63 South Freeburg, MO 65035 drafting@quakerwindows.com		Drawn By: MJT	
Date: 08-05-19					

NOTE: TYPICAL M700 FIXED IMPACT WINDOWS - NAIL FIN INSTALLATION



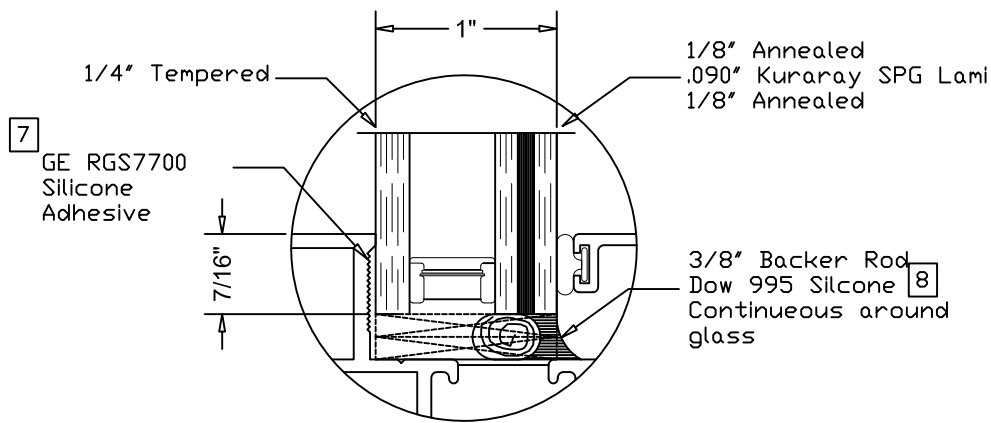
Mark "B"

Maximum				
FW	FH	DLO-W	DLO-H	Pressure
60"	96"	56 1/4"	92 1/4"	± 70 PSF

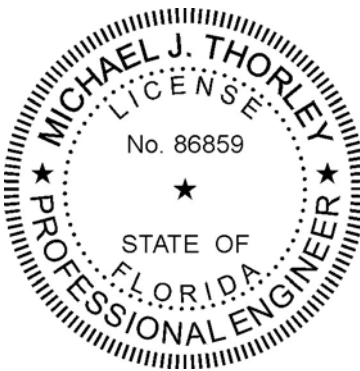


Maximum				
FW	FH	DLO-W	DLO-H	Pressure
96"	60"	92 1/4"	56 1/4"	± 70 PSF

* Note: See Engineering Calculations for anchor spacing based on surrounding conditions. Table 4, Sheet 5 of 12.



Glass Makeup
for Mark "B"



Digitally Signed by: Michael Thorley 10/04/2020

Michael J. Thorley, PE
Florida PE 86859
Architectural Testing, Inc.
FL COA 29274
130 Derry Ct.
York, PA 17406
717-764-7700
Project J7684.01-122-34

ELEVATION "B"

Project Name:

M700 FIXED IMPACT

INSTALLATION INSTRUCTIONS

QUAKER WINDOW PRODUCTS
WILL NOT BE RESPONSIBLE
FOR FIELD MEASUREMENT,
QUANTITIES, & INSTALLATION
DESIGN. CONTRACTOR MUST
VERIFY ALL DIMENSIONS.

Revision #:

1

Date:

10/04/20

By:

MJT

PHONE (573)-744-5211
FAX (573)-744-5586
COMMERCIAL
FAX (573)-744-5822
www.quakerwindows.com

Scale:

NONE

Sheet #:

3 of 9

504 Highway 63 South
Freeburg, MO 65035
drafting@quakerwindows.com

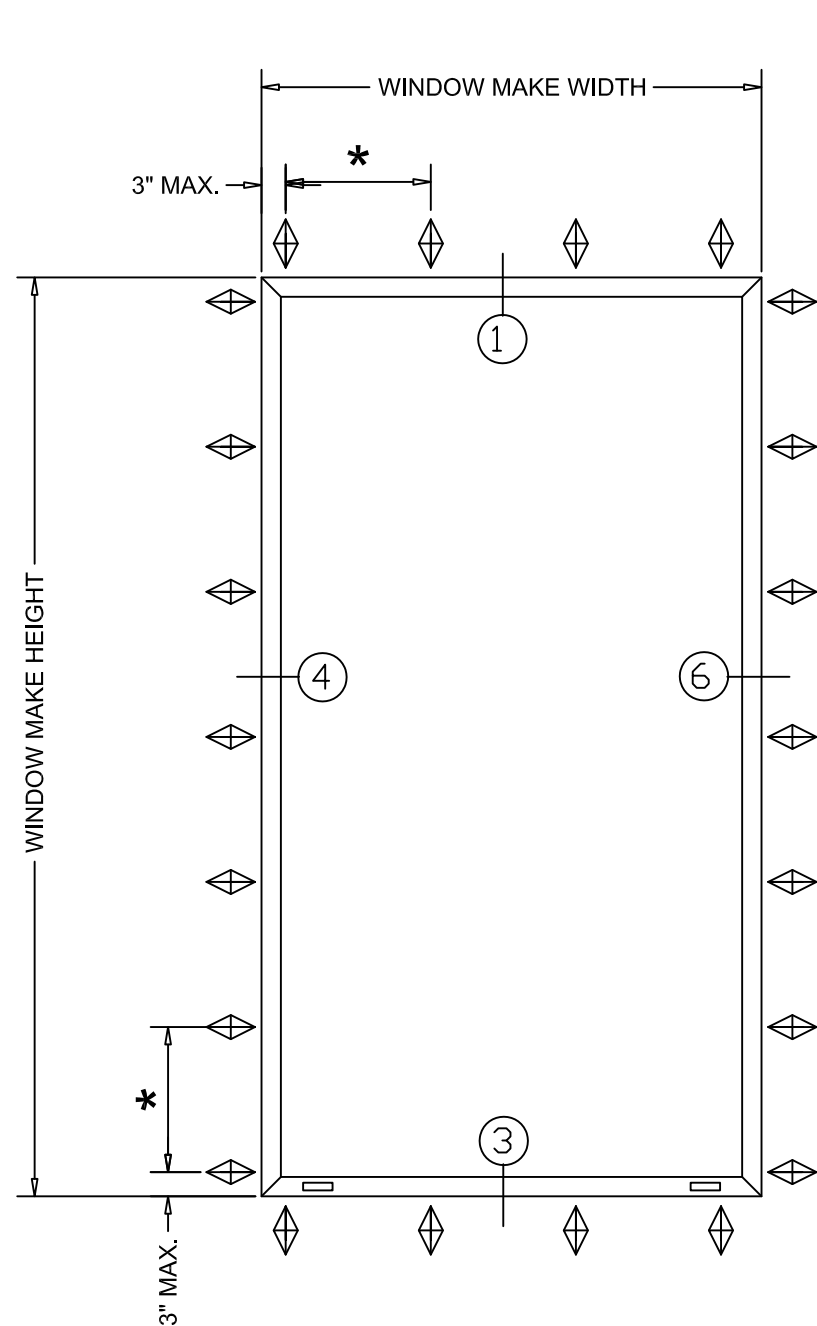
Drawn By:

MJT

Date:

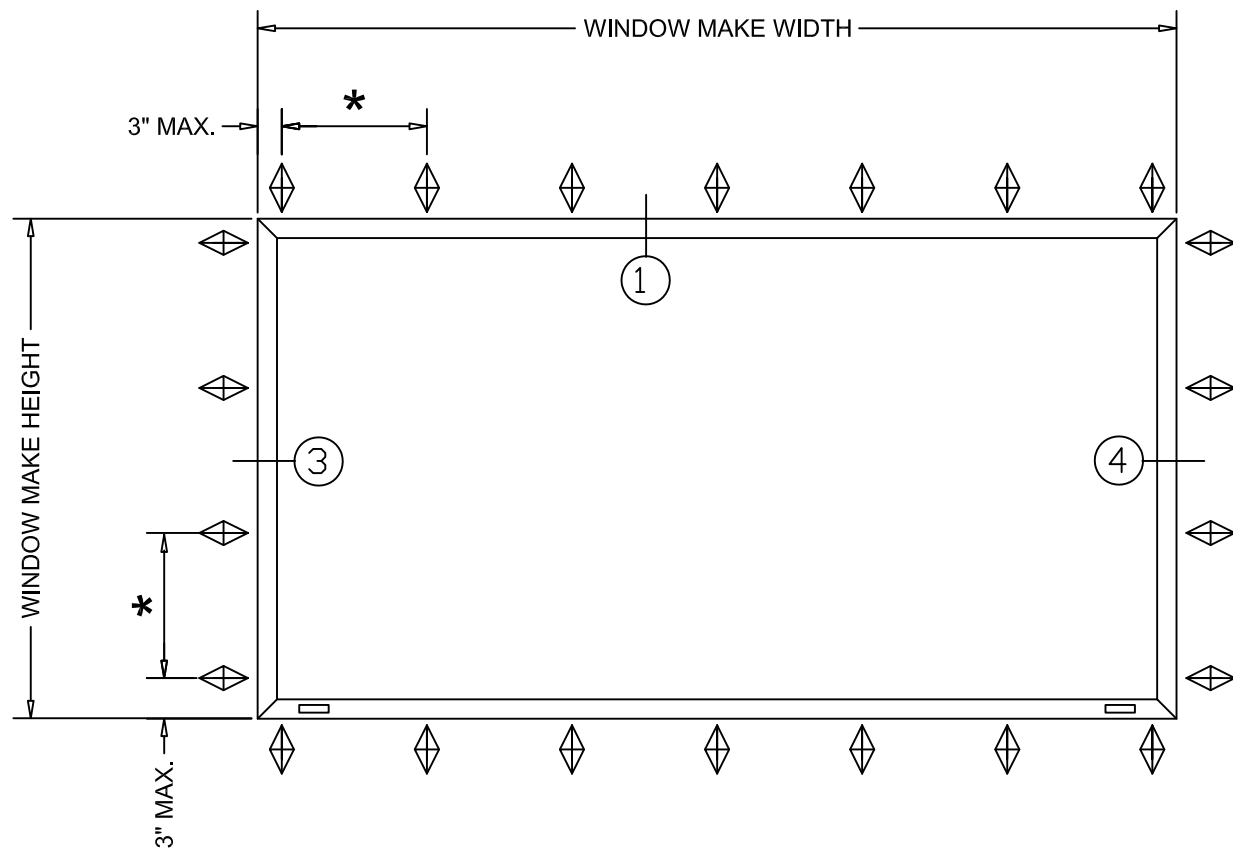
08-05-19

NOTE: TYPICAL M700 FIXED IMPACT WINDOWS - NAIL FIN INSTALLATION



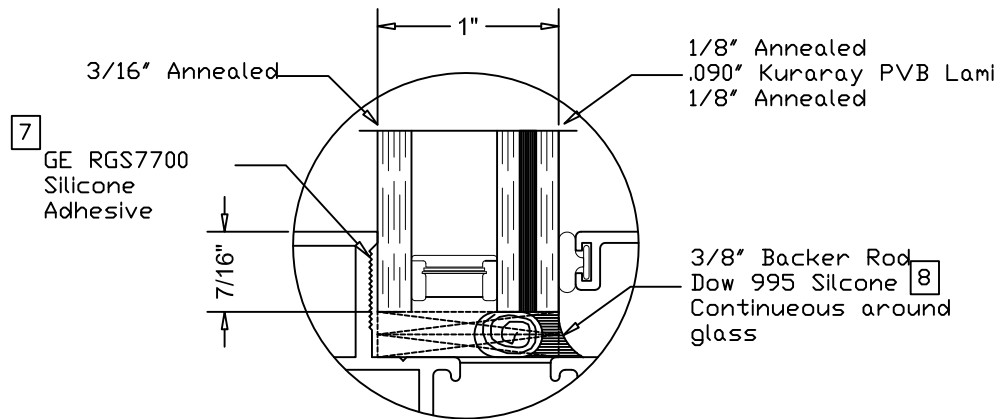
Mark "C"

Maximum				
FW	FH	DLO-W	DLO-H	Pressure
48"	60"	44-1/4"	56-1/4"	± 70 PSF

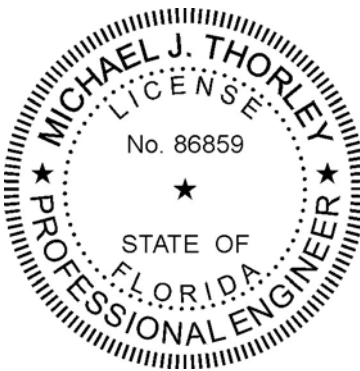


Maximum				
FW	FH	DLO-W	DLO-H	Pressure
60"	48"	56-1/4"	44-1/4"	± 70 PSF

* Note: See Engineering Calculations for anchor spacing based on surrounding conditions. Table 4, Sheet 5 of 12.



Glass Makeup for Mark "C"



Digitally Signed by: Michael Thorley 10/04/2020
Michael J. Thorley, PE
Florida PE 86859
Architectural Testing, Inc.
FL COA 29274
130 Derry Ct.
York, PA 17406
717-764-7700
Project J7684.01-122-34

ELEVATION "C"

Project Name:

M700 FIXED IMPACT

INSTALLATION INSTRUCTIONS

QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Revision #: 1

Date: 10/04/20

By: MJT

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FAX (573)-744-5586
COMMERCIAL
www.quakerwindows.com

Scale: NONE

Sheet #: 4 of 9

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Freeburg, MO 65035
drafting@quakerwindows.com

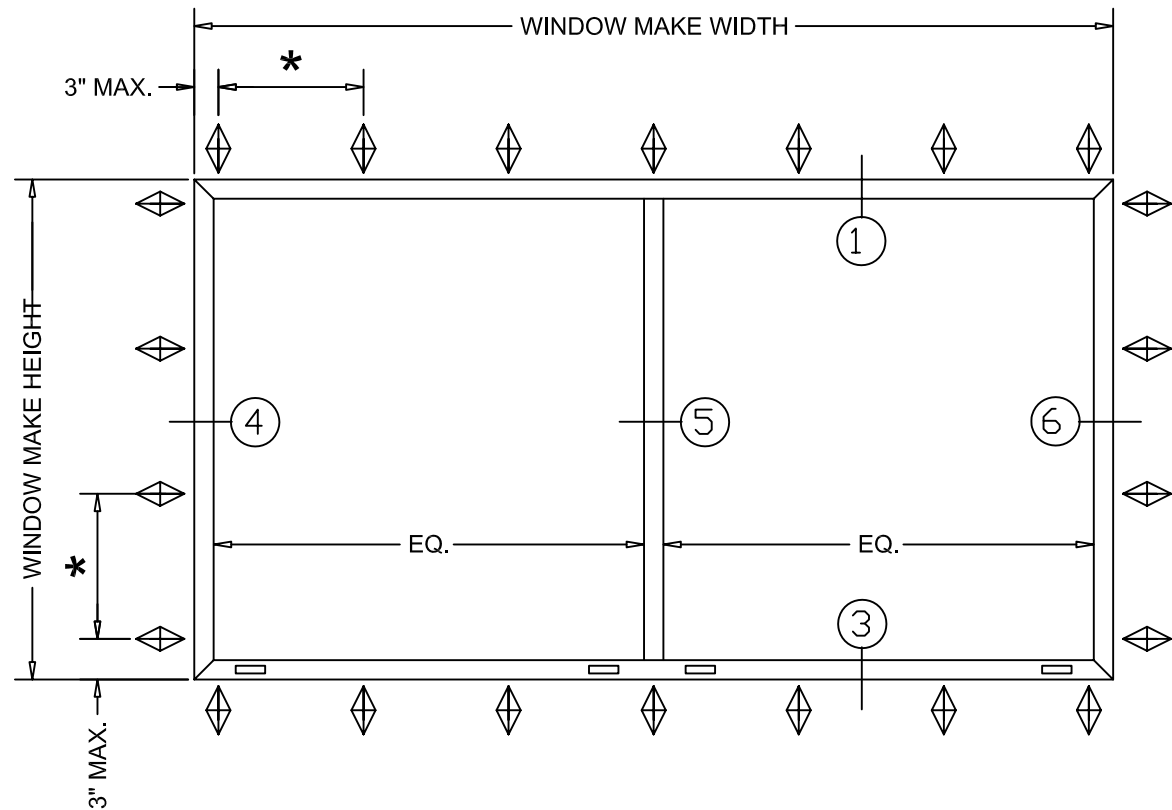
Drawn By: MJT

Date: 08-05-19

QUAKER

commercial windows and doors

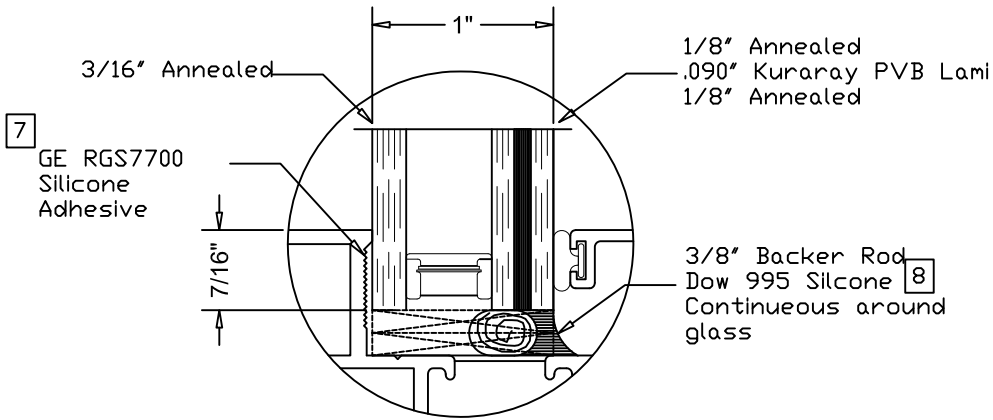
NOTE: TYPICAL M700 FIXED IMPACT WINDOWS - NAIL FIN INSTALLATION



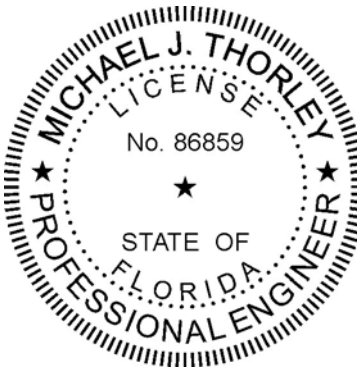
Mark "D"

Maximum				
FW	FH	DLO-W	DLO-H	Pressure
96"	60"	45-3/16"	56-1/4"	± 65 PSF

* Note: See Engineering Calculations for anchor spacing based on surrounding conditions. Table 4, Sheet 5 of 12.



Glass Makeup for Mark "D"



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Michael J. Thorley, PE
Florida PE 86859
Architectural Testing, Inc.
FL COA 29274
130 Derry Ct.
York, PA 17406
717-764-7700
Project J7684.01-122-34

Project Name:

M700 FIXED IMPACT

ELEVATION "D"

QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Revision #:

1

Date:

10/04/20

By:

MJT

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5 of 9

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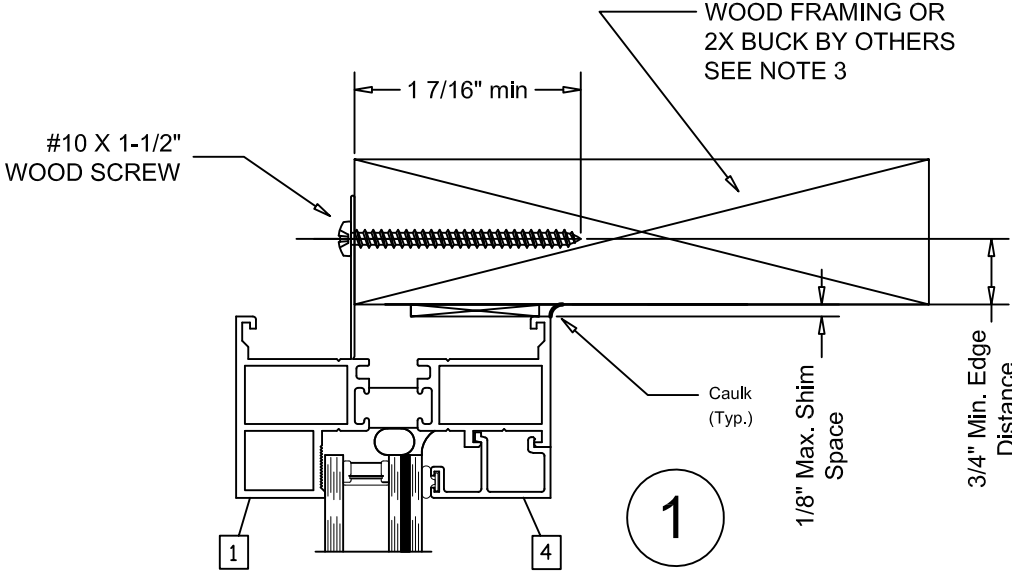
MJT

Date:

08-05-19

Page 94 of 162

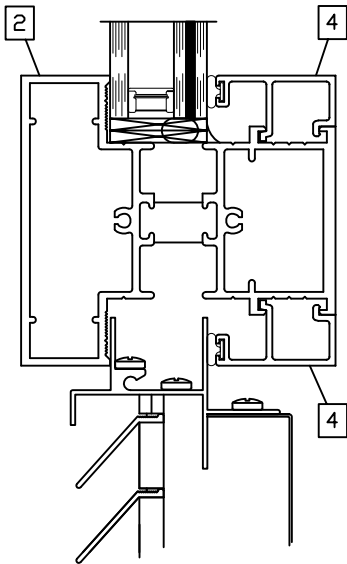
NOTE: TYPICAL M700 FIXED IMPACT WINDOWS - NAIL FIN INSTALLATION



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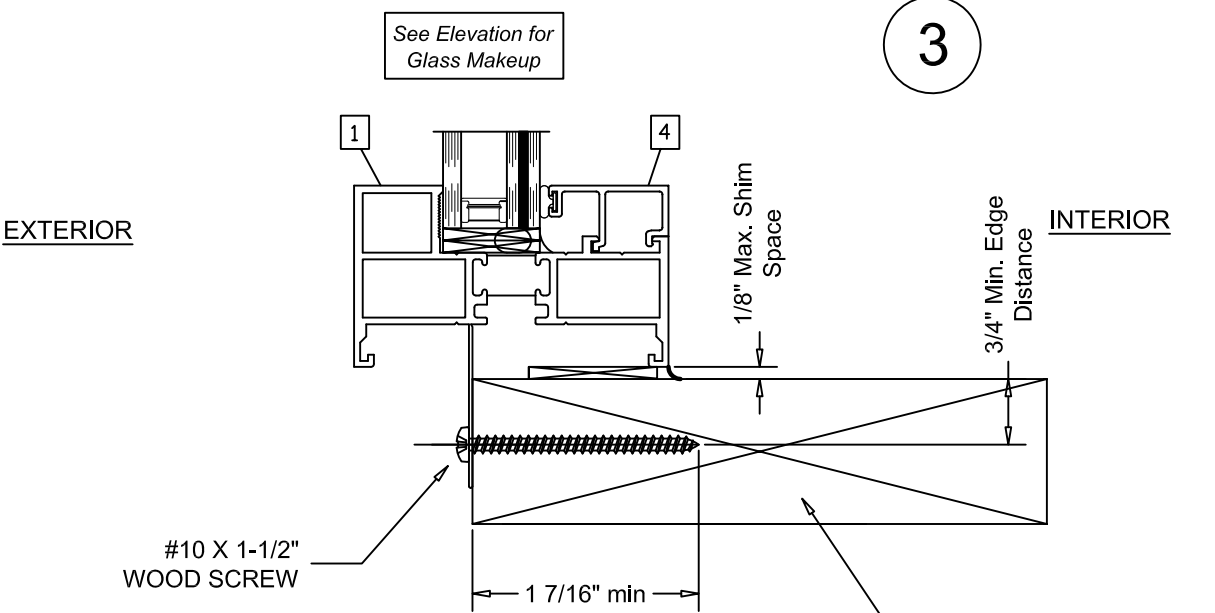
See Elevation for Glass Makeup

INTERIOR



Louvers for use with PTAC units only (see FL15029).

2

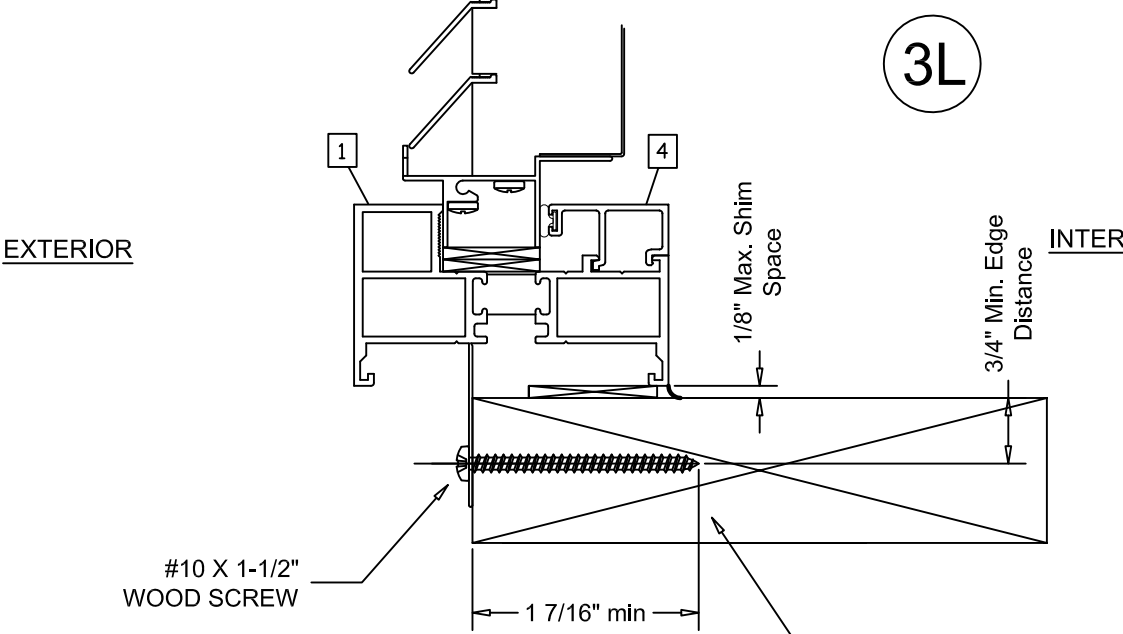


EXTERIOR

See Elevation for Glass Makeup

INTERIOR

3

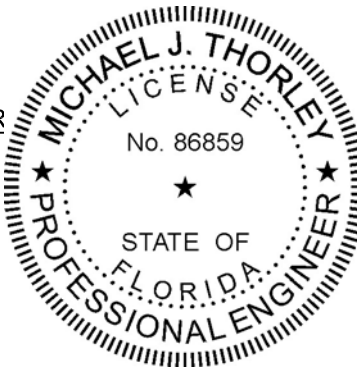


EXTERIOR

INTER

3L

VERTICAL SECTION DETAIL
WOOD FRAMING INSTALLATION

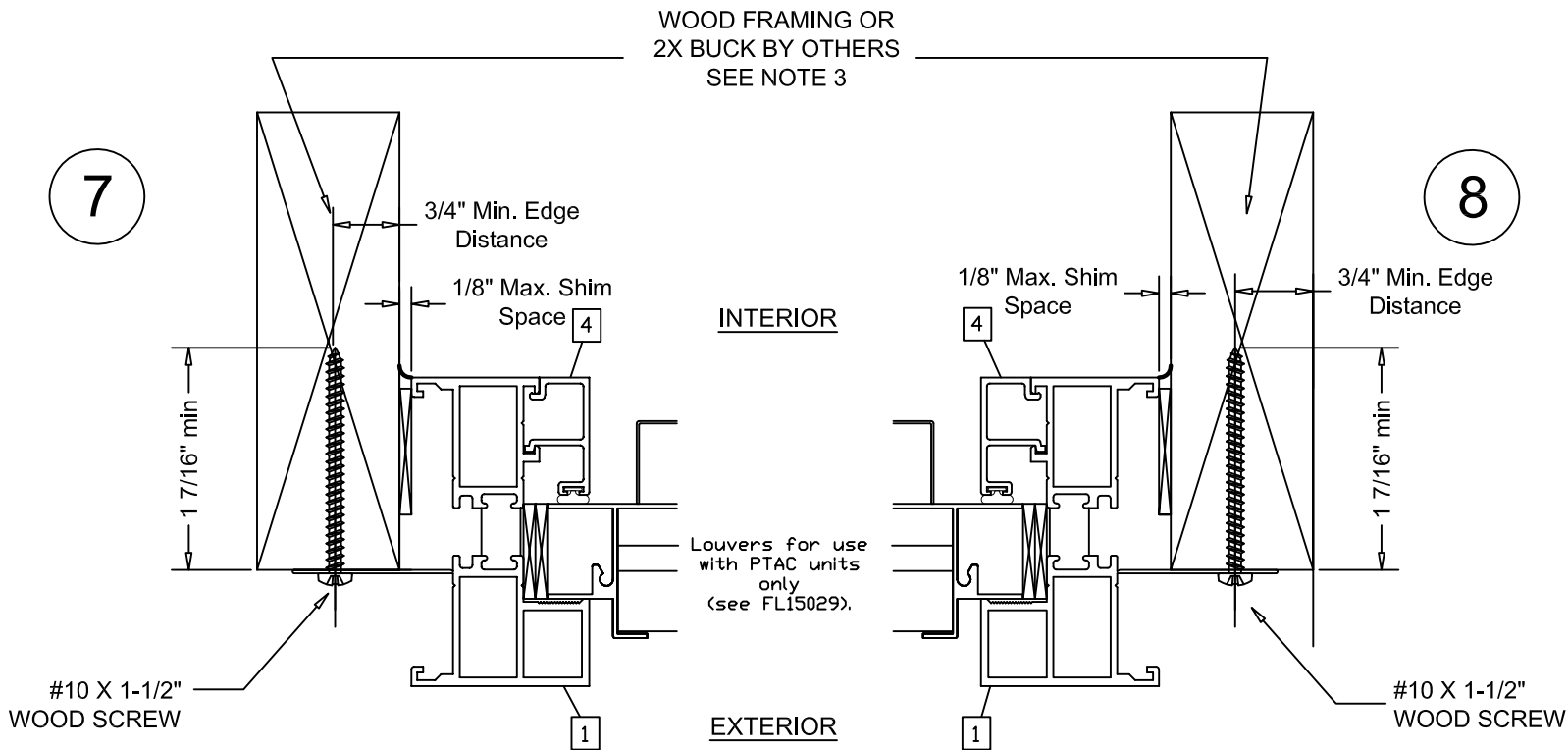
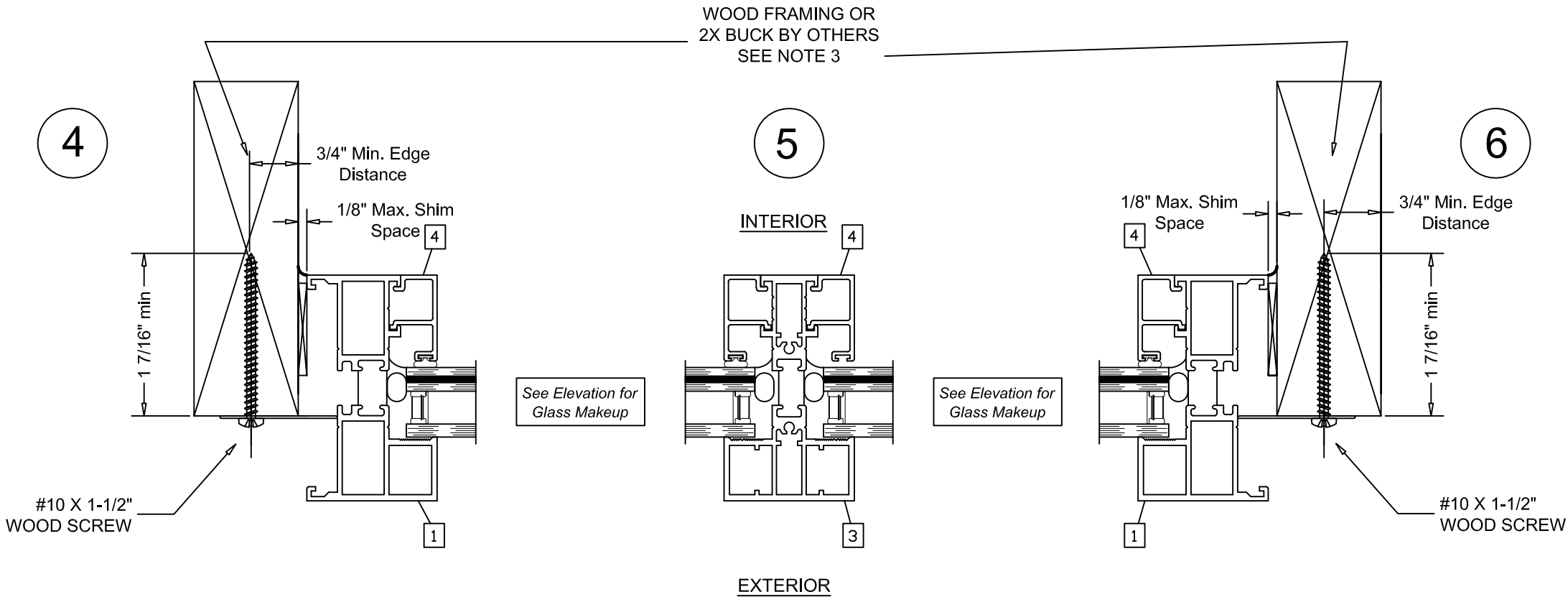


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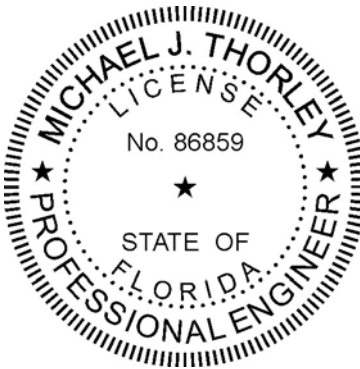
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Description:		VERTICAL DETAILS	
QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.	Revision #:	1	By: MJT
DATE: 10/04/20			
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Page 95 of 162

NOTE: TYPICAL M700 FIXED IMPACT WINDOWS - NAIL FIN INSTALLATION



HORIZONTAL SECTION DETAIL
WOOD FRAMING INSTALLATION

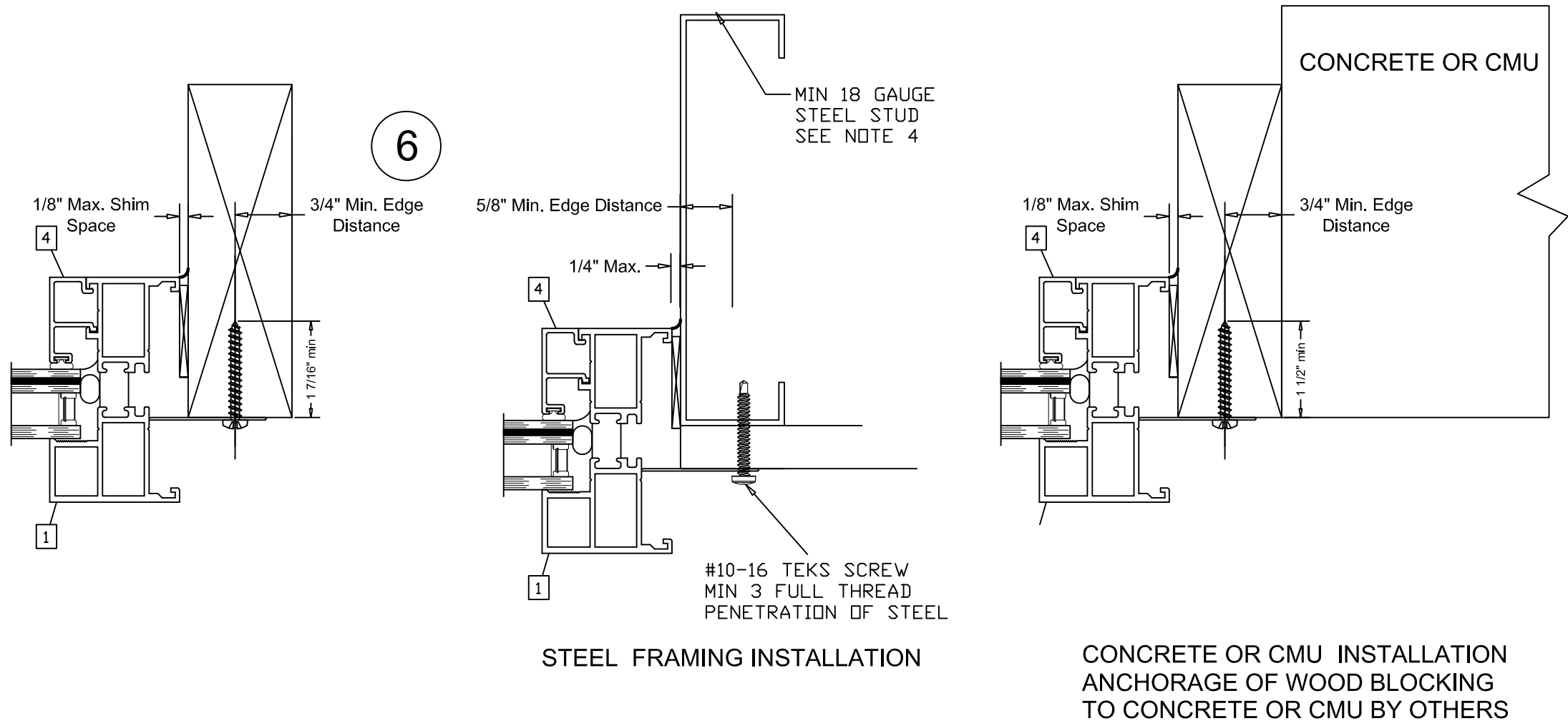


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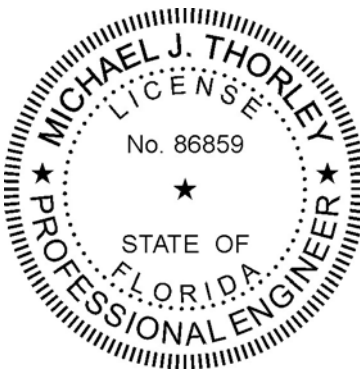
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Description:		HORIZONTAL DETAILS		By: MJT	
QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.		Revision #:		Date: 10/04/20	
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NOTE: TYPICAL M700 FIXED IMPACT WINDOWS - NAIL FIN INSTALLATION



HORIZONTAL SECTION DETAIL
ALTERNATE SURROUND INSTALLATION

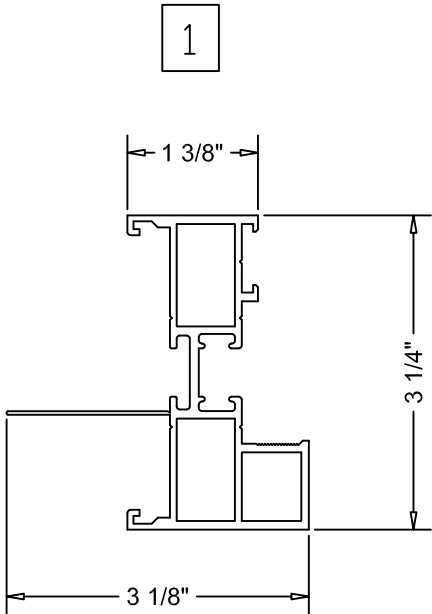
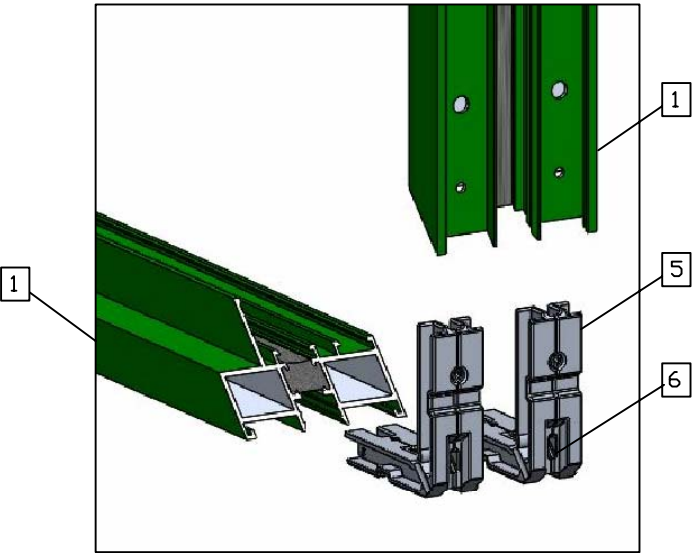


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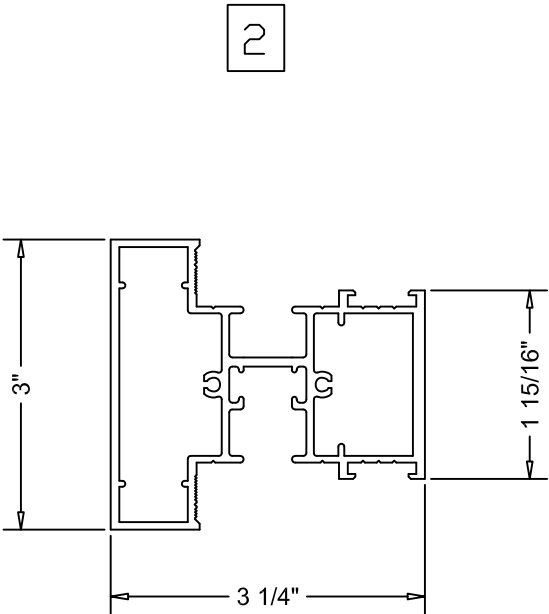
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QUAKER WINDOW PRODUCTS WILL NOT BE RESPONSIBLE FOR FIELD MEASUREMENT, QUANTITIES, & INSTALLATION DESIGN. CONTRACTOR MUST VERIFY ALL DIMENSIONS.					
Revision #:	1	Date:	10/04/20	By:	MJT
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NOTE: TYPICAL M700 FIXED IMPACT WINDOWS - NAIL FIN INSTALLATION

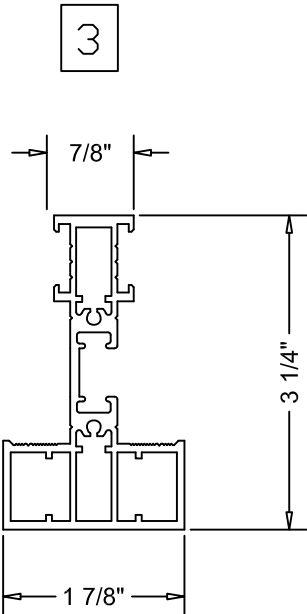
Bill of Materials				
NO.	Description	Part Number	Material	Manufacturer
1	Fixed Window Frame	M52730	Aluminum 6063-T6	Quaker
2	Horizontal Mullion	M56681	Aluminum 6063-T6	Quaker
3	Vertical Mullion	M21215	Aluminum 6063-T6	Quaker
4	Glazing Stop	M21195	Aluminum 6063-T6	Quaker
5	Corner Keys	5009/200	Die Cast Aluminum	Monticelli
6	Corner Sealant	896TB	Silicone	Pecora
7	Backbedding	RGS7700	Silicone	GE
8	Structural Sealant	Dow Corning 995	Silicone	Dow Corning



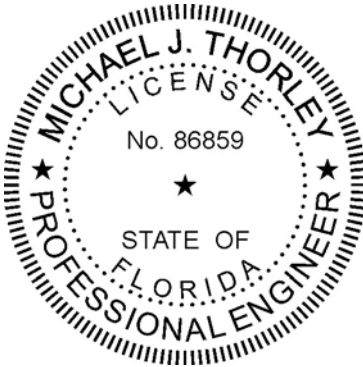
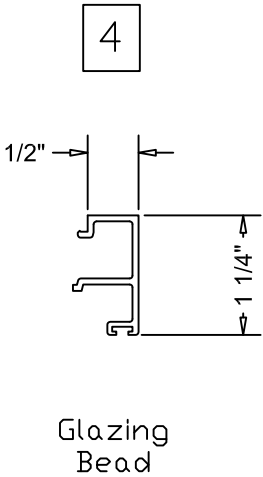
Perimeter Framing



Horizontal Mullion



Vertical Mullion



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M700 FIXED IMPACT

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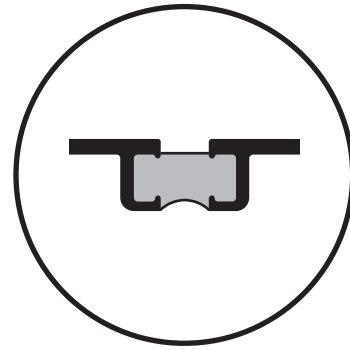
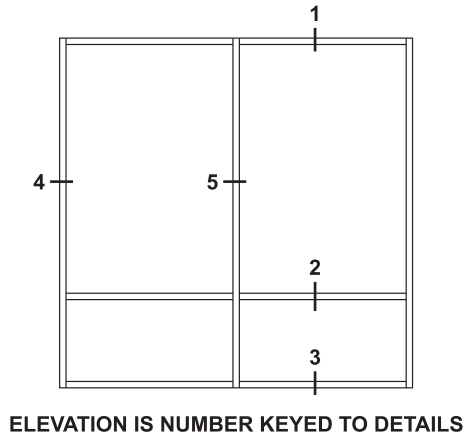
commercial windows and doors

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Storefront

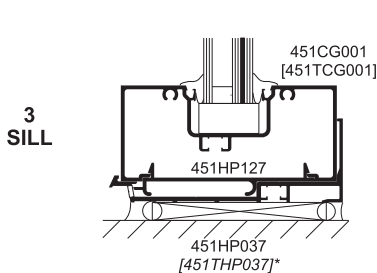
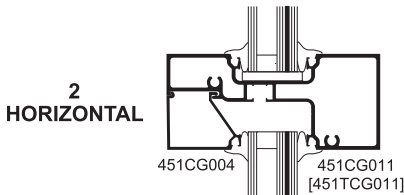
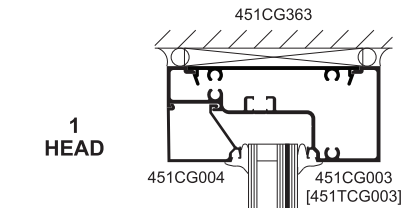
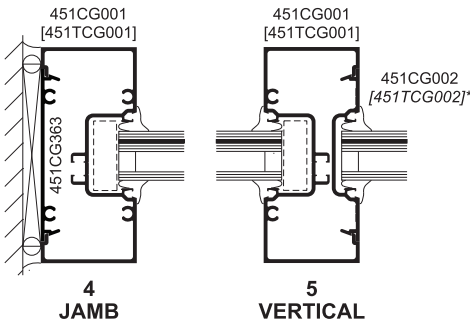


Additional information and CAD details are available at www.kawneer.com

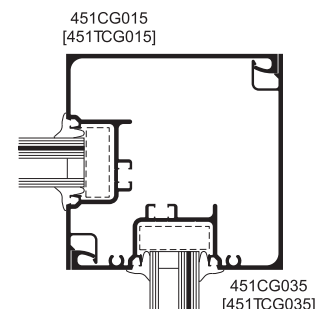
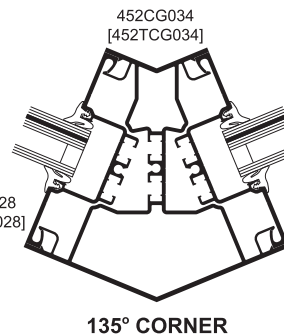
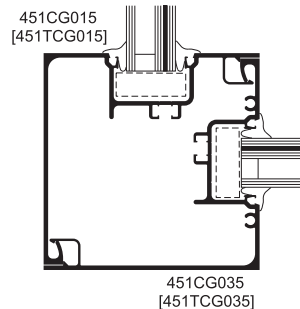
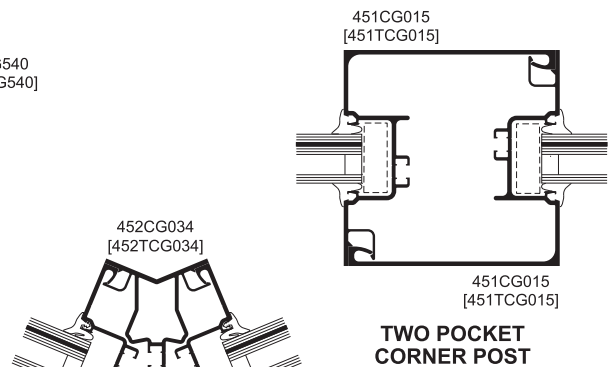
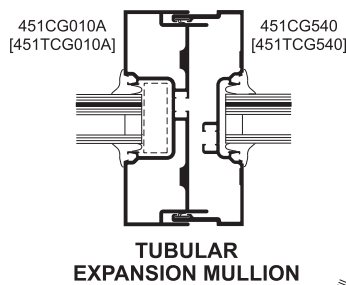
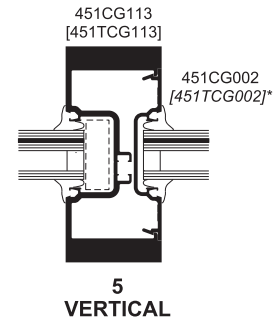
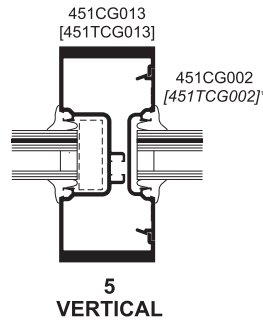
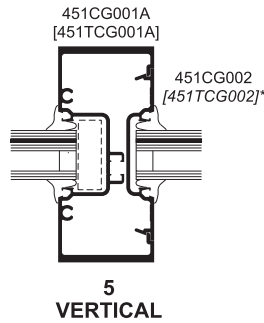


NUMBERS IN BRACKETS ARE
THERMALLY BROKEN MEMBERS

SCREW SPLINE



OPTIONAL FRAMING (CENTER)



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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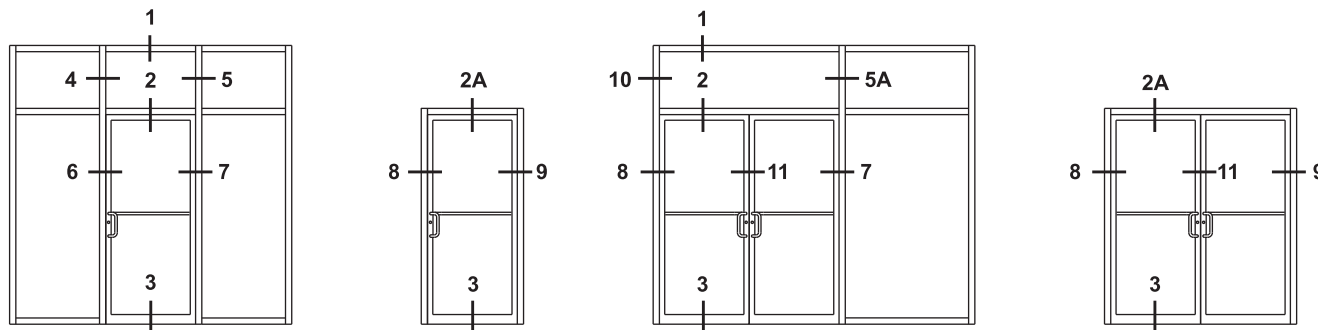


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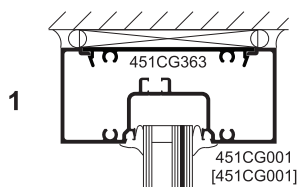
Trifab® VersaGlaze® 451 FRAMING INCORPORATING KAWNEER® “350/500 IR” DOORS (DRY GLAZED).

DOOR FRAMING NON-THERMAL ONLY

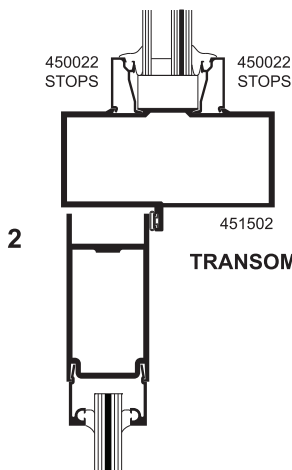
NOTE: OTHER TYPES OF KAWNEER DOORS MAY BE USED WITH THIS FRAMING SYSTEM.
SEE ENTRANCE DETAILS FOR ADDITIONAL INFORMATION.



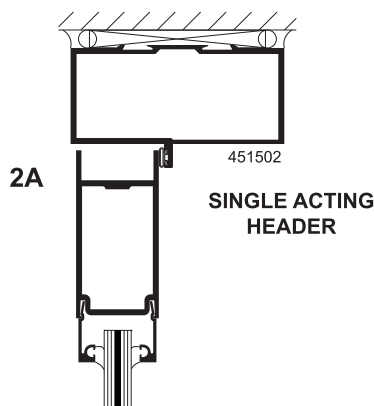
ELEVATIONS ARE NUMBER KEYED TO DETAILS



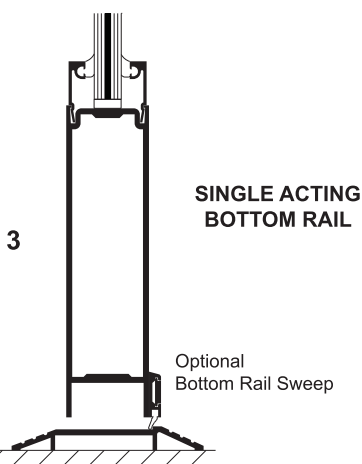
TRANSOM HEAD



TRANSOM BAR



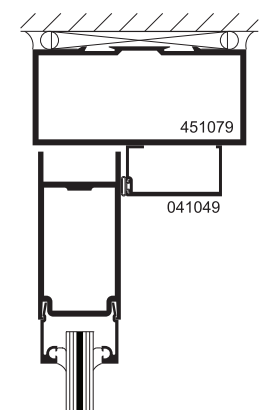
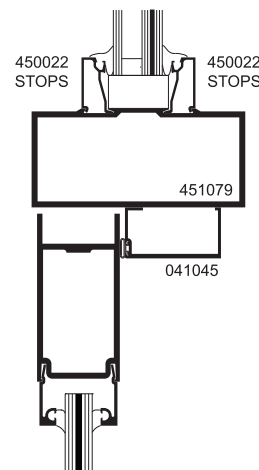
SINGLE ACTING
HEADER



SINGLE ACTING
BOTTOM RAIL

Optional
Bottom Rail Sweep

CONCEALED OVERHEAD CLOSERS



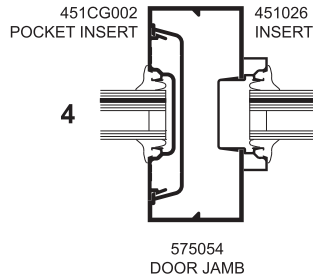


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Trifab® VersaGlaze® 451 FRAMING INCORPORATING KAWNEER® “350/500 IR” DOORS (DRY GLAZED).

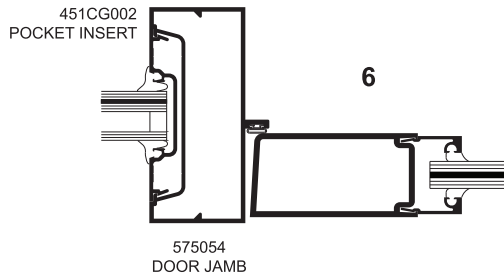
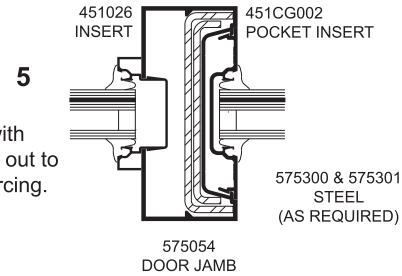
DOOR FRAMING NON-THERMAL ONLY

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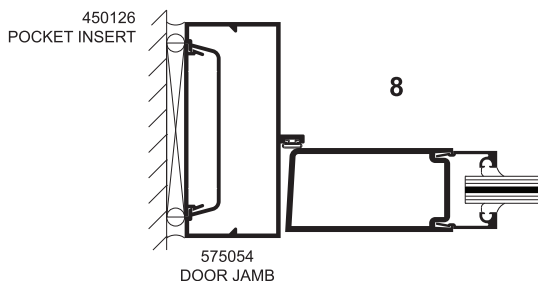
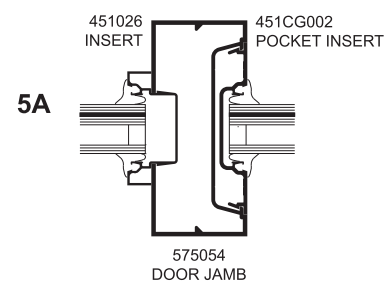
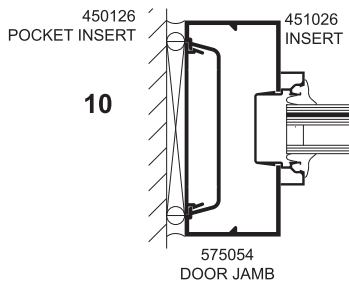
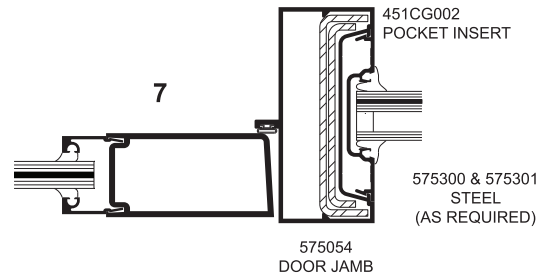


TRANSOM JAMBS

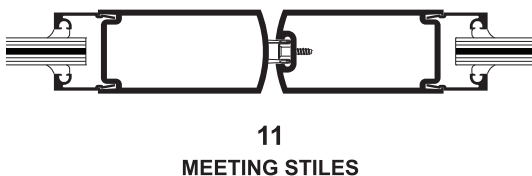
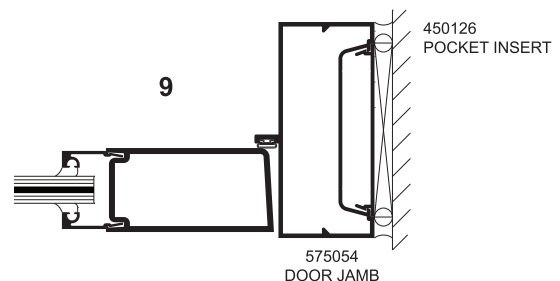
Transom area for both double or single acting doors with glass surround. Jambs above transom bar are routed out to accept glass holding insert with or without steel reinforcing.



SINGLE ACTING DOOR JAMBS



SINGLE ACTING DOOR JAMBS



11
MEETING STILES

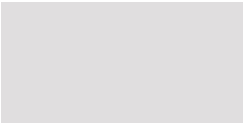
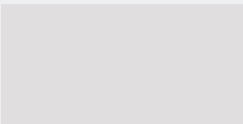
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KAWNEER ANODIZED FINISHES

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

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

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

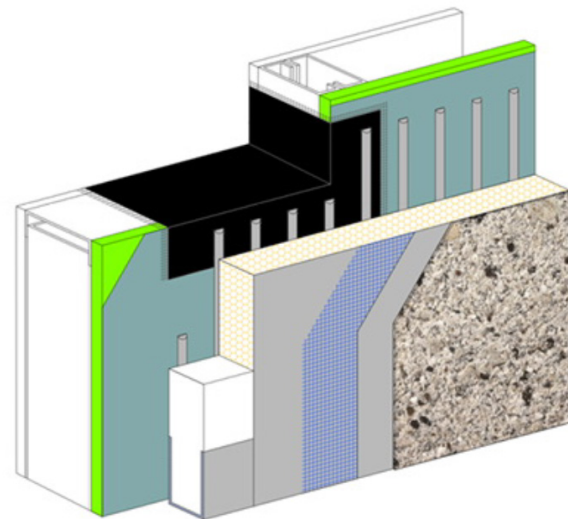
Exterior Insulation and Finish System

OUTSULATION® PLUS MD

An exterior wall insulation and finish system with moisture drainage that incorporates continuous insulation and an air/water-resistive barrier

Summary

Dryvit® offers a family of performance-based systems that allows architects and owners to meet the specific demands of today's energy codes, such as continuous insulation and an air/water-resistive DS445 barrier. Dryvit's original Outsulation® System has been installed on over 500,000 buildings worldwide. Due to the increased demands for a wall system to be able to drain away incidental moisture, the Outsulation concept has grown into a family of related systems, each building upon the other to achieve specific performance goals.



Efficient and Economical

Outsulation Plus MD expands upon the proven weatherability and insulating qualities of Outsulation by adding a second line of defense against air, moisture and weather. This is accomplished with a coating of a Dryvit/Tremco® approved air/water resistive barrier and accessories at all sills of openings. Outsulation Plus MD goes one step further through the use of adhesive channels to provide moisture drainage. These channels work in tandem with either of two system termination options, resulting in an efficient and economical system that is easy to install.

Features

- | | |
|--|--------------------------------|
| • Moisture Drainage | • Air/Water-Resistive Barrier |
| • High-Performance Exterior Insulation | • Waterproof Flashing Material |
| • Reinforced Base Coat | • Warranty |
| • Drainage Track | |



System Components

1. Air/Water-Resistive Barrier: Backstop® NT™ Water-Resistive Membrane and Air Barrier (available in Texture, Smooth or Spray), Backstop NT-VB or ExoAir® 230 Synthetic Air & Vapor Permeable Membrane
2. Dryvit Grid Tape™
3. Dryvit AquaFlash® System, Flashing Tape™ and Surface Conditioner™, Dymonic® 100 or Backstop Flash & Fill™
4. Dryvit Drainage Track™, Dryvit Drainage Strip™ adhered with Dryvit AP Adhesive® or Pre-Based Starter Board (shown)
5. Dryvit Adhesive in vertical notched trowel configuration
6. EPS Insulation Boards, creating a layer of continuous insulation
7. Dryvit Reinforced Base Coat
8. Dryvit Finish



Why Tremco Construction Products Group?

When we say Tremco Construction Products Group (CPG) companies provide envelope solutions for all sides of the building, that means comprehensive product systems that make it faster to build or restore, simpler to maintain, and that extend the building's useable life.

Together, solutions from Tremco CPG companies empower your team to bring their vision to life, whether it's new construction, renovations or restoration — to improve weathertightness and energy efficiency, give a brand new look to an aging structure, or complete a historical preservation.

Dryvit...Proven for Over 50 Years

Dryvit Systems, Inc. is an ISO 9001:2015 and ISO 14001:2015 certified company. ISO standards have been established worldwide as a common denominator for product excellence. Dryvit is the recognized leader in construction technology. With leadership comes an obligation and commitment to research and development. The Outsulation Plus MD System is an example of our determination to continuously evaluate market demands and develop new and exciting products.

One Stop for Your Next Project's Building Envelope

Imagine the convenience of one source for information and assistance on building envelope components. One source for all the project-specific, custom details with solutions that are tested, proven and warranted together. A Tremco Construction Products Group building envelope is designed and tested to work as one continuous system and is warranted together in a single document.

Dryvit Systems, Inc. | One Energy Way | West Warwick, RI 02893 | 401.822.4100 | dryvit.com

Tremco Construction Products Group (CPG) brings together Tremco Incorporated's Commercial Sealants & Waterproofing and Roofing & Building Maintenance operating divisions; Dryvit Systems, Inc.; Nudura Inc.; Willseal; Weatherproofing Technologies, Inc. and Weatherproofing Technologies Canada, Inc.

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DS929

 **TREMCO**
Construction Products Group

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Details for Dryvit Outsulation Systems Meeting Hurricane Zone, High-Velocity Impact Requirements

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Detail

OUTSULATION® PLUS MD SYSTEM*

OVER 1/2" GYPSUM, DENSGLASS GOLD, SECUROCK OR E2XP (30 FEET OR LESS)	NOA 22-0914.14
OVER 5/8" DENSGLASS GOLD, SECUROCK OR E2XP (30 FEET OR LESS)	NOA 22-0914.13
OVER ASTM C 1177 SHEATHING (ABOVE 30 FEET)	NOA 22-0914.15
OVER 5/8" E2XP (30 FEET OR LESS)	NOA 22-0914.16
OVER 5/8" E2XP (30 FEET OR LESS)	NOA 22-0914.17
OVER CONCRETE OR CONCRETE BLOCK	NOA 22-0914.12
OVER ASTM C 1177 SHEATHING	NOA 22-0914.09
OVER PLYWOOD	NOA 22-0914.11

OUTSULATION® SYSTEM

OVER ASTM C 1177 SHEATHING (ABOVE 30 FEET)	NOA 22-0914.15
OVER 5/8" E2XP (30 FEET OR LESS)	NOA 22-0914.16
OVER 5/8" E2XP (30 FEET OR LESS)	NOA 22-0914.17
OVER CONCRETE OR CONCRETE BLOCK	NOA 22-0914.12
OVER ASTM C 1177 SHEATHING	NOA 22-0914.09

OUTSULATION® X SYSTEM

OVER 5/8" ASTM C 1177 SHEATHING	NOA 22-0914.10
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NOTE:

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Dryvit Outsulation® Systems



Dryvit Technical Support: 800-556-7752

Detail: Table of Contents

Drawn by: KAB

Checked by: KK

Scale: NTS

Date: 4/2023

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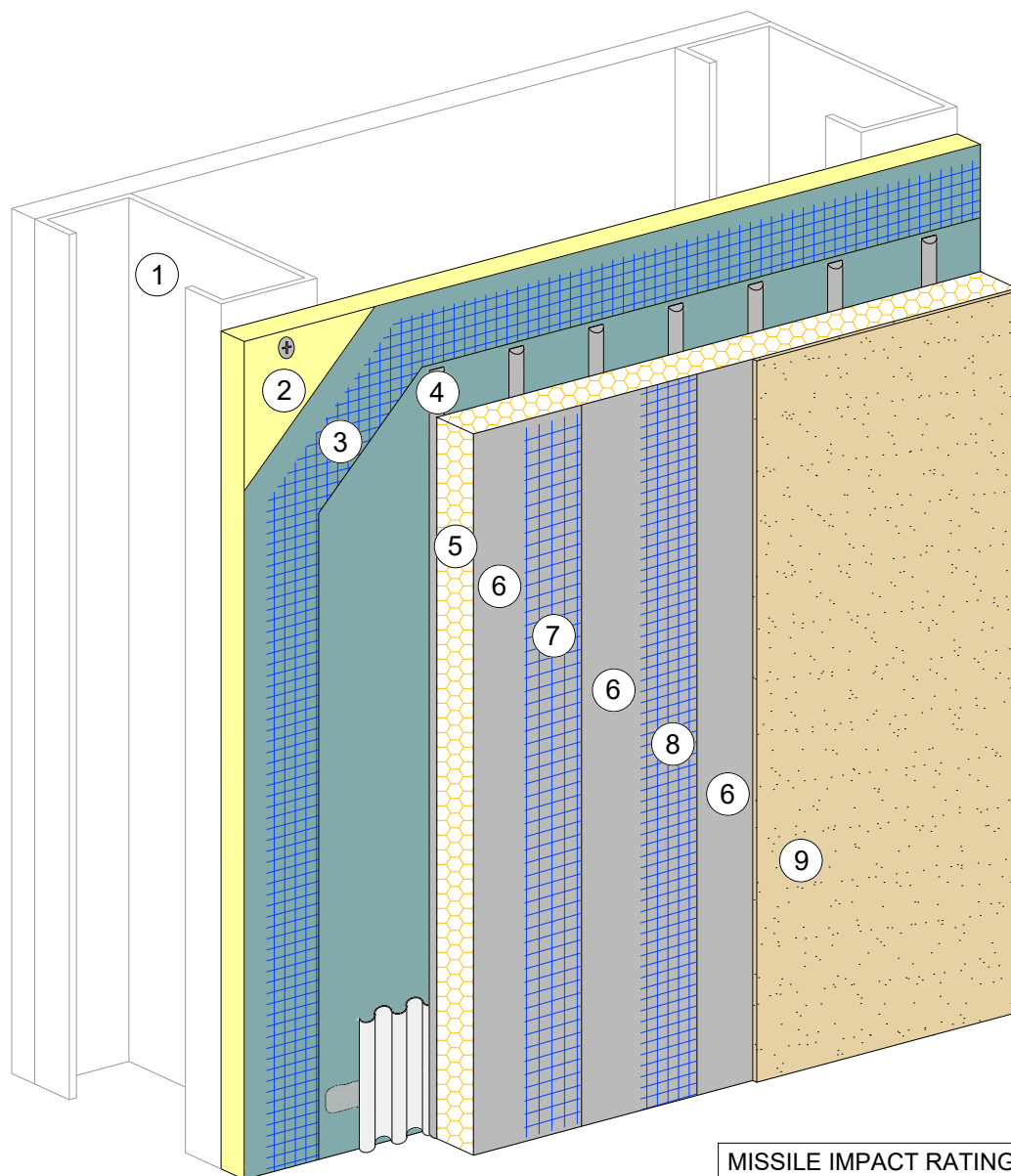
OS NOA TOC



Construction Products Group

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MISSILE IMPACT RATING: LARGE & SMALL

DESIGN PRESSURE: ± 66.5 PSF

1. MINIMUM 3 5/8" X 1 5/8" X 18 GAUGE STEEL STUDS AT 16" O.C.
2. MINIMUM 1/2" EXTERIOR GRADE GYPSUM SHEATHING, MEETING ASTM C 1396 (FORMERLY ASTM C 79) OR MINIMUM 1/2" DENS-GLASS GOLD, USG SECUROCK, OR NATIONAL GYPSUM e2XP SHEATHING, MEETING ASTM C 1177 FASTENED WITH MINIMUM NO. 6 X 1 1/4" SELF TAPPING SCREWS SPACED 6" O.C.
3. DRYVIT STANDARD PLUS REINFORCING MESH (6.0 OZ/SQ YD) EMBEDDED IN DRYVIT BACKSTOP® NT™ OR BACKSTOP® NTX™
4. DRYVIT PRIMUS® OR GENESIS® ADHESIVE APPLIED IN VERTICAL NOTCHED TROWEL CONFIGURATION TO BACK OF EPS BOARD
5. MINIMUM 1" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD MEETING FBC SECTION 2612
6. DRYVIT GENESIS BASE COAT
7. DRYVIT PANZER® 20 REINFORCING MESH EMBEDDED IN DRYVIT BASE COAT
8. DRYVIT STANDARD REINFORCING MESH (4.3 OZ/SQ YD) EMBEDDED IN DRYVIT BASE COAT
9. DRYVIT FINISH
10. FOR FULL NOTICE OF ACCEPTANCE CLICK HERE: [NOA 22-0914.14](#)

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Outsulation® Plus MD System™



Dryvit Technical Support: 800-556-7752

Detail: Outsulation Plus MD System Over 1/2" Gypsum, DensGlass Gold, Securock or e2XP (30 feet or less)

Drawn by: KAB

Checked by: KK

Scale: NTS

Date: 4/2023

File Name:

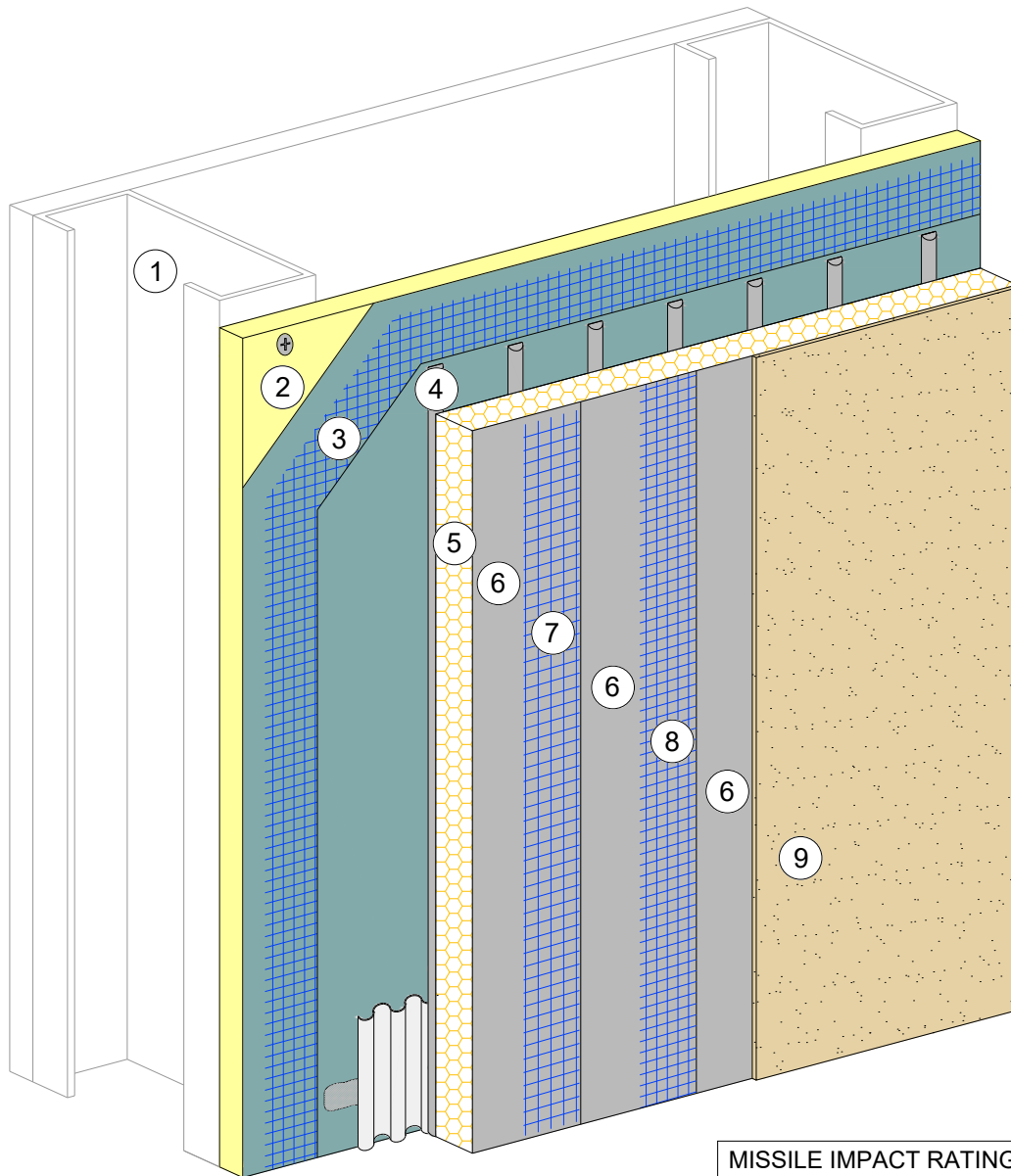
NOA 22-0914.14



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MISSILE IMPACT RATING: LARGE & SMALL

DESIGN PRESSURE: ± 106 PSF

1. MINIMUM 6" X 16 GAUGE STEEL STUDS AT 16" O.C.
2. MINIMUM 5/8" DENS-GLASS GOLD, USG SECURLOCK, OR NATIONAL GYPSUM e2XP SHEATHING, MEETING ASTM C 1177, FASTENED WITH MINIMUM NO. 6 X 1 1/4" BUGLE HEAD SCREWS SPACED AT 4" O.C.
3. DRYVIT STANDARD PLUS REINFORCING MESH (6.0 OZ/SQ YD) EMBEDDED IN DRYVIT BACKSTOP® NT™ OR BACKSTOP® NTX™
4. DRYVIT PRIMUS®, GENESIS®, OR GENESIS® DM ADHESIVE APPLIED IN VERTICAL NOTCHED TROWEL CONFIGURATION TO BACK OF EPS BOARD
5. MINIMUM 1" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD MEETING FBC SECTION 2612
6. DRYVIT PRIMUS, GENESIS, OR GENESIS DM BASE COAT
7. DRYVIT PANZER® 20 REINFORCING MESH (20.5 OZ/SQ YD) EMBEDDED IN DRYVIT BASE COAT
8. DRYVIT STANDARD REINFORCING MESH (4.3 OZ/SQ YD) EMBEDDED IN DRYVIT BASE COAT
9. DRYVIT FINISH
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Outsulation® Plus MD System™



Dryvit Technical Support: 800-556-7752

Detail: Outsulation Plus MD System Over 5/8" DensGlass Gold, Securock or e2XP (30 feet or less)

Drawn by: KAB

Checked by: KK

Scale: NTS

Date: 4/2023

File Name:

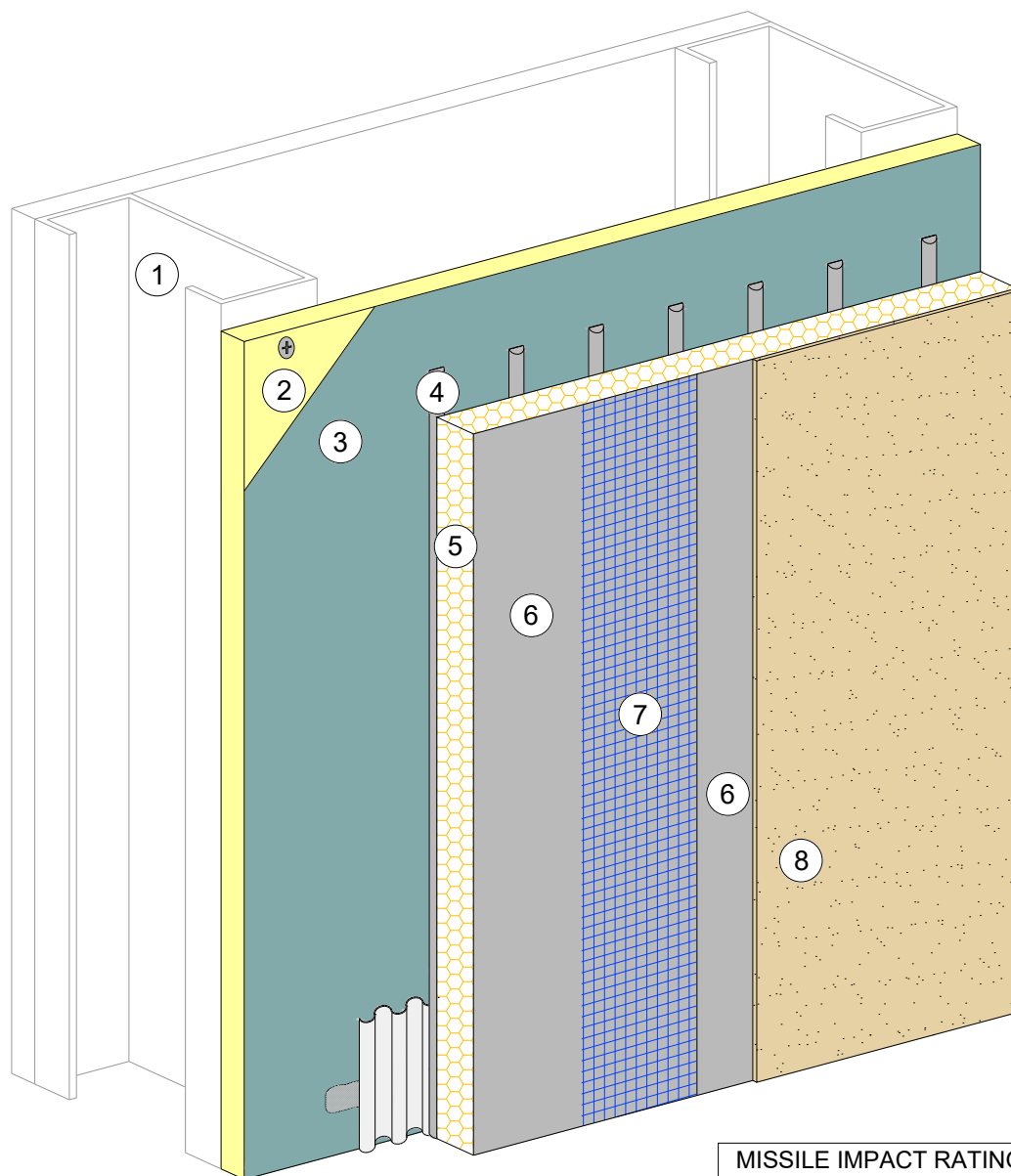
NOA 22-0914.13



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MISSILE IMPACT RATING: SMALL MISSILE

DESIGN PRESSURE: ± 93 PSF

1. MINIMUM 3 5/8" X 18 GAUGE STEEL STUDS AT 16" O.C.
2. MINIMUM 5/8" ASTM C 1177 SHEATHING FASTENED WITH MINIMUM NO. 6 X 1 1/4" BUGLE HEAD SCREWS SPACED 6" O.C.
3. DRYVIT BACKSTOP® NT™ OR BACKSTOP® NTX™
4. DRYVIT PRIMUS®, GENESIS®, OR GENESIS® DM ADHESIVE APPLIED IN VERTICAL NOTCHED TROWEL CONFIGURATION TO BACK OF EPS BOARD
5. MINIMUM 1" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD MEETING FBC SECTION 2612
6. DRYVIT PRIMUS, GENESIS, OR GENESIS DM BASE COAT
7. DRYVIT STANDARD REINFORCING MESH (4.3 OZ/SQ YD) EMBEDDED IN DRYVIT BASE COAT
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Outsulation® Plus MD System™



Dryvit Technical Support: 800-556-7752

Detail: Outsulation Plus MD System Over ASTM C 1177 Sheathing
(above 30 feet)

Drawn by: KAB

Checked by: KK

Scale: NTS

Date: 4/2023

File Name:

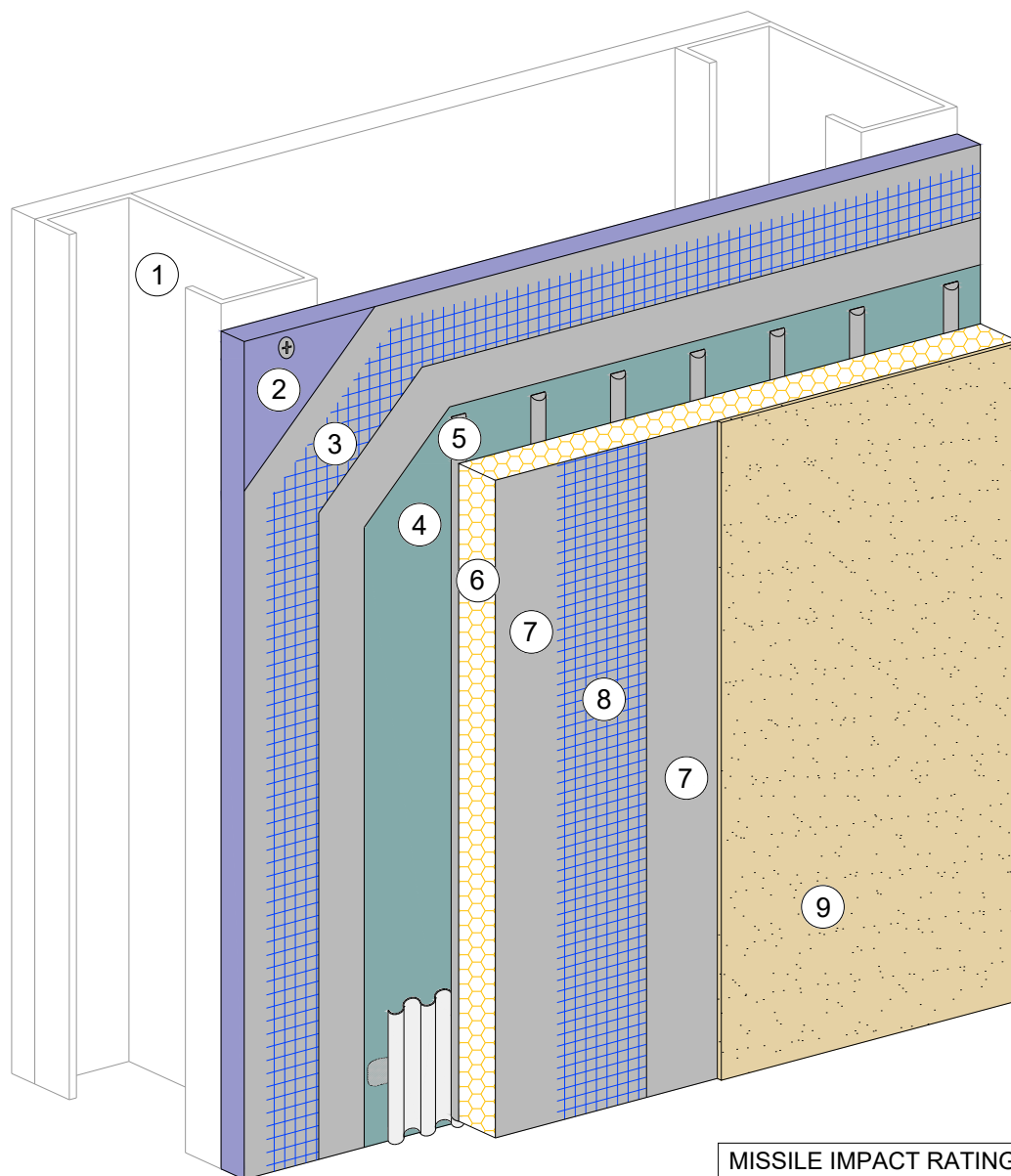
NOA 22-0914.15



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MISSILE IMPACT RATING: LARGE & SMALL

DESIGN PRESSURE: ± 110 PSf

1. MINIMUM 3 5/8" X 18 GAUGE STEEL STUDS AT 16" O.C.
2. MINIMUM 5/8" NATIONAL GYPSUM e²XP SHEATHING FASTENED WITH MINIMUM NO. 6 X 1 1/4" SELF DRILLING SCREWS SPACED 6" O.C.
3. DRYVIT PANZER® 20 REINFORCING MESH (20.5 OZ/SQ YD) EMBEDDED IN DRYVIT PRIMUS®, GENESIS®, OR GENESIS® DM BASE COAT
4. DRYVIT BACKSTOP® NT™ OR BACKSTOP® NTX™
5. DRYVIT PRIMUS, GENESIS, OR GENESIS DM ADHESIVE APPLIED IN VERTICAL NOTCHED TROWEL CONFIGURATION TO BACK OF EPS BOARD
6. MINIMUM 1" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD MEETING FBC SECTION 2612
7. DRYVIT PRIMUS, GENESIS, OR GENESIS DM BASE COAT
8. DRYVIT STANDARD REINFORCING MESH (4.3 OZ/SQ YD) EMBEDDED IN DRYVIT BASE COAT
9. DRYVIT FINISH or DRYVIT NEWBRICK®
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Outsulation® Plus MD System™



Dryvit Technical Support: 800-556-7752

Detail: Outsulation Plus MD System Over 5/8" e2XP (30 feet or less)

Drawn by: KAB

Checked by: KK

Scale: NTS

Date: 4/2023

File Name:

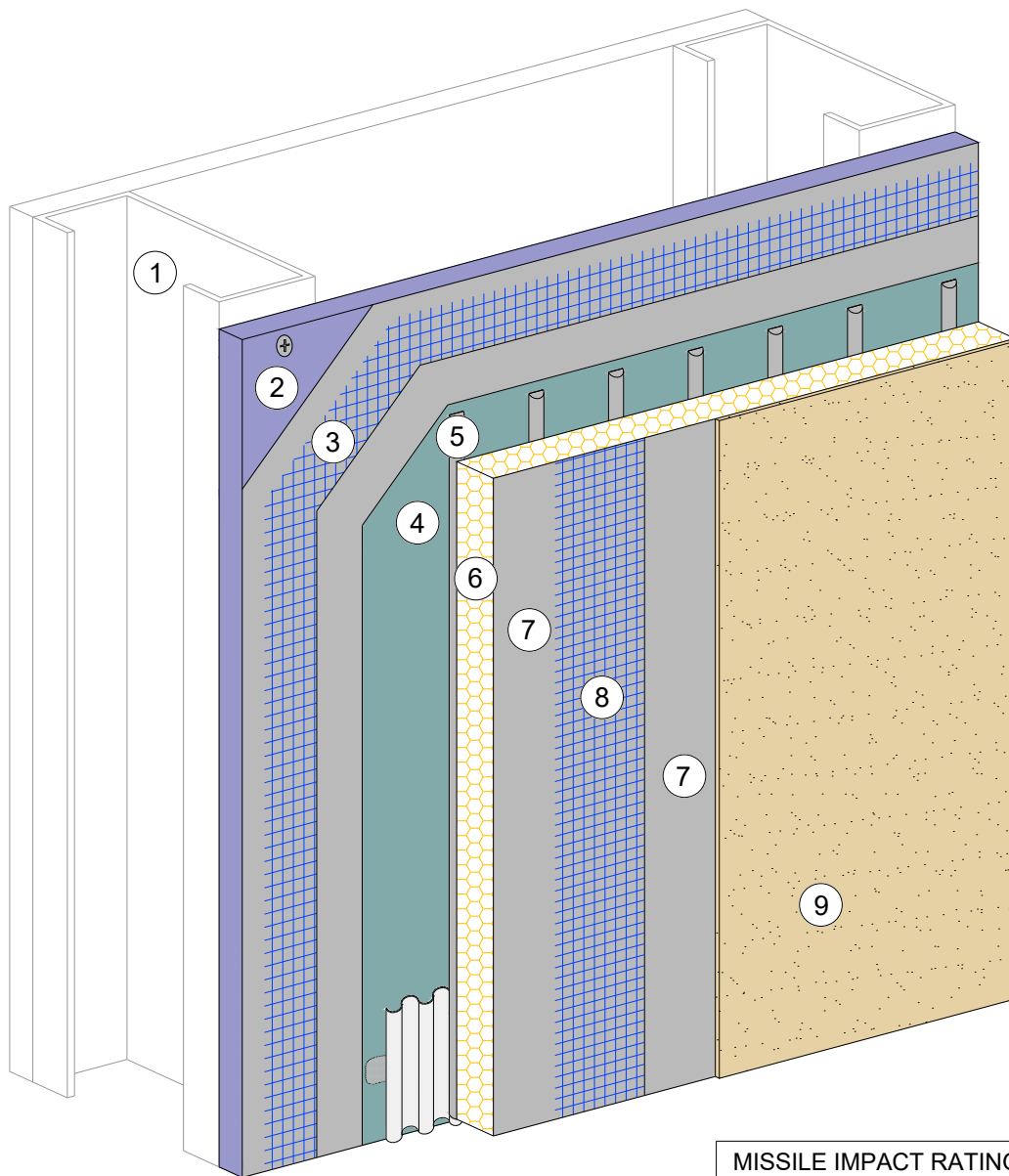
NOA 22-0914.16



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MISSILE IMPACT RATING: LARGE & SMALL	
DESIGN PRESSURE	
6" O.C. SCREWS	±135 PSF
4" O.C. SCREWS	±155 PSF

1. MINIMUM 6" X 18 GAUGE STEEL STUDS AT 16" O.C.
2. MINIMUM 5/8" NATIONAL GYPSUM e²XP SHEATHING FASTENED WITH MINIMUM NO. 6 X 1 1/4" SELF DRILLING SCREWS SPACED IN ACCORDANCE WITH TABLE FOR APPLICABLE DESIGN PRESSURE
3. DRYVIT PANZER® 20 REINFORCING MESH (20.5 OZ/SQ YD) EMBEDDED IN DRYVIT PRIMUS®, GENESIS®, OR GENESIS® DM BASE COAT
4. DRYVIT BACKSTOP® NT™ OR BACKSTOP® NTX™
5. DRYVIT PRIMUS, GENESIS, OR GENESIS DM ADHESIVE APPLIED IN VERTICAL NOTCHED TROWEL CONFIGURATION TO BACK OF EPS BOARD
6. MINIMUM 1" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD MEETING FBC SECTION 2612
7. DRYVIT PRIMUS, GENESIS, OR GENESIS DM BASE COAT
8. DRYVIT STANDARD REINFORCING MESH (4.3 OZ/SQ YD) EMBEDDED IN DRYVIT BASE COAT
9. DRYVIT FINISH or DRYVIT NEWBRICK®
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Outsulation® Plus MD System™



Dryvit Technical Support: 800-556-7752

Detail: Outsulation Plus MD System Over 5/8" e2XP (30 feet or less)

Drawn by: KAB

Checked by: KK

Scale: NTS

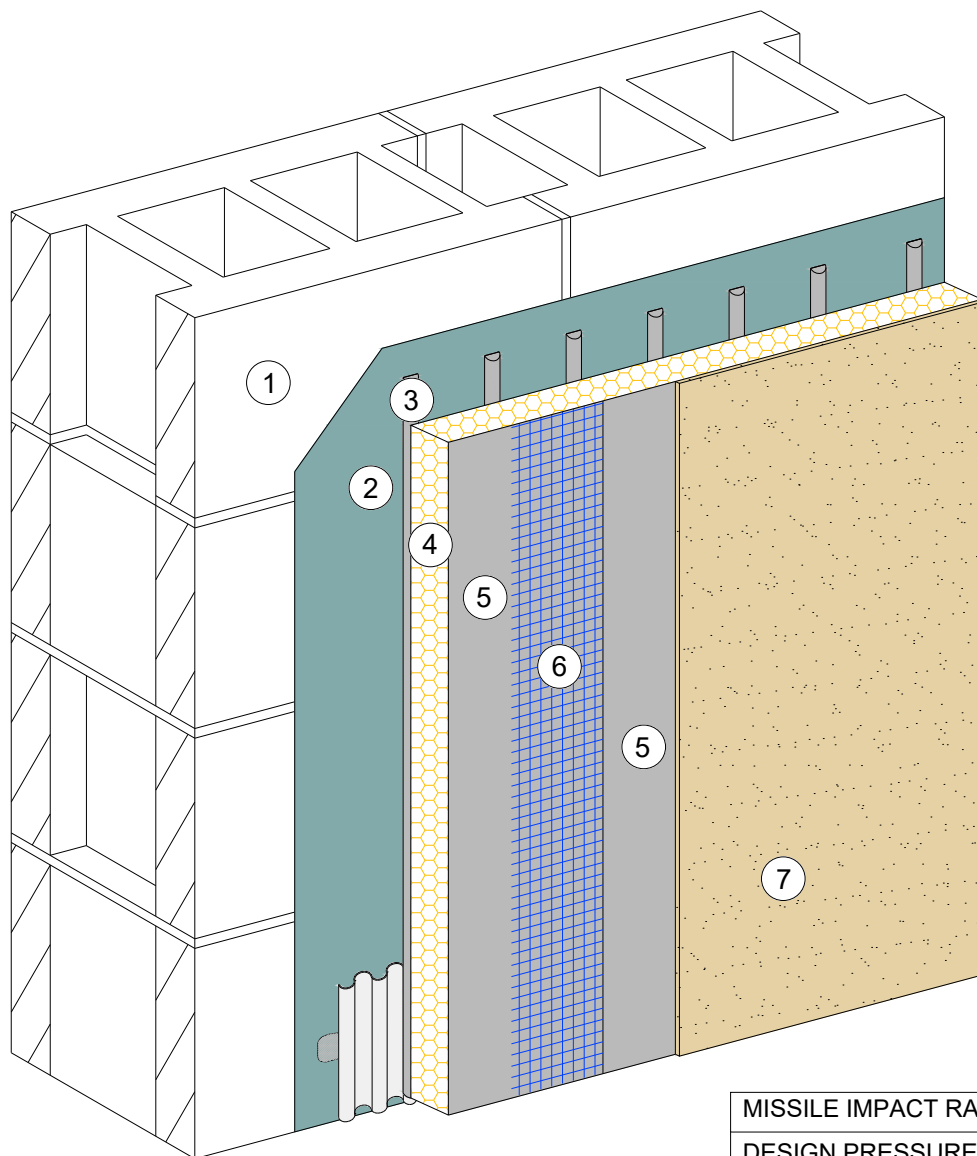
Date: 4/2023

File Name:

NOA 22-0914.17



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MISSILE IMPACT RATING: LARGE & SMALL

DESIGN PRESSURE: ± 160 PSF

1. CONCRETE WALL (ACI 318) CONCRETE MASONRY STRUCTURE (ASTM C90) AND TYPE S MORTAR (ASTM C270) COMPLYING WITH S.F.B.C.
2. DRYVIT BACKSTOP® NT™ OR BACKSTOP® NTX™
3. DRYVIT PRIMUS®, GENESIS®, OR GENESIS® DM ADHESIVE APPLIED IN VERTICAL NOTCHED TROWEL CONFIGURATION TO BACK OF EPS BOARD
4. MINIMUM 1" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD MEETING FBC SECTION 2612
5. DRYVIT PRIMUS, GENESIS, OR GENESIS DM BASE COAT
6. DRYVIT STANDARD REINFORCING MESH (4.3 OZ/SQ YD) EMBEDDED IN DRYVIT BASE COAT
7. DRYVIT FINISH
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Outsulation® Plus MD System™



Dryvit Technical Support: 800-556-7752

Detail: Outsulation Plus MD System Over Concrete or Concrete Block

Drawn by: KAB

Checked by: KK

Scale: NTS

Date: 4/2023

File Name:

NOA 22-0914.12



Construction Products Group

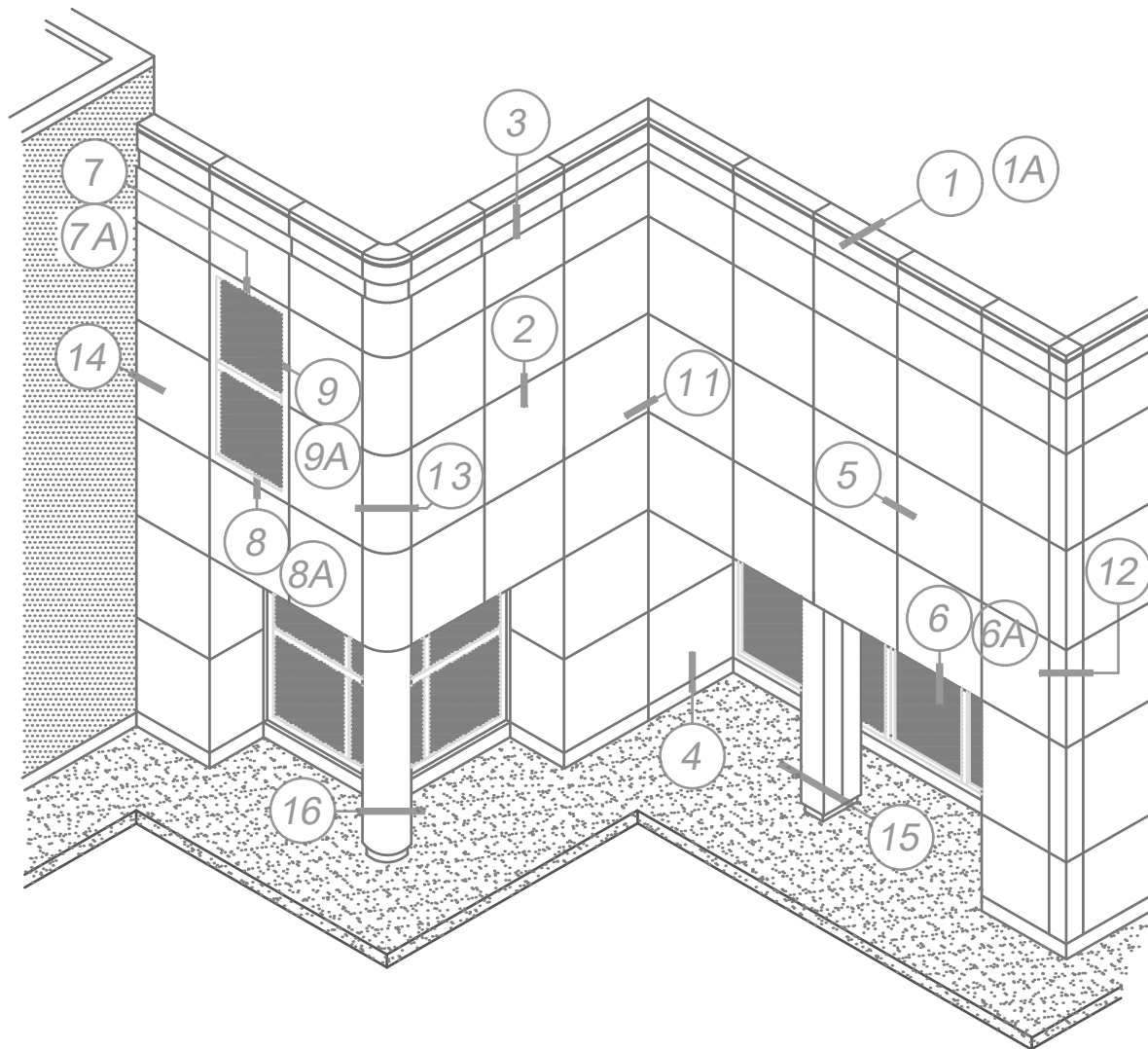
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Metal Panel

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DETAIL LEGEND

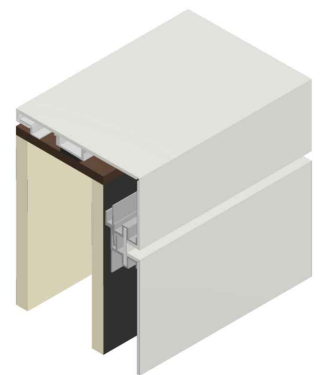
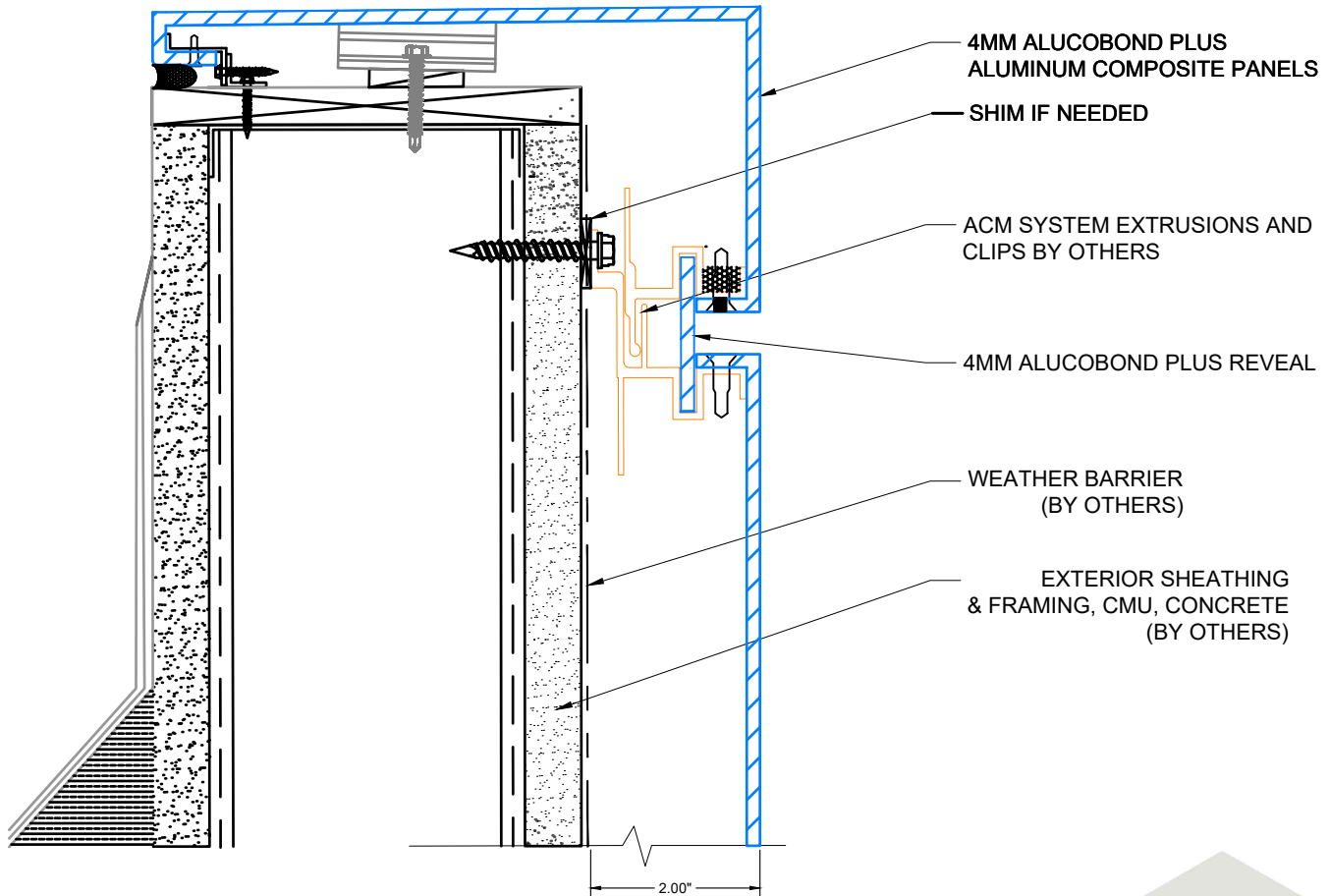
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|--------------------------|--------------------------------|----------------------------|
| 1 - PARAPET CONDITION | 7 - STANDARD WINDOW HEAD | 12 - OUTSIDE CORNER |
| 1A - PARAPET SHEET METAL | 7A - OPTIONAL WINDOW HEAD | 13 - RADIUS OUTSIDE CORNER |
| 2 - HORIZONTAL JOINT | 8 - STANDARD WINDOW SILL | 14 - ENDWALL CONDITION |
| 3 - ACCENT CONDITION | 8A - OPTIONAL WINDOW SILL | 15 - SQUARE COLUMN COVER |
| 3A - PROUD PANEL* | 9 - STANDARD WINDOW JAMB | 16 - RADIUS COLUMN COVER |
| 4 - BASE CONDITION | 9A - OPTIONAL WINDOW JAMB* | 17 - SCUPPER* |
| 5 - VERTICAL JOINT | 10 - GLAZED IN CURTAIN WALL* | 18 - EXPANSION JOINT* |
| 6 - SOFFIT | 10A - WET-GLAZED CURTAIN WALL* | 19 - GRAVEL STOP* |
| 6A - WALL TO SOFFIT | 11 - INSIDE CORNER | |

*NOT SHOWN ON BUILDING

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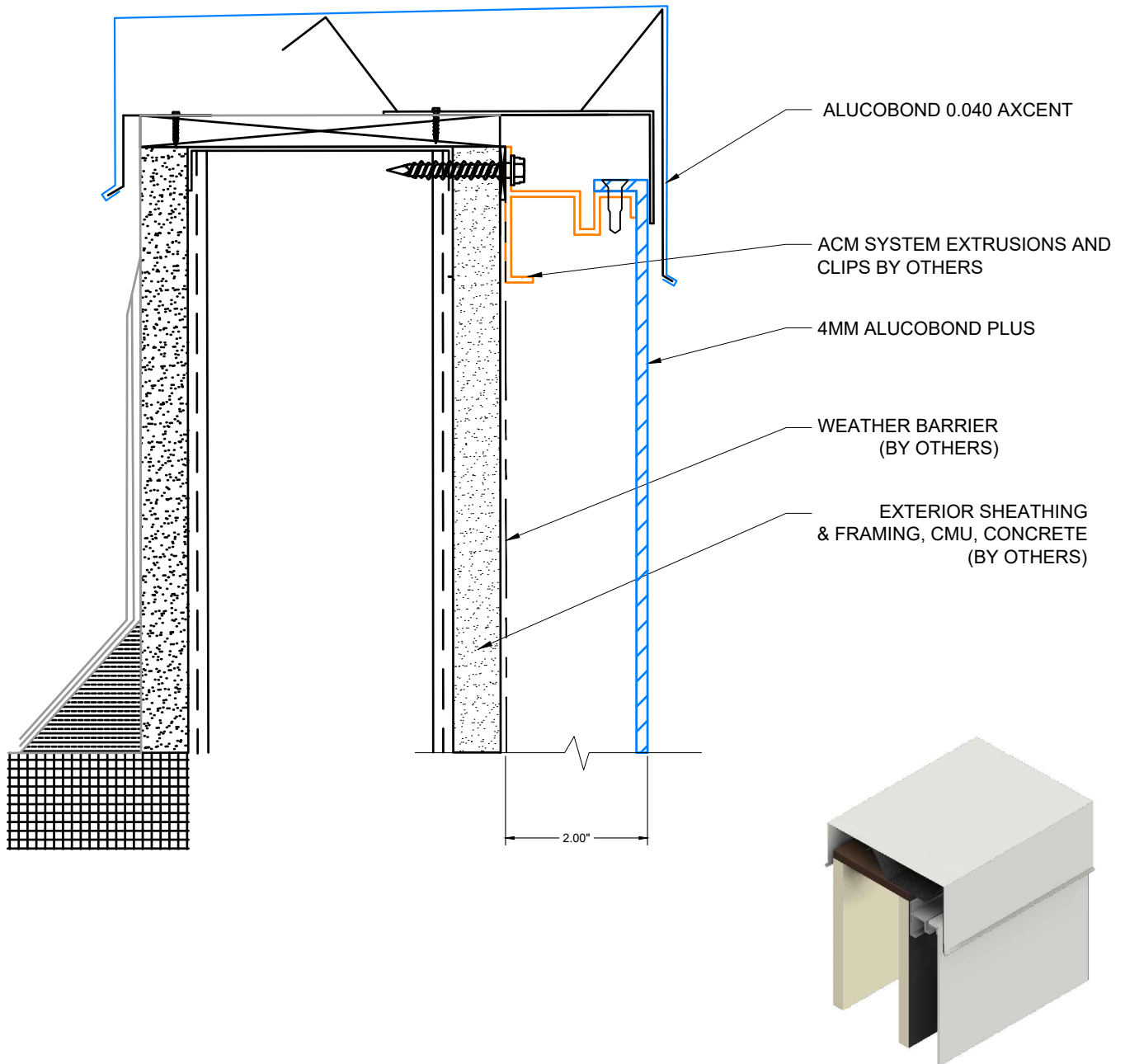


1 PARAPET ALUCOBOND PLUS

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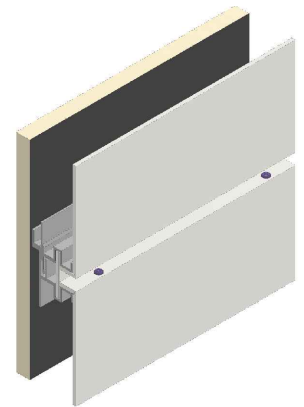
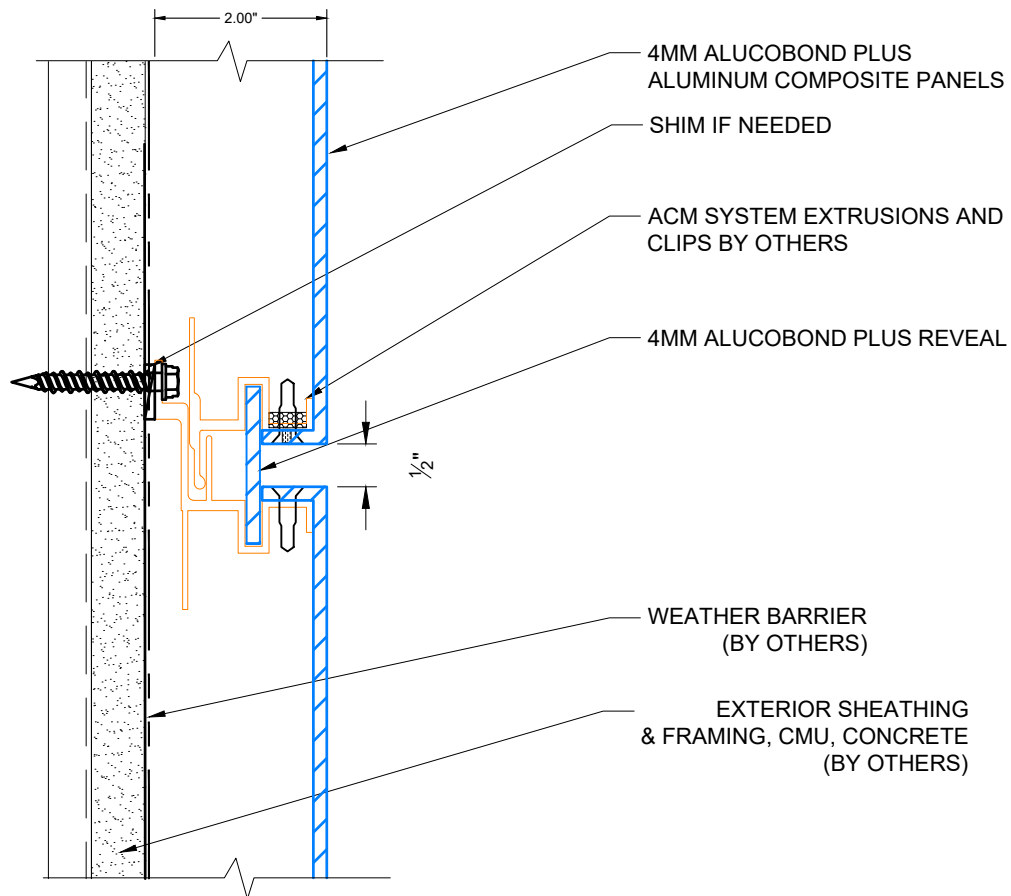


1a PARAPET SHEET METAL

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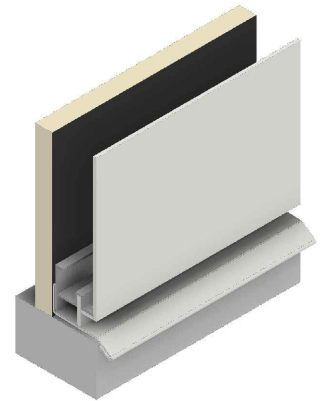
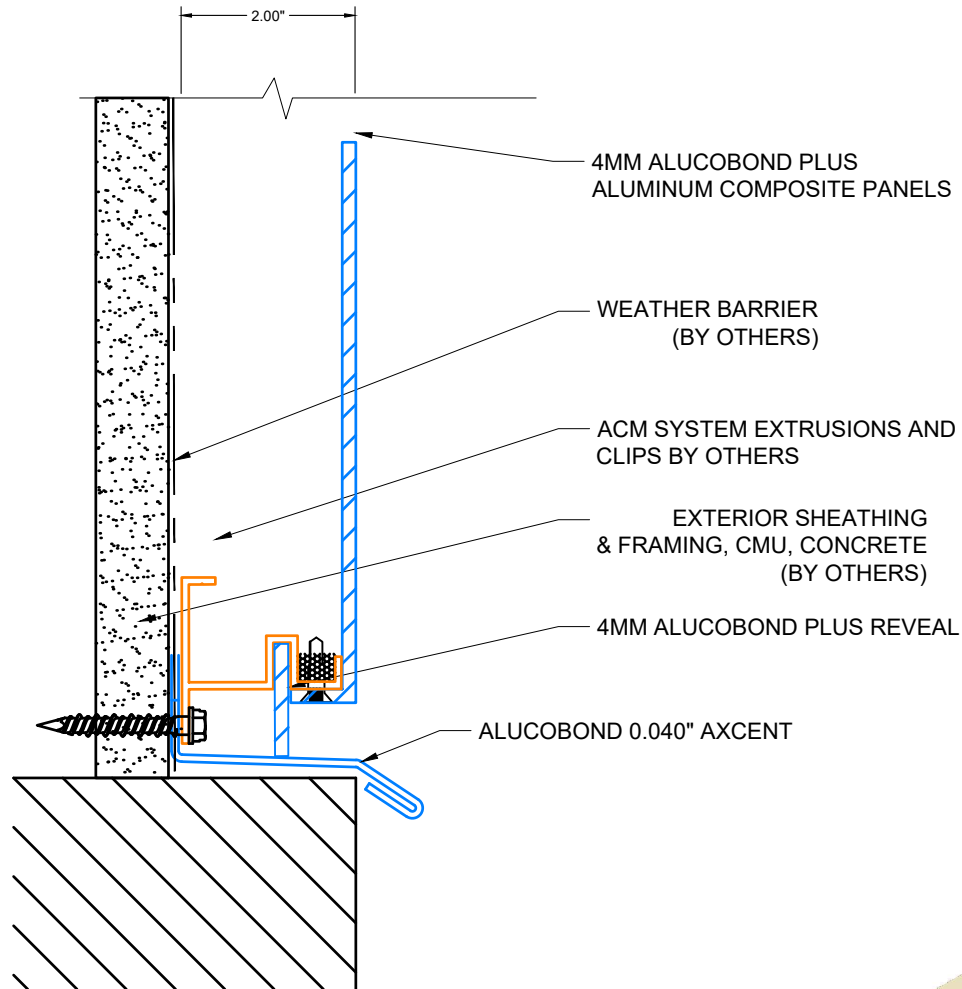
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HORIZONTAL JOINT

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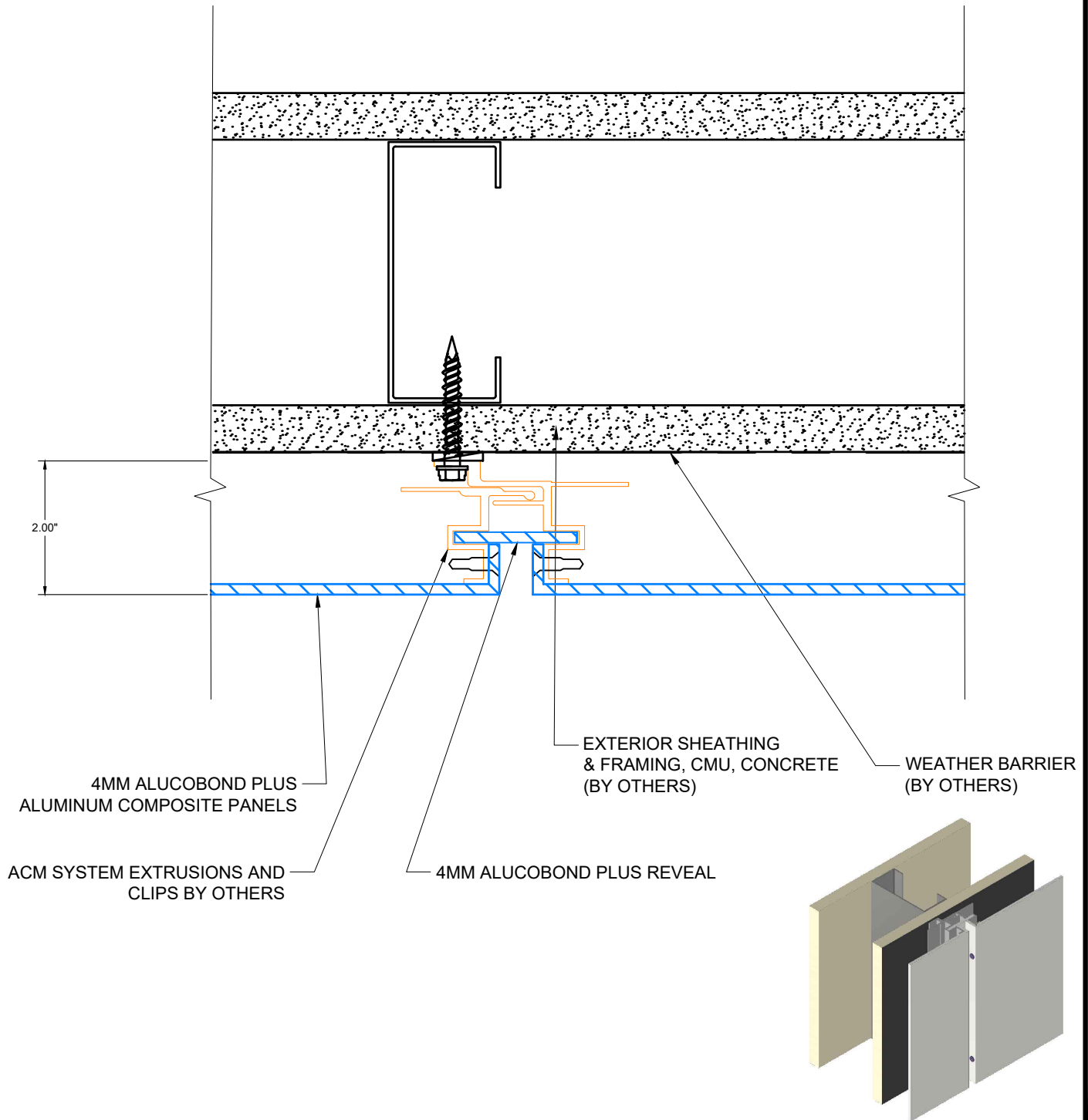


4 BASE CONDITION DETAIL

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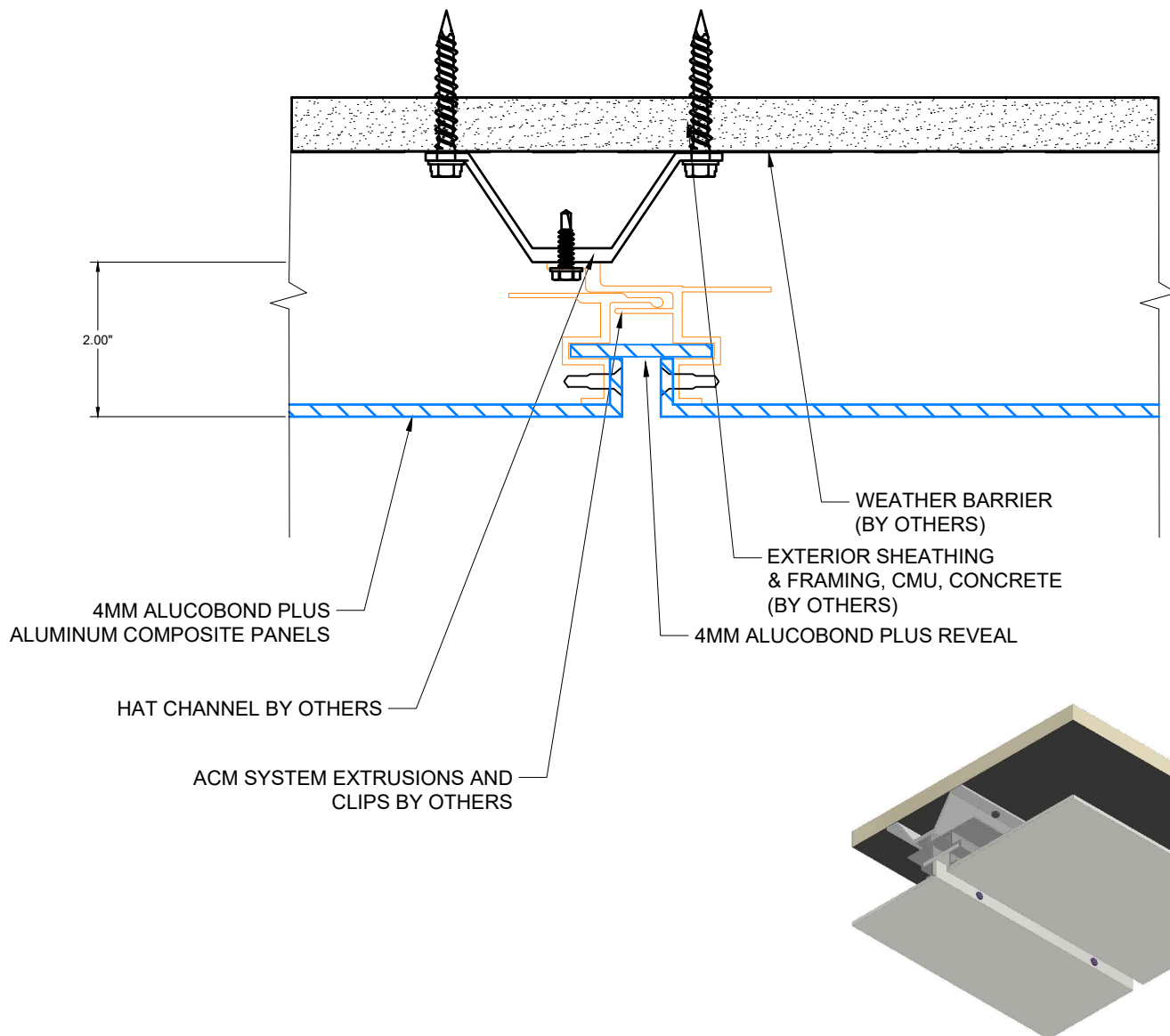
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VERTICAL JOINT DETAIL

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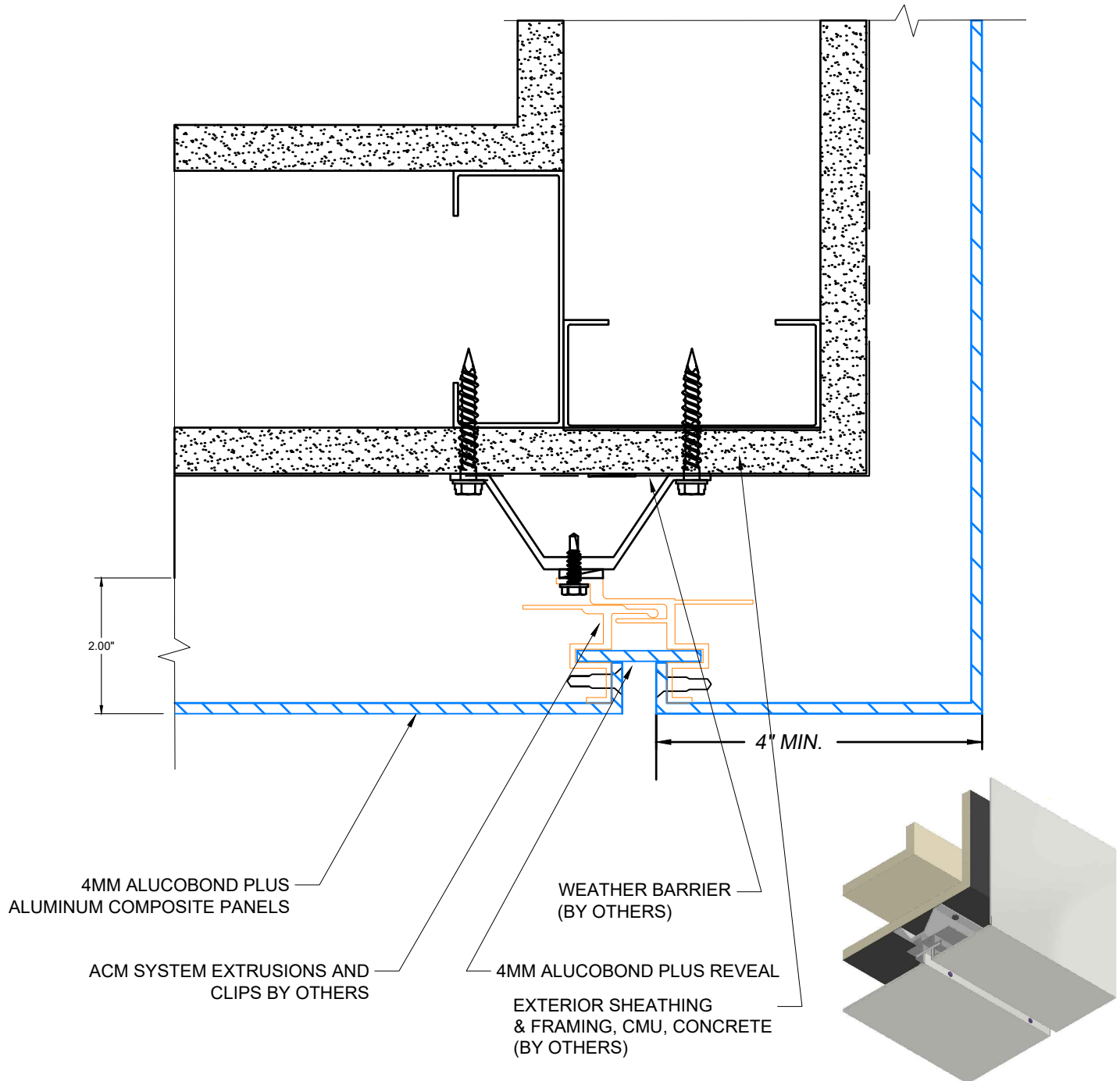


6 SOFFIT CONDITION

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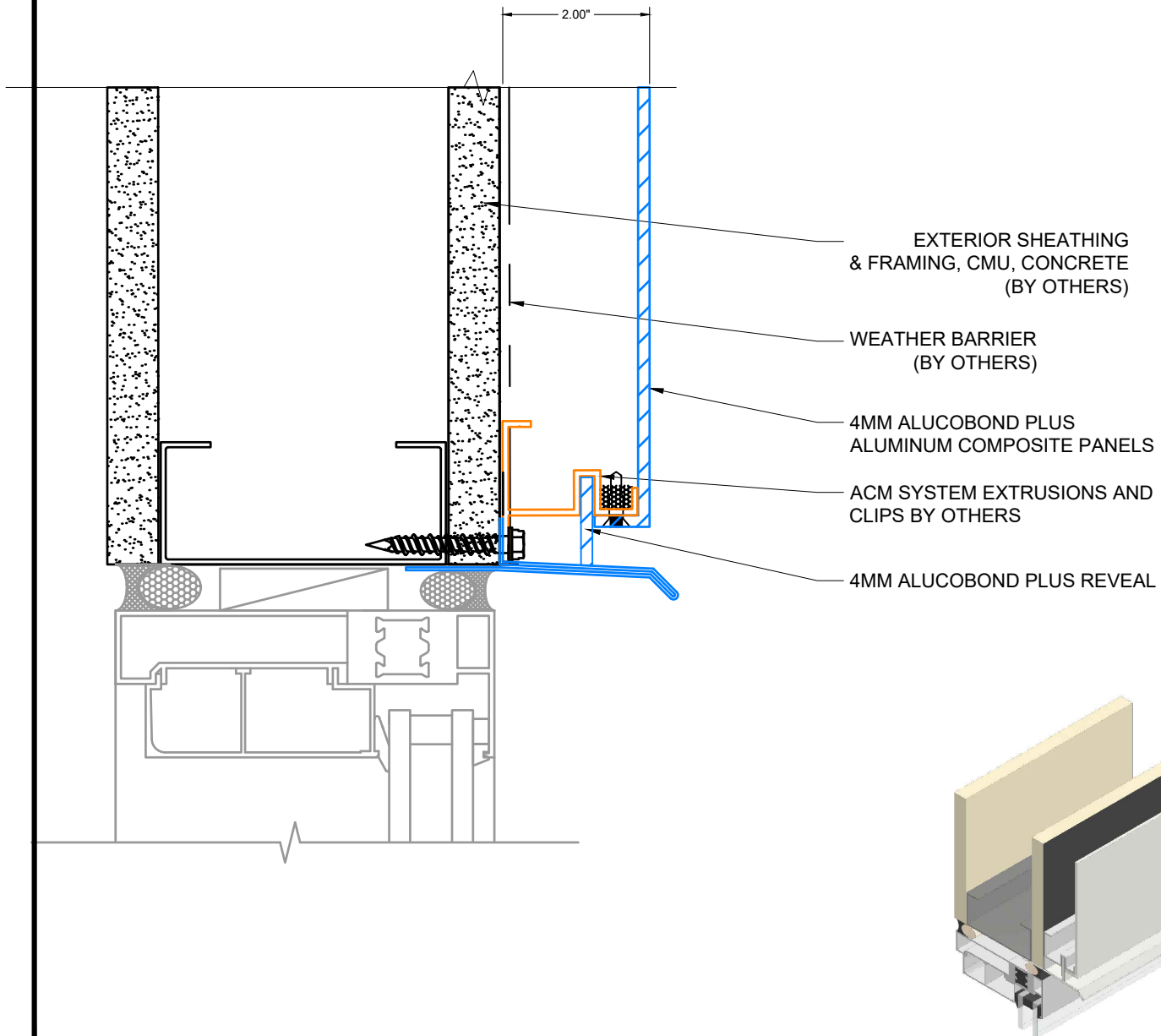


6A WALL TO SOFFIT CONDITION

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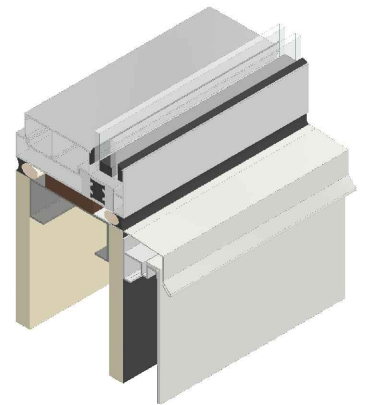
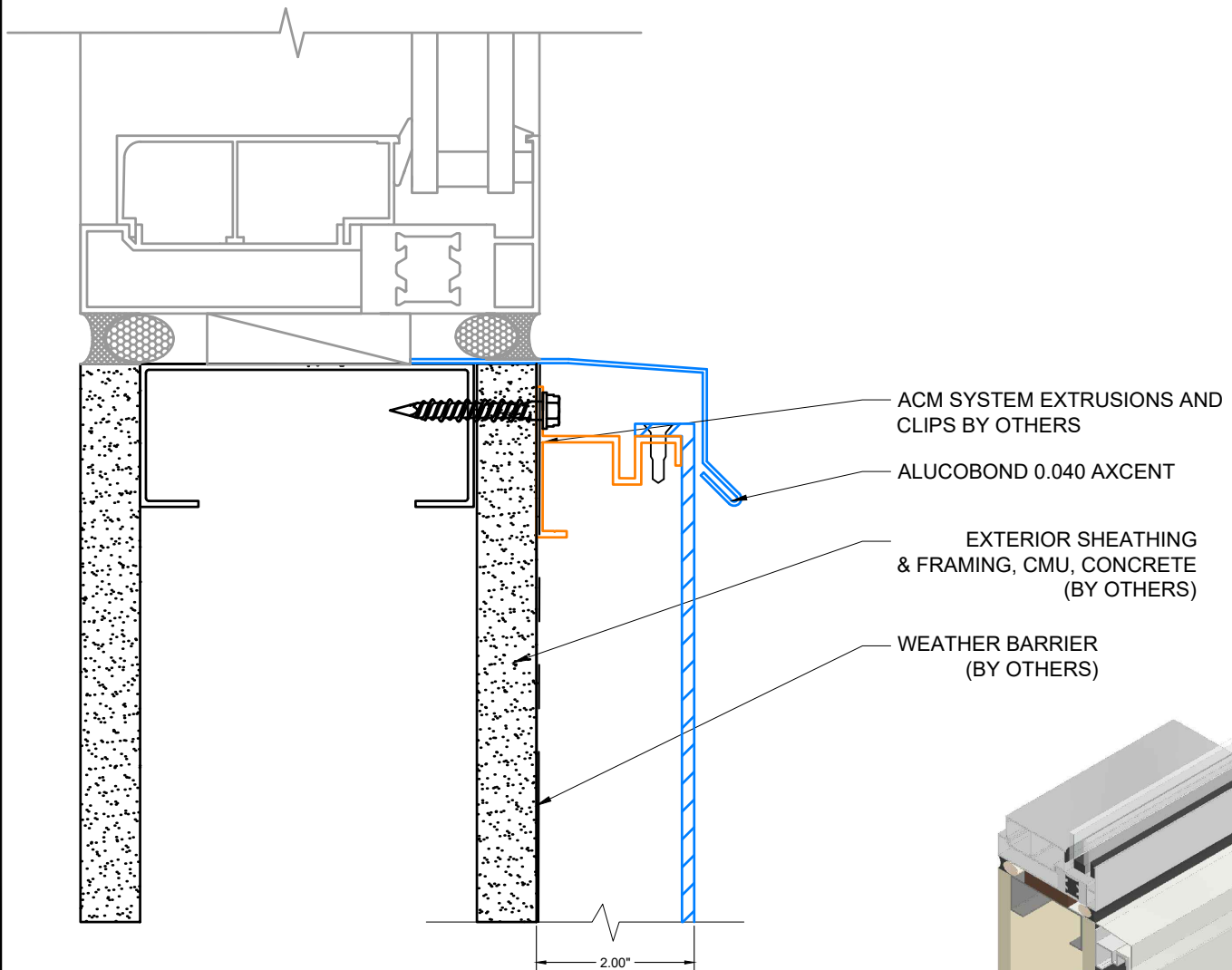
7A

OPTIONAL WINDOW HEAD

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RAINSCREEN M&F ALUCOBOND® PLUS

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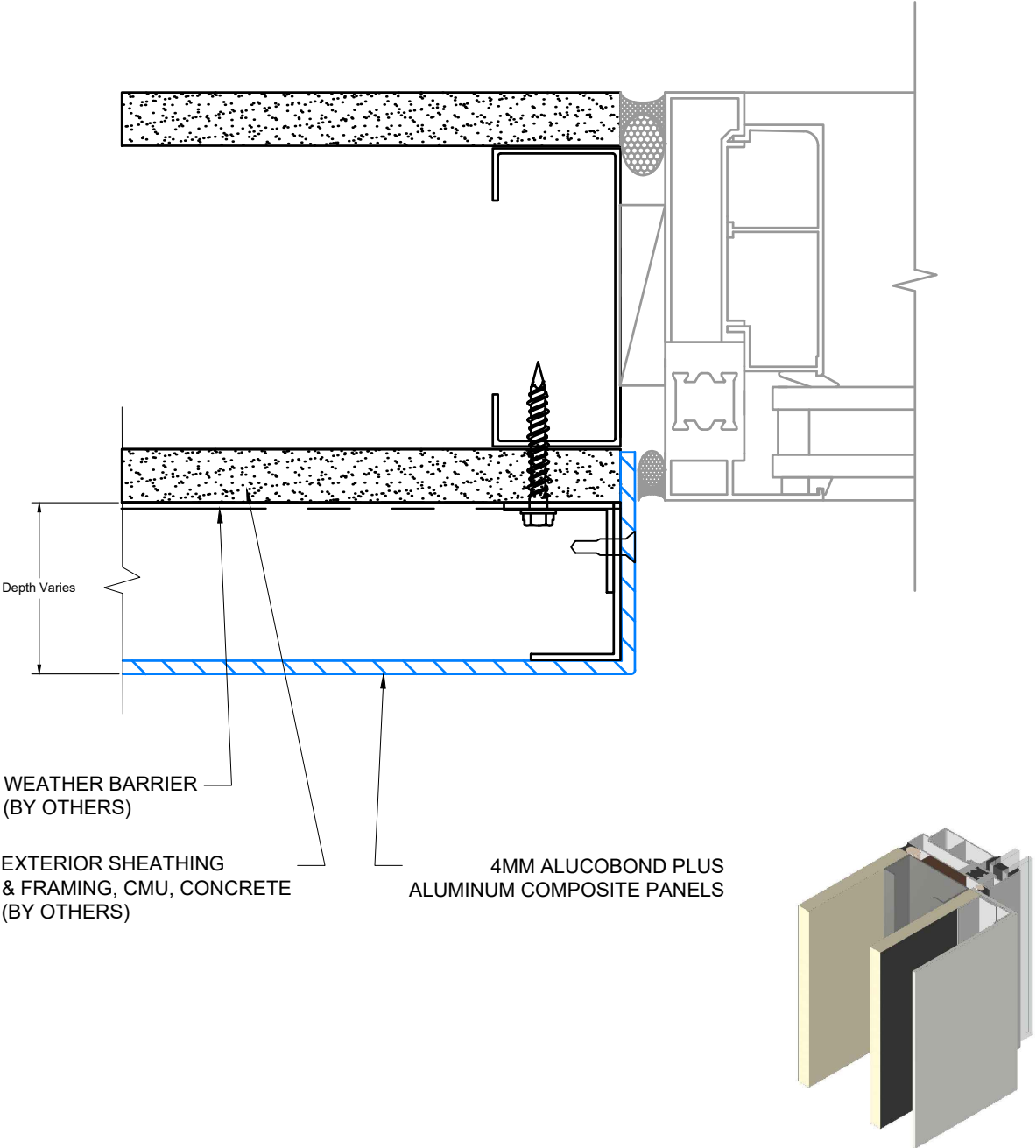
8A

WINDOW SILL OPTIONAL

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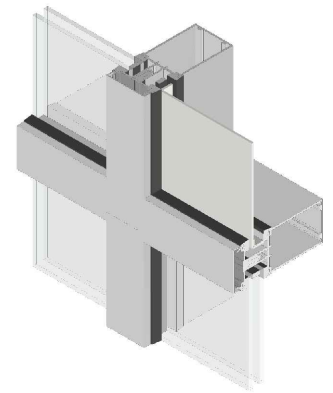
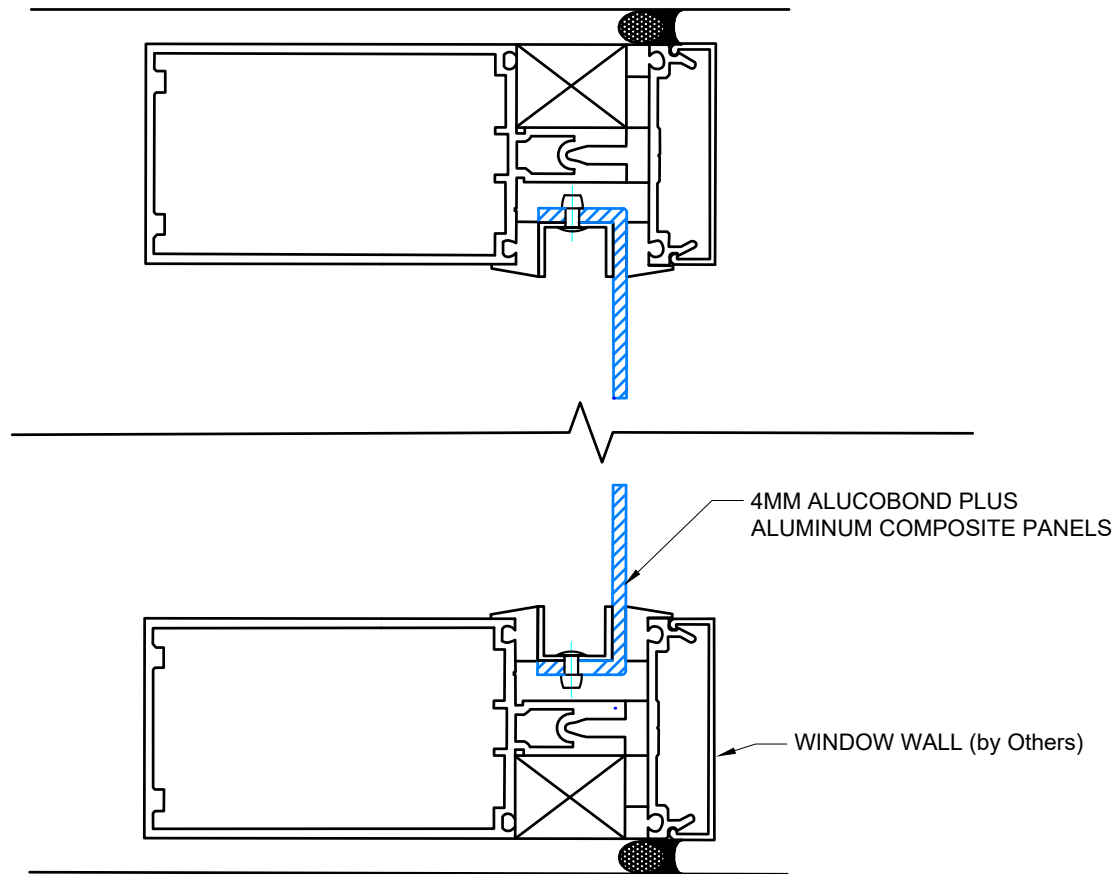


9A WINDOW JAMB OPTIONAL

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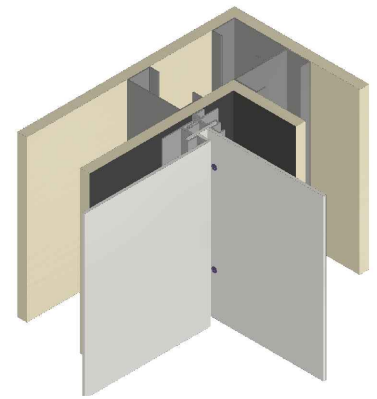
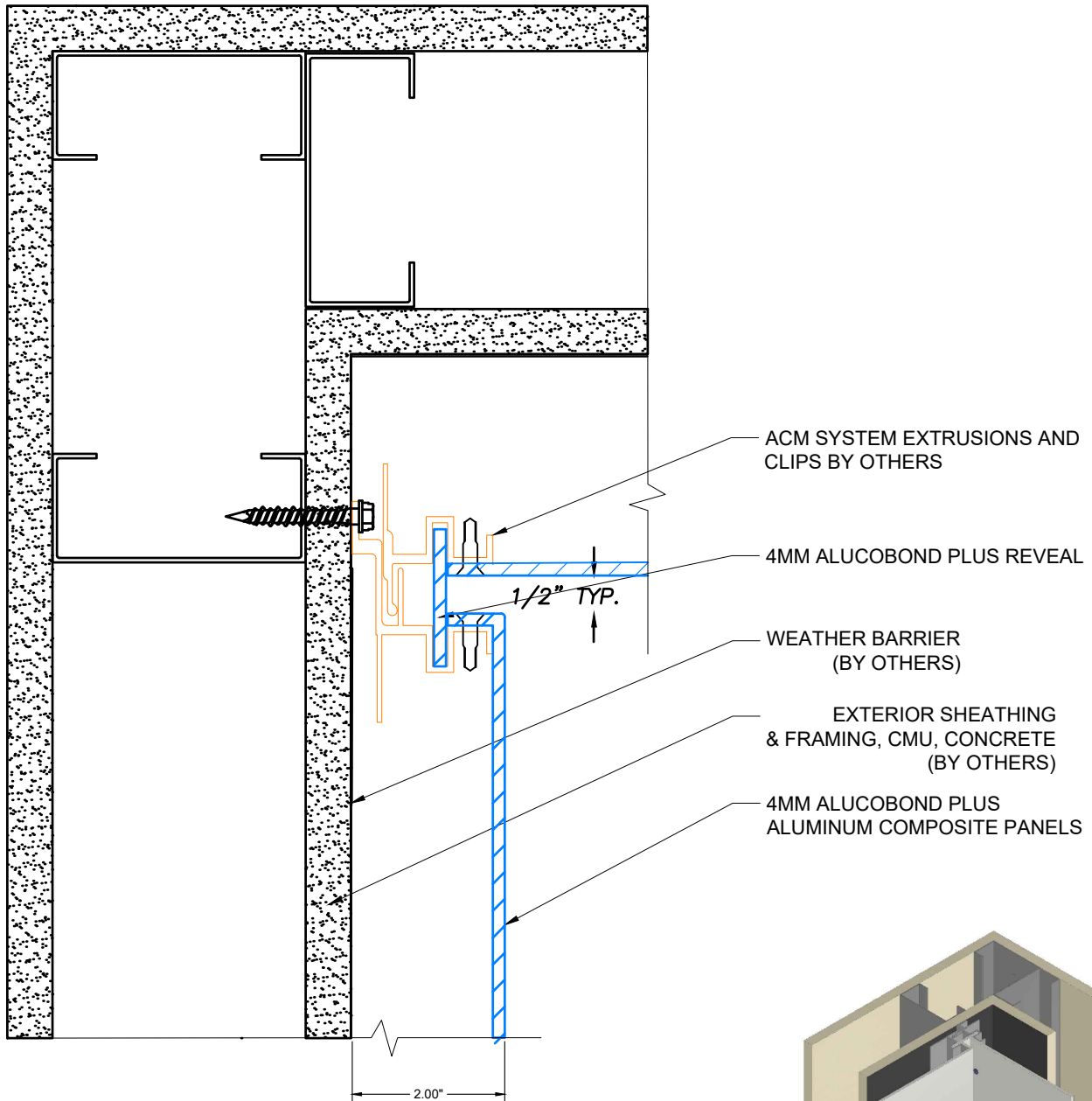
10

GLAZED IN CURTAIN WALL

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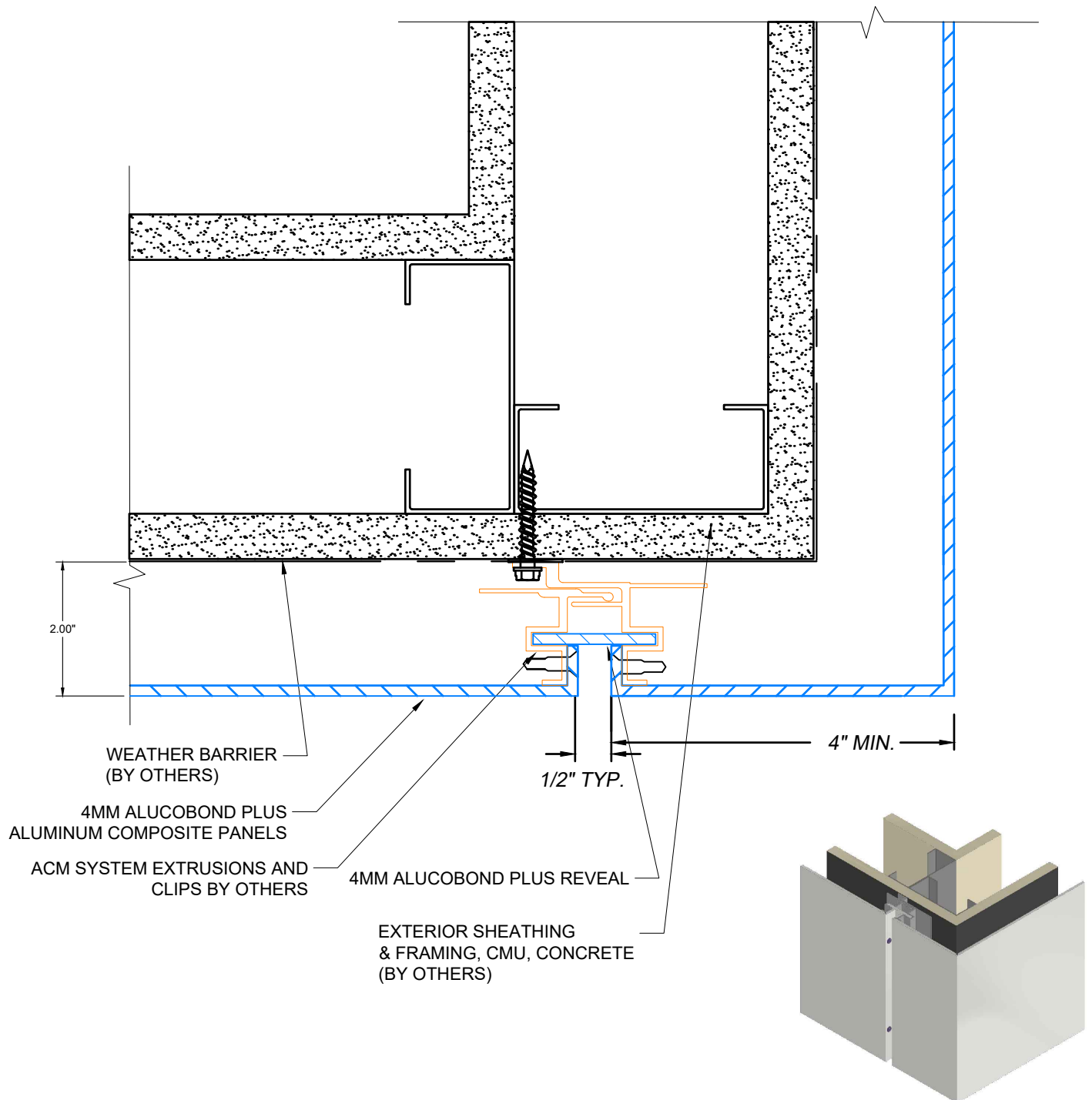


11 INSIDE CORNER DETAIL

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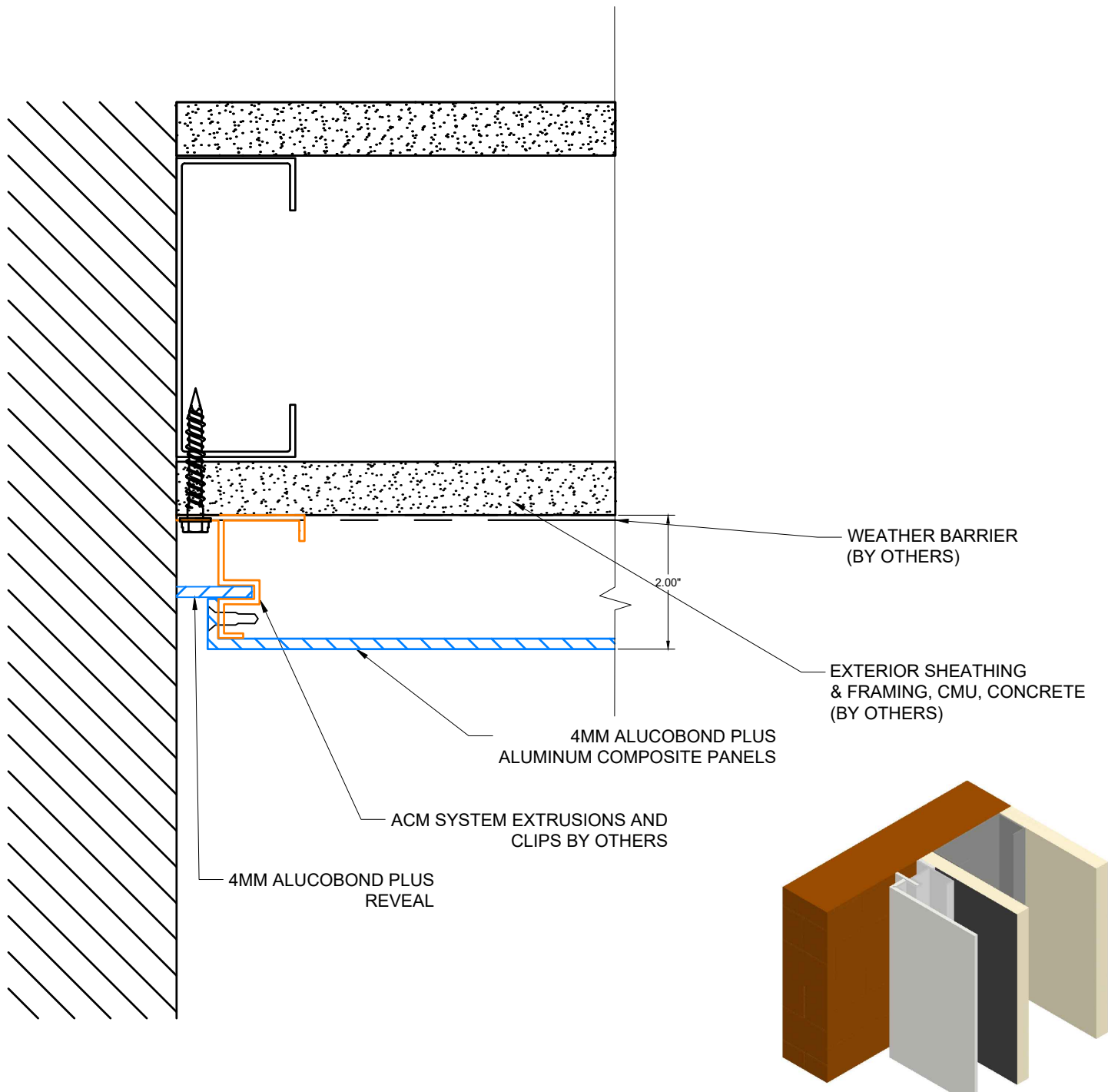


12 OUTSIDE CORNER DETAIL

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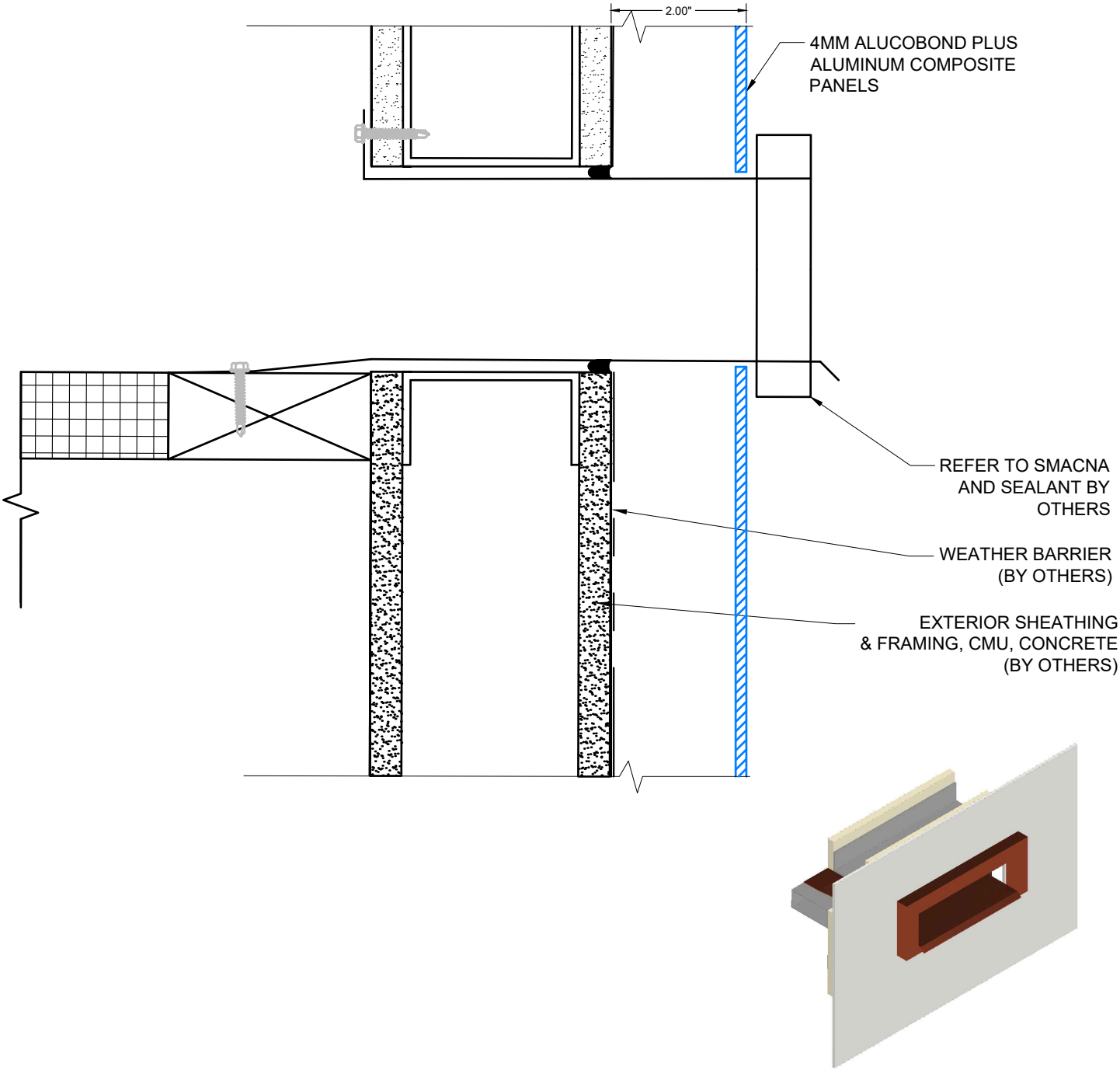
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ENDWALL CONDITION DETAIL

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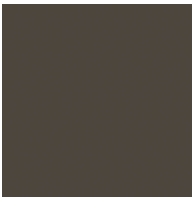
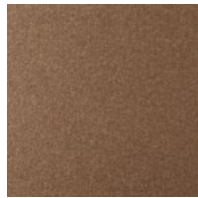
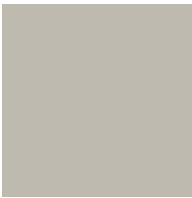
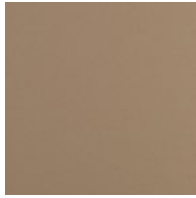
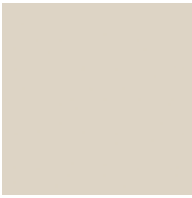
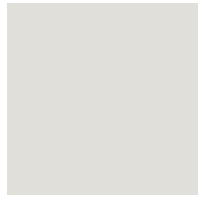
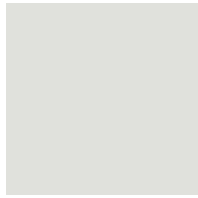
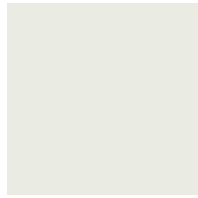
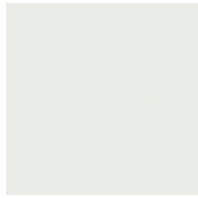
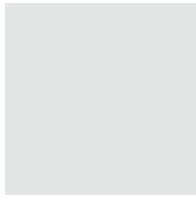
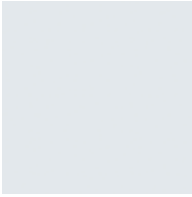
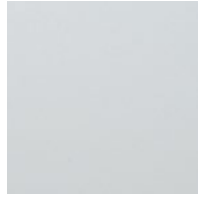
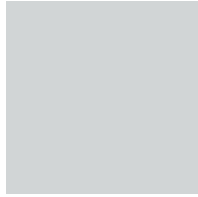
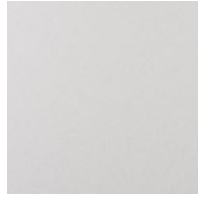
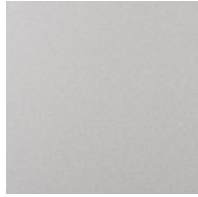
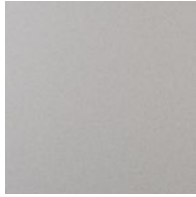
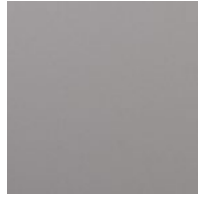
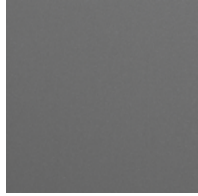
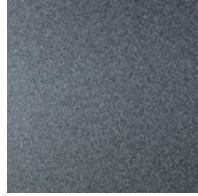
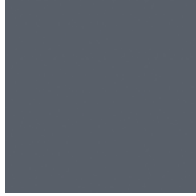
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17 SCUPPER

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The Classic Collection

					
Statuary Bronze S .040"; NS .063"/.080"	New-Age Dark Bronze Mica S .040"/.063"/.080"	Driftwood Mica S .040"; NS .063"/.080"	Atacama Bronze Metallic S .040"; NS .063"/.080"	Hazelnut Mica S .040"; NS .063"/.080"	Russet Mica S .040"; NS .063"/.080"
					
Beige S .040"; NS .063"/.080"	Castle Gray S .040"; NS .063"/.080"	JLR Champagne Metallic S .040"/.063"/.080"	Anodic Satin Mica S .040"; NS .063"/.080"	Epernay Champagne Metallic S .040"; NS .063"/.080"	Harvest Gold Mica S .040"; NS .063"/.080"
					
Oyster S .040"; NS .063"/.080"	Alabaster S .040"; NS .063"/.080"	Bone White S .040"/.063"/.080"	Cadillac White III NS .040"/.063"/.080"	Pure White (RVW) S .040"; NS .063"/.080"	HWH Bio White S .040"; NS .063"/.080"
					
Magnolia S .040"; NS .063"/.080"	Market Pearl White NS .040"/.063"/.080"	Bunny Grey II NS .040"/.063"/.080"	Silver Metallic S .040"; NS .063"/.080"	Brilliant Silver S .040"; NS .063"/.080"	Sunrise Silver S .040"; NS .063"/.080"
					
Champagne Metallic S .040"; NS .063"/.080"	Platinum Mica S .040"; NS .063"/.080"	Anodic Clear Mica S .040"/.063"/.080"	Cadet Gray S .040"; NS .063"/.080"	West Pewter Mica II S .040"/.063"/.080"	JLR Gray Metallic S .040"/.063"/.080"
					
Beachstone Gray Metallic S .040"; NS .063"/.080"	MZG Gray Mica II S .040"; NS .063"/.080"	Steel City Silver Mica S .040"; NS .063"/.080"	Greyhound S .040"; NS .063"/.080"	Anthracite Silver Metallic S .040"; NS .063"/.080"	Nissan Gray NS .040"/.063"/.080"

					
Dusty Charcoal II S .040"/.063"/.080"	Graphite Mica S .040"; NS .063"/.080"	Focus Black II S .040"/.063"/.080"	TBL Black (Buick) NA .040/.063"/.080"	Tri-Corn Black NS .040"/.063"/.080"	Black Metallic S .040"; NS .063"/.080"
					
Spire Blue II NS .040"/.063"/.080"	Azure Blue S .040"; NS .063"/.080"	Ultramarine Blue S .040"; NS .063"/.080"	Bowtie Blue II NS .040"/.063"/.080"	Image Blue NS .040"/.063"/.080"	Amazon Prime Blue S .040"; NS .063"/.080"
					
Just Purple NS .040"/.063"/.080"	Carb Red NS .040"/.063"/.080"	Neon Red NA .040"/.063"/.080"	Patriot Red S .040"; NS .063"/.080"	Red Fire S .040"; NS .063"/.080"	Tuscan Sun NS .040"/.063"/.080"
					
Botanical NS .040"/.063"/.080"	Krispy Green NA .040"/.063"/.080"				

The Spectra Collection

				
Ocean NS .040"/.063"/.080"	Galaxy Blue NS .040"/.063"/.080"	White Gold NS .040"/.063"/.080"	Cupral NS .040"/.063"/.080"	Sakura NS .040"/.063"/.080"

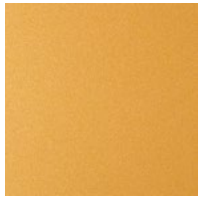
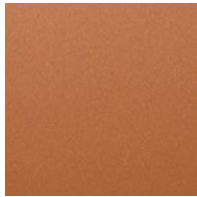
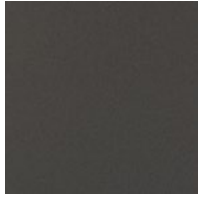
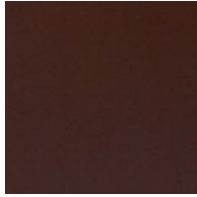
The Anodized Collection*

*Natural variations in shade and color will occur with anodized finished metals. This variation is part of the natural beauty brought out by the anodizing process and often sought after for this aesthetic quality. Visual look of variation may also be effected by tint as well as size of panel.

				
Clear Anodized NA .040"/.063"/.080"	Light Bronze Anodized NA .040"/.063"/.080"	Medium Bronze Anodized NA .040"/.063"/.080"	Dark Bronze Anodized NA .040"/.063"/.080"	Black Anodized NA .040/.063"/.080"

The Natural Collection

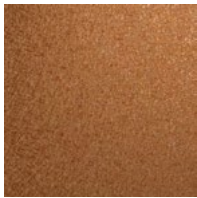
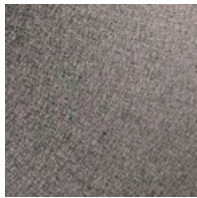
Element Series

					
Aragonite Metallic NS .040"/.063"/.080"	Moonstone Metallic S .040"; NS .063"/.080"	Olivine Metallic S .040"; NS .063"/.080"	Colorado Gold Metallic S .040"; NS .063"/.080"	Native Copper Mica S .040"; NS .063"/.080"	Rusted Metal NA .040"/.063"/.080"
					
Zinc NA .040"/.063"/.080"	Basalt Gray NS .040"/.063"/.080"	Cubanite Metallic NS .040"/.063"/.080"	Serpentine Metallic S .040"; NS .063"/.080"	Almandine Garnet Metallic NS .040"/.063"/.080"	Brushed Antique Copper NA .040"/.063"/.080"
					
Brushed** NA .040"/.063"/.080"	Brushed Stainless** NA .040"/.063"/.080"	Brushed Carbon** NA .040"/.063"/.080"	Reflect Mirror* NA .040"/.063"/.080"		

*Sample is meant to demonstrate the reflective qualities of the surface but is not an exact match; please request a sample to see the true mirror finish

**The tinted finish highlights the natural variations and beauty of the metal.

Terra Series

					
Arctic Frost NA .040"/.063"/.080"	Sierra Sand NA .040"/.063"/.080"	Bronze NA .040"/.063"/.080"	Terracotta NA .040"/.063"/.080"	Slate NA .040"/.063"/.080"	Lava Nera NA .040"/.063"/.080"

Woodgrain Series

	
Rustic Walnut NA .040"/.063"/.080"	Chestnut NA .040"/.063"/.080"

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Click or Scan QR code with mobile camera to order samples.

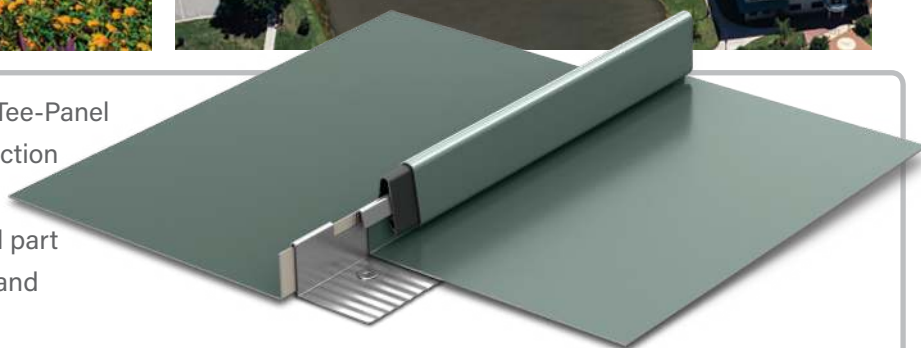
Standing Seam Roof

Berridge Tee-Panel

STANDING SEAM SYSTEM



The architectural metal standing seam Berridge Tee-Panel is designed for residential or commercial construction over solid sheathing. This 1" high panel comes with an exclusive vinyl weatherseal as an integral part of the snap-on seam and can be used in curved and tapered applications.*



Materials

24 Gauge Steel

Limited Availability: 22 Gauge Steel, 0.032 Aluminum

Specifications

Uses: Roof, Fascia

Coverage: 12 3/4"

Finishes: Smooth

Fasteners: Concealed

Applications: Solid sheathing

Seam: 1" snap-on with extruded vinyl weatherseal



Installation - Standard

- Panel is available from the factory in continuous lengths to a maximum of 40'
- May be site formed in continuous lengths with the Berridge SS-14 Roll Former
- Extruded vinyl weatherseal is an integral part of snap-on seam cap and prevents siphoning or flooding over seam
- Extra snap-on seam caps are factory formed to a maximum of 40'
- Use Seam Sleeve for splicing Tee-Panel snap-on seams
- Entire roof area shall be covered with Berridge approved underlayment
- Use 1" Tee-Clip with Steel panels**
- Use 1" Stainless Tee-Clip with Aluminum panels**

Note:

* Consult Curved/Tapered Tee-Panel data sheet or www.berridge.com for more information

** Consult Berridge Technical for clip spacing

Pictured Above

Project: Chaparral Energy

Architect: Strider Associates

General Contractor: Lippert Bros., Inc.

Installing Contractor: Oklahoma Roofing & Sheet Metal

Color: Hemlock Green

BERRIDGE TEE-PANEL TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
FIRE	☐ Room Fire Performance	UL 790	Test method to determine uplift resistance of roof assemblies	Class A Rating
	☒ Room Fire Performance	UL 263	Test method to determine uplift resistance of open framing systems	Design Numbers: P225, P227, P230, P237, P250, P259, P508, P510, P512, P514, P518, P701, P711, P713, P717, P719, P720, P722, P723, P726, P731, P732, P734, P801, P815, P819, & P824
ENVIRONMENTAL	☐ Impact Resistance	UL 2218	Impact resistance of prepared roof coverings	Class 4 Rating
AIR AND MOISTURE	☐ Water Penetration	ASTM E-1646 ASTM E-331	Test method for water penetration of metal roofs by uniform static air pressure difference	No Leakage at 8.0 PSF Pressure Differential
	☐ Air Leakage	ASTM E-1680 ASTM E-283	Test method for rate of air leakage through exterior metal roofs	0.8 CFM at 6.24 PSF Pressure Differential
ROOF LISTINGS	☒ Florida Product Approval	UL 580 Uplift Class 90	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL# 11422.9 (Steel Deck) FL# 11422.8 (Plywood)
	☐ Underwriters Laboratories	UL 580 Uplift Class 90	Standard for Tests for Uplift Resistance of Roof Assemblies	Construction No. 296 (Plywood)

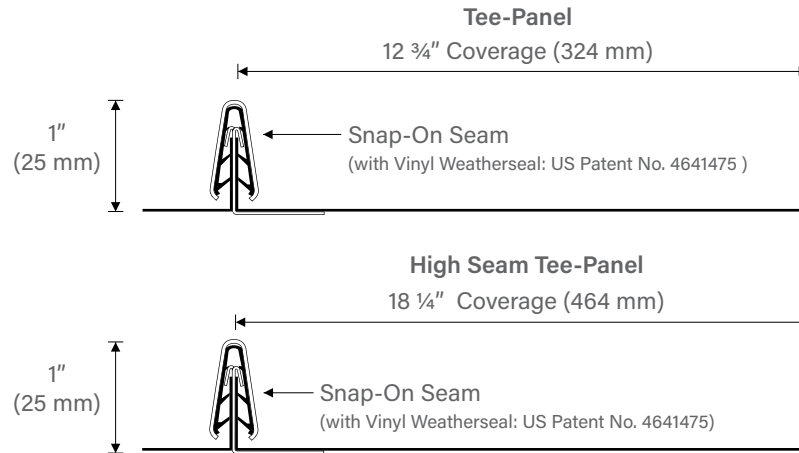
☒ - Steel only ☐ - Steel and Aluminum
 For further detail please visit www.berridge.com



CORPORATE HEADQUARTERS
 2610 Harry Wurzbach Road
 San Antonio, TX 78209
 (800) 669-0009
www.Berridge.com

Berridge Folding Tee-Clip

FOR USE WITH TEE-PANEL & HIGH SEAM TEE-PANEL



Materials

28 Gauge Steel

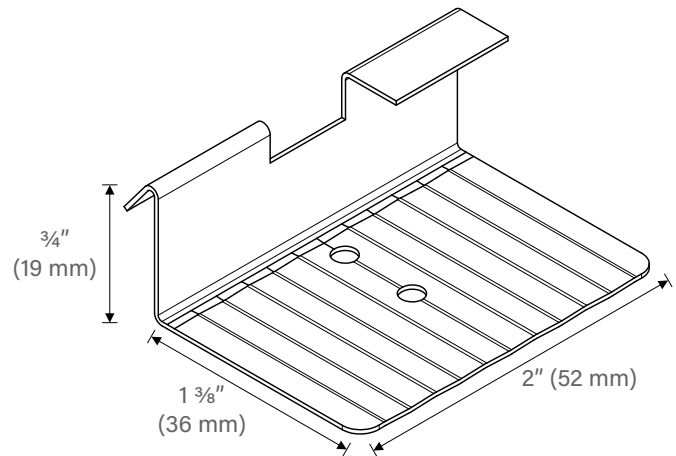
Installation

- Install per Berridge Installation Details
- Attachment: Use (1) #10 x 1" long pancake head with #2 Philips drive or hex head per clip
- Spacing: 24" O.C. max into 15/32" plywood or 15" O.C. max into 22 gauge steel deck**
- Use 2 Clips at the eave
- Please consult BMC when applying in a coastal or high-wind load area or have special considerations.

Note:

* Not for use with aluminum.

** If specifications, local codes, or other regulations dictate specific wind uplift requirements, consult Berridge's Engineering Department at (800) 669-0009. It may be necessary to use a different clip, clip spacing, fastener, fastener spacing, or assembly.



Dimensions shown above are nominal.



CORPORATE HEADQUARTERS

2610 Harry Wurzbach Road
San Antonio, TX 78209
(800) 669-0009
www.Berridge.com

All information subject to change without notice. See website for details, specifications, and Watertightness Warranty requirements.

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color for standing seam
roof at rear elevation

Standard Colors



Premium Colors

Premium colors require a nominal surcharge.



Natural Metal Finish

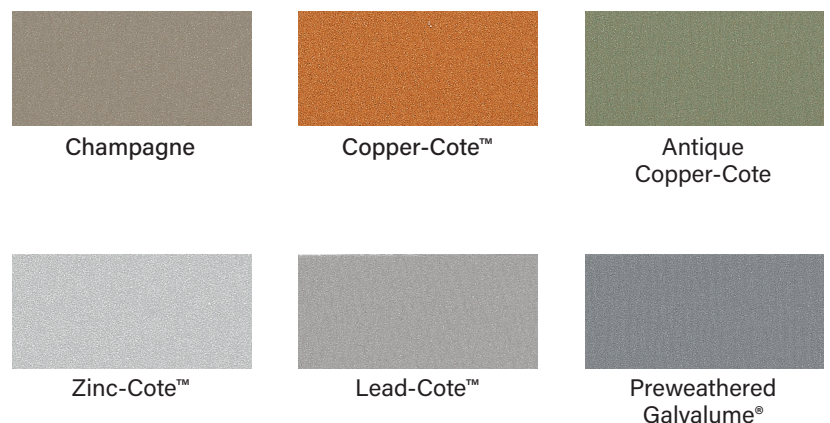
Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.



Acrylic-Coated Galvalume®

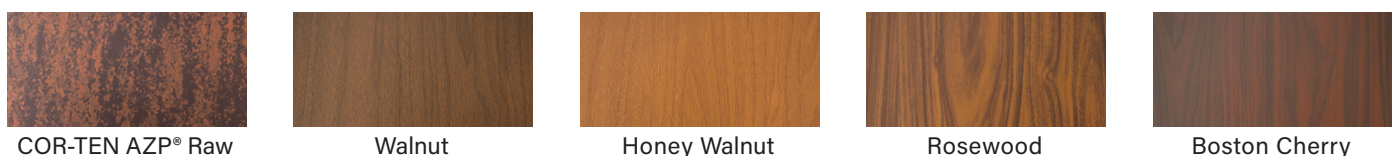
Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

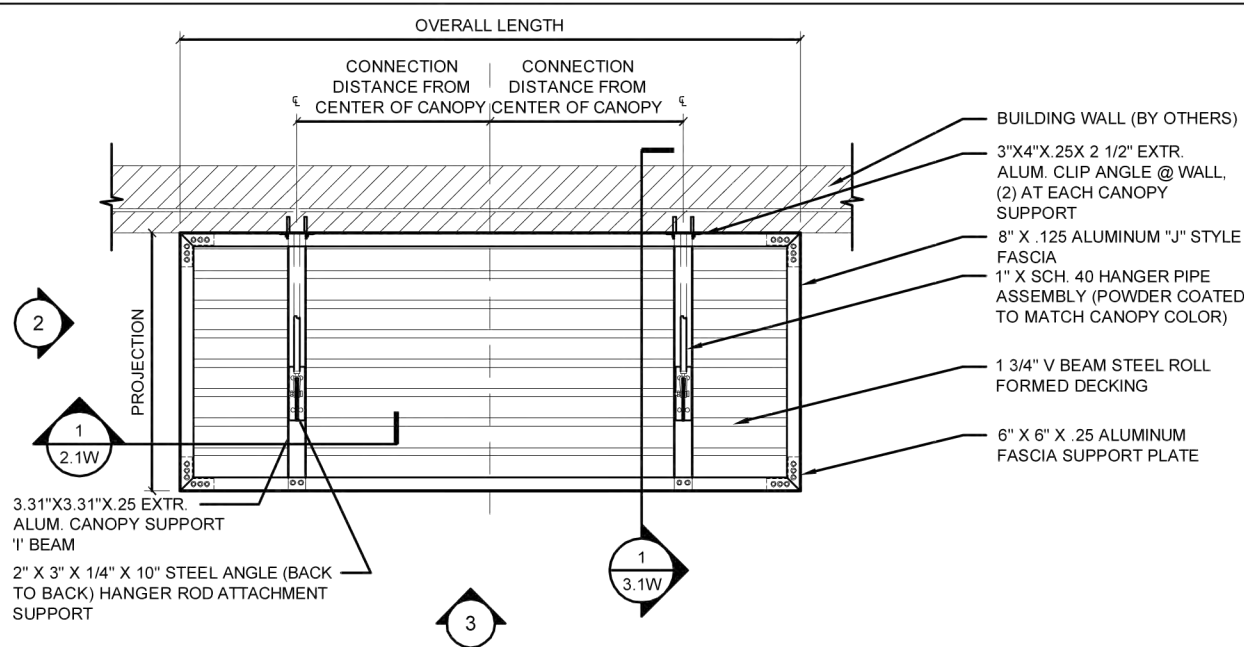


Print Pattern Finishes

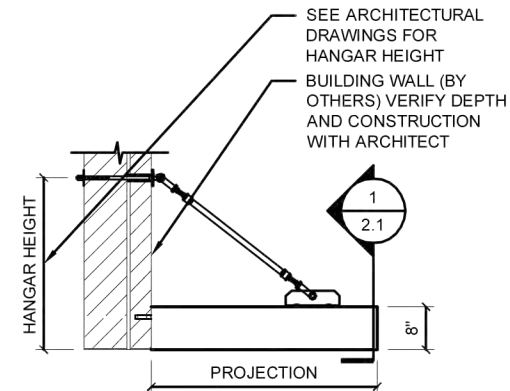
Consult BMC on print pattern pricing and availability.



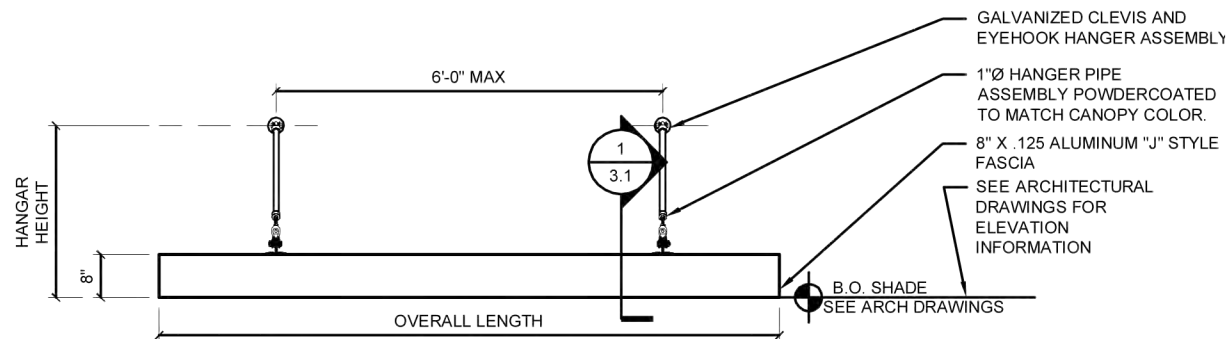
Canopies



1 CANOPY PLAN
1.1 Scale: 1/2"=1'-0"

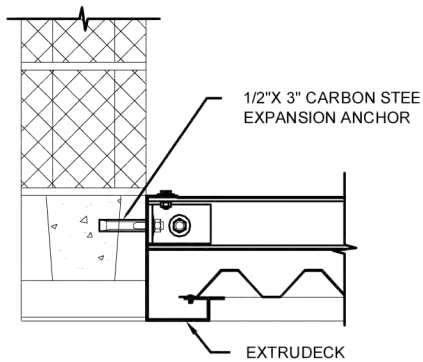


2 END ELEVATION
1.1 Scale: 1/2"=1'-0"

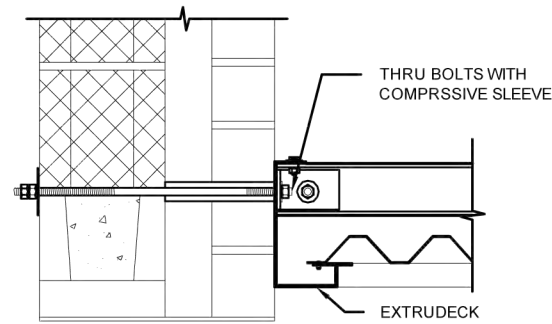


3 FRONT ELEVATION
1.1 Scale: 1/2"=1'-0"

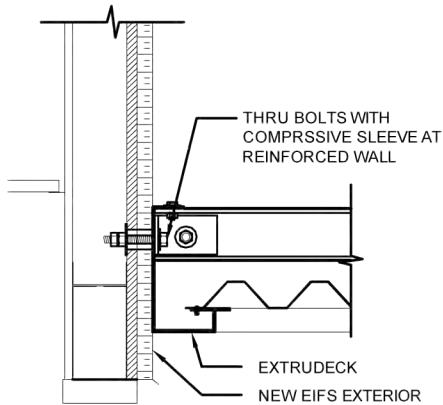
MASA Architectural Canopies 21 Randolph Avenue Avenel, New Jersey 07001 www.masign.com	
project: Extrudeck Hanger Supported	1.1W



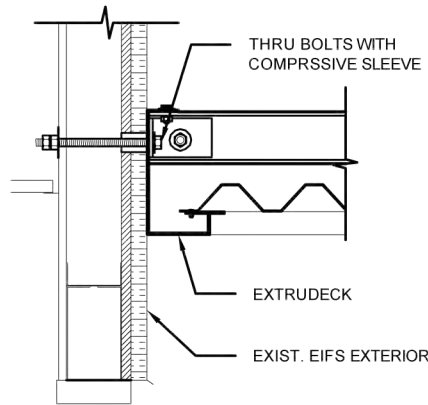
1 TYP. CMU ANCHOR
4.3W Scale: 1 1/2"=1'-0"



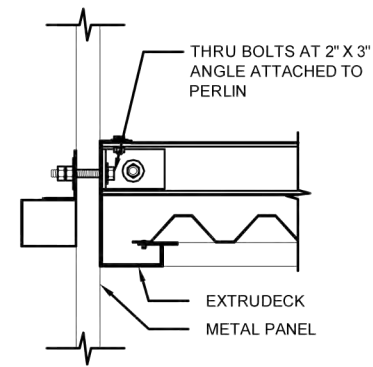
2 TYP. CMU/ BRICK THRU BOLT
4.3W Scale: 1 1/2"=1'-0"



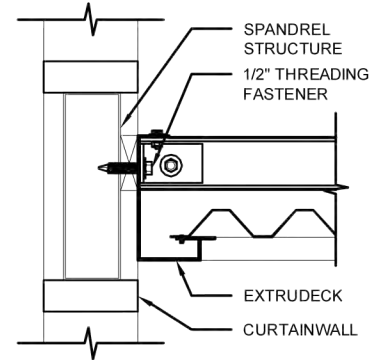
3 TYP. EXIST. EIFS WALL
4.3W Scale: 1 1/2"=1'-0"



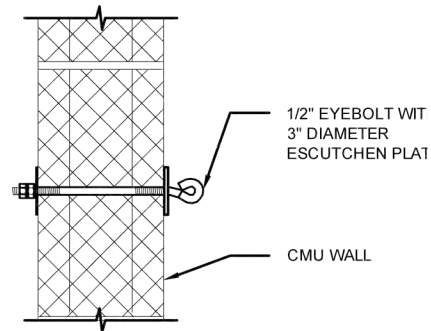
4 TYP. NEW EIFS WALL
4.3W Scale: 1 1/2"=1'-0"



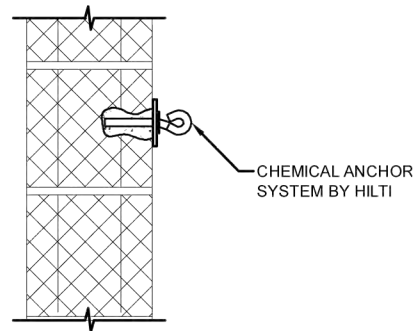
5 TYP. PRE- ENGINEERED METAL BUILDING
4.3W Scale: 1 1/2"=1'-0"



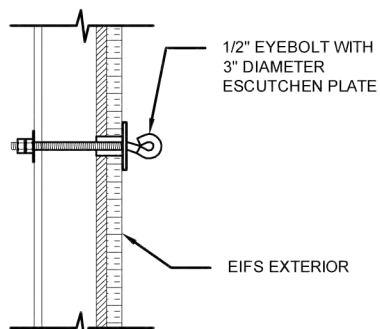
5 TYP. CURTAINWALL
4.3W Scale: 1 1/2"=1'-0"



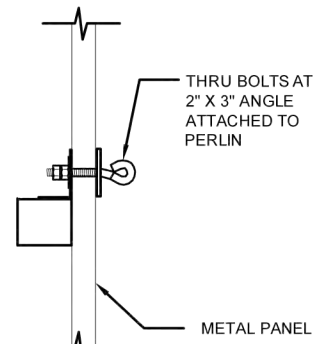
1
4.4W TYP. CMU WALL
Scale: 1 1/2"=1'-0"



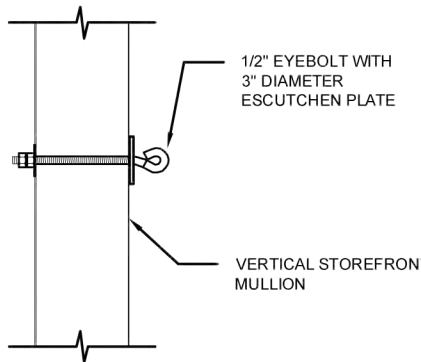
2
4.4W ALT. CMU WALL
Scale: 1 1/2"=1'-0"



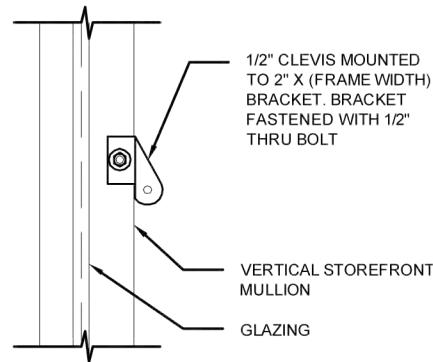
3
4.4W TYP. EIFS WALL
Scale: 1 1/2"=1'-0"



4
4.4W TYP. METAL BUILDING
Scale: 1 1/2"=1'-0"



5
4.4W TYP. CURTAINWALL
Scale: 1 1/2"=1'-0"



6
4.4W ALT. CURTAINWALL
Scale: 1 1/2"=1'-0"



Exterior Stone

THIN-CLAD

RENAISSANCE[®] UNITS



Department:	Comments:
Planning	No comments. Plans meet GRD requirements.
FIRE	No comments provided.
PW/E	No comments provided.
Surveyor	No comments provided.
Inspection Svcs	No comments provided.
Pensacola Energy	No comments provided.
ECUA	ECUA has no comment on the aesthetics of the hotel. The development is currently under review with ECUA Engineering for permitting of water/sewer. All further comments regarding the site plans will come from the ECUA reviewer to the project EOR. The only comment I have is that there are existing active ECUA facilities within easements on this site, which were discussed on the Development Review call. The pipes and easements will need to be accessible at all times. I believe the developer is aware and has designed the site plan accordingly.
FPL	No comments provided.
ATT	No comments provided.
Legal	No comments provided.
CRA	No comments provided.
Parking	No comments provided.

Sec. 12-3-12. Redevelopment land use district.

The regulations in this section shall be applicable to the gateway and waterfront redevelopment zoning districts: GRD and WRD.

(1) *GRD, Gateway Redevelopment District.*

- a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.
- b. *Uses permitted.*
 1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-13.
 3. Offices.
 4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.
 5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:
 - i. Mortuaries and funeral parlors.
 - ii. Appliance and repair shops.
 - iii. Public parking lots and parking garages.
 - iv. New car lots or used car lots.
 - v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.
 - vi. Car or truck rental agencies or storage facilities.
 6. Family day care homes licensed by the state department of children and family services as defined in state statutes.
- c. *Procedure for review of plans.*
 1. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the gateway redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site

improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances.

2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.
 3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.
 4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.
- d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:
1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:
 - i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.
 - ii. *Signs extending over public property.* Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.
 - iii. *Permitted signs.*
 - (a) Gregory, Chase and Alcaniz Streets, 9th Avenue.
 - (1) *Attached signs.*
 - a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

surfaces constructed at an angle of 75 degrees or more from horizontal shall be regarded as wall space.

- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

- a. Maximum sign height—20 feet.
- b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

(c) All other streets and areas within the gateway redevelopment district:

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

Distance from Curb (Feet)	Maximum Area Sign Face (Square Feet)	Maximum Sign Height (Feet)
10	20	5
20	35	7
30	50	9

iv. *Other permitted signs.*

- (a) Signs shall not exceed three square feet in size.

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- (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.
 - vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:
 - (a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.
 - (b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.
 - (c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.
 - vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:
 - (a) Portable signs are prohibited except as permitted in section 12-5-6(5).
 - (b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (c) Signs that are not securely fixed on a permanent foundation are prohibited.
 - (d) Signs that are not consistent with the standards of this section are not permitted.
 - viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment district:
 - (a) Temporary banners indicating that a noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:
 - (1) Such signs may be erected no sooner than two weeks before the event.
 - (2) Such signs must be removed no later than three days after the event.
 - (3) Banners extending over street rights-of-way require approval from the mayor.
 - (b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall

not exceed 12 square feet in size, and shall be removed immediately after occupancy.

(c) One non-illuminated sign not more than 50 square feet in area in connection with the new construction work and displayed only during such time as the actual construction work is in progress.

(d) Temporary signs permitted in section 12-5-6(8).

ix. *Nonconforming signs.*

(a) *Compliance period.* All existing signs that do not conform to the requirements of this section shall be made to comply by April 24, 1991. Provided, however, existing portable signs must be removed immediately.

(b) *Removal of nonconforming signs.* The building official shall notify the owner of a nonconforming sign in writing of compliance period specified above. Nonconforming signs shall either be removed or brought up to the requirements stated herein within the period of time prescribed in the compliance schedule. Thereafter, the owner of such sign shall have 30 days to comply with the order to remove the nonconforming sign, or bring it into compliance. Upon expiration of the 30-day period, if no action has been taken by the owner, he or she shall be deemed to be in violation of this section and the building official may take lawful enforcement action.

2. Off-street parking. The following off-street parking requirements shall apply to all lots, parcels or tracts in the gateway redevelopment district:

- i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
- ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.
- iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development; or an earth berm approximately three feet in height that is landscaped to provide screening effective within three years; or a combination of walls or fences and landscape screening; or landscape screening designed to provide positive screening within three years.

3. Street setback. The following building setbacks shall apply to the district:

- i. Bayfront Parkway setback/height requirements. All buildings located adjacent to the Bayfront Parkway shall be set back a minimum of 50 feet from the northern parkway right-of-way line. At this minimum setback, building height may not exceed 50 feet. Above 50 feet in height, an additional one-foot setback shall be required for each additional two feet in building height. This setback is

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- intended as a landscaped buffer zone that preserves the open space character of the parkway.
- ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.
 - iii. All other streets. Five feet from the right-of-way line.
4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.
 5. Building height. No building shall exceed a maximum height of 100 feet.
 6. Vehicular access. Access to the following streets shall be limited as follows:
 - i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.
 - ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).
 7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:
 - i. Fence or wall, six feet high;
 - ii. Vegetation, six feet high (within three years);
 - iii. A combination of the above.
 8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.
 9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.
 10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.
 11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.
 12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.
 13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

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14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.
- e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:
1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.
 - i. *Maximum preservation of bay views.* Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.
 - ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.
 2. *Architectural design and building elements.*
 - i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.
 - ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

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- iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.
 - v. Bright colors and intensely contrasting color schemes are discouraged within the district.
 - vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.
 - vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:
 - (a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.
 - (b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.
 - (c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.
- f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.
- 1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.
 - 2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.
 - 3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
 - 4. *Exterior walls.*
 - i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.
 - ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.
 - iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.
 - 5. *Roofs.*
 - i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

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- ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.
 - 6. *Front, rear, and side yards, parking areas and vacant parcels.*
 - i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.
 - ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.
 - 7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-929

Planning Board

11/14/2023

PRESENTATION

SUBJECT:

Discussion on Demolition of the Wayside Park Bait Shop

ATTACHMENTS:

1. 9.14.2023 Council Agenda Item
2. 9.14.2023 Council Minutes



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00635

City Council

9/14/2023

LEGISLATIVE ACTION ITEM

SPONSOR: D.C. Reeves, Mayor

SUBJECT:

APPROVAL TO REALLOCATE LOST IV FUNDING FOR SAFETY IMPROVEMENTS AROUND THE 17TH AVENUE TRAIN TRESTLE, WAYSIDE PARK, AND BAYOU TEXAR

RECOMMENDATION:

That City Council approve the reallocation of funds from LOST IV - Wayside East Seawall to LOST IV - Wayside/17th Ave Safety Improv.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The purpose of the reallocation of funds is to create one funding source, for multiple projects, that are located within this small footprint of the 17th Avenue Train Trestle, Wayside Park, and Bayou Texar. The intent is to reconstruct the 17th Avenue boat ramp parking area to allow for boats to be able to enter/exit without interfering with the train trestle overhead detection system. Additionally, we will construct a pedestrian bridge next to the Bayou, underneath the train trestle, to allow for safe access around 17th Avenue. This will connect into the existing boardwalk, on the north side of the trestle, where the existing boardwalk and pavilion will undergo refurbishment that will extend the life of the asset. Further, the boat dock, at the boat ramp, will also undergo refurbishment to extend its useful life. Lastly, a fence will be constructed around the dredge spoils site, across from the boat ramp and the bait shop will be demolished.

PRIOR ACTION:

None

FUNDING:

Budget: \$ 1,424,500 LOST IV- WAYSIDE EAST SEAWALL

Actual: \$ 1,424,500 LOST IV- WAYSIDE/17TH AVE SAFETY IMPROV

FINANCIAL IMPACT:

After approval of the reallocation of funds, there will be \$0 in the LOST IV- Wayside East Seawall account, as the entirety of funds will be transferred to the LOST IV-Wayside/17th Ave Safety Improv account.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

9/1/2023

STAFF CONTACT:

Kerrith Fiddler, City Administrator
David Forte, Deputy City Administrator
Amy Tootle, Public Works and Facilities Director

ATTACHMENTS:

- 1) 17TH Avenue Aerial Map
- 2) Supplemental Budget Resolution No. 2023-064
- 3) Supplemental Budget Explanation No. 2023-064

PRESENTATION: No



LEGEND

- 1 Boat Launch Parking Lot Construction
- 2 Pedestrian Bridge Construction
- 3 Boardwalk & Pavillion Refurbishment
- 4 Fencing Around Dredge Spoils Site
- 5 Demolish Bait Shop
- 6 Boat Launch Dock Refurbishment

Southside of Park
(not Shown on the Aerial)

**RESOLUTION
NO. 2023-064**

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE
FISCAL YEAR ENDING SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. LOCAL OPTION SALES TAX FUND

As Reads	Capital Outlay	1,424,500
Amended		
To Read:	Capital Outlay	1,424,500

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

City Clerk

THE CITY OF PENSACOLA**SEPTEMBER 2023 - SUPPLEMENTAL BUDGET RESOLUTION - REALLOCATION OF LOST IV PROJECTS EXPLANATION NO. 2023-064**

FUND	AMOUNT	DESCRIPTION
LOCAL OPTION SALES TAX FUND		
Appropriations		
Capital Outlay - LOST IV- Wayside East Seawall	(1,424,500)	Decrease appropriation for LOST IV- Wayside East Seawall
Capital Outlay - LOST IV- Wayside /17th Ave Safety Improv	1,424,500	Appropriating funds for LOST IV - Wayside/17th Ave Safety Improv
Total Appropriations	<u>0</u>	

REGULAR AGENDA (CONT'D.)

17. [23-00635](#) APPROVAL TO REALLOCATE LOST IV FUNDING FOR SAFETY IMPROVEMENTS AROUND THE 17TH AVENUE TRAIN TRESTLE, WAYSIDE PARK, AND BAYOU TEXAR

Recommendation: That City Council approve the reallocation of funds from LOST IV - Wayside East Seawall to LOST IV - Wayside/17th Ave Safety Improv.

A motion to approve was made by Council Member Moore and seconded by Council Member Brahier.

Mayor Reeves (sponsor) indicated that this project covers partial improvements. City Engineer Hinate and Mayor Reeves responded accordingly to questions from Council Members Patton and Bare elaborating on the scope of the project.

Upon conclusion of discussion, the vote was called.

The motion carried by the following vote:

Yes: 7	Delarian Wiggins, Casey Jones, Charles Bare, Jennifer Brahier, Teniade Broughton, Jared Moore, Allison Patton
No: 0	None

18. [23-00669](#) TERMINATION OF LEASE AGREEMENT WITH PENSACOLA SPORT ASSOCIATION

Recommendation: That the City Council, based on action taken by the Community Redevelopment Agency (CRA) Board, terminate the lease agreement with the Pensacola Sports Association (PSA) for the property located at 101 West Main Street as of 11:59 p.m. central standard time on September 30, 2023.

A motion to approve was made by Council Member Bare and seconded by Council Member Brahier.

Mayor Reeves and Council Member Bare made comments.

There being no further discussion, the vote was called.

The motion carried by the following vote:

Yes: 7	Delarian Wiggins, Casey Jones, Charles Bare, Jennifer Brahier, Teniade Broughton, Jared Moore, Allison Patton
No: 0	None