City of Pensacola

Architectural Review Board

Agenda

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

January 16, 2025, 2:00 PM **Hagler-Mason Conference Room, 2nd Floor**

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 24-1264 APPROVAL OF THE DECEMBER 19, 2024, ARB MEETING MINUTES.

Attachments: *12-19-24_ARB minutes*

OPEN FORUM

NEW BUSINESS

2. 24-1265 510 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

3. 24-1266 319 E. GADSDEN STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW ACCESSORY STRUCTURE AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

4. 24-1267 514 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
April 2024_Application and Materials

April 2024_minutes
June 2024_Application and Materials
June 2024_minutes
July 2024_Application and Materials
July 2024_minutes
January 2025_Application and Materials

5. 24-1268 529 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

6. 24-1269 14 E. GONZALEZ STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A CONTRIBUTING STRUCTURE

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

7. 24-1270 210 S. ALCANIZ STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
WINDOW REPLACEMENT AT A CONTRIBUTING STRUCTURE

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

8. 24-1271 524 N. HAYNE STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
FACADE TREATMENT ON NEW SHIPPING CONTAINER STRUCTURE

Attachments: *Florida Master Site File Form*
Images
April 2023_Application and Materials
April 2023_minutes
August 2024_Abbreviated reviews
September 2024_Application and Materials
September 2024_minutes
January 2025_Application and Materials

9. 24-1272 150 S. BAYLEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF A NEW TOWNHOME DEVELOPMENT

Attachments: *Images*
Sept 2024_Conceptual_Application and Materials
Sept 2024_ARB minutes
January 2025_Application and Materials

10. 24-1273 150 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
CONCEPTUAL REVIEW OF NEW COMMERCIAL PROPERTY

Attachments: *Images*
Application and Materials

ADJOURNMENT

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

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

City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

December 19, 2024 2:00 PM Hagler-Mason Conference Room, 2nd Floor

CALL TO ORDER / QUORUM

Members Present: William Brantley, Yuri Ramos, David Del Gallo, George R Mead II, Scott Fisher

Members Absent: Jordan Yee, Lou Courtney

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, John Cummings, Jeff Ertwine, Ross Pristera

APPROVAL OF MINUTES

1. 24-1207 APPROVAL OF THE NOVEMBER 21, 2024 ARB MINUTES.

Board Member Ramos made a motion to approve the November 21, 2024 ARB minutes. Board Member Mead seconded the motion, and it passed 5-0 with two board members absent.

OPEN FORUM

NEW BUSINESS

2. 24-1202 1421 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT
REAR IMPROVEMENTS AT A CONTRIBUTING STRUCTURE

Jeffrey Ertwine is seeking final approval for a 10 x 20 ft. gunite swimming pool surrounded by charcoal paver coping and granite paver decking with a 6 ft. tall flat-

topped wood and metal "slipfence" to enclose the pool area along the north property line.

Jeff Ertwine presented to the board. Board Member Fisher complimented the application.

Board Member Mead made a motion to approve. Board Member Fisher seconded the motion, and it passed 5-0 with two members absent.

3. 24-1203 92 W. GADSDEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

John Cummings is seeking final approval to replace a set of existing windows with a Pella Lifestyle Aluminum-clad wood double inswing door with an interior shadow bar and 3/4" muntins on the interior and exterior. A new aluminum pendant light fixture is proposed for the front entry with an attached aluminum lantern between the front doors and attached aluminum lanterns on either side of the new french doors and to the right of the rear door.

John Cummings presented to the board. Historic Preservation Planner Walker noted the comments from the North Hill Preservation Association, which noted no objection to the window replacement and new aluminum door but questioned the need for a landing or steps down from the new door. Historic Preservation Planner Walker consulted the building official, and the new door will require a landing and step. The applicant stated that element will match the existing landing and step next to the new opening. Board Member Fisher shared that the aluminum light fixtures will likely not withstand the salt air, and a better option would be Bevolo brand which would last much longer.

Board Member Mead made a motion to approve with the configuration and materials of the landing to be consistent with the existing landing of the single door to be submitted for abbreviated review. Board Member Fisher seconded the motion, and it passed 5-0 with two members absent.

4. 24-1204 201 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT & PALAFOX HISTORIC BUSINESS DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR LANDSCAPE IMPROVEMENTS AT A CONTRIBUTING STRUCTURE

The UWF Historic Trust is seeking final approval for landscape modifications to the main entrance of the Museum of Commerce in the historic village. This project received conceptual approval at the October 2024 ARB meeting. The existing concrete sidewalks will be replaced with brick pavers, planter beds, and movable

planters. The ARB's aesthetic review is limited to the work on UWF Historic Trust property and does not include modifications to the CSX right of way on Tarragona Street and the City right of way along Zarragossa Street.

Ross Pristera presented to the board. Chair Brantley and Board Member Ramos complimented the proposed changes.

Board Member Ramos made a motion to approve the application as submitted. Board Member Del Gallo seconded the motion, and it passed 5-0 with two members absent.

5. 24-1205 POLICY ON THE INTERPRETATION OF SEC. 12-3-10 HISTORIC AND PRESERVATION LAND USE DISTRICT (1)E.4.II.(A) "PLASTIC MATERIALS."

The proposed sign policy is the result of a discussion item at the October 2024 ARB meeting regarding the use of plastic materials for signage in the Pensacola Historic District as it relates to Sec. 12-3-10(1)e.4.ii.(a). A draft policy was reviewed at the November 2024 ARB meeting and was not approved in order to revise the policy language. Based on board discussion and recommendations from an industry professional at the October 2024 ARB meeting, the policy states that the Board hereby considers “plastic materials” as stated in Sec. 12-3-10(1) to mean: Formed plastic and sheet-formed plastic consisting of variations of thermomolding, vacuum molding, rotational or roto-molding, injection molding, and extrusion blow-molding. These plastics are typically of petrochemical origin, typically formed thin and semi-opaque and intended to be internally illuminated or illuminated from behind. And not: Any other material containing or wholly composed of petrochemical derived polymers which may colloquially be called “plastic.”

Ross Pristera presented the board and the board discussed the appropriateness of the policy.

Board Member Mead made a motion to approve. Board Member Ramos seconded the motion, and it passed 5-0 with two members absent.

ADJOURNMENT

File #: 24-1265 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

510 E. Zarragossa Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

Katie and Carl Spear are seeking final approval for exterior alterations at a non-contributing structure. The structure is being converted from commercial use to single family residential requiring changes to existing windows and doors. Two windows on the south elevation will be replaced; one door on the west elevation will be replaced with two windows; on the north elevation one window will be replaced with a door, one existing window will be replaced, and one new window opening will be added; and on the east elevation one existing window will be removed, one existing window will be replaced, and one new window opening will be added. All windows will be Jeld Wen Siteline clad wood windows with no divided lites, the exterior door will be a Smooth-Pro fiberglass 6 panel door, and all siding will be infilled with in-kind cedar painted to match existing.

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

ATTACHMENTS:

1. Images
2. Application and Materials

510 E. Zarragossa Street





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

Architectural Review Board Application
Full Board Review

Application Date: 12/20/2024

***Project Address*:** **510 East Zarragossa**

Applicant: Katie and Carl Spear

Applicant's Address: 414 Bayfront Pkwy

Email: *kjgilbert77@gmail.com* Phone: 850-207-2080

Property Owner: Katie and Carl Spear
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.
Full interior renovation requires external change of four windows and two doors.

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

Applicant Signature

12/20/2024
Date

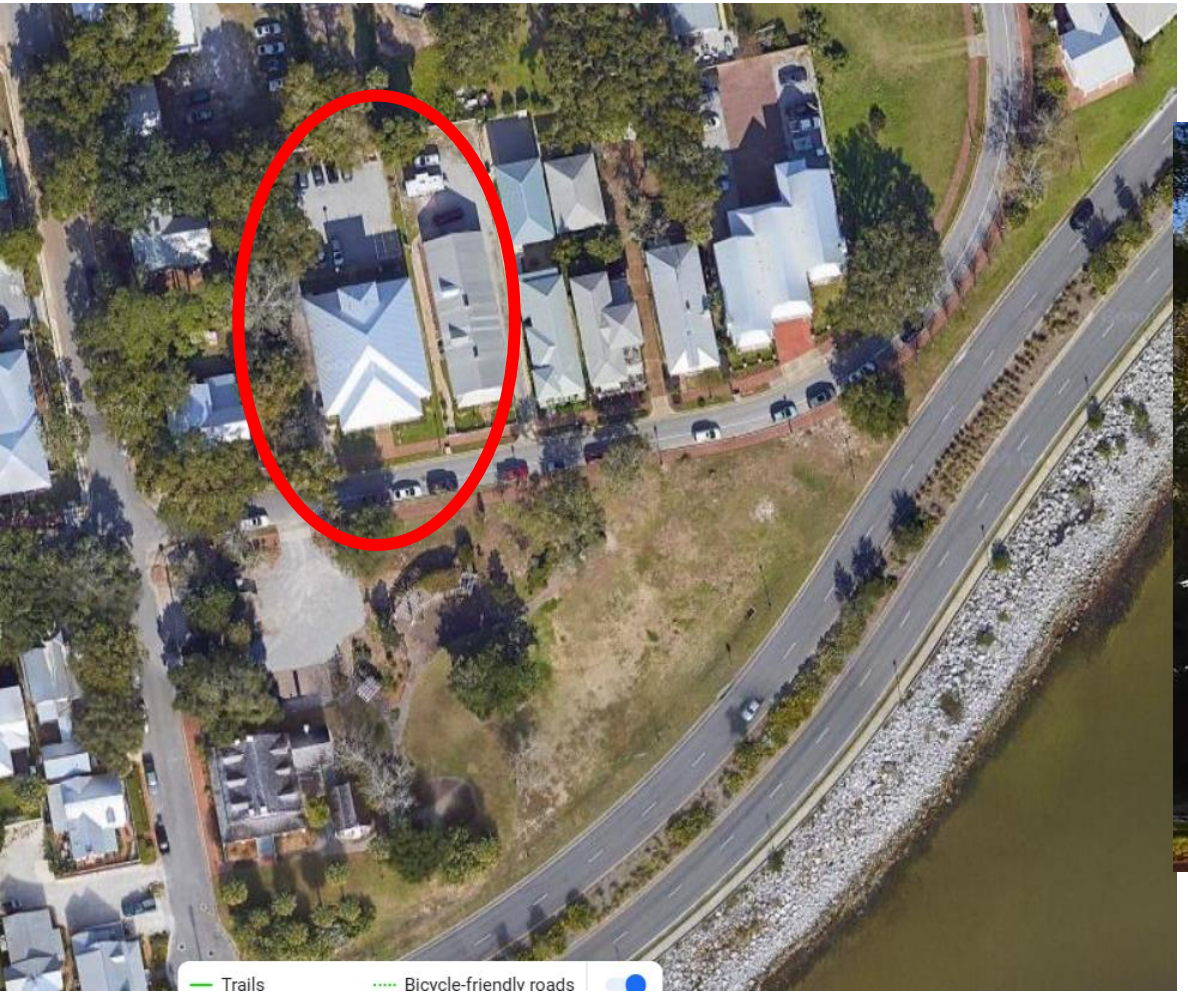
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

510 E. Zarragossa

Summary:

- Current structure is being converted from commercial use to single family residential requiring some changes to existing doors and windows to accommodate interior modifications and use.
- Existing windows are Jeld Wen Sterline Wood Clad Windows, and all replacements will be Jeld Wen Sterline Wood Clad Windows.
- Existing Rear Doors are 6 panel smoot fiberglass and the new rear door will be an exact match.
- Exterior Siding is ship lapped cedar and all changes of windows and doors requiring new siding will be matched with cedar siding and painted to match existing color

Property Overview

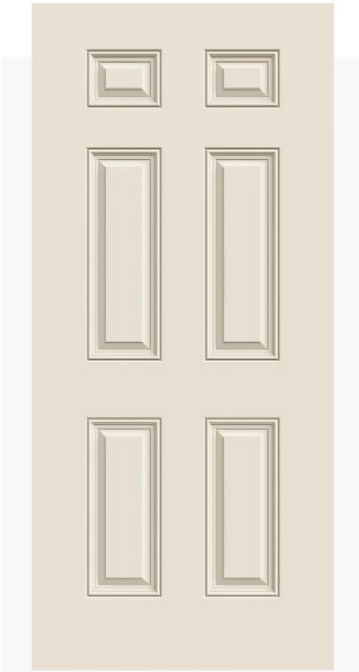




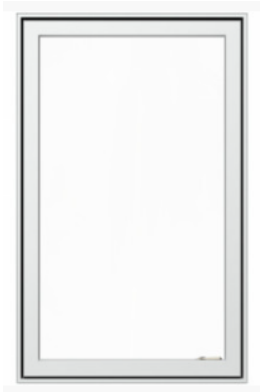
Scope of Work and Materials



- Jeldwen Siteline double hung wood clad windows
- North, East and West Elevations



- 3080 Plastpro 6 panel smooth DR56180 to match existing doors
- North Elevation



- Jeld Wen Fixed Windows
- North and South Elevations

GREGORY R. UZDEVENES · 918 EAST CERVANTES STREET
ARCHITECT · PENSACOLA, FL 32501 · (850) 432-9304

20 December, 2024

Architectural Review Board
City of Pensacola

RE: 510 E Government Street Exterior Alterations

Gentlemen,

Drs. Carl and Katie Spea are requesting approval to minor changes to the exterior elevations of the above mentioned property. In an effort to clarify the request the following delineation is submitted:

All existing window units are **Jeldwen Siteline** wood clad units.
Existing exterior doors are 6 panel **smooth** fiberglass, with exception of Door **1** (main entry).

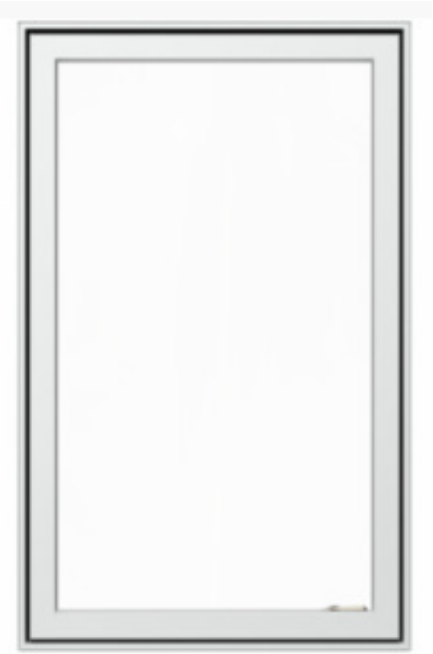
1. Removal **(Units A)** and Relocation of two **Jeldwen Siteline** wood clad dbl hung units **(Unit D)**, one on the east elevation and one on the north elevation.
2. Removal and Replacement of two **Jeldwen Siteline** wood clad dbl hung units **(Units A)** with two **Jeldwen Siteline** wood clad fixed units **(Unit E),** both on the South elevation.
3. Removal and replacement of one **Jeldwen Siteline wood clad** dbl hung unit with a 2638 **Jeldwen Siteline** dbl unit **(Unit C)** on the east elevation.
4. Installation of one pair of dbl hung **Jeldwen Siteline** wood clad units **(Unit B)** on the west elevation.
5. Replacement of one wood clad dbl **Jeldwen Siteline** dbl hung unit **(Unit A)** with a 3080 **Plastpro** 6 panel smooth fiberglass unit DR56180 **(Door 23)** which matches existing Doors **24** and **25.**
6. Installation of siding/trim over wall openings resulting from window removal/installation with ship lapped cedar siding and trim to match existing cedar siding. Siding will be painted to match existing color.
7. Removal of east exterior door unit and replacement with framing and cedar siding to match existing wall siding.

Respectfully submitted,

Gregory R. Uzdevenes
Architect, P.A.

South Elevation

- Replace two windows on South Elevation with Jeld Wen Fixed Windows
  - Same as existing and color match
  - Size 2638 Wind Loaded/Impact Glass
  - Existing Dbl Hung Windows used in North and East Elevations
- Repair Siding with matching Cedar Siding and Paint







South Elevation

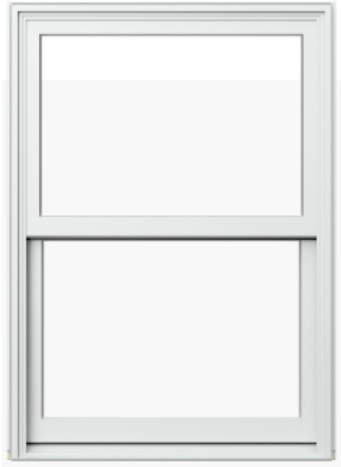
- Replace two windows on South Elevation with Jeld Wen Siteline Wood Clad Fixed Windows
  - Same as existing Jeld Wen Siteline windows and color match
  - Size 2638 Wind Loaded Impact Glass
  - Existing Windows relocated to North and East Elevations
- Repair Siding with matching Cedar Siding





West Elevation

- Remove external door and repair with matching cedar siding
- Install two Jeldwen Siteline double hung wood clad windows
  - Size 2650SH Wind Loaded/Impact Glass



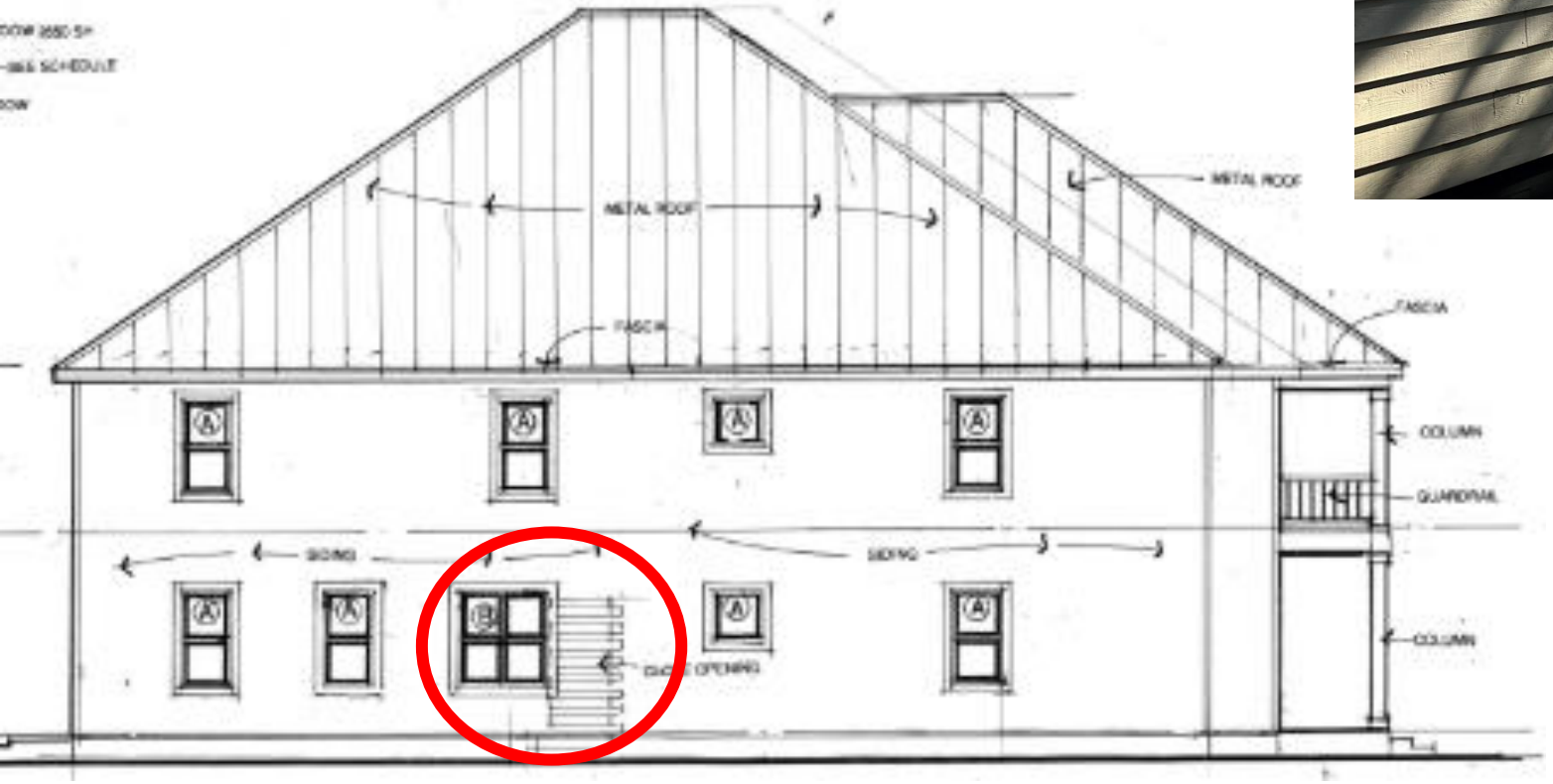




West Elevation

- Remove external door and repair with matching cedar siding
- Install two Jeld wen Siteline double hung wood clad windows
  - Size 2650SH Wind Loaded/Impact Glass



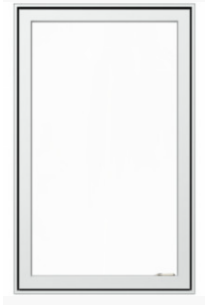




North Elevation

- Remove existing external window and replace with external door
  - 3080 Plastpro 6 panel smooth DR56180 to match existing doors
- Install Window A Jeldwen Siteline double hung wood clad window
  - Existing 2650 SH
- Install Jeld Wen Siteline Wood Clad Fixed Window



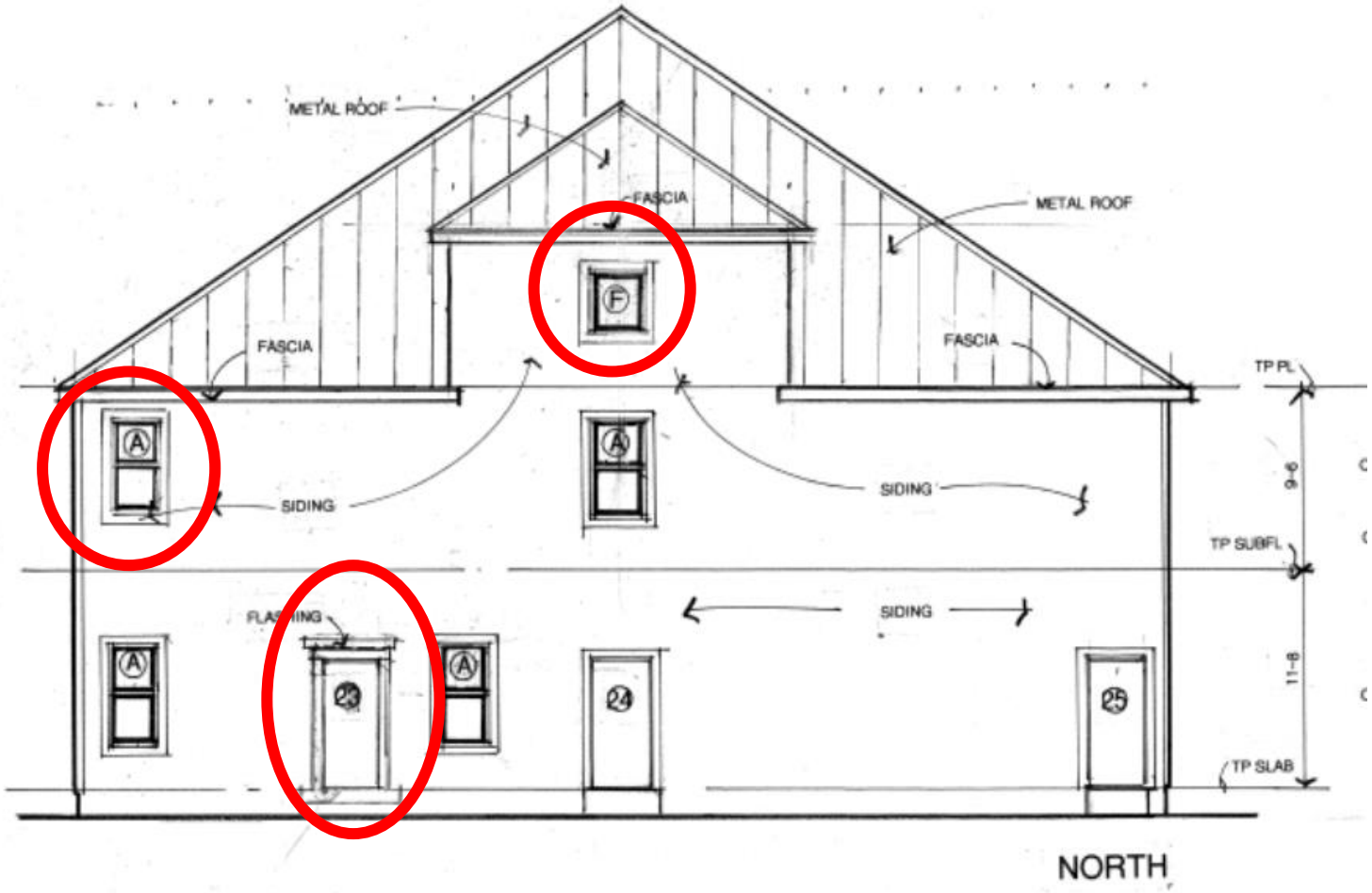






North Elevation

- Remove existing external window and replace with external door
  - 3080 Plastpro 6 panel smooth DR56180 to match existing doors
- Install Window A Jeldwen Siteline double hung wood clad window
  - Existing 2650 SH





East Elevation

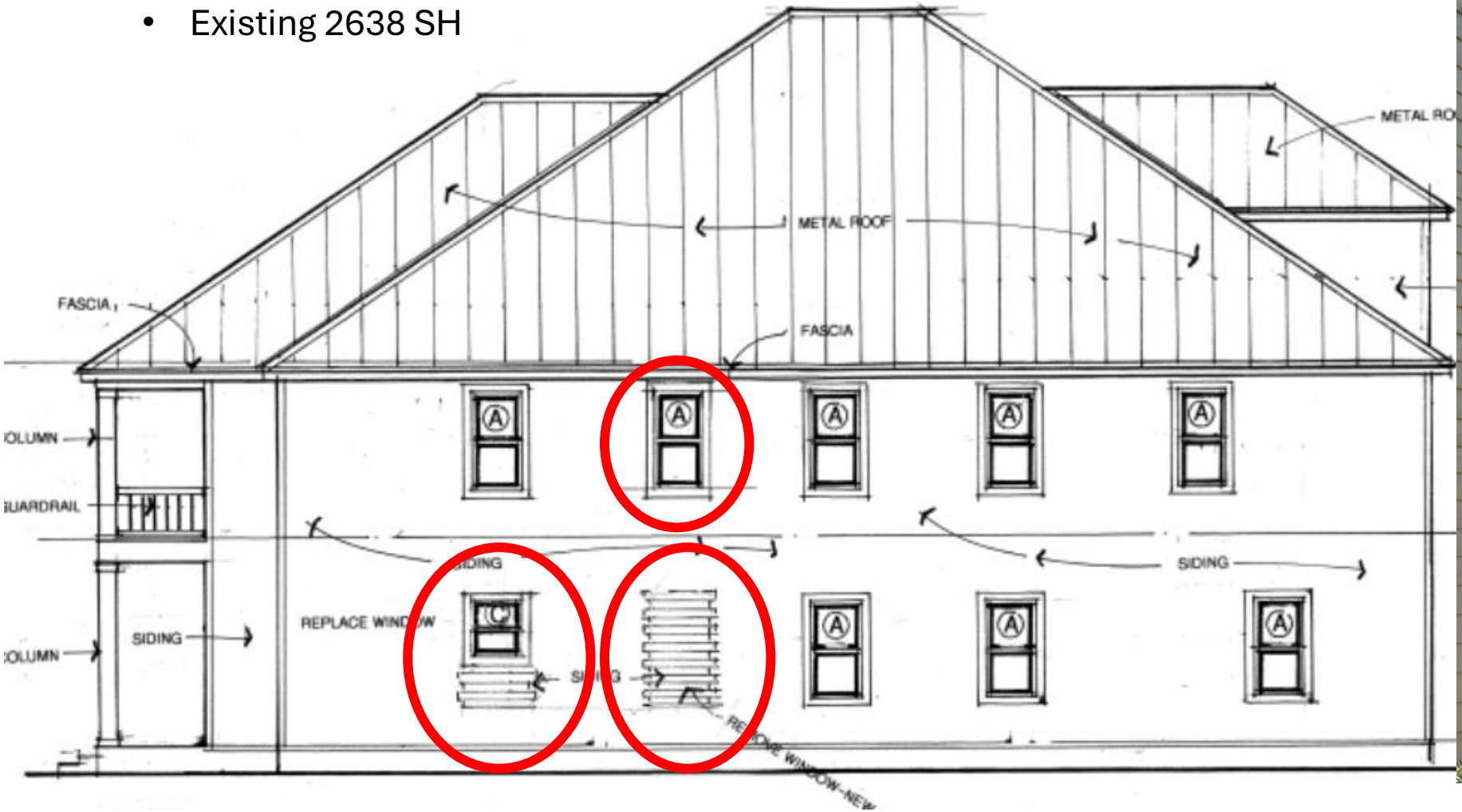
- Remove Window and repair siding
- Install Window A
- Install Window C





East Elevation

- Remove Window and repair siding
- Install Window A Jeld wen Siteline double hung wood clad window
  - Existing 2650 SH
- Install Window C Jeld wen Siteline double hung wood clad window
  - Existing 2638 SH





Attachments

- Materials List
- Materials Specifications
- Elevation Photos Large
- Floor Plans
- Elevations Drawings



WITH ELEVATOR MANUFACTUR

DOORS

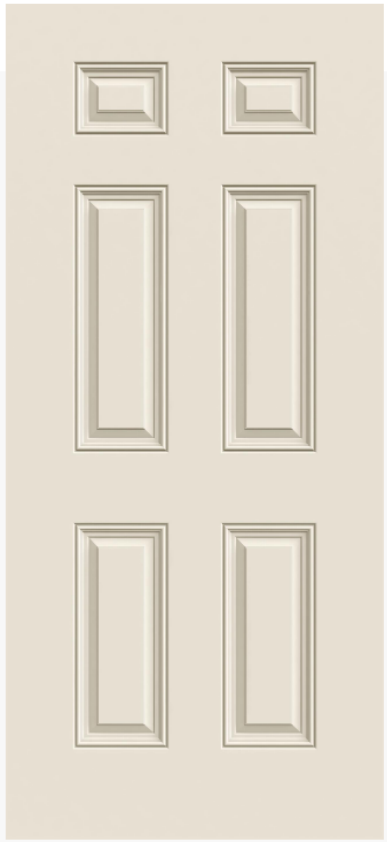
VERIFY RELOCATION OF EXISTING DOORS WITH OWNER

	SIZE	DESCRIPTION		SIZE	DESCRIPTION
1	2-3070	EXISTING	28	3070 LH	EXISTING
2	3070 LH	EXISTING RELOCATED	29	3070 RH	EXISTING
3	3070 RH	EXISTING RELOCATED	30	3070 LH	EXISTING
4	2668 RH	SC PANEL WOOD	31	3070 LH	EXISTING RELOCATED
5	3070 RH	EXISTING RELOCATED	32	2668 RH	SC PANEL WD
6	2870 LH	EXISTING RELOCATED	33	2668 LH	SC PANEL WD
7	2870 RH	EXISTING RELOCATED	34	2050 RH	SC PANEL WD
8	3070 RH	EXISTING RELOCATED	35	2-2670	EXISTING
9	3068	BIFOLD	36	3070 LH	EXISTING
10	2668 RH	SC PANEL WOOD	37	3070 RH	EXISTING
11	2870 LH	EXISTING RELOCATED	38	3070 RH	EXISTING
12	3070 RH	EXISTING RELOCATED	39	3070 LH	EXISTING
13	3070 LH	EXISTING RELOCATED	40	3068 RH	SC PANEL WD
14	3068 LH	SC PANEL WD	41	6068	BIFOLD
15	3068 RH	SC PANEL WD	42	1668 RH	SC PANEL WD
16	3070 RH	EXISTING	43	2668 LH	SC PANEL WD
17	2-2070	EXISTING	44	6068	MIRROR BIPASS
18	2870 LH	EXISTING	45	2668 LH	SC PANEL WD
19	3070	SC PANEL WD	46	2668 RH	SC PANEL WD
20	2870 LH	EXISTING	47	6068	MIRROR BIPASS
21	3070 RH	EXISTING	48	2668LH	SC PANEL WD
22	2668 RH	SC PANEL WD	49	6068	BIFOLD
23	3080 RH	PANELED TO MATCH DOOR 24 WINDLOADED	50	2668 RH	SC PANEL WD
24	3070 RH	EXISTING	51	2668 LH	SC PANEL WD
25	3070 LH	EXISTING	52	2668 LH	SC PANEL WD
26	3070 LH	EXISTING	53		SHOWER
27	3070 RH	EXISTIMG	54	2668 LH	SC PANEL WD
			55	3070 RH	EXISTING
			56	3068	BIFOLD

WINDOWS

	SIZE	DESCRIPTION
A	2650 SH	EXISTING
B	2-2650SH	WINDLOADED/IMPACT GL
C	2638SH	WINDLOADED/IMPACT GL
D	2650SH	RELOCATED EXISTING WINDOW
F	FIXED	EXISTING
E	2638 FIXED	WINDLOADED/IMPACT GL

Smooth-Pro™ Fiberglass Exterior Door: 6-Panel



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
1 Finish Option
26 Paint Options
11 Stain Options

CONSTRUCTION
ADA Requirements
Fire Rated
Smooth-Pro Construction

PANEL OPTIONS
Panel options

EXTRAS
Sidelights Available

Siteline® Clad-Wood Window: Double-Hung



Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Moderate

WARRANTY
20 Year Warranty

COLORS & FINISHES
28 Exterior Colors
11 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS
3 Insect Screens
3 Exterior Trim Options

FRAME OPTIONS
Block Frame/Replacement
Integral Nailing Fin

GLASS
Energy efficient, tinted, textured and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock Option in 9 finishes

CONSTRUCTION
Tilt Sash

MATERIALS
2 Wood Options

MIN/MAX SIZING
Min Width: 21-3/8"
Min Height: 32"
Max Width: 45-3/8"
Max Height: 92"

South Elevation



West Elevation

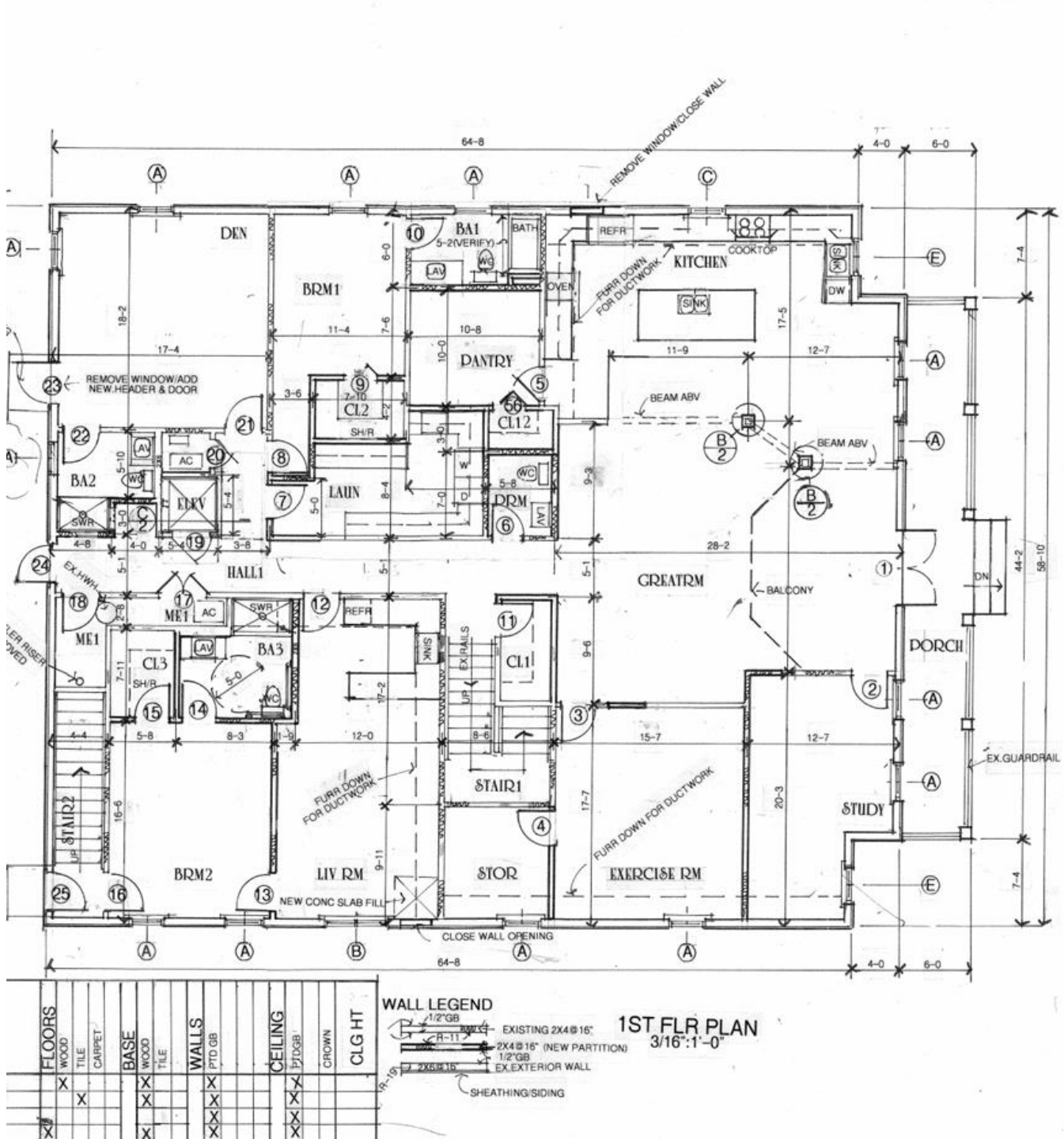


North Elevation



East Elevation





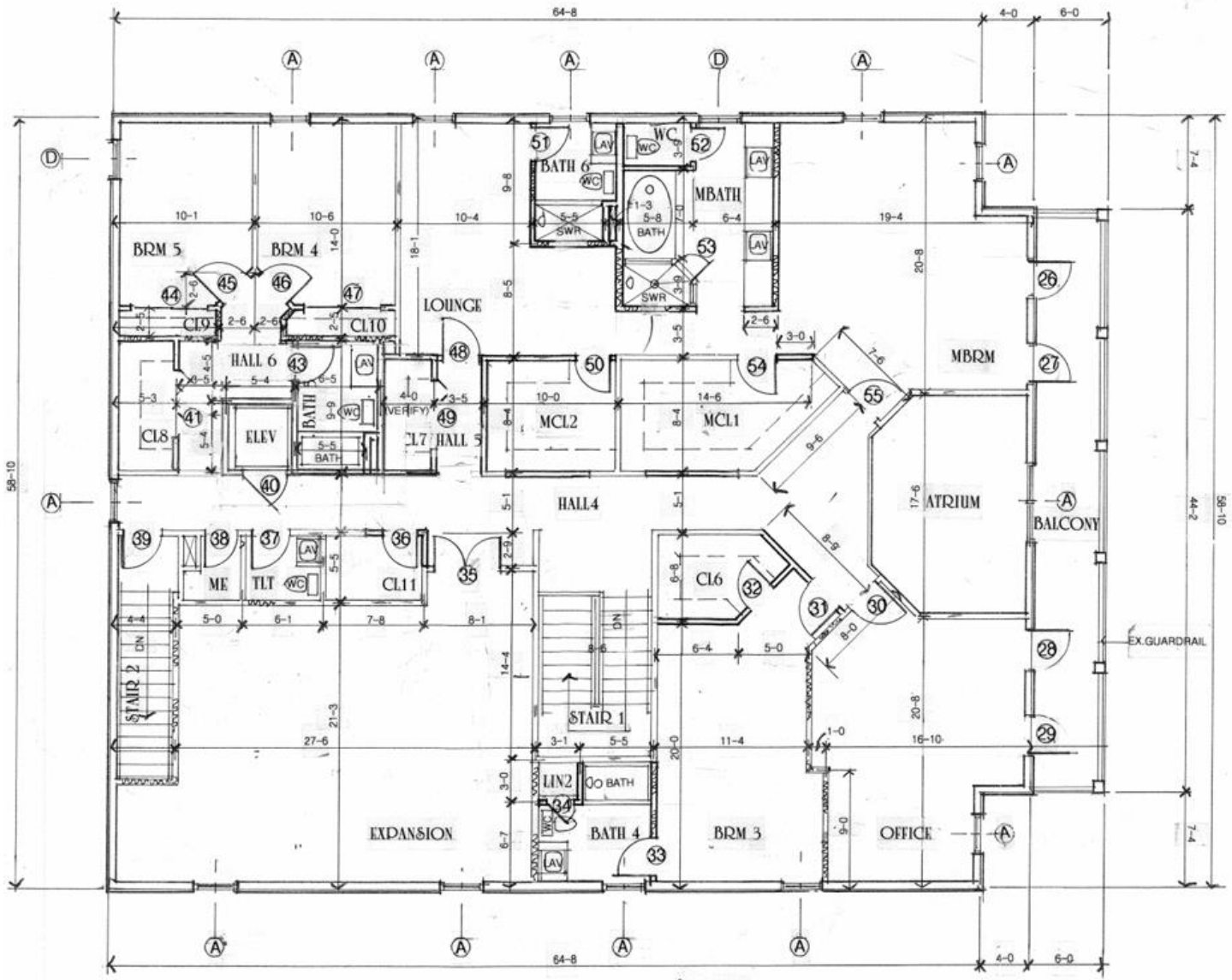
1ST FLR PLAN
3/16":1'-0"

FL REG 6869
GREGORY R. UZDEVENES, ARCHITECT, P.A.
918 E. CERVANTES ST. PENSACOLA, FLA. 32501
850-432-9304 FAX: 439-4946 GUZD@BELLSOUTH.NET

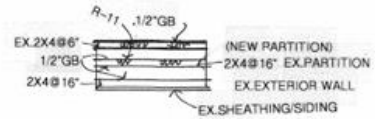
ALTERATION TO
510 E.ZARAGOSA

DATE: 20EC24
JOB: 0924
REVISIONS:

2
SHEET



2ND FLOOR PLAN
3/16":1'-0"



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

ALTERATION TO
510 E.ZARAGOSA

DATE: 20EC24
JOB: 0924
REVISIONS:

3
SHEET



NOTE:MATCH TRIM,FLASHING ON EXISTING WINDOWS WHEN INSTALLING NEW/RELOCATED WINDOWS

- (A) EXISTING WINDOW 2650 SH
- (B) NEW WINDOW-SEE SCHEDULE
- (F) EX.FIXED WINDOW
- (D) RELOCATED 2650 WINDOW



GREGORY R. UZDEVENES, ARCHITECT, P.A.
516 E. CERVANTES ST. PENSACOLA, FLA. 32501
850-432-9304 FAX: 433-4848 GUZD@BELLSOUTH.NET

ALTERATION TO
510 E.ZARAGOSA

DATE: 2/26/24
JOB: 0924
REVISIONS:

SHEET 4

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1266 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

319 E. Gadsden Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
New Accessory Structure at a Non-Contributing Structure

SUMMARY:

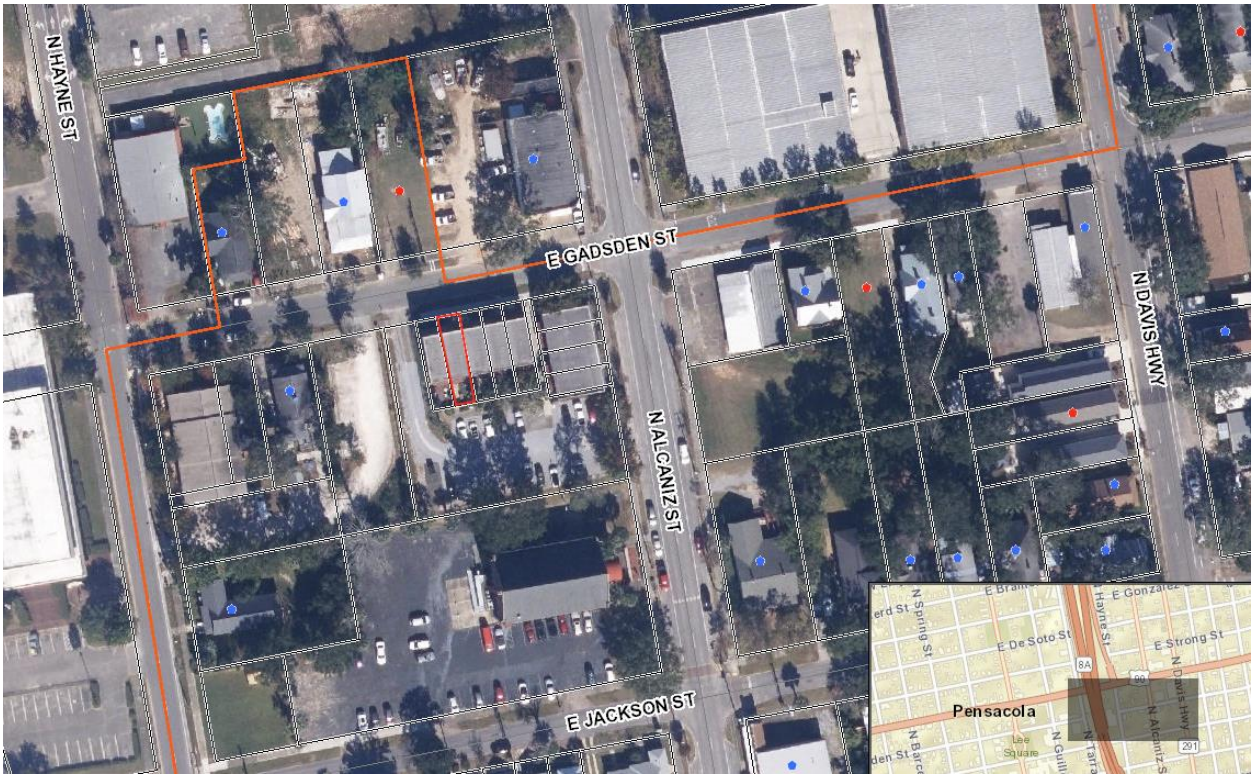
Dina Estrada is seeking final approval for a 9' x 6.5' wood pergola, 8.5' in height, that was recently constructed without a building permit or ARB approval.

Recommended Code Sections:
12-3-10(3)e.3.ii.(b) Old East Hill Preservation District; Procedure for review of plans; Decisions; Rules governing decisions.
12-3-10(3)i. OEHPD; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

319 E. Gadsden Street





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

Architectural Review Board Application
Full Board Review

Application Date: 12/23/2024

Project Address: 319 E Gadsden St

Applicant: Dina L. Estrada

Applicant's Address: 319 E Gadsden St

Email: dinalestrada@gmail.com Phone: 404-274-3890

Property Owner: Dina L. Estrada
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

Final Review

Pergola 9'x6.5'x8.5'

Side facing private parking lot

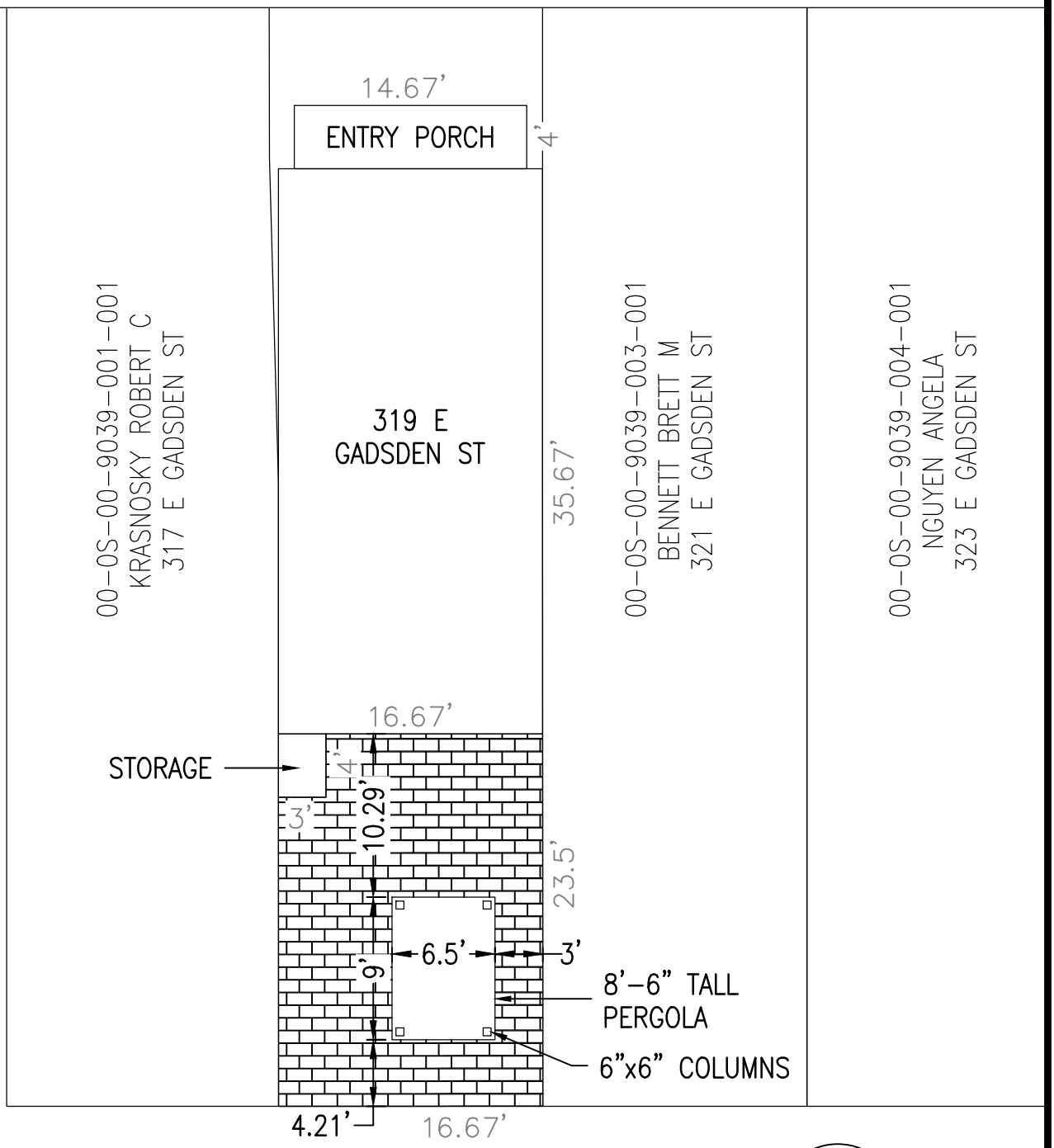
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Dina L Estrada
Applicant Signature

12/23/2024
Date

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

E GADSDEN ST
APROXIMATE 50' R/W

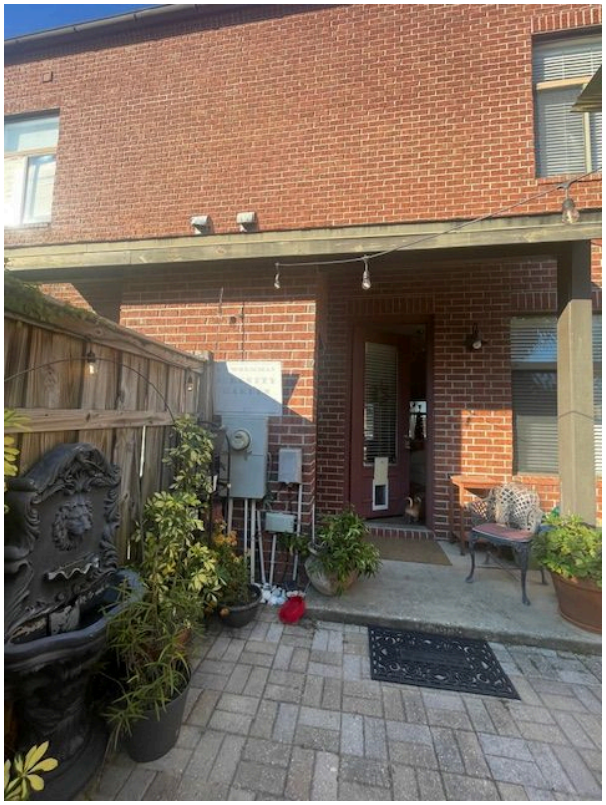


PROJECT ADDRESS:	319 E. GADSDEN STREET
	PENSACOLA, FL 32501
OWNER NAME:	DINA L. ESTRADA
BY:	DATE: 12/23/2024
SHEET:	1 OF 1

319 E Gadsden St
Pergola

Primary Structure (rear view)





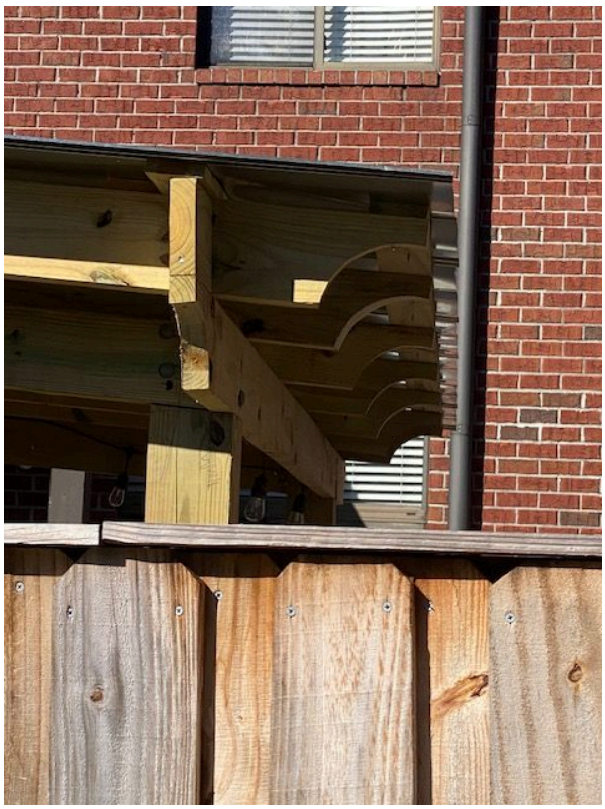


Parking lot/sidewalk view







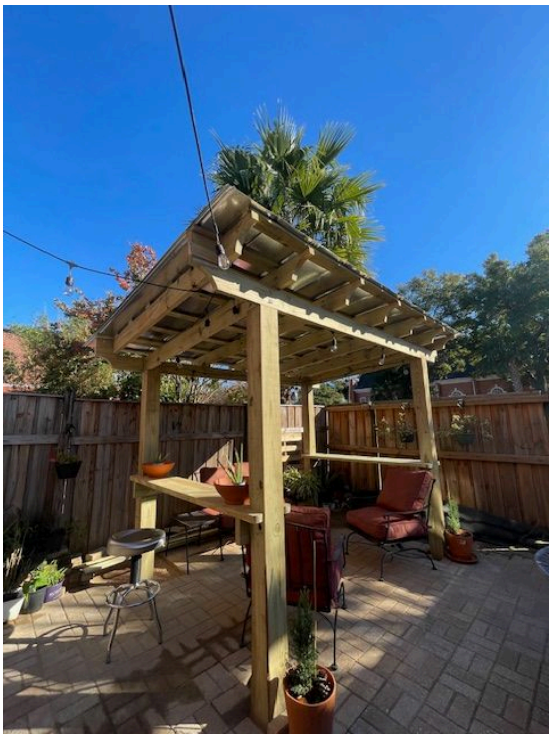


Neighbor’s view



Pergola









File #: 24-1267 Architectural Review Board 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

Nancy Fetterman is seeking final approval to enclose an existing carport to create a garage at a non-contributing structure. At the April 2024 ARB meeting, a design that maintained the shed roof with a HAAS 2000 garage door was denied without prejudice because the proposal would detract from the character of the district per Sec. 12-3-10(1)d.2.ii.a. At the June 2024 ARB meeting, a follow-up design with a gable roof and louvered option for the HAAS 2000 garage door was tabled until the July 18, 2024 meeting so that the applicant could make modifications consistent with the board's recommendations. At the July 2024 meeting, a design that included shutter attachments paired with a Super Sneaky garage door product was denied as being inconsistent with the overall consistency of the district with regard to its appearance as a garage without appropriate treatment.

The applicant is proposing to maintain the shed roof with two different door options, one being a Canyon Ridge louvered garage door with no lites and the other being a HAAS 2000 paneled insulated steel door.

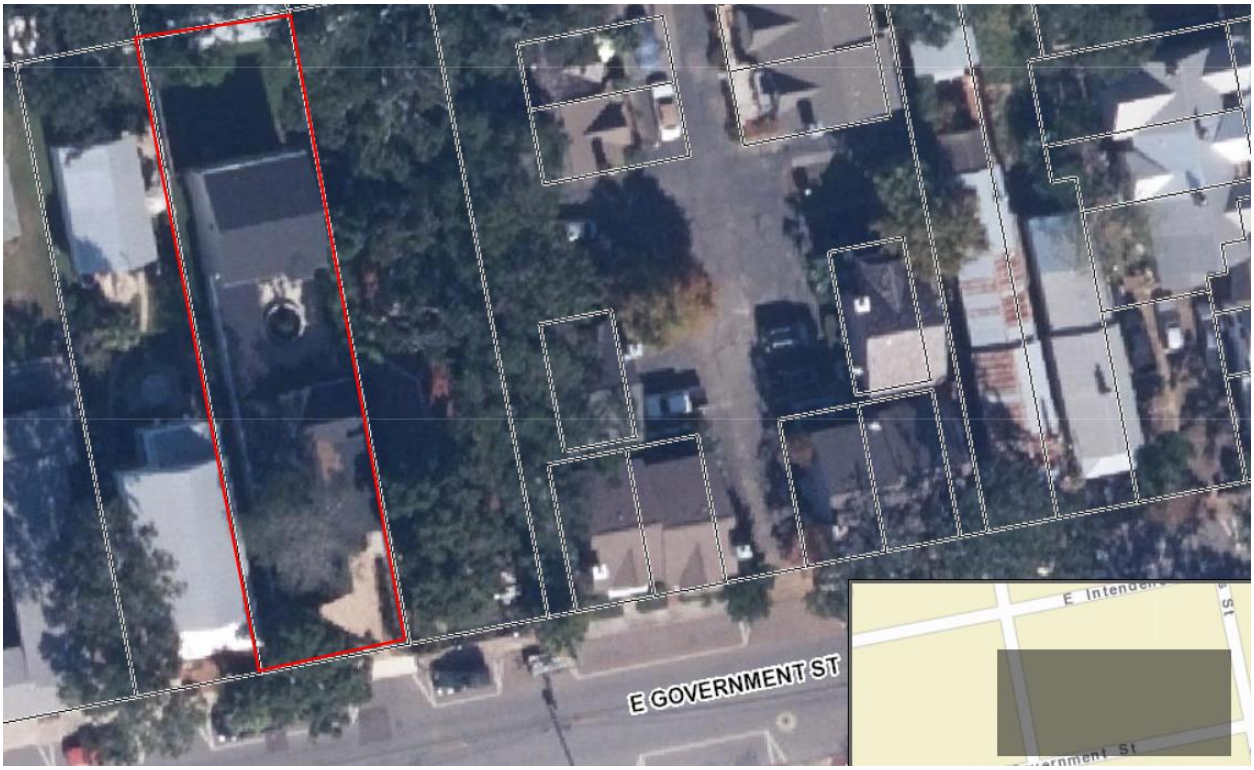
Recommended Code Sections:
12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for review; Decisions; Rules governing decisions.
12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures.

ATTACHMENTS:

1. Images
2. April 2024_Application and Materials
3. April 2024_minutes
4. June 2024_Application and Materials
5. June 2024_minutes
6. July 2024_Application and Materials
7. July 2024_minutes

8. January 2025_Application and Materials

514 E. Government Street





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

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

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

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

Please find attached all relevant documentation for your review.

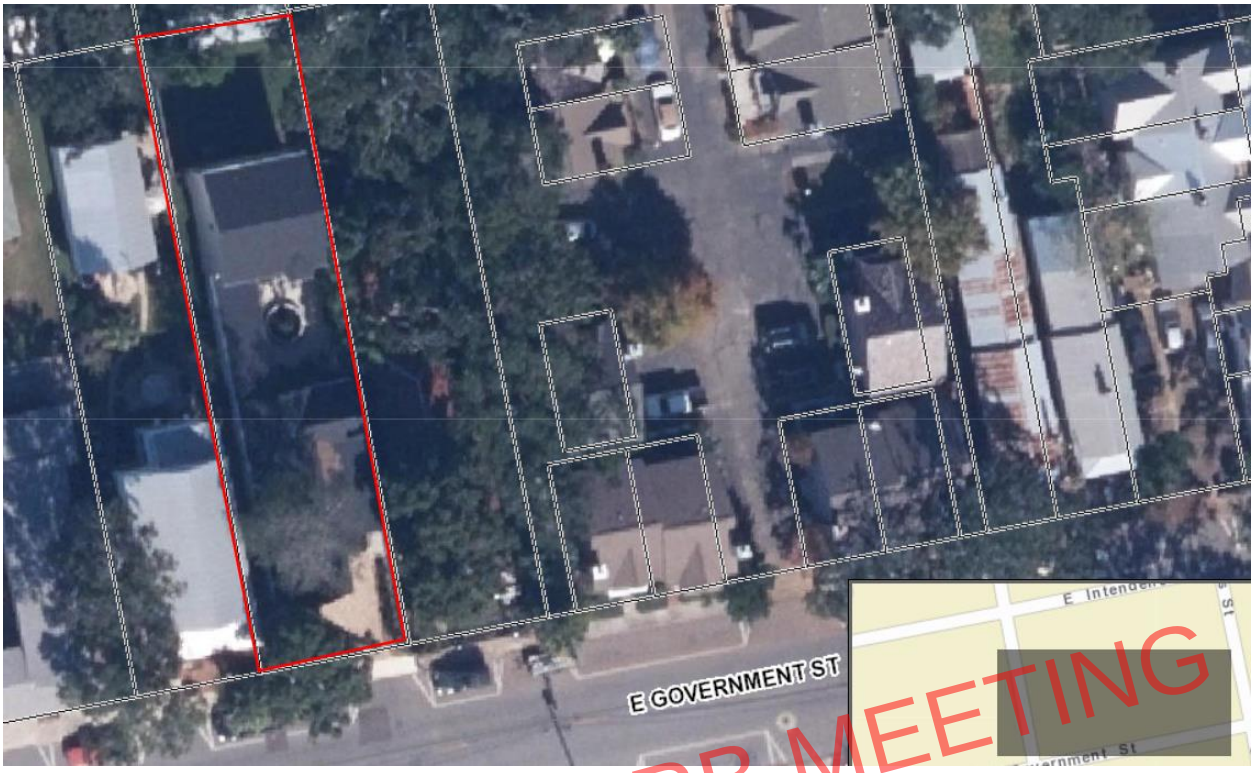
RECOMMENDED CODE SECTIONS
Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for Review; Decisions; Rules governing decisions.
Sec. 12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures.

APRIL 2024 ARB MEETING

ATTACHMENTS:

1. Images
2. Application and Materials

514 E. Government Street





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

Architectural Review Board Application
Full Board Review

Application Date: 15 MARCH

Project Address: 514 E. GOVERNMENT

Applicant: NANCY FETTERMAN (GREG WOFFORD, AGENT)

Applicant's Address: 514 E. GOVERNMENT

Email: gwzd@bellsouth.net Phone: 2323810

Property Owner: NANCY FETTERMAN

(If different from Applicant)

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

Application is hereby made for the project as described herein:

☒ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

APRIL 2024 ARB MEETING

FINAL REVIEW

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

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

Applicant Signature

15 MARCH 24
Date

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

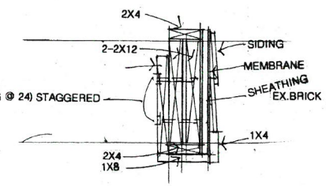
1

APPLICABLE CODES
FBC 2023–RESIDENTIAL

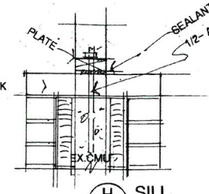
CODE CRITERIA
OCCUPANCY–R3
TYPE VB

PRODUCT APPROVALS

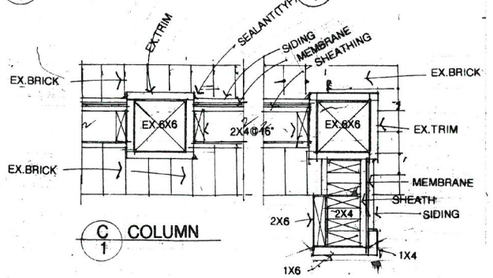
ITEM	MANUFACTURER	FPA
SIDING	JAMES HARDIE	FL–10477.1
OH DOOR	HAAS DOOR	
CONNECTORS	SIMPSON	



J/1 GARAGE HEADER



H/1 SILL



C/1 COLUMN

D/1 COLUMN

MATERIAL SPECS

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

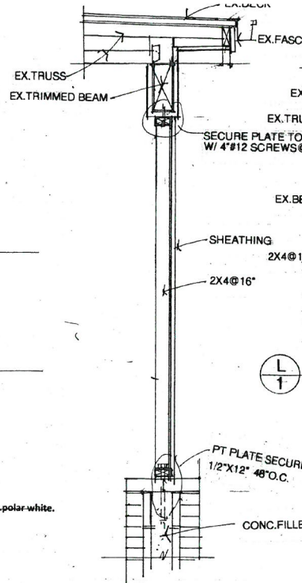
B. CARPENTRY
ROUGH
1. Base Plates- #2 SYP Treated
2. Studs/plates-Lodge Pole Pine
3. Wall sheathing- ½"CDX
4. Membrane-Tyvek or equal
5. Fasteners-galvanized
Sheathing: #8 ring shank
4"o.c edges/8"o.c./ field.
6. Connectors-Simpson as indicated.

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

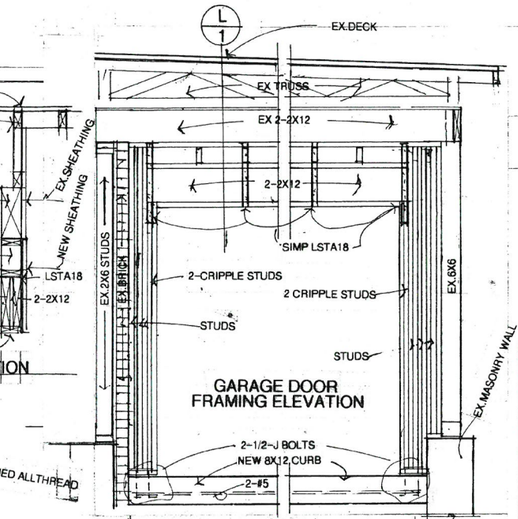
C. PAINTING
1. Exterior Siding/trim-2 coats acrylic Latex to match existing siding/trim.
2. Interior- 2 coats flat latex

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

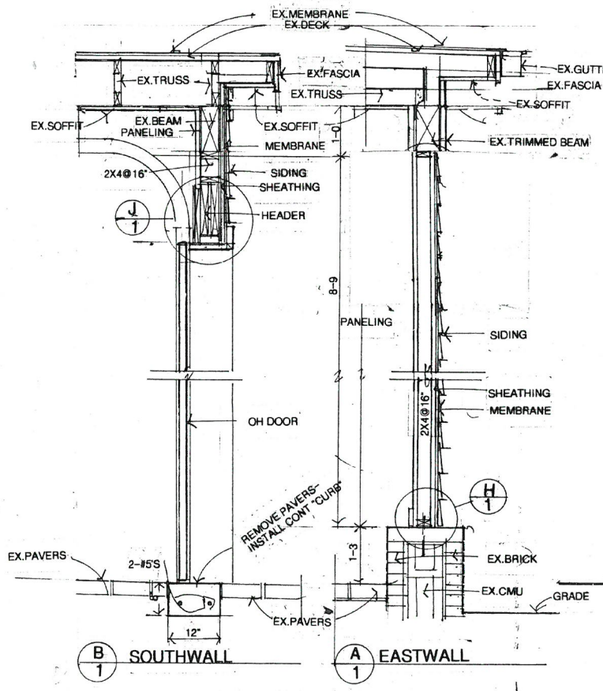
DETAILS
1 1/2":1'–0"



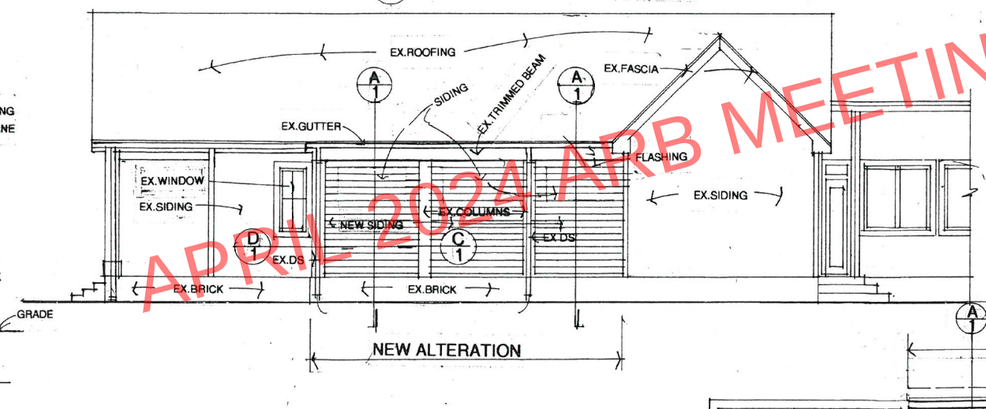
K/1 FRAMING SECTION

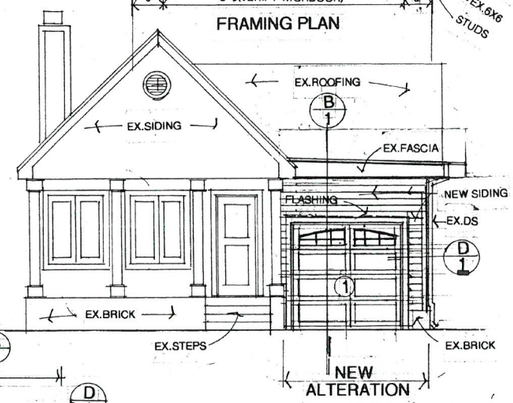


L/1 SECTION

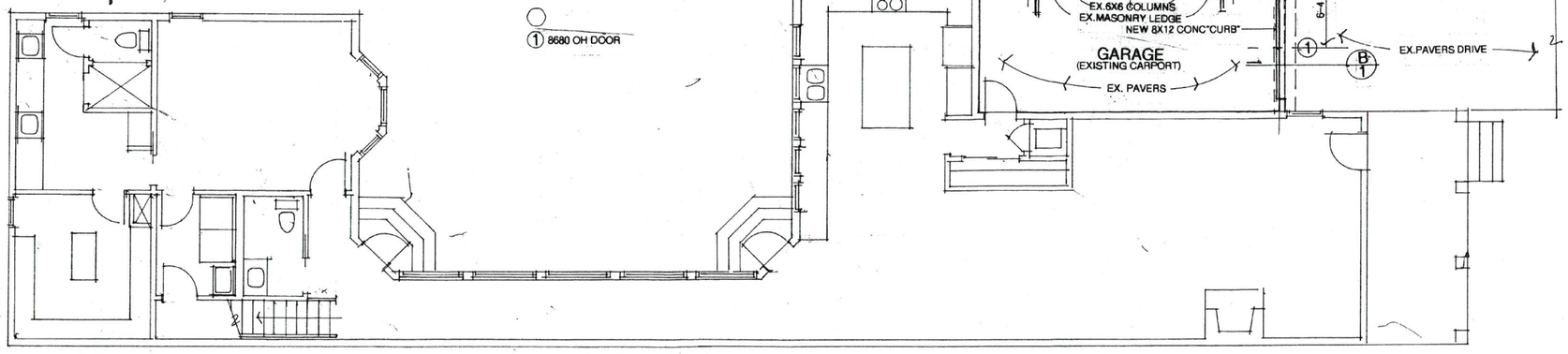


SECTIONS
3/4":1'–0"





ELEVATIONS
3/16":1'–0"



PLAN
3/16":1'–0"

APRIL 2024 ARB MEETING

CERTIFIED TO CONFORM TO FBC 2023 CHAPTER 16 LOADING CRITERIA

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

ALTERATIONS TO THE
FETTERMAN RESIDENCE
514 E.GOVERNMENT STREET

DATE: 6MARCH24
JOB: 2403
REVISIONS:

1
SHEET



APRIL 2024 ARB MEETING




APRIL 2024 ARB MEETING



APRIL 2024 ARB MEETING

Haas Door
A Nofziger Company

Residential Product Line

2000 series

Color Options

Wood Grain

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

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

Uni-Directional Graywood

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

Solid

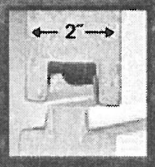
Polar White
Almond
Sandstone
Bronze
Brown
Gray
Charcoal
Carbon Black**

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

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

FEATURES

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



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

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

Haas Door
A Nofziger Company

MIAMI-DADE COUNTY APPROVED

Florida/Non-Florida
Wind Load
Impact/Non-Impact

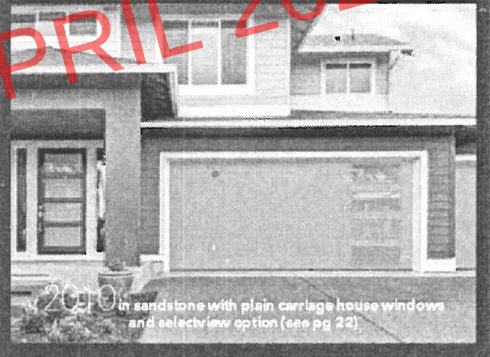
Texas/Non-Texas
Wind Load
Impact/Non-Impact

LIMITED LIFETIME WARRANTY

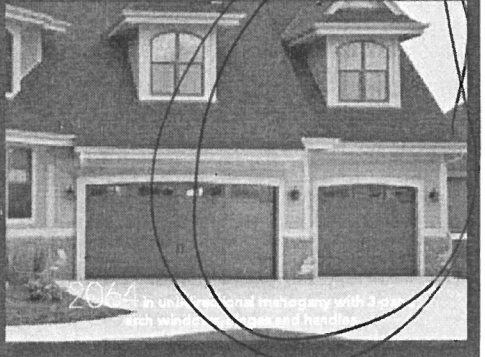
2063 in uni-directional graywood with plain carriage house windows

APRIL 2024 ARB MEETING

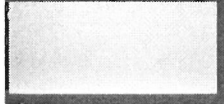

2067 in bi-directional english oak with 6-pane carriage house windows


2070 in sandstone with plain carriage house windows and selectview option (see pg 22)

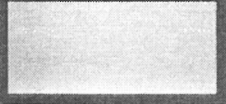

2073 in polar white with prairie windows


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

Panel Options



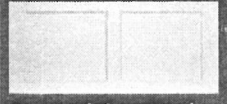
Flush
Model 2010
All colors except Bi-Directional wood grains
Carriage Windows p24 & 25
Ranch Windows p24 & 26
TL Windows p26
Standard Windows p24 & 27



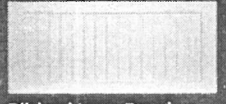
V-Groove
Model 2012
All colors except Bi-Directional wood grains
TL Windows p26



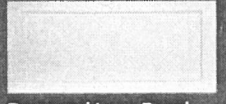
Ribbed Short Panel
Model 2060
Carriage Windows p24 & 25
Model 2072
Ranch Windows p24 & 26
Model 2082
Standard Windows p24 & 27



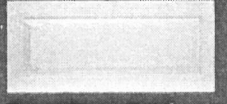
Recessed Short Panel
Model 2061
Carriage Windows p24 & 25
Model 2071
Ranch Windows p24 & 26
Model 2081
Standard Windows p24 & 27



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



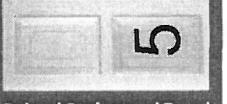
Recessed Long Panel
Model 2063
(Not available in 24" sections)
Carriage Windows p24 & 25
Model 2073
(Not available in 24" sections)
Ranch Windows p24 & 26



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

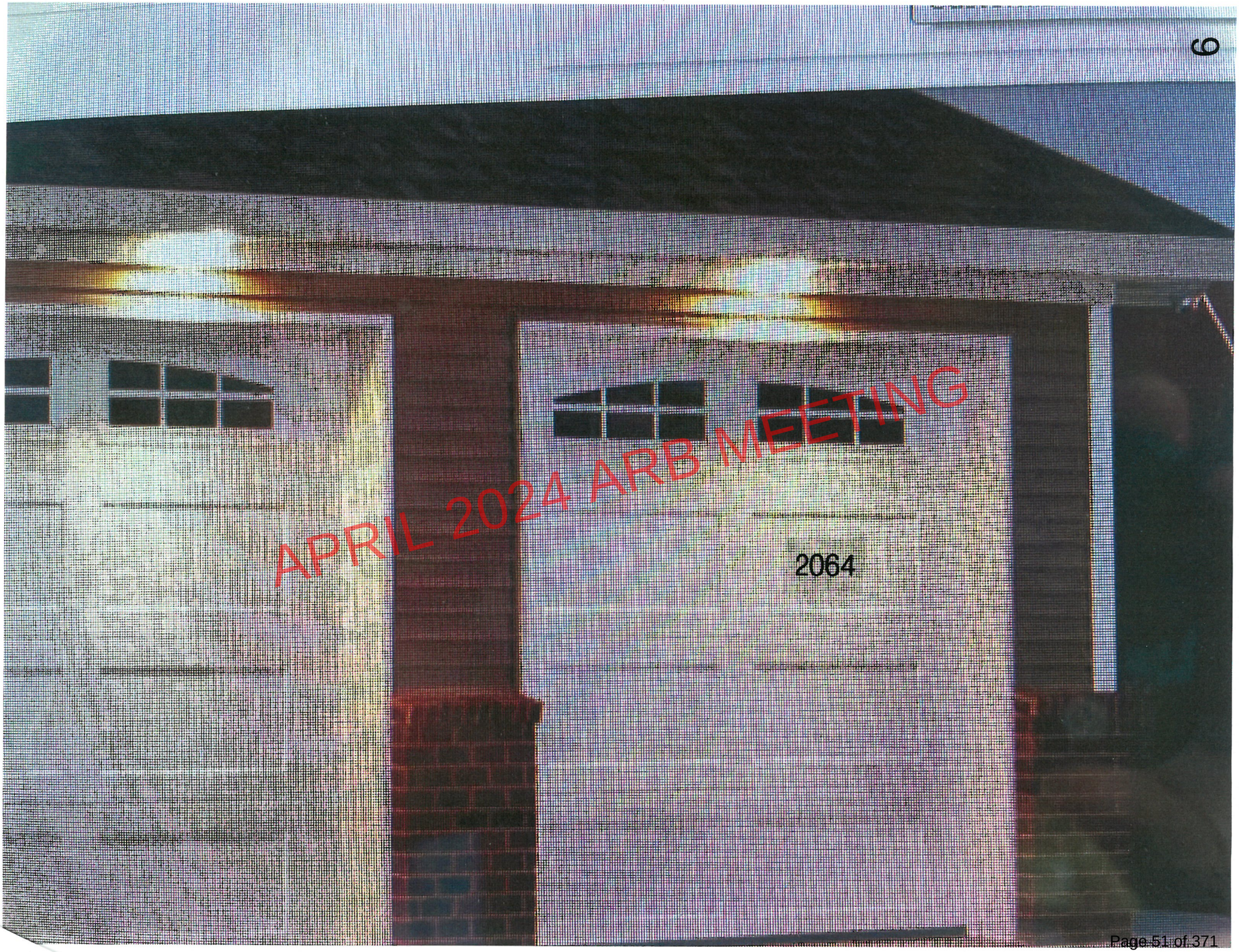


Raised Standard Panel
Model 2080
Standard Windows p24 & 27
Model 2068◊
Carriage Windows p24 & 25
Model 2078◊
Ranch Windows p24 & 26



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

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

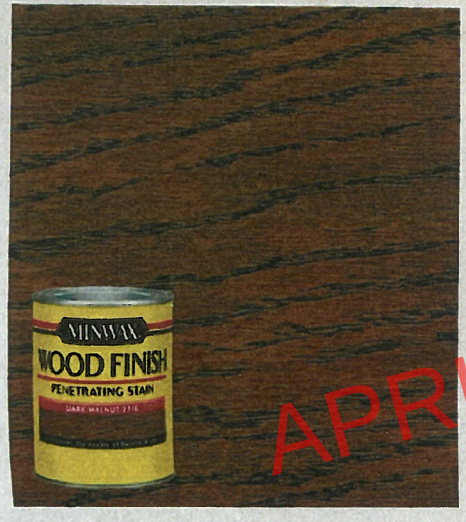


APRIL 2024 ARB MEETING

Color Pallet

Trim, Porch Ceiling & Columns

SW 7006
Extra White



Front Door

Lap Siding

SW 2833 ROYCROFT VELLUM

APRIL 2024 ARB MEETING

Colors Picked
from Sherwin Williams
Historical Colors

ORIGINAL COLORS APPROVED FOR RESIDENCE

City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

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

CALL TO ORDER / QUORUM

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

Members Absent: Anna Fogarty

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

APPROVAL OF MINUTES

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

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

OPEN FORUM

NEW BUSINESS

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

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

series garage door.

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

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

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

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

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

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

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

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

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

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

Architectural Review Board Application
Full Board Review

Application Date: 5/24

Project Address: 514 E. GOVERNMENT

Applicant: NANCY FETTERMAN (GREG UZOFUENES, AGENT)

Applicant's Address: 514 E. GOVERNMENT

Email: gluzd@bellsouth.net Phone: 2323810

Property Owner: NANCY FETTERMAN

(If different from Applicant)

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

Application is hereby made for the project as described herein:

☒ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

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FINAL REVIEW

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

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

Applicant Signature

Date

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

1

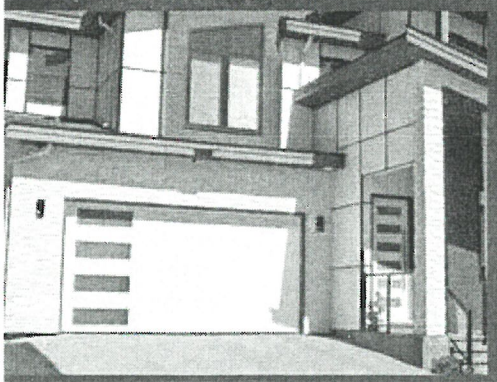


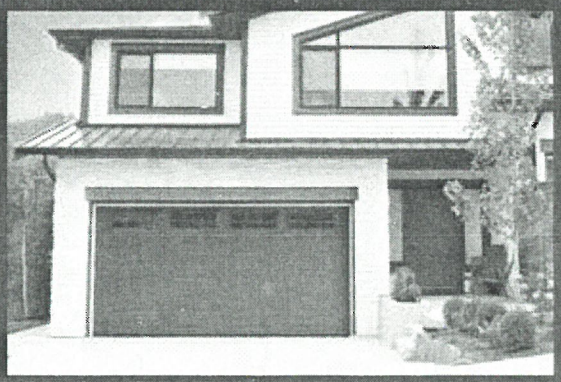
JUNE 2024 ARB MEETING - TABLED




JUNE 2024 ARB MEETING - TABLED

JUNE 2024 ARB MEETING - TABLED







Haas Door
A Nofziger Company

Residential Product Line

2000 series

Color Options

Wood Grain

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

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

Uni-Directional Graywood

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

Solid

Polar White | Almond | Sandstone | Bronze

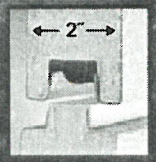
Brown | Gray | Charcoal | Carbon Black**

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

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

FEATURES

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



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

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

Haas Door — A Nothnger Company

MIAMI-DADE COUNTY APPROVED

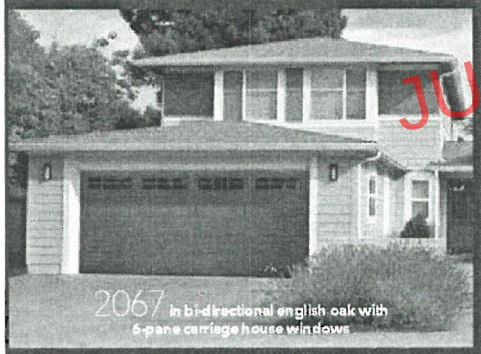
Florida/Non-Florida **Wind Load** Impact/Non-Impact

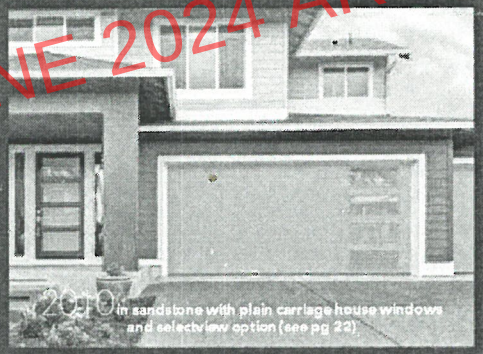
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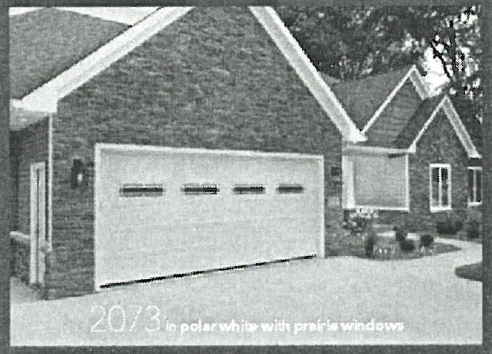
LIMITED LIFETIME WARRANTY

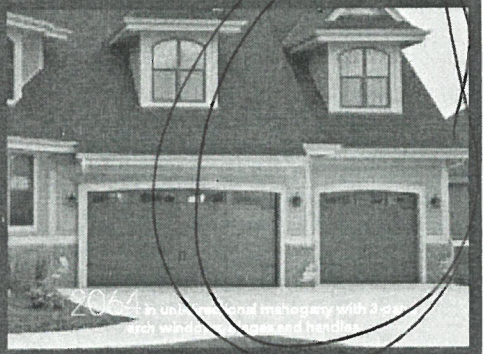
2063 in uni-directional graywood with plain carriage house windows

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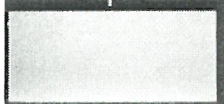

2067 in bi-directional english oak with 6-pane carriage house windows


2090 in sandstone with plain carriage house windows and selectview option (see pg 22)

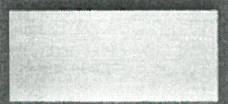

2073 in polar white with prairie windows


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

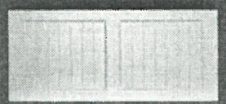
Panel Options



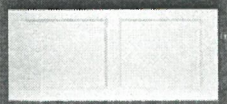
Flush
Model 2010
All colors except Bi-Directional wood grains
Carriage Windows p24 & 25
Ranch Windows p24 & 26
TL Windows p26
Standard Windows p24 & 27



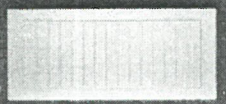
V-Groove
Model 2012
All colors except Bi-Directional wood grains
TL Windows p26



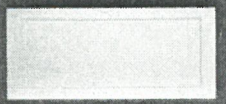
Ribbed Short Panel
Model 2060
Carriage Windows p24 & 25
Model 2072
Ranch Windows p24 & 26
Model 2082
Standard Windows p24 & 27



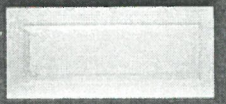
Recessed Short Panel
Model 2061
Carriage Windows p24 & 25
Model 2071
Ranch Windows p24 & 26
Model 2081
Standard Windows p24 & 27



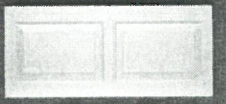
Ribbed Long Panel
Model 2064
Carriage Windows p24 & 25
Model 2074
Ranch Windows p24 & 26



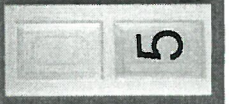
Recessed Long Panel
Model 2063
(Not available in 24" sections)
Carriage Windows p24 & 25
Model 2073
(Not available in 24" sections)
Ranch Windows p24 & 26



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



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



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

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

Insulated Steel

INSULATED STEEL 2000 SERIES

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

SPECS

- 2" Thick with Full Thermal Break
- 0.094 Tested U-Factor
- Environmentally Compliant Polyurethane Insulation
- 26 Gauge Galvanized Steel
- Air Infiltration Joint Seal
- Available with Wind Load and Impact Options
- 19 Color Options
- 9 Panel Options
- 15 Residential Models
- 36 Window Options
- Available with Decorative Glass
- Available with SelectView Options
- Industry Leading Warranty
- Lifetime Rust-Through & Delamination
- 10-Year Finish
- 6-Year Hardware
- 3-Year Spring

* WHITE

JUNE 2024 ARB MEETING - TABLED

CREATE YOUR DOOR

LEARN MORE

Tested U-Factor validated by DASMA Thermal Performance Verification Program

2000 SERIES MODELS

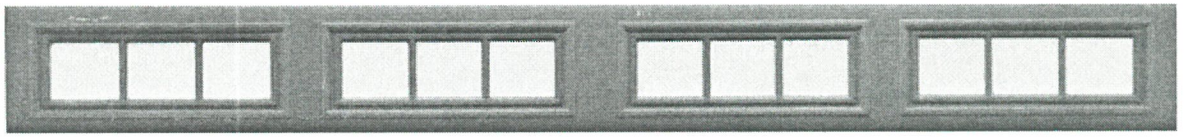
DOOR A

5A

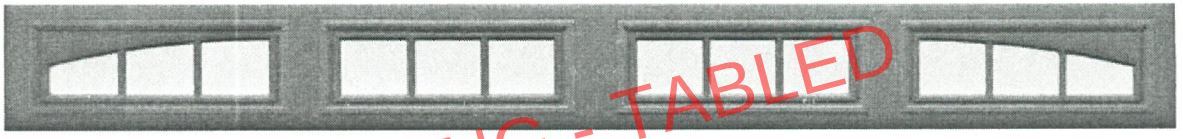
Prairieview

GLASS OPTIONS (more info)

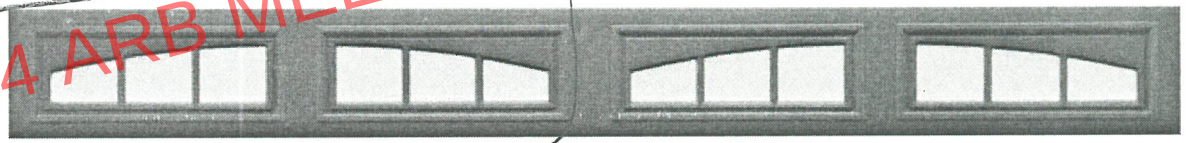
3/4" Insulated - Clear/Clear, Light Gray/Clear, Dark Gray/Clear, Bronze/Clear, Clear/Frosted, Light Gray/Frosted, Dark Gray/Frosted, Bronze/Frosted, Clear/Low-E, Clear/Solar Ban, Dark Gray/Dark Gray



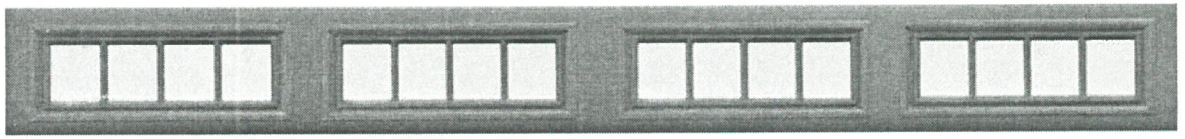
3-Pane



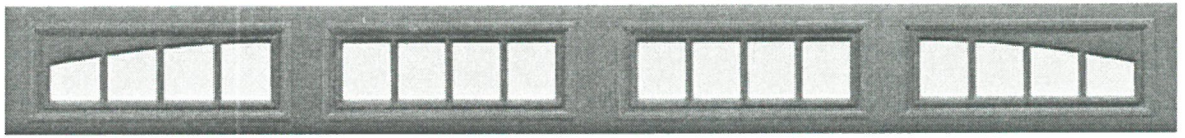
3-Pane Single Arch



3-Pane Double Arch



4-Pane



4-Pane Single Arch

GLASS 2064

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DOOR A

5B

2064/2074 Window Options

Window Options: 2064

BACK TO PRODUCT PAGE

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PANEL



Ribbed Long Panel - MODEL 2064

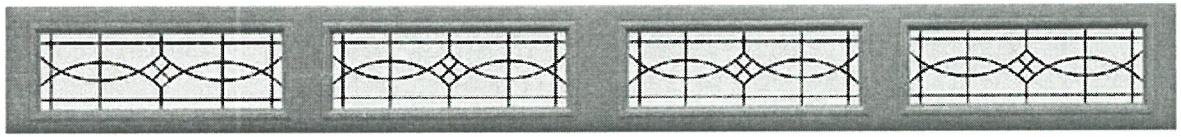
x2064

SelectView Options Available

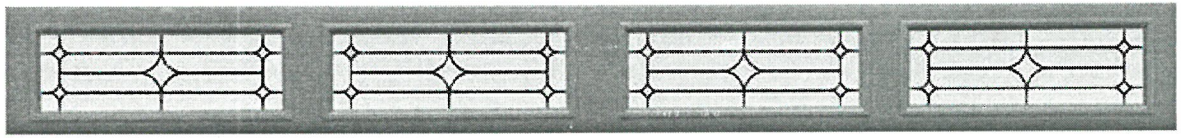
CARRIAGE HOUSE SERIES WINDOWS

DECORATIVE GLASS OPTIONS (more info)

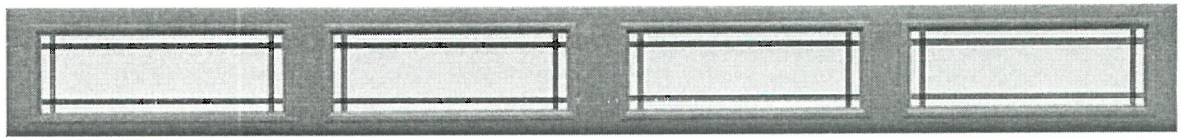
3/4" Insulated - Clear/Clear, Clear/Frosted



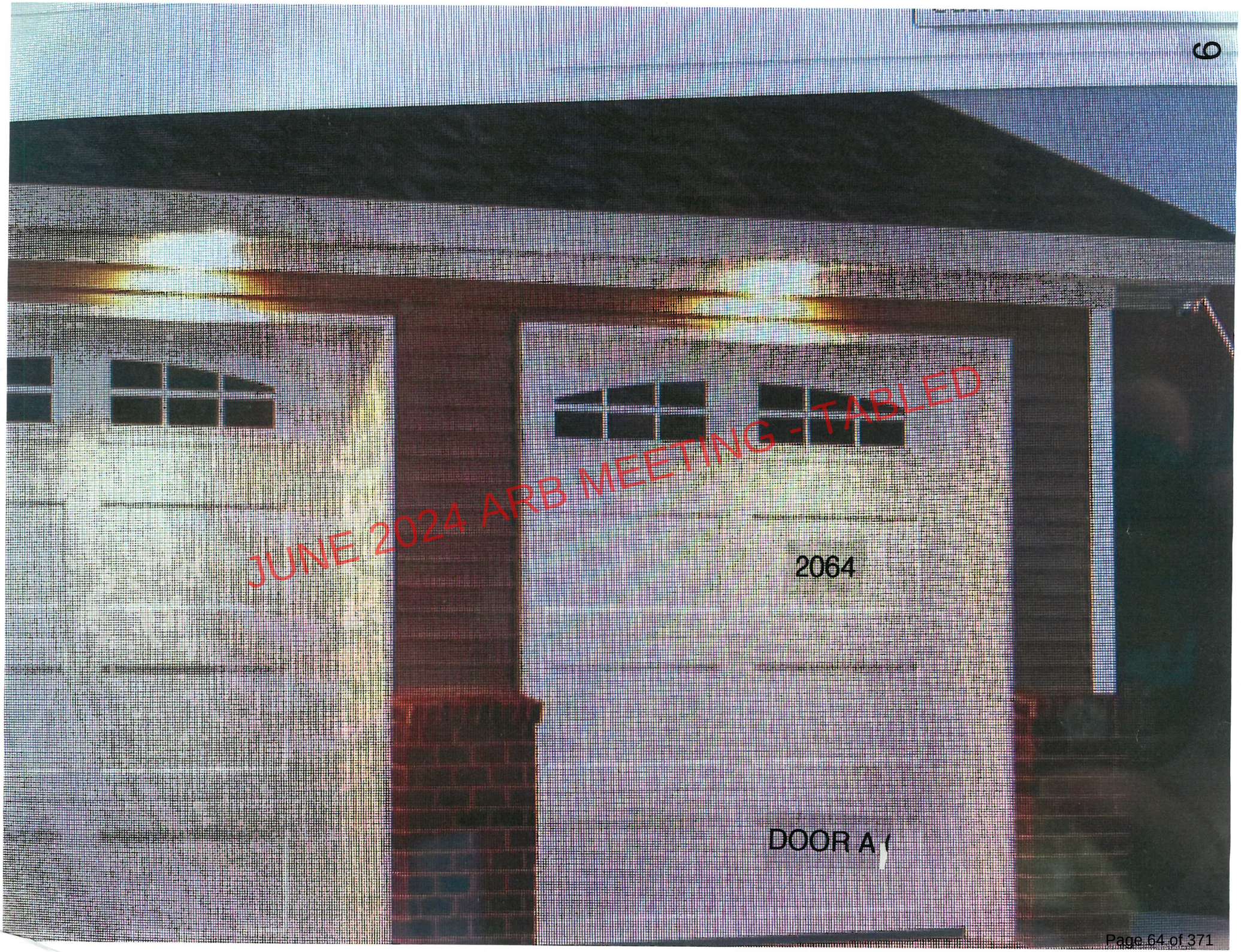
Modern Craft



Emerald



DOOR A


JUNE 2024 ARB MEETING - TABLED
2064
DOOR A



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

CANYON RIDGE®

LOUVER

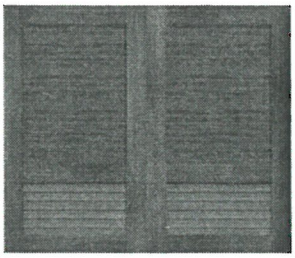
JUNE 2024 ARB MEETING - TABLED

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

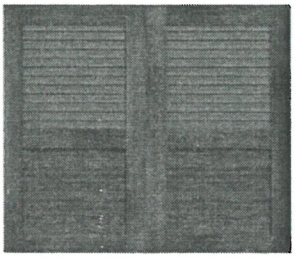
DOOR B

LOUVER GARAGE DOORS

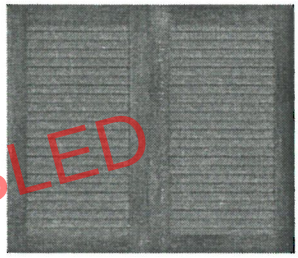
- Faux-wood doors with Intellicore® polyurethane insulation. 18.4–20.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 28 for specialty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



Design 41



Design 46

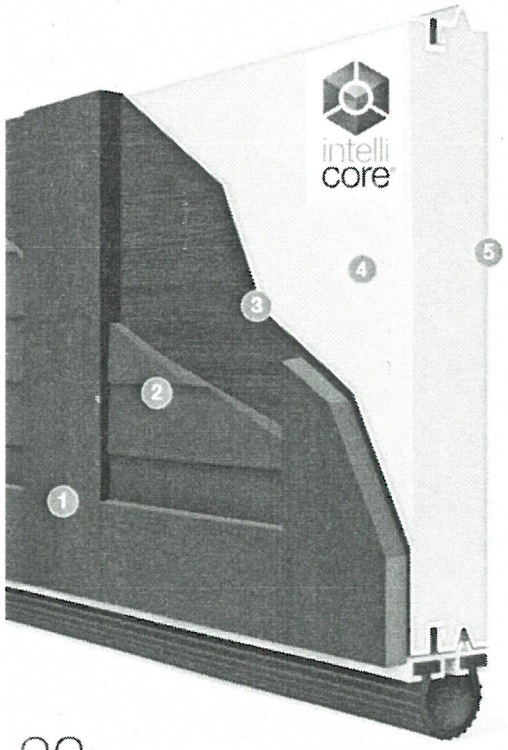


Design 54

DOOR B

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

JUNE 2024 ARB MEETING - TABLED



5 LAYER CONSTRUCTION

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

2" POLYURETHANE INSULATION

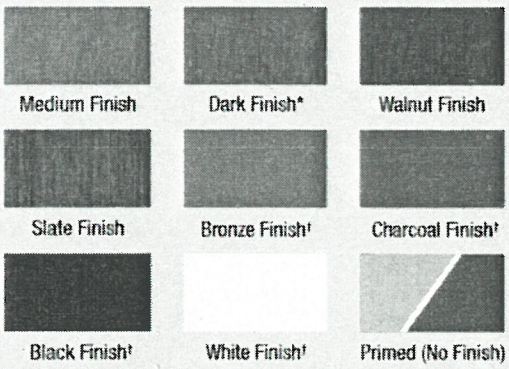
COMPOSITE OVERLAY DELAMINATION LIMITED 5 YR WARRANTY

R-VALUE UP TO 20.4

HARDWARE LIMITED 5 YR WARRANTY

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

COLORS



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

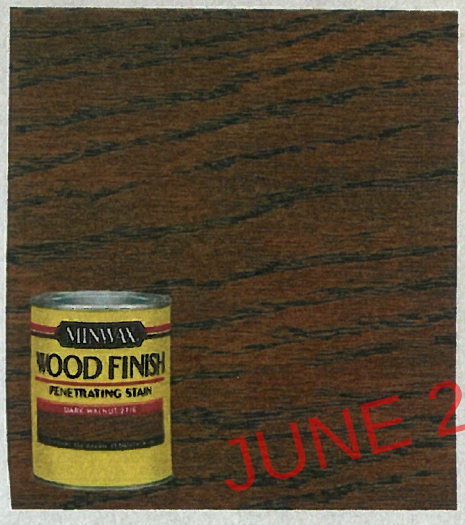
COLOR BLAST®

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

Color Pallet

Trim, Porch Ceiling & Columns

SW 7006
Extra White



Front Door

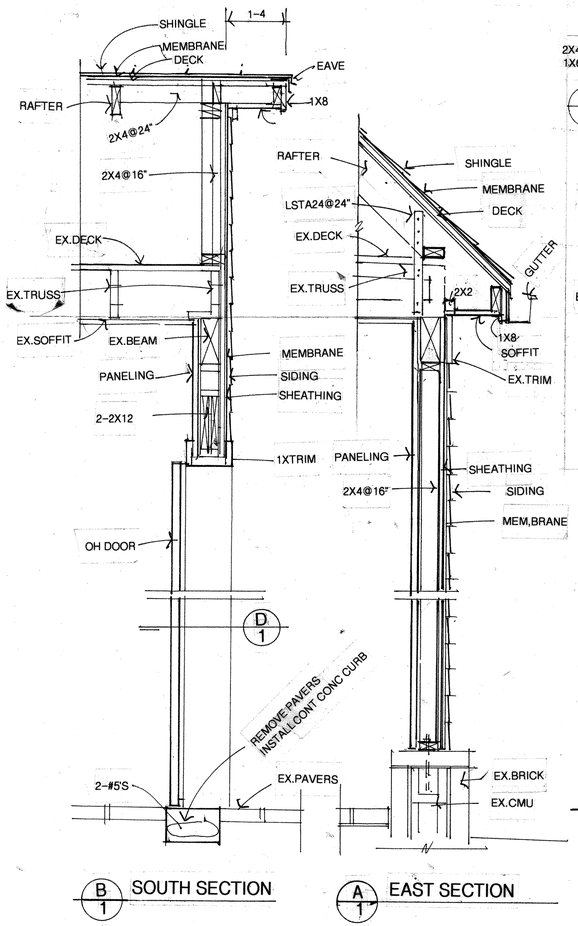
Lap Siding

SW 2833 ROYCROFT VELLUM

JUNE 2024 ARB MEETING - TABLED

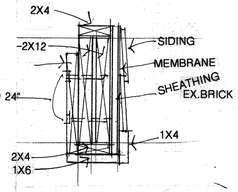
Colors Picked
from Sherwin Williams
Historical Colors

ORIGINAL COLORS APPROVED FOR RESIDENCE

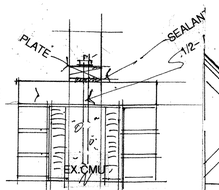


B 1 SOUTH SECTION

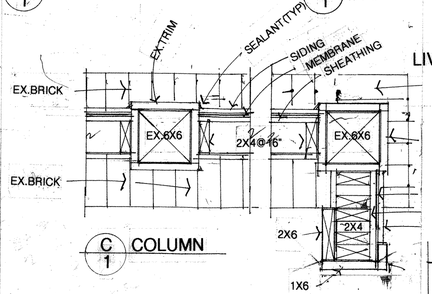
A 1 EAST SECTION



J 1 GARAGE HEADER

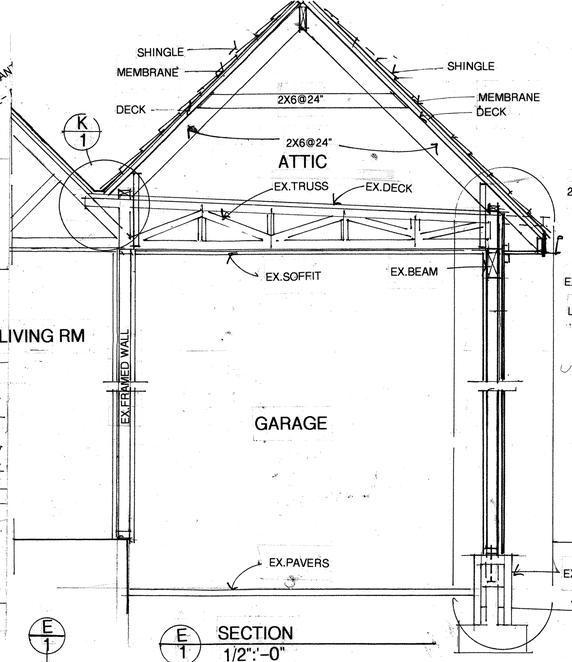


H 1 SILL



C 1 COLUMN

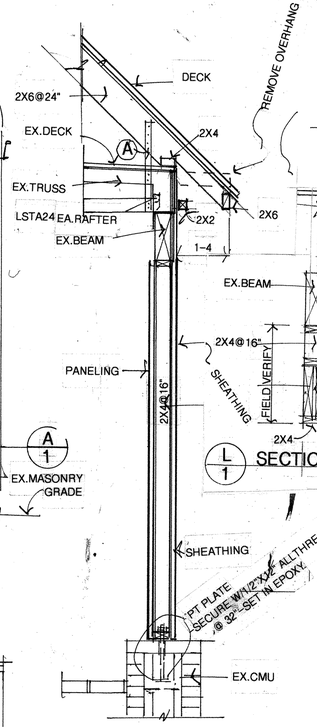
D 1 COLUMN



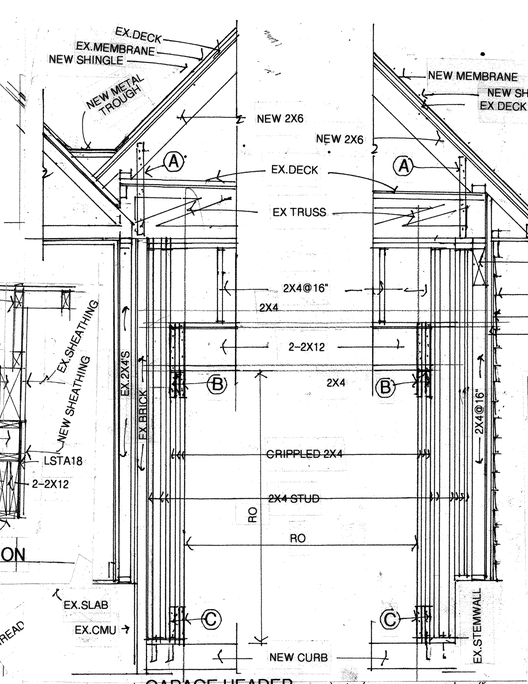
K 1

A 1

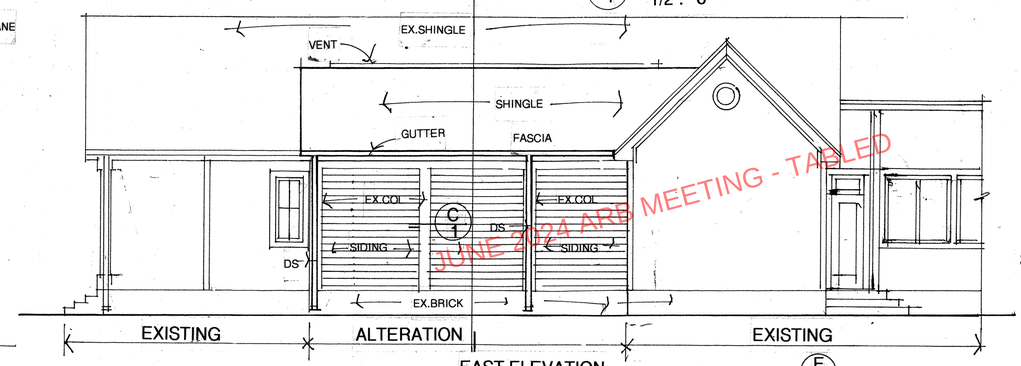
E 1 SECTION 1/2":'-0"



L 1 SECTION



GARAGE HEADER



E 1

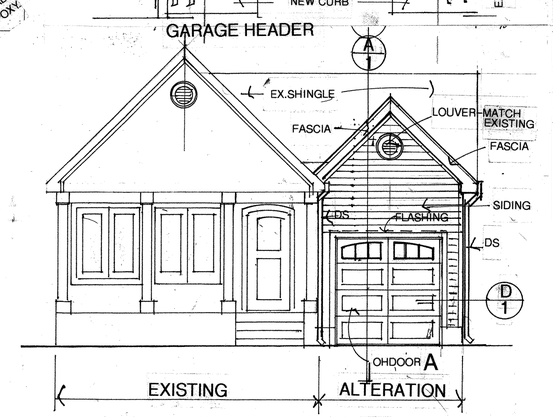
EXISTING ALTERATION EXISTING

EAST ELEVATION

F 1 FRAMING SECTION 3/4":1'-0"

SIMPSON CONNECTORS

A LSTA18 EA RAFTER
B LSTA24
C SP6



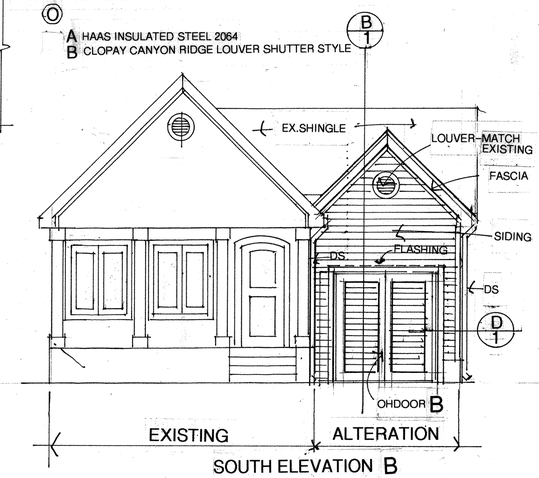
A 1

SOUTH ELEVATION A

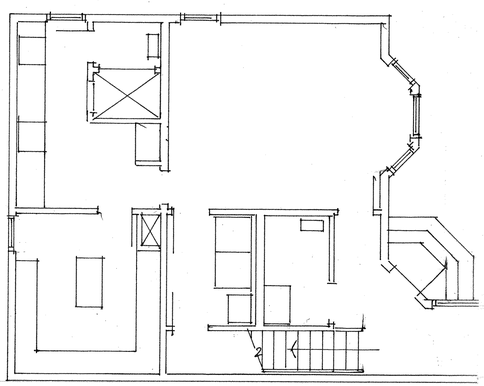
ELEVATIONS
3/16":1'-0"

OVERHEAD DOORS

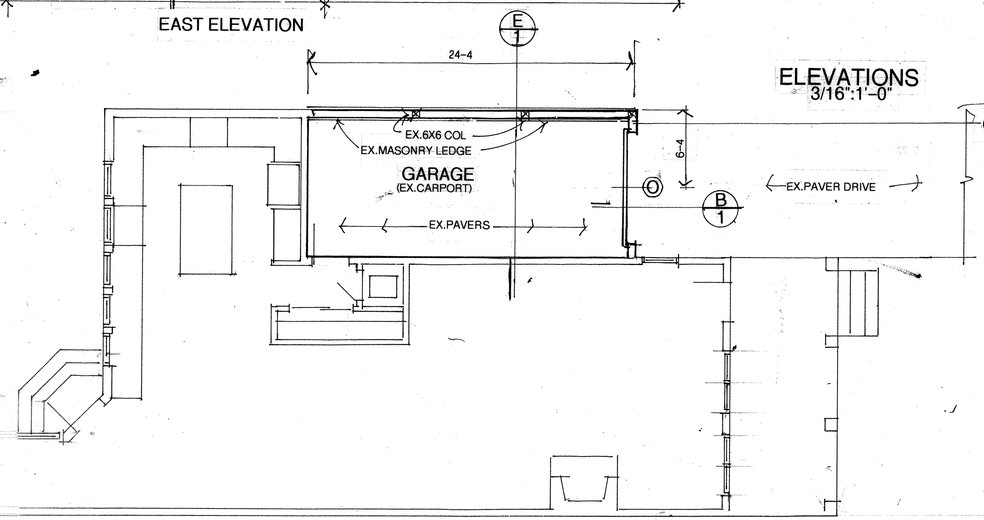
A HAAS INSULATED STEEL 2064
B CLOPAY CANYON RIDGE LOUVER SHUTTER STYLE



SOUTH ELEVATION B



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



PLAN
3/16":1'-0"

MATERIAL SPECS

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

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

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

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

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

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

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

FL REG 6869

ALTERATIONS TO THE
TITTERMAN RESIDENCE
514 E.GOVERNMENT STREET

DATE:
JOB:
REVISIONS:

1 SHEET

May 13, 2024

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

Dear Members,

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

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

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

JUNE 2024 ARB MEETING - TABLED

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

Sincerely,

Nancy Austin Fetterman

850.293.2777

CC to Greg Uzdevenes

City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

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

CALL TO ORDER / QUORUM

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

APPROVAL OF MINUTES

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

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

OPEN FORUM

NEW BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

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

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

JULY 2024 ARB MEETING

ATTACHMENTS:

1. Images
2. April 2024 Meeting Minutes
3. April 2024 ARB Meeting_Application and Materials
4. June 2024 Meeting Minutes
5. June 2024 ARB Meeting_Application and Materials
6. July 2024 ARB Meeting_Supplemental Information
7. E. Gov. & Zarragossa_Garage Door Photographs

MATERIALS SPECS

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

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

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

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

D. OVERHEAD DOOR
1. Super Sneaky Flushmount Garage Door

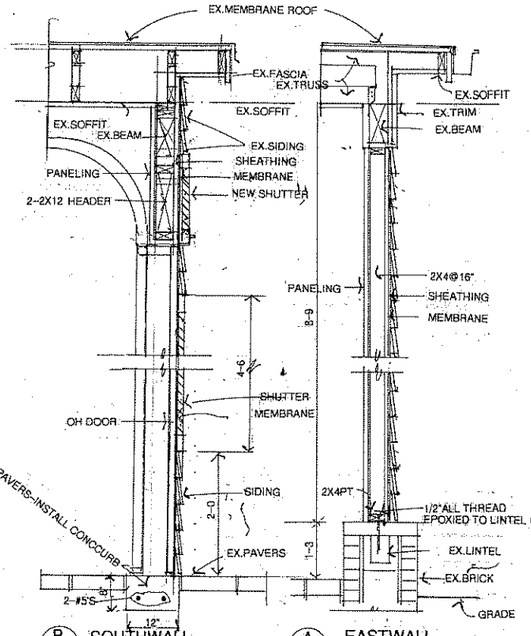
E. ELECTRIC
1. No new electrical work

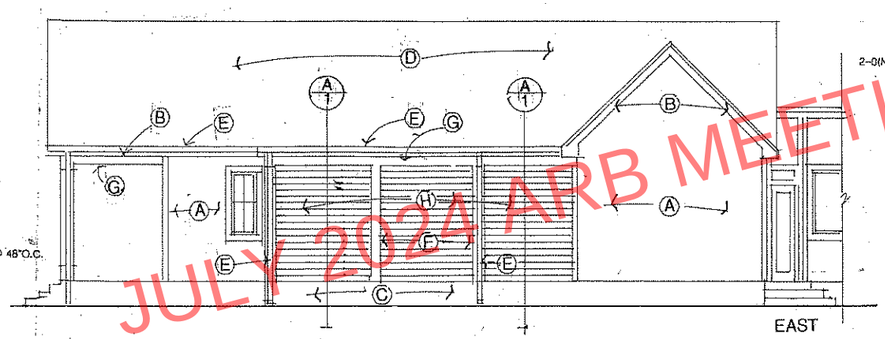
APPLICABLE CODES
FBC RESIDENTIAL-2023

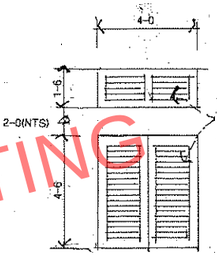
CODE CRITERIA
OCCUPANCY R-3
TYPE VB

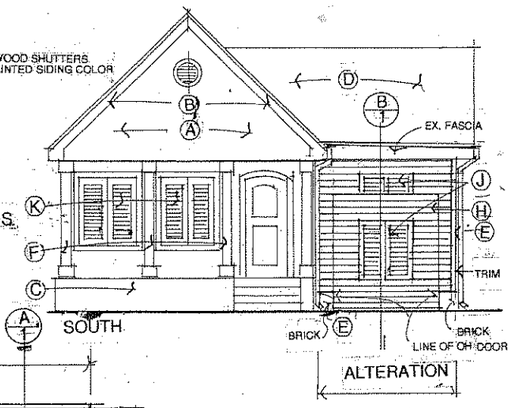
PRODUCT APPROVALS

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

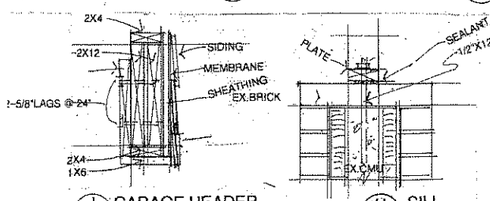


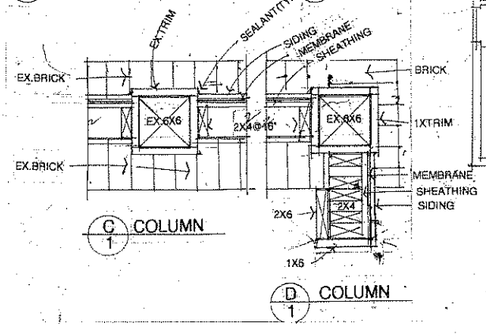




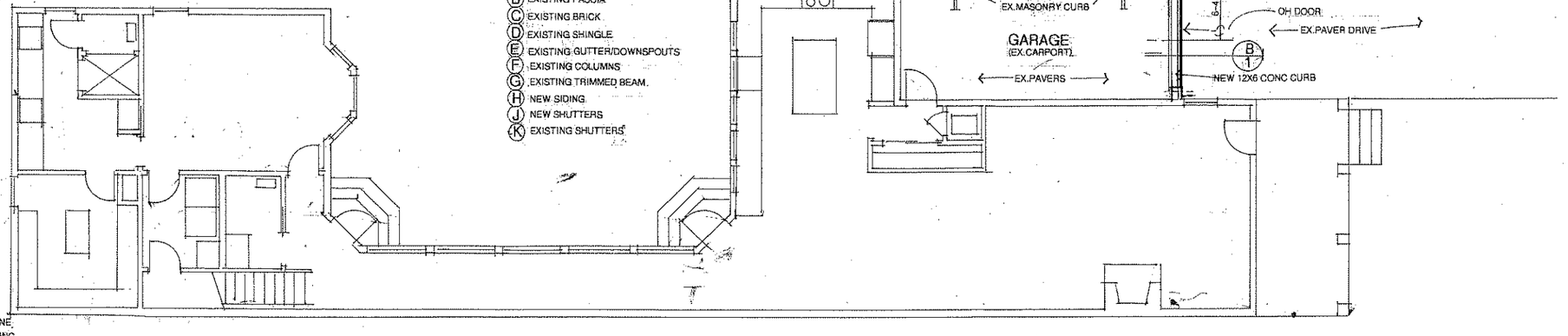


ELEVATIONS
3/16";1'-0"





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



PLAN
3/16";1'-0"

CERTIFIED TO CONFORM TO FBC 2023,CHAPTER 16 LOADING CRITERIA

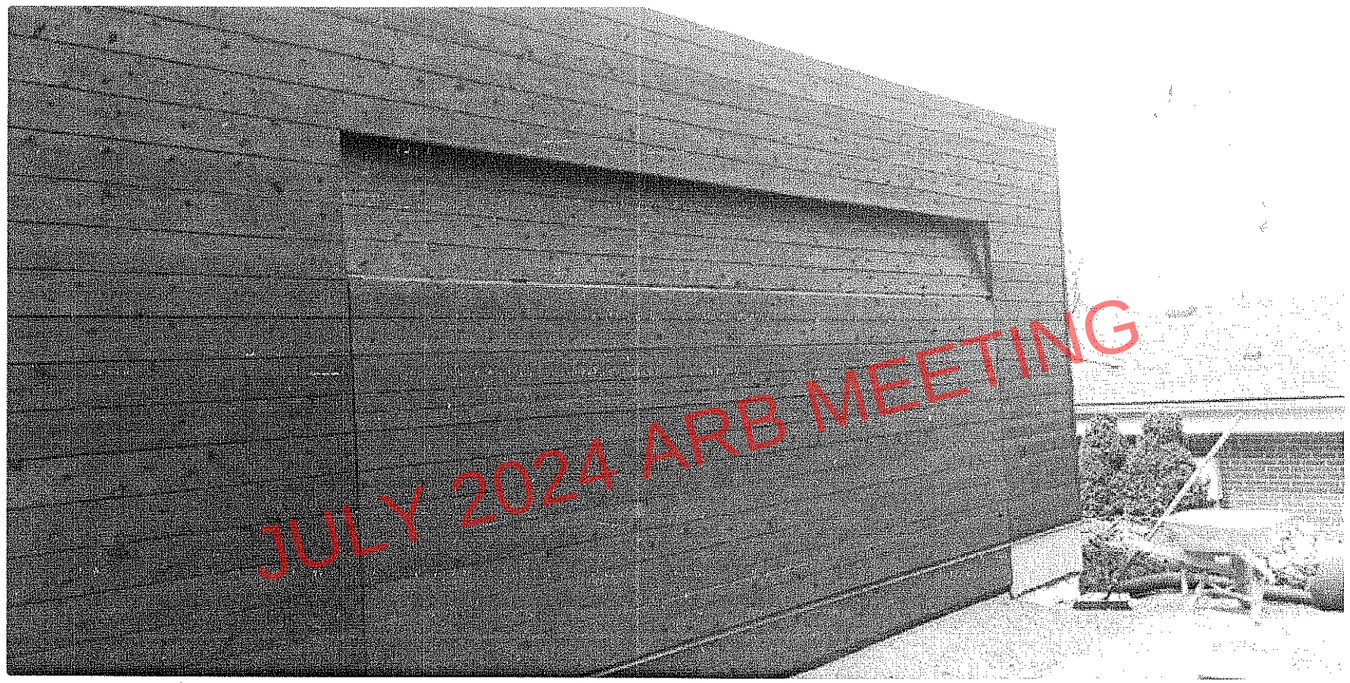
JULY 2024 ARB MEETING

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

ALTERATIONS TO
514 E.GOVERNMENT

DATE: 9JULY24
JOB: 1224
REVISIONS:

SHEET 1



JULY 2024 ARB MEETING

Super Sneaky Flushmount Garage Doors

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

Privacy - Terms

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

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

JULY 2024 ARB MEETING

Flushmount Garage Doors

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

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

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

Privacy - Terms

Board Member Mead made a motion to approve. Board Member Fogarty seconded the motion and it carried 4-0.

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

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

Greg Uzdevenes presented to the board and shared that he tried to incorporate feedback from the previous meeting. Chair Salter noted that the intent of the ordinance is to preserve the architectural character of the district, which predates automobiles. Introducing a garage element is detrimental to the district and a front-facing garage in the historic district is not appropriate. Board Member Mead noted he did not understand the transom shutter. Mr. Uzdevenes noted it was a suggestion by a board member, but it could be removed. Board Member Mead echoed Chair Salter's concerns and noted renderings would be helpful for the board to visualize execution of the carport enclosure. Board Member Fogarty preferred the original garage door over the proposed application, especially without examples of a hidden garage door for reference. The proportions of the shutters or faux window seemed low for where a window would typically be placed. Board Member Fogarty noted she would have a hard time approving the Super Sneaky garage door product. Mr. Uzdevenes noted he incorporated what the board requested and what he thought would be approved. Board Member Mead reinforced the need for an example to reference, more details, and renderings showing the siding and shutter treatments on the existing building.

Board Member Yee noted he proposed the Super Sneaky garage door product but also shares some of the board's concerns about lack of detail. The idea is possible, but the execution needs to be depicted better. It seems that a number of the board's suggestions were incorporated, such as the shutter above the garage door. Board Member Yee asked if the shutters are currently on the building since they do not match the window proportions and if new windows were being installed. Mr. Uzdevenes answered that no new windows were being proposed. Board Member Yee asked about the shutters on the windows on the existing porch. Mr. Uzdevenes shared that the original construction plans indicated shutters, but they were never installed, so the shutters do not exist. The proposed shutters over the garage door are to break up the siding at the suggestion of the board at the last meeting. Board Member Yee noted he preferred the previous design with the shed roof intact and a louvered door. Chair Salter restated that a garage door is not

appropriate for the district, but it sounds like the majority of the board feels there is some possible solution that could be appropriate with the right treatment.

Board Member Mead made a motion to deny it as being inconsistent with the overall consistency of the district with regard to it continuing to have the appearance of a garage without appropriate treatment. Chair Salter noted the motion was based on Sec. 12-3-10(1)d.2.ii. Board Member Fogarty seconded the motion. Board Member Mead reiterated his concerns about breaking up the lines and suggested options for helping to conceal the jambs and door header and a footing element is needed to carry the visual line across the foundation. The motion failed 2-2 with Chair Salter and Board Member Yee dissenting.

Chair Salter shared he was not in favor of the motion because it offered a path forward to approve a garage door. Board Member Yee noted he would reconsider his position on the motion. Board Member Mead restated his previous motion. Board Member Fogarty seconded the motion and it carried 3-1 with Chair Salter dissenting. Chair Salter noted the denial is for the design as proposed and the applicant can incorporate the board's feedback and reapply. Mr. Uzdevenes summarized the feedback as a continuance of a stem wall across the bottom of the door opening, concealing the jamb line with shutters or something similar, and to eliminate the louver over the door and expanse of siding. Mr. Uzdevenes asked if multiple options could be presented. Chair Salter answered that yes, multiple options can be presented to the board.

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

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

Walker Wilson presented to the board. Chair Salter asked if consideration was given for a mural on the side that faces Jefferson Street. Mr. Wilson noted the DIB would be open to expanding the scope. Chair Salter noted the proposed west side facing Vinyl is not as visible to the public as the east and south sides of the compactor and would like to see murals on all sides. The east side of the compactor should be made a priority over the west side. Board Member Mead agreed with Chair Salter and noted that a panoramic photograph would work well on multiple panels.

Board Member Mead made a motion to approve with the suggestion of prioritizing the east face versus the west face or wrapping the entire enclosure. Chair Salter proposed an amendment to require that the priority be the two primary street elevations of Garden and Jefferson Streets, rather than a suggestion. Board Member Mead accepted the amendment.

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

Architectural Review Board Application
Full Board Review

Application Date: 23 Dec 24

Project Address: 514 E. Government St.

Applicant: Nancy Fetterman (Greg Uzdevenes, Agent)

Applicant's Address: 514 E. Government St.

Email: guzd@bellsouth.net Phone: 232 3810

Property Owner: Nancy Fetterman
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☒ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

Final Review

Enclose existing Carport into a Garage by adding east wall and South Garage Door.

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

Applicant Signature

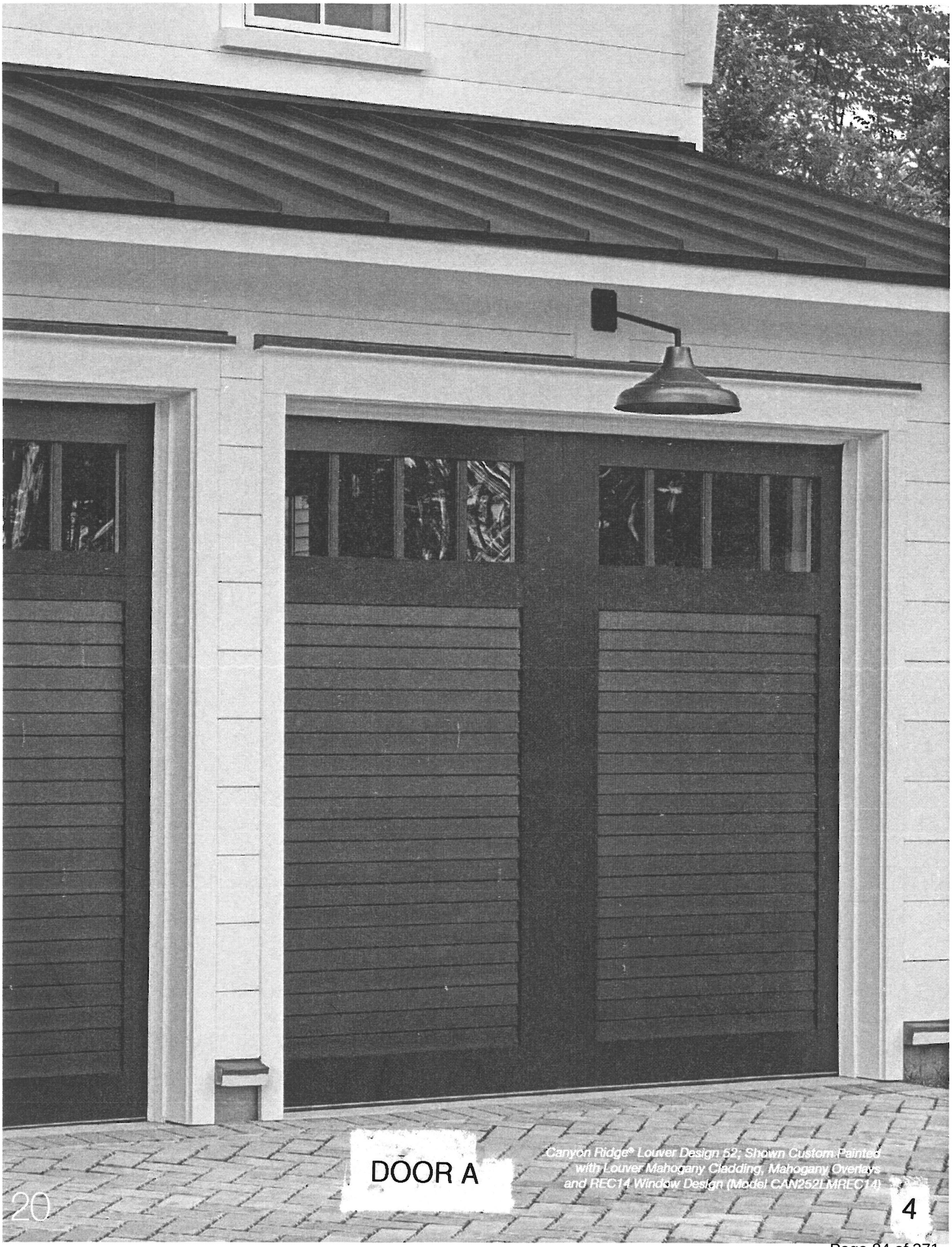
23Dec24
Date

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


E INTENDENCIA ST
S FLORIDA BLANCA
CEVALLOS ST
E GOVERNMENT ST







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

CANYON RIDGE®

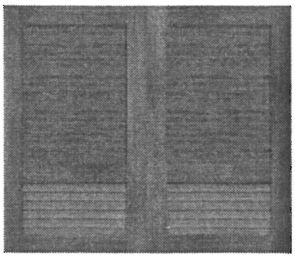
LOUVER

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

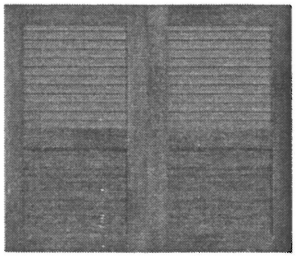
DOOR A 4A

LOUVER GARAGE DOORS

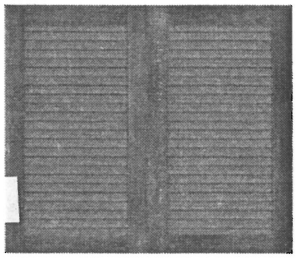
- Faux-wood doors with Intellicore® polyurethane insulation. 18.4–20.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 28 for specialty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



Design 41



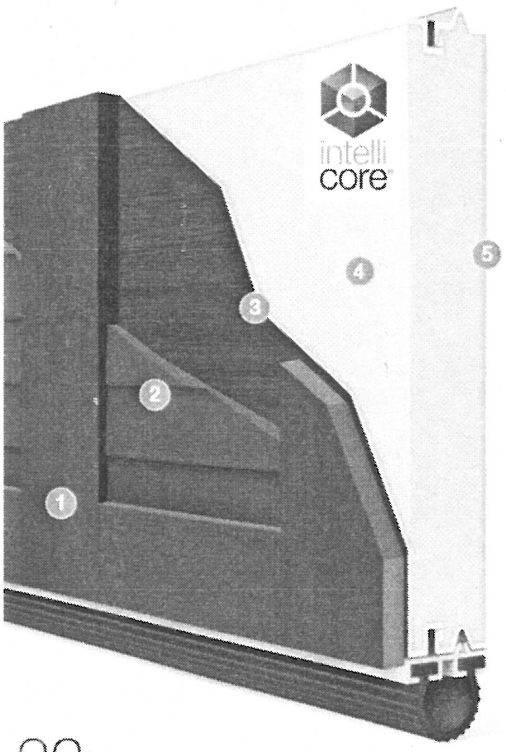
Design 46



Design 54

DOOR A

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



5 LAYER CONSTRUCTION

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

2" POLYURETHANE INSULATION

COMPOSITE OVERLAY DELAMINATION LIMITED 5 YR WARRANTY

R-VALUE UP TO 20.4

HARDWARE LIMITED 5 YR WARRANTY

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

COLORS

Medium Finish | Dark Finish* | Walnut Finish

Slate Finish | Bronze Finish† | Charcoal Finish†

Black Finish† | White Finish† | Primed (No Finish)

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

COLOR BLAST®

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


DOOR B

INSULATED STEEL 2000 SERIES

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

SPECS

- 2" Thick with Full Thermal Break
- 0.094 Tested U-Factor
- Environmentally Compliant Polyurethane Insulation
- 26 Gauge Galvanized Steel
- Air Infiltration Joint Seal
- Available with Wind Load and Impact Options
- 19 Color Options
- 9 Panel Options
- 15 Residential Models
- 36 Window Options
- Available with Decorative Glass
- Available with SelectView Options
- Industry Leading Warranty
- Lifetime Rust-Through & Delamination
- 10-Year Finish
- 6-Year Hardware
- 3-Year Spring

* WHITE

CREATE YOUR DOOR

LEARN MORE

Tested U-Factor validated by DASMA Thermal Performance Verification Program

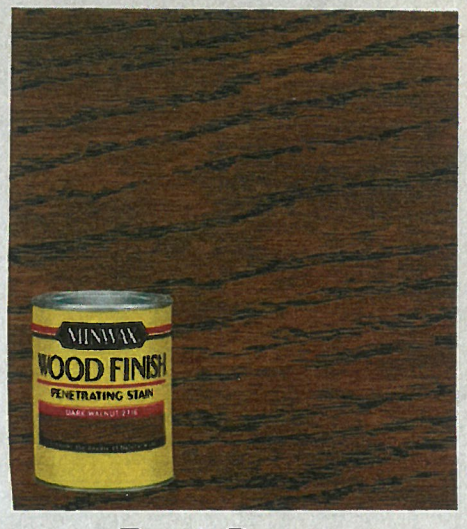
2000 SERIES MODELS

5A DOOR B

Color Pallet

Trim, Porch Ceiling & Columns

SW 7006
Extra White



Front Door

Lap Siding

SW 2833 ROYCROFT VELLUM

Colors Picked
from Sherwin Williams
Historical Colors

ORIGINAL COLORS APPROVED FOR RESIDENCE

MATERIALS SPECS

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

B. CARPENTRY
ROUGH
1. Base Plates- #2 SYP Treated
2. Studs/plates-Lodge Pole Pine
3. Wall sheathing- ½"CDX
4. Membrane-Tyvek or equal
5. Fasteners-galvanized
Sheathing: #8 ring shank
4"o.c edges/8"o.c. field.
6. Connectors-Simpson as indicated.
FINISHED
1. Siding-James Hardie Cedarmill Lap Siding...wood grain.
2. Trim- James Hardie...wood grain
3, Interior Paneling- 4x8 ¼ beadbd.
4. Interior Trim- C grade pine.

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

D. OVERHEAD DOOR
1. Super Sneaky Flushmount Garage Door

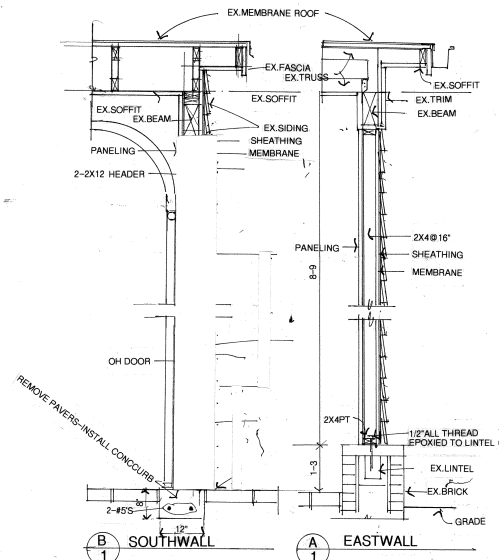
E. ELECTRIC
1. No new electrical work

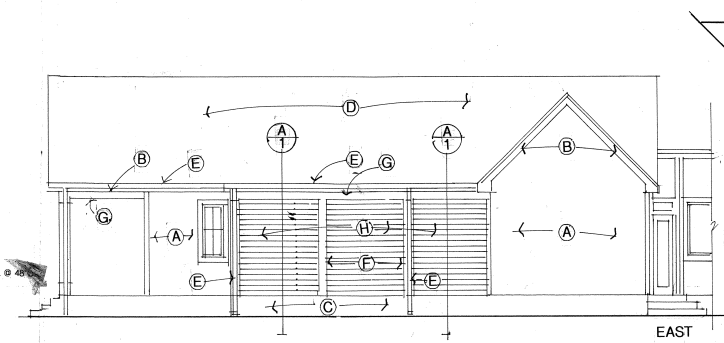
APPLICABLE CODES
FBC RESIDENTIAL–2023

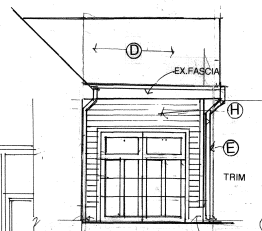
CODE CRITERIA
OCCUPANCY R–3
TYPE VB

PRODUCT APPROVALS

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



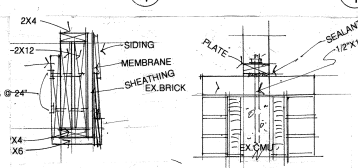


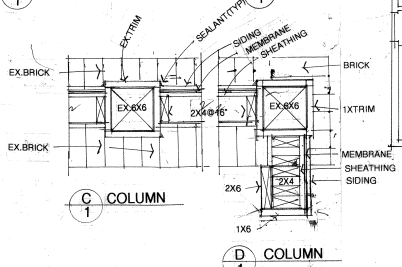


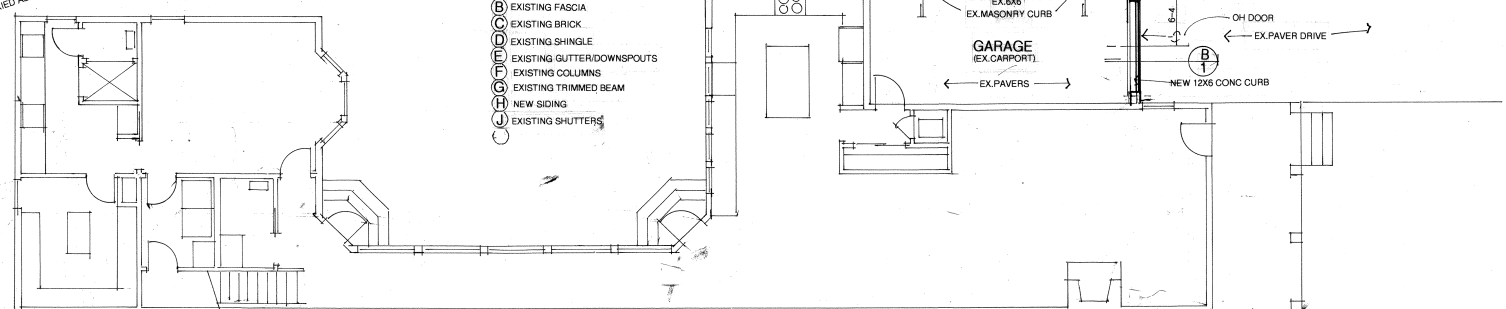


ELEVATIONS
3/16":1'–0"

SOUTH







PLAN
3/16";1'–0"

CERTIFIED TO CONFORM TO FBC 2023,CHAPTER 16 LOADING CRITERIA

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

ALTERATIONS TO
514 E.GOVERNMENT

DATE: 23DEC23
JOB: 2403
REVISIONS:

1 SHEET






622


PRIVATE DRIVEWAY




ARNOLD
WILKINS
OPEN


P9017391






F
428
WARNING
at&t
UNDERGROUND CABLE
CALL 811
BEFORE YOU DIG


AIRBAG
harman/kardon


Lowes
LOT
JOB


605


WARNING
PROTECTED BY
TRIANGLE ALARM & TELEPHONE
(850) 476-3106
(800) 327-2385


423



File #: 24-1268 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

529 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

Liz Lapan is seeking final approval for exterior alterations at a non-contributing structure including a new Thermatru fiberglass front door, replacing the rear door with a three-bay window made of New South 9450 Impact Single Hung vinyl windows, shifting one window toward the front of the east elevation, and installing a tankless hot water heater to be co-located with existing mechanical that is screened with fencing. All wood siding will be in-kind and painted Benjamin Moore Swiss Coffee to match the existing.

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

ATTACHMENTS:

1. Images
2. Application and Materials

529 E. Government Street





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

Architectural Review Board Application
Full Board Review

Application Date: 12-23-24

Project Address: **529 E Government Street Pensacola Florida**

Applicant: Liz Lapan on behalf of In Detail Interiors

Applicant's Address: 1514 N 9th Avenue Pensacola Florida 32503

Email: *liz@indetailinteriors.com* Phone: 603-475-3805

Property Owner: Hollie & Cleve Mooers
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

We request review for the following exterior changes at 529 E Government Street in Pensacola for the Mooers remodel:

Item 1 - Front door replacement to similar style but new Therma-Tru product

Item 2 - Removal of back exterior access door from house - this door will no longer be needed and will be replaced by a set of windows.

Item 3 - Shifting location of window on side of home slightly to accommodate interior wall framing to close in the living room space. Window style and size will stay the same.

Item 4 - Addition of tankless water heater to exterior side of the house. This will be visually protected by lattice and landscaping once installed.

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

Elizabeth R

Applicant Signature

12.23.24

Date

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

IN DETAIL
INTERIORS



MOOERS RESIDENCE

529

EAST GOVERNMENT

In conjunction with their interior remodel, the project scope at 529 East Government will also involve the following items which will effect the exterior of the home:

(1)front door replacement

(2) “back” exterior access door will be removed from the home and replaced with windows

(3) window moving on the side of the house

(4) addition of tankless hot water heater to the side of the house

ARB SUBMISSION REQUEST

529 EAST GOVERNMENT

FRONT



RIGHT



RIGHT REAR



IN DETAIL
INTERIORS

ARB SUBMISSION REQUEST

529 EAST GOVERNMENT

LEFT



LEFT



BACK

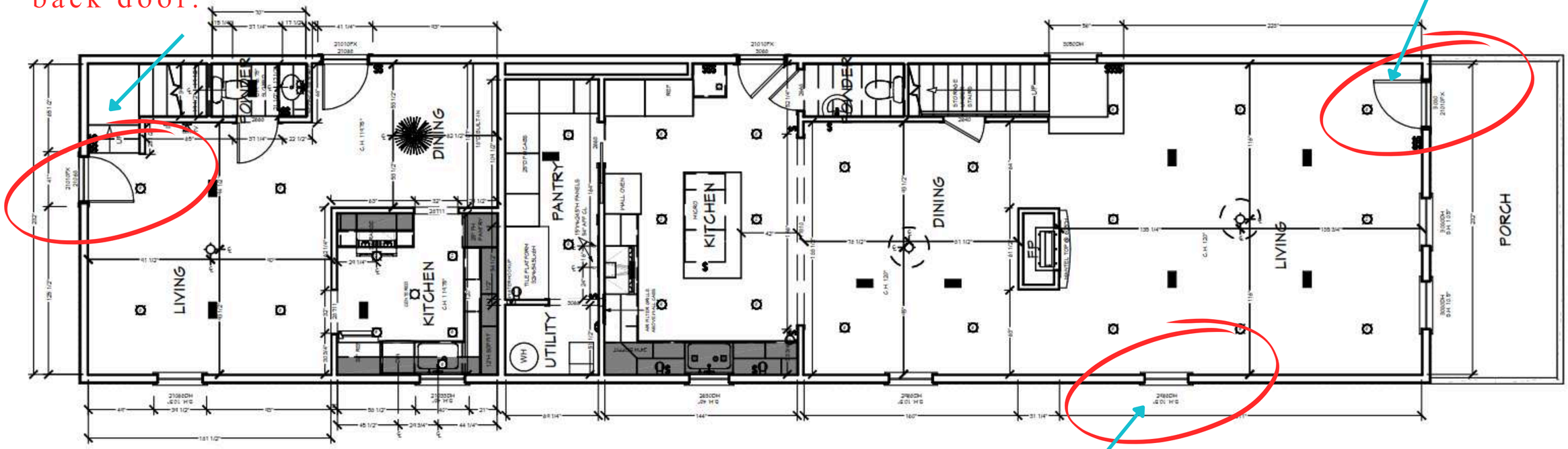


FLOOR PLAN- AS BUILT

529 EAST GOVERNMENT

As this back 1/3 of the house will no longer be a rental suite, the homeowner will be converting to a master suite and wants to remove the access to the exterior via this back door.

This front exterior door will be replaced.

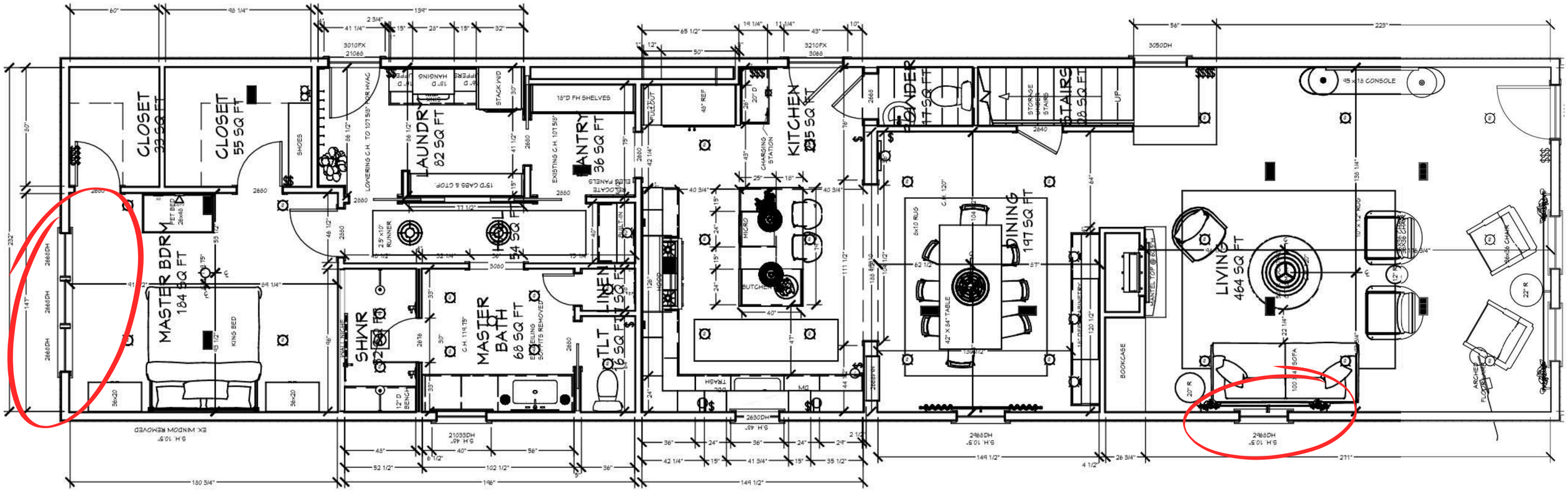


This window will be shifting slightly towards the front entry of the house in order to accommodate the new interior layout.

IN DETAIL INTERIORS

NEW FLOOR PLAN - 1ST FLOOR

529 EAST GOVERNMENT



New window placement
reflected on new schematics

New window placement
reflected on new schematics

EXTERIOR ENTRY DOOR

529 EAST GOVERNMENT

CURRENT FRONT ENTRY

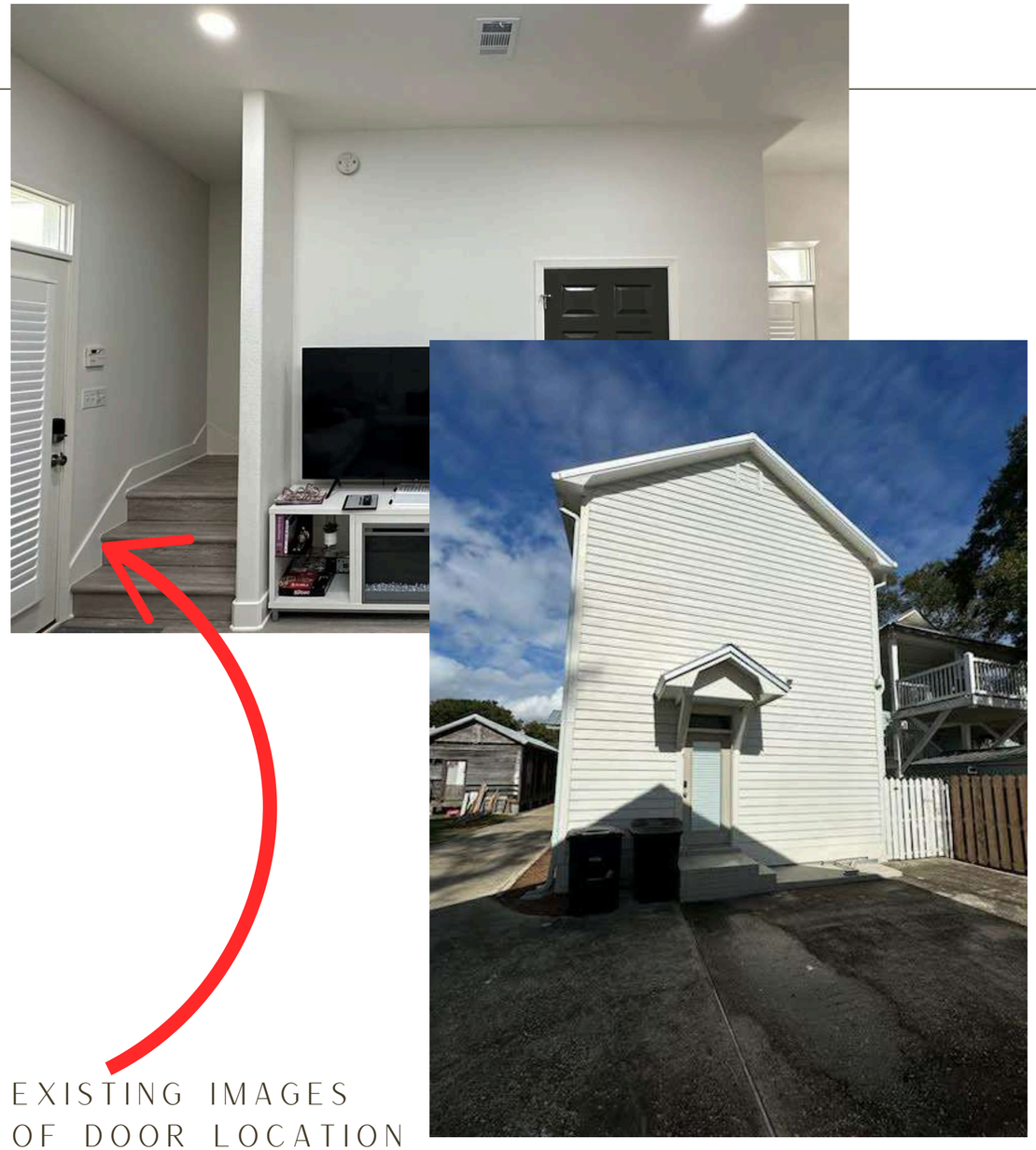


(1) Front door replacement:
Thermatru exterior fiberglass door
Clear coat finish on light wood



FRONT DOOR SPECS

TT FIBERGLASS EXTERIOR SINGLE DOOR SUMMARY	
Impact Rating:	None
Fire Rated?:	No
Handing:	Left Hand
Call Width:	3'0"
Call Height:	8'0"
Door Collection:	Classic Craft® Mahogany Grain
Line:	Classic Craft® Mahogany Grain
Glass Shape:	2/3 Lite
Style Shape:	8' 2/3 Lite 1 Panel
Glass Type:	Privacy & Textured Glass
Glass Design:	Granite
Grille Pattern:	None
Grille Style:	None
Low-E?:	No
Caming:	None
Frame Profile:	Scroll Profile
Style Option:	CCR820020XN
Door Prefinish:	Unfinished
Jamb Prefinish:	Unfinished
Hardware:	No Hardware



EXISTING IMAGES
OF DOOR LOCATION

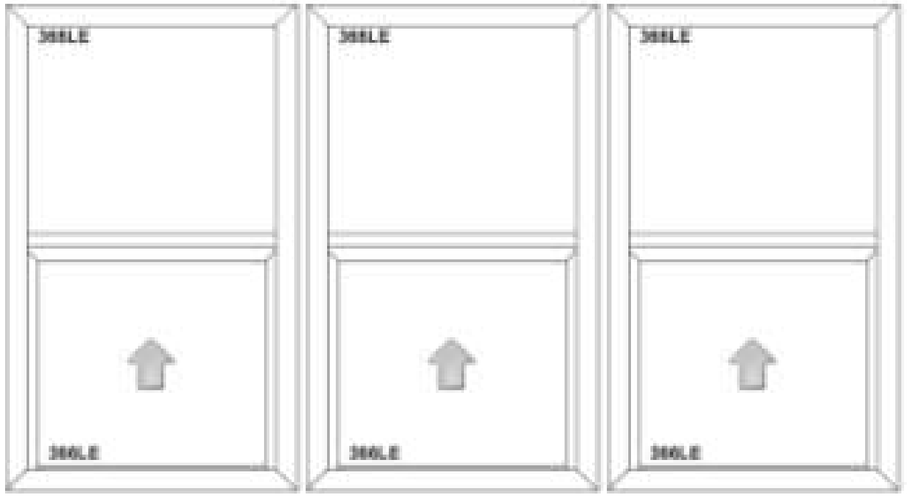
(2) Back exterior door removed - this wall will instead gain a 3 bay window as reflected on the plans on page 4 of this presentation

WINDOW SPECS

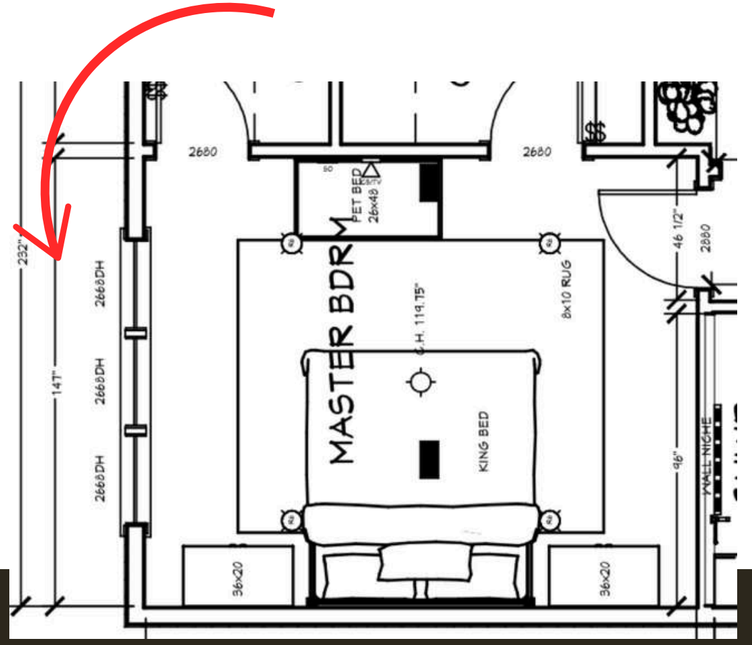
2	9450 IMPACT SINGLE HUNG
	HVHZ
	WHITE
	FLANGE ONLY
	EQUAL SPLIT SASH
	MAXIMUM DESIGN PRESSURE
	UNIT GLASS
	DOUBLE STRENGTH
	366 STANDARD LOW-E
	CLEAR GLASS
	.090-INCH PVB
	CLEAR
	HALF SCREEN
	FLORIDA
	DP INFORMATIONAL=[+65 / -85]
	FLORIDA PRODUCT APPROVAL #=[40526]
	SOLAR HEAT GAIN=[0.21]
	U VALUE=[0.28]
	VISIBLE LIGHT=[0.49]

(2) continued

Window details: Trio of these windows will be installed on this back elevation to replace the existing door. windows will match those currently installed on the home.



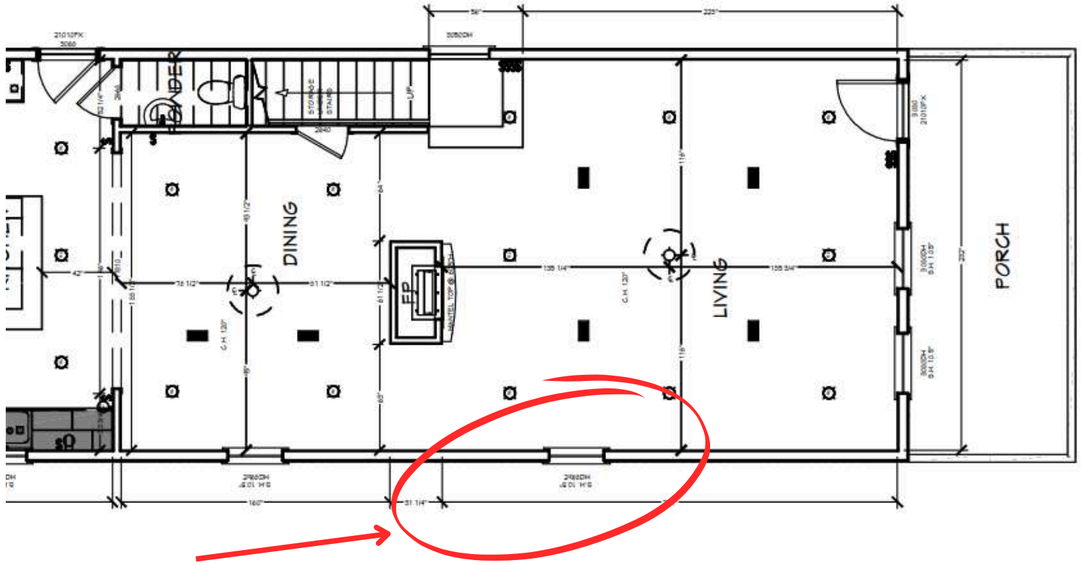
Windows will be cased together.
Equal split sash.
White flange.
Clear pane glass.



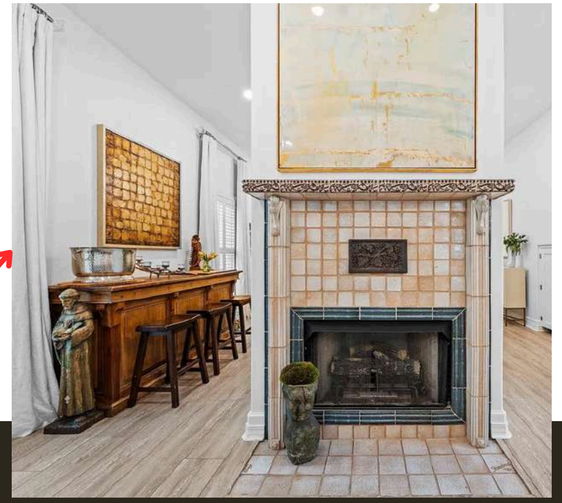
(3) Window moving on side of house

Window details: Window size and style will not change. Window location will just be shifted slightly towards the front of the home in order to accommodate space on the interior of the house to incorporate a wall to close off the living room.

SCHEMATIC LAYOUT PLAN



HERE YOU CAN SEE EXISTING WINDOW PLACEMENT IS NEARLY IN PLANE WITH FIREPLACE AS BUILT



NEW CONCEPT PLACEMENT



(4) Tankless hot water heater added on exterior side of house



On-Demand Water Heater
Installation Manual and Owner's Guide

ANSI Z21.10.3 • CSA 4.3

510C model only

Models
- 110C
- 310C
- 510C

Gas Tankless Water Heater™
Suitable for combination potable water heating and space-heating.
Please refer to local codes for space-heating compliance.

WARNING If the information in these instructions is not followed exactly, a fire or explosion may result causing property damage, personal injury or death.

- Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.
- WHAT TO DO IF YOU SMELL GAS
  - Do not try to light any appliance.
  - Do not touch any electric switch, do not use any phone in your building.
  - Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.
  - If you cannot reach your gas supplier, call the fire department.
- Installation and service must be performed

HOT WATER HEATER TO BE RELOCATED TO EXTERIOR LEFT SIDE OF HOME (OTHER MECHANICAL IS ALREADY LOCATED AROUND THIS AREA) -
IF THE CURRENT FENCING IS NOT SUFFICIENT COVERAGE WE CAN ADD A SMALL FENCE AROUND THIS AREA TOO.



END

DP RATING	LARGE & SMALL MISSILE IMPACT RESISTANT
SEE TABLE 1	

SH9450 SINGLE HUNG, TILT WINDOW, IMPACT RESISTANT, HVHZ, FLANGE, EQUAL-LEG & FIN FRAMES

1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).

2) SHUTTERS ARE NOT REQUIRED WHEN USED IN WIND-BORNE DEBRIS REGIONS.

3) MASONRY ANCHORS MAY BE USED INTO WOOD. ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER.

4) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT LENGTH.

5) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS.

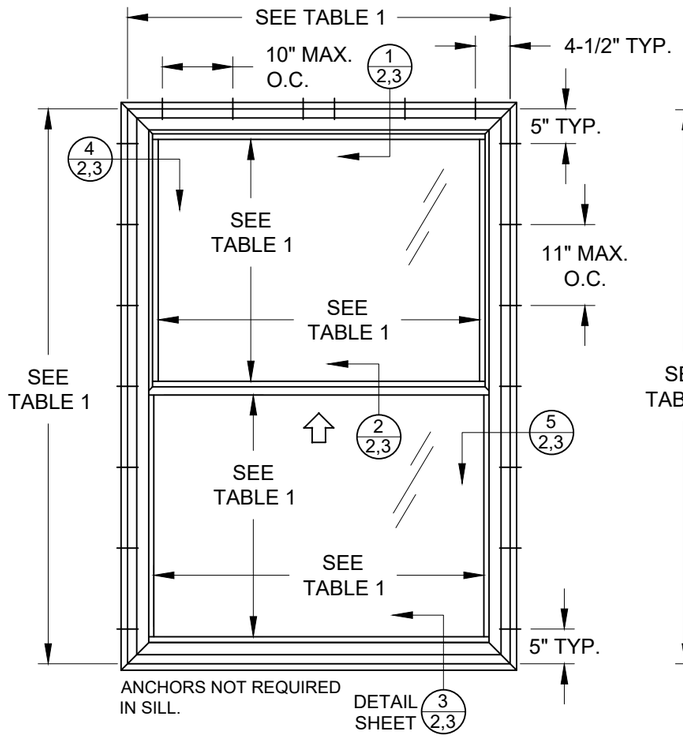
6) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WIND LOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

7) FRAME FLANGES OR INTEGRAL FINS MAY BE TRIMMED IN-FIELD TO CREATE AN EQUAL-LEG FRAME.

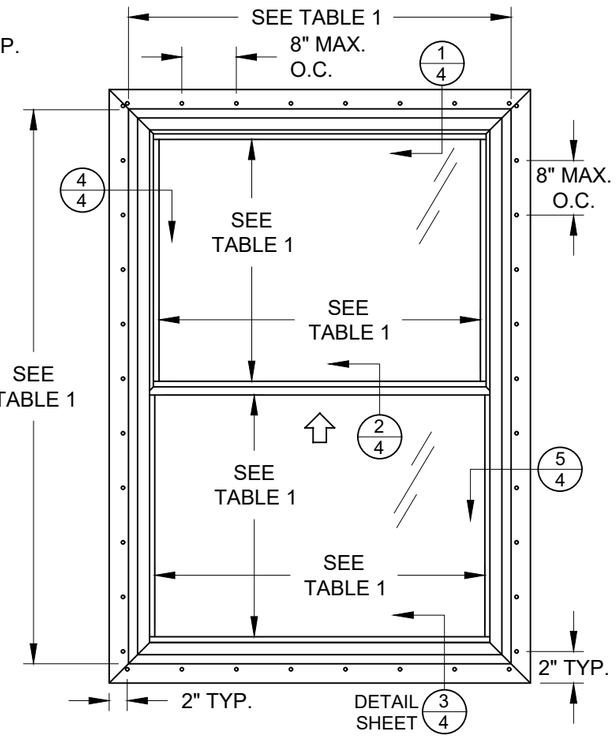
TABLE 1: DESIGN PRESSURES

Buck Width	Buck Height	Max. Sash DLO Size (Width x Height)	Max. Fixed DLO Size (Width x Height)	Frame Type	Design Pressure (+) psf	Design Pressure (-) psf
54"	76"	47.25" x 34.38"	49.75" x 34.5"	All	55.0	65.0
37"	62"	30.25" x 27.38"	32.75" x 27.5"	Flange, Equal-Leg	65.0	85.0

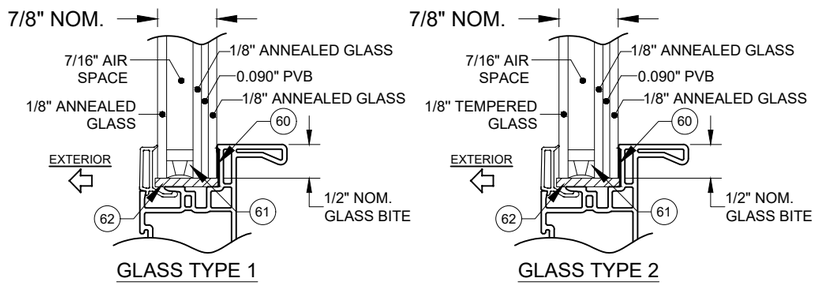
FOR SIZES NOT SHOWN, ROUND UP TO THE NEXT AVAILABLE WIDTH OR HEIGHT DIMENSION.
GLASS TYPE 2 MUST BE USED ABOVE 30 FEET IN THE HVHZ



TYP. ANCHOR LOCATIONS
(FLANGED FRAME, EQUAL-LEG SIM.)

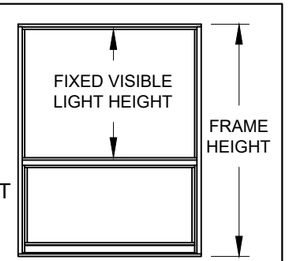


TYP. ANCHOR LOCATIONS
(INTEGRAL FIN FRAME)



GLAZING DETAILS

ORIEL CONFIGURATIONS ALLOWED PROVIDED THAT THE MAX FIXED DLO HEIGHT AND THE FRAME HEIGHT ARE NOT EXCEEDED.



Rev.#	Date	Description
A	08/18/23	MINOR EDITORIAL UPDATES

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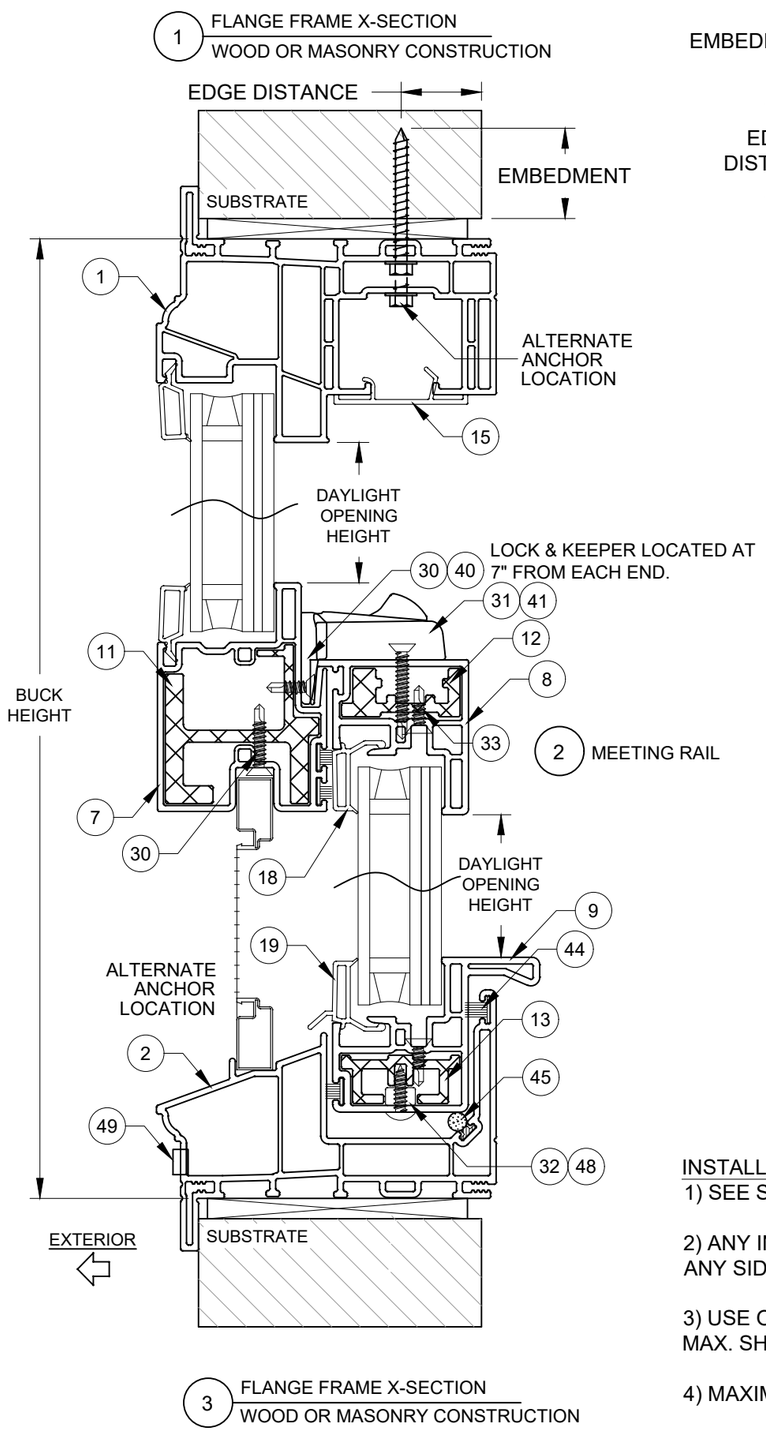
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10741 CROSSROADS COMMERCE BLVD.
TAMPA, FL 33610

Title	Desc.	Series
VINYL SINGLE HUNG WINDOW (LM - HVHZ)	ELEVATION & GENERAL NOTES	SH9450

Date	Drawn By	DWG No.	Sheet
04/14/23	LOGAN YODER	SH9450-FPA-LM-HVHZ	1 OF 5

ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
08/17/23
A. LYNN MILLER, P.E.
P.E.# 58705



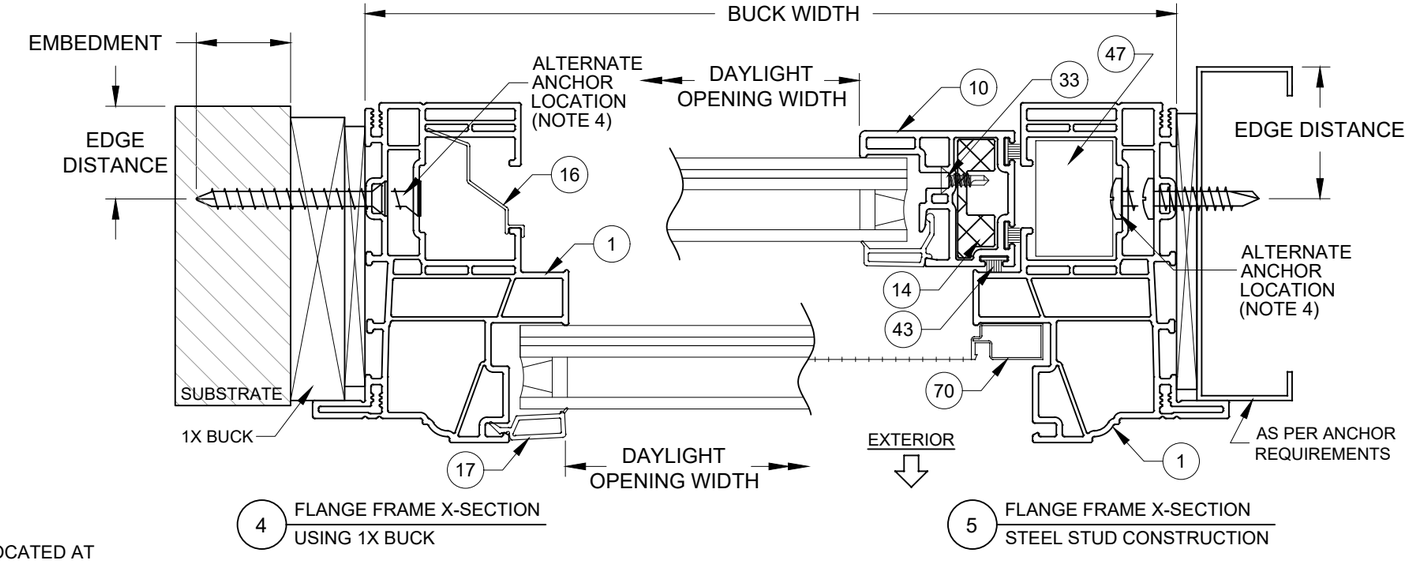


TABLE 2: INSTALLATION ANCHORS

Anchor	Substrate	Minimum Edge Distance	Minimum Embedment
#10 or #12 Steel or 410 SS Screw	Southern Pine (SG = .55)	1/2"	1-3/8"
	Aluminum, 6063-T5 min.	5/16"	0.050"
	Steel Stud, Gr. 33 min.	5/16"	0.045" (20 Ga)
	A36 Steel	5/16"	0.050"
3/16" Steel Ultracon+	Concrete (min. 2.9 ksi)	1"	1-3/4"
	Ungrouted CMU, (ASTM C-90)	1-1/16"	1-1/4"
	Southern Pine (SG = .55)	1"	1-3/8"
1/4" Steel Ultracon+	Concrete (min. 3.0 ksi)	1"	1-3/8"
	Ungrouted CMU, (ASTM C-90)	1"	1-1/4"
	Southern Pine (SG = .55)	1"	1-3/8"

1) ANCHOR MUST EXTEND A MIMIMUM OF 3 THREADS BEYOND ANY METAL SUBSTRATE.

2) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.

3) ALL ANCHOR HEAD TYPES ARE APPLICABLE.

INSTALLATION NOTES:

1) SEE SHEET 1 FOR ANCHOR SPACING REQUIREMENTS.

2) ANY INSTALLATION OPTION SHOWN (2X BUCK OR WOOD FRAMING, 1X BUCK, DIRECT TO MASONRY, STEEL STUD) MAY BE USED ON ANY SIDE OF THE WINDOW.

3) USE ONLY SUBSTRATE APPROPRIATE ANCHORS LISTED IN ANCHOR TABLE 2. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. MAX. SHIM THICKNESS TO BE 1/4".

4) MAXIMUM DESIGN PRESSURE LIMITED TO +/- 55 PSF FOR ALTERNATE ANCHOR LOCATION.

Rev.#	Date	
A	08/18/23	MINOR EDITORIAL UPDATES

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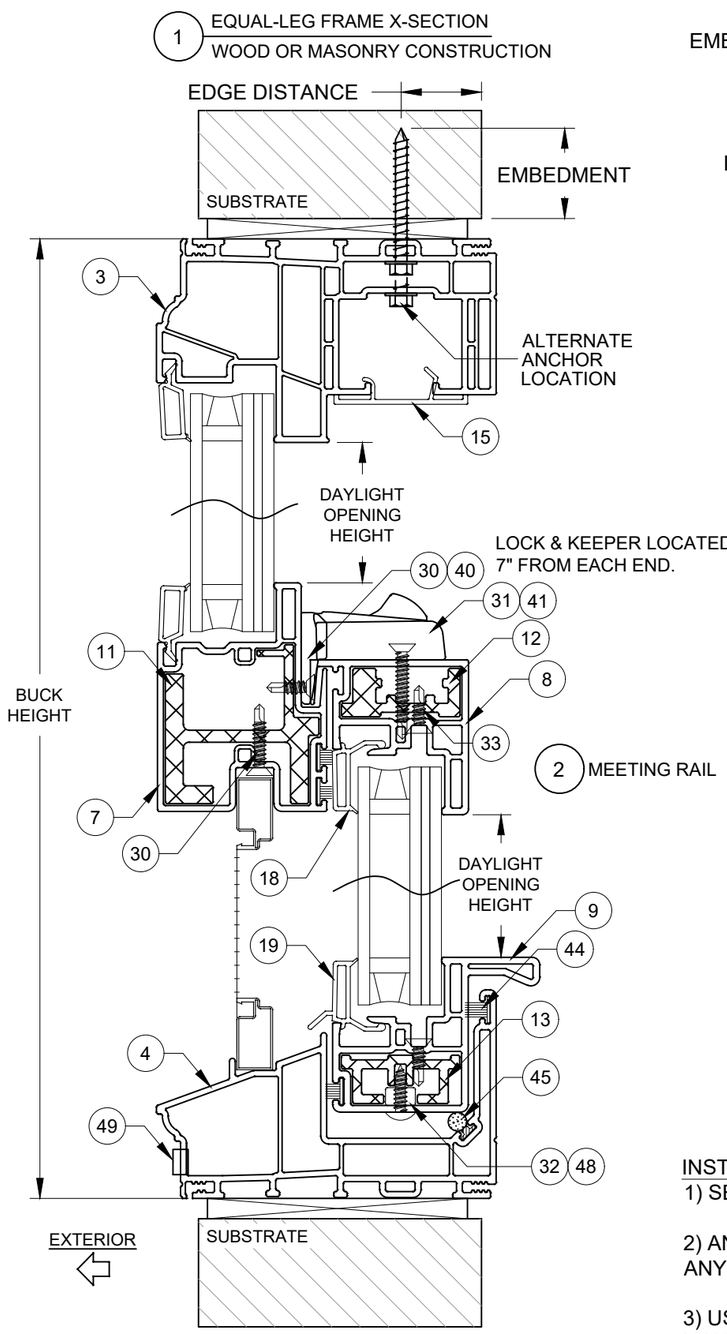
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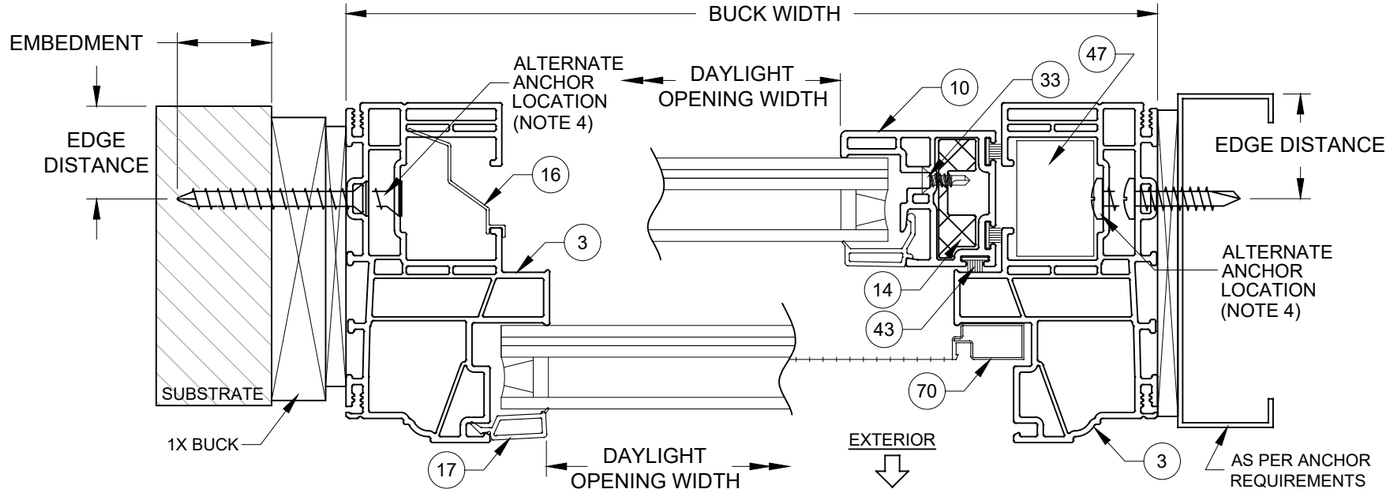
Title	Date	Drawn By	DWG No.	Sheet
VINYL SINGLE HUNG WINDOW (LM - HVHZ)	04/14/23	LOGAN YODER	SH9450-FPA-LM-HVHZ	
FLANGE INSTALL SECTION VIEWS			2 OF 5	
Series: SH9450	Desc.:			

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08/17/23

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3 EQUAL-LEG FRAME X-SECTION
WOOD OR MASONRY CONSTRUCTION



4 EQUAL-LEG FRAME X-SECTION
USING 1X BUCK

5 EQUAL-LEG FRAME X-SECTION
STEEL STUD CONSTRUCTION

TABLE 3: INSTALLATION ANCHORS

Anchor	Substrate	Minimum Edge Distance	Minimum Embedment
#10 or #12 Steel or 410 SS Screw	Southern Pine (SG = .55)	1/2"	1-3/8"
	Aluminum, 6063-T5 min.	5/16"	0.050"
	Steel Stud, Gr. 33 min.	5/16"	0.045" (20 Ga)
	A36 Steel	5/16"	0.050"
3/16" Steel Ultracon+	Concrete (min. 2.9 ksi)	1"	1-3/4"
	Ungrouted CMU, (ASTM C-90)	1-1/16"	1-1/4"
	Southern Pine (SG = .55)	1"	1-3/8"
1/4" Steel Ultracon+	Concrete (min. 3.0 ksi)	1"	1-3/8"
	Ungrouted CMU, (ASTM C-90)	1"	1-1/4"
	Southern Pine (SG = .55)	1"	1-3/8"

1) ANCHOR MUST EXTEND A MIMIMUM OF 3 THREADS BEYOND ANY METAL SUBSTRATE.

2) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.

3) ALL ANCHOR HEAD TYPES ARE APPLICABLE.

INSTALLATION NOTES:

1) SEE SHEET 1 FOR ANCHOR SPACING REQUIREMENTS.

2) ANY INSTALLATION OPTION SHOWN (2X BUCK OR WOOD FRAMING, 1X BUCK, DIRECT TO MASONRY, STEEL STUD) MAY BE USED ON ANY SIDE OF THE WINDOW.

3) USE ONLY SUBSTRATE APPROPRIATE ANCHORS LISTED IN ANCHOR TABLE 3. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS. MAX. SHIM THICKNESS TO BE 1/4".

4) MAXIMUM DESIGN PRESSURE LIMITED TO +/- 55 PSF FOR ALTERNATE ANCHOR LOCATION.

Rev.	Date	Rev.#
MINOR EDITORIAL UPDATES	08/18/23	A

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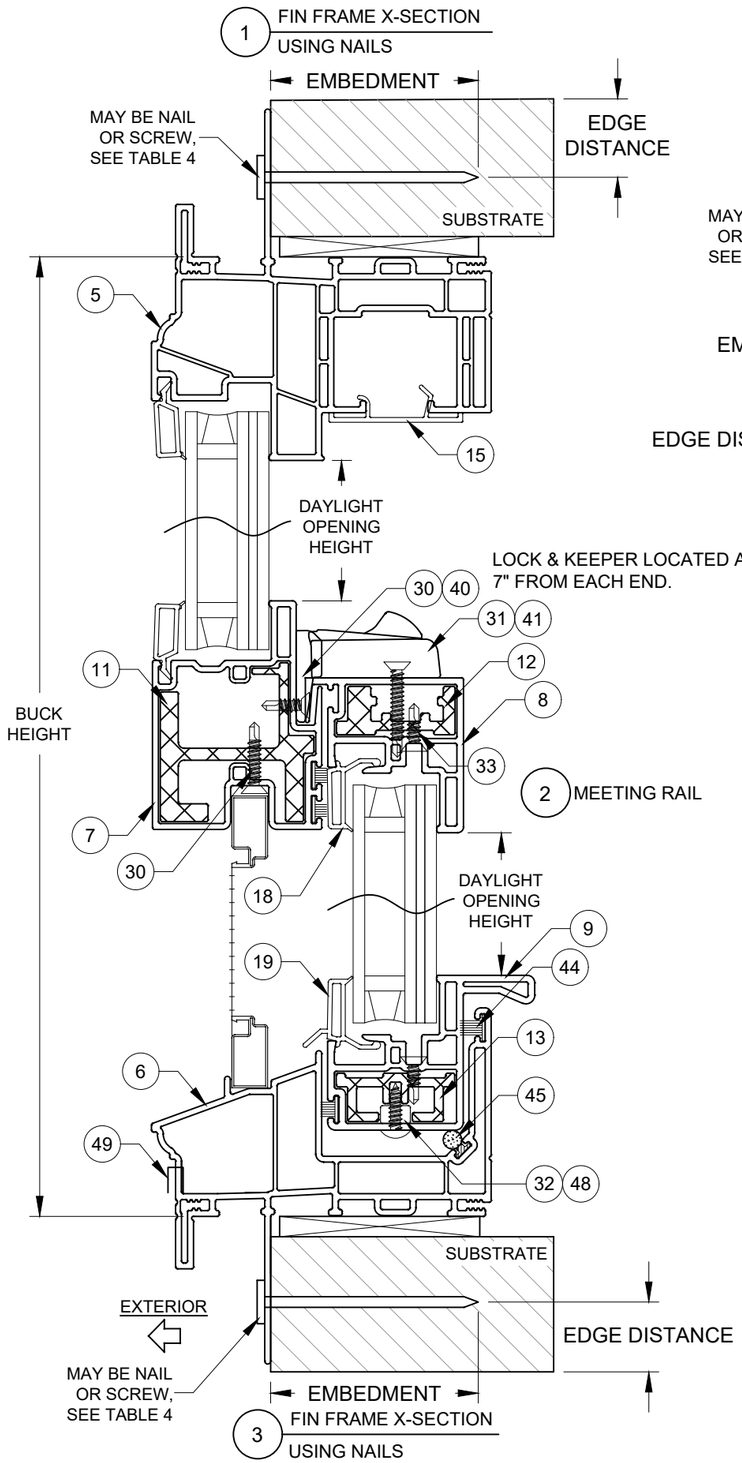
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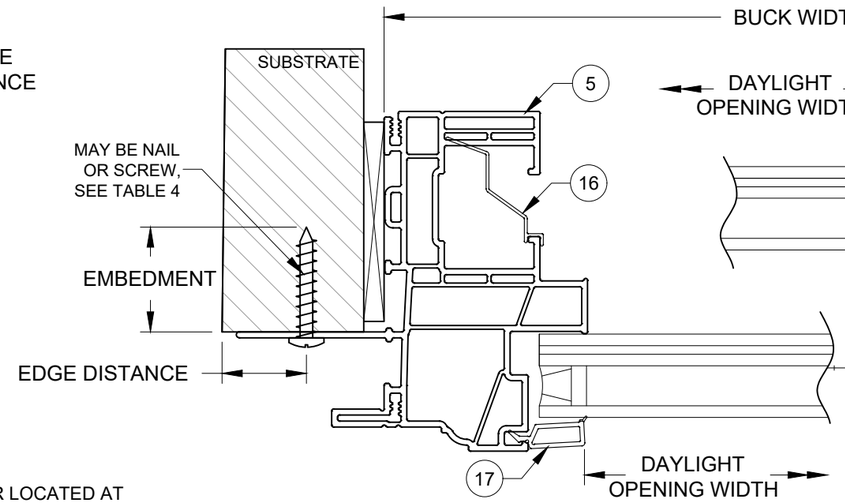
Title	Desc.	Series
VINYL SINGLE HUNG WINDOW (LM - HVHZ)	EQUAL-LEG INSTALLATION SECTION VIEWS	SH9450

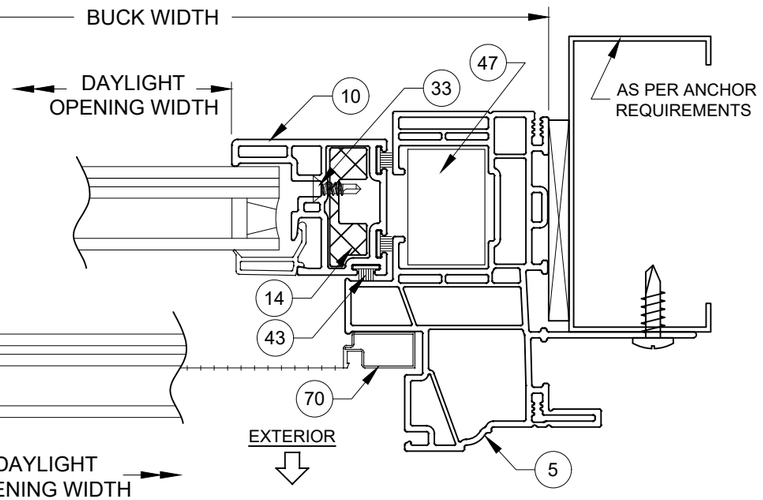
Date	Drawn By	DWG No.	Sheet
04/14/23	LOGAN YODER	SH9450-FPA-LM-HVHZ	3 OF 5

ANTHONY LYNN MILLER
LICENSE
No. 58705
A. Lynn Miller
08/17/23
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A. LYNN MILLER, P.E.
P.E.# 58705







HYBRID CONFIGURATIONS (FLANGE FRAME/FIN FRAME) ALLOWED WITH MULLION INSTALLATION, SEE PAGE 2 FOR FLANGE FRAME INSTALLATION DETAILS.

TABLE 4: INSTALLATION ANCHORS

Anchor	Substrate	Min. Edge Distance	Min. Embedment
2-1/2" x .113" Box Nail	P.T. Southern Pine (SG = .55)	5/16"	2-7/16"
2-1/2" x .131" Common Nail	P.T. Southern Pine (SG = .55)	3/8"	2-7/16"
2-1/2" x .145" Roofing Nail	P.T. Southern Pine (SG = .55)	3/8"	2-7/16"
#10 Steel SMS	P.T. Southern Pine (SG = .55)	1/2"	1-3/8"
	Aluminum, 6063-T5 min.	3/8"	1/8"
	Steel Stud, Gr. 33 min.	3/8"	0.036
	A36 Steel	3/8"	1/8"

1) ANCHOR MUST EXTEND A MIMIMUM OF 3 THREADS BEYOND ANY METAL SUBSTRATE.

2) ALL ANCHOR HEAD TYPES ARE APPLICABLE.

INSTALLATION NOTES:

1) SEE SHEET 1 FOR ANCHOR SPACING REQUIREMENTS.

2) FLANGEAND/OR FIN MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

3) USE ONLY SUBSTRATE APPROPRIATE ANCHORS LISTED IN ANCHOR TABLE 4. FOLLOW EMBEDMENT AND EDGE DISTANCE LIMITS.

4) MAX SHIM THICKNESS TO BE 1/4". MAX SHIM SPACING TO BE 18".

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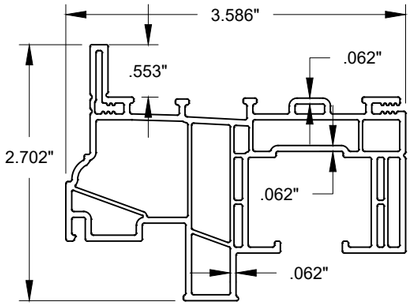
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Title	Desc.	Series
VINYL SINGLE HUNG WINDOW (LM - HVHZ)	FIN INSTALLATION SECTION VIEWS	SH9450

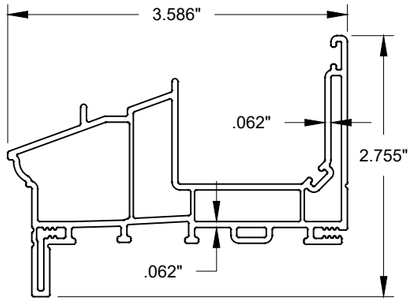
Date	Drawn By	DWG No.	Sheet
04/14/23	LOGAN YODER	SH9450-FPA-LM-HVHZ	4 OF 5

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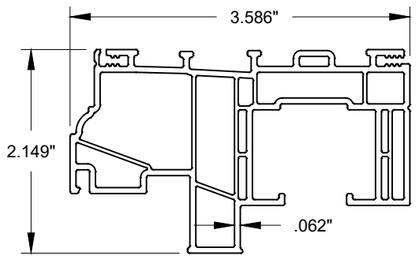
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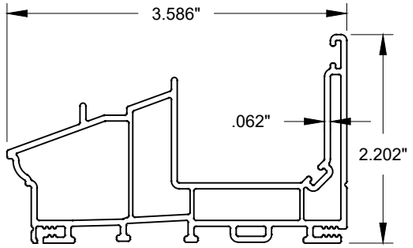
1 HEAD & JAMB, W/FLANGE



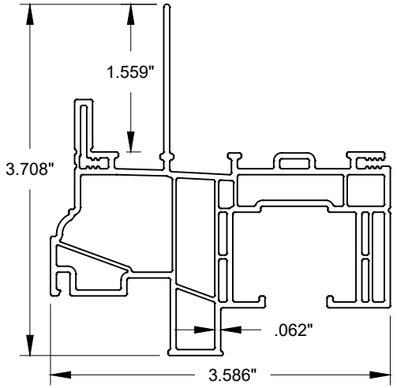
2 SILL, W/FLANGE



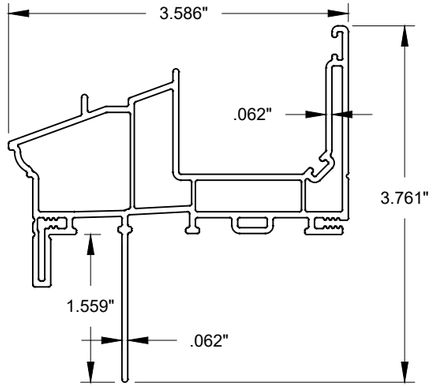
3 HEAD & JAMB, EQUAL LEG



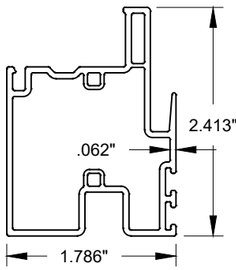
4 SILL, EQUAL LEG



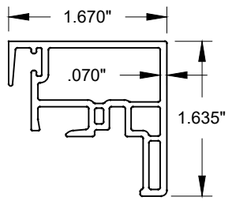
5 HEAD & JAMB, W/NAILING FIN



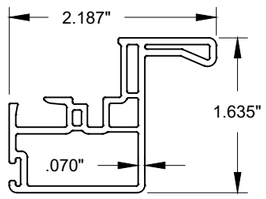
6 SILL, W/NAILING FIN



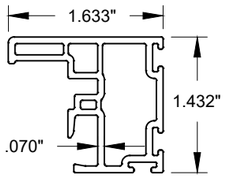
7 MEETING RAIL



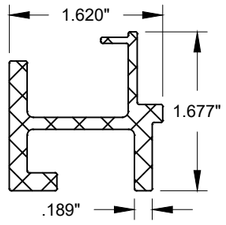
8 LOCK RAIL



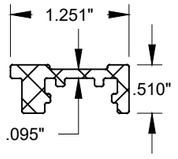
9 LIFT RAIL



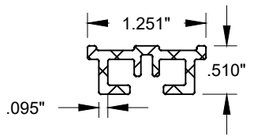
10 SASH STILE



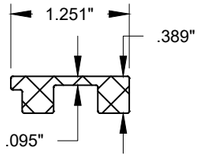
11 REINFORCEMENT (MEETING RAIL)



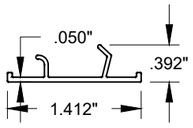
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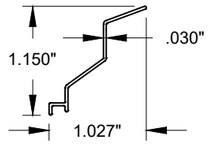
13 REINFORCEMENT (BOTTOM RAIL)



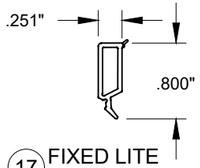
14 REINFORCEMENT (SASH STILE)



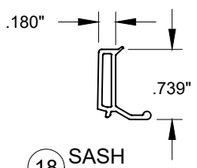
15 SASH STOP



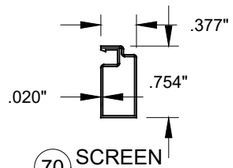
16 BALANCE COVER



17 FIXED LITE GLAZING BEAD



18 SASH GLAZING BEAD



70 SCREEN FRAME

TABLE 5:

#	Part #	Description	Material
1	9465	Head & Jamb, w/Flange	PVC
2	9469	Sill, w/Flange	PVC
3	9465	Head & Jamb, Equal Leg	PVC
4	9469	Sill, Equal Leg	PVC
5	9455	Head & Jamb, w/Nailing Fin	PVC
6	9459	Sill, w/Nailing Fin	PVC
7	9477	Meeting Rail	PVC
8	9485	Lock Rail	PVC
9	9476	Sash Lift Rail	PVC
10	9438	Sash Stiles	PVC
11	6166	Reinf. - Meeting Rail	6063-T5
12	6165	Reinf. - Lock Rail	6063-T5
13	6163	Reinf. - Lift Rail	6063-T5
14	6164	Reinf. - Stiles	6063-T5
15	9473	Sash Stop	PVC
16	9468	Balancer Cover	PVC
17	9736	Fixed Lite Glazing Bead	PVC
18	9425	Sash Glazing Bead	PVC
30	1012	Screw, #6 x 3/4" PFH	Steel
31	1007	Screw, #6 x 1-1/8" PFH	Steel
32	1015	Screw, #8 x 1/2" PTRUSS	Steel
33	1003	Screw, #6 x 1/2" PFH	Steel
40	8096	Keeper	Zinc
41		Lock	
42	8121	MR Backing Plate	SS
43	4006	WSTP, .270" x .220" Polyfin	
44	4008	WSTP, .270" x .320" Polyfin	
45	4012	WSTP, Bulb Vinyl, .187" x .300"	Steel
46	8205/8206	Tilt Latch, L&R	Zinc
47		Balance	
48	8148	Pivot Bar	SS
49	8223	Weep Cover	Nylon
60	RGS 7700, Pecora 895, SikaFlex 552, Dow 791, 983 or 995		
61		Insulated Glass Spacer	
62	7061	Setting Block, 1/8" x 7/8" x 2"	EPDM
70	6244	Screen Frame	Aluminum

THE APPROVED, RIGID PVC EXTERIOR EXTRUSIONS ARE TO BE PRODUCED BY EXTRUDERS' LICENSEES UNDER "AAMA CERTIFICATION PROGRAMS FOR RIGID PVC EXTRUSIONS".

Rev.	Date	Rev.#
MINOR EDITORIAL UPDATES	08/18/23	A

PREPARED BY A. LYNN MILLER
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941) 480-1600

REGISTRATION #29296

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NewSouth WINDOW SOLUTIONS
NEWSOUTH SOLUTIONS
10741 CROSSROADS COMMERCE BLVD.
TAMPA, FL 33610

Series	Desc. / Title	Sheet	DWG No.	Drawn By	Date
SH9450-FPA-LM-HVHZ	VINYL SINGLE HUNG WINDOW (LM - HVHZ)	5 OF 5	SH9450	LOGAN YODER	04/14/23

EXTRUSIONS & BOM

ANTHONY LYNN MILLER
LICENSE
No. 58705
STATE OF FLORIDA
PROFESSIONAL ENGINEER
08/17/23

A. LYNN MILLER, P.E.
P.E.# 58705

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1269 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

14 E. Gonzalez Street
North Hill Preservation District / Zone PC-1 / City Council District 6
Exterior Alteration at a Contributing Structure

SUMMARY:

Melanie Nichols and Jeff Dearth are seeking final approval to install StormTech Shutter Systems impact bifold colonial shutters on all window openings at a contributing structure.

Recommended Code Sections:
12-3-10(2)d.2.ii.(a) North Hill Preservation District; Procedure for review; Decisions; Rules governing decisions.
12-3-10(2)f. North Hill Preservation District; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.

ATTACHMENTS:

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



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

Site #8 ES00678
Recorder #
Field Date 5/4/95
Form Date 6/30/95

__ Original
_X_ Update

SITE NAMES (addr. if none) RICHARD T. SNEIDER HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY #]
NATIONAL REGISTER CATEGORY _X_building __structure _X_district __site __object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 14 E. GONZALEZ ST.
CROSS STREETS nearest/between BETW. N. PALAFOX AND N. GUILLEMARD ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS Xyes no
COUNTY ESCAMBIA TAX PARCEL #9010-025-059
SUBDIVISION NAME NORTH HILL BLOCK 59 LOT NO. 25-29
OWNERSHIP __private-profit __priv-nonprofit __priv-indiv __priv-unspecified __city __county __state __federal __unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

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

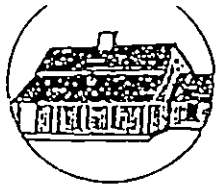
DESCRIPTION

STYLE QUEE EXTERIOR PLAN IRRE NO. STORIES 2.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER/CONT Materials BRIC/STUC
EXTERIOR FABRICS WTBD
ROOF: Types GAHP Materials SHCO
Secondary strucs. (dormers etc.) DRGA
CHIMNEY : No. 2 Materials BRIC LOCATIONS W & E LATERAL SLOPES
WINDOWS (types, materials, and placements) DHS, 2/2, WOOD - BAY (SEMI-OCTAGONAL)
DHS, 1/1, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open ____ #closed ____ #incised ____ Locations S&E/1 STORY ENCIRCLING VERANDAH
Porch roof types W/ PAIRED WOOD COLUMNS, SPINDLE & SPOOL BALLUSTER, 6 BAY, SOUTH
EXTERIOR ORNAMENT TRANSOM AND SIDELIGHTS; ARCHITRAVE TRIM

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

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



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1902 CIRCA X yes __no
ARCHITECT: (last name first) UNKNOWN
BUILDER: (last name first) UNKNOWN
MOVES __yes X no Dates _____ Orig.addr. _____
ALTERATIONS __yes __no Dates _____ Nature _____
ADDITIONS __yes __no Dates _____ Nature _____
ORIGINAL USES (give dates) RESIDENCE
INTERMEDIATE USES (give dates) _____
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) R. J. AND M. E. Sneider (ORIGINAL 1902-1904), OSCAR BASS (1904 - FAMILY UNTIL 1942), MARY J. FINCH (CURRENT)

SURVEYOR'S EVALUATION OF SITE

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

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R18, F31-32

RECORDER

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

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

DHR USE ONLY — *OFFICIAL EVALUATIONS* — *DHR USE ONLY*

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

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

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

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =
Site No. ES 678
Site Name Snyder, Richard J. House 830= = Survey Date 8005 820= =
Address of Site: 14 E. Gonzalez Street, Pensacola FL 32501 905= =
Instruction for locating N. side of E. Gonzalez Street between N. Palafox Street and N. Guillemard Street 813= =
Location: Belmont Tract (subdivision name) 59 (block no.) 25-29 (lot no.) 868= =
County: Escambia 808= =
Owner of Site: Name: Beck, Matilda L ;
Address: 14 E. Gonzalez Street, Pensacola, FL 32501 902= =
Type of Ownership private 848= = Recording Date 832= =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan ;
Address: HPPB 818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☐ Good 863= =
- ■ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ☐ Altered 858= =
- ■ Unaltered 858= =
- ■ Original Site 858= =
- ☐ Restored ( ) (Date:) ( ) 858= =
- ☐ Moved ( ) (Date:) ( ) 858= =

Original Use residence 838= =
Present Use residence 850= =
Dates: Beginning c +1902 844= =
Culture/Phase American 840= =
Period 20th century 845= =

NR Classification Category: district 916= =

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

Areas of Significance: Architecture, History 910= =

Significance:

This Queen Anne was briefly (1902-1904) the home of Richard Snyder, the Assistant Superintendent of the Pensacola Water Company. In 1904, it was purchased by Oscar Bass, president of a dry goods firm. The Bass family owned the property in trust until 1942.

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

911= =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Queen Anne 964 = =

PLAN TYPE Irregular 966 = =

EXTERIOR FABRIC(S) wood, clapboard; staggered butt shingles 854 = =

STRUCTURAL SYSTEM(S) wood frame 856 = =

PORCHES S&E/ 1 story encircling verandah with paired wood columns; spindle and spool baluster; 6 bay; access from S 942 = =

FOUNDATION: brick pier; brick continuous, stuccoed 942 = =

ROOF TYPE: gable on hip 942 = =

SECONDARY ROOF STRUCTURE(S): 1 story shed ext W; gabled dormers S 942 = =

CHIMNEY LOCATION: W lat slope; E lat slope 942 = =

WINDOW TYPE: DHS; 2/2; wood; bay (semi-octagonal); DHS, 10/10, 3/1, wood 942 = =

CHIMNEY: brick 882 = =

ROOF SURFACING: composition shingle,butt 882 = =

ORNAMENT EXTERIOR: stained glass panels; transom and sidelights; arch 882 = =

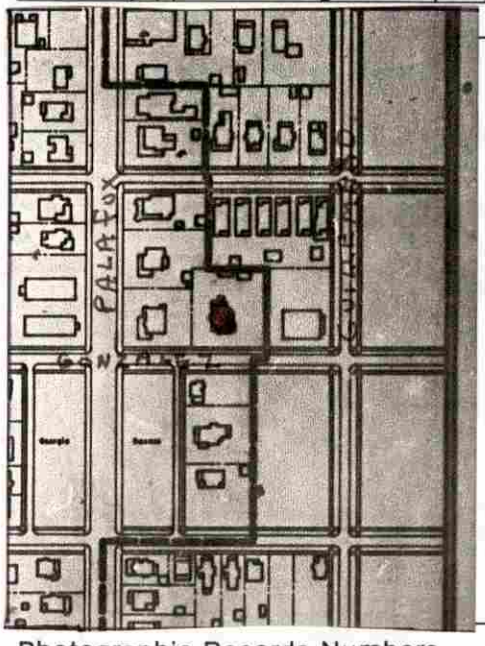
NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 2 1/2 950 = =

NO. OF DORMERS 1 954 = =

Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970; North Hill, Gordon Richmond, 1974 809 = =

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

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



N

Township	Range	Section
2S	30W	19

812 = =

UTM Coordinates: 890 = =

Zone Easting Northing

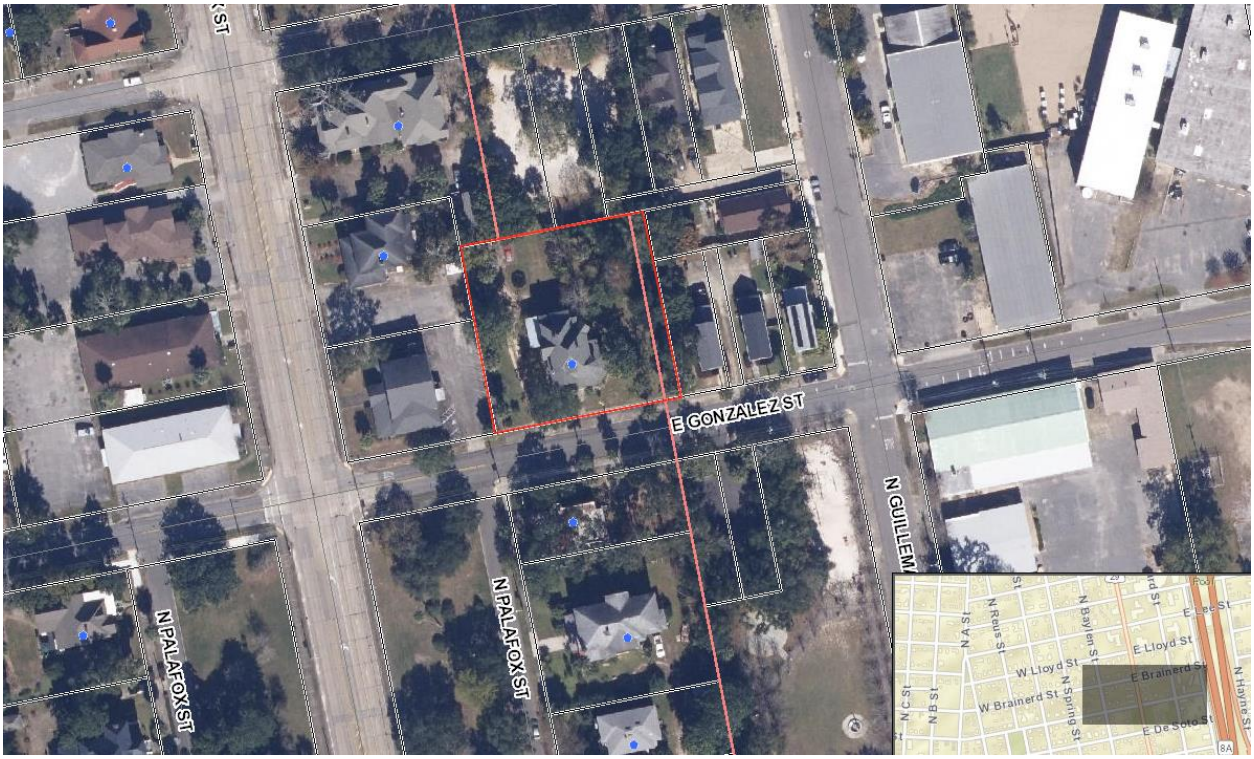
Photographic Records Numbers HPPB P80.13 Fr0A; NH 23-11 860 = =

Contact Print





14 E. Gonzalez Street





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

Architectural Review Board Application
Full Board Review

Application Date: 11/07/2024

Project Address: **14 E. Gonzalez Street**

Applicant: Melanie Nichols & Jeff Dearth

Applicant's Address: 14 E. Gonzalez Street

Email: *nicholsmelanie2@gmail.com* Phone: 850-221-1586

Property Owner: Melanie Nichols & Jeff Dearth
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

Request to install hurricane rated colonial shutters on all window openings to protect the home. The home originally had this same style shutter on the home. The shutters are painted aluminum which mimics a wood appearance (texture). See example provided. The shutters will be black to match an original shutter that was found on the home.

Requesting final review by the ARB.

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

Melanie A. Nichols — Applicant Signature

~~11/07/2024~~ 11/22/24 — Date

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





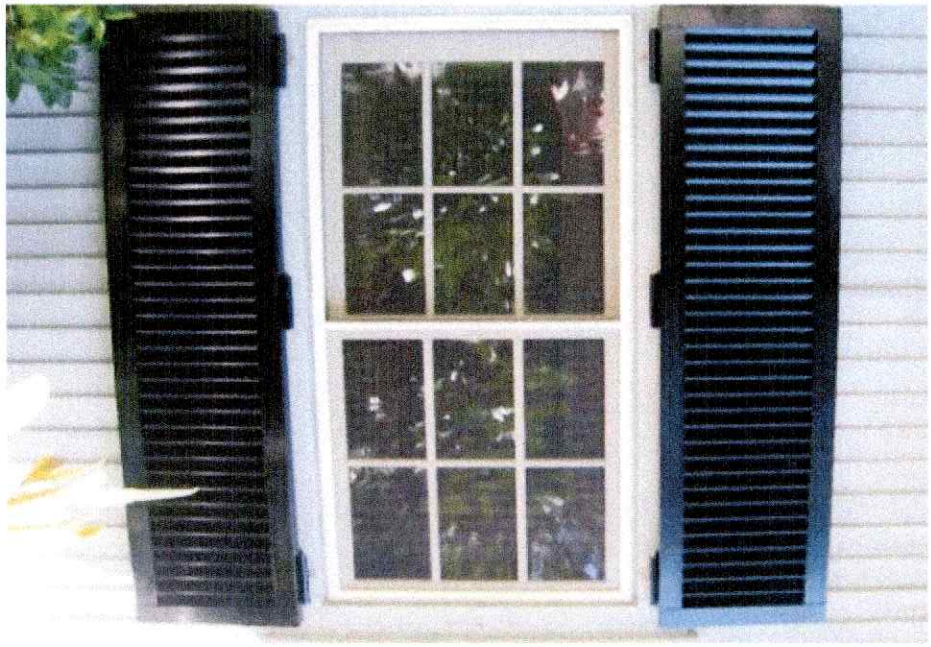

14







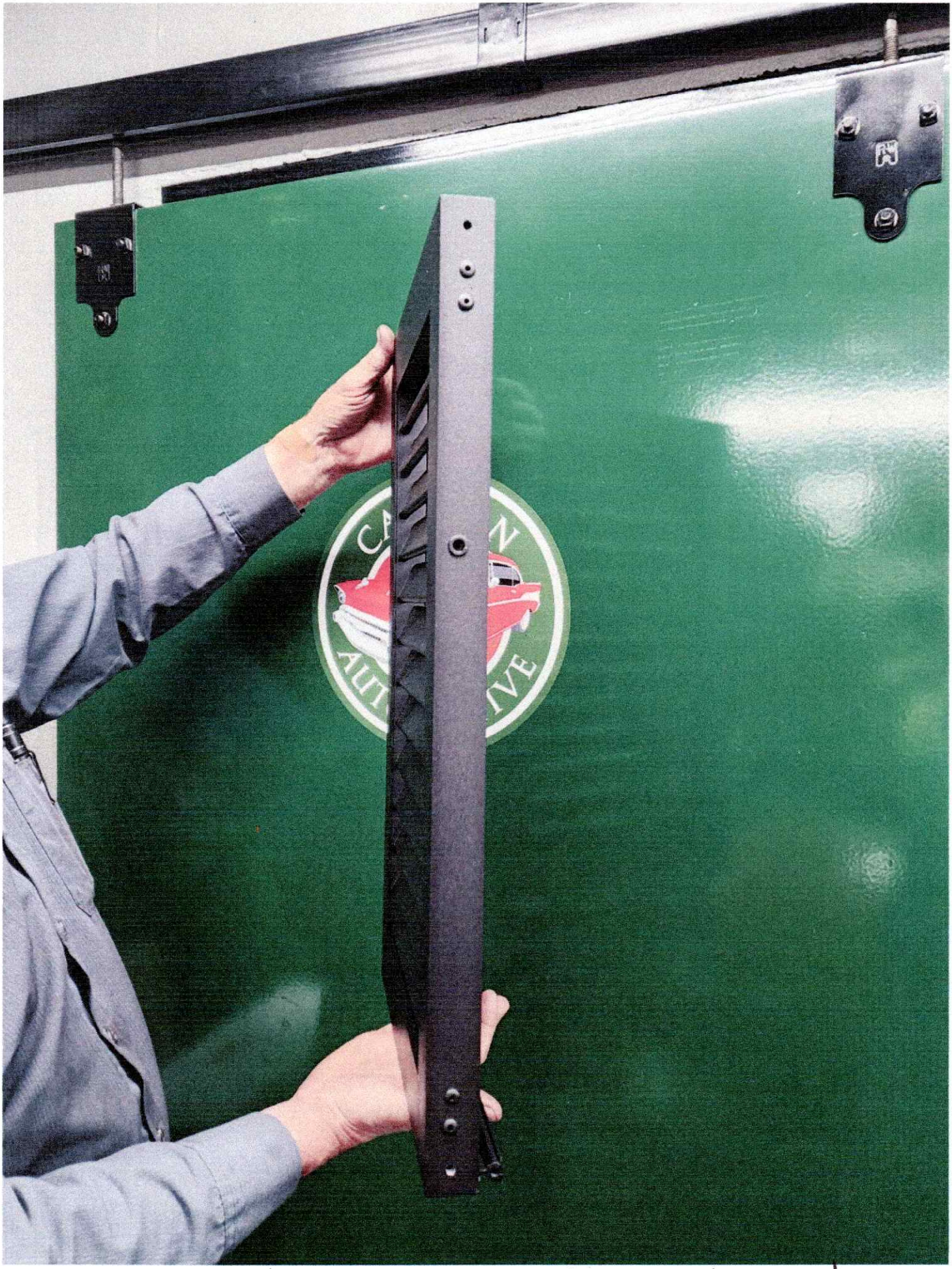




Example



Example of Product Painted Black



Showing Thickness to Resemble Wood

FLORIDA DEPARTMENT OF
Business & Professional Regulation



Florida dbpr Department of Business & Professional Regulation

Product Approval
USER: Public User

Search Criteria Refine Search

Code Version	2017	FL#	17474
Application Type	ALL	Product Manufacturer	ALL
Category	ALL	Subcategory	ALL
Application Status	ALL	Compliance Method	ALL
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired	ALL
Product Model, Number or Name	ALL	Product Description	ALL
Approved for use in HVHZ	ALL	Approved for use outside HVHZ	ALL
Impact Resistant	ALL	Design Pressure	ALL
Other	ALL		

Search Results - Applications

FL#	Type	Manufacturer	Validated By	Status
FL17474-R1 History	Revision	FORTIFIED BUILDING PRODUCTS, INC. **Category:** Shutters **Subcategory:** Colonial	Jesus Gonzalez, P.E. (704) 813-8158	Approved

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:

Credit Card Safe
securityMETRICS

Product Approval
USER: Public User

FL #	FL17474-R1
Application Type	Revision
Code Version	2017
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	FORTIFIED BUILDING PRODUCTS, INC.
Address/Phone/Email	2001 West Government Street Pensacola, FL 32502 (850) 432-2485 sales@seishutters.com
Authorized Signature	Tim Baughn sales@seishutters.com
Technical Representative Address/Phone/Email	
Quality Assurance Representative Address/Phone/Email	
Category	Shutters
Subcategory	Colonial
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Pedro De Figueiredo
Florida License	PE-52609
Quality Assurance Entity	National Accreditation and Management Institute
Quality Assurance Contract Expiration Date	12/31/2020
Validated By	Jesus Gonzalez, P.E. ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL17474_R1_COI_18-146 CI.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ASTM E1886	2002
ASTM E1996	2005
ASTM E330	2002
TAS 201	1994
TAS 202	1994
TAS 203	1994

Equivalence of Product Standards Certified By

StormTech
Shutter Systems, LLC
Hurricane Protection Products

1417 W. Cervantes St. Unit 2 Pensacola, FL 32501

Phone: 850-454-0020

Quote

Date 10-21-2024

SS

	Melanie Nichols
ADDRESS	**14 E. Gonzales**
CITY	**Pensacola**
STATE - ZIP	**FL 32501**
PHONE	**850-221-1586**
E-MAIL	nicholsmelanie2@gmail.com

SALESPERSON		Project Location				DUE DATE
Pete Southerland		14 E. Gonzales				

QTY	POS	SIZE	DESCRIPTION	UNIT PRICE		LINE TOTAL
1	frt win	34.5 x 76.5	impact bifold Colonial			$1,192.00
2	side win	34.5 x 76.5	impact bifold Colonial	$1,192.00		$2,384.00
3	side win	23 x 76.5	impact bifold Colonial	$770.00		$2,310.00
1	side win	35.5 x 57	impact bifold Colonial			$872.00
1	W. side	65.5 x 76	impact bifold Colonial			$2,178.00
1	W. side	31 x 76	impact bifold Colonial			$1,030.00
1	W. side	35.5 x 76	impact bifold Colonial			$1,180.00
1	frt win	50.5 x 76	impact bifold Colonial			$1,662.00
			2nd floor			
3	frt win	34.5 x 76.5	impact bifold Colonial	$1,154.00		$3,462.00
3	E. side	34.5 x 76.5	impact bifold Colonial	$1,154.00		$3,462.00
3	E. side	23 x 76.5	impact bifold Colonial	$770.00		$2,310.00
1	E. side	50 x35	impact bifold Colonial			$766.00
2	W. side	34.5 x 76.5	impact bifold Colonial	$1,156.00		$2,312.00
1	W. side	65 x 76	impact bifold Colonial			$2,162.00
1	W. side	50 x 35	impact bifold Colonial			$766.00
1	W. side	31 x 76	impact bifold Colonial			$794.00
1	W. side	35.5 x 57	impact bifold Colonial			$886.00
1	W. side	34.5 x 76.5	impact bifold Colonial			$1,108.00
1	W. side	35.5 x 76	impact bifold Colonial			$1,180.00
1	frt win	35.5 x 76	impact bifold Colonial			$1,180.00
1	frt win	50.5 x 76	impact bifold Colonial			$1,662.00
1.00	frt win	35.5 x 76	impact bifold Colonial			$1,180.00

*** Terms of sale: 50% deposit, balance due upon completion of project, without preapproved credit terms.**

*** The customer is responsible for electrical costs, should this project enter into past due status.**

*** A 3.5% handling fee will be applied to all credit card charges.**

Total	
deposit	
balance	

Customer Signature - _____

StormTech
Shutter Systems, LLC
Hurricane Protection Products

1417 W. Cervantes St. Unit 2 Pensacola, FL 32501

Phone: 850-454-0020

Quote

Date 10-21-2024

SS

	Melanie Nichols
ADDRESS	**14 E. Gonzales**
CITY	**Pensacola**
STATE - ZIP	**FL 32501**
PHONE	**850-221-1586**
E-MAIL	nicholsmelanie2@gmail.com

SALESPERSON		Project Location				DUE DATE
Pete Southerland		14 E. Gonzales				

QTY	POS	SIZE	DESCRIPTION	UNIT PRICE		LINE TOTAL
			3rd floor			
1	frt	41 x 32	impact bifold Colonial			$574.00
1	frt	72 x 46	impact bifold Colonial			$1,450.00
					permit	$350.00

*** Terms of sale: 50% deposit, balance due upon completion of project, without preapproved credit terms.**

*** The customer is responsible for electrical costs, should this project enter into past due status.**

*** A 3.5% handling fee will be applied to all credit card charges.**

Total	$38,412.00
deposit	$19,206.00
balance	$19,206.00

Customer Signature - _____

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	04/20/2018
Date Validated	04/20/2018
Date Pending FBC Approval	04/29/2018
Date Approved	06/12/2018
Date Revised	10/21/2020

Summary of Products

FL #	Model, Number or Name	Description
17474.1	a. Colonial Hurricane Shutter	2 Panels Extruded Aluminum Colonial Shutter
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +100/-100 **Other:** See INST 18-0146 for Design Pressure Ratings, any additional use limitations, installation instructions and product particulars.		**Installation Instructions** FL17474_R1_II_18-146.pdf Verified By: Pedro De Figueiredo PE 52609 Created by Independent Third Party: Yes **Evaluation Reports** FL17474_R1_AE_18-146 PER.pdf Created by Independent Third Party: Yes
17474.2	b. Colonial Hurricane Shutter	4 Panels Extruded Aluminum Colonial Shutter
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** N/A **Other:** See INST 18-146A for Design Pressure Ratings, any additional use limitations, installation instructions and product particulars.		**Installation Instructions** FL17474_R1_II_18-146A.pdf Verified By: Pedro De Figueiredo. PE 52609 Created by Independent Third Party: Yes **Evaluation Reports** FL17474_R1_AE_18-146 PER.pdf Created by Independent Third Party: Yes

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:

Credit Card Safe securityMETRICS

FORTIFIED BUILDING PRODUCTS, INC

2001 WEST GOVERMENT STREET - PENSACOLA - FLORIDA 32502 - TEL (850) 432-2485

PEDRO M. DE FIGUEIREDO LICENSE No. 52609 STATE OF FLORIDA PROFESSIONAL ENGINEER

APR 2 0 2018

GENERAL NOTES:

FLORIDA BUILDING CODE 2017 6th EDITION HVHZ & NON HVHZ
LARGE MISSILE IMPACT RATED

1- CODE: THIS PRODUCT HAS BEEN TESTED UNDER TAS 201 (LARGE MISSILE), 202 AND 203 AND DESIGNED IN ACCORDANCE WITH THE FBC 2017 6TH EDITION INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ).

2- DEFINITION: THIS PRODUCT IS AN ALUMINUM IMPACT RESISTANT COLONIAL SHUTTER DESIGNED, CONSTRUCTED AND TESTED FOR THE PURPOSE OF PROVIDING PROTECTION FROM HURRICANE FORCE WINDS AND WIND BORNE DEBRIS (LARGE MISSILE) WITHIN THE ALLOWABLE DESIGNED PRESSURES AND LIMITATIONS STATED IN THIS APPROVAL.

3- POSTING: A PERMANENT LABEL SHALL BE PROVIDED AS PER FBC 2017 SECTION 1709.5.3 (3). IT SHALL BE LOCATED ON THE BOTTOM, PLACED ON THE BACK OF THE SHUTTER.

"FORTIFIED BUILDING PRODUCTS - PENSACOLA - FL.
EXTRUDED ALUMINUM COLONIAL SHUTTER
LARGE MISSILE IMPACT RATED"

4- LOADS: DESIGNED LOAD CALCULATED BASED ON THE ASCE 7-10 AND PROVIDED BY A PROFESSIONAL ARCHITECT OR ENGINEER FOR EACH SPECIFIC PROJECT. THE CALCULATED DESIGNED PRESSURE MUST NOT EXCEED THE ALLOWABLE PRESSURES HERE IN SPECIFIED. THE DESIGN PRESSURES, AS DETERMINED FROM ASCE 7-10, ARE TO BE MULTIPLE BY 0.6

5- MATERIAL: ALL EXTRUDED ALUMINUM PARTS TO BE 6063-T6 ALLOY OR AS NOTED ON THIS APPROVAL.

6- FASTENERS: ASSEMBLY SCREWS AND ANCHORS SHALL BE AS SPECIFIED IN THE CURRENT SET OF DRAWINGS. INSTALLATION AND LOADS AS PER THIS APPROVAL.

7- USE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, ARCHITECT OR ENGINEER OF RECORD TO VERIFY THE FOLLOWING:
7.1- THE STABILITY OF THE STRUCTURE WHERE THE PRODUCT IS TO BE ATTACHED ENSURING PROPER ANCHORAGE.
7.2- THE SITE SPECIFIC PROJECT CRITERIA, SUCH AS BUT NOT LIMITED TO, LOCAL CODE REQUIREMENTS, DESIGNED PRESSURES ETC.
7.3- THAT THIS APPROVAL IS ADEQUATE FOR A SPECIFIC PROJECT.

8- DISSIMILAR MATERIALS: WHERE ALUMINUM IS IN CONTACT OR FASTENED TO DISSIMILAR MATERIALS, INCLUDING BUT NOT LIMITED TO STEEL, INSTALLATION SHALL MEET THE REQUIREMENTS OF CHAPTER M.7 OF THE ALUMINUM DESIGN MANUAL 2015.

9- BLADE CAN BE INSTALLED UPSIDE DOWN FOR THE PURPOSE OF SIGHT BLOCKING.

TYPICAL ELEVATION

MAX. FRAME DIMENSION	DESIGNED PRESSURE RATING	MISSILE RATING
19½" X88"	±100 PSF	LARGE

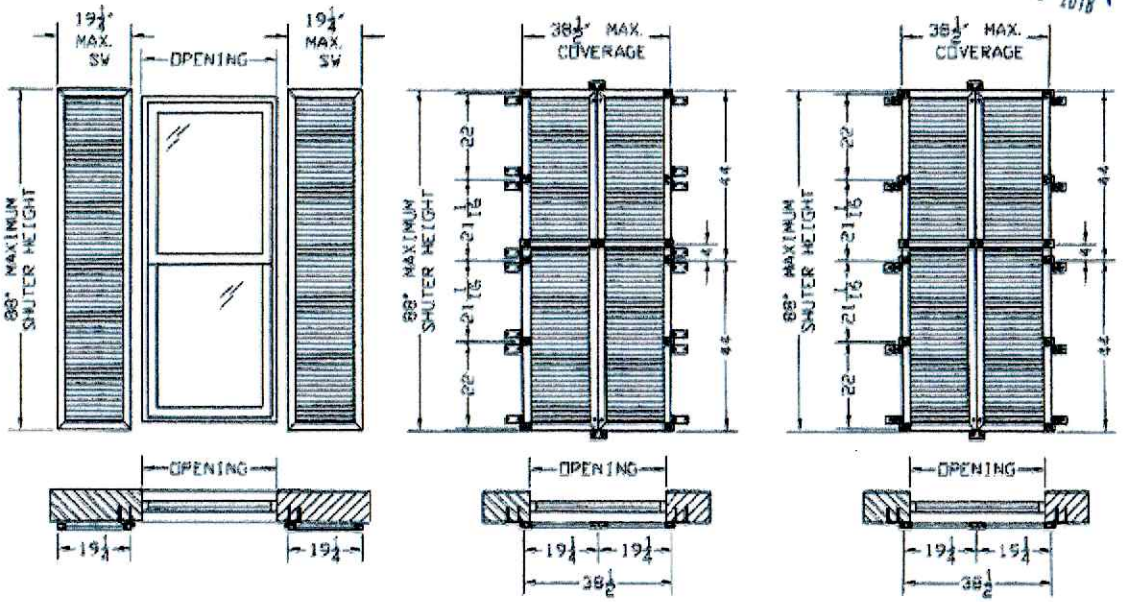


TABLE OF CONTENTS:

SHEET	CONTENT DESCRIPTION
1	GENERAL NOTES, TABLE OF CONTENTS, TYPICAL ELEVATION DESIGNED PRESSURE
2	TYPICAL HORIZONTAL AND VERTICAL SECTIONS, CORNER KEY ASSEMBLY
3	ANCHORAGE DETAILS
4	PRODUCT COMPONENTS, BILL OF MATERIALS

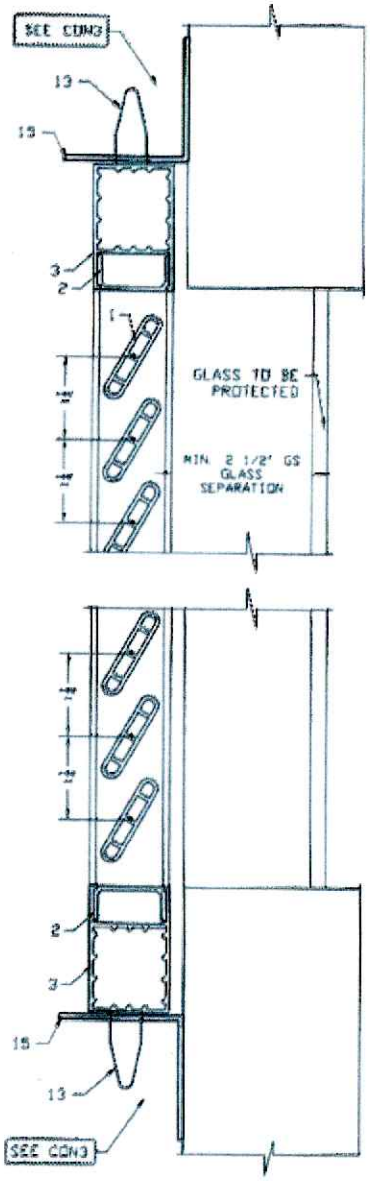
FL 17474.2

IRP MOF Inc.
ENGINEERING SERVICES, CA 32459
9715 W. BROWARD BLVD.
PLANTATION, FL 33324
PPMF@AOL.COM

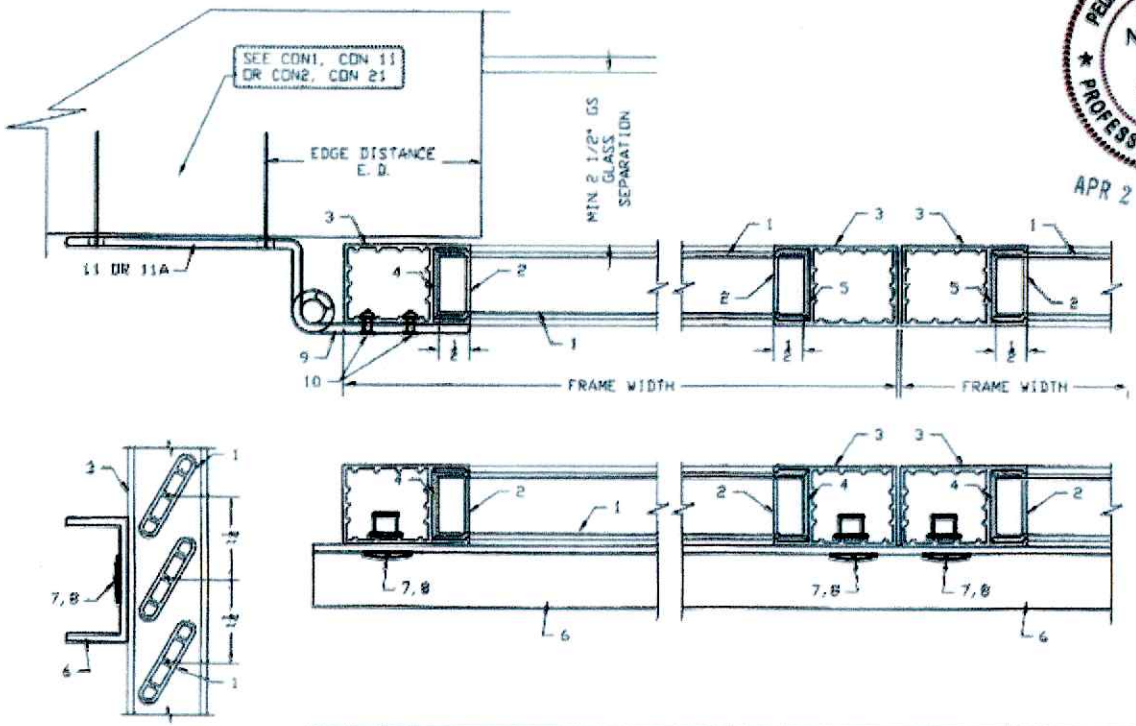
PROJECT: EXTRUDED ALUMINUM COLONIAL SHUTTER
LARGE MISSILE IMPACT RATED

PROJECT: FORTIFIED BUILDING PRODUCTS
2001 W. GOVERNMENT STREET
PENSACOLA, FLORIDA 32502
TEL: (850) 432-2485

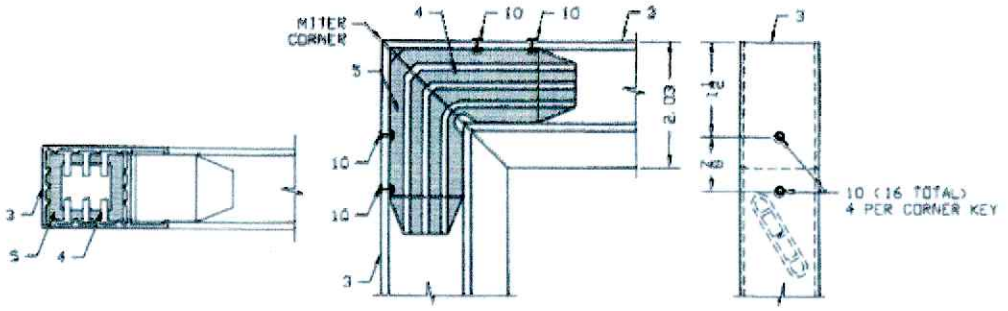
SCALE: NA
DATE: 03/10/18
DRAWING #: 18-146
SHEET: 1 OF 4



TYPICAL HORIZONTAL AND VERTICAL SECTION DETAILS



CORNER KEY ASSEMBLY



PEDRO M. DE FIGUEIREDO LICENSE No. 52609 STATE OF FLORIDA PROFESSIONAL ENGINEER

APR 20 2018

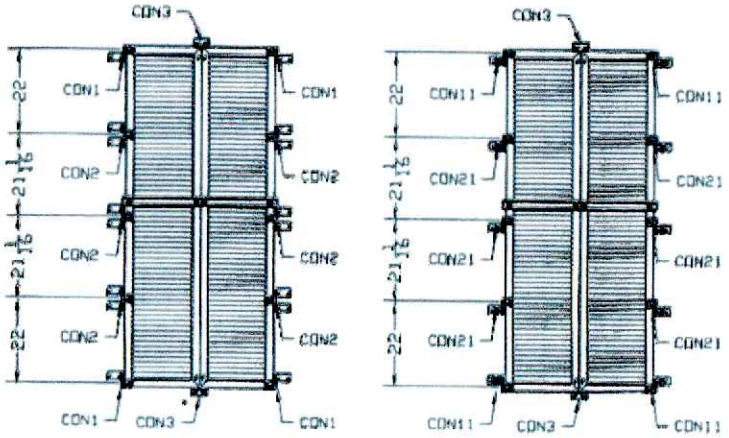
ENGINEERING SERVICES - CA 32455
9715 W. BROWARD BLVD.
PLANTATION, FL 33324
PFMF@AOL.COM
ENGINEER SEAL
PEDRO DE FIGUEIREDO
PE 52609

PRODUCT: EXTRUDED ALUMINUM COLONIAL SHUTTER
LARGE MISSILE IMPACT RATED

PRODUCT: FORTIFIED BUILDING PRODUCTS
2001 W. GOVERNMENT STREET
PENSACOLA, FLORIDA 32502
TEL (850) 432-2495

SCALE	NA
DATE	03/10/18
DRAWING #	18-146
SHEET	2 OF 4

FL 17474.2



16 - ANCHOR SCHEDULE

TYPE	DESCRIPTION
A	1/4" TAPCONS BY ITW INTO CONCRETE
B	1/4" TAPCONS BY ITW, #14 WOOD SCREWS INTO WOOD
C	1/4-14 GRADE 5 SELF DRILLING SCREWS INTO METAL
D	1/4" TAPCONS BY ITW INTO HOLLOW CMU WALLS
E	1/4-20 SOLID SET BY ALL POINTS INTO CONCRETE
E1	1/4-20 SOLID SET BY ALL POINTS INTO HOLLOW CMU WALLS
F	1/4" PANELMATE BY ELCO INTO 2000 PSI CONCRETE
F1	1/4" PANELMATE BY ELCO INTO HOLLOW CMU WALLS
F2	1/4" PANELMATE BY ELCO INTO WOOD STRUCTURES

ANCHOR TYPE	E. D.	EMB.
A, F	2 1/2"	1 3/4"
B	3/4"	1 1/2"
C	1/2"	1/8"
D	4"	1 1/4"

ANCHOR TYPE	E. D.	EMB.
E	3"	7/8"
E1	3"	7/8"
F1	3"	1 1/4"
F2	3/4"	1 7/8"

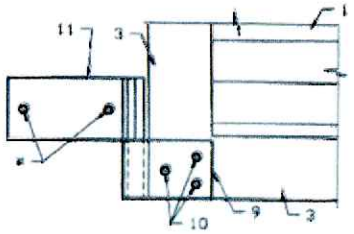
NOTES:
1- EMBEDMENT AND EDGE DISTANCE ARE BEYOND ANY WALL DRESSING
2- CONCRETE SHALL CONFORM TO ACI 301, WITH MIN. f'c<=3000 PSI - UNCRACKED
3- CONCRETE MASONRY UNIT (CMU) SHALL COMPLY WITH ASTM C-90
4- 1/4-20 18-8 SS MACHINE SCREWS TO BE USED WITH TYPE E & E1 W/ MIN. 1/2" ENGAGEMENT
5- ANCHORS INTO WOOD STRUCTURES WITH MINIMUM SG=0.55 (SYP)

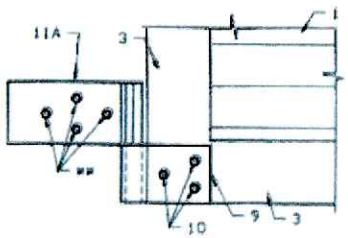
PEDRO M. DE FIGUEIREDO
LICENSE
No. 52609
STATE OF FLORIDA
PROFESSIONAL ENGINEER

APR 20 2018

ENGINEERING SERVICES CA 32439
5715 W. BROWARD BLVD.
PLANTATION, FL 33324
PHONE@MCI.COM
PEDRO DE FIGUEIREDO
PE 52609

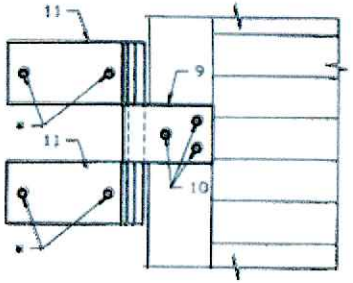
JAMB SILL/HEADER WALL ANCHORAGE
CONNECTION 1 - CON 1 - MASONRY WALL
CONNECTION 11 - CON 11 - FRAMING WALL

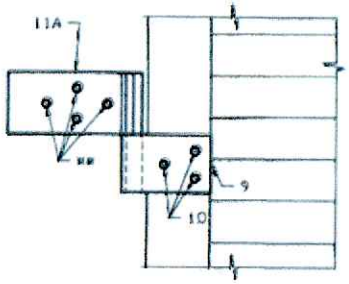




* (2 PER HINGE 11)
ANCHORS TYPE
A, D, E, E1, F OR F1
SEE ANCHOR SCHEDULE #16

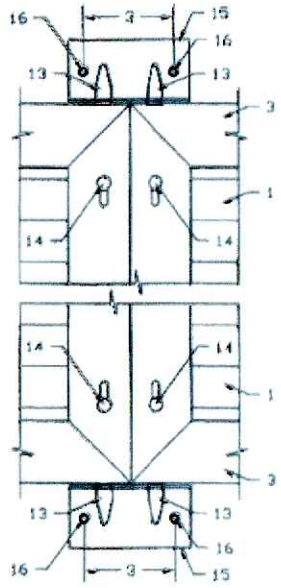
JAMBS WALL ANCHORAGE
CONNECTION 2 - CON 2 - MASONRY WALL
CONNECTION 21 - CON 21 - FRAMING WALL



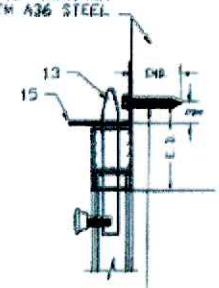


** (4 PER HINGE 11A)
ANCHORS TYPE
B, C OR F2
SEE ANCHOR SCHEDULE #16

HEADER / SILL WALL ANCHORAGE
CONNECTION 3 - CON 3



SUBSTRATE:
3000 PSI CONCRETE,
WOOD WITH SG>=0.55
1/8" 6063-T6 ALUMINUM
OR 1/8" ASTM A36 STEEL



(2) TYPE A, B, C, E, F OR F2
SEE ANCHOR SCHEDULE #16

FL 17474.2

PRODUCT: EXTRUDED ALUMINUM COLONIAL SHUTTER
LARGE MISSILE IMPACT RATED

PRODUCT: FORTIFIED BUILDING PRODUCTS
2001 W. GOVERNMENT STREET
PENSACOLA, FLORIDA 32502
TEL: (850) 432-2485

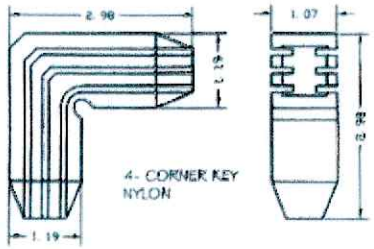
SCALE: NA
DATE: 03/10/18
DRAWING #: 18-146
SHEET: 3 OF 4

PRODUCT COMPONENTS

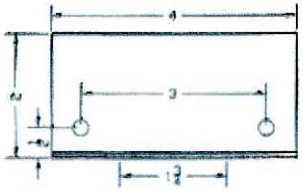
NOTE: MATERIAL FOR ALL COMPONENTS IS MIN TYPE 6063-T6 EXTRUDED ALUMINUM.ALL DIMENSIONS ARE INCHES.

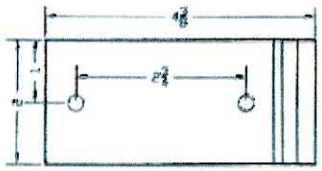
BILL OF MATERIALS

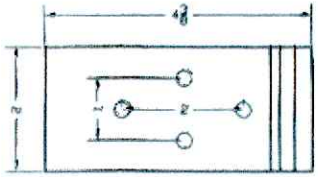
ITEM	DESCRIPTION	MATERIAL
1	LOUVER BLADE	6063-T6 ALUMINUM
2	LOUVER INSERT	6063-T6 ALUMINUM
3	STILE / RAIL	6063-T6 ALUMINUM
4	CORNER KEY	NYLON
5	STRUCTURAL ADHESIVE	--
6	STORM BAR	6063-T6 ALUMINUM
7	1/4-14 X 1" SIDEWALK BOLT	STAINLESS STEEL
8	1/4-20 RIV-NUT	ALUMINUM
9	FLAT HINGE SHUTTER JAMB	6063-T6 ALUMINUM
10	3/16" DIAM. POP RIVET	ALUMINUM
11	SINGLE HINGE MASONRY WALL	6063-T6 ALUMINUM
11A	SINGLE HINGE FRAME WALL	6063-T6 ALUMINUM
12	#12X2 1/2" HH SMS	ZINC PLATED STEEL
13	LOCKING PIN	6063-T6 ALUMINUM
14	THUMB SCREW	ZINC PLATED STEEL
15	LATCH	6063-T6 ALUMINUM
16	ANCHOR - SEE ACHOR SCHEDULE	VARIES

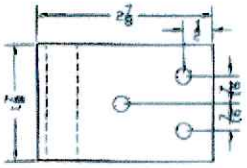






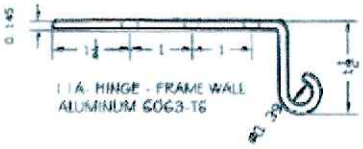


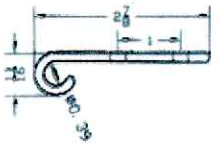


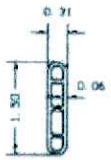


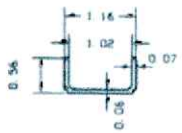


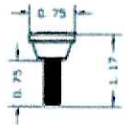


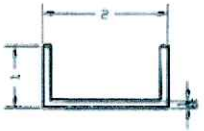


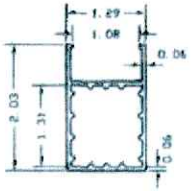












PEDRO M. DE FIGUEIREDO LICENSE No. 52609 STATE OF FLORIDA PROFESSIONAL ENGINEER

APR 20 2018

ENGINEERING SERVICES CA 32459
9715 W. BROWARD BLVD.
PLANTATION, FL 33324
PFIVE@ACK.COM
ENGINEER SIGNAL
PEDRO DE FIGUEIREDO
PE 52609

PRODUCT: EXTRUDED ALUMINUM COLONIAL SHUTTER
LARGE MISSILE IMPACT RATED

PRODUCT: FORTIFIED BUILDING PRODUCTS
2001 W. GOVERNMENT STREET
PENSACOLA, FLORIDA 32502
TEL: (850) 432-2495

SCALE: NA
DATE: 03/10/18
DRAWING #: 18-146
SHEET: 4 OF 4

FL 17474.2

File #: 24-1270 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

210 S. Alcaniz Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Window Replacement at a Contributing Structure

SUMMARY:

Melissa and Nick Koch are seeking final approval to replace all windows with Andersen Series 400 vinyl clad wood double hung windows with full divided lites per Andersen's standards with 6 over 6 and 9 over 6 grid patterns and to add a 12 inch overhang on the north and south eaves to protect the new windows.

Recommended Code Sections:
12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for review; Decisions; Rules governing decisions.
12-3-10(1)f.6. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structure in the historic district; windows.

ATTACHMENTS:

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

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= = 1009= =

Site No. 8Es969

Site Name 830= = Survey Date 8203 820= =

Address of Site: 210 S. Alcaniz St., Pensacola, Fl. 32501 905= =

Instruction for locating on E side of S. Alcaniz St. between E. Government St. and E. Intendencia St. 813= =

Location: Old City Tract (subdivision name) 18 (block no.) part 111, 112, 143 (lot no.) 868= =

County: Escambia 808= =

Owner of Site: Name: Overman, Charles H. Jr., Edward, H.P., Overman;
Address: 14 Highpoint Dr.
Gulf Breeze, Fl. 32561 902= =

Type of Ownership private 848= = Recording Date 832= =

Recorder:
Name & Title: Gantzhorn, Alan
Address: HPPB 818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ☒ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ☒ Altered 858= =
- ☐ Unaltered 858= =
- ☒ Original Site 858= =
- ☒ Restored ( ) (Date: 69) 858= =
- ☐ Moved ( ) (Date:) 858= =

Original Use Residence 838= =

Present Use Commercial 850= =
Dates: Beginning C+ 1825 844= =
Culture/Phase American 840= =
Period 19th century 845= =

NR Classification Category: Building 916= =

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

Areas of Significance: Architecture 910= =

Significance:

This house is one of three adjacent buildings probably constructed by Desiderio Quina in about 1825. It is built in a typical vernacular style known as the creole or Gulf Coast cottage. The house is characterized by its gabled roof parallel to the line of the street, its apron porch, high brick pier foundation, and large windows. The pedimented dormers reflect some classical influence.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S) 911= =

ARCHITECT Unknown 872 = =

BUILDER Unknown 874 = =

STYLE AND/OR PERIOD Frame vernacular (Gulf Coast Cottage) 964 = =

PLAN TYPE Rectangle 966 = =

EXTERIOR FABRIC(S) Wood; clapboard 854 = =

STRUCTURAL SYSTEM(S) wood frame 856 = =

PORCHES W/ 1 story apron with square columns; S bay; access from W 942 = =

FOUNDATION: Piers; brick 942 = =

ROOF TYPE: gable 942 = =

SECONDARY ROOF STRUCTURE(S): gabled dormers; 1 story cross 942 = =

CHIMNEY LOCATION: Center ridge; center ridge of cross gableW 942 = =

WINDOW TYPE: DHS; 9/9, 6/6 in dormers; wood 942 = =

CHIMNEY: brick; stuccoed 882 = =

ROOF SURFACING: wood shingle; butt 882 = =

ORNAMENT EXTERIOR: 882 = =

NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1½ 950 = =

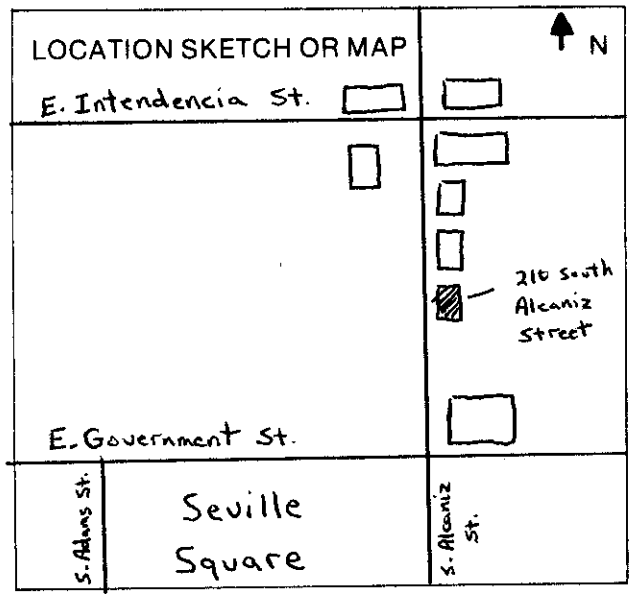
NO. OF DORMERS 954 = =

Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970 809 = =

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

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

LOCATION SKETCH OR MAP



Township	Range	Section
2 S	30 W	46

812 = =

UTM Coordinates: 890 = =

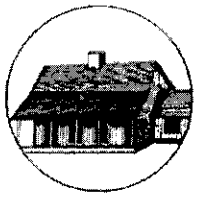
Zone Easting Northing

Photographic Records Numbers HPPB P.82.9 Frame 5 860 = =

Contact Print

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 ES00969
Field Date 7-6-1997
Form Date 8-15-1997
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 210 S. ALCANIZ Multiple Listing (DHR only)
Survey Project Name FLORIDA FOLK ARCHITECTURE SURVEY Survey # (DHR only) 21411
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	210	S	ALCANIZ	Street	S

Cross Streets (nearest / between) ROMANO AND INTENDENCIA
USGS 7.5 Map Name PENSACOLA USGS Date 1987 Plat or Other Map TAX ASSESSORS, PENSACOLA
City / Town (within 3 miles) Pensacola In City Limits? ☒yes ☐no ☐unknown County Escambia
Township 2S Range 30W Section 46 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name:
Tax Parcel # 9001-020-143 Landgrant OLD CITY TRACT
Subdivision Name PENSACOLA HISTORIC DIST. Block 18 Lot 111-112
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1825 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1825 To (year):
Current Use Dentist/Medical/Professional office From (year): To (year):
Other Use From (year): To (year):
Moves: ☐yes ☐no ☐unknown Date: Original address
Alterations: ☐yes ☐no ☐unknown Date: 1-1-1969 Nature RENOVATION
Additions: ☐yes ☐no ☐unknown Date: Nature
Architect (last name first): NONE Builder (last name first): DESIDERIO QUINA PROBABLE
Ownership History (especially original owner, dates, profession, etc.) QUINA FAMILY

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☐unknown Describe

DESCRIPTION

Style French Cottage Exterior Plan Irregular Number of Stories 1.5
Exterior Fabric(s) 1. Drop siding 2. Shiplap 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Wood shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2.
Windows (types, materials, etc.) DHS 6/6 AND 9/9

Distinguishing Architectural Features (exterior or interior ornaments) VERY PLAIN CLASSICAL REVIVAL STYLING OF COLUMNS AND WINDOW SURROUNDS.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) NONE

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date Init. KEEPER – Determined eligible: ☐yes ☐no Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HR6E046R0107 Florida Master Site File / Division of Historical Resources / R. A. Gray Building / 500 South Bronough Street, Tallahassee, FL 32399-0250
Phone (850) 245-6440 / Fax (850)245-6439 / E-mail SiteFile@dos.state.fl.us

HISTORICAL STRUCTURE FORM

Site #8 ES00969

DESCRIPTION (continued)

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Braced wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. Slab
Foundation Material(s): 1. Brick 2. _____
Main Entrance (stylistic details) TWO ENTRANCE DOORS AT CENTER OF FACADE WITH TRANSOMS. 6-LITE FRENCH DOORS.

Porch Descriptions (types, locations, roof types, etc.) ONE OPEN PORCH. WEST (FRONT) FACADE. APRON PORCH ROOF INTEGRAL TO MAIN ROOF.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource CLASSIC CREOLE COTTAGE, RAISED ON PIERS WITH SIMPLE 2X2 BALUSTERS AND SYMMETRICAL FACADE. ANTEBELLUM EXAMPLE OF STYLE FOUND FROM 1796 TO 1880'S.

Archaeological Remains HIGH PROBABILITY OF ARTIFACTS ON SITE. CLOSE TO ST. MICHAEL'S ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☒FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☐property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☐no ☒insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☐no ☒insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) ARCHITECTURE PRIMARY SIG. BUT HISTORICAL ASSOC. WITH PROMINENT QUINA FAMILY HIS. SIGNIFICANT

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture
2. Ethnic heritage
3. Maritime history
4. Local
5. Community planning & development
6. Military

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type Field maps — Maintaining organization Historic Pensacola Preservation Board
Document description SANBORN MAPS; LOCAL SITE FILES — File or accession #'s 210 S. ALCANIZ

2) Document type Photographs — Maintaining organization Historic Pensacola Preservation Board
Document description PHOTO FILES BY ADDRESS — File or accession #'s 210 S. ALCANIZ

RECORDER INFORMATION

Recorder Name DR. DIANA GODWIN — Affiliation University of Central FL
Recorder Contact Information (address / phone / fax / e-mail) 2086 LAS VEGAS TRAIL, NAVARRE, FL (850)939-3001

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.








210



210 S. Alcaniz Street





210 Alcaniz

ARB Application

New Windows and Eaves Overhang

September 19, 2024

Table of Contents

ARB Application 3
Window Reason for Replacement 4
Window Layout and Summary 5
Window Pictures 7
Window - Anderson Series 400 Specifications Wood Tilt Wash Window 12
Eaves Overhang Modification 15
Eaves Overhang - Current Problem at 210 Alcaniz 15
Eaves Overhang - Samples from the Neighborhood 17
Eaves Overhang - New Design 18

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

Architectural Review Board Application
Full Board Review

Application Date: 8/29/24

Project Address: 210 S Alcaniz St

Applicant: Melissa and Nick Koch

Applicant's Address: 210 S Alcaniz St

Email: Nick.Koch@att.net Phone: 678-576-8167

Property Owner: Melissa and Nick Koch
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

Replace all windows with Anderson Serie`s 400, vinyl clad wood, double hung, "6 over 6" and "9 over 6", exterior

grid window to match replacement windows.

All current windows are inoperable. They are rotting and cannot be opened.

Request to add 12 inch basic overhang on eaves on North and South roofline to protect new windows.

Current overhang is 4 inches causing window and framing to rot.

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

Applicant Signature

7/31/24
Date

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

Window Reason for Replacement

- None of the windows in the house are operational. None will open.
- Windows are rotted and attempts to open causes window to fall apart.
- Windows will be replaced with new windows that look exactly the same.

Note: No Doors will be replaced.

Photos of current problem

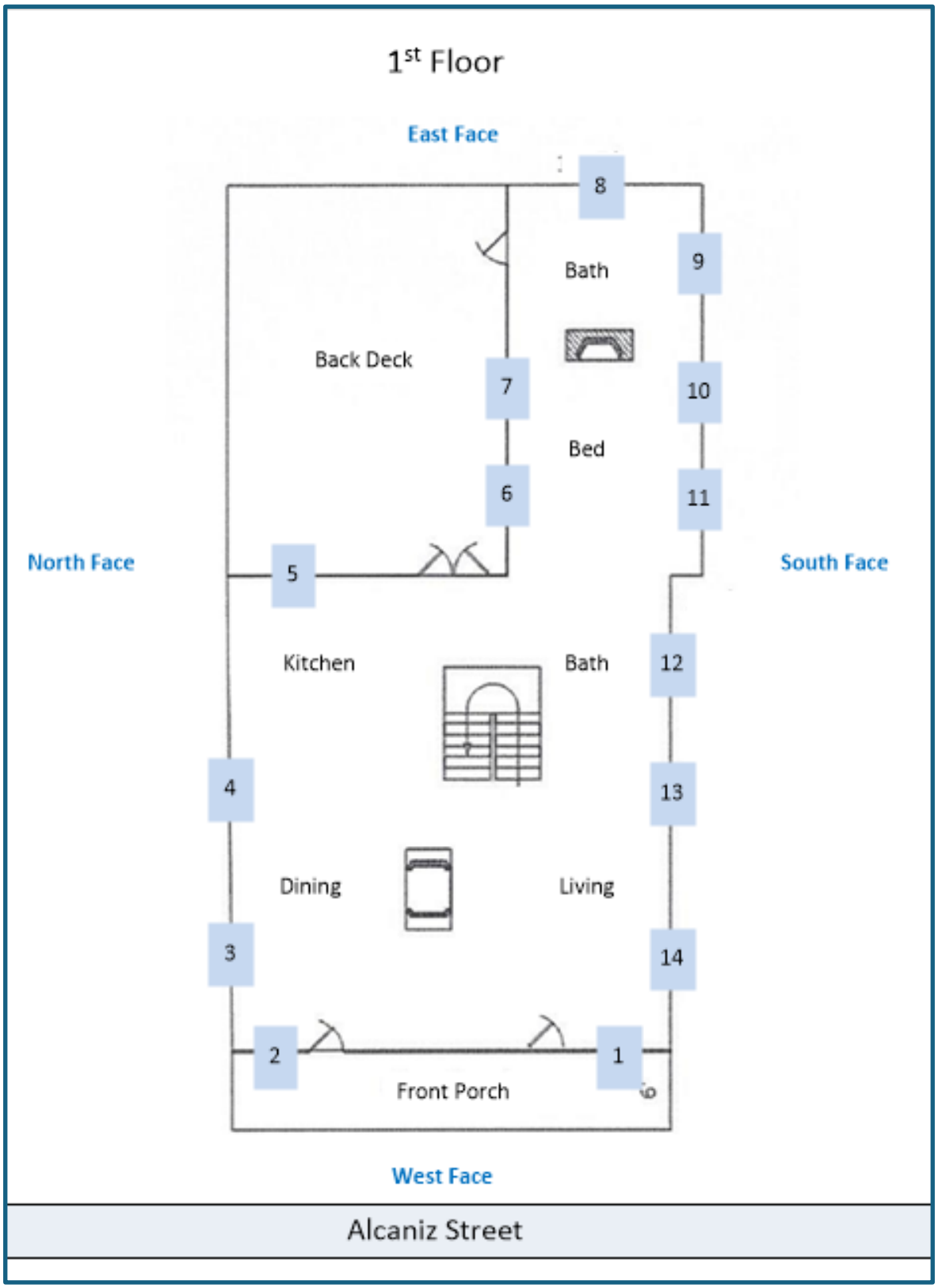


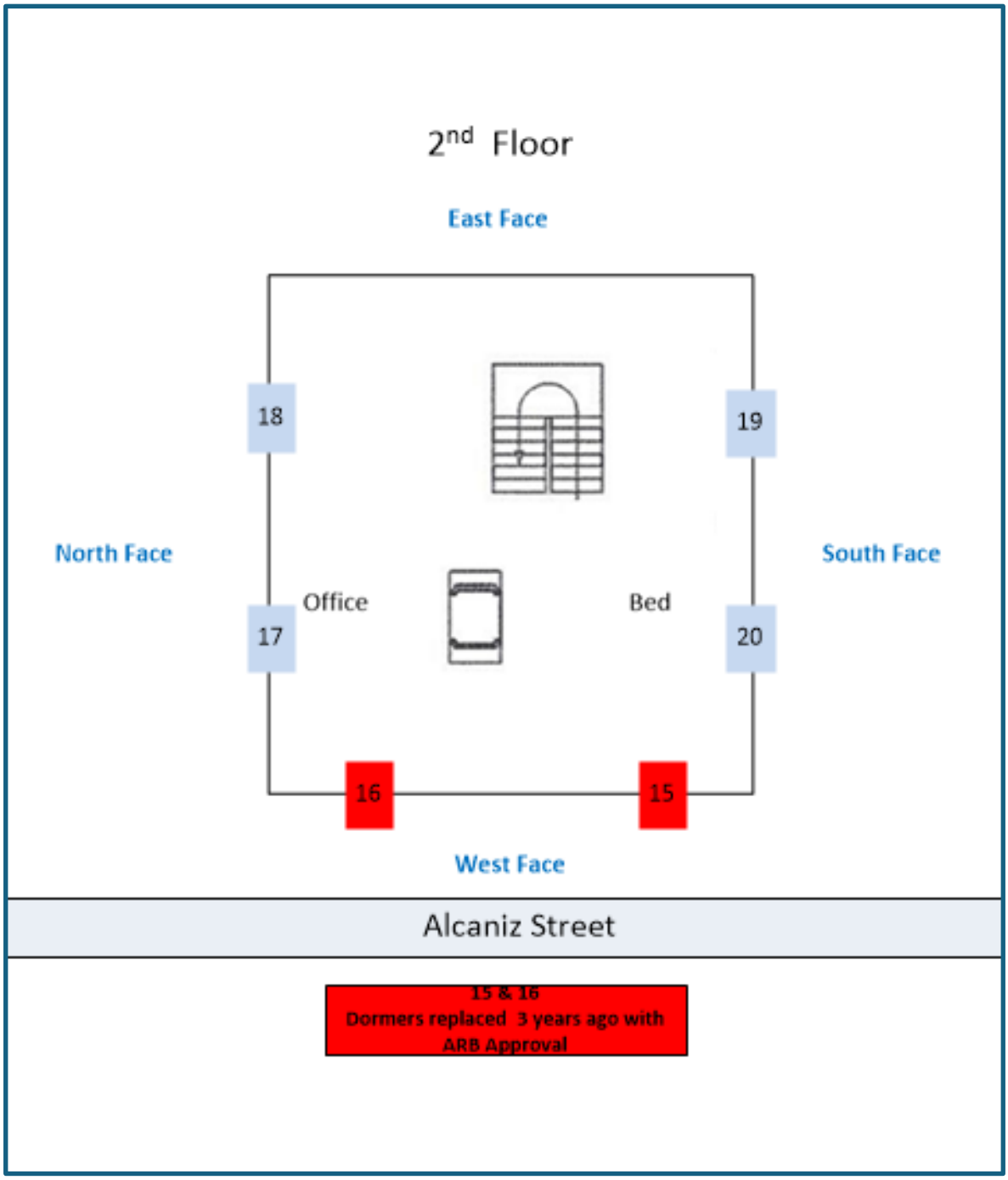




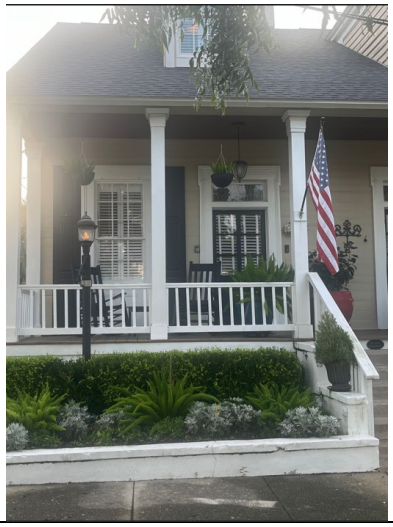


Window Layout and Summary




2nd Floor
East Face
18
19
North Face
South Face
Office
Bed
17
20
16
15
West Face
Alcaniz Street
15 & 16
Dormers replaced 3 years ago with
ARB Approval

Window Pictures

West Face		
		
1 	2 	

North Face



3



4



17 (2nd Floor)



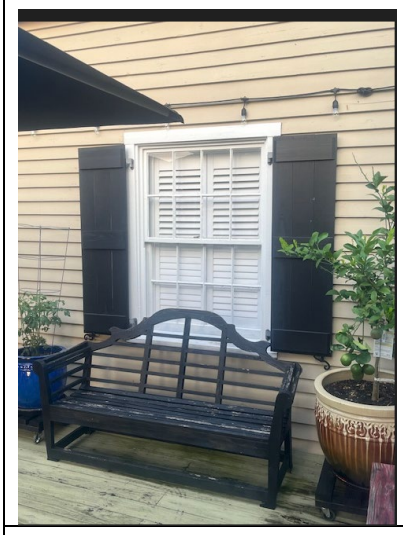
18 (2nd Floor)



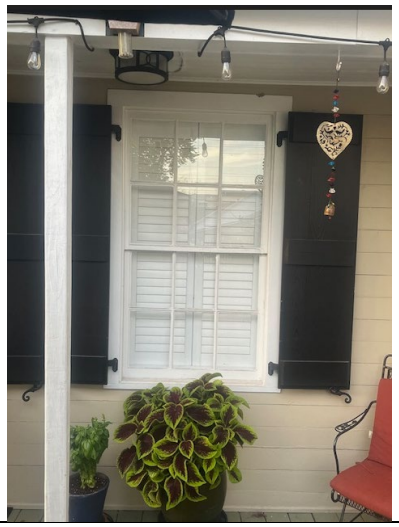
East Face



5



6



7



8



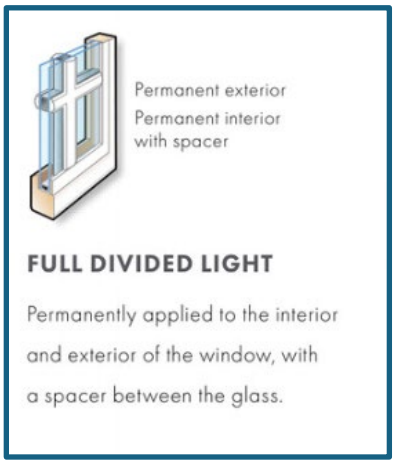
South Face		
		
9 	10 	11 
12 	13 	14 
19 (2nd Floor)	20 (2nd Floor)	

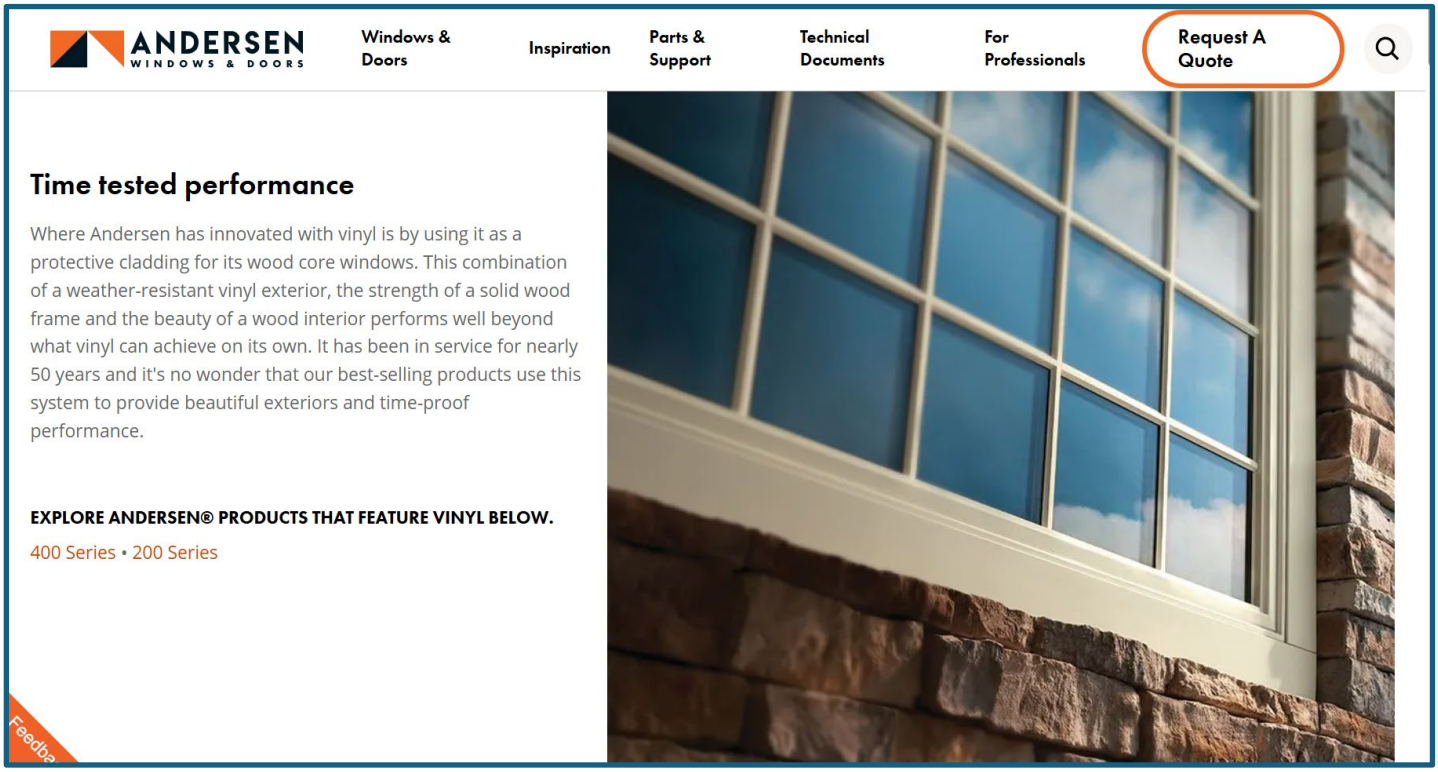
		

Window - Anderson Series 400 Specifications Wood Tilt Wash Window

- All new windows are Anderson Series 400
- Vinyl Clad Wood Tilt Wash Windows
- Full divided lite to include the internal spacer bar and applied muntin (exterior and interior). See image below.
- **These windows will look exactly the same as the existing white windows. For example, "6 over 6" will be replaced with "6 over 6", and "9 over 6" will be relaced with "9 over 6"**

Simulated Divided Light with Spacer between the Glass and Exterior/Interior Muntins





400 SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

Product ID#	TW28410
Unit Width	33 5/8"
Unit Height	60 7/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Estate™ Lock and Keeper, Antique Brass
Optional Hardware	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None

Feedback

FEATURES

FRAME

Ⓐ Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

Ⓑ For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior.

Ⓒ Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

Ⓓ A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

Ⓔ Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

Ⓕ For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

Ⓖ Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

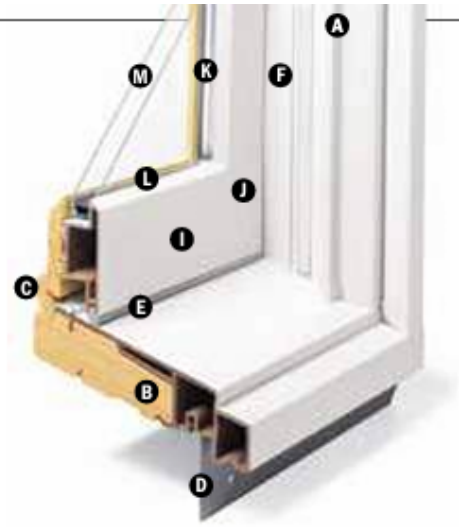
Wood Jamb Liner



Ⓗ Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

Ⓘ Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.

Ⓙ Sash joints simulate the look of traditional mortise-and-tenon



GLASS

Ⓚ In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

Ⓛ Silicone bed glazing provides superior weathertightness and durability.

Ⓜ High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



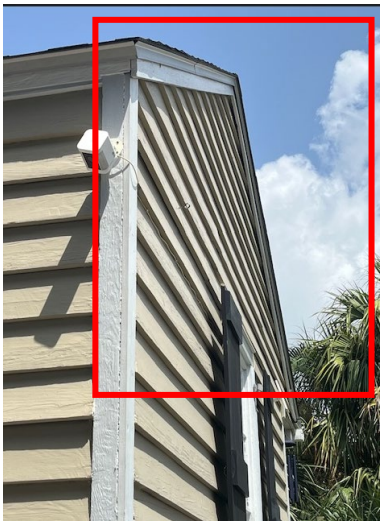
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

Eaves Overhang Modification

- Request to add 12 inch basic overhang on eaves on North and South roofline to protect new windows and shutters.
- New overhang will meet the offset requirements from property line. 12 “ overhang will be 9 ft from property line. 210 Alcaniz driveway between house and next building. See images below.
- Overhang materials will be wood Heart Pine
- Currently, NO overhang.
- This is causing the windows and framing to rot.

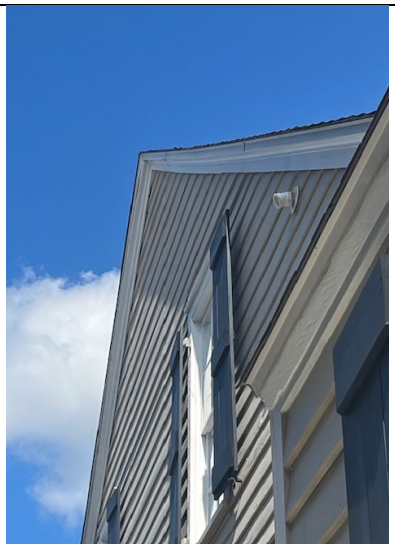
Below are pictures of the current problem followed by sample pictures from around the neighborhood of houses with small overhangs.

Eaves Overhang - Current Problem at 210 Alcaniz

<table>
<tr>
<td></td>
<td>No Current Overhang</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Causes Rot of Windows and Shutters</td>
<td></td>
</tr>
</table>

Additional 210 Alcaniz Pics

















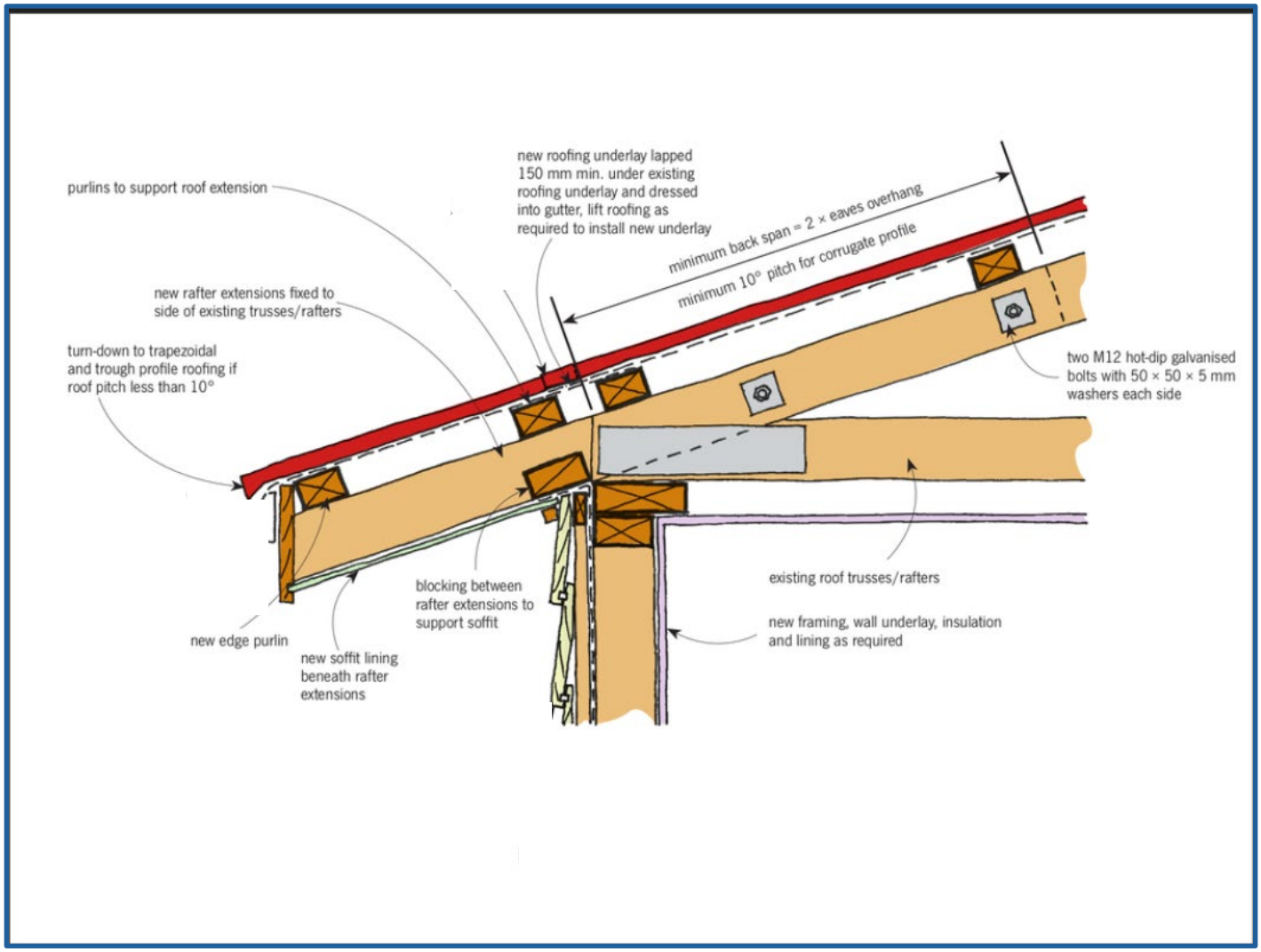
Eaves Overhang - Samples from the Neighborhood

210 Alcaniz new eaves overhang would look like the samples as shown in neighborhood pictures below.

Eaves Overhang - New Design

12 inch overhang.



File #: 24-1271 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

524 N. Hayne Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Facade Treatment on New Shipping Container Structure

SUMMARY:

Jon Shell is seeking final approval for the facade treatment on a 40' shipping container along Jackson Street and a fence installation to serve as a dumpster enclosure. At the April 2023 ARB meeting, this property was approved for exterior alterations of two contributing structures followed by several abbreviated reviews for minor changes. At the September 2024 ARB meeting, a 20' shipping container on Hayne Street was denied and the 40' shipping container on Jackson Street was approved to remain with the requirement of a full board application for the facade treatment.

The applicant is proposing to cover the Jackson Street shipping container facade with 2 x 2 inch pine boards finished with Woodridge stain by Sherwin Williams with an applied mural and the interior of the container will have a matching pine board detail. 4 x 1 foot concrete planters with Confederate Jasmine are proposed on the front and interior of the container. The adjacent fence will be 6 ft. in height with a 6 ft. gate constructed of horizontal wood boards to match the existing fence along Hayne Street.

Recommended Code Sections:
12-3-10(3)e.3.i-ii.(b) Old East Hill Preservation District; Procedure for review of plans; Decisions; Rules governing decisions.
12-3-10(3)f. OEHPD; Regulations and guidelines for any development within the Old East Hill preservation district.
12-3-10(3)i. OEHPD; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. April 2023_Application and Materials
4. April 2023_minutes
5. August 2024_Abbreviated reviews
6. September 2024_Application and Materials

7. September 2024_minutes
8. January 2025_Application and Materials

Page 1
X original
__ update

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

Site # ES 02055
Recorder #_____

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

HISTORY

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

DESCRIPTION

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

ARCHAEOLOGICAL REMAINS AT THE SITE

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

 FMSF HISTORICAL STRUCTURE FORM Site 8ES

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE local community development
Social History

ELIGIBLE FOR NAT. REGISTER? _y _n _likely, need info _insf inf
SIGNIF. AS PART OF DISTRICT? X y _n _likely, need info _insf inf
SIGNIFICANT AT LOCAL LEVEL? X y _n _likely, need info _insf inf

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

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

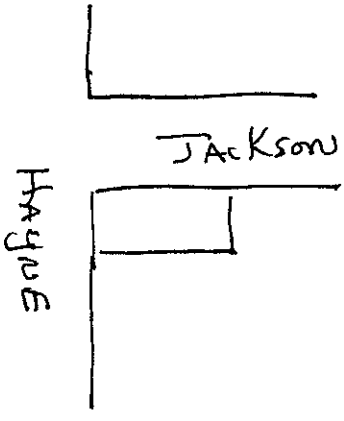
RECORDER INFORMATION: NAME F Richard M T. L Brosnaham
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Bd.

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

P H O T O G R A P H

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

M A P
Street/plat map, not USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED


Coke
MALAMO'S GROCERY
Coke

Page 1
X original
__ update

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

Site 8 ES 02054
Recorder #_____

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

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

DESCRIPTION
STYLE frame vernacular
PLAN: EXTERIOR rectangle
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 1 PORCHES ___ DORMERS ___
STRUCTURAL SYSTEM(S) ballon wood framing
EXTERIOR FABRIC(S) asbestos shingle
FOUNDATION: TYPE pier MATLS brick
INFILL _____
PORCHES 1 front apron roof brick and wood columns
ROOF: TYPE gable SURFACING asbestos shingle
SECONDARY STRUCS. _____
CHIMNEY: NO ___ MTLS _____ LOCNS _____
WINDOWS dh 2/2

EXTERIOR ORNAMENT _____
CONDITION fair SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? _ y _x n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE local Community development
Social History

ELIGIBLE FOR NAT. REGISTER? _y _n _likely, need info _insf inf
SIGNIF. AS PART OF DISTRICT? *y _n _likely, need info _insf inf
SIGNIFICANT AT LOCAL LEVEL? *y _n _likely, need info _insf inf

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

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

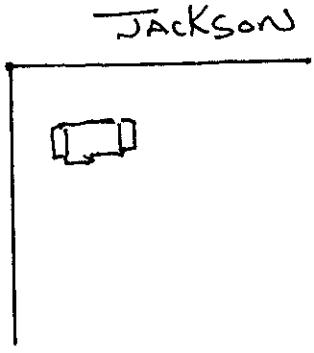
RECORDER INFORMATION: NAME F Richard M T. L Brosnaham
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Bd.

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Bd.
NEGATIVE NUMBERS 91N115 WEH (FRAMES 13-14)

P H O T O G R A P H

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

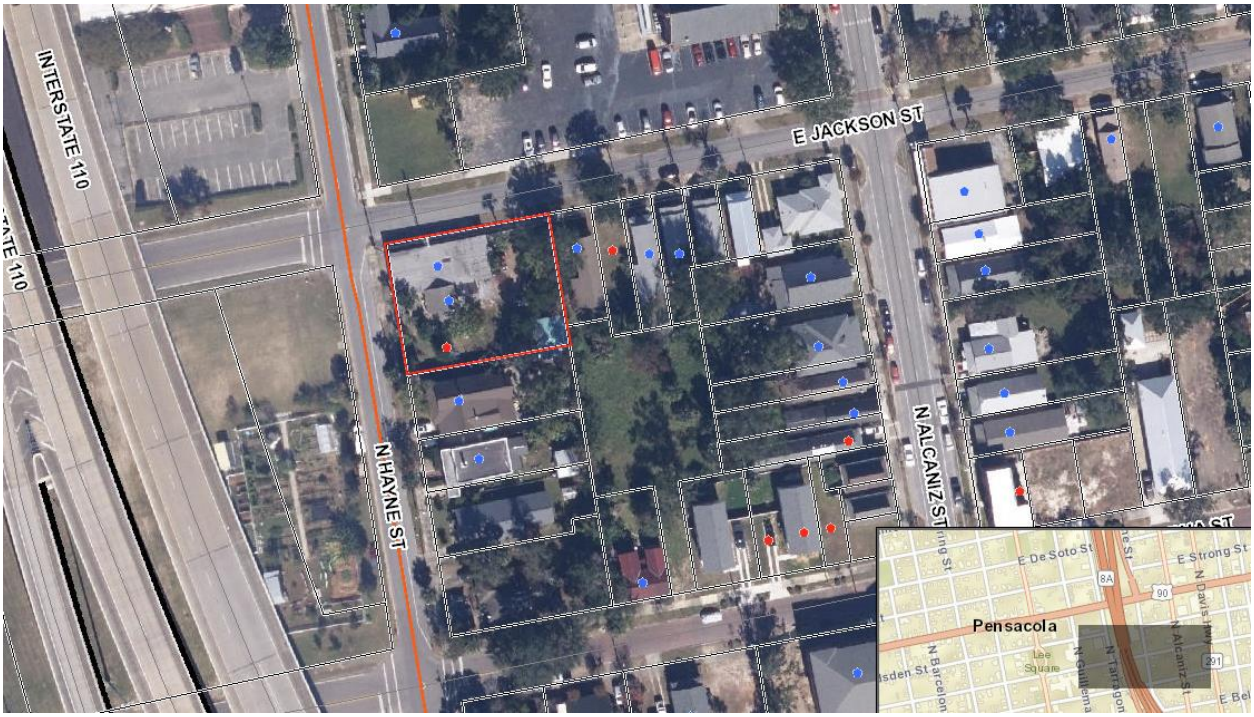
M A P
Street/plat map, not USGS



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



524 N. Hayne Street





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

Architectural Review Board Application
Full Board Review

Application Date: 3.30.23

***Project Address*:** **524 Hayne Street; Pensacola Florida 32502**

Applicant: JJ Zielinski

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

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

Property Owner: Jon Shell
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

***Project specifics/description*:**

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

APRIL 2023 ARB MEETING

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

Applicant Signature

3.30.23
Date

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

JON SHELL SKATE SHOP

LIST OF PRODUCTS AND MATERIALS

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

APRIL 2023 ARB MEETING

CULTIVATE & CO.

524 NORTH HAYNE STREET
PENSACOLA, FLORIDA 32501

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

GENERAL PROJECT NOTES

1. THE DEMOLITION PLANS ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS.
2. REMOVE FROM THE SITE AS SOON AS POSSIBLE DEMOLISHED MATERIALS AND DEBRIS. DO NOT ACCUMULATE DEBRIS ON SITE.
3. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED DURING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER. ALL CONSTRUCTIONS AND DEMOLITION WORK SHALL BE SCHEDULED AND PHASED SO THA IT WILL NOT CONFLICT OR HINDER THE NORMAL OPERATION OF ADJACENT BUSINESSES.
5. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FBC, 2017 EDITION. CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE FBC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
6. THE GENERAL CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS, AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION.
7. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT OF RECORD FOR REVIEW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
8. PROTECT EXISTING FACILITES, STRUCTURES, AND UTILITY LINES FROM ALL DAMAGE. THE GENERAL CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY, AND THE PUBLIC. EACH CONTRACTOR IS SOLEY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS OR HER ACT OF NEGLECT.
9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
10. DO NOT SCALE DRAWING; USE DIMENSIONS.
11. DETAILS LABLED "TYPICAL" ON THE DRAWINGS APPLY TO ALL CONDITIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION.
12. FIELD VERIFY ALL DIMENSIONS. FIELD VERIFY ALL EXISTING CONDITIONSPRIOR TO THE COMMENCEMENT OF WORK.
13. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
14. FURNITURE TO BE SELECTED BY OWNER. CONTRACTOR TO CONFIRM LOCATION OF ALL FIXTURES, EQUIPMENT, AND FURNITURE WITH TENANT PRIOR TO ROUGH-IN.
15. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE AND DESCRIBE A COMPLETE FINISHED AND FULLY FUNCTIONING FACILITY. ANY PRODUCT, MATERIAL, SYSTEM EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE TO MEET THIS REQUIREMENT SHALL BE PROVIDED IF SPECIFICALLY NOTED.
16. ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE ADHERED TO.

THE ARCHITECT'S DISCLAIMER

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





APRIL 2023 ARB MEETING

ARCHITECT OF RECORD

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

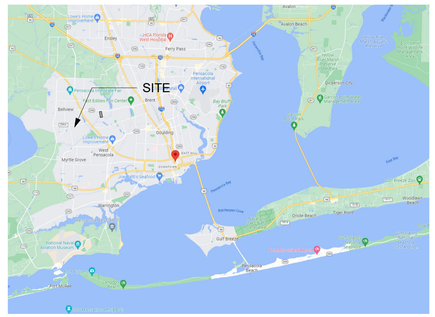
TABLE OF CONTENTS

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

Grand total: 15

SITE LOCATION MAP

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501



JMH ARCHITECTURE

NOT FOR CONSTRUCTION

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

No.	Description	Date

ARCHITECT OF RECORD
JASON M HICKS
AR100084

COVER SHEET

Date 03-30-2023
Drawn By
Checked By

A-0.0

SHELL DETACHED STUDIO

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

100% SET 03-30-2023

SITE LOCATION MAP

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

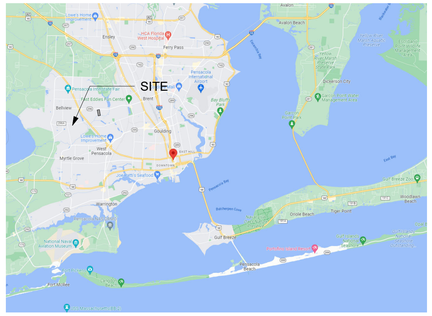


TABLE OF CONTENTS

REV. DATE	ISSUE DATE	SHEET NO	SHEET TITLE
	-	A-0.0x	PROJECT SHEET INFO

Grand total: 1

GENERAL NOTE:
CONFIRM AND COORDINATE FINAL DOOR & WINDOW TYPES / SIZES /LOCATIONS / SILL HEIGHTS / OPERATION TYPE & DIRECTION / QUANTITIES WITH OWNER AND PERMIT DRAWINGS. COORDINATE & V.I.F. ALL R.O./ SIZES WITH MFR. SPECIFICATIONS. COORDINATE WITH R.O. W/ MASONRY COURSING DIMENSIONS. CONFIRM / PROVIDE / COORDINATE ANY IMPACT / ENERGY CODE / EGRESS COMPLIANT DOORS AND WINDOWS AS REQUIRED BY LOCAL / STATE CODES. FINAL SELECTION DOOR & WINDOW SELECTION TO BE SELECTED AND CONFIRMED BY OWNER & COORDINATE WITH GENERAL CONTRACTOR.

CODE ANALYSIS

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

BUILDING AREA	583 S.F.
USE & OCCUPANCY CLASSIFICATION	RESIDENTIAL
BUILDING HEIGHT (STORY, FEET)	1 STORY
CONSTRUCTION TYPE	WD FRAMED & EXISTING CMU WALL TYPE II

UNDER AIR SF CALCULATIONS

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

RENOVATED STRUCTURE (AUXILIARY)

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

FLORIDA PRODUCT APPROVAL NUMBERS

WINDOWS
VIWINCO OCEANVIEW SINGLE HUNG- FL. # 15576.1 THROUGH 15576.4
VIWINCO OCEANVIEW FIXED- FL. # 15578.1
VIWINCO OCEANVIEW HORIZ. SLIDER- FL. # 15577.2
DOORS
IRON DOORS UNLIMITED ENTRY DOOR- FL. # 17218.1
THERMATRU FIBERGLASS DOOR- FL. # 5891.4
STANDING SEAM METAL ROOF
24 GA. 16" STANDING SEAM METAL ROOF - SEM LOK ; FL# 11175.R1]
HURRICANE SHUTTERS
EASTERN METAL SUPPLY ALUMINUM STORM PANEL- FL. # 11964.1

FIELD VERIFY ALL EXISTING CONDITIONS

DEMO EXISTING GARAGE DOOR TO BE INFILLED W/ NEW EXT WD. FRAMED WALL & SNGL. PNL. DOOR

DEMO EXISTING GARAGE DOOR TO REPLACE W/ NEW

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

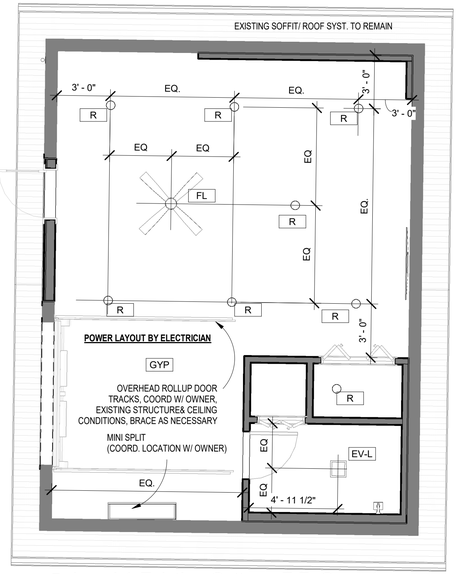


RCP LEGEND

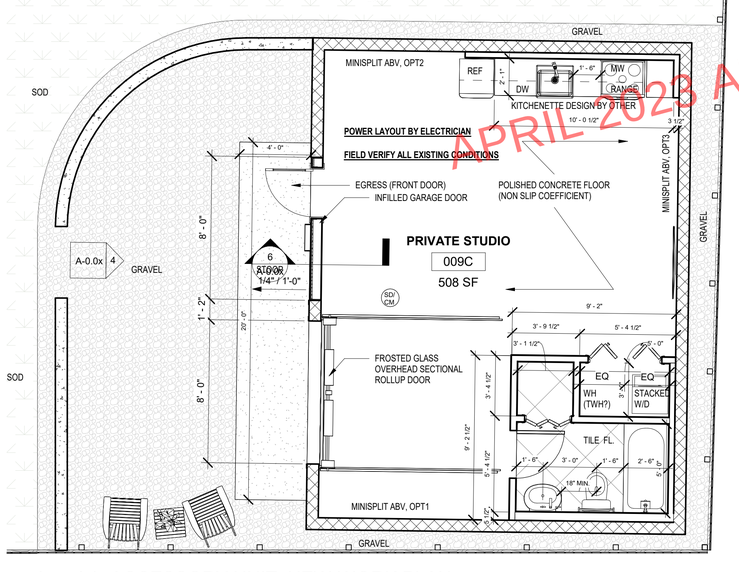
- SD/CM — COMBO. CARBON MONOXIDE /SMOKE DETECTOR (HARD-WIRED W/BATTERY BACK-UP)
- R — (R) 4" RECESSED LED FIXTURE, VAPORPROOF AS NECESSARY
- EV-L — EXHAUST VENT (EV) VENT/ LIGHT COMBO (EV-L) (50 CFM)
- FL — CEILING FAN FL (FAN WITH LIGHT) F (FAN ONLY)

Door Schedule

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

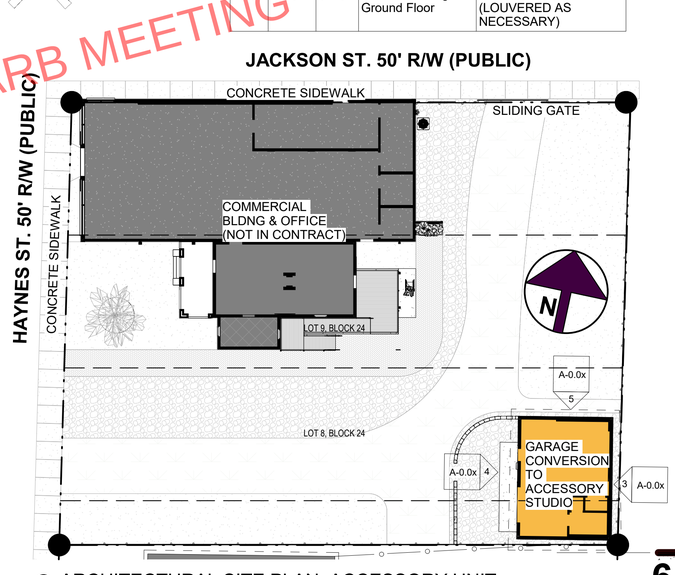


8 Level 1-Existing Cottage F.F. Copy 1
SCALE: 1/4" = 1'-0"

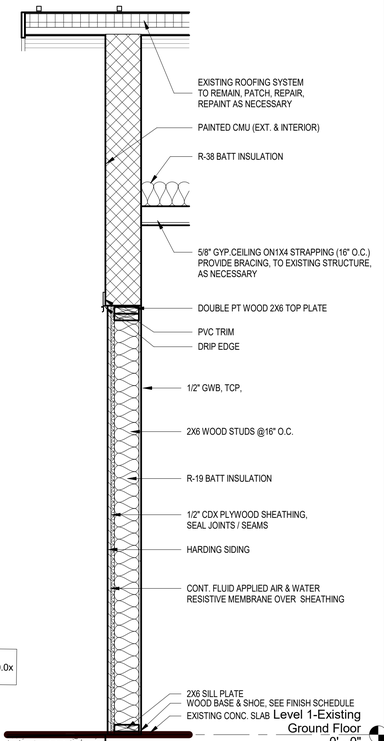


1 Level 1- ACCESSORY UNIT NEW WORK PLAN
SCALE: 1/4" = 1'-0"

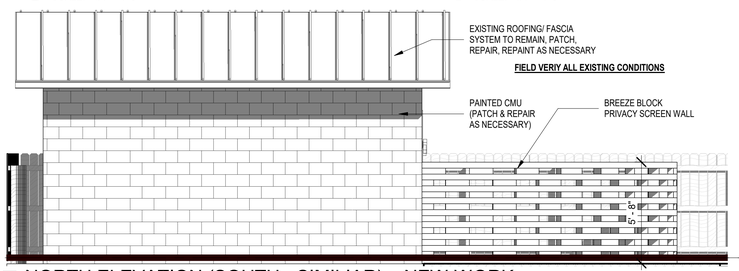
APRIL 2023 ARB MEETING



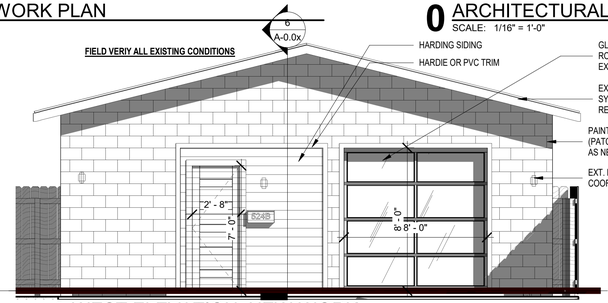
0 ARCHITECTURAL SITE PLAN ACCESSORY UNIT
SCALE: 1/16" = 1'-0"



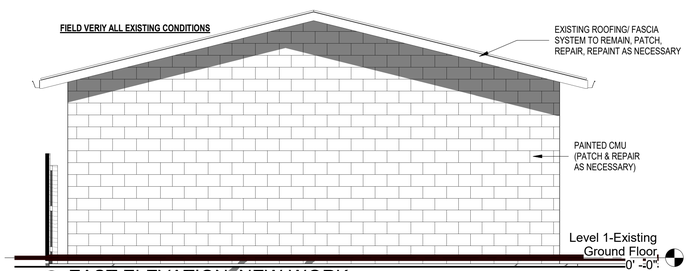
6 Section 6
SCALE: 3/4" = 1'-0"



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



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



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

NOT FOR CONSTRUCTION

SHELL DETACHED STUDIO
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

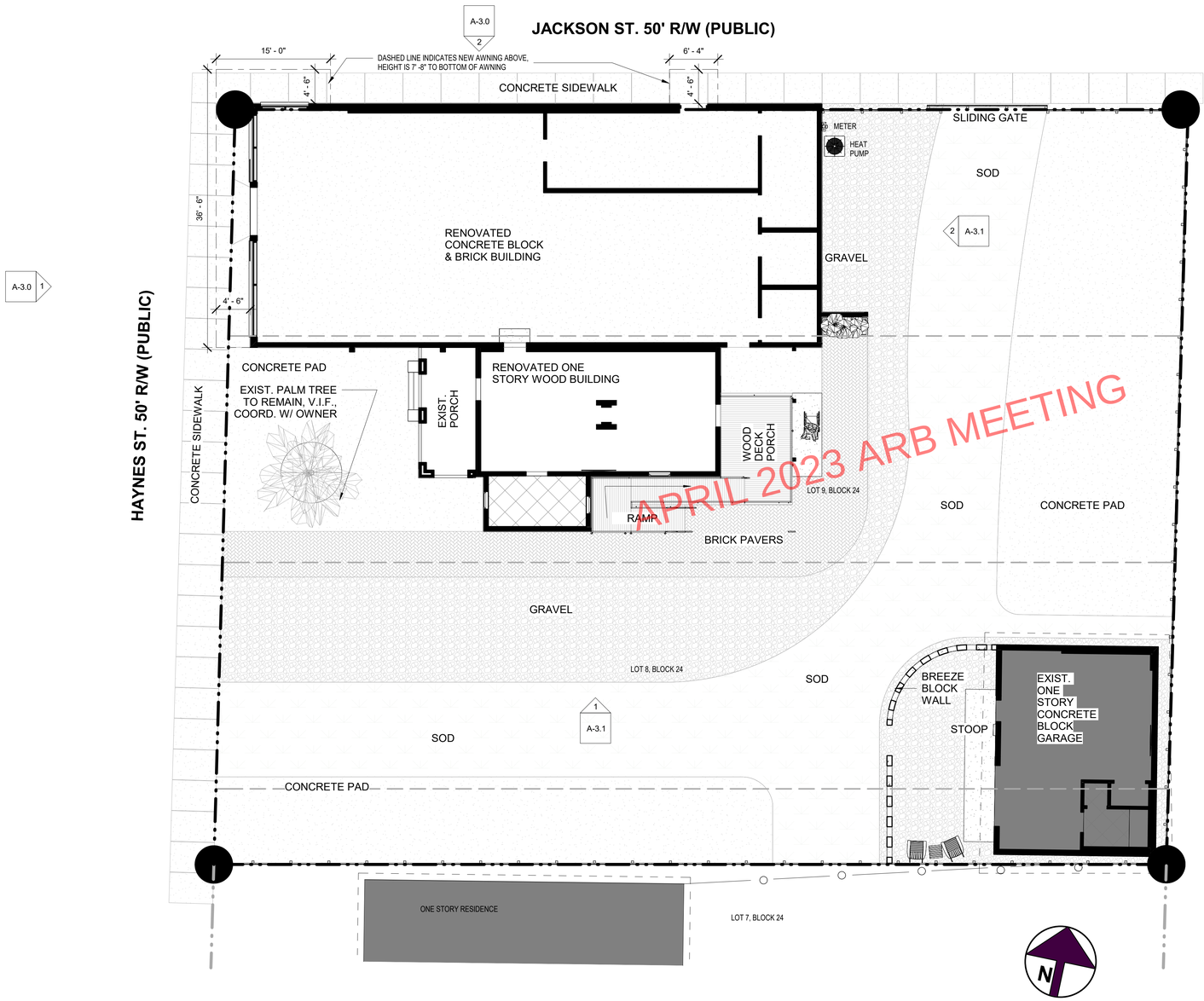
No.	Description	Date

ARCHITECT OF RECORD
JASON M HICKS
AR100084

PROJECT SHEET INFO

Date	03-30-2023
Drawn By	
Checked By	

A-0.0x



APRIL 2023 ARB MEETING

SITEPLAN NOTES/SYMBOLS:

PROPERTY BOUNDARY LINE

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

PARKING:
EXISTING PUBLIC STREET PARKING

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

EXIST. WOOD FENCE

NEW WOOD FENCE

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

JMH ARCHITECTURE

NOT FOR CONSTRUCTION

CULTIVATE & CO.

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

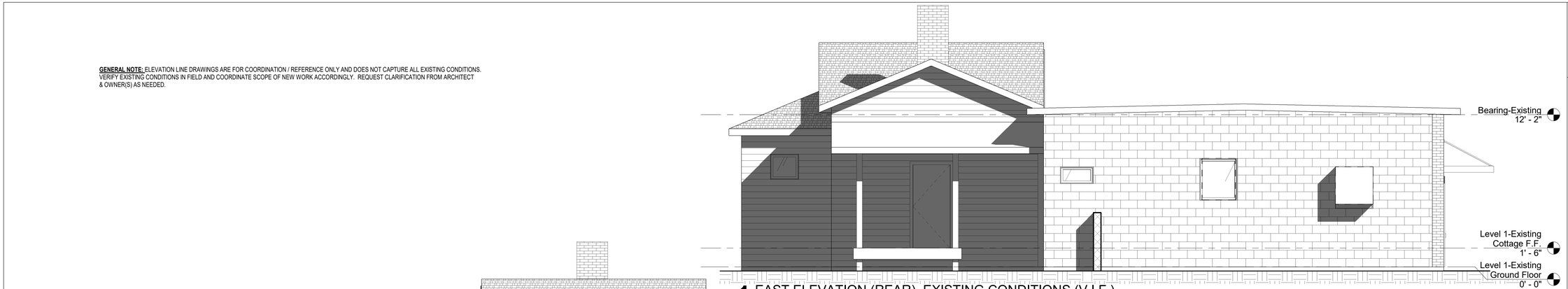
No.	Description	Date

ARCHITECTURAL SITE PLAN

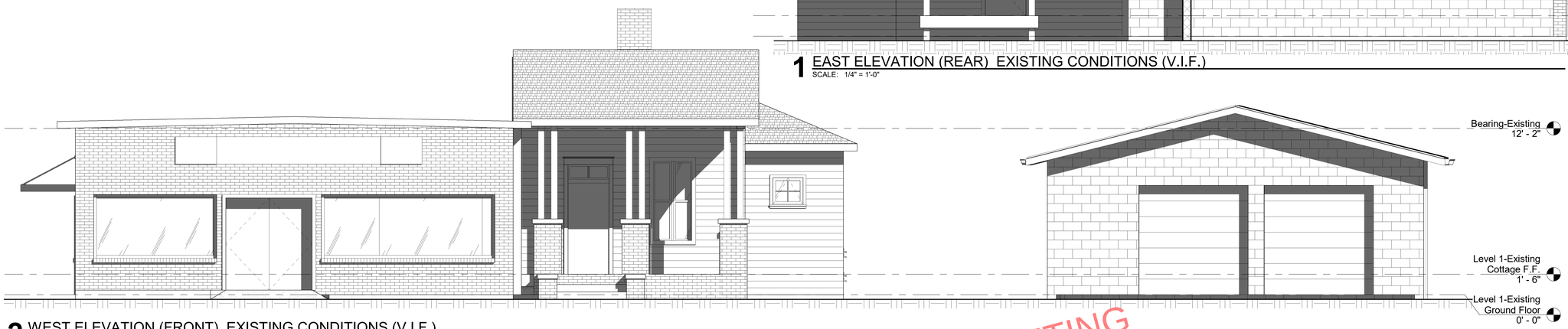
Date	03-30-2023
Drawn By	Author
Checked By	Checker

A-0.1

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

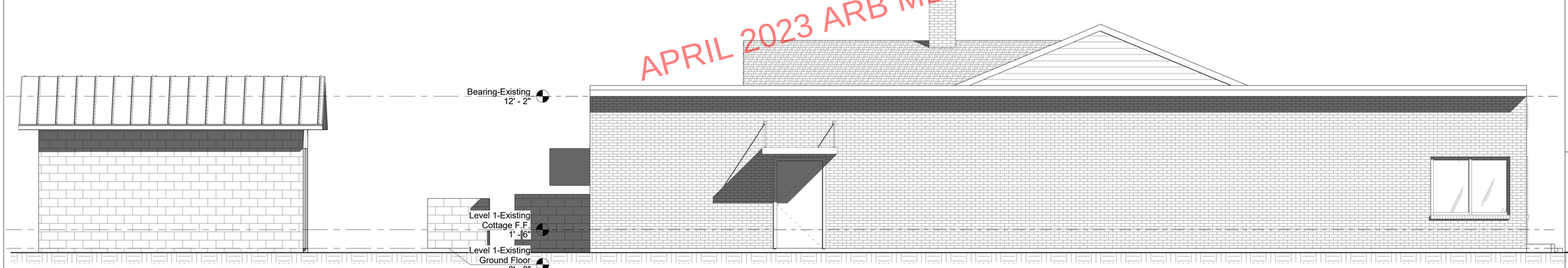


1 EAST ELEVATION (REAR) EXISTING CONDITIONS (V.I.F.)
SCALE: 1/4" = 1'-0"

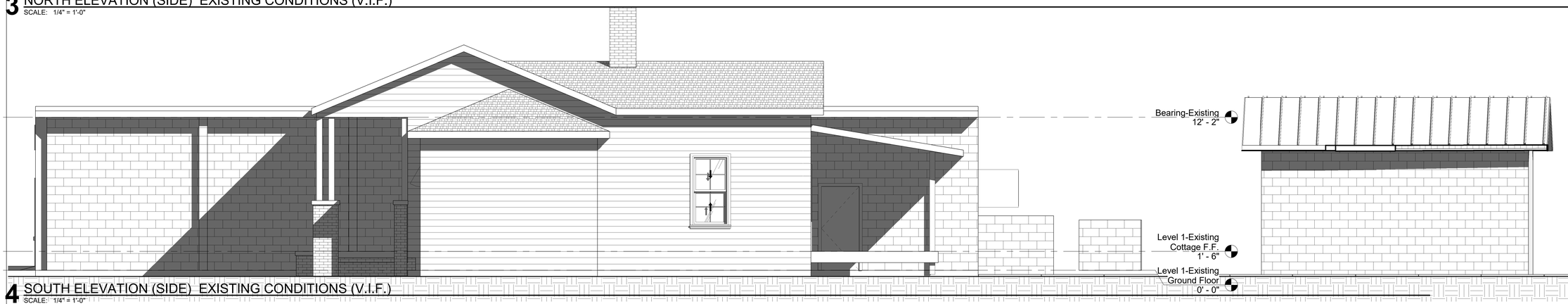


2 WEST ELEVATION (FRONT) EXISTING CONDITIONS (V.I.F.)
SCALE: 1/4" = 1'-0"

APRIL 2023 ARB MEETING



3 NORTH ELEVATION (SIDE) EXISTING CONDITIONS (V.I.F.)
SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION (SIDE) EXISTING CONDITIONS (V.I.F.)
SCALE: 1/4" = 1'-0"

JMH ARCHITECTURE

NOT FOR CONSTRUCTION

CULTIVATE & CO.

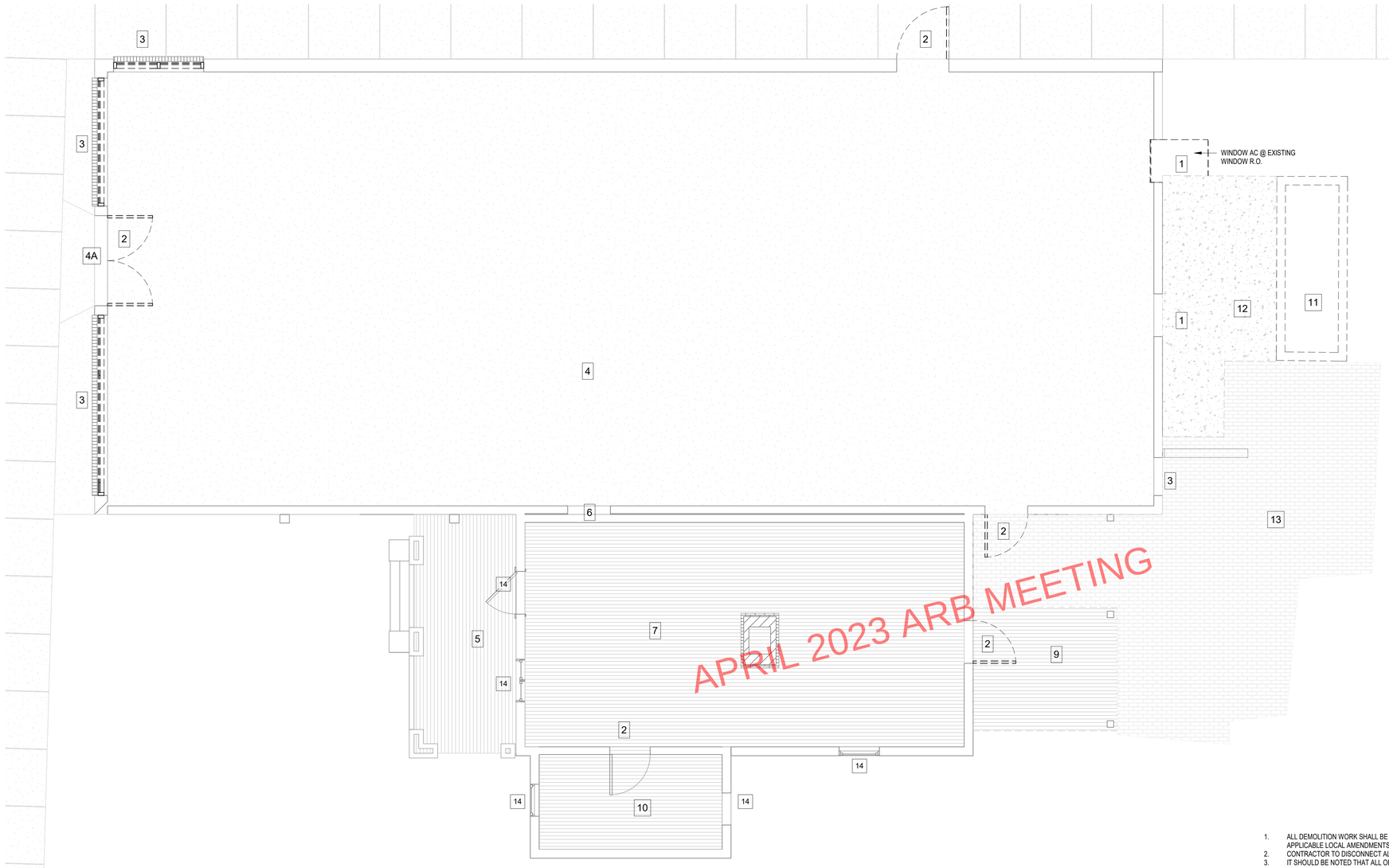
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

EXISTING CONDITIONS _ELEVATIONS

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

A-0.2



2 LEVEL 1 - DEMOLITION
SCALE: 1/4" = 1'-0"

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

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

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

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

4A DEMO EXISTING SLOPE AS NECESSARY TO ACHIEVE ADA COMPLIANT ACCESSIBLE ENTRANCE SLOPE AND THRESHOLD. COORDINATE WITH NEW STOREFRONT ENTRY DOOR SYSTEM.

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

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

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

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

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

10 DEMO EXISTING FLOOR TO SUBSTRATE. PATCH REPAIR SUBFLOOR/ STRUCTURE AS NECESSARY. COORD W/ OWNER FOR NEW FLOORING FINISH, T.B.D.
DEMO ALL EXISTING PLUMBING FIXTURES, COORD. WITH NEW WORK PLAN. PATCH REPAIR SUBSTRATE/STRUCTURE AS NECESSARY FOR NEW PLUMBING AND FIXTURE LAYOUT.

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

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

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

14 EXISTING WD DOORS / WD WINDOWS TO REMAIN

1. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF 2020 FLORIDA BUILDING CODE ALONG WITH ANY APPLICABLE LOCAL AMENDMENTS.
2. CONTRACTOR TO DISCONNECT ALL EXISTING UTILITIES PRIOR TO COMMENCING DEMOLITION WORK.
3. IT SHOULD BE NOTED THAT ALL OBSERVATIONS AND RECOMMENDATIONS ARE BASED UPON A VISUAL, NONDESTRUCTIVE INSPECTION PROCESS. CONSEQUENTLY, THE RECOMMENDATIONS STATED WITHIN THIS DRAWING MAY BE CONTRADICTED BY THE PRESENCE OF HIDDEN DEFECTS.
4. THIS DRAWING SHOULD IN NO WAY BE TAKEN AS AN IMPLIED WARRANTY THAT THERE ARE NOT ADDITIONAL HIDDEN DEFECTS PRESENT THAT WERE NOT ACCESSIBLE OR VISIBLE AT THE TIME OF THE ON-SITE INSPECTION AND WHETHER OR NOT THIS STRUCTURE WAS ORIGINALLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE BUILDING CODES, THE ORIGINAL CONSTRUCTION DOCUMENTS OR ON SOUND ENGINEERING PRINCIPLES AND PRACTICES.
5. CONTACT THE ARCHITECT IF CONDITIONS CITED ARE IN CONTRADICTION WITH THIS DRAWING.
6. EXISTING ROOF STRUCTURE, SLAB, FOOTERS, AND WALLS ARE BY OTHERS. THEY ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.
7. ABANDONED ELECTRICAL CIRCUITS SHALL BE REMOVED AND APPROPRIATELY CAPPED OFF IN JUNCTION BOXES OR DISCONNECTED AT THE PANELS.
8. REMOVE AND/OR CAP OFF ANY ABANDONED WATER, WASTE AND PLUMBING VENT LINES.

1 GENERAL DEMOLITION NOTES
SCALE: 1" = 1'-0"

JMH ARCHITECTURE

NOT FOR CONSTRUCTION

CULTIVATE & CO.

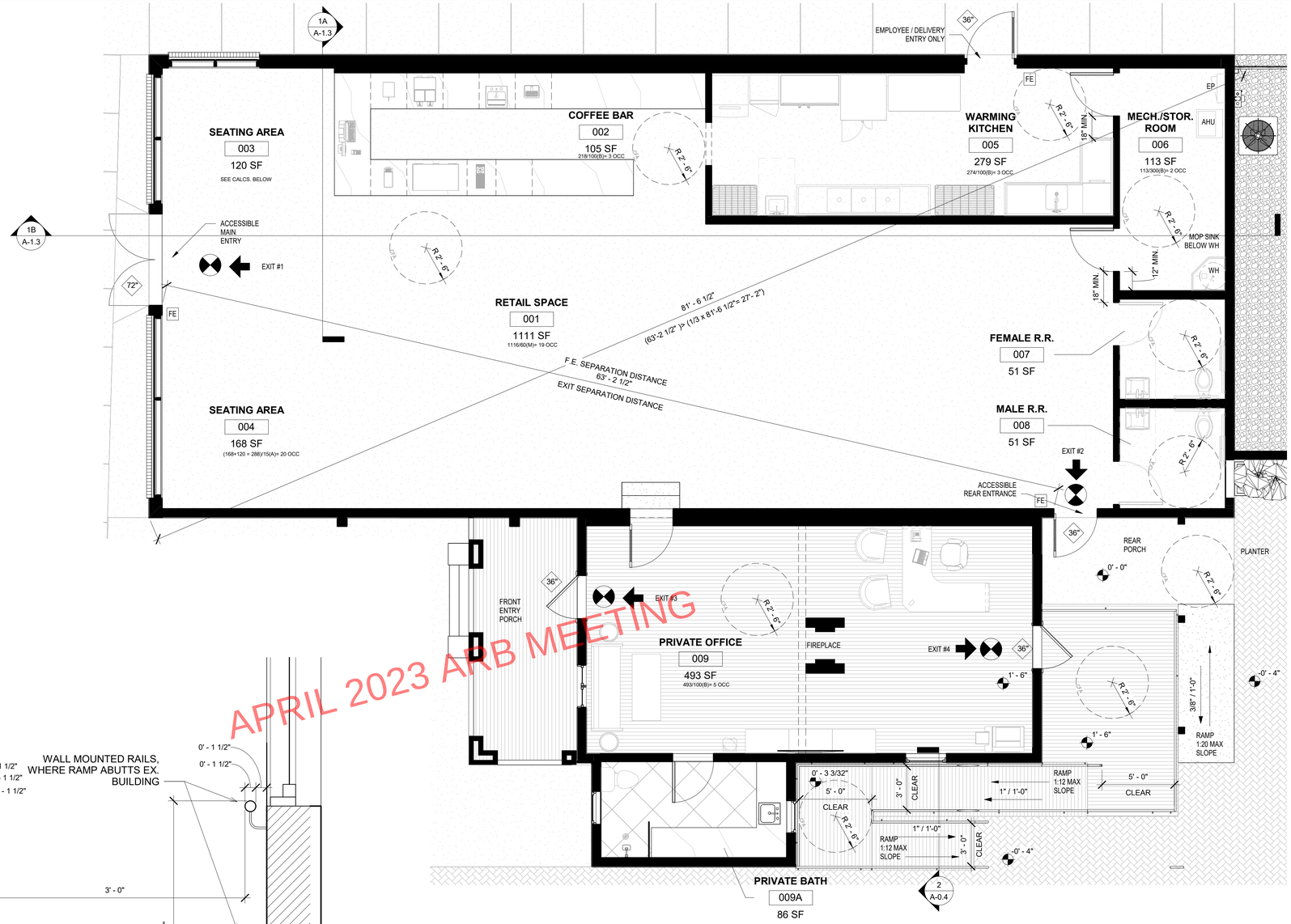
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

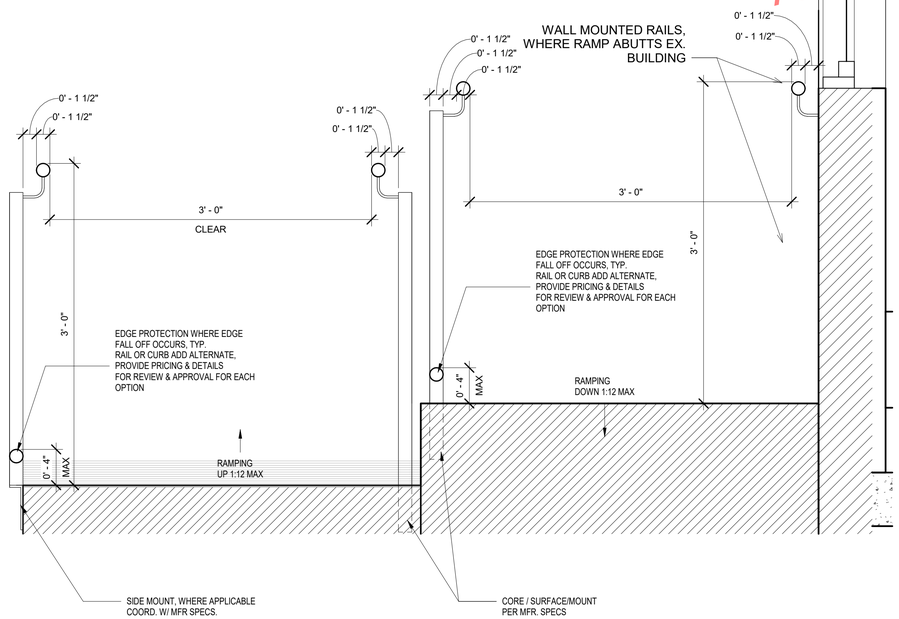
DEMO PLAN

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

A-0.3



APRIL 2023 ARB MEETING



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

2 ADA RAMP SECTION / GUARD-HANDRAIL DIMS.
SCALE: 1 1/2" = 1'-0"

LIFE SAFETY LEGEND

FEC	FIRE EXTINGUISHER CABINET
36"	DOOR WIDTH
	PRIMARY EXIT
	SECONDARY EXIT
	EXIT LIGHT
	EXIT TRAVEL DISTANCE
	EMERGENCY LIGHT

JMH ARCHITECTURE

NOT FOR CONSTRUCTION

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524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

LIFE SAFETY PLAN,

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

A-0.4

BUILDING CODE ANALYSIS

BUILDING DATA

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

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

	ALLOWED	PROVIDED
BUILDING HEIGHT	40'	LESS THAN 40'
MAXIMUM NUMBER OF STORIES	1	1
BUILDING AREA (PER F.B.C. 502)	9,000 S.F.	2,510 S.F.
AREA MODIFICATIONS	NOT EMPLOYED	-

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

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

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

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS AND MAX. AREA OF OPENING BASED UPON FIRE SEPARATION DISTANCE. TABLES 602 & 705.82

WALL LOCATION	FIRE SEPARATION DISTANCE	FIRE RESISTANCE RATING		ALLOWABLE OPENING AREA	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH WALL	25'	0 HR	N.R.	NO LIMIT	
SOUTH WALL	EXCEEDS 30'	0 HR	N.R.	NO LIMIT	
EAST WALL	EXCEEDS 30'	0 HR	N.R.	NO LIMIT	
WEST WALL	25'	0 HR	N.R.	NO LIMIT	
OTHER WALL	EXCEEDS 30'	0 HR	N.R.	NO LIMIT	

FIRE PROTECTION SYSTEMS

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

OCCUPANT LOAD PER TABLE 1004.1.2

FUNCTION OF SPACE	ROOM NAME	ROOM SQ. FT	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY - UNCONCENTRATED	SEATING AREA	298	15	20
BUSINESS AREAS	COFFEE BAR	218	100	3
	WARMING KITCHEN	274		3
	OFFICE	493		5
	SUBTOTAL	985		11
ACCESSORY STORAGE/	MECHANICAL/STORAGE	113	300	2
MERCHANTILE	RETAIL SPACE	1,105	60	19
	TOTAL	2,491		53

MEANS OF EGRESS REQUIREMENTS

ELEMENT / COMPONENT	REQUIRED	PROVIDED
OCCUPANT LOAD		53
EGRESS WIDTH PER OCCUPANT - STAIRS - OTHER COMPONANTS	.30"/OCCUPANT .20"/OCCUPANT	MORE THAN .30/OCCUPANT MORE THAN.20"/OCCUPANT
MINIMUM WIDTH OF EXIT DOOR	36"/32" CLEAR WIDTH	36"/32" CLEAR WIDTH
MINIMUM NUMBER OF EXITS	3	3
MINIMUM WIDTH OF STAIRS	36"	MORE THAN 36"
MINIMUM CORRIDOR WIDTH	MIN. 44"	N/A
MAXIMUM EXIT ACCESS TRAVEL DISTANCE	200'	LESS THAN 200'
MAXIMUM COMMON PATH OF EGRESS TRAVEL	75'	LESS THAN 75'
MAXIMUM DEAD END CORRIDOR	20'	NONE
CORRIDOR FIRE RESISTANCE RATING	N/A	0

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

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

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

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

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

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

WINDOW NOTES

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

DOOR NOTES

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

CODE REFERENCES

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

LIFE SAFETY PLAN NOTES

1. ANY RATED WALLS OR PARTITIONS SHALL EXTEND FROM SLAB TO ROOF DECK ABOVE (WHERE APPLICABLE).
2. PROVIDE FIRE STOPPING AT ALL PENETRATIONS IN RATED WALLS PER SPECIFICATIONS AND DETAILS (WHERE APPLICABLE).
3. REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM DESIGN, ANNUNCIATOR LOCATIONS AND SYSTEM SPECIFICATIONS (IF APPLICABLE).
4. REFER TO FIRE PROTECTION DRAWINGS FOR FIRE SPRINKLER DESIGN, LOCATIONS AND SYSTEM SPECIFICATIONS (IF APPLICABLE).
5. 2-A:10B:C PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED, INSPECTED, AND MAINTAINED PER NFPA 10, 2020 F.B.C. SECTION 906, 2020 FLORIDA FIRE PREVENTION CODE, AND AS OTHERWISE REQUIRED BY CURRENT AND APPLICABLE CODES. SEE PLAN FOR LOCATIONS.
6. FIRE EXTINUGUISHERS RATED "2-A" ABC TYPE SHALL BE FOR EACH 3,000 S.F. (ORDINARY HAZARD OCCUPANCY) W/ A MAXIMUM 75 FOOT OF TRAVEL DISTANCE. TOP OF EXTINGUISHER NOT TO EXCEED 42" ABOVE FINISHED FLOOR.
7. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 AND ADA SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
8. ALL EXIT LIGHTS AND EMERGENCY LIGHTS SHALL HAVE A BATTERY BACKUP RATED FOR 90 MINUTES MINIMUM. SEE ELECTRICAL DRAWINGS.
9. EGRESS DOORS MUST BE OPENABLE WITH NO MORE THAN ONE RELEASING OPERATION. SUCH MECHANISM FOR ANY LATCH SHALL BE LOCATED 34" MIN AND 48" MAX ABOVE FINISHED FLOOR.

GENERAL NOTES

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

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

APRIL 2023 CONSTRUCTION

PARTITION NOTES

1. CONSTRUCTION OF FIRE RATED PARTITIONS SHALL BE IN ACCORDANCE WITH THE TESTING DESIGN DESIGNATED.
2. ARCHITECTURAL DETAILS MAY NOT INDICATE EVERY REQUIRED COMPONENT OF TESTED ASSEMBLY.
3. PROVIDE CONTROL JOINTS IN ALL GYPSUM WALLBOARD PARTITIONS AT 30'-0" OC MAXIMUM OR AS INDICATED ON FLOOR PLANS.
4. ONE SIDE OF GYPSUM WALLBOARD MAY BE INSTALLED WHEN UNUSED SPACE (IE, UNDER STAIR) OR UNFINISHED TENANT SPACE EXISTS ON ONE SIDE, EXCEPT WHERE REQUIRED FOR FIRE RATING.
5. ALL STUD/ SPACING SHALL BE 16" OC UNLESS OTHERWISE NOTED.
6. PARTITION SYMBOL INDICATIONS ON FLOOR PLANS DESIGNATE THE ENTIRE LENGTH OF WALL INDICATED UNLESS INTERRUPTED BY ANOTHER SYMBOL.
7. UTILIZE EXTENDED TRACKS WITH SLOTTED HOLES AT TOPS OF PARTITIONS WHEREVER ATTACHING TO STRUCTURE ABOVE TO ALLOW FOR DEFLECTION.
8. PROVIDE FIRE BLOCKING FOR ALL PARTITIONS OPEN TO CEILING CAVITY. UTILIZE GYPSUM WALLBOARD WITH STEEL FRAMING WHERE SPACE IS TOO WIDE FOR SOLID STEEL OR INSULATION TYPE FIRE BLOCKING, UNLESS OTHERWISE INDICATED. PROVIDE IMPALING CLIPS WHERE REQUIRED TO SUPPORT INSULATION FIRE BLOCKING.
9. SUBSTITUTE MOISTURE RESISTANT BOARD (PURPLE BOARD) FOR WET LOCATIONS (TOILETS, LOCKER ROOMS). USE CEMENTITIOUS TILE BACKER BOARDS IN ALL AREAS TO RECEIVE TILE
10. ALL GYPSUM BOARDS SHALL BE 5/8" THICK AND HELD OFF 1/2" FROM FLOOR SURFACE, UNO.
11. PROVIDE CONTINUOUS SEALANT UNDER METAL TRACKS AND AT PERIMETER OF GYPSUM BOARD PANELS AT SMOKE RATED, STC RATED OR FIRE RATED ASSEMBLIES.
12. PROVIDE MARKINGS ABOVE SUSPENDED CEILINGS AND IN CONCEALED SPACES TO IDENTIFY FIRE RATED PARTITIONS. SUCH SIGNAGE SHALL BE 1" HIGH (MIN) LETTERS AND SHALL STATE "FIRE RATED ASSEMBLY" AT HORIZONTAL INTERVALS OF 8 FT.
13. METAL STUD PARTITIONS SCHEDULED TO SUPPORT WALL MOUNTED CASEWORK OR EQUIPMENT SHALL HAVE 33 MIL (20 GA) MIN STUDS FOR THE ENTIRE LENGTH OF THE CASEWORK.
14. PROVIDE WOOD OR METAL BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, INCLUDING CASEWORK, GRAB BARS, SHELVING, HANDRAILS, TOILET PARTITIONS, ETC. REF TYP DETAILS FOR BLOCKING.
15. PROVIDE DOUBLED 33 MIL (20 GA) MIN STUDS AROUND ALL DOOR, WINDOW OR CASED OPENINGS.
16. ALL GYPSUM BOARD FOR FIRE RATED PARTITIONS SHALL BE "TYPE X", UNLESS OTHERWISE REQUIRED BY RATING DESIGN DESIGNATION.
17. ORIENTATION OF SHAFT WALL ASSEMBLY MAY VARY FROM THAT SHOWN ON DRAWINGS AND MAY BE DETERMINED ON SITE AS REQUIRED AFTER CONSIDERATION IS MADE FOR STRUCTURAL OBSTRUCTIONS THAT PREVENT THE PROPER FASTENING OF GYPSUM BOARD.
18. PROVIDE INSULATION AND PROVIDE SOUND ATTENUATION BLANKETS AT ALL INTERIOR WALL PARTITION LOCATIONS (THERMAFIBER OR EQUAL). THERMAL FIBERGLASS INSULATION NOT ACCEPTABLE.
19. STC RATINGS ARE SHOWN FOR KNOWN TEST ASSEMBLIES FOR THE STUD SIZE INDICATED. FOR OTHER STUD SIZES COMPLY WITH REQUIREMENTS OF CLOSEST SIMILAR ASSEMBLY.
20. ALL PENETRATIONS IN FULL HEIGHT PARTITIONS SHALL BE SMOKE RESISTIVE AND FIRESTOPPED REGARDLESS OF THE PARTITION RATING.
21. PARTIAL-HEIGHT INSULATED PARTITIONS SHALL RECEIVE 1-LAYER OF CONTINUOUS 3" SOUND ATTENUATION BLANKETS ON TOP OF CEILING, EXTENDING 4'-0" FROM EACH SIDE OF PARTITION FACE, UNLESS OTHERWISE INDICATED.
22. FIRE-RATED PARTITIONS SHALL RECEIVE LISTED AND LABELED FIRE-RATED SEALANT SYSTEM (EACH SIDE) AT CONNECTION WITH UNDERSIDE OF STRUCTURAL DECK OR FIRE-PROOFED CEILING AND WITH FLOOR STRUCTURE.
23. ALL INTERIOR PARTITIONS SHALL RECEIVE BASE FINISH AS SCHEDULED, UNO.
24. ALL FULL-HEIGHT PARTITIONS TO RECEIVE CONTINUOUS SEALANT AT GAP BETWEEN GYP BD & STRUCTURE ABOVE, UNO.
25. CHASE WALL PARTITIONS SHALL RECEIVE 2 1/2" MTL STUD BRACES OR GYP GUSSET CONNECTING STUDS SPACED VERTICALLY 4'-0" OC, UNO.
26. PARTIAL HEIGHT MTL STUD PARTITIONS AT OR ABOVE CEILING HEIGHT SHALL RECEIVE CONTINUOUS STUD TOP TRACK W/ 2 1/2" 33 MIL (20 GA) MTL STUD BRACES AT 4'-0" OC MAX, ALTERNATING SIDES, UNO.
27. ALL CEILING-HEIGHT MTL STUD PARTITIONS SHALL RECEIVE 'L' BEAD AT GYP BD CEILING CONNECTION, UNO.
28. ALL CEILING-HEIGHT MTL STUD PARTITIONS SHALL RECEIVE PARTITION CLIP FOR ATTACHMENT W/ DIAGONAL BRACING ABOVE CEILING, UNO. PROVIDE DIAGONAL BRACING FOR ACOUSTICAL CEILING PANELS.
29. ALL FULL-HEIGHT MASONRY PARTITIONS TO RECEIVE COMPRESSIBLE FILLER AT CONNECTION WITH STRUCTURE ABOVE, UNO.
30. ALL MASONRY PARTITIONS TO RECEIVE HORIZONTAL MASONRY REINFORCEMENT AT 16" OC VERTICALLY, UNO.
31. ALL PARTIAL-HEIGHT BELOW-CEILING PARTITIONS SHALL RECEIVE 3"X3"X5/16" STEEL ANGLE POSTS WELDED TO 8"X3 1/2"X3/8" STEEL FLOOR PLATE AND 3"X3"X5/16" TOP ANGLE. PROVIDE 1" DIA HOLE IN STEEL ANGLE POSTS FOR CONDUIT. ATTACH STEEL FLOOR PLATE TO FLOOR STRUCTURE W/ (3) 3/8" DIA ANCHOR BOLTS.
32. ALL PARTIAL-HEIGHT BELOW-CEILING PARTITIONS SHALL RECEIVE GYP BD CAP & WOOD BLOCKING ATTACHED TO STEEL TOP ANGLE, UNLESS OTHER TRIM IS INDICATED.
33. ALL SHAFT WALL PARTITIONS SHALL RECEIVE J-STUD RUNNER (24 GA MIN) ATTACHED TO FLOOR STRUCTURE AND C-H MTL STUDS SPACED @ 24" OC.
34. WOOD STUD PARTITIONS SUPPORTED ON FLOORS W/ GYPSUM TOPPING SHALL HAVE DOUBLE SILL PLATES.
35. SECURE SILL PLATES ON WOOD I-JOISTS OR TRUSS-SUPPORTED FLOORS THROUGH SUBFLOOR AND INTO STRUCTURAL SUPPORT.

JMH ARCHITECTURE

NOT FOR CONSTRUCTION

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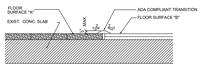
524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

CODE ANALYSIS

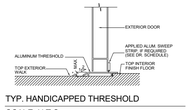
Date	03-30-2023
Drawn By	Author
Checked By	Checker

A-0.5



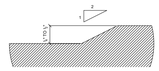
TYP. ADA COMPLIANT FLOOR MATERIAL TRANSITION DETAIL

SCALE: N.T.S.



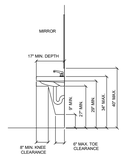
TYP. HANDICAPPED THRESHOLD

SCALE: N.T.S.



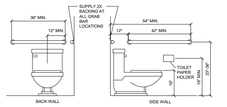
MAX. FLOOR ELEVATION CHANGE TYP. @ ACCESSIBLE ROUTE

SCALE: N.T.S.



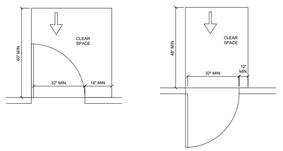
TYP. A.D.A. LAVATORY CLEARANCES

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



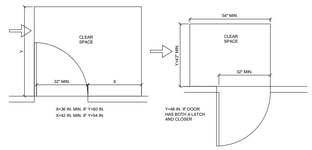
TYP. A.D.A. GRAB BARS AT WATER CLOSETS

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



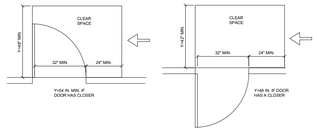
REQ. MANEUVERING CLEARANCE AT ACCESSIBLE DOORS-FRONT APPROACH

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



REQ. MANEUVERING CLEARANCE AT ACCESSIBLE DOORS-HINGE SIDE APPROACH

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

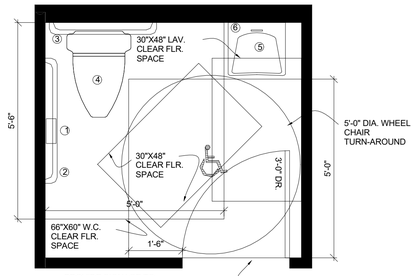


REQ. MANEUVERING CLEARANCE AT ACCESSIBLE DOORS-LATCH SIDE APPROACH

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

ACCESSIBILTY REQUIREMENTS:

1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL BE DISPLAYED AT ALL ACCESSIBLE RESTROOM FACILITIES AND AT ACCESSIBLE BUILDING ENTRANCES UNLESS ALL ENTRANCES ARE ACCESSIBLE. NON-ACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNS INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
2. IF EMERGENCY WARNING SYSTEMS ARE PROVIDED, THEY SHALL INCLUDE BOTH AUDIBLE AND VISUAL ALARMS. THE VISUAL ALARMS SHALL BE LOCATED THROUGHOUT, INCLUDING RESTROOMS AND PLACED 80 INCHES ABOVE THE FLOOR OR 6 INCHES BELOW THE CEILING, WHICHEVER IS LOWER.
3. DOORS TO ALL ACCESSIBLE SPACES SHALL HAVE ACCESSIBLE HARDWARE (I.E. LEVER OPERATED, PUSH-TYPE, U-SHAPED) MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR.
4. ALL DOORS SHALL BE OPERABLE BY A SINGLE EFFORT. THE MAXIMUM FORCE REQUIRED TO OPEN A DOOR SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR SWINGING DOORS AND 5 LBS. FOR ALL SLIDING, FOLDING, AND INTERIOR SWINGING DOORS.
5. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT. CHANGES IN LEVEL BETWEEN BETWEEN 0.25 INCH AND 0.5 INCH SHALL BE CHANGES IN LEVEL GREATER THAN 0.5 INCH REQUIRE RAMPS. CARPET THICKNESS SHALL BE 0.5 INCH MAX. GRATINGS IN FLOOR SHALL HAVE SPACES NO GREATER THAN 0.5 INCH WIDE IN ONE DIRECTION. DOORWAY THRESHOLDS SHALL NOT EXCEED 0.5 INCH HEIGHT.
6. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. INSULATION OR PROTECTION MATERIAL MAY BE SITE INSTALLED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER ACCESSIBLE LAVATORIES AND SINKS. BEVELED WITH A SLOPE NO GREATER THAN 1:2.
7. ACCESSIBLE LAVATORIES AND SINKS SHALL HAVE ACCESSIBLE FAUCETS (I.E. LEVER-OPERATED, PUSH-TYPE, ELECTRONICALLY CONTROLLED).
8. FIXTURE MOUNTING HEIGHTS SHALL COMPLY WITH THOSE INDICATED ON THE STANDARD MOUNTING HEIGHT DIAGRAMS UNLESS NOTED OTHERWISE.
9. FIXTURE SPACING AND CLEARANCE SHALL COMPLY WITH THOSE INDICATED ON THE PLANS.



1 ADA Bath Notes

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

ADA COMPLIANT RESTROOM NOTES:

A. WATER CLOSET SEAT HEIGHT: 19" AFF.
B. CENTER LINE OF WATER CLOSET: 18" FROM SIDE WALL.
C. GRAB BAR BEHIND WATER CLOSET: 36" LONG, 33" TO 36" AFF.
D. GRAB BAR SIDE OF WATER CLOSET: 42" MIN. LENGTH, 33" TO 36" AFF.
E. GRAB BAR DIAMETER: 1-1/4" TO 1-1/2"
F. SPACE BETWEEN WALL AND GRAB BARS: 1-1/2"
G. TOILET PAPER DISPENSER: 36" MAX FROM REAR WALL , 19" AFF
H. KNEE CLEARANCE AT LAV.: 25" MIN. TO BOTTOM OF APRON
I. LAVATORY DEPTH: 17" MIN.
J. LAVATORY H.W. & DRAIN PIPES INSULATED WHERE EXPOSED.
K. LAVATORY RIM SURFACE: 34" AFF MAX.
L. MIRROR: BOTTOM EDGE MAX. 40" AFF.
M. DOOR SHALL HAVE A.D.A COMPLIANT LEVER TYPE HANDLE W/SELF CLOSING DEVICE PER A.D.A.S.A.G. 404.2.7 & 404.2.8
N. WATER SHALL HAVE A MAXIMUM TEMPERATURE OF 110 DEGREES.
O. PROVIDE SIGNAGE TO INDICATE UNISEX ACCESSIBLE RESTROOM FACILITIES PER A.D.A.S.A.G. 703 SIGNAGE STANDARDS

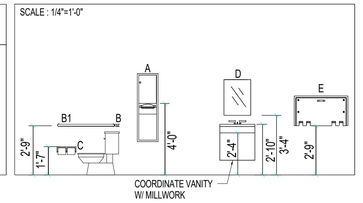
RESTROOM ACCESSORIES KEY:

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

TOILET & CUSTODIAL ACCESSORIES ABBREVIATIONS KEY

RESTROOMS:

A. - TOWEL DISP./WASTE RECEPT
B. - GRAB BARS 36"
B1. - GRAB BARS 42"
C. - TOILET PAPER HOLDER, SURFACE MOUNT
D. - MIRROR 18" X 36"
E. - BABY CHANGING STATION (FOLD DOWN)



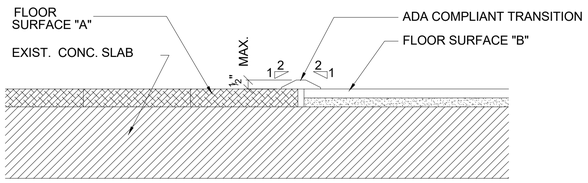
3 BATH NOTES

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

APRIL 2023 ARB MEETING

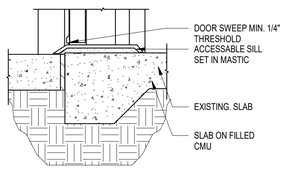
2 ADA NOTES

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



5 TYP. ADA COMPLIANT FLOOR MATERIAL TRANSITION

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



4 DOOR SILL DETAIL

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

JMH ARCHITECTURE

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524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501

No.	Description	Date

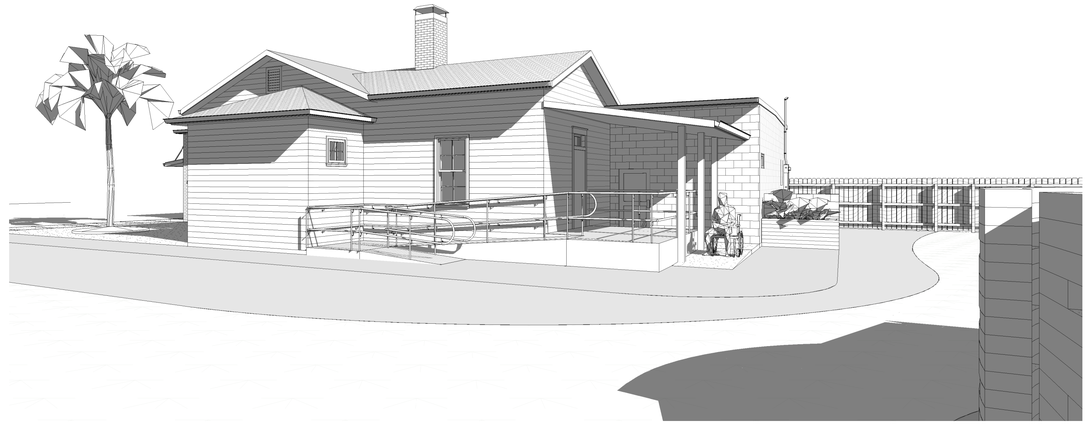
ADA NOTES

Date	03-30-2023
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Checked By	Checker

A-0.6



3 3D View 3
SCALE:



1 3D View 1
SCALE:

APRIL 2023 ARB MEETING



2 3D View 2
SCALE:



4 3D View 4
SCALE:

JMH ARCHITECTURE

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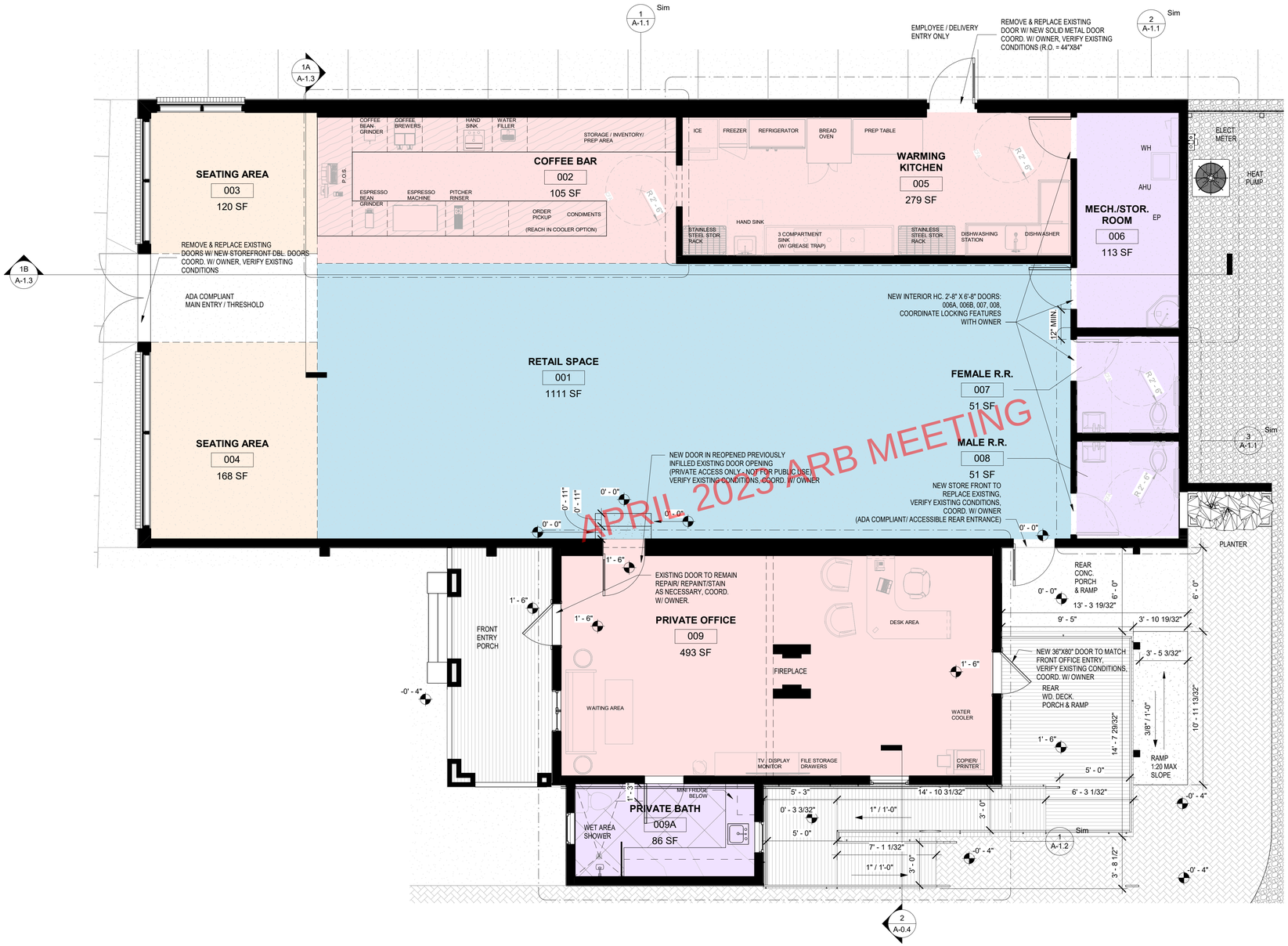
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No.	Description	Date

PERSPECTIVE VIEWS

Date	03-30-2023
Drawn By	Author
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A-0.7



1 Level 1- ENLARGE NEW WORK PLAN OVERALL

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

PROGRAM / OCCUPANCY KEY

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

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

JMH ARCHITECTURE

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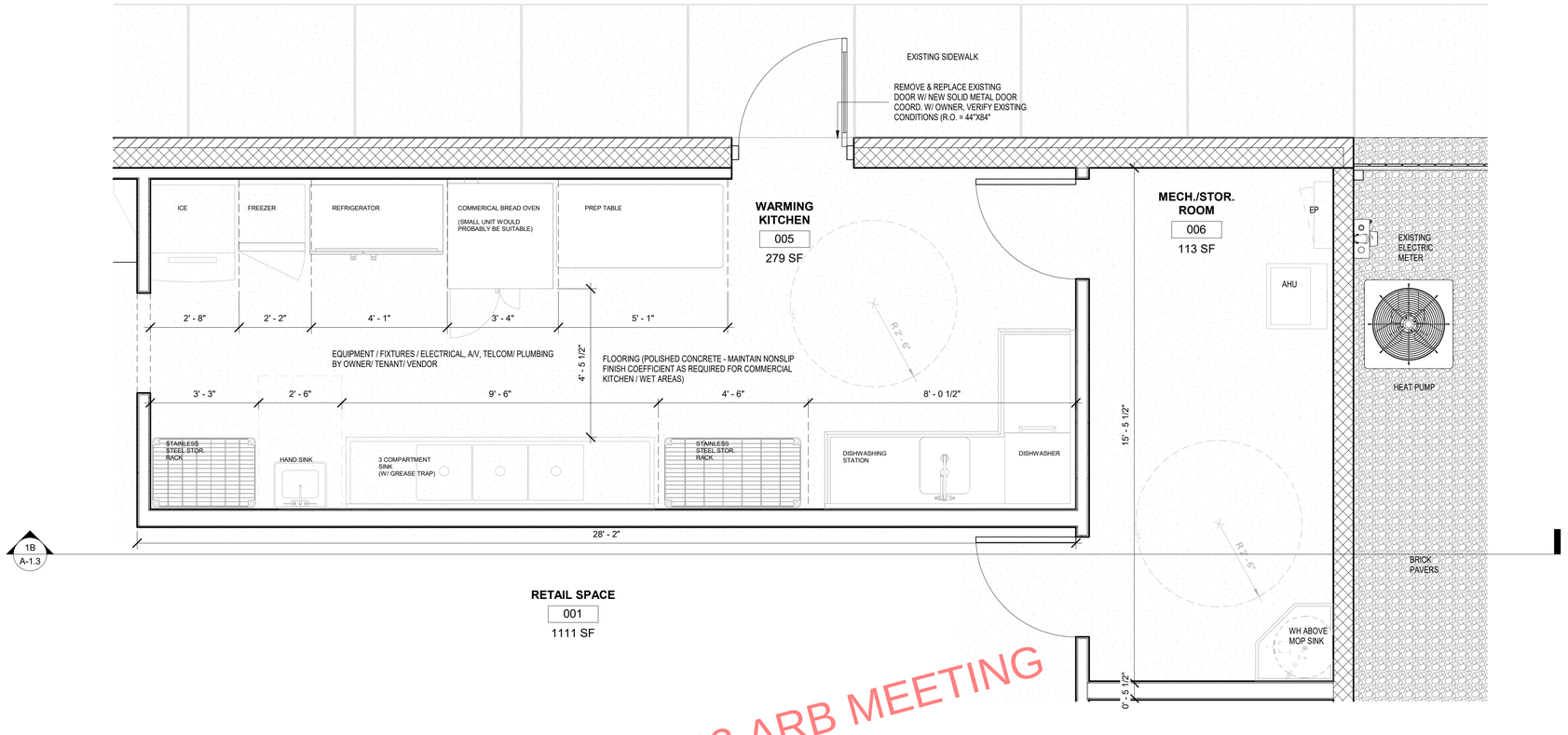
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No.	Description	Date

NEW WORK PLANS OVERALL

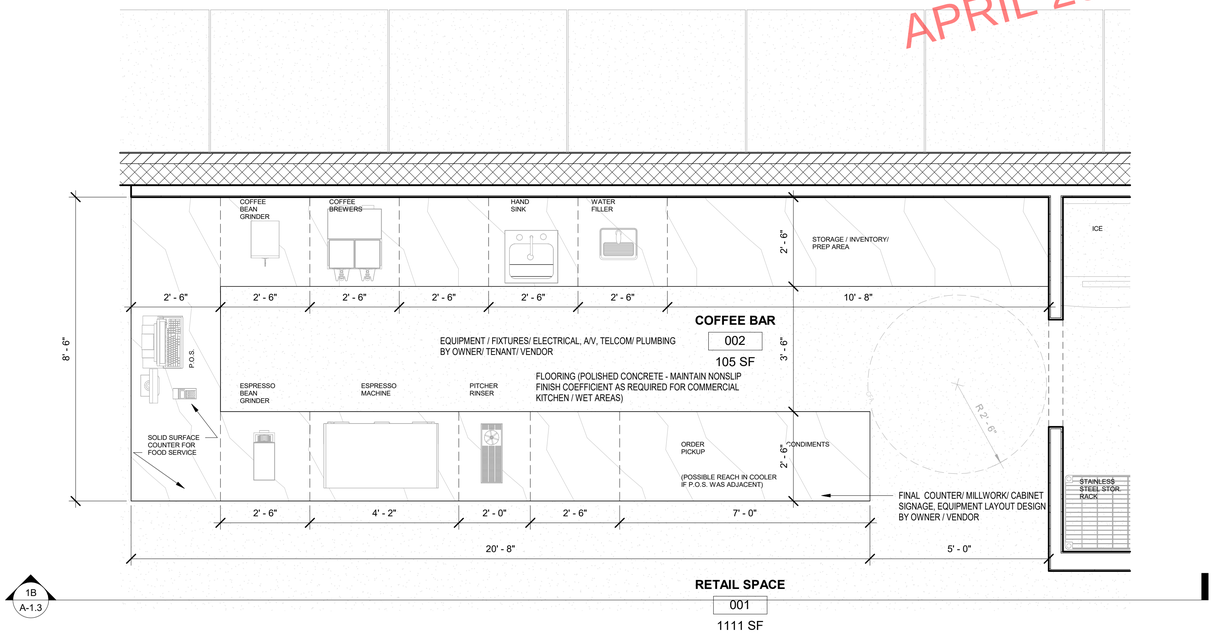
Date	03-30-2023
Drawn By	Author
Checked By	Checker

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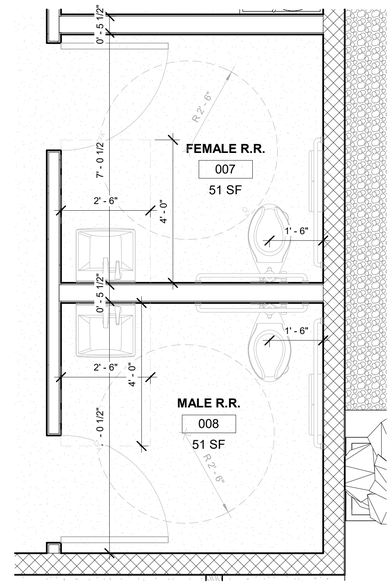


2 Level 1- ENLARGED NEW WORK PLANS KITCHEN MECH
SCALE: 1/2" = 1'-0"

APRIL 2023 ARB MEETING



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



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

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

JMH ARCHITECTURE

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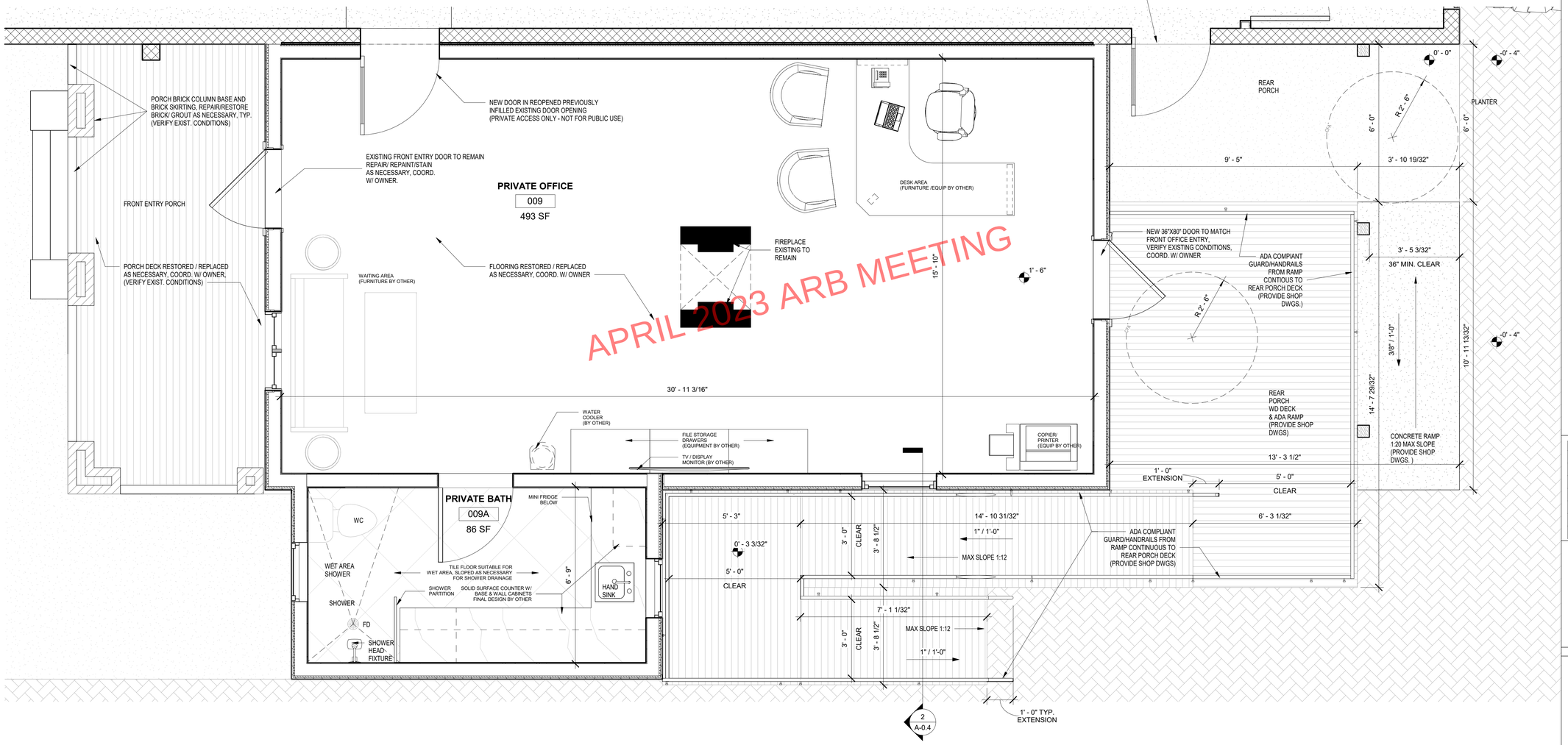
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No.	Description	Date

ENLARGED NEW WORK PLANS RETAIL SPACE

Date	03-30-2023
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A-1.1



APRIL 2023 ARB MEETING

1 Level 1- ENLARGED NEW WORK PLANS OFFICE

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

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

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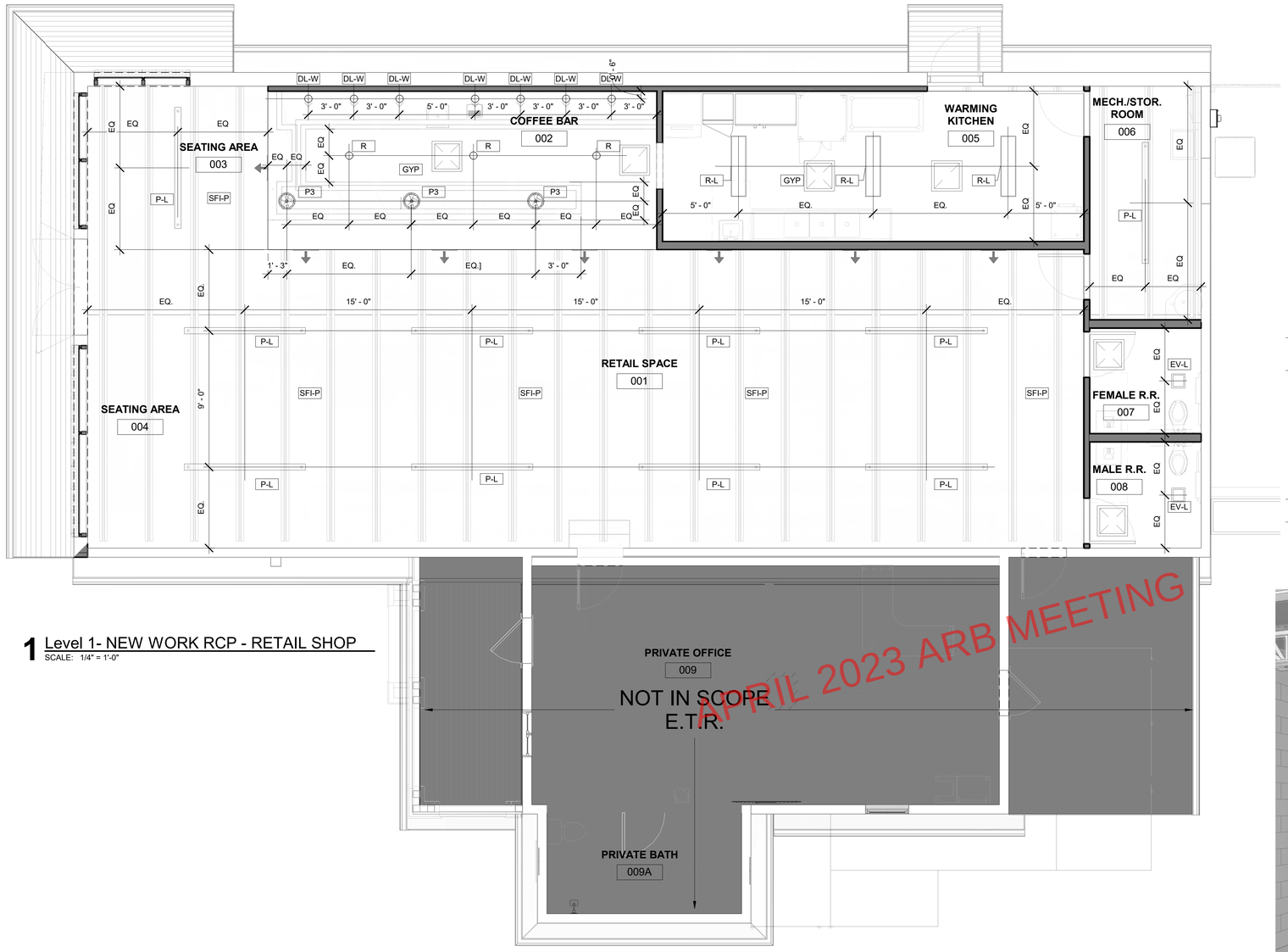
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No.	Description	Date

ENLARGE NEW WORK PLANS OFFICE

Date	03-30-2023
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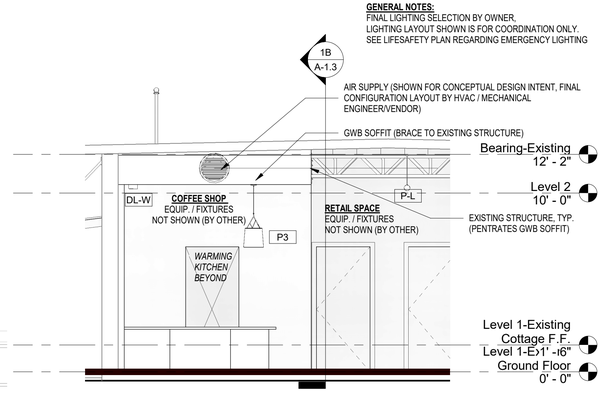
1 Level 1- NEW WORK RCP - RETAIL SHOP
SCALE: 1/4" = 1'-0"

DL-W DOWNLIGHT - WALL WASH
R RECESSED - CAN LIGHT
EV-L EXHAUST VENT LIGHT COMBO
P3 DECORATIVE PENDANT LIGHT
P-L PENDANT LINEAR LIGHT
R-L RECESSED LINEAR LIGHT
AIR RETURN REGISTER
AIR SUPPLY DIFFUSER
AIR SUPPLY DIFFUSER (@ SOFFIT WALLS)
AIR SUPPLY DIRECTION FROM SOFFIT SIDE WALLS

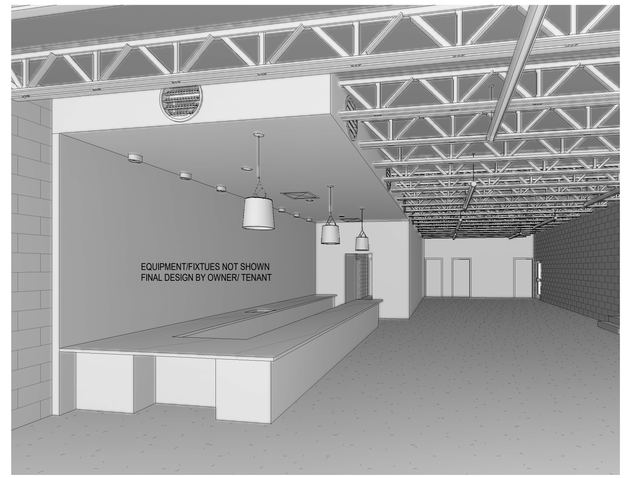
GYP GYPSUM CEILING , COORD. HEIGHT TO ACCOMODATE MECHICANAL EQUIP./FIXTURES ABOVE WARMING KITCHEN,CEILING OVER COFFEE BAR IS TIGHT TO BOTTOM OF ROOF JOIST, SEE DETAIL.
SFI-P EXISTING ROOF STRUCTURE TO REMAIN, SPRAY FOAM INSULATION OVER ROOF DECK AS REQUIRED FOR NECESSARY R-VALUE - PAINTED BLACK (INSULATION, JOIST, ROOF DECK)

GENERAL NOTES:CQ
FINAL LIGHTING SELECTION BY OWNER,
LIGHTING LAYOU SHOWN IS FOR COORDINATION ONLY.
SEE LIFESAFETY PLAN REGARDING EMERGENCY LIGHTING

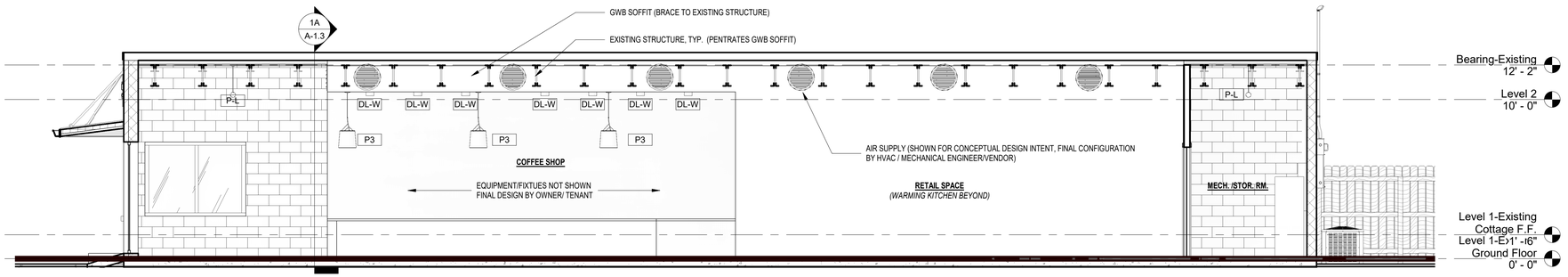
2 RCP LEGEND KEY
NOT TO SCALE



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



3 3D View 6
SCALE:



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

JMH ARCHITECTURE

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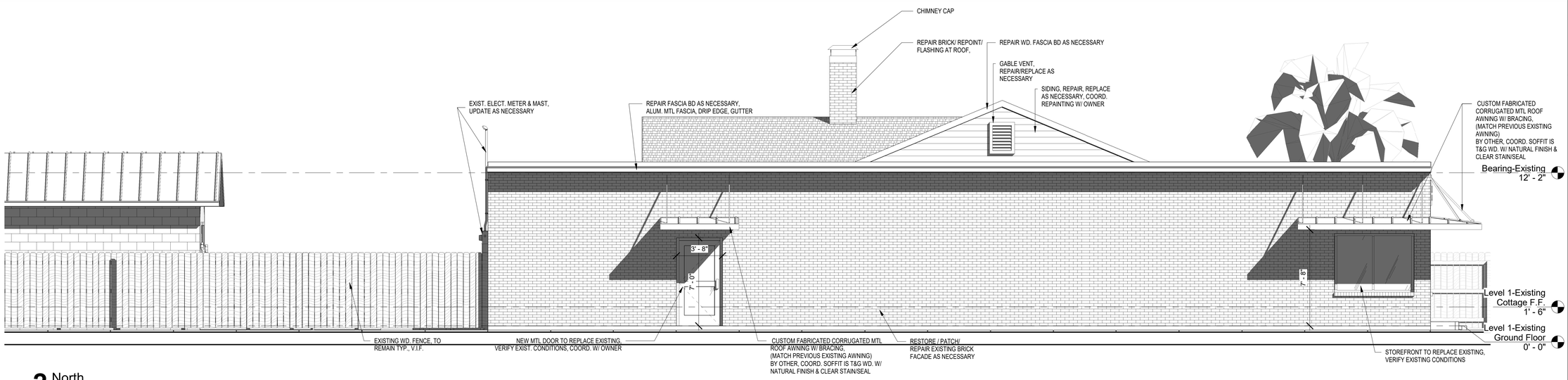
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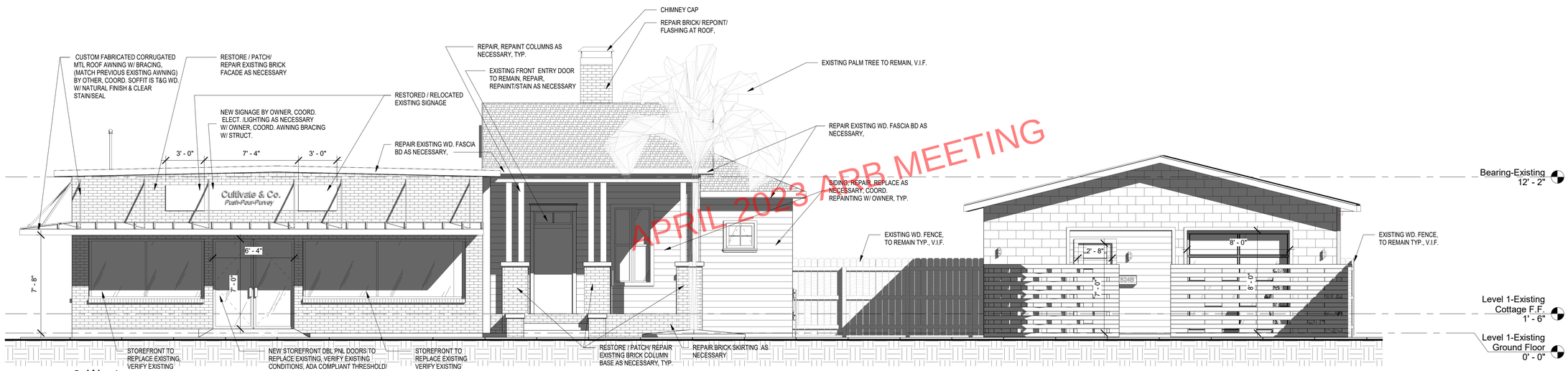
RETAIL SHOP NEW WORK RCP / SECTIONS

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

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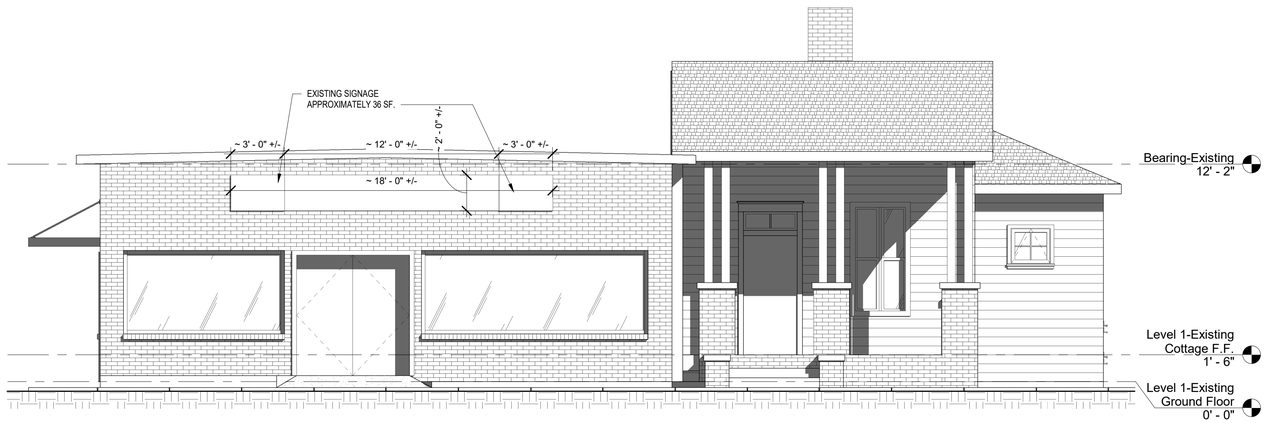


2 North
SCALE: 1/4" = 1'-0"



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

APRIL 2023 ARB MEETING



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



A EXISTING STORE PHOTO
NOT TO SCALE

JMH ARCHITECTURE

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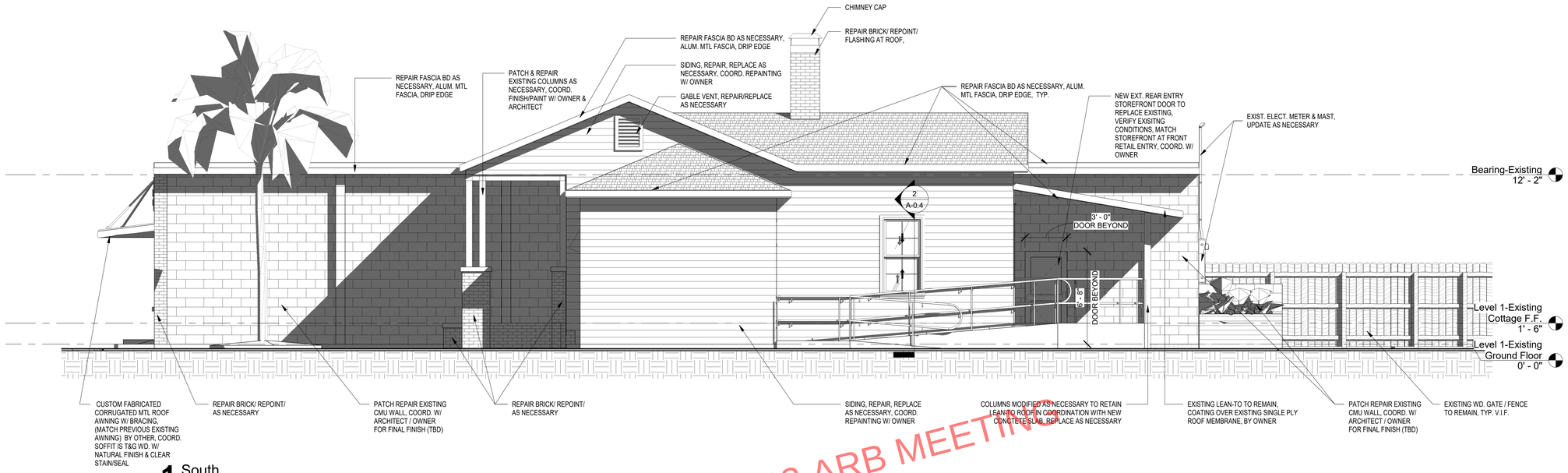
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No.	Description	Date

ELEVATIONS NEW WORK & EXISTING SIGNAGE DIAGRAM

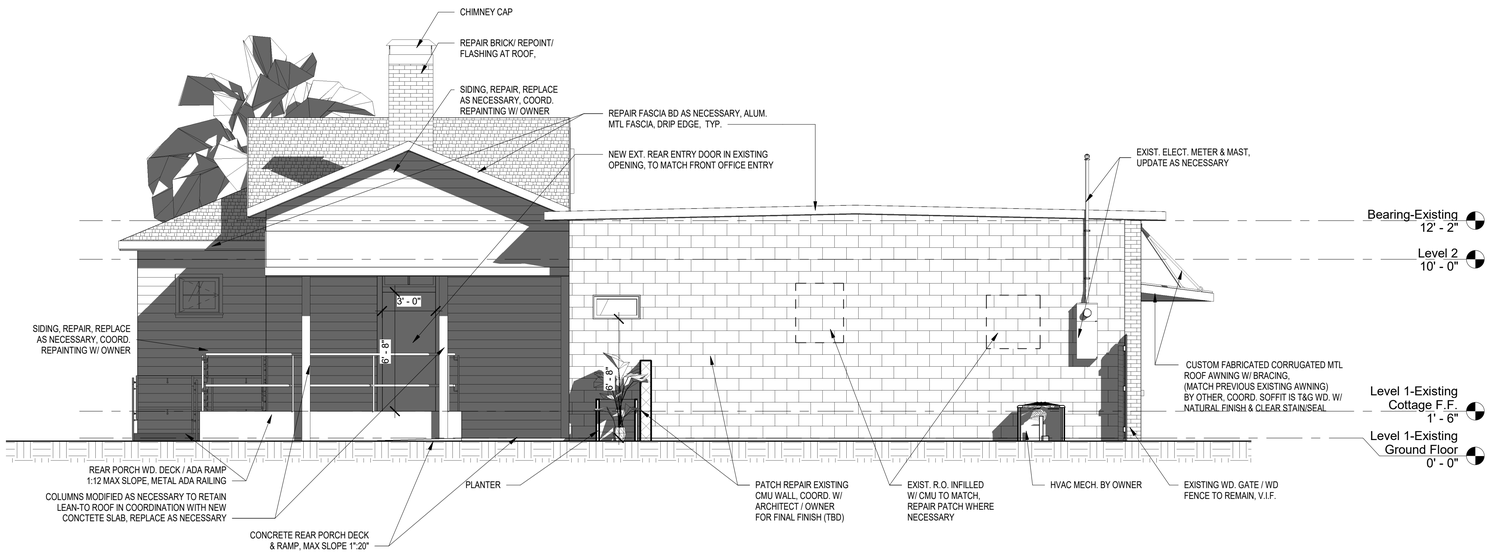
Date	03-30-2023
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Checked By	Checker

A-3.0



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

APRIL 2023 ARB MEETING



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

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No.	Description	Date

ELEVATIONS NEW WORK

Date	03-30-2023
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Checked By	Checker

A-3.1


North Elevation (Jackson St.)
APRIL 2023 ARB MEETING

East Elevation



APRIL 2023 ARB MEETING

East Elevation



South Elevation



South Elevation



South Elevation Showing Both the Cottage the CMU Building



East Elevation of Cottage
(Hayne Street)



APRIL 2023 ARB MEETING

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



East Elevation of Detached Garage/Proposed Rental



North Elevation of Detached Garage / Rental



CULTIVATE & COMPANY

- SUPPLEMENTAL ELEVATION INFORMATION



1a Primary Brick - *Main Field Pattern*
Mfr: *Sherwin Williams*
Color/Style: *SW 2826*
Colonial Revival Green Stone
Pattern: *Existing to Remain*

1b Secondary CMU - *Main Field Pattern*
Mfr: *Sherwin Williams*
Color/Style: *SW 2826*
Colonial Revival Green Stone
Pattern: *Existing to Remain*

1c Brick Accent - *No Pattern*
Paint Mfr: *Sherwin Williams*
Color/Style: *SW 2846*
Roycroft Bronze Green
Pattern: *Existing to Remain*

2a Roof Fascia - *No Pattern*
Paint Mfr: *Sherwin Williams*
Color/Style: *SW 2848*
Roycroft Pewter
Pattern: N/A

2b Awning/ Bracing / Hardware/ Fascia - *No Pattern*
Paint Mfr: *Sherwin Williams*
Color/Style: *SW 2848*
Roycroft Pewter
Pattern: N/A

3a Columns/Trim/ Windows/Doors - *No Pattern*
Mfr: *Sherwin Williams*
Color/Style: *SW 7005*
Pure White
Pattern: N/A

4a WD. Siding - *Primary Office facade*
Paint Mfr: *Sherwin Williams*
Color/Style: *SW 2832*
Colonial Rival Gray
Pattern: N/A

5a Porch Wd. Deck - *Main Entry*
Paint Mfr: *N/A*
Color/Style: *Natural*
Clear Coat finish
Pattern: *Linear Plank*

6a Awning Soffit / Porch Ceiling - *Main Retail Front/ Side Entry*
- Office Front/Rear Entry
Paint Mfr: *N/A*
Color/Style: *Natural*
Clear Coat finish
Pattern: *Linear Plank*


Cultivate & Co.
Push-Pour-Purvey
APRIL 2023 ARB MEETING

CULTIVATE & COMPANY

- SUPPLEMENTAL ELEVATION INFORMATION



APRIL 2023 ARB MEETING

1a Primary Brick - *Main Field Pattern*
Mfr: *Sherwin Williams*
Color/Style: *SW 2826*
Colonial Revival Green Stone
Pattern: *Existing to Remain*

2a Roof Fascia - *No Pattern*
Paint Mfr: *Sherwin Williams*
Color/Style: *SW 2848*
Roycroft Pewter
Pattern: N/A

2b Awning/ Bracing / Hardware/ Fascia - *No Pattern*
Paint Mfr: *Sherwin Williams*
Color/Style: *SW 2848*
Roycroft Pewter
Pattern: N/A

6a Awning Soffit / Porch Ceiling - *Main Retail Front/ Side Entry - Office Front/Rear Entry*
Paint Mfr: *N/A*
Color/Style: *Natural*
Clear Coat finish
Pattern: *Linear Plank*

9a Existing To Remain, VIF

CULTIVATE & COMPANY

- SUPPLEMENTAL ELEVATION INFORMATION



1b Secondary CMU - *Main Field Pattern*

Mfr:	*Sherwin Williams*
Color/Style:	*SW 2826*
	Colonial Revival Green Stone
Pattern:	*Existing to Remain*

2a Roof Fascia / Misc. Accessories - *No Pattern*

Paint Mfr:	*Sherwin Williams*
Color/Style:	*SW 2848*
	Roycroft Pewter
Pattern:	N/A

3a Columns/Trim/ Windows/Doors - *No Pattern*

Mfr:	*Sherwin Williams*
Color/Style:	*SW 7005*
	Pure White
Pattern:	N/A

4a WD. Siding - *Secondary Accent Office facade*

Paint Mfr:	*Sherwin Williams*
Color/Style:	*SW 2832*
	Colonial Rival Gray
Pattern:	N/A

6a Ramp / Deck - *Office*

Paint Mfr:	*N/A*
Color/Style:	*Natural*
	Clear Coat finish
Pattern:	*Linear Plank*

7a Planter - *Retail Rear*

Paint Mfr:	*N/A*
Color/Style:	*Dark Honduran Mahogany Stain*
Pattern:	*N/A*

8a Railing *Office*

Paint Mfr:	*Sherwin Williams*
Color/Style:	*SW 2848*
	Roycroft Pewter
Pattern:	N/A

CULTIVATE & COMPANY

- SUPPLEMENTAL ELEVATION INFORMATION



APRIL 2023 ARB MEETING

1b Secondary CMU - *Main Field Pattern*
- **Mfr:** *Sherwin Williams*
- **Color/Style:** *SW 2826 Colonial Revival Green Stone*
- **Pattern:** *Existing to Remain*

2a Roof Fascia - *No Pattern*
- **Paint Mfr:** *Sherwin Williams*
- **Color/Style:** *SW 2848 Roycroft Pewter*
- **Pattern:** N/A

3a Columns/Trim/ Windows/Doors - *No Pattern*
- **Mfr:** *Sherwin Williams*
- **Color/Style:** *SW 7005 Pure White*
- **Pattern:** N/A

4a WD. Siding - *Secondary Accent facade*
- **Paint Mfr:** *Sherwin Williams*
- **Color/Style:** *SW 2832 Colonial Rival Gray*
- **Pattern:** N/A

6a Eave Soffit / - *Detached Studio*
- **Paint Mfr:** *N/A*
- **Color/Style:** *Natural Clear Coat finish*
- **Pattern:** *Linear Plank*

7a Entry WD Door - *Detached Studio*
- **Paint Mfr:** *N/A*
- **Color/Style:** *Dark Honduran Mahogany Stain*
- **Pattern:** *N/A*

8a Breeze Block- *Detached Studio*
- **Paint Mfr:** *Sherwin Williams*
- **Color/Style:** *SW 2832 Colonial Rival Gray*
- **Pattern:** Block openings every other row & column.

9a Existing To Remain, VIF



APRIL 2023 ARB MEETING

SW 2826 Colonial Revival Green Stone, on Designer Pages



Roycroft Bronze Green SW 2846 - Historic Color Paint Color - Sherwin-Williams



Roycroft Pewter SW 2848 - Historic Color Paint Color - Sherwin-Williams

APRIL 2023 ARB MEETING



APRIL 2023 ARB MEETING



Colonial Revival Gray SW 2832 - Historic Color Paint Color - Sherwin-Williams

APRIL 2023 ARB MEETING



APRIL 2023 ARB MEETING


APRIL 2023 ARB MEETING

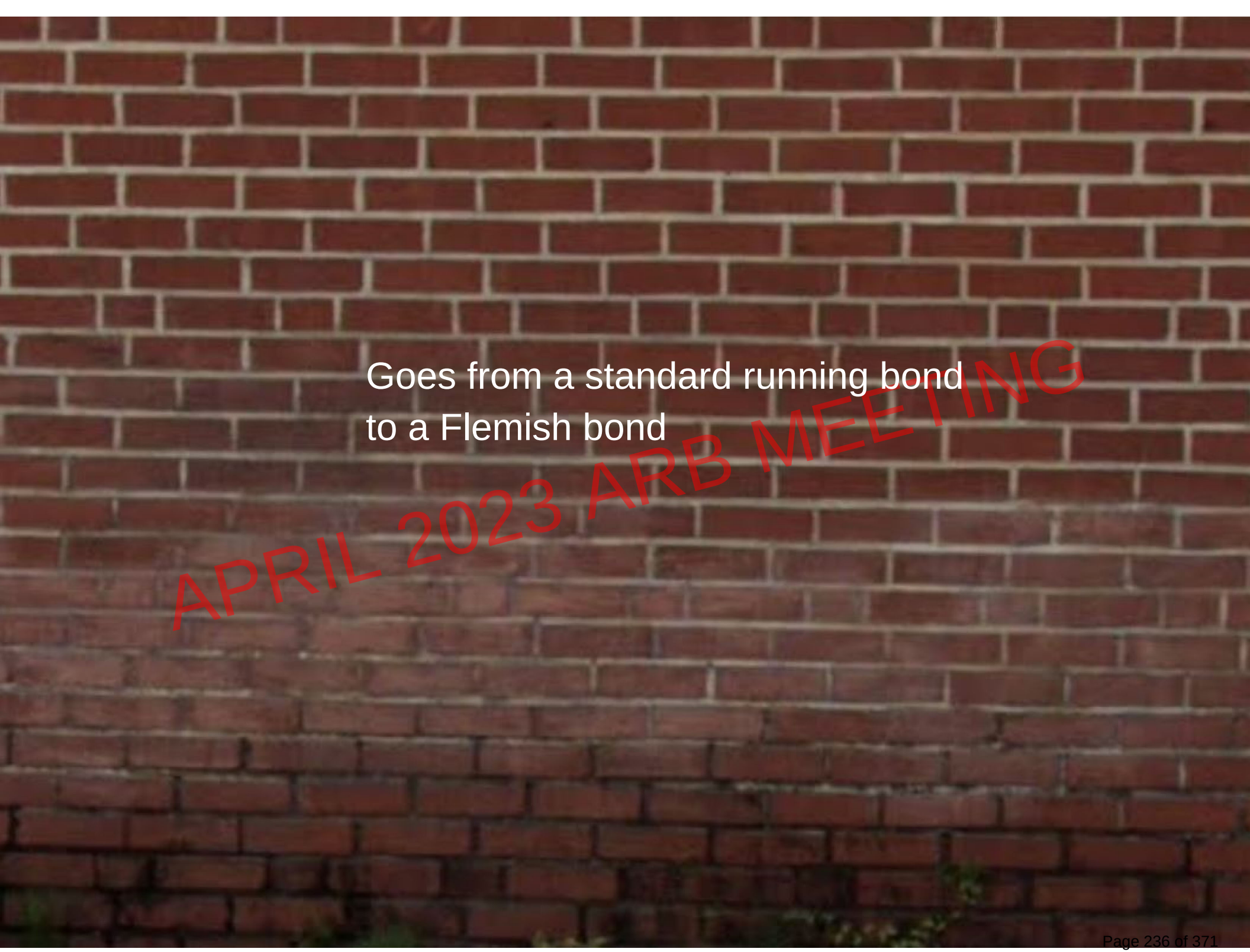

APRIL 2023 ARB MEETING


APRIL 2023 ARB MEETING


APRIL 2023 ARB MEETING


APRIL 2023 ARB MEETING


APRIL 2023 ARB MEETING


Goes from a standard running bond
to a Flemish bond
APRIL 2023 ARB MEETING

Storefronts Product Categories



Non-Thermal Storefronts

Our non-thermal storefronts come in a variety of system depths, sightlines and infill thicknesses. They are ideal for interior use or when thermal performance is not a driving factor.

See all Non-Thermal Storefronts products



Thermal Storefronts

Oldcastle BuildingEnvelope®'s complete line of the
storefronts offers diverse configurations and optio
thermal performance is an important design co ider

See all Thermal Storefront products

APRIL 2023 ARB MEETING

Market Solutions

Hurricane Resistant

Oldcastle BuildingEnvelope® offers a full range of hurricane impact-resistant glazing and hurricane impact-resistant curtain wall, windows and storefronts.

See all Hurricane Resistant products

Paint: Kynar 500® and Baked Enamel



APRIL 2023 ARB MEETING

Anodized



Cladding



"OI" Omega Series Door

"RI" Regent Series Door

Envoy Series Door

APRIL 2023 ARB MEETING

Door Construction

- 18 gauge face sheets
- Polystyrene Core
- Galvanealed face sheets
- Mechanically interlocked edge seams
- 16 gauge inverted top and bottom channels
- Top flush closure cap
- 10 gauge hinge reinforcements
- Non-handed, furnished with hinge closing plates
- 16 gauge closer reinforcement
- 1-1/2 Hour Warnock Hersey fire label
- Made in the USA

Envoy Series Spec Sheet



Top Rated

Krosswood Doors

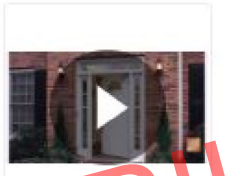
36 in. x 80 in. Krosswood Craftsman Unfinished Rustic Knotty Alder Solid Wood Single Prehung Front Door

★★★★☆ (288) Questions & Answers (282)

To be painted "SW Pure White"















Hover Image to Zoom

APRIL 2023 ARB MEETING

ASE Pavers



APRIL 2023 ARB MEETING

White Cement | ASE Pavers | Brick Pavers for Driveways, Pool Decks & Patios

To be painted (SW Roycroft Pewter)

HandiRamp® Handrails, Railings, and ADA Compliant Handrail Systems

Need to make your ramp ADA compliant? We can help.



HandiRamp's Handrail & Railing Systems are manufactured from either steel or high-strength aluminum and meet both ADA handrail requirements and OSHA standards. Maintenance-free, these railings are the perfect safety solution for stairways, handicap ramps, walkways, platforms, bridges, and machine barriers. Our handrail systems are manufactured in-house by our expert craftsmen and offer many customized size and strength options.

Our ramp specialists recommend handrails on all ramp systems with rises of 6 inches or more. HandiRamp handrails and railings can be sold on a stand-alone basis or as an additional component on any of our ramp systems.

APRIL 2023 ARB MEETING

Easy Installation

Sold separately or purchased in conjunction with our ramp systems, handrails are easy to install and remove. Handrails can mount onto our ramps by bolting directly onto the system or by sliding into receiver tubes which are welded onto the ramp system. Secured by bolts (standard) or quick-release pins, these handicap rails are also available without the purchase of a ramp system where they can be designed to meet a specific mounting requirement or can be bolted to a cement pad using a mounting flange. Don't have the time to install the handrail system on your own? Ask our product specialists about our installation services when you call!

Order Your Handrail System Now

Call our ramp experts at (800) 876-7267 if you have any questions about our railing systems, or if you'd like to request a quote. Our staff are experts when it comes to both residential and commercial ramp applications and will be able to answer any questions you may have. They will also be able to assist you with collecting the proper measurements you will need for your ramp and/or handrails if you have not already done so.

METAL CANOPIES

APRIL 2023 ARB MEETING

Metal Canopies are fabricated from aluminum or steel and serve both functional and decorative purposes. We custom design and fabricate our products to meet and exceed our client's specifications and expectations. A variety of colors and finishes including durable powder coated finishes are available. Metal Canopy designs can incorporate the use of glass or polycarbonates, extruded aluminum pans, plate aluminum and roll formed standing seam styles. Gutter systems are built into the design to direct the flow of rainwater. Metal canopies and awnings are a great solution for retail storefronts, entryways and protective walkways. They are also used as decorative sun and rain protection over windows and doors and in parking and loading areas. Residential applications include porch or patio covers, walkways, entries and carports.

Our detailed metal canopy and awning designs are engineered and built to meet or exceed wind load requirements, seismic and snow load, depending on the location of the project. We offer options that

Hanger Rod Canopies

Aluminum metal canopies are commonly supported by rods attached back to the building designed with a formed metal sheets, louvered slats, or a combination of both styles. Hanger Rod Canopies are typically mounted to flat wall surfaces; however, may be fabricated to wrap around building perimeters, or attached to recessed entryways.

Standing Seam Metal Roof Awnings

Enhance any structure. Standing Seam metal roof awnings have a durable finish which will allow for many years of low maintenance performance. Standing Seam Metal Awnings utilize standard awning frames made of aluminum tubing. Each frame is covered with standing seam metal panels that come in variety of widths, gauges and colors and finishes including powder coated, kynar, Hylar, or Galvalume.


APRIL 2023 ARB MEETING

TO COME IN WHITE (STANDARD)

Ure-A-Sil®

ROOF RESTORATION SYSTEM

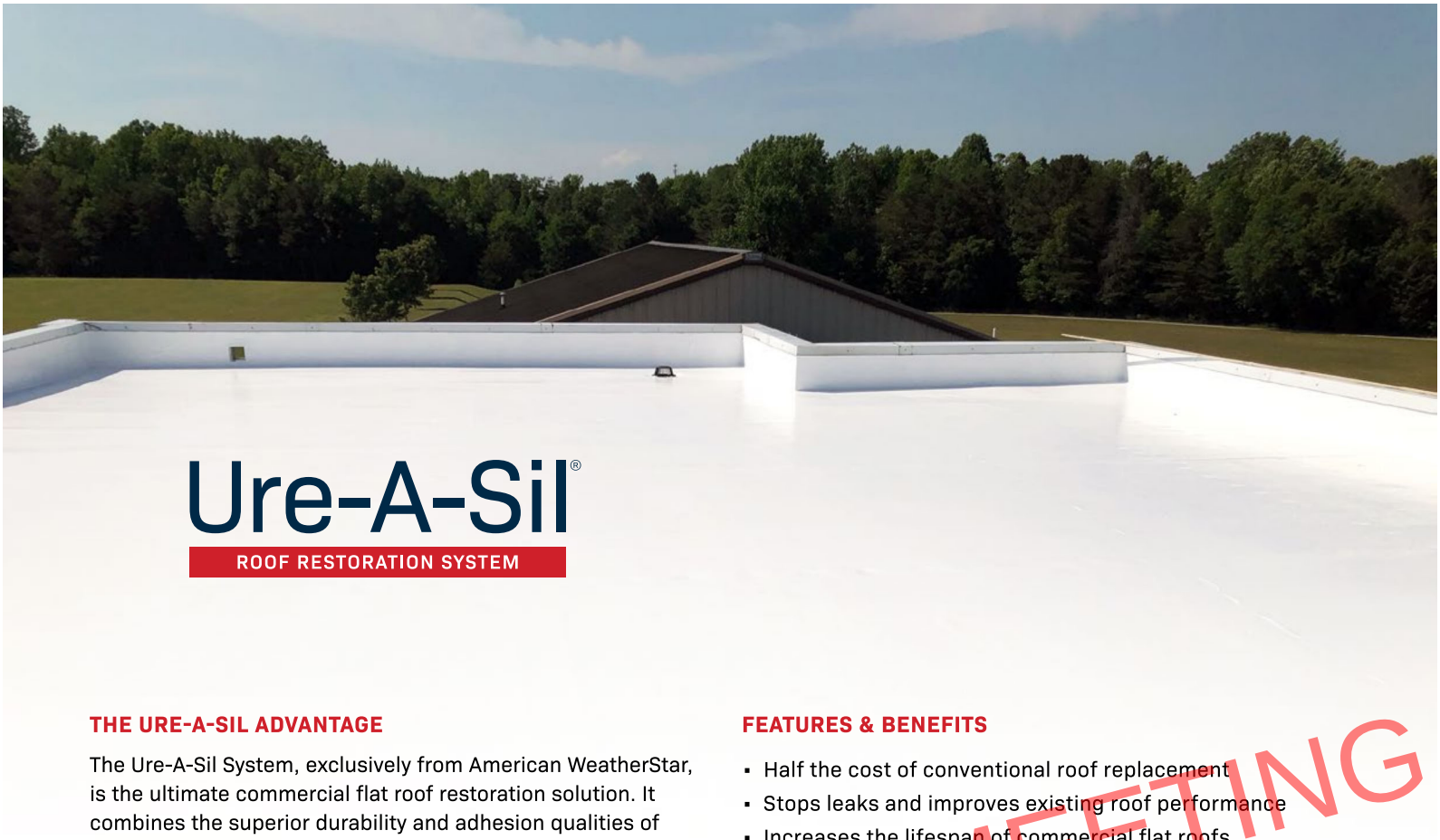


APRIL 2023 ARB MEETING

THE ULTIMATE FLAT ROOF RESTORATION SOLUTION

www.americanweatherstar.com

American WEATHERSTAR®



Ure-A-Sil®

ROOF RESTORATION SYSTEM

THE URE-A-SIL ADVANTAGE

The Ure-A-Sil System, exclusively from American WeatherStar, is the ultimate commercial flat roof restoration solution. It combines the superior durability and adhesion qualities of urethane coating with the unsurpassed waterproofing and UV performance of silicone coating.

The Ure-A-Sil System is specifically designed to restore and protect a variety of commercial roofing materials from the damaging effects of the wind, rain, and sun exposure. It also helps combat the effects of northern climate conditions, including damage caused by freeze-thaw cycles.

Ure-A-Sil provides a highly reflective and watertight membrane ideal for coating entire roofs, making spot repairs, or adding supplemental protection to flashing.

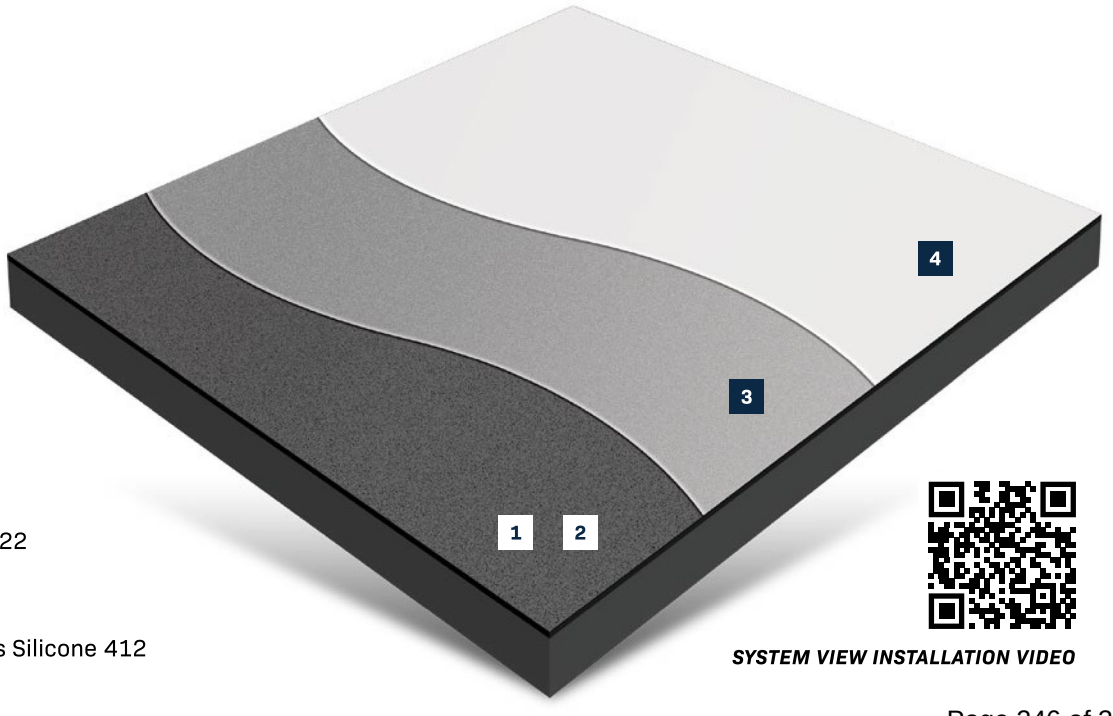
FEATURES & BENEFITS

- Half the cost of conventional roof replacement
- Stops leaks and improves existing roof performance
- Increases the lifespan of commercial flat roofs
- Improves energy efficiency
- Significantly reduces maintenance costs
- Highly resistant to ponding water
- Industry leading durability, reflectivity, and UV stability
- Cures to form a seamless and watertight membrane
- Excellent adhesion to a variety of flat roof substrates
- Minimal disruption to business
- Long-term NDL (no dollar limit) warranties available

APRIL 2023 ARB MEETING

SUITABLE SUBSTRATES

- Spray Polyurethane Foam
- Modified Bitumen
- Built-Up Roofs
- Single-Ply (TPO, PVC)
- EPDM
- Concrete



1 Existing roof substrate

2 Urethane Brush-Grade 522

3 Aromatic Urethane 520

4 Silicone 410/High-Solids Silicone 412

SYSTEM VIEW INSTALLATION VIDEO







152°F ..... SURFACE TEMPERATURE ..... 96°F

Minimizing the sun's impact on your roof is key to its longevity. The majority of commercial flat roofing materials are not adequately designed to prevent the flow of heat from constant UV exposure. The Ure-A-Sil roof restoration system is proven to mitigate the damaging effects of the sun on flat roof surfaces and effectively reduce interior cooling costs by up to 30%.

APPLICATION PROCESS

SURFACE PREPARATION: To ensure maximum adhesion, the roof is pressure washed to remove all dirt, dust, debris, and any other foreign contaminants.

WATERPROOFING DETAILS: All seams, transitions, penetrations, drains, and other flashing details are waterproofed with Urethane Brush-Grade 522.

BASE COAT: A base coat application of Aromatic Urethane 520 provides the system with a durable, flexible, and fully-adhered foundation membrane.

TOP COAT: A top coat application of Silicone 410 or High-Solids Silicone 412 forms a seamless, rubber-like membrane that provides unsurpassed UV protection, reflectivity, and resistance to ponding water.

THE AMERICAN WEATHERSTAR DIFFERENCE

Founded in 2004, American WeatherStar is an established leader in the commercial roofing industry. We manufacture high-quality, sustainable, and energy-efficient roof restoration solutions for a variety of commercial and industrial applications.

With over 500 million square feet of commercial roofing warrantied throughout the United States, our fluid-applied roof restoration systems are proven to perform under the most extreme conditions and deliver long-lasting waterproofing protection.

The solutions we provide are specially formulated to stop leaks, reduce energy costs, and prolong service life. The quality control measures of our product manufacturing process go above and beyond industry standards to ensure our materials outperform expectations.

We work closely with our Approved Contractors on every project to ensure quality workmanship and customer satisfaction. For added protection and peace of mind, we offer long-term NDL (no dollar limit) labor and material warranty plans for eligible systems.

APRIL 2023 ARB MEETING

STARGARD™ WARRANTY PROGRAM

Protect your investment with the StarGard Warranty Program. We offer a variety of long-term NDL (no dollar limit) warranty options for qualified systems when installed by an American WeatherStar Approved Contractor.

12-YEAR | 15-YEAR | 20-YEAR



PROTECT YOUR INVESTMENT

With American WeatherStar's StarGard Warranty Program, commercial building owners can expect long-term protection and peace of mind. We provide a variety of long-term warranty alternatives when qualified systems are installed by an American WeatherStar Approved Contractor.

StarGard Warranty Program	GOOD	BETTER	BEST
	ROOF COATING MATERIAL	NDL SYSTEM	NDL SYSTEM ELITE
What's covered?	Material defects	Leaks caused by material defects & workmanship errors	Leaks caused by material defects & workmanship errors
Warranty fee?	No	Yes	Yes
Covers entire system?	Yes	Yes	Yes
No dollar limit for covered repairs?	Yes (material only)	Yes	Yes
Max term length?	20 years (material only)	Up to 15 years (depending on system)	20 years (labor & material)
Includes cost of material to correct problem?	Yes	Yes	Yes
Includes cost of labor to correct problem?	No	Yes	Yes
Requires annual inspection?	No	No	Yes
Recommended annual inspection?	Yes	Yes	Yes
Recommended semi-annual maintenance?	Yes	Yes	Yes
Requires document maintenance?	No	No	Yes
Who can offer warranty?	American WeatherStar Approved Contractor	American WeatherStar Approved Contractor	American WeatherStar Approved Contractor
StarGard+ Warranty Enhancements			
Is the warranty extendable?	Yes	Yes	No
Is the warranty renewable?	Yes	Yes	Yes
Is the warranty transferable?	Yes	Yes	Yes

*ALWAYS REVIEW WARRANTIES FOR COMPLETE COVERAGE AND RESTRICTIONS.

APRIL 2023 ARB MEETING

THE LEADER IN FLUID-APPLIED ROOF RESTORATION
8095 Padgett Switch Rd. | Irvington, AL 36544
info@americanweatherstar.com | 800-771-6643
www.americanweatherstar.com

American WEATHERSTAR®

Find this product in:
Shingles







APRIL 2023 ARB MEETING

Timberline HDZ® Shingles

The look people love, now with LayerLock®Technology and the StainGuard Plus™ Algae Protection Limited Warranty[1]

★★★★★ 4.8 (16778) WRITE A REVIEW

ALL COLORS | IN YOUR AREA

Color/Finish: **Birchwood**



Harvest Blend Color/Finish:



FIND A CONTRACTOR



APRIL 2023 ARB MEETING

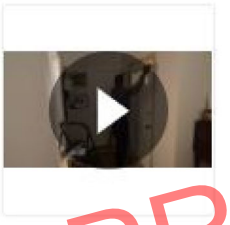
Pacific Entries

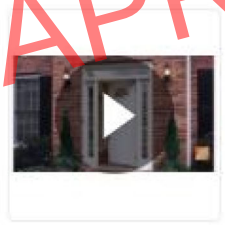
36 in. x 80 in. Contemporary 5 Lite Mist Lite Stained Mahogany Wood Prehung Front Door

★★★★★ (24) Questions & Answers (37)















Hover Image to Zoom

APRIL 2023 ARB MEETING

Wayne Dalton
GARAGE DOORS

Modern Glass Garage Doors

Model 8850



APRIL 2023 ARB MEETING

HAMPTON 20X40 RECT. DARK GREY PORCELAIN PAVER GRIP FINISH (1 BOX/1 PIECE/5.38SQFT)(1 PALLET/42 BOXES/225.96 SQFT)

★★★★★ Questions & Answers (5)









APRIL 2023 ARB MEETING



- 29 Gauge MasterRib Galvalume roof panel
- Extra wide ribs 3/4-In high for increased stre
- Panel has a 36-In wide coverage

Manufacturer Color/Finish: Silver



APRIL 2023 ARB MEETING

*This is the proposed R-Panel for the awnings. These awnings will be at a 7'-8" height with a 2 on 12 slope to match the historic photographs of this same building. The R-Panel also matches the profile of the awning roof in the historic photos. At this height, right on the street, and at that slope the r-panel will hardly be visible.

KICHLER











Kichler Cylinder 2 Light 12" Tall Outdoor Wa

Model:**9244BK**

★★★★★ 81 Reviews

$114.95

Finish: Black - 2608 In Stock









Free Shipping!

Leaves the Warehouse Today, March 30th - Shipping to 32503

− 1 +

Add to Cart

Key Specifications

- Extension: 7 in.
- Width: 4.75 in.
- Height: 12 in.
- Location Rating: Dry Location, Damp Locat

See More Details

APRIL 2023 ARB MEETING

Sign Bracket Store

Two to install on top of awning, hidden from site.

Black (Standard)



APRIL 2023 ARB MEETING

94.25" T5 Fluorescent Sign Light - Two 28W Lamps- Choose 4 Finishes

Visit

$1,050.00* · In stock

120v Cast Aluminum Sign Light Fixture (2)28W lamps: * Clear, heat resistant lens made of tempered glass * Choose from 4 finishes * In-ground or ...

cloister utilizing a storefront window system. All materials are to match the existing including Spanish tile roofing, matching gutters and downspouts, exposed aggregate stucco, and cast stone details.

North Hill Preservation District provided comments with no objections. Ben Townes and Michael Hayse presented to the board. Mr. Townes handed out updated plans indicating slight changes since the application submission. The porte cochere is slightly smaller and the ramp changed slightly than initially submitted. The south cloister will have a very narrow profile steel in between the columns and the stucco will not have to be cut very deep, the window system will be ¾" in profile when embedded in the stucco. The new stucco will match the texture on the additions, a washed exposed aggregate finish versus the main structure that is heavy pebble dash stucco. The finishes on the enclosed cloister and the ramp will be exposed concrete with washed aggregate to match existing conditions. Surrounds will be cast stone to match existing, handrails will match existing. Chairperson Salter noted the final application is refined with attention to detail and the window system is very appropriate for enclosing the arches. Board Member Mead asked about the arch forms in the porte cochere, with the semicircular arcade on the back façade that is not being carried forward. The segmental arch is a departure from the other things that are seen. Mr. Townes noted that to achieve a semicircular arch, the porte cochere would have to be so tall that it would be of very little value for weather protection. It pays homage without absolutely matching. Board Member Mead asked if an elliptical profile could be used to soften the corners of the arch to be more consistent since it is a primary façade. Mr. Townes noted that all areas under the porte cochere will be as flat as possible for accessibility which meant a few steps were removed. Because the grade was increased, the ramp became more diminished with more walking room around it. Board Member Mead asked if elements could be pulled from the façade of the roof projection/parapet on the gable, pull the bracket form to finish the corner of the arch on either side that will relate back to existing elements. Mr. Townes noted that the church would need to review the suggestion, but it is important to be as minimal as possible to avoid taking away from the strong architecture of the church structure. Chairperson Salter noted that he understands what Board Member Mead is saying, but from his perspective he agrees with Mr. Townes that the proposed structure is simplified and the added detail could draw more attention which is not the intent. The back area is intentionally simplified and what is proposed works with that intent.

Board Member Ramos made a motion to approve the application with the original porte cochere design as submitted. Board Member Courtney seconded the motion and it carried 6-0.

Item 6 524 N. Hayne Street OEHPD / Zone OEHC-1, City Council District 6
Renovation of Contributing Structures for Retail/Coffee Shop and Office
Action Taken: Approved with comments.

JJ Zielinski is requesting final approval for the renovation of two adjoining contributing structures and an associated garage. The Malamo Brothers Grocery will be renovated into a retail and coffee shop, the Nick Malamo House (cottage) will be renovated into an office, and the garage will be renovated into a studio. The scope of work includes exterior repairs to match existing materials; exterior painting of all three structures; minor hardscaping and landscaping; roof replacement for the shop and cottage; and renovation of the shop will include installation of storefront doors and windows, deck repairs and addition of an ADA ramp, and awning replacement.

Old East Hill Property Owners Association provided comments that were distributed to the board. They are in support of the project but ask that the board carefully review the request to use r-panel metal roofing on the awnings. Jon Shell and JJ Zielinski presented to the board. Board Member Courtney noted that she and the neighborhood appreciate Mr. Shell's compassion with the death of

11-year-old Avery Stark recently. Mr. Shell stated it was a devasting loss for everyone. Board Member Courtney noted she is excited about the unique characteristics that are being retained from the grocery store and cottage. Board Member Courtney asked for clarification about painting the brick. Mr. Shell noted that the south side and rear of the building are CMU with a variety of colors. Mr. Zielinski noted the intent was to have a monolithic look and address the inconsistent brick coursing and transitions to CMU. Board Member Mead asked if it is double brick wide wall. Mr. Zielinski noted there is CMU behind the brick. Board Member Mead asked if there is evidence of water intrusion in the masonry that would be assisted by the painted. Mr. Zielinski noted yes on the Jackson Street side where the brick is. Board Member Mead asked for clarification on the office space and its use. Mr. Shell noted it is up in the air and it doesn't necessarily relate to the use of the attached structure in terms of external approaches. Board Member Ramos asked if the brick piers of the cottage were already painted, and the proposal is to paint them to match the taupe color. Mr. Zielinski answered yes.

Board Member Mead asked for a description of the overhangs. Mr. Zielinski noted that historically the structure had an awning which is why it is being proposed in addition to a small owning over the door on the Jackson Street side. The original architectural elements were matched as close as possible. The underside treatment is clear coat tongue and groove cypress. Assistant Planning and Zoning Division Manager Harding noted that a minor LTU will be required for the overhangs. Chairperson Salter asked if there were construction details in the application for the awnings. Mr. Zielinski answered no but they are cantilevered awnings similar to what is currently on Palafox Street. The r-panel will not be visible with the low slope of the roof and height of the awning. Chairperson Salter noted it is a simple canopy that slopes out to the edge and drains so the panel will be exposed and hang over, which is why he requested a detail for visibility of the r-panel. The historic photograph indicates the original panel had thicker ribs like a commercial structure would have. Chairperson Salter is typically not a proponent of painting brick but in this situation the brick was not meant as an architectural feature but more a veneer or plain finish. It could have been painted originally and in this case, architecturally nothing would be lost by painting the brick. The only concern is the roofing profile, but the historic photograph does resemble the proposed panel. Chairperson Salter would like to see final detail on how it will be used and the intent is to be as accurate to the photograph as possible. Mr. Shell asked for clarification about the panel and the recommendations. Chairperson Salter noted that what is proposed looks very close to what is depicted in the historic photograph which justifies the use but final detail of the canopy is needed for the record, such as a section cut of the eave and that can be submitted via abbreviated review. Assistant Planning and Zoning Division Manager Harding noted that the use of r-panel in the past has been the source of several ARB appeals and it is viewed more stringently when proposed. The times r-panel has been proposed, or put on incorrectly, or put on without a permit, have been for residential capacity. R-panel was introduced for industrial and commercial use which is probably why it may have been used on the grocery and why it is ok to be considered for this application. R-panel is not strictly prohibited by the code but the code does require the ARB to review applications according to the theme and character of the district, which is why the board has consistently required the use of standing seam or 5v crimp. Chairperson Salter noted that if the historic photograph did not exist, the board would not consider the use of r-panel but the photograph gives evidence that something very similar to r-panel was used on this building. Assistant Planning and Zoning Division Manager Harding noted that this is a good example of the code providing black and white standards, but the grey area between the black and white is the board's responsibility to provide guidance on subjective items like this.

Board Member Mead asked about the material that is proposed for the screen wall on the studio. Mr.

Zielinski answered it is a solid brick product and architecturally it is intended to mimic the painted CMU. It is solid, natural color precast concrete that will be sealed. Board Member Ramos asked about the existing roof profile on the accessory dwelling unit. Mr. Zielinski answered it is a metal roof with an indeterminate profile type. Board Member Mead asked about the intended color of the metal roof. Mr. Zielinski answered galvalume gray. Board Member Mead asked if the intent was to be a dwelling unit. Mr. Zielinski and Mr. Shell answered yes. Cultural Resources Coordinator Walker noted that the signage will be handled through a separate abbreviated review process.

Board Member Ramos made a motion to approve the application as submitted with the condition that the applicant submit a detail of the awning for abbreviated review. Board Member Courtney seconded the motion and it carried 6-0.

Mr. Shell requested to have any extra copies of his application package. Assistant Planning and Zoning Division Manager Harding noted that the board previously required fifteen copies that was reduced to fourteen and is currently ten required hard copies. The ten copies are distributed to staff, the historic trust archives, legal, North Hill, and one kept as an extra.

ADJOURNMENT

With no further business, the meeting adjourned at 3:26 p.m.

Respectfully Submitted,

Adrianne J. Walker

Cultural Resources Coordinator Walker
Secretary to the Board

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

Architectural Review Board Application
Abbreviated Review

Application Date: 8/2/2024

***Project Address*:** **524 N Hayne St**

Applicant: **Cultivate & Co**

Applicant's Address: 2004 E Lakeview Ave

Email: jonshell88@gmail.com Phone: **850-572-0488**

Property Owner: Jon Shell

(If different from Applicant)

District: ◯ ***PHD*** ◯ ***NHPD*** ◉ ***OEHPD*** ◯ ***PHBD*** ◯ ***GCD***

There is a $25 Application Fee for the following project types:

___ Change of Paint Color(s) Body: _____
Trim: _____
Accent: _____

___ New/Replacement Sign(s) Sign Type: _____
Dimensions: _____
Colors: _____

___ • Minor Deviation to an Approved Project Description: Minor deviation to a previously approved project
• Change of Roofing Material _____
• Fence

AUGUST 2024 ABBREVIATED REVIEW- MINOR DEVIATIONS

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.

Adrianne J. Walker 8/2/2024
ARB Secretary Signature *Date*

This request was reviewed and approved by the following members of the Architectural Review Board:

Jordan M. Yee Digitally signed by Jordan M. Yee DN: C=US, E=jordanyee.aia@gmail.com, O="Places for People BUILD, LLC", CN=Jordan M. Yee Date: 2024.08.12 09:23:17-05'00'

Comments: ~~Landscape and site plan changes are approved.~~

Architect Signature / Date

Ross Paitn 8/12/24

Comments: _____

UWFHT Representative Signature / Date

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

July 31, 2024

Dear Board Members,

I am writing to request a minor deviation to a previously approved project. This is my first endeavor of this nature, and it has been quite a learning experience.

The revised landscape plan we propose is significantly superior to the original plan that was approved. In my commitment to this project, both financially and personally, I inadvertently failed to submit the changes to the Architectural Review Board. I apologize for this mistake.

A few years ago, this building was falling apart and was a blight in the neighborhood. We have invested over a million dollars and countless hours of sweat equity to bring this property back to life. It is intended to serve our community, particularly the skatepark users across the street, by providing a safe place to get drinks and snacks, and access desperately needed restroom facilities. Approving these changes will greatly enhance the amenities available to this community and be a net positive for the City.

I sincerely apologize for this oversight and humbly request your assistance in approving these changes. Your support will enable us to open the space promptly and continue with our plans without further delay. We are scheduled to call for our final inspection next week.

Thank you for your understanding and consideration. Please feel free to contact me directly at any time for further clarification or discussion.

Sincerely,

Jon Shell

Jon Shell
850-572-0488
jonshell88@gmail.com

AUGUST 2024 ABBREVIATED REVIEW-
MINOR DEVIATIONS

CULTIVATE & CO.

524 NORTH HAYNE STREET
PENSACOLA, FLORIDA 32501

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





GENERAL PROJECT NOTES

1. THE DEMOLITION PLANS ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS.
2. REMOVE FROM THE SITE AS SOON AS POSSIBLE DEMOLISHED MATERIALS AND DEBRIS. DO NOT ACCUMULATE DEBRIS ON SITE.
3. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED DURING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER. ALL CONSTRUCTIONS AND DEMOLITION WORK SHALL BE SCHEDULED AND PHASED SO THA IT WILL NOT CONFLICT OR HINDER THE NORMAL OPERATION OF ADJACENT BUSINESSES.
5. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FBC, 2017 EDITION. CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE FBC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS. ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
6. THE GENERAL CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS, AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION.
7. ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT OF RECORD FOR REVIEW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
8. PROTECT EXISTING FACILITES, STRUCTURES, AND UTILITY LINES FROM ALL DAMAGE. THE GENERAL CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY, AND THE PUBLIC. EACH CONTRACTOR IS SOLEY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS OR HER ACT OF NEGLECT.
9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
10. DO NOT SCALE DRAWING; USE DIMENSIONS.
11. DETAILS LABLED "TYPICAL" ON THE DRAWINGS APPLY TO ALL CONDITIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION.
12. FIELD VERIFY ALL DIMENSIONS. FIELD VERIFY ALL EXISTING CONDITIONSPRIOR TO THE COMMENCEMENT OF WORK.
13. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
14. FURNITURE TO BE SELECTED BY OWNER. CONTRACTOR TO CONFIRM LOCATION OF ALL FIXTURES, EQUIPMENT, AND FURNITURE WITH TENANT PRIOR TO ROUGH-IN.
15. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE AND DESCRIBE A COMPLETE FINISHED AND FULLY FUNCTIONING FACILITY. ANY PRODUCT, MATERIAL, SYSTEM EQUIPMENT, OR ASSEMBLY WHICH NORMALLY WOULD BE TO MEET THIS REQUIREMENT SHALL BE PROVIDED IF SPECIFICALLY NOTED.
16. ALL WORK AS OUTLINED IN THESE DOCUMENTS SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES IN EFFECT AT THE TIME THESE DOCUMENTS WERE PREPARED. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE ADHERED TO.

THE ARCHITECT'S DISCLAIMER

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

AUGUST 2023 ABBREVIATED REVIEW-
APRIL 2023 ARB MEETING
MINOR DEVIATIONS

ARCHITECT OF RECORD

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

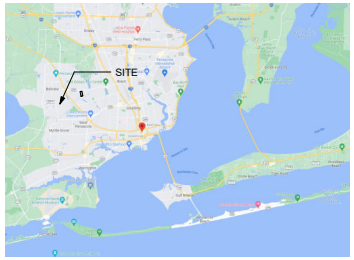
TABLE OF CONTENTS

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

Grand total: 15

SITE LOCATION MAP

524 NORTH HAYNE STREET PENSACOLA, FLORIDA 32501



JMH ARCHITECTURE

NOT FOR CONSTRUCTION

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

No.	Description	Date

ARCHITECT OF RECORD
JASON M HICKS
AR100084

COVER SHEET

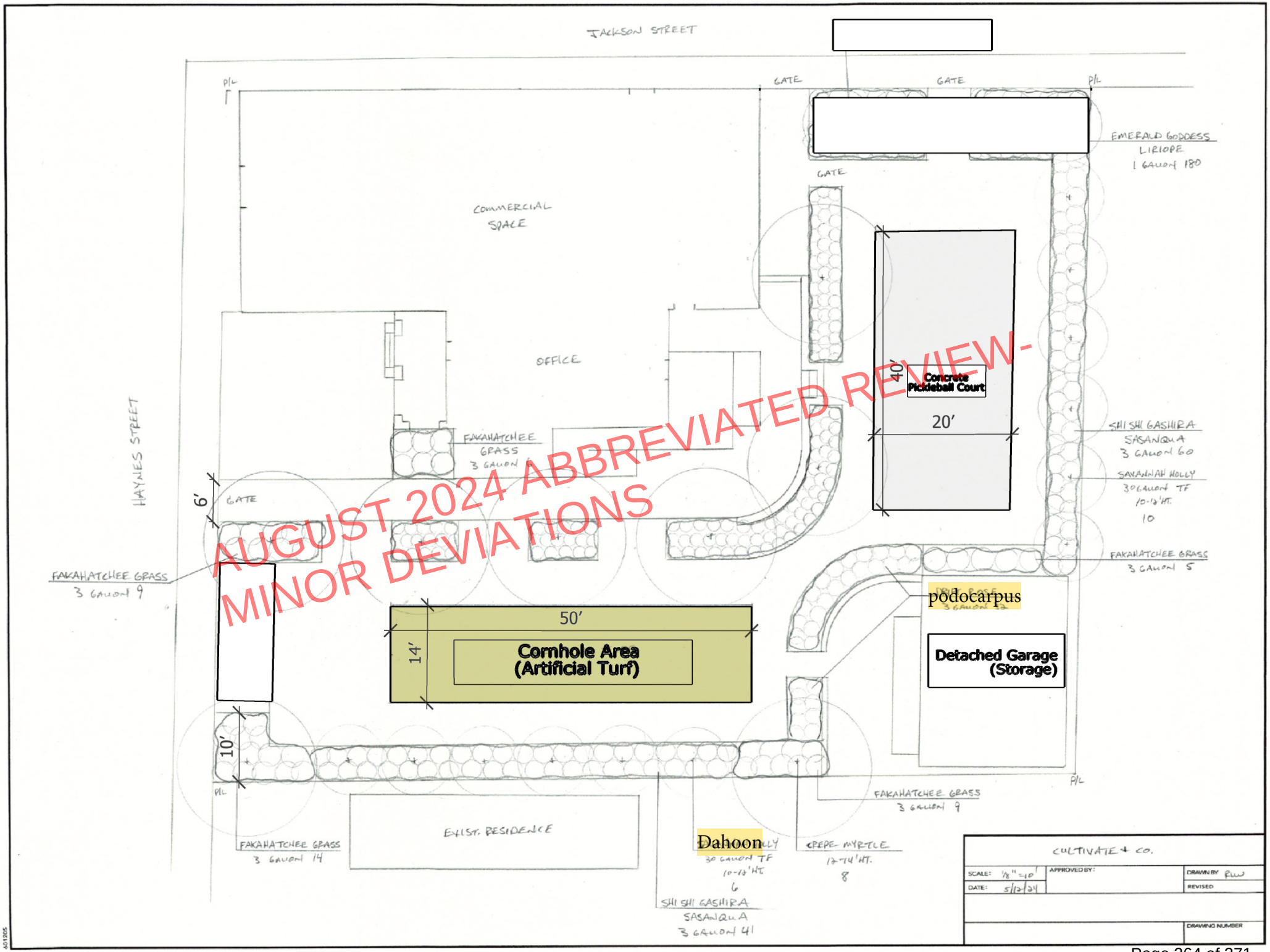
Date 03-30-2023
Drawn By
Checked By

A-0.0

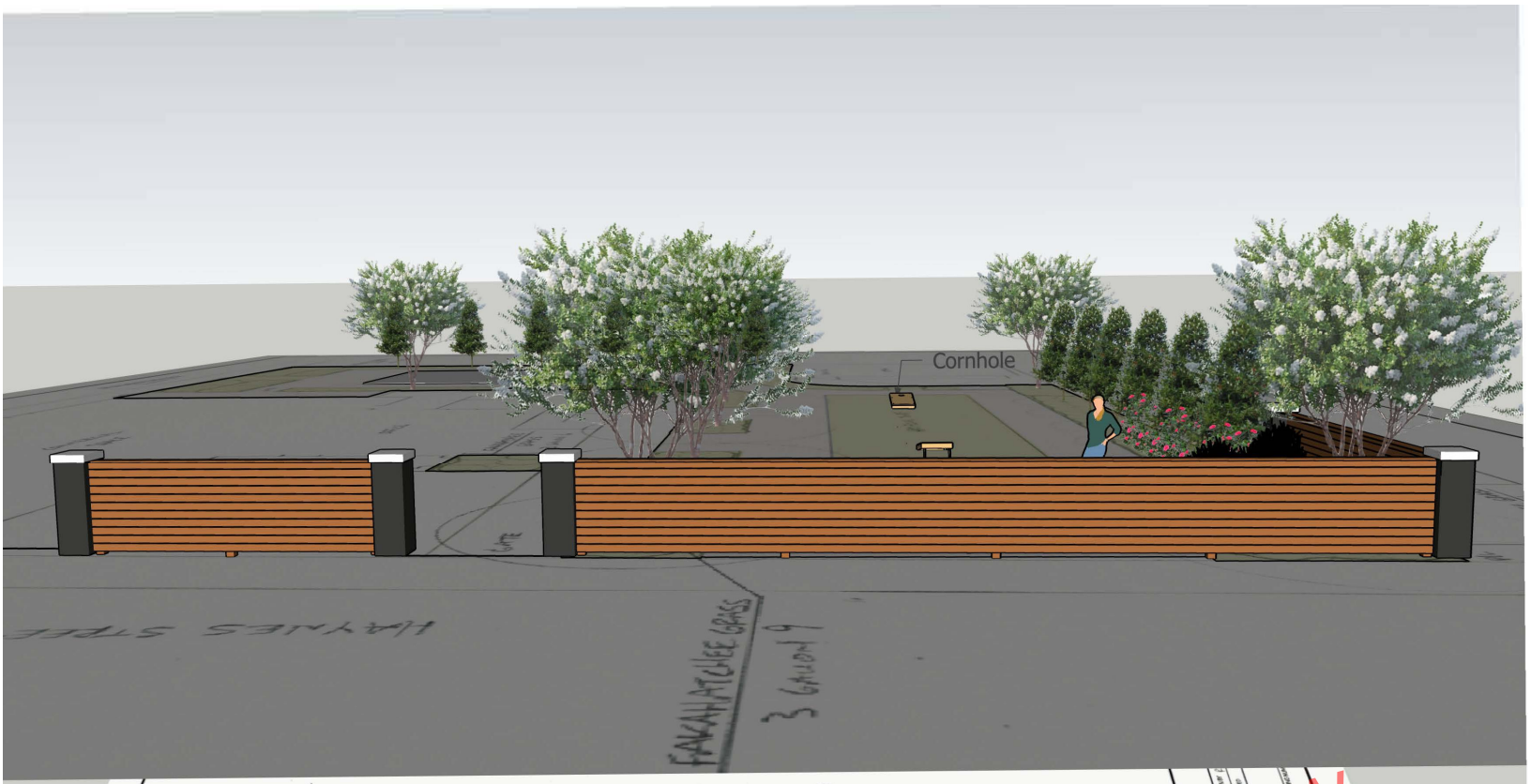
Changes to the previous plan:

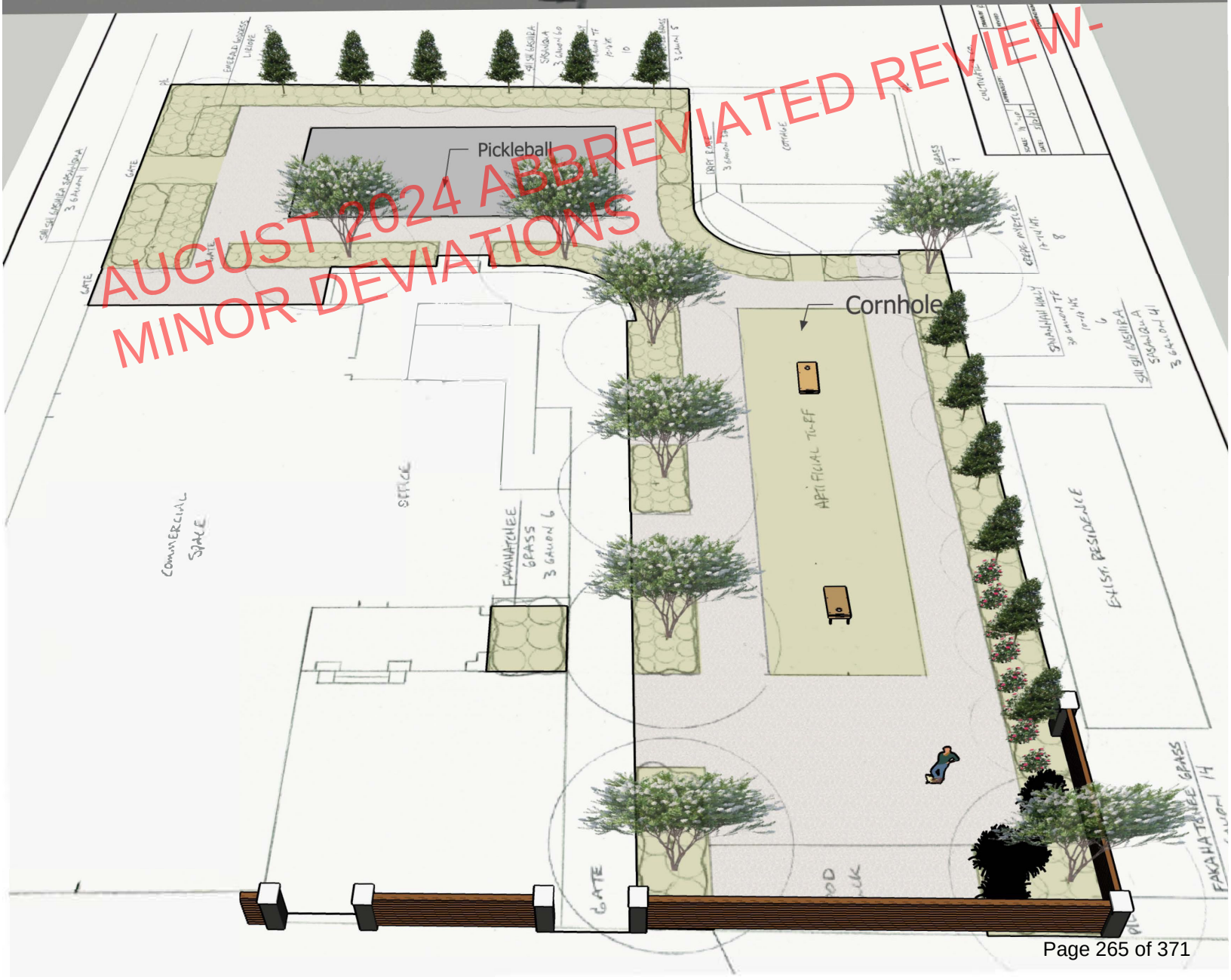
- Revised landscape plan designed by Rene West of Executive Landscaping
- A 14' x 50' cornhole area with artificial turf
    - Turf specs are attached
    - Justification for artificial turf can include past ARB approvals for specific use such as 211 N. Palafox Street / EDS Recreational sports field; 11 E. Garden Street / B-Side cornhole court; 104 E. Gregory Square / Gabby's Taqueria; 1 S. Jefferson Street / Puppy Pit Stop; 601 N. Palafox Street / EDS outdoor classroom & eating area.
    - There will be a 4' tall privacy fence with columns and two 6' gates along Hayne St. See previously approved abbreviated review. This will significantly block the visibility of the turf from Hayne St. There will be no visibility from Jackson St
    - Although it is a different district, there is artificial turf at the skatepark across the street
- A 20' x 40' concrete slab for pickleball behind the building
    - Not visible from Hayne or Jackson St
- A 5' wide bed along the South and East property line with a row of dahoon trees, sasanqua, and crepe myrtles. The crepe myrtles are on the corners as shown on design. The interior beds include crepe myrtles, liriope and fakahatchee grass as shown
- All the beds, slab, and turf surrounded by crushed limestone gravel
- Revised plan has over 1500 sf less impervious material than previously approved design
- Previous design had no trees or plants

AUGUST 2024 ABBREVIATED REVIEW-
MINOR DEVIATIONS



AUGUST 2024 ABBREVIATED REVIEW-
MINOR DEVIATIONS


Cornhole


Pickleball
Cornhole
AUGUST 2024 ABBREVIATED REVIEW-
MINOR DEVIATIONS



1500 SF Less impervious than on previously approved design

AUGUST 2024 ABBREVIATED REVIEW-
MINOR DEVIATIONS



PST-Evergreen

SPECIFICATION	Pile Height: 1-17/64” Turf Gauge: 3/8” Face Weight: 62.65 oz./yd^2 Backing Weight: 27 oz./yd^2 Total Weight: 89.65 oz./yd^2 Stitch Rate: 15/10cm Stitches/m^2:15,750 Materials/Dtex: PE13300 & PP4400 Color: Emerald Green and Olive Green Green Thatching Type of Fiber: PE monofilament Diamond Shaped Stemgrass and PP Curled As Thatch
USES	Landscape, Lawns, Playgrounds, Traffic Medians, Pet Areas, Commercial & Residential, Light-Heavy Traffic

AUGUST 2024 ABBREVIATED REVIEW-
MINOR DEVIATIONS



WWW.PROSYNTURF.COM

File #: 24-857 | Architectural Review Board | 9/19/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

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

SUMMARY:

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

SEPTEMBER 2024 ARB MEETING

Recommended Code Sections:
Sec. 12-3-10(3)e.i.-ii.(b) Old East Hill Preservation District; Procedure for review of plans; Decisions; General considerations; Rules governing decisions.
Sec. 12-3-10(3)f. OEHPD; Regs and guidelines for any development within the Old East Hill preservation district.
Sec. 12-3-10(3)i. OEHPD; Regs for new construction in the Old East Hill preservation district.

ATTACHMENTS:

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

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

Architectural Review Board Application
Full Board Review

Application Date: 08/29/2024

Project Address: **524 N Hayne St**

Applicant: Cultivate & Co / Jon Shell

Applicant's Address: 2004 E Lakeview Ave, Pensacola, FL 32503

Email: *jonshell88@gmail.com* Phone: 850-572-0488

Property Owner: Jon Shell
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

SEPTEMBER 2024 ARB MEETING

** An application shall be scheduled to be heard once all required materials have been submitted and it is required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

This proposal seeks approval for the installation of two shipping containers on the property: a 20-foot container along the Hayne Street property line and a 40-foot container along Jackson Street. The containers will serve multiple purposes, including additional storage, partial fencing, and as a canvas for murals. Additionally, we are seeking approval for additional fencing along Jackson St and behing the building for the purpose of concealing a rolling dumpster or trash cans.

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

Jon Shell
Applicant Signature

08/29/2024
Date

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

Project Description: This proposal seeks approval for the installation of two shipping containers on the property: a 20-foot container along the Hayne Street property line and a 40-foot container along Jackson Street. The containers will serve multiple purposes, including additional storage, partial fencing, and as a canvas for murals.

Hayne Street Container: The Proposed placement is 10’ off of the South property line and 1’ from West property line. The existing fencing and columns along Hayne Street (10’ off of South property line and 1’ from the West property line, previously approved in an abbreviated review, will remain unchanged except for a 20-foot section where the shipping container will be placed. This container will seamlessly integrate with the existing landscape, enhancing both functionality and aesthetic appeal.

Jackson Street Container: The proposed placement is on the North and East property line. The 40-foot container will replace the previous fence along Jackson Street, positioned to leave a 9-foot gap between the container and the rear of the building. An 8-foot gate will be installed in this gap, providing access while maintaining security. Additionally, new fencing will be added behind the building to conceal a small, mobile dumpster, ensuring a clean and organized appearance.This proposed fencing and gate is 6’ in height and the same style as the previously approved Hayne St fence.

Artistic Enhancement: Both containers will feature murals on the sides facing the streets, contributing to the visual vibrancy of the neighborhood. These murals are intended to not only beautify the area but also to engage the community.

Future Considerations: On the final pages are some conceptual designs for future enhancements, including the possibility of creating an entrance through the 40-foot container. We are also seeking the board's feedback on additional container modification options that may further align with the board’s aesthetic standards.

SEPTEMBER 2024 ARB MEETING



Existing Conditions (Hayne St Container)



West Elevation



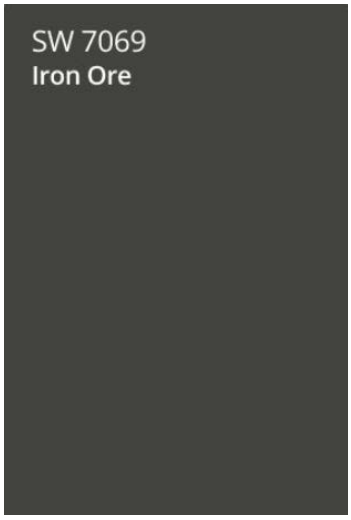
East Elevation

SEPTEMBER 2024 ARB MEETING



Facing Southeast

previously approved gates and fencing not installed yet



Existing Conditions (Jackson St Container)



East Elevation



West Elevation



Facing Southwest

SEPTEMBER 2024 ARB MEETING

JACKSON STREET

HAYNES STREET

49′

SHI SHI GASHIRA SASANQUA
3 GALLON 11

8′ Gate

40′ Container
(Storage)

GATE

GATE

P/L

P/L

9′

8′ Gate

EMERALD GODDESS
LIRIOPE
1 GALLON 180

7′

6′ fence to hide trash

Protected Tree

Protected Tree

COMMERCIAL
SPACE

Existing Block Wall

6′ Gate

OFFICE

Pickleball Court

40′

FAKAHATCHEE
GRASS
3 GALLON 6

SHI SHI GASHIRA
SASANQUA
3 GALLON 60

SAVANNAH HOLLY
30 GALLON TF
10-12' HT.
10

6′ Gate

20′

FAKAHATCHEE GRASS
3 GALLON 5

68′

FAKAHATCHEE GRASS
3 GALLON 9

DRIFT ROSE
3 GALLON 32

20′ Container
(Storage)

14′

Cornhole Area

Detached Garage

50′

10′

Additional 5′ Buffer with Potted Plants

P/L

P/L

FAKAHATCHEE GRASS
3 GALLON 9

FAKAHATCHEE GRASS
3 GALLON 14

EXIST. RESIDENCE

SAVANNAH HOLLY
30 GALLON TF
10-12' HT.
6

SHI SHI GASHIRA
SASANQUA
3 GALLON 41

CREPE MYRTLE
12-14' HT.
8

SEPTEMBER 2024 ARB MEETING

CULTIVATE + CO.

SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY RLW
DATE: 5/12/24		REVISED
		DRAWING NUMBER

A01205

Proposed Renderings (Hayne St Side)

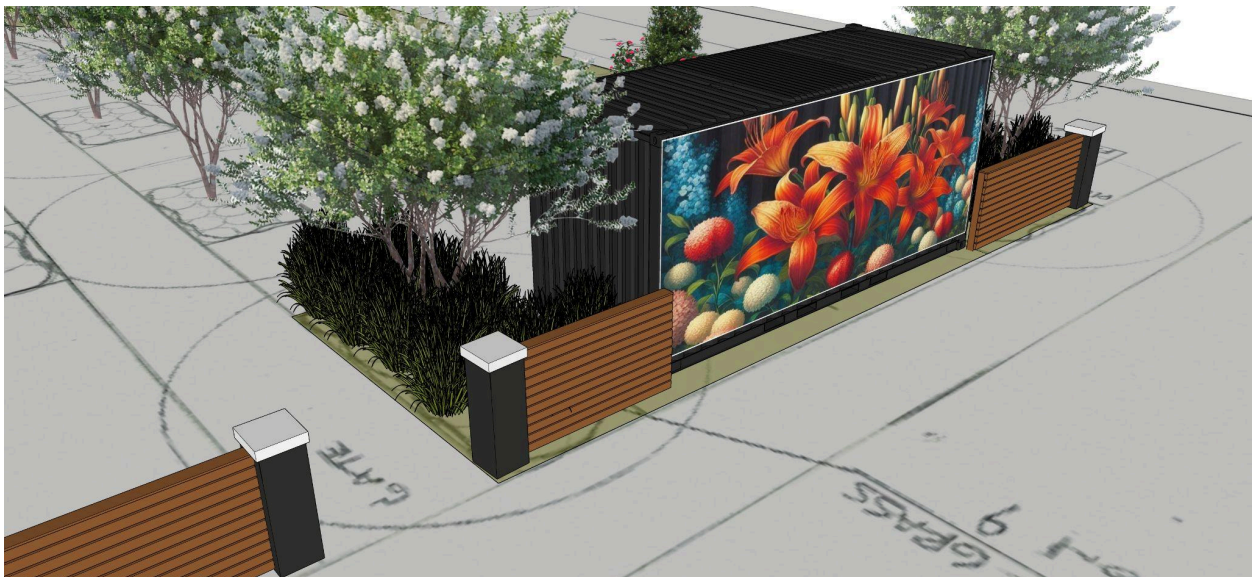


West Elevation



East Elevation

SEPTEMBER 2024 ARB MEETING

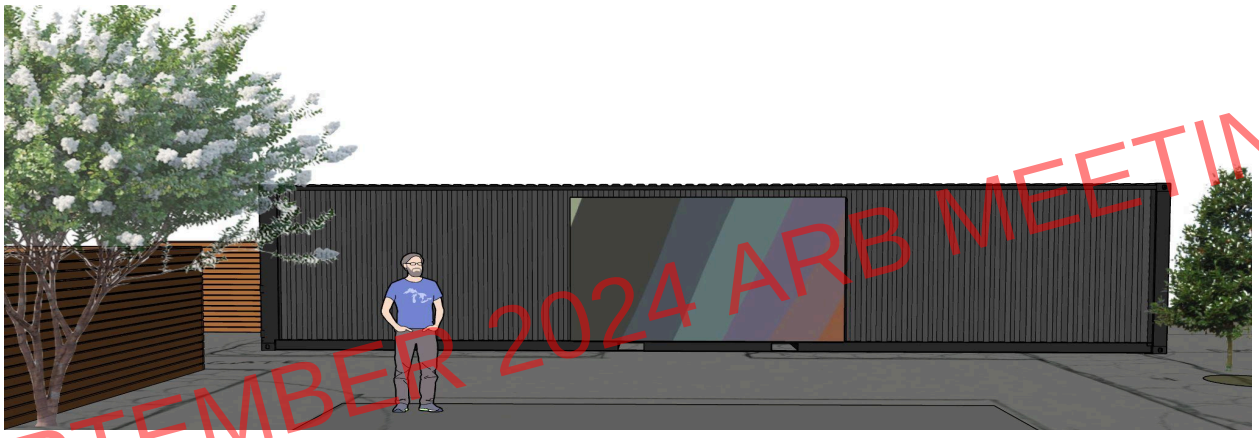


Perspective

Proposed Renderings (Jackson St Side)

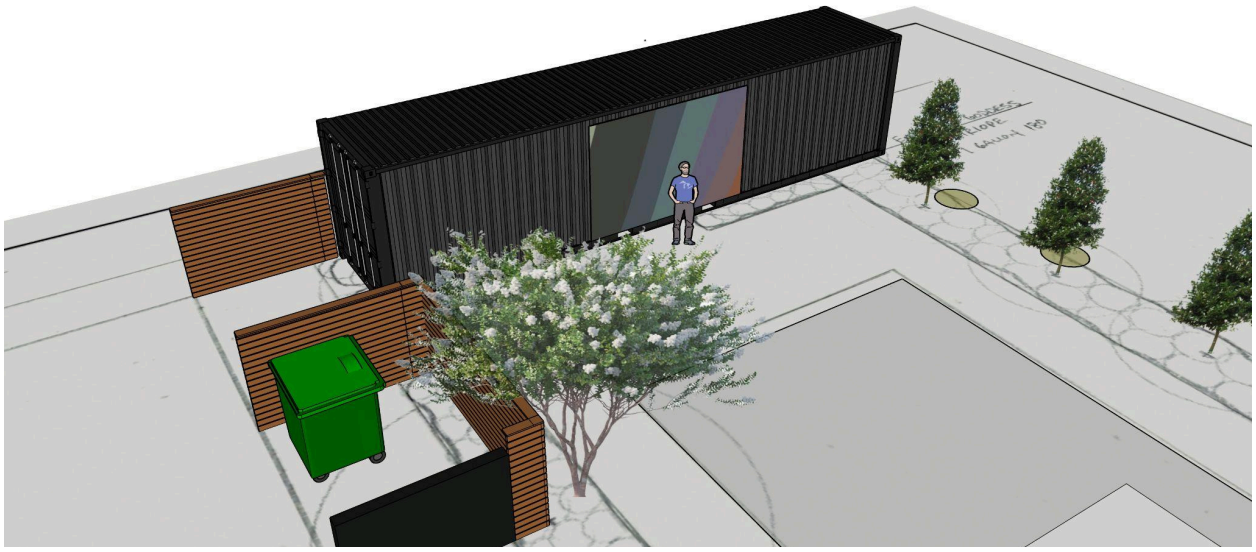


East Elevation



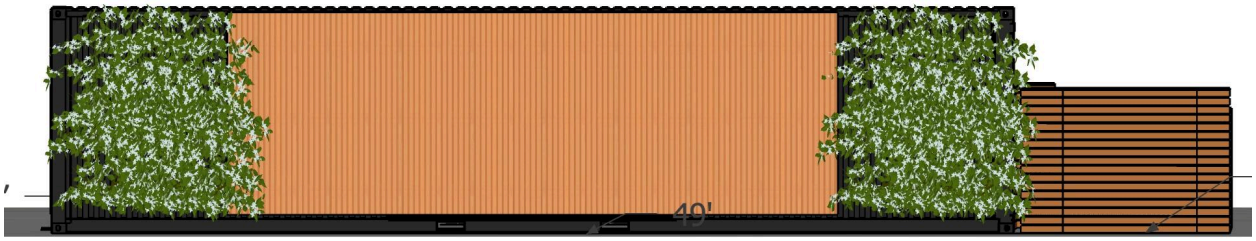
West Elevation

SEPTEMBER 2024 ARB MEETING



Perspective

Concepts for Discussion



Jasmine & Cladding



Gate Concept

SEPTEMBER 2024 ARB MEETING



Gate Concept Front View


SEPTEMBER 2024 ARB MEETING

noted a steeper roof pitch could be offered as an upgrade to the customer. Advisor Pristera shared that the horizontal siding and steeper roof pitch would be appropriate. Board Member Mead asked the applicant about windows. Ms. Hudson answered that two horizontal sliding windows are being proposed. Chair Salter noted the roof ridge would run parallel to the street, so the profile of the gable would not be visible. The proposed shed is behind the existing shed and would not be visible from the street. Chair Salter and Board Member Yee agreed the roof pitch is not as important as the lap siding.

Board Member Ramos made a motion to approve the application as submitted with a change to lap siding to match the existing structure. Board Member Mead seconded the motion, and it carried 5-0.

9. 24-857 524 N. HAYNE STREET
OLD EAST HILL PRESERVATION DISTRICT / OEHC-1 / CITY COUNCIL DISTRICT 6
NEW PRE-FABRICATED STRUCTURES FOR A CONTRIBUTING PROPERTY

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

Jon Shell and Casey Jones presented to the board. Chair Salter noted that the Old East Hill Preservation District did not come to a consensus regarding their view on the proposed containers. Chair Salter summarized the comments with concern for the color of the structures and that a mural or vegetation would improve the aesthetic. Board Member Mead asked staff about the setbacks and fence height for the property since the containers appear to be functioning as combination fencing and storage. Historic Preservation Planner Walker answered there is a 5 ft. side yard setback and fences can typically be 6 ft. in height though the containers are being treated as new structures. Board Member Mead asked for other examples of containers in the Old East Hill District, acknowledging there is a container structure in the Palafox Historic Business District. Board Member Ramos noted the community garden, across the street, has shipping containers. Mr. Shell concurred and noted the previous Hollice T. Williams park plan includes similar architectural features. Board Member Ramos asked if the community garden was in Old East

Hill. Historic Preservation Planner Walker answered no. Mr. Shell noted the container on the lot just north of the property in question and Historic Preservation Planner Walker shared that a code enforcement case is open for the lack of permit and ARB approval. Board Member Courtney shared she was rather shocked when she saw the containers and expressed concern about noise from the hard surfaces around the courtyard. Board Member Courtney asked about the function of the containers. Mr. Jones answered storage but also creating closure and a sense of place inside the courtyard. The Hayne Street container might become a prep kitchen or food truck with a walk-up window. Mr. Jones noted utilities are available to have a food truck, but the container seemed more aesthetically pleasing. Mr. Shell shared that plantings had been added to the property to provide a buffer. Board Member Courtney noted she appreciated the Jackson Street proposal with the lattice and gate and prefers the wood cladding for the Hayne Street container rather than a mural.

Board Member Ramos noted the containers help to hold the corners and create a courtyard space. It makes more sense for the containers to be usable and storage is a harder sell. Board Member Ramos noted it currently looks like fencing and the use is appropriate for the location, though this would have been an easier discussion had the proper review process been followed. Board Member Ramos asked for clarification on the board's task with the application since much of it seems conceptual. Historic Preservation Planner Walker answered that at minimum the goal is the approval or denial of the container's existence on the property with options to approve for aesthetic treatment. Board Member Ramos noted the containers are appropriate, but another full board review is necessary for the facade treatments. Mr. Jones noted they are seeking feedback on the facade treatments, which is why options were provided. Board Member Ramos stated street activation is an important element and the Hayne Street container assists with balance at the street level. Board Member Yee noted he generally agreed with Board Member Ramos' comments. Board Member Yee shared the location on Hayne Street facing FDOT property with the police station close by and being on the edge of the Old East Hill Preservation District justifies the proposed development of the property. Board Member Yee agreed that vegetation could help to soften the structures and the wood lattice or murals could work for the facade treatment. Board Member Yee asked staff if the code speaks to this type of proposed structure. Historic Preservation Planner Walker answered that the board would look at code section 12-3-10(3)e.3.ii.(b) that in the case of a new building, it will complement the surrounding district, street scape, and property. Mr. Shell asked the board if a food truck would be a better option. Historic Preservation Planner Walker noted that food trucks are treated as temporary structures that are mobile, which is not under the jurisdiction of the ARB. If a permanent restaurant inside one of the containers were proposed, that would be subject to ARB review since it is a permanent structure.

Board Member Mead had no issue with the Jackson Street container and the entryway and facade treatments would help with the aesthetic. Board Member

Mead had difficulty with the Hayne Street side and the plain container. The house to the south is impacted by the container so close to the property line and in front of the building setback line of the building to the south. The container's siting is detrimental to the architecture of that structure but from an aesthetic standpoint an awning structure like what was provided for conceptual consideration would assist. The container might work better if it were set back further from the front property line, which might help the southerly neighbor and showcase the cottage adjacent to the grocery store. Chair Salter asked staff if the board found that the containers were appropriate with a future facade treatment, how does that get enforced. Historic Preservation Planner Walker answered it would be tied to a building permit. Board Member Ramos asked staff if the containers are currently code compliant with setbacks and the LDC. Historic Preservation Planner Walker answered that the containers are code compliant. Board Member Ramos asked the applicant if the activation of the containers is planned to face the courtyard or face the street. Mr. Jones answered both, the street side would be a walk-up window. Board Member Ramos noted he agrees with Board Member Mead that it blocks the neighboring property and the container on Hayne is an appropriate location though it could be set back a few feet. A relationship between the front of the corner grocery building and the front of the container should be maintained. Mr. Shell noted the container on Hayne is currently 8 to 10 inches inside the property line. Board Member Ramos asked if it would be difficult to move the container back. Mr. Shell answered it is feasible.

Robin Tice addressed the board as a member of the public. Ms. Tice owns the property to the south and pointed to the code section about impairing the architectural or historical value of buildings on adjacent sites or immediate vicinity. No consideration was given to Ms. Tice's property and Ms. Tice has had to fight blight and energizing and sound and people constantly in front of her property for the 27 years she has owned the property. Board Member Mead noted Ms. Tice's comments exacerbated his concerns and the Hayne Street container must be addressed. Chair Salter noted code section 12-3-10(3)e.3.ii. and shared that, based on the code section, the property has an existing commercial structure that was approved to be renovated. The property has a more modern, industrial look and due to that, in Chair Salter's opinion, the use of containers is appropriate. However, the container on Hayne Street impairs the value and affects the character of the contributing structure to the south because of proximity. The doors on the Hayne Street container face the property to the south. The visual impact could be reduced by setting the container further back. Mr. Jones noted there would be no issue with moving the container back a few feet and rotating, so the doors would not face the neighbor.

Ms. Tice shared that setting the container back would affect her daughter's window. Mr. Pristera noted the placement is critical and setting the container back further would impact the south property's porch. Board Member Ramos asked about Ms. Tice's setback from the property line. Historic Preservation Planner Walker depicted the setbacks in the city's GIS map. Board Member Ramos noted that the

zoning allows something to be built on the property line and asked for clarification on the zoning district. Staff shared that the required buffer yard has been satisfied and OEHC-1 mirrors the C-1 commercial district. Assistant Planning & Zoning Division Manager Harding shared that Old East Hill is heavy with residential, but the zoning is very old and the core of the residential zoning is in the center and the perimeter is made up of commercial blocks. Chair Salter noted that while the containers are allowed by right, the board must still consider the impacts on neighboring properties. Chair Salter asked the applicants if they considered rotating the Hayne Street container perpendicular. Mr. Shell answered yes and that Ms. Tice did not approve of that orientation. Mr. Shell expressed sympathy for Ms. Tice and the situation.

Board Member Mead made a motion to deny the Hayne Street container without prejudice for resubmission because it is not consistent with the overall impact of the neighborhood and has a negative impact on the adjoining property, even though it may otherwise fit, as the Chair has indicated, with the redeveloped property to which it is connected. Board Member Mead made a second motion that the Jackson Street container is appropriate and can remain with conceptual approval of the treatment with a nod to the gate concept and that it come back to the board for final review in some manner of treatment, whether it be landscaping or cladding. Board Member Courtney seconded both motions. The first motion carried 4-1 with Board Member Ramos dissenting. The second motion carried 5-0.

10. 24-858 150 S. BAYLEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT
CONCEPTUAL REVIEW OF A NEW TOWNHOME DEVELOPMENT

Jordan Yee is seeking conceptual approval for a new townhouse development located on an existing parking lot. This project received conceptual approval with consideration of the board's comments in February 2021 and again in August 2022. The proposed development will have eleven (11) single family attached dwelling units consisting of three (3) different three-story unit types. The current design proposes uniformity of the facades for all three buildings compared to previous applications.

Board Member Yee recused himself. Andrew Rothfeder and Jordan Yee presented to the board. Chair Salter complimented the establishment of the corners, the Baylen Street frontage, and the hierarchy of materials. Chair Salter encouraged using the proposed gate to bridge the gap between buildings and complimented the use of materials and consistency throughout. Mr. Yee welcomed board feedback on the gate suggestion. Board Member Mead commended the application, echoing Chair Salter's comments, and appreciated the addition of the Chelsea Kensington, post-modern townhouse form. Board Member Mead appreciated the consistency with the entrances, use of shutters, and use of planters to define space. Board Member Ramos concurred with the board's

City of Pensacola
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Architectural Review Board Application
Full Board Review

Application Date: 12/23/2024

Project Address: **524 N Hayne St**

Applicant: Cultivate & Co / Jon Shell

Applicant's Address: 2004 E Lakeview Ave

Email: *jonshell88@gmail.com* Phone: 850-572-0488

Property Owner: Jon Shell
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

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

This proposal seeks approval for the facade treatment of the 40' container along Jackson St.

Additionally, we are seeking approval for additional fencing along Jackson St and behind the building for the purpose of concealing a rolling dumpster or trash cans.

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

Applicant Signature

12/23/24
Date

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

Existing Conditions (Jackson St Container)



East Elevation



West Elevation



Facing Southwest

Container is painted SW 7069 / Iron Ore (same color as building)

Proposed Renderings





The facade treatment consists of 2" x 2" pine boards, finished with Woodridge stain by Sherwin Williams. The mural concept inside the diamond was created by local artist Austin Voizin.

Four-foot by one-foot concrete planters will be placed on either side of the container, each planted with Confederate Jasmine.

The adjacent fence will be 6 feet in height, with a 6-foot gate, and will be constructed in the same style as the existing fence along Hayne St. It will also be stained with Woodridge stain by Sherwin Williams.

Proposed Renderings



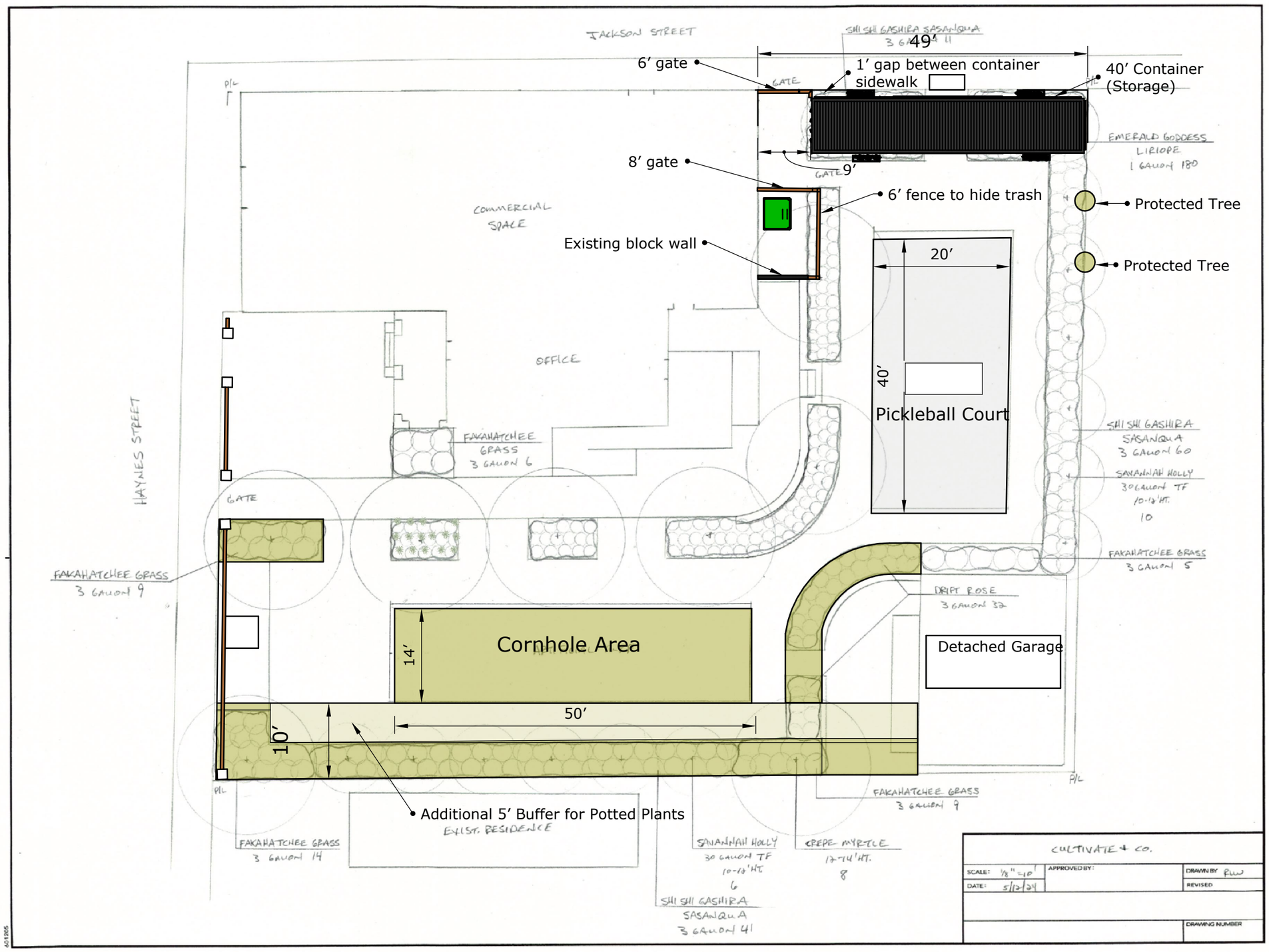


The south-facing side of the container features a diamond design, constructed with the same materials as the north-facing side, along with the same concrete planters and Confederate Jasmine.

Proposed Renderings



A 6-foot privacy fence with an 8-foot gate will be constructed behind the building to conceal the trash area


JACKSON STREET
SHI SHI GASHIRA SASANQUA
3 GALLON 41
49'
6' gate
1' gap between container
sidewalk
40' Container
(Storage)
GATE
P/L
EMERALD GODDESS
LIRIOPE
1 GALLON 180
8' gate
GATE 9'
6' fence to hide trash
Protected Tree
COMMERCIAL
SPACE
Existing block wall
20'
Protected Tree
OFFICE
40'
Pickleball Court
HAYNES STREET
FAKAHATCHEE
GRASS
3 GALLON 6
SHI SHI GASHIRA
SASANQUA
3 GALLON 60
SAVANNAH HOLLY
3 GALLON TF
10-12' HT.
10
GATE
FAKAHATCHEE GRASS
3 GALLON 5
FAKAHATCHEE GRASS
3 GALLON 9
DRIFT ROSE
3 GALLON 32
Cornhole Area
14'
Detached Garage
50'
10'
P/L
FAKAHATCHEE GRASS
3 GALLON 9
Additional 5' Buffer for Potted Plants
EXIST. RESIDENCE
FAKAHATCHEE GRASS
3 GALLON 14
SAVANNAH HOLLY
3 GALLON TF
10-12' HT.
6
SHI SHI GASHIRA
SASANQUA
3 GALLON 41
CREPE MYRTLE
12-14' HT.
8
CULTIVATE + CO.
SCALE: 1/8" = 1'-0"
APPROVED BY:
DRAWN BY PLW
DATE: 5/12/24
REVISED
DRAWING NUMBER

File #: 24-1272 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

150 S. Baylen Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Review of a New Townhome Development

SUMMARY:

Jordan Yee is seeking final approval for a new townhouse development located on an existing parking lot. This project received past conceptual approval in February 2021 and August 2022, and more recently at the September 2024 ARB meeting. The proposed development will have eleven (11) single family attached dwelling units consisting of three (3) different three-story unit types. The amenity space will be submitted for full board review at a later date.

Recommended Code Sections:
12-3-27(f)(2)b-c. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.
12-3-27(f)(4) PHBD; Architectural review of proposed exterior development; board review standards.

ATTACHMENTS:

1. Images
2. Sept 2024_Conceptual_Application and Materials
3. Sept 2024_ARB minutes
4. January 2025_Application and Materials

150 S. Baylen Street





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

Architectural Review Board Application
Full Board Review

Application Date: 9/5/2024

Project Address: **150 S Baylen Street**

Applicant: Jordan Yee "Places for People"

Applicant's Address: 8 N. Coyle Street - Pensacola, FL 32502

Email: *jordanyee.aia@gmail.com* Phone: 850-380-8020

Property Owner: Red Feather Developers
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

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

Conceptual facade review

SEPTEMBER 2024- CONCEPTUAL APPROVAL

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

Applicant Signature

9/5/2024
Date

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

POST OFFICE PARKING LOT

BLAB TV PARKING LOT

BREWERY

21 W ROMANA STREET

EMERGENCY EGRESS EASEMENT

EGRESS/UTILITY EASEMENT

GULF POWER TRANSFORMER

BLAB DRAINAGE DITCH

4' H ORNAMENTAL METAL FENCE

174'-7 1/4"

1277 SF EASEMENT

PEDESTRIAN GATE

Tr

PROPOSED NEW LOCATION OF CITY LIGHT POLE

22'-0"

BLDG B TOWNHOUSES

EXISTING CITY LIGHT POLE TO RELOCATE

27'-3" +/-

EMERGENCY EGRESS EASEMENT

AMENITY SPACE DESIGN TBD

BLDG C TOWNHOUSES

VEHICULAR GATE

22'-0"

FREE PLACE

BTOE

100 S BAYLEN STREET

HAPPY PILATES

4'-1 5/8"

2'-1 3/8"

WINE SHOP COURTYARD

WINE SHOP

118 S BAYLEN STREET

HAYWORD PHOTOGRAPHY

120 S BAYLEN STREET

SEPTEMBER 2024- CONCEPTUAL APPROVAL

BLDG A TOWNHOUSES

PEDESTRIAN GATE

LTU

W. INTENDENCIA STREET

S BAYLEN STREET

1 SITE PLAN

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

NORTH

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8 N. COYLE ST.
PENSACOLA, FL 32502
(850) 380-8020 | AR#96913

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RED FEATHER

SITE PLAN

8/28/2024

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





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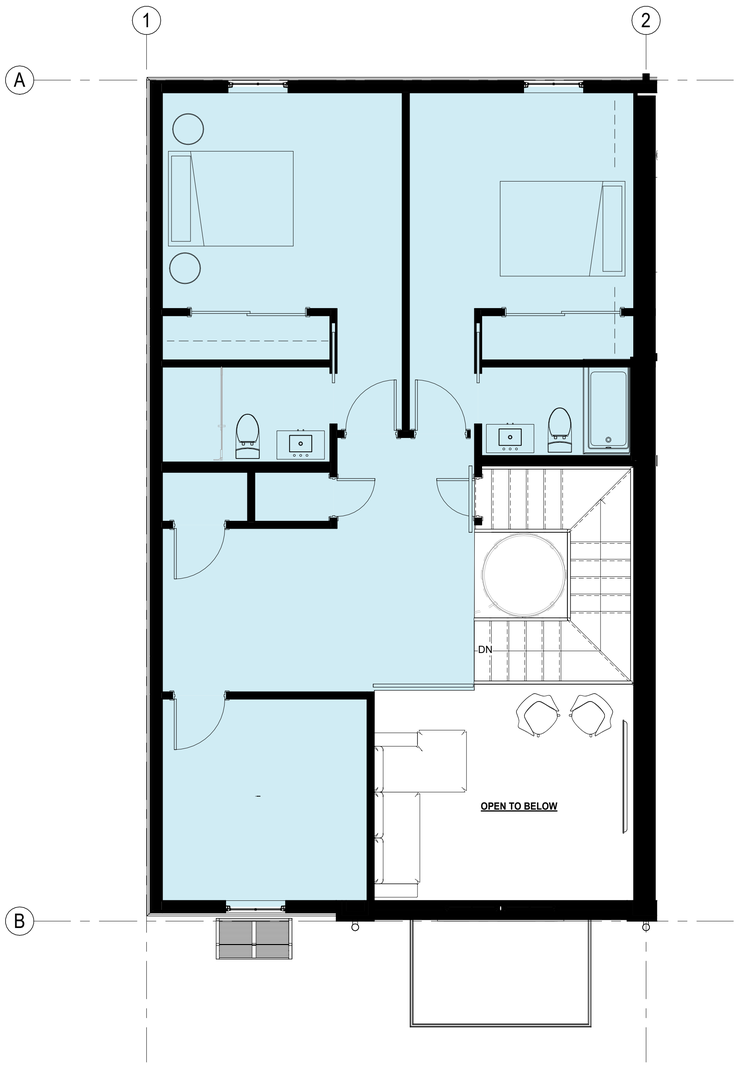
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RED FEATHER: BLDG A

PERSPECTIVES

8/28/2024

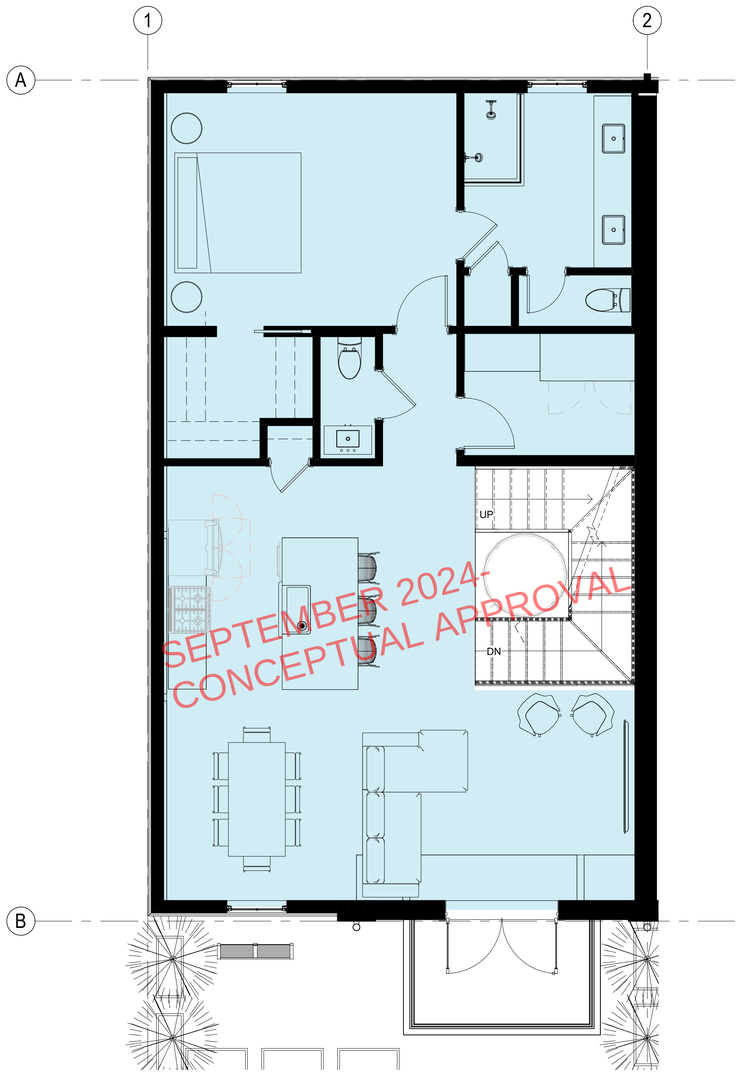
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3 3RD FLOOR PLAN

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

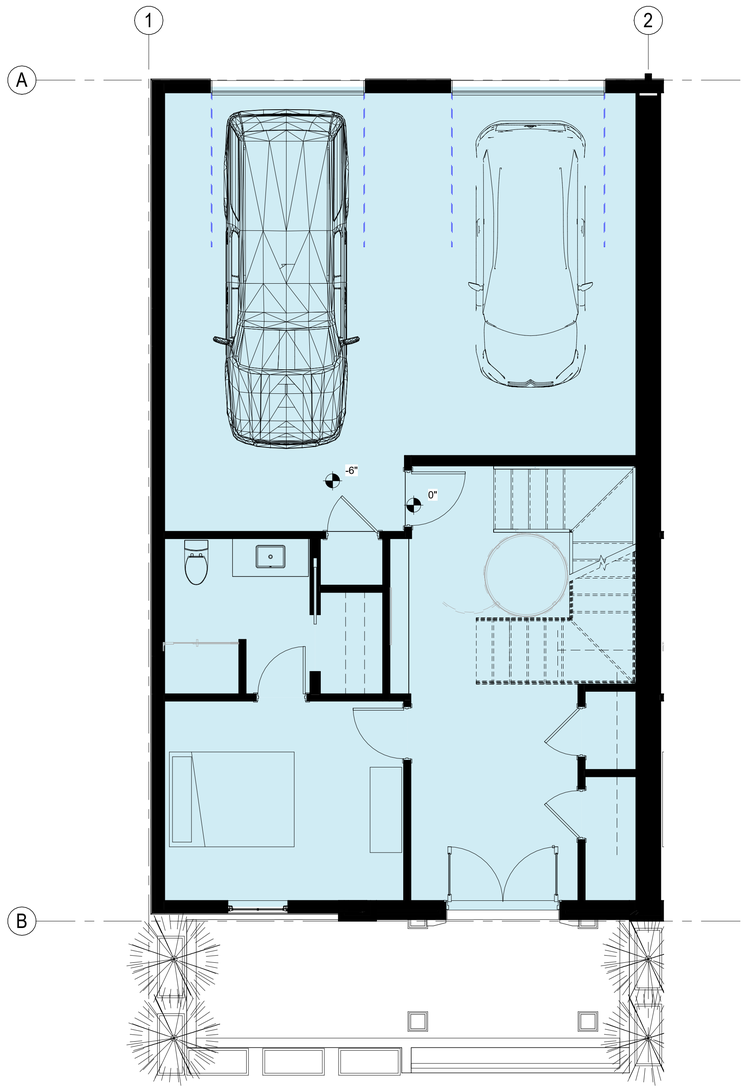
NORTH



2 2ND FLOOR PLAN

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

NORTH



1 GROUND FLOOR PLAN

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

NORTH

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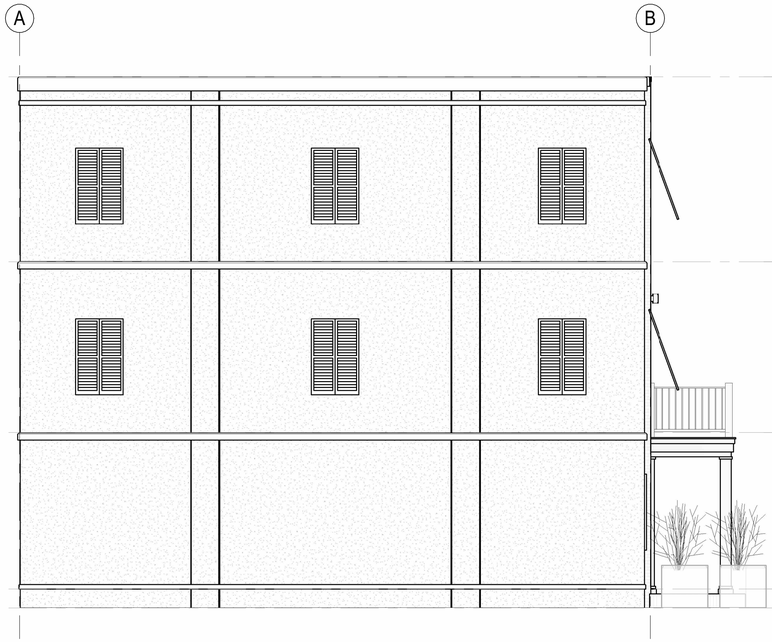
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RED FEATHER: BLDG A

SCHEMATIC FLOOR PLANS

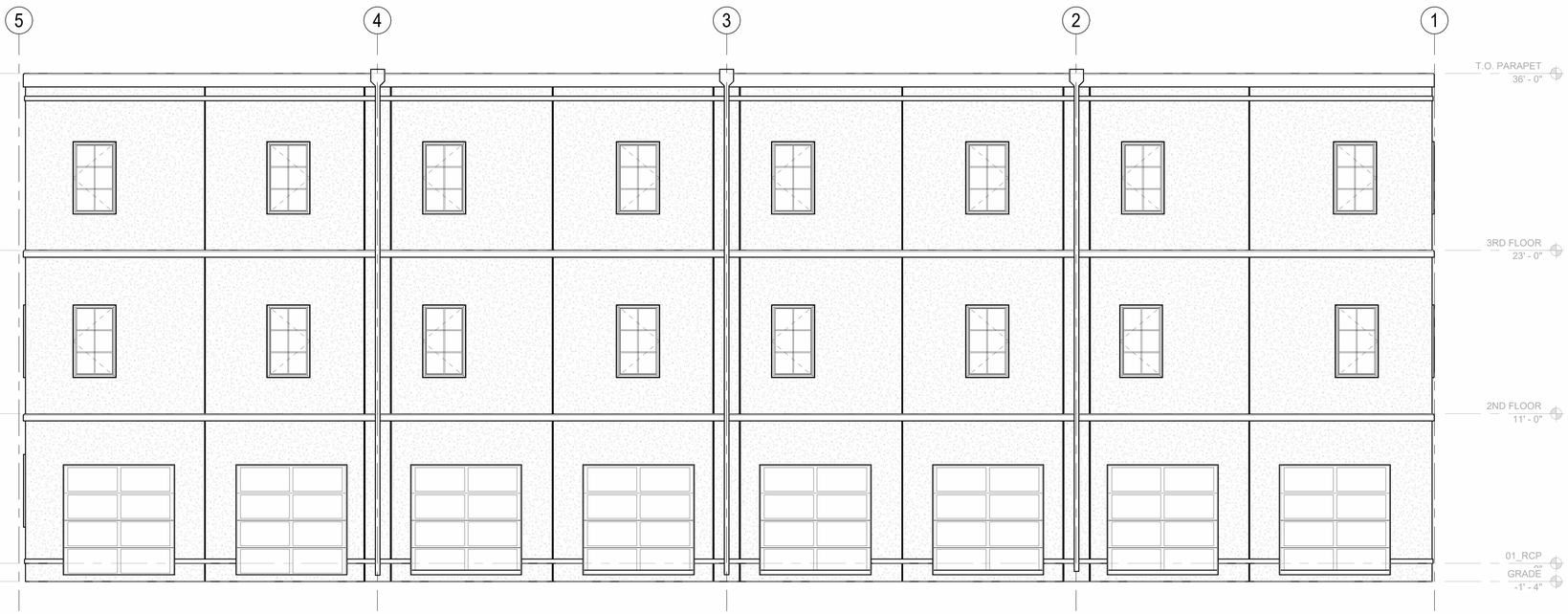
8/28/2024

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3 UNIT A - NORTH ELEVATION

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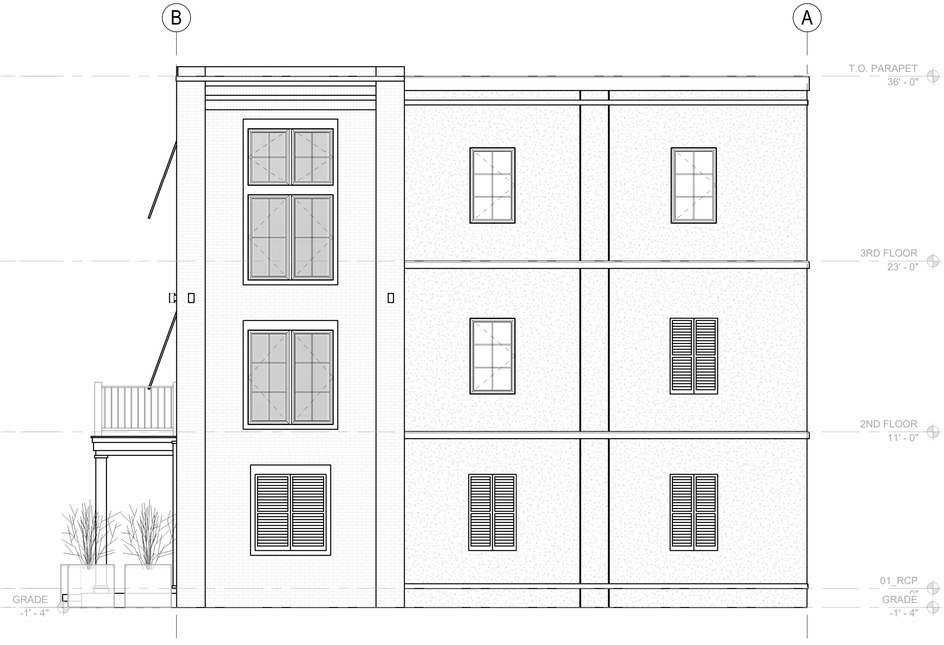
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1 UNIT A - WEST ELEVATION

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



2 UNIT A - SOUTH ELEVATION

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

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RED FEATHER: BLDG A

EXTERIOR ELEVATIONS

8/28/2024

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





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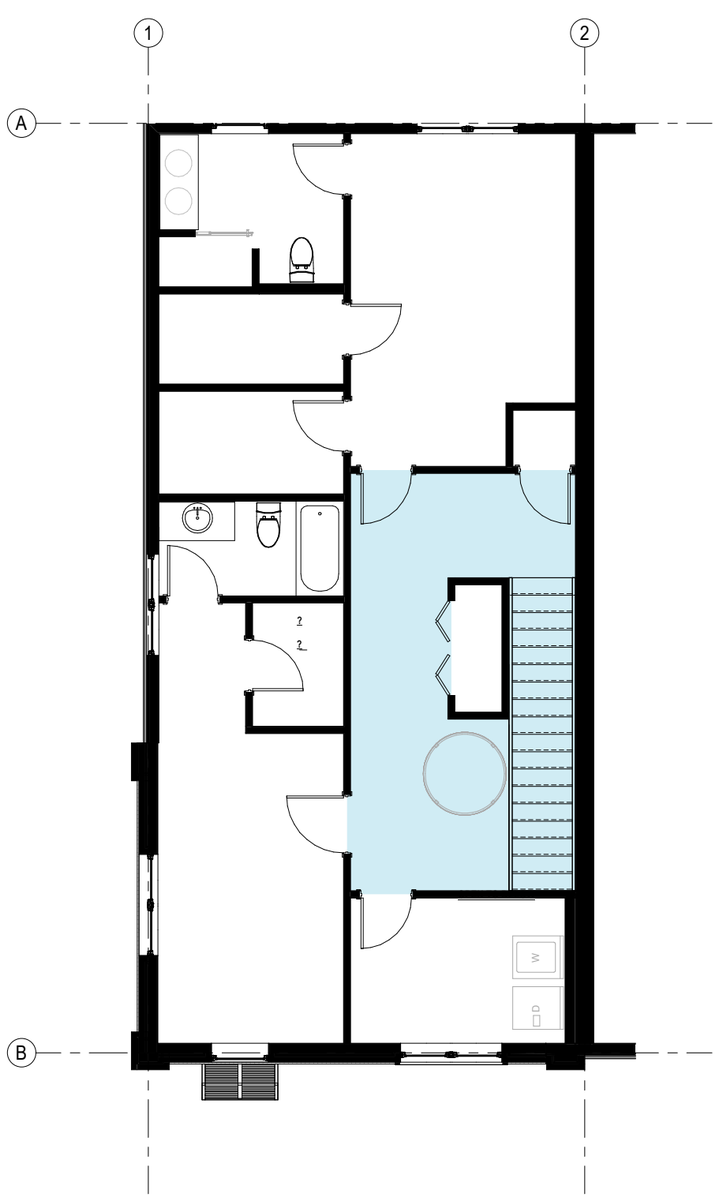
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RED FEATHER: BLDG B

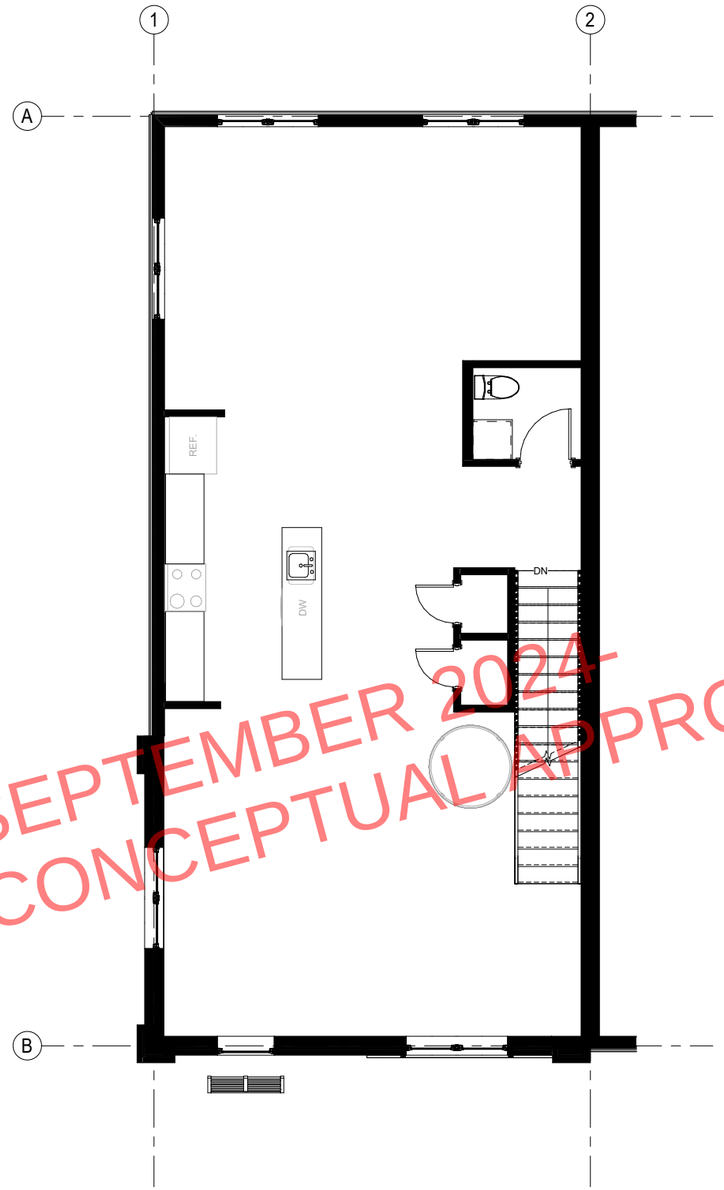
PERSPECTIVES

08/29/2024

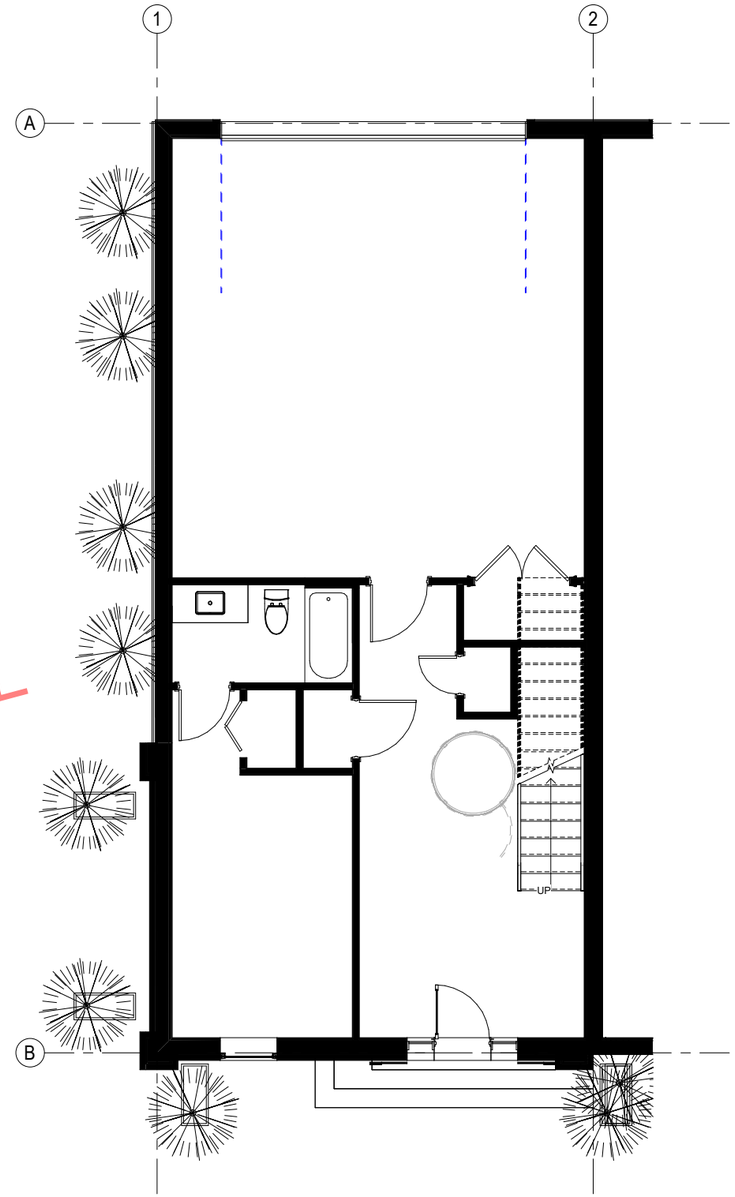
SCALE:



3 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEPTEMBER 2024
CONCEPTUAL APPROVAL

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SCHEMATIC FLOOR PLANS

08/29/2024

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



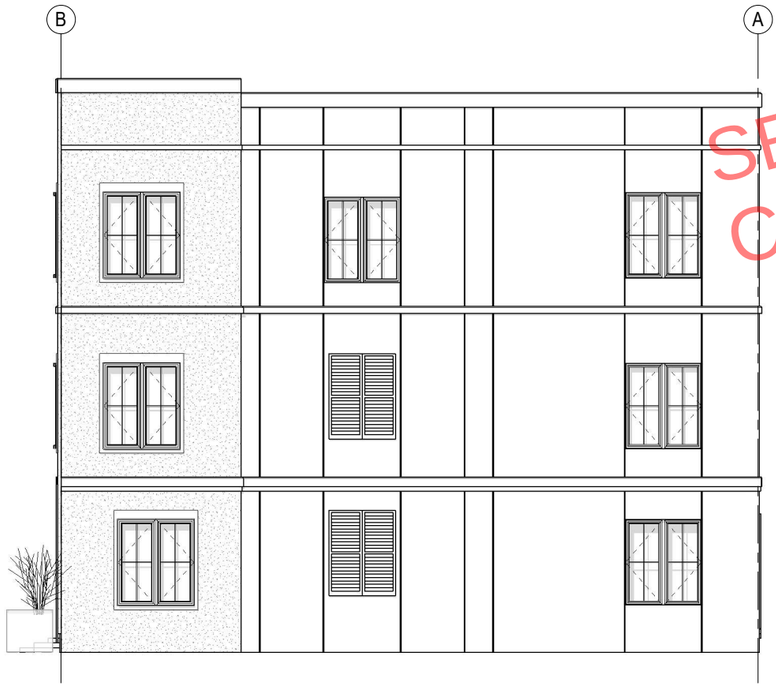
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SCALE: 3/16" = 1'-0"



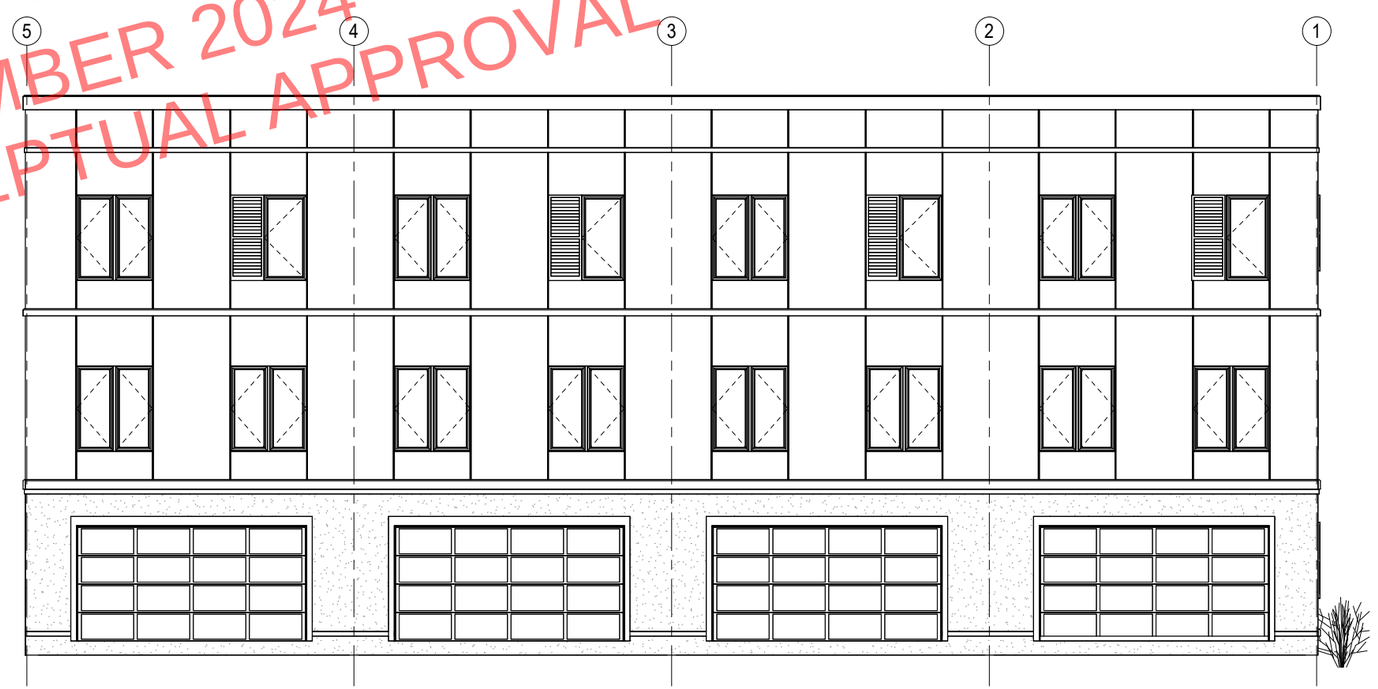
2 BLDG B - EAST ELEVATION

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



3 BLDG B - NORTH ELEVATION

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



4 BLDG B- WEST ELEVATION

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

SEPTEMBER 2024-
CONCEPTUAL APPROVAL

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RED FEATHER: BLDG B

ELEVATIONS

08/29/2024

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





SEPTEMBER 2024-
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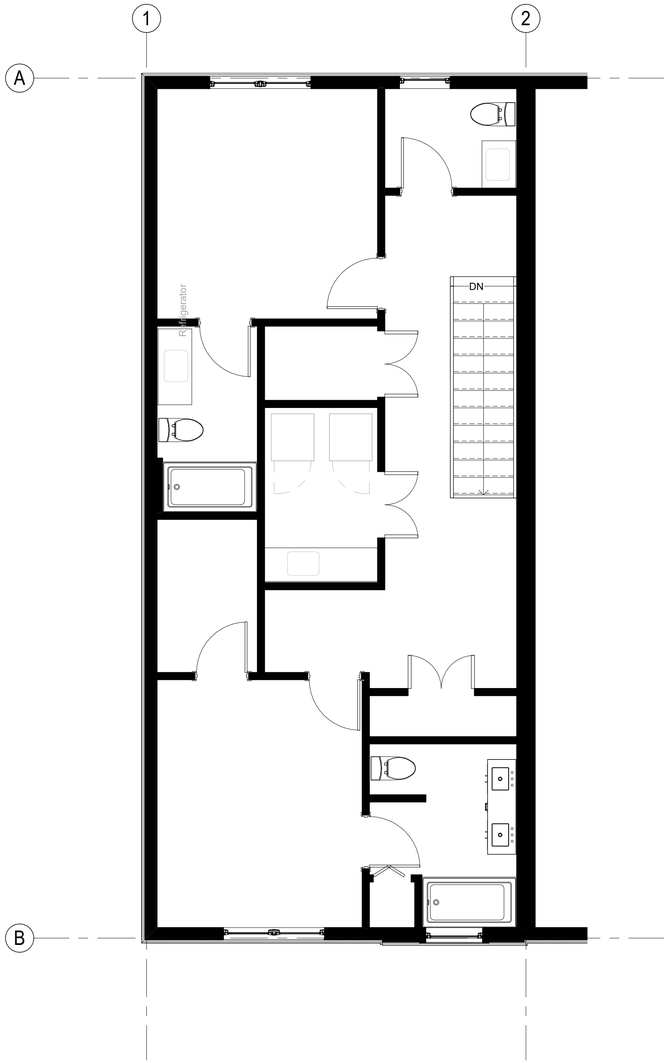
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RED FEATHER: BLDG C

PERSPECTIVES

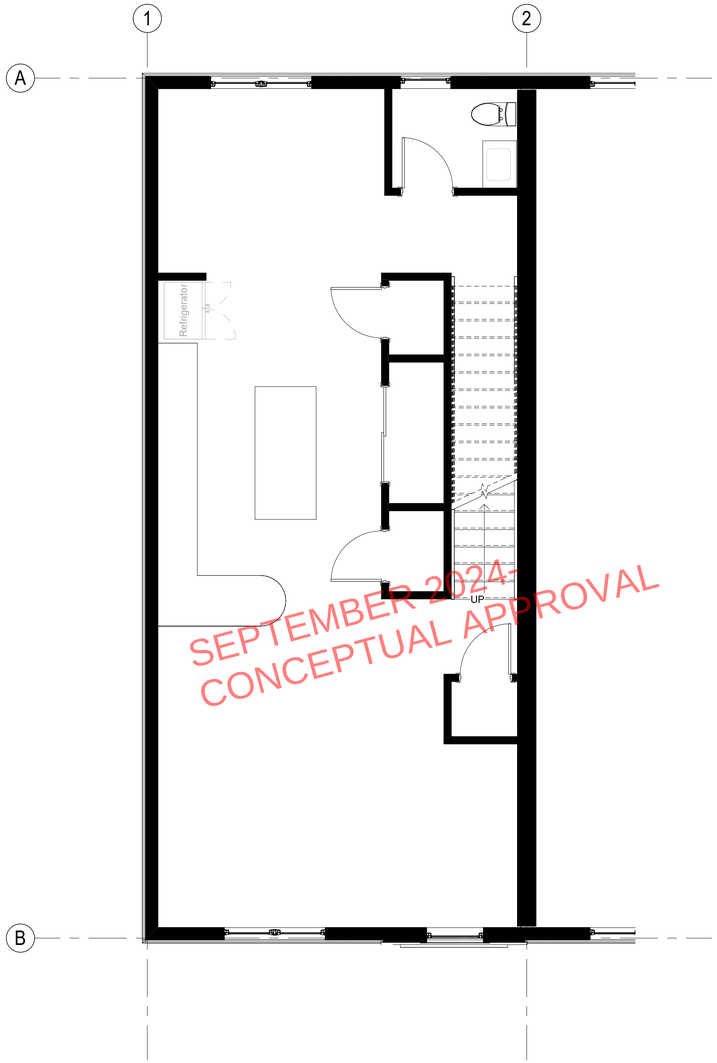
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SCALE:



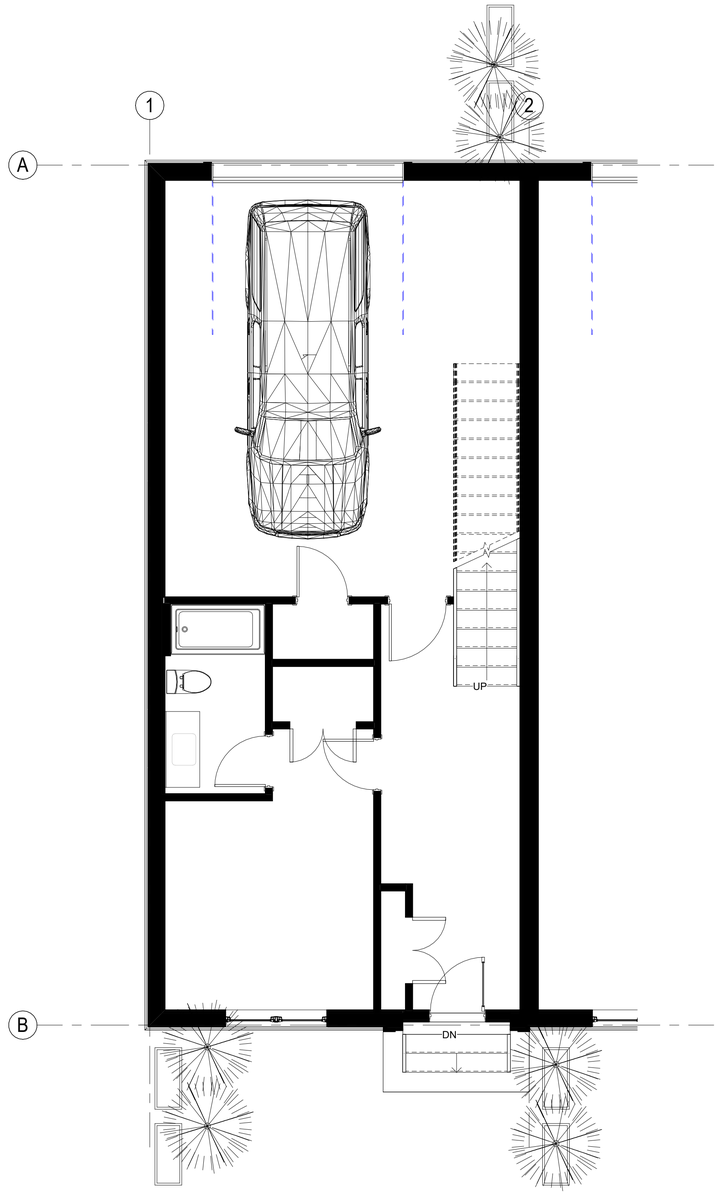
3 3RD FLOOR PLAN

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



2 2ND FLOOR PLAN

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



1 GROUND FLOOR PLAN

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

SEPTEMBER 2024
CONCEPTUAL APPROVAL

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RED FEATHER: BLDG C

SCHEMATIC FLOOR PLANS

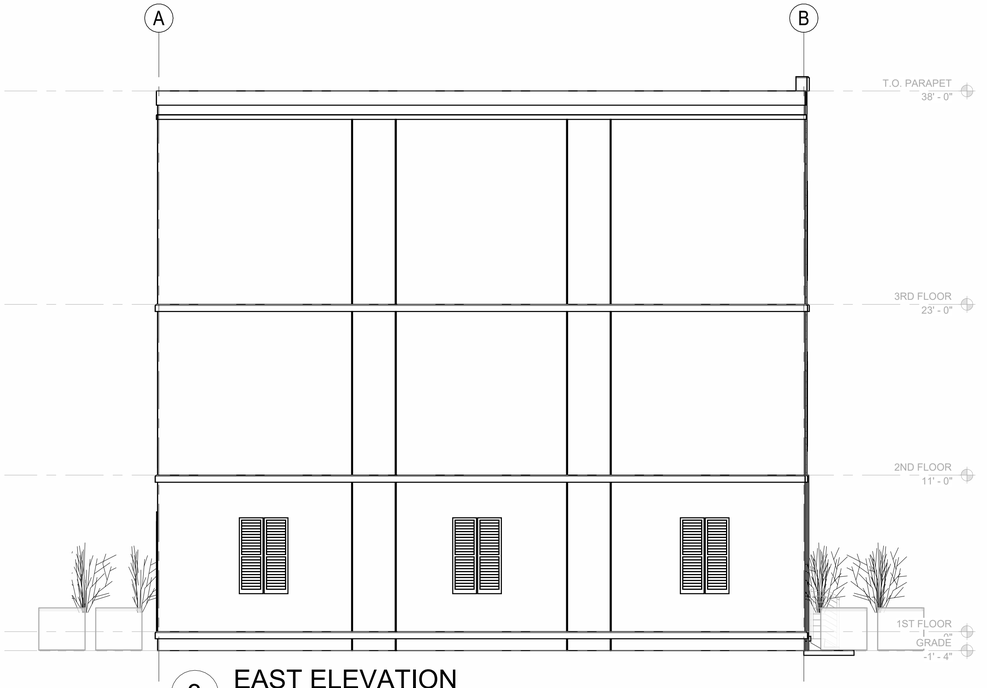
8/29/2024

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



1 NORTH ELEVATION

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



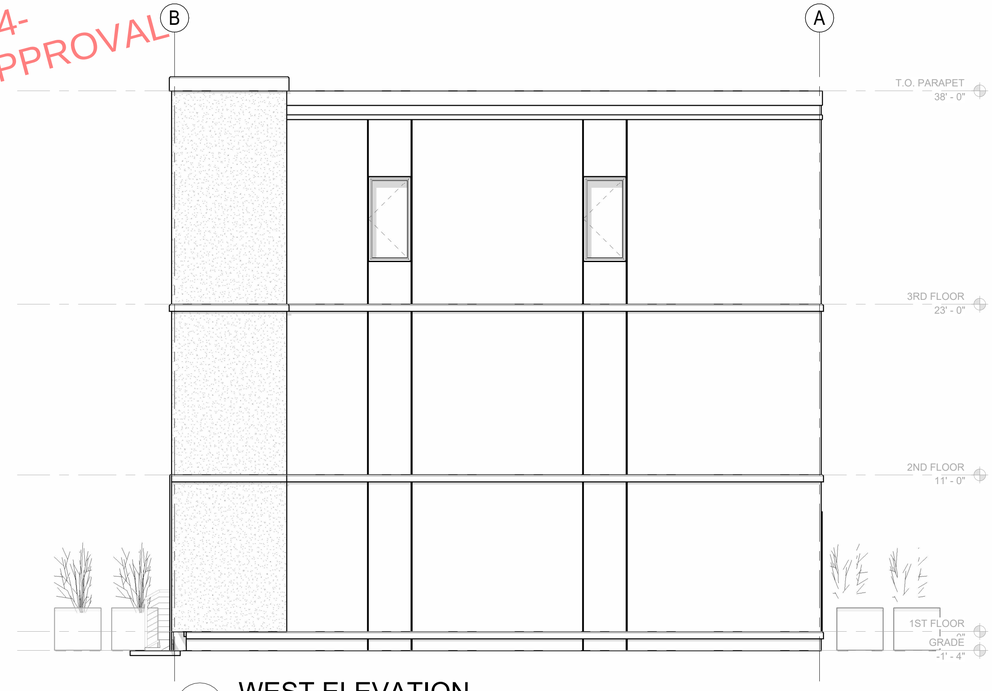
3 EAST ELEVATION

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



2 SOUTH ELEVATION

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



4 WEST ELEVATION

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

SEPTEMBER 2024-
CONCEPTUAL APPROVAL

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RED FEATHER: BLDG C

ELEVATIONS

8/29/2024

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

zoning allows something to be built on the property line and asked for clarification on the zoning district. Staff shared that the required buffer yard has been satisfied and OEHC-1 mirrors the C-1 commercial district. Assistant Planning & Zoning Division Manager Harding shared that Old East Hill is heavy with residential, but the zoning is very old and the core of the residential zoning is in the center and the perimeter is made up of commercial blocks. Chair Salter noted that while the containers are allowed by right, the board must still consider the impacts on neighboring properties. Chair Salter asked the applicants if they considered rotating the Hayne Street container perpendicular. Mr. Shell answered yes and that Ms. Tice did not approve of that orientation. Mr. Shell expressed sympathy for Ms. Tice and the situation.

Board Member Mead made a motion to deny the Hayne Street container without prejudice for resubmission because it is not consistent with the overall impact of the neighborhood and has a negative impact on the adjoining property, even though it may otherwise fit, as the Chair has indicated, with the redeveloped property to which it is connected. Board Member Mead made a second motion that the Jackson Street container is appropriate and can remain with conceptual approval of the treatment with a nod to the gate concept and that it come back to the board for final review in some manner of treatment, whether it be landscaping or cladding. Board Member Courtney seconded both motions. The first motion carried 4-1 with Board Member Ramos dissenting. The second motion carried 5-0.

10. 24-858 150 S. BAYLEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT
CONCEPTUAL REVIEW OF A NEW TOWNHOME DEVELOPMENT

Jordan Yee is seeking conceptual approval for a new townhouse development located on an existing parking lot. This project received conceptual approval with consideration of the board's comments in February 2021 and again in August 2022. The proposed development will have eleven (11) single family attached dwelling units consisting of three (3) different three-story unit types. The current design proposes uniformity of the facades for all three buildings compared to previous applications.

Board Member Yee recused himself. Andrew Rothfeder and Jordan Yee presented to the board. Chair Salter complimented the establishment of the corners, the Baylen Street frontage, and the hierarchy of materials. Chair Salter encouraged using the proposed gate to bridge the gap between buildings and complimented the use of materials and consistency throughout. Mr. Yee welcomed board feedback on the gate suggestion. Board Member Mead commended the application, echoing Chair Salter's comments, and appreciated the addition of the Chelsea Kensington, post-modern townhouse form. Board Member Mead appreciated the consistency with the entrances, use of shutters, and use of planters to define space. Board Member Ramos concurred with the board's

comments and complimented the hierarchy. Board Member Courtney complimented the rhythm of the patterns and textures. Chair Salter asked if Building A is sited accurately on the site plan. Mr. Yee noted the site plan is an older version, but the renderings are correct and clarified that the amenity space is not a part of the conceptual review. Chair Salter noted there are no openings on Baylen Street and the gate area is the only open space on Intendencia Street. Some level of transparency or break at the street level would be helpful rather than a solid gate.

Board Member Mead made a motion for conceptual approval. Board Member Ramos seconded the motion, and it carried 4-0.

ADJOURNMENT

Historic Preservation Planner Walker took a moment to recognize Chair Derek Salter and Board Member Anna Fogarty for their dedication to the board and service to the community since their terms were ending. Chair Salter thanked the staff and fellow board members.

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

Architectural Review Board Application
Full Board Review

Application Date: 12/24/2024

***Project Address*:** **150 S Baylen St**

Applicant: Jordan Yee

Applicant's Address: 1904 E Leonard St

Email: *jordanyee.aia@gmail.com* Phone: 850-380-8020

Property Owner: Red Feather Developers
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.
Final Review of 11-unit townhome development. The conceptual submittal was approved during the September 2024 ARB Meeting.

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

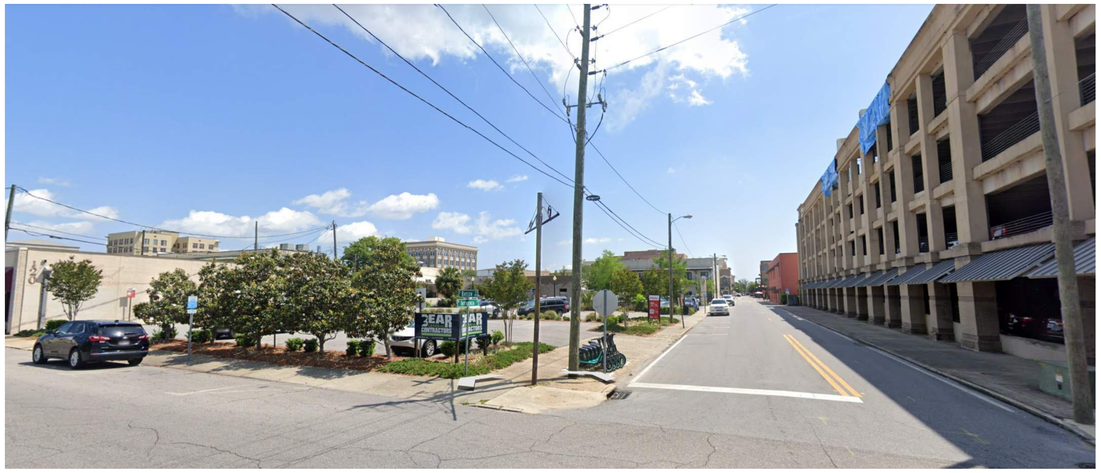
Jordan M. Yee Digitally signed by Jordan M. Yee DN: C=US, E=jordanyee.aia@gmail.com, O="Places for People BUILD, LLC", CN=Jordan M. Yee Date: 2025.01.02 10:07:15-06'00'

Applicant Signature

1/2/2025

Date

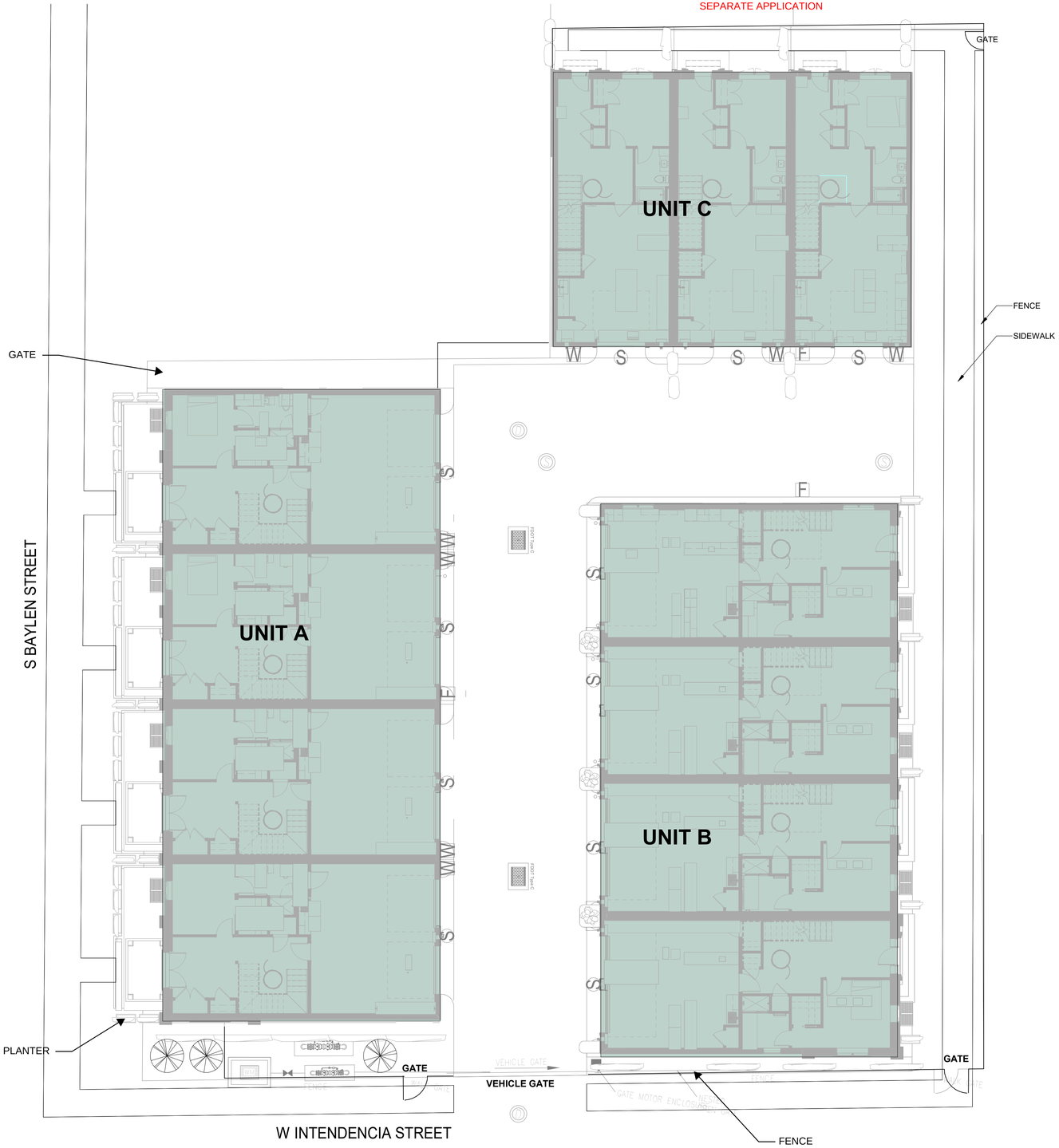
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



VIEW FROM CORNER OF BAYLEN AND INTENDENCIA



VIEW FROM INTENDENCIA LOOKING NORTH



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RED FEATHER TOWNHOMES

SITE PLAN

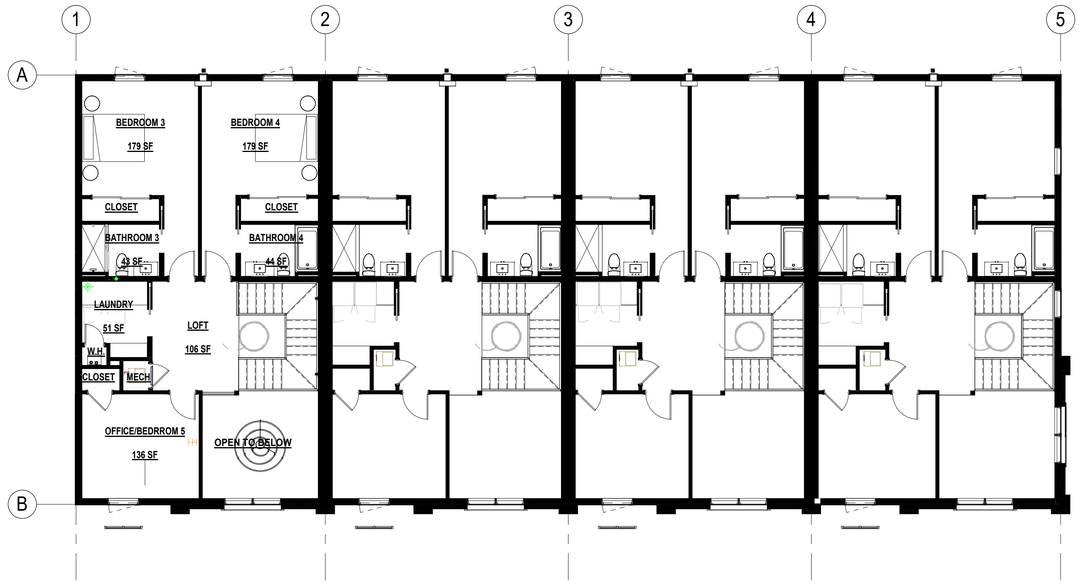
1 SITE PLAN

SCALE: 1" = 10'-0"

NORTH

JAN 2025 ARB SUBMITTAL

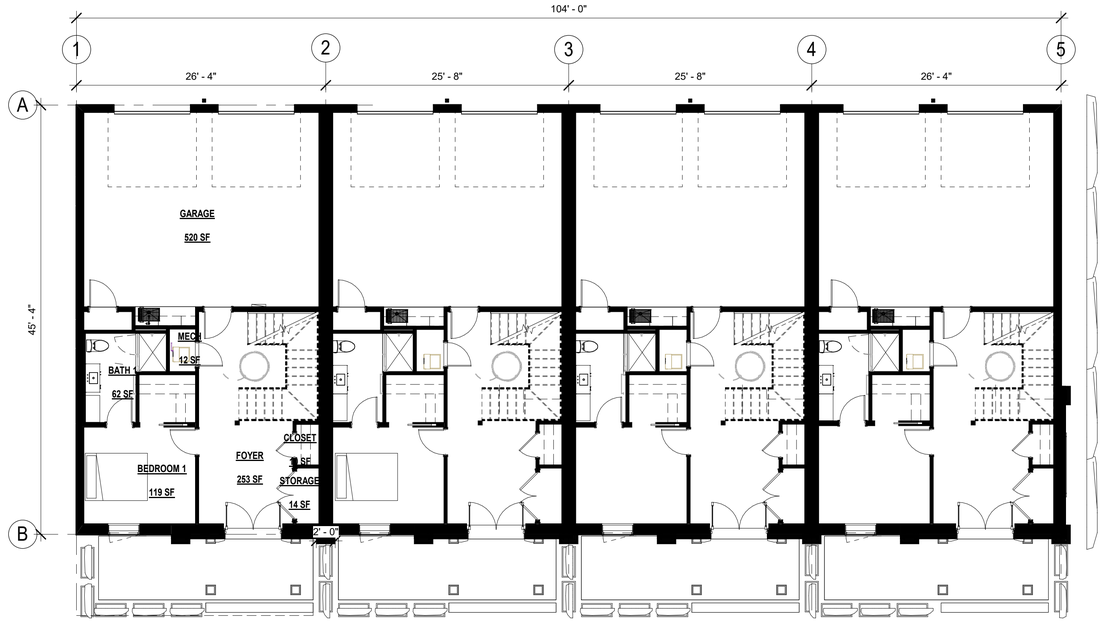
A0



3 3RD FLOOR PLAN

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

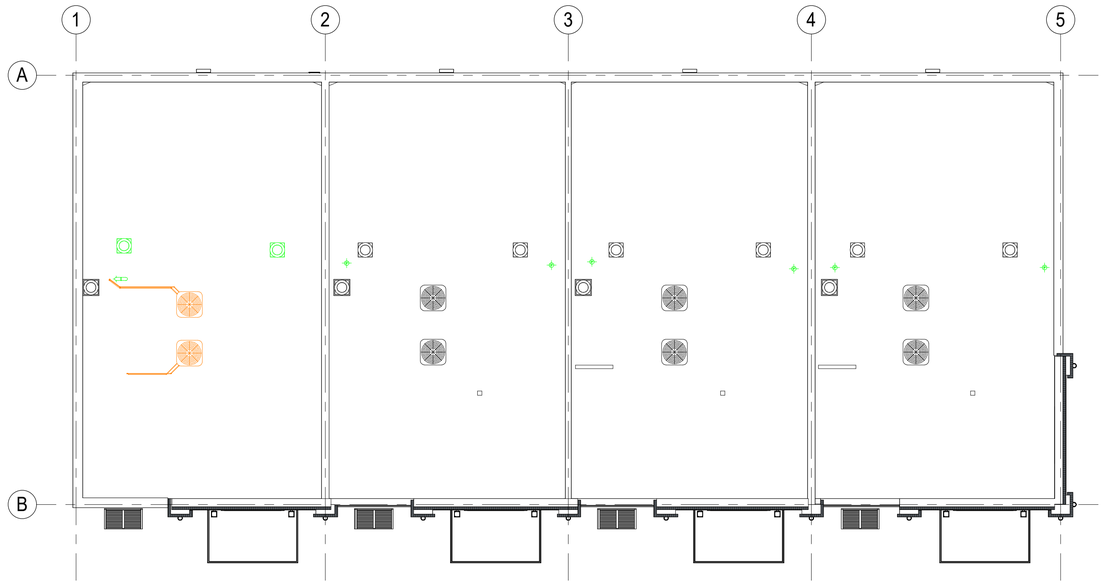
NORTH



1 GROUND FLOOR PLAN

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

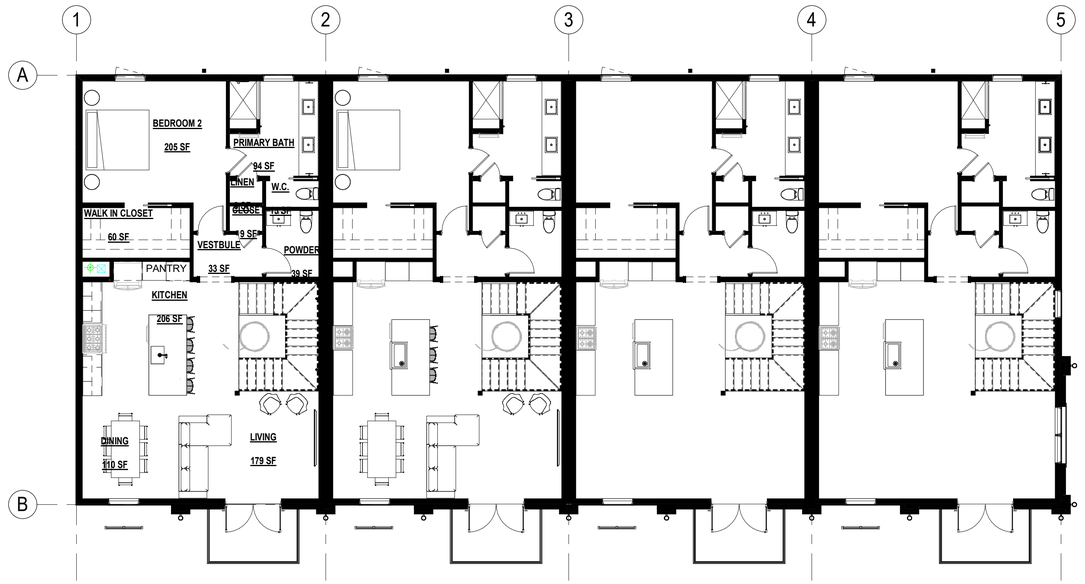
NORTH



4 ROOF PLAN

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

NORTH



2 2ND FLOOR PLAN

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

NORTH

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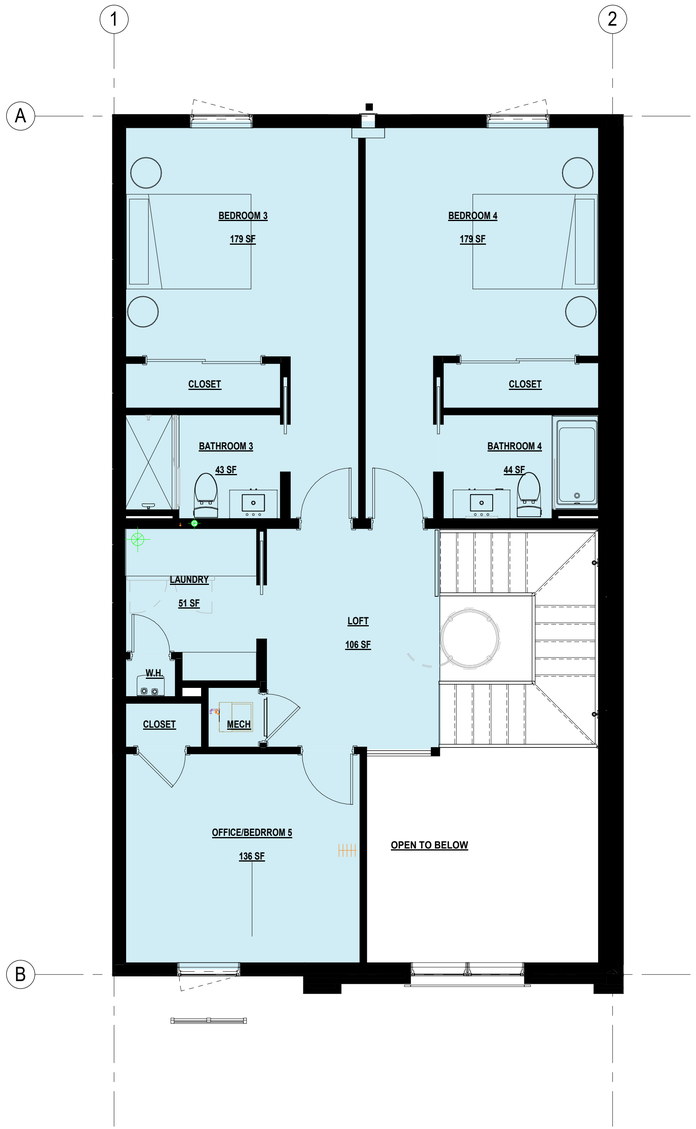
RED FEATHER: UNIT A

OVERALL FLOOR PLANS

JAN 2025 ARB SUBMITTAL

A1

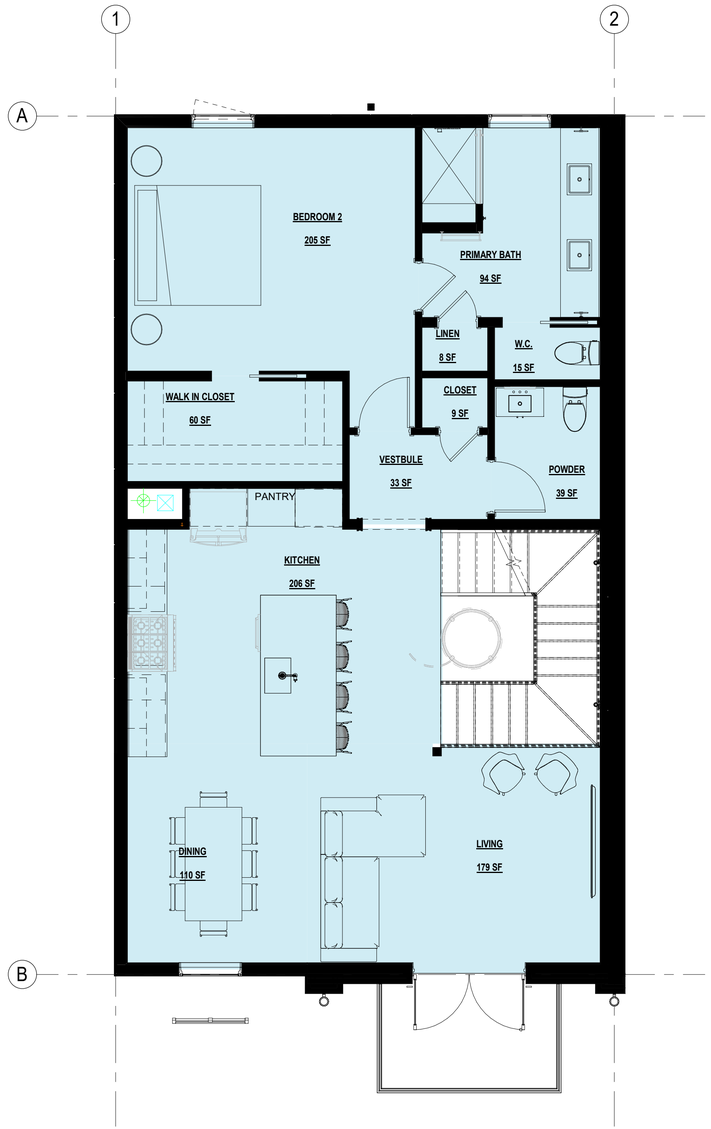
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3 3RD FLOOR PLAN

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

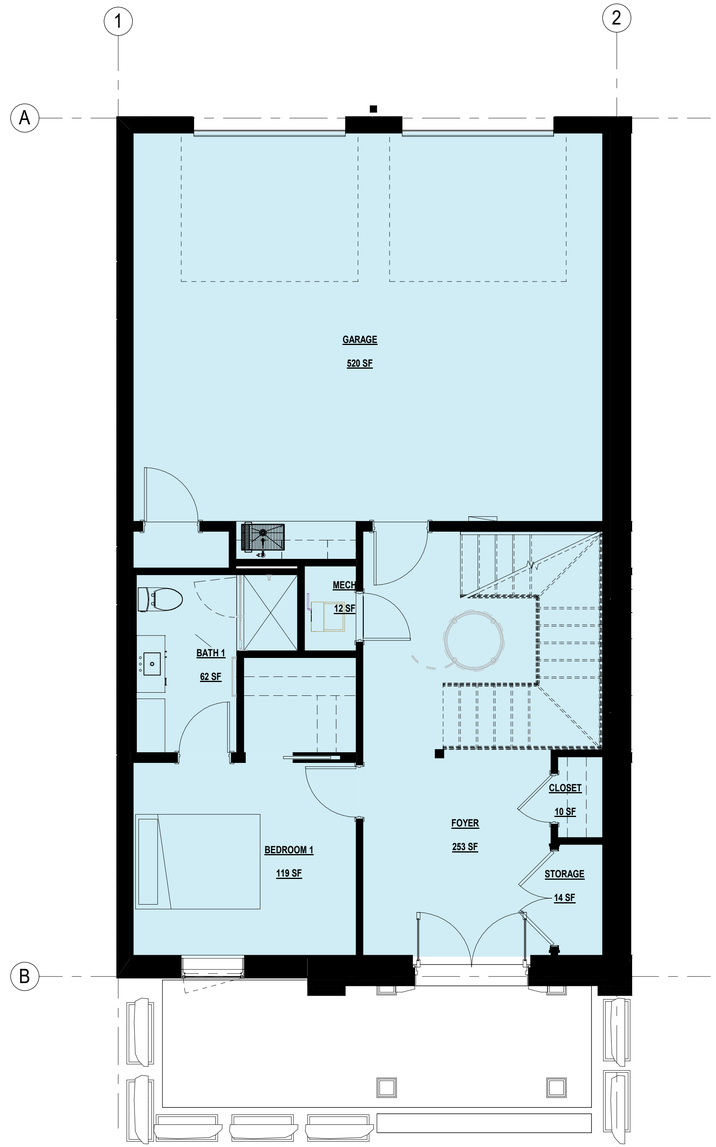
NORTH



2 2ND FLOOR PLAN

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

NORTH



1 GROUND FLOOR PLAN

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

NORTH

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RED FEATHER: UNIT A

FLOOR PLAN - TYPICAL UNIT

JAN 2025 ARB SUBMITTAL

A2



1 UNIT A - WEST ELEVATION

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

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RED FEATHER: UNIT A

EXTERIOR ELEVATIONS

JAN 2025 ARB SUBMITTAL

A3



1 UNIT A - EAST ELEVATION

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

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RED FEATHER: UNIT A

EXTERIOR ELEVATIONS

JAN 2025 ARB SUBMITTAL

A4



1 UNIT A - NORTH ELEVATION

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



2 UNIT A - SOUTH ELEVATION

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

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RED FEATHER: UNIT A

EXTERIOR ELEVATIONS

JAN 2025 ARB SUBMITTAL



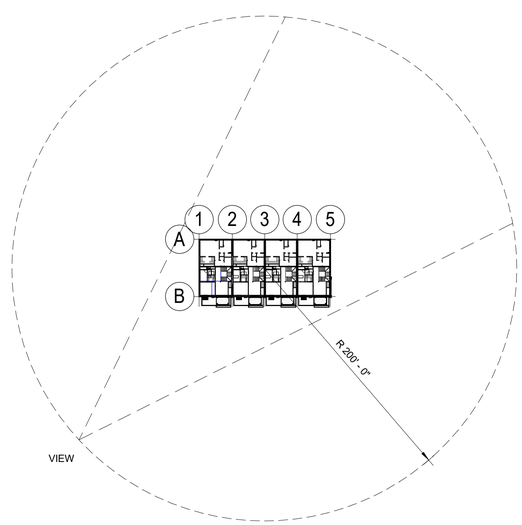
1 BUILDING SECTION

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



2 VIEW AT 10 FT

SCALE:



3 SITE PLAN

SCALE: 1" = 60'-0"

NORTH

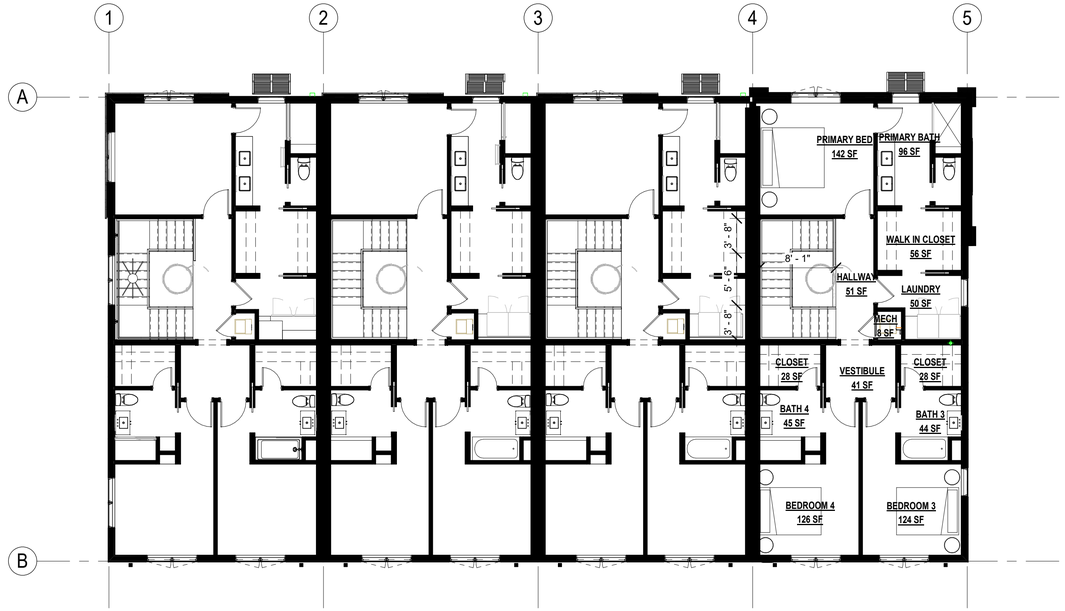
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RED FEATHER: UNIT A

BLDG SECTION AND STREET VIEW

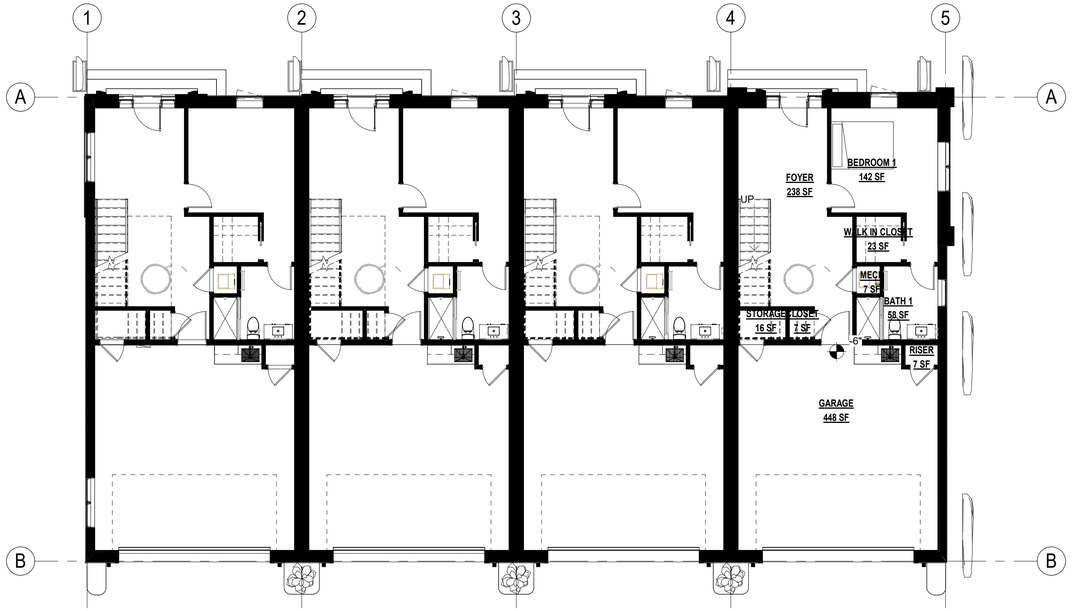
JAN 2025 ARB SUBMITTAL



3 3RD FLOOR PLAN

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

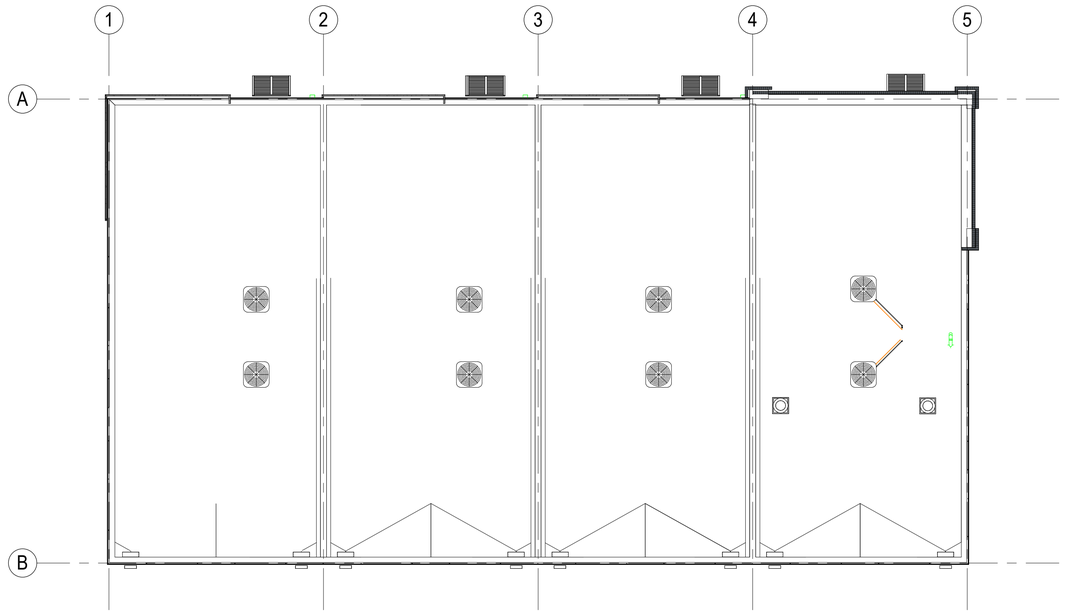
NORTH



1 GROUND FLOOR PLAN

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

NORTH



4 ROOF PLAN

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

NORTH



2 2ND FLOOR PLAN

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

NORTH

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RED FEATHER: UNIT B

OVERALL FLOOR PLANS

JAN 2025 ARB SUBMITTAL

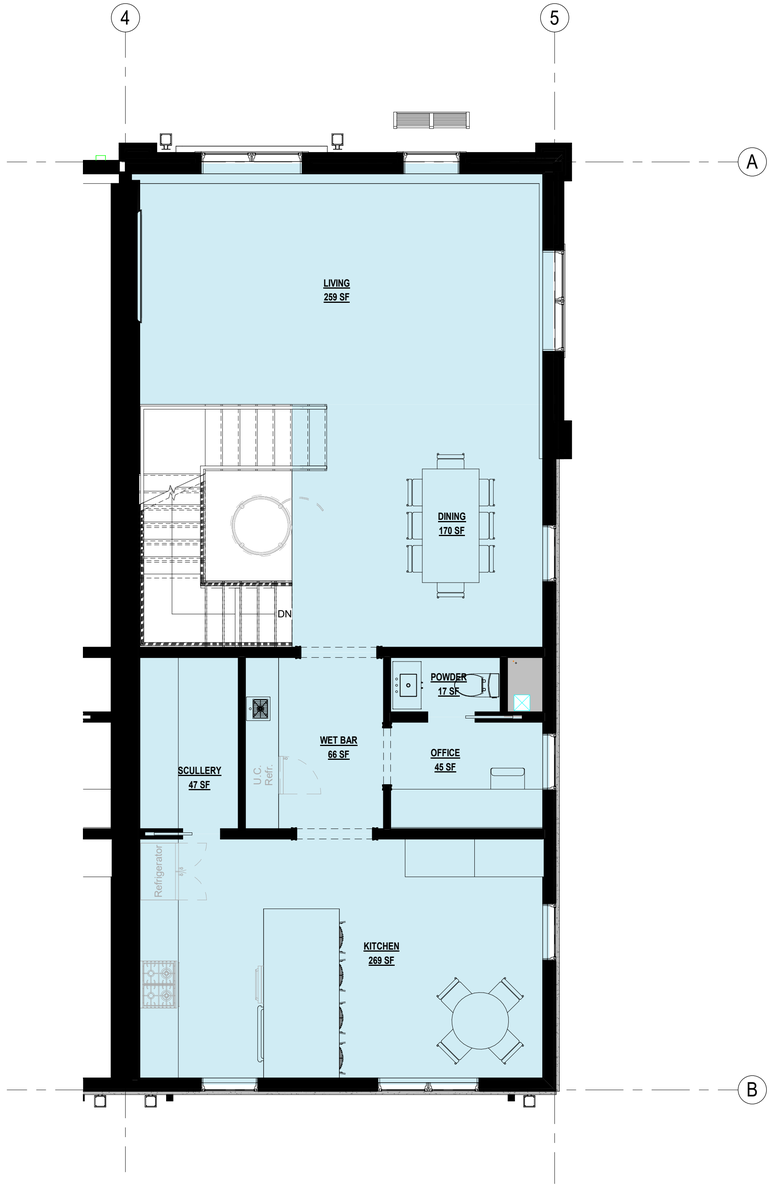
B1



3 3RD FLOOR PLAN

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

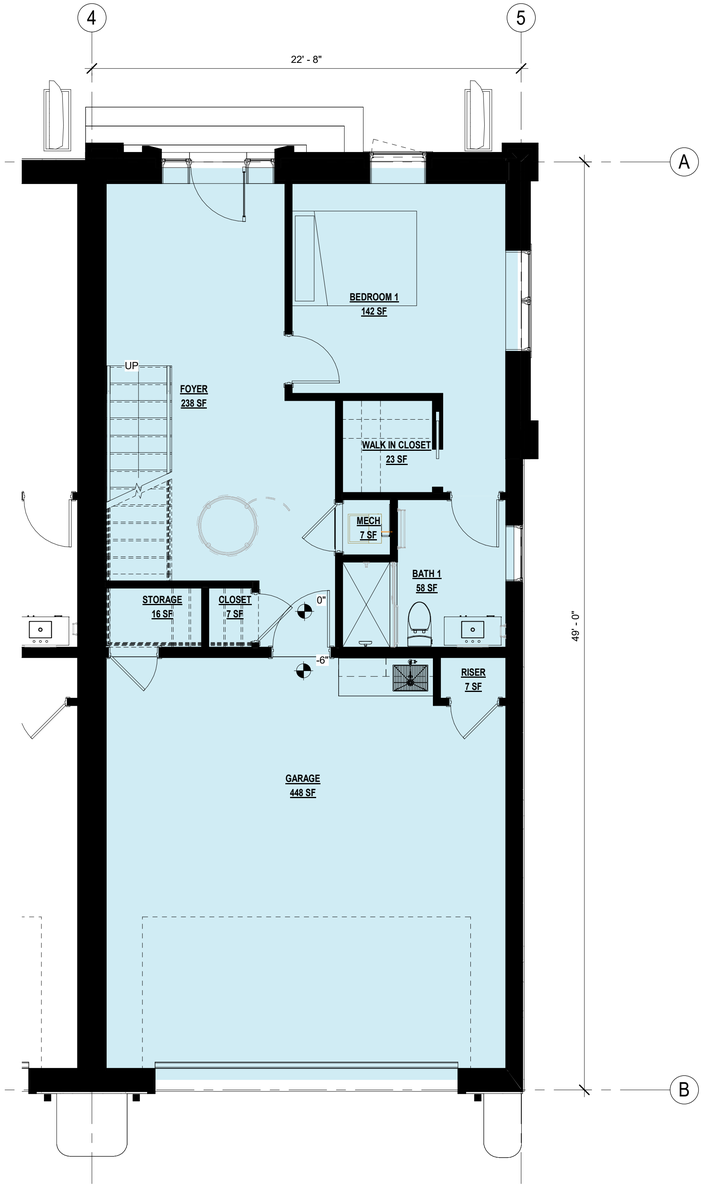
NORTH



2 2ND FLOOR PLAN

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

NORTH



1 GROUND FLOOR PLAN

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

NORTH

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RED FEATHER: UNIT B

FLOOR PLAN - TYPICAL UNIT

JAN 2025 ARB SUBMITTAL



1 UNIT B - EAST ELEVATION

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

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RED FEATHER: UNIT B

EXTERIOR ELEVATIONS

JAN 2025 ARB SUBMITTAL



1 UNIT B - WEST ELEVATION

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

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RED FEATHER: UNIT B

EXTERIOR ELEVATIONS

JAN 2025 ARB SUBMITTAL

B4



2 UNIT B - NORTH ELEVATION

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



1 UNIT B - SOUTH ELEVATION

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

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RED FEATHER: UNIT B

EXTERIOR ELEVATIONS

JAN 2025 ARB SUBMITTAL

B5



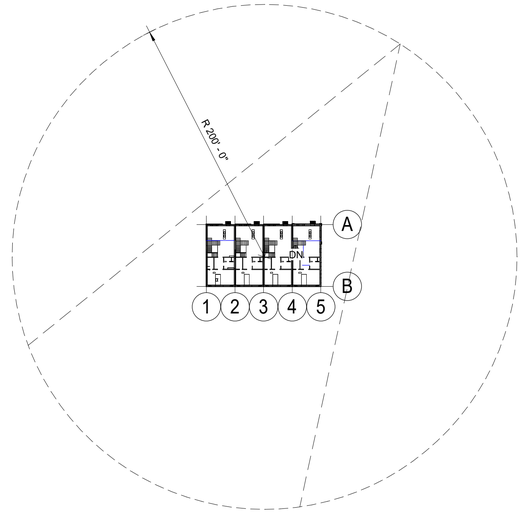
1 BUILDING SECTION

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



3 VIEW AT 10 FT

SCALE:



2 SITE PLAN

SCALE: 1" = 60'-0"

NORTH

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RED FEATHER: UNIT B

BLDG SECTION AND STREET VIEW

JAN 2025 ARB SUBMITTAL



3 3RD FLOOR PLAN

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

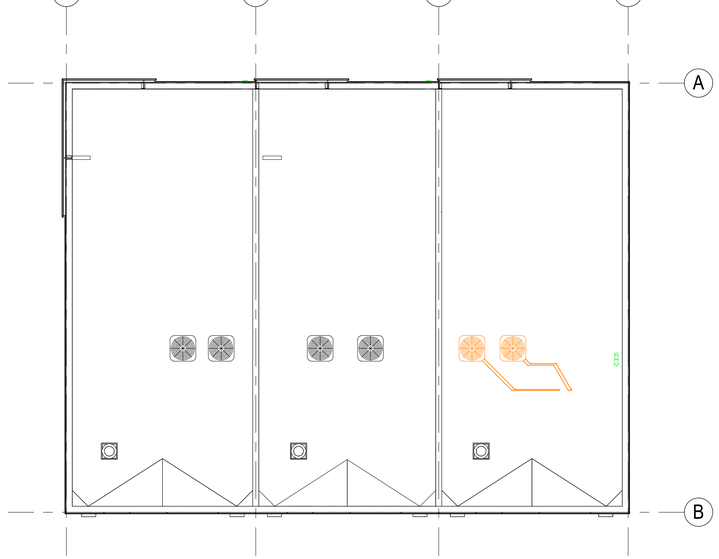
NORTH



1 GROUND FLOOR PLAN

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

NORTH



4 ROOF PLAN

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

NORTH



2 2ND FLOOR PLAN

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

NORTH

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RED FEATHER: UNIT C

OVERALL FLOOR PLANS

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JAN 2025 ARB SUBMITTAL

C1



3 3RD FLOOR PLAN

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

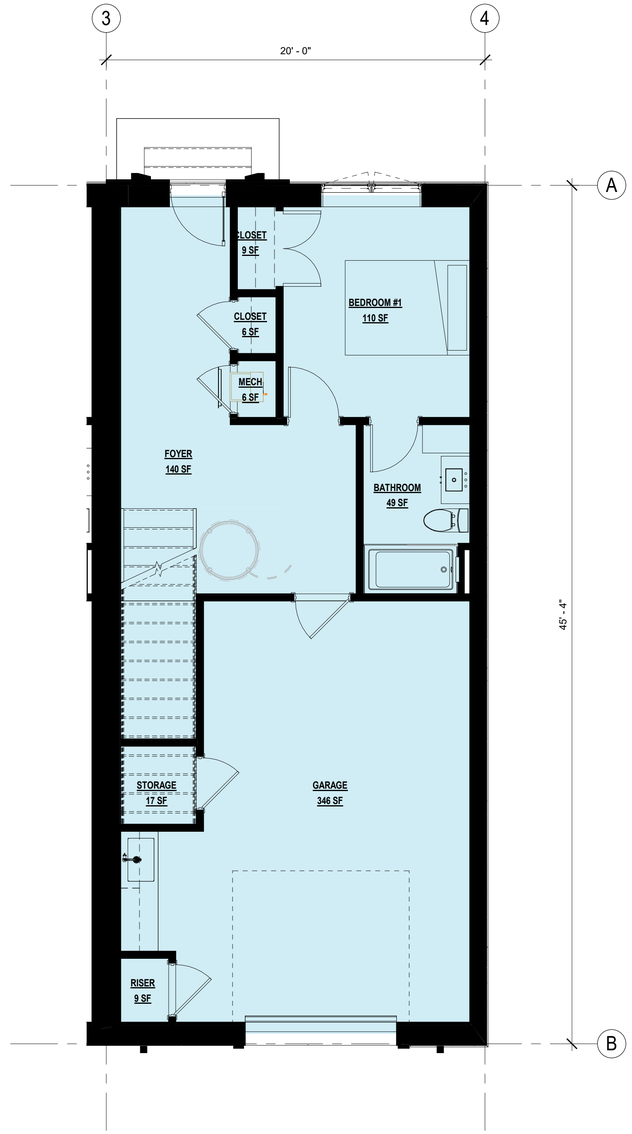
NORTH



2 2ND FLOOR PLAN

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

NORTH



1 GROUND FLOOR PLAN

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

NORTH

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RED FEATHER: UNIT C

FLOOR PLAN - TYPICAL UNIT

JAN 2025 ARB SUBMITTAL

C2



2 UNIT C - EAST ELEVATION

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



1 UNIT C - NORTH ELEVATION

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

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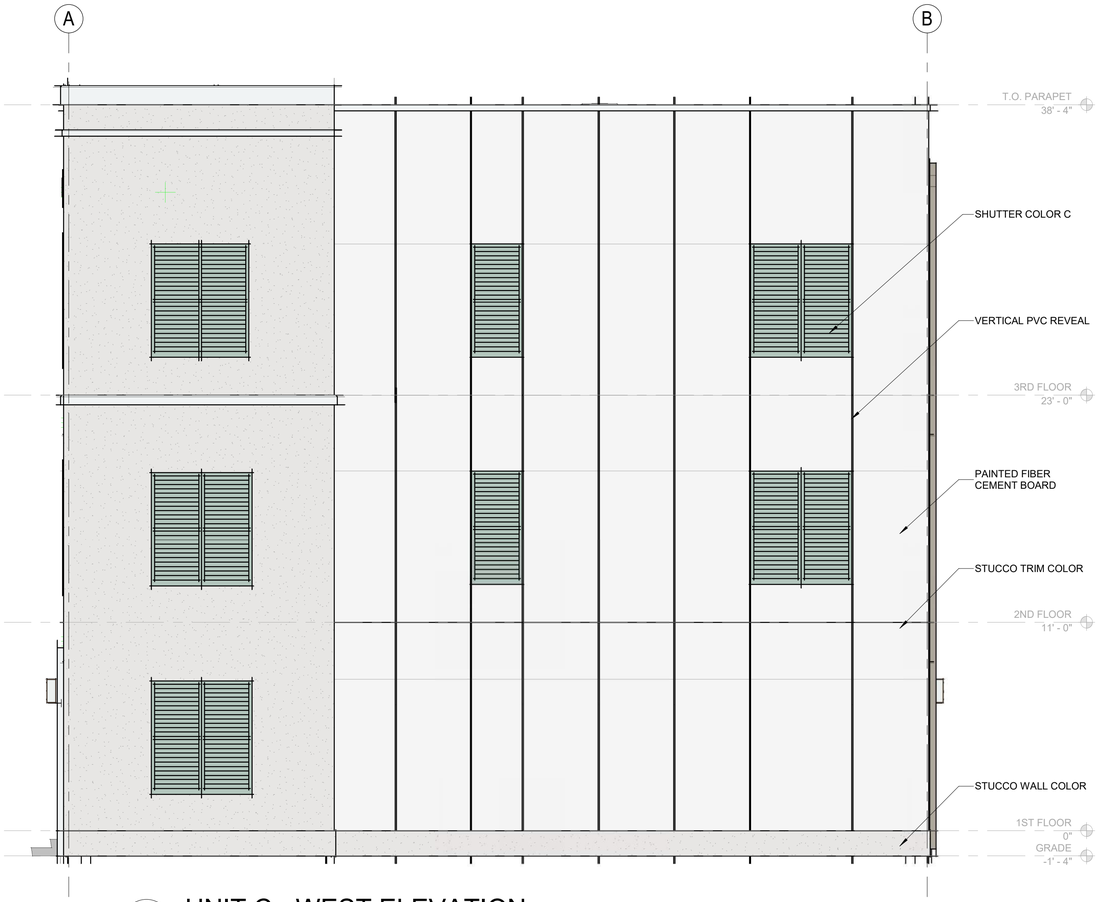
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RED FEATHER: UNIT C

EXTERIOR ELEVATIONS

JAN 2025 ARB SUBMITTAL

C3



2 UNIT C - WEST ELEVATION

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



1 UNIT C - SOUTH ELEVATION

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

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RED FEATHER: UNIT C

EXTERIOR ELEVATIONS

JAN 2025 ARB SUBMITTAL



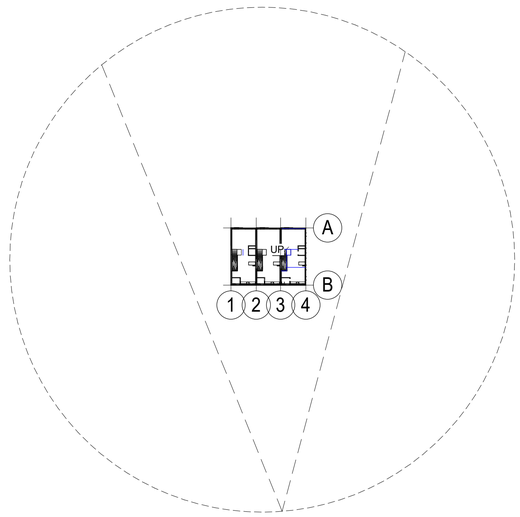
1 BLDG SECTION

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



3 VIEW AT 10 FT

SCALE:



2 ARCHITECTURAL SITE PLAN

SCALE: 1" = 60'-0"

NORTH

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RED FEATHER: UNIT C

BLDG SECTION AND STREET VIEW

JAN 2025 ARB SUBMITTAL

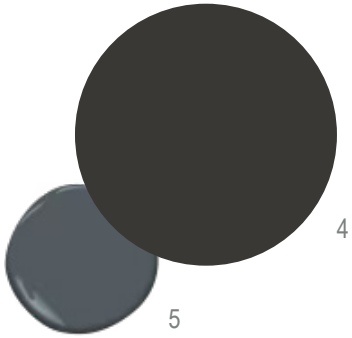






1 BRICK
Endicott “Manganese Ironspot Velour”
MORTAR
Argos Charcoal
2 STUCCO WALL COLOR
Sto “16004”
3 STUCCO TRIM COLOR
Sto “16002”
4 FIBERGLASS CLAD WINDOW
Marvin “Bronze”
5 WINDOW TRIM/RAILING
Benjamin Moore “Deep Secret” CSP-625
6 COLUMN WRAP/PORCH TRIM
Benjamin Moore “Dragon’s Breath” 1547
7 CEMENT BD SIDING
Benjamin Moore “Cloud White” CC-40
8 SHUTTER COLOR A
Benjamin Moore “Andes Summit” CSP-600
9 SHUTTER COLOR B
Benjamin Moore “Vintage Pewter” CSP-110
10 SHUTTER COLOR C
Benjamin Moore “Del Mar Blue” 704
11 LANTERN
Bevolo “Contemporary Series”
12 DOWNSPOUT
PacClad “Granite”
13 GARAGE DOOR
CHI “Natural Oak”

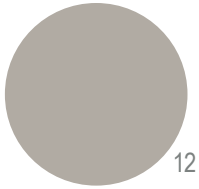

11


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13

Design pP places for PEOPLE

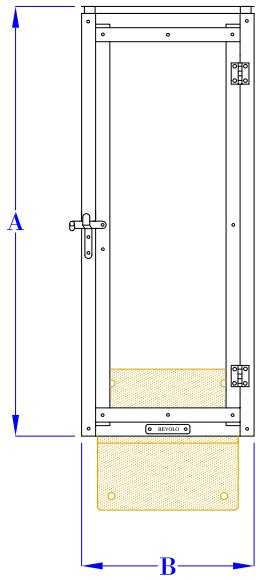
RED FEATHER TOWN HOMES

JANUARY 2025 ARB SUBMITTAL

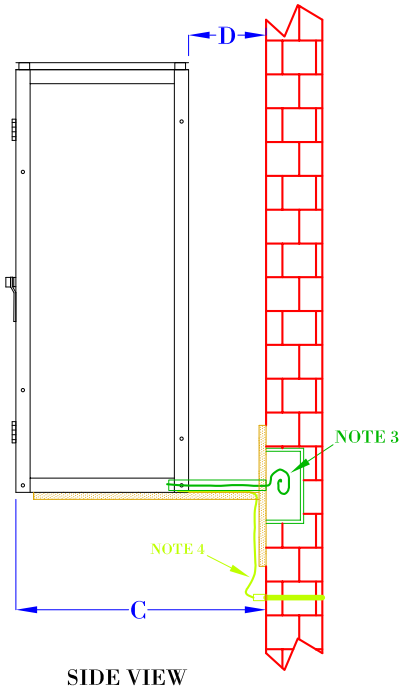


Endicott Clay Products
Manganese Ironspot Velour Modular

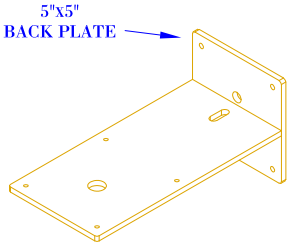




FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS- BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	15"	19"	23"	27"
A:	15 $\frac{1}{4}$"	19"	22 $\frac{3}{4}$"	27"
B:	6"	7 $\frac{1}{2}$"	9"	10 $\frac{7}{8}$"
C:	8 $\frac{3}{4}$"	10 $\frac{1}{4}$"	11 $\frac{3}{4}$"	13 $\frac{5}{8}$"
D:	2 $\frac{3}{4}$"	2 $\frac{3}{4}$"	2 $\frac{3}{4}$"	2 $\frac{3}{4}$"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG	COPYRIGHT 2018, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS.
LIGHT:	MODERNIST	DATE:	APP. BY:	JJG	
BRACKET:	SHELF BRACKET	4-23-18	REVISION:	2	



CONTEMPORARY SERIES
Modernist Shelf Bracket



CONTEMPORARY SERIES
Modernist Square Yoke

Design pP places for PEOPLE

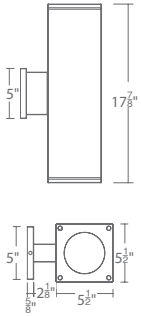
Gas/Electric Wall Lantern
RED FEATHER TOWN HOMES
JANUARY 2025 ARB SUBMITTAL

CUBE ARCHITECTURAL DC-WE06

LED Wall Mounts

WAC LIGHTING
Responsible Lighting®





Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cubical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- Single light extended body high performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 5%
0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, UL & cUL wet location listed
Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C); EM: -4°F to 122°F (-20°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output[2] Lumen	CBCP	Efficacy (lm/w)	Light Distribution
DC-WE06 DC-WE06EM[1] DC-WE0622 DC-WE0622EM[1]	35W 35W 22W 22W	**S** *Straight up or down*	16°	**927S** 2700K	90	2820	18842	81	
				827S 2700K	85	3385	22608	97	
				930S 3000K	90	2925	19543	84	
				830S 3000K	85	3535	23632	101	
				835S 3500K	85	3630	24255	104	
				840S 4000K	85	3665	24490	105	
		N *Straight up or down*	28°	**927S** 2700K	90	2800	7992	80	
				827S 2700K	85	3360	9589	96	
				930S 3000K	90	2900	8290	83	
				830S 3000K	85	3510	10024	100	
				835S 3500K	85	3600	10288	103	
				840S 4000K	85	3635	10388	104	
		F *Straight up or down*	38°	**927S** 2700K	90	2825	5451	81	
				827S 2700K	85	3390	6540	97	
				930S 3000K	90	2930	5654	84	
				830S 3000K	85	3545	6836	101	
				835S 3500K	85	3640	7017	104	
				840S 4000K	85	3675	7085	105	
		F *Away from the wall*	N/A	**927A** 2700K	90	2860	N/A	82	
				827A 2700K	85	3435		98	
				930A 3000K	90	2970		85	
				830A 3000K	85	3590		103	
				835A 3500K	85	3685		105	
				840A 4000K	85	3720		106	

Finish

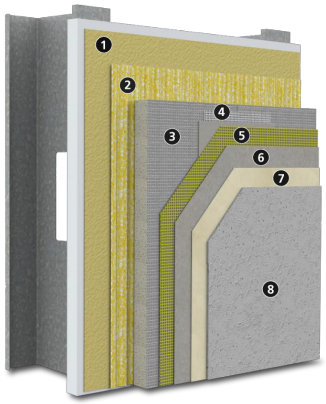
BK *Black*
WT *White*
BZ *Bronze*
GH *Graphite*

Design pP places for PEOPLE

Electric Wall Sconce
RED FEATHER TOWN HOMES
JANUARY 2025 ARB SUBMITTAL

StoQuik® Silver DrainScreen®

Impact resistant decorative and protective cladding with advanced cavity wall design, and fluid applied air and water-resistive barrier



Substrate: Glass mat gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure 1 wood-based sheathing (plywood or OSB).	
1)	StoGuard® Air & Water-Resistive Barrier
2)	Sto DrainScreen Drainage Mat
3)	PermaBase® Brand Cement Board
4)	StoGuard Mesh Joint Reinforcement (skim coated with Sto base coat)
5)	Sto Mesh (embedded in Sto Base Coat)
6)	Base coat: Sto Primer/Adhesive-B or Sto BTS® Xtra
7)	StoPrime® Sand (optional)
8)	Choose among: • Sto Standard Textured Finishes • Sto Specialty Finishes • StoCast Finishes: Wood or Brick
System Accessory: StoSeal STPE Sealant for use as an exterior weather seal around wall penetrations, at dynamic joints in wall construction, and as an interior air seal for air barrier continuity	

System Description

StoQuik Silver DrainScreen is a decorative and protective wall cladding assembly with advanced cavity wall design and fluid applied air and water-resistive barrier for superior moisture protection. Sto's high performance finishes applied over cement board provide handsome aesthetics and a durable exterior skin.

Uses

StoQuik Silver DrainScreen can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climatic extremes of North America.

Features	Benefits
Hard surfaced exterior skin	Resists damage from impact and abuse
Installs quickly	Reduced down time, early occupancy
Advanced cavity wall design with air and water-resistive barrier	Protects against mold and moisture problems
Wide range of finish colors and textures	Aesthetic and curb appeal easy to achieve
Fully tested, building code compliant	Peace of mind

Properties

Cladding Weight	< 4 psf (20 kg/m²)
Assembly Thickness (from exterior sheathing face)	Nominal 7/8 inches (22 mm)
R-value	Based on stud cavity insulation
Cladding Wind Load Resistance (apply appropriate safety factor)	Tested to: + 166, -94 psf (+7.94, - 4.50 kPA)
Air Leakage (air barrier component)	< 0.004 cfm/ft² at 1.57 psf ([0.02 L/s•m² at 75 Pa)
Construction Types, Fire-Resistance	• NFPA 285 for noncombustible construction • ASTM E119 for hourly ratings

Warranty

10 year Limited Warranty with Sto Standard Textured Finishes
12 year Limited Warranty with Sto Specialty Finishes
15 year Limited Warranty with StoCast Finishes

Maintenance

Requires periodic cleaning to maintain appearance, repair to cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

System Bulletin

Building with conscience.

StoQuik® Silver DrainScreen®

Impact resistant decorative and protective cladding with advanced cavity wall design, and fluid applied air and water-resistive barrier

Limitations

Minor surface cracking at joints can become visible in the finished exterior surface.
Wind load resistance: +7.94, - 4.5 kPA (+ 166, -94 psf) ultimate loads achieved. Ultimate wind load resistance also depends on sheathing, sheathing attachment, and stiffness of supporting construction. Design for maximum allowable deflection of L/360.
The system is generally recommended for low-rise residential and commercial wall construction (4 stories or less). In some cases, such as balcony infill walls the system may be used on taller buildings. See wind load data and verify conformance with project design wind pressure requirements. Always construct a mock-up to verify design details, aesthetics, and test to verify performance as directed by design professional.
Fire-Resistance-Rated Construction: where an hourly fire-resistance rating is required consult ICC ESR 1510 and provide analysis of the final proposed wall assembly to verify rating is met.
Planar irregularities/waviness may be visible in finished wall surface if supporting frame work is out of plane. Heavy texture finishes (≥ 1.5 mm) and/or two coats of base coat will minimize these effects.
For use on vertical above grade walls only. Do not use below grade or on roofs or roof-like surfaces.
Joints are required, including at intervals in the field of the wall to accommodate thermal movement. Refer to Sto Specifications
Light finish colors (LRV ≥ 30) are recommended to minimize thermal stress. Dark or highly saturated colors may require added maintenance compared to light or pastel colors
Air and Water-Resistive Barrier, insulation board, and drainage mat are not intended for prolonged weather exposure. Refer to Product Bulletins.
Refer to specific component product bulletins and packaging for other limitations that may apply involving use, handling and storage of component materials.

Sustainable Design

Air Quality and VOC Compliance

All finish coatings, air and water-resistive barrier joint treatments and coatings meet US EPA (40 CFR 59) and SCAQMD (Rule 1113) emission standards

LEED Credit Eligibility

System has high potential for LEED and other sustainability program credits based on use of continuous air and water-resistive barrier and VOC compliance

Regulatory Compliance and Standards Testing

ICC ESR No. 2536 covering StoQuik Silver Systems	Complies with 2015 and 2018 IBC and IRC
ICC ESR No. 1233 covering StoGuard Air & Moisture Barrier	Complies with 2015 and 2018 IBC, IRC and IECC
ASHRAE 90.1-2019[1]	Complies with Section 5, Building Envelope, air barrier requirements
ASTM E 2357[2]	Air and water-resistive barrier meets air leakage resistance criteria of ≤ 0.04 cfm/ft² at 1.57 psf (0.2 L/s•m² at 75 Pa)
NFPA 285[3]	Meets flame propagation criteria for use on Types I, II, III, IV construction
ASTM E 119[4]	Capable of meeting requirements for 1 or 2-hour rating over non load-bearing steel frame construction

1. *Energy Standard for Buildings Except Low-Rise Residential Buildings*
2. *Standard Test Method for Determining Air Leakage of Air Barrier Assemblies*
3. *Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components*
4. *Standard Test Methods for Fire Test of Building Construction and Materials*

For most complete information refer to www.stocorp.com

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404 346-3119

www.stocorp.com

SB-1100
Revision: 008
Date: 5/2023

Attention

Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified by a qualified design professional, general contractor or builder. They should be installed in accordance with those specifications and Sto's instructions. Sto Corp. disclaims all, and assumes no, liability for on-site inspections, for its products applied improperly, or by unqualified persons or entities, or as part of an improperly designed or constructed building, for the nonperformance of adjacent building components or assemblies, or for other construction activities beyond Sto's control. Improper use of Sto products or use as part of an improperly designed or constructed larger assembly or building may result in serious damage to this product, and to the structure of the building or its components. **STO CORP. DISCLAIMS ALL WARRANTIES EXPRESS OR IMPLIED EXCEPT FOR EXPLICIT LIMITED WRITTEN WARRANTIES ISSUED TO AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH STO'S WARRANTY PROGRAMS WHICH ARE SUBJECT TO CHANGE FROM TIME TO TIME.** For the fullest, most current information on proper application, clean-up, mixing and other specifications and warranties, cautions and disclaimers, please refer to the Sto Corp. website, www.stocorp.com.

Building with conscience.

Stolit® Milano

A speciality finish used to achieve distinctive looks



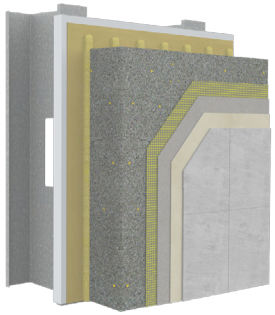
Facades

Interiors

Stolit® Milano is a high quality, versatile specialty finish used with various techniques incorporating color, texture, profiles, and effects to create one-of-a-kind custom finishes for decorative interior walls or a protective finish for building exteriors.



Stolit Milano is a very fine, sandable and workable finish for interior or exterior wall surfaces that yields more coverage than comparable products on the market. In just two to three coats, this finish can achieve multiple decorative looks, from a smooth finish to a wood grain look. Highly breathable and mildew resistant, Stolit Milano can also be top coated to provide additional abrasion protection.



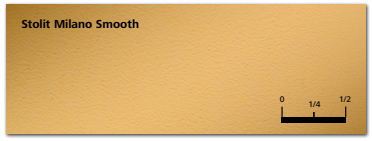
StoTherm® ci GPS
with StoSignature® Concrete 20

Stolit® Milano

Traditional Fine Texture vs.
Stolit Milano Smooth Finish



Stolit Milano is a unique surface achieved with Stolit Milano finish.



Stolit Milano Benefits:

Exceptional Design Versatility
- Use to achieve a variety of aesthetic impressions – from smooth plaster to concrete and even wood when applied using StoSignature® application techniques
- Suitable for both interior and exterior wall applications
- Integral color of finish results in a longer lasting, more uniform look
- May be tinted in a range of colors from the Sto Color System

A More Cost-Effective, Time Efficient Application
- 2-coat process to achieve a smooth exterior finish
- Low maintenance due to product's moisture resistance and vapor permeability
- May be top coated for enhanced abrasion resistance

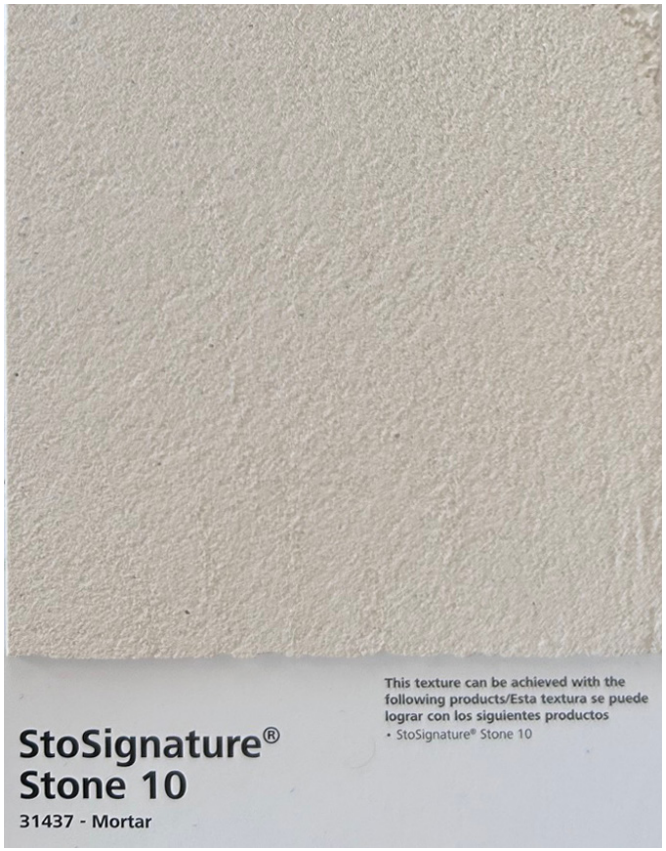
Safe for Applicators, Gentle on the Planet
- Ready-mixed product requiring no additives – minimizes waste and potential errors
- Better workability results in reduced worker fatigue
- Water based, low VOC

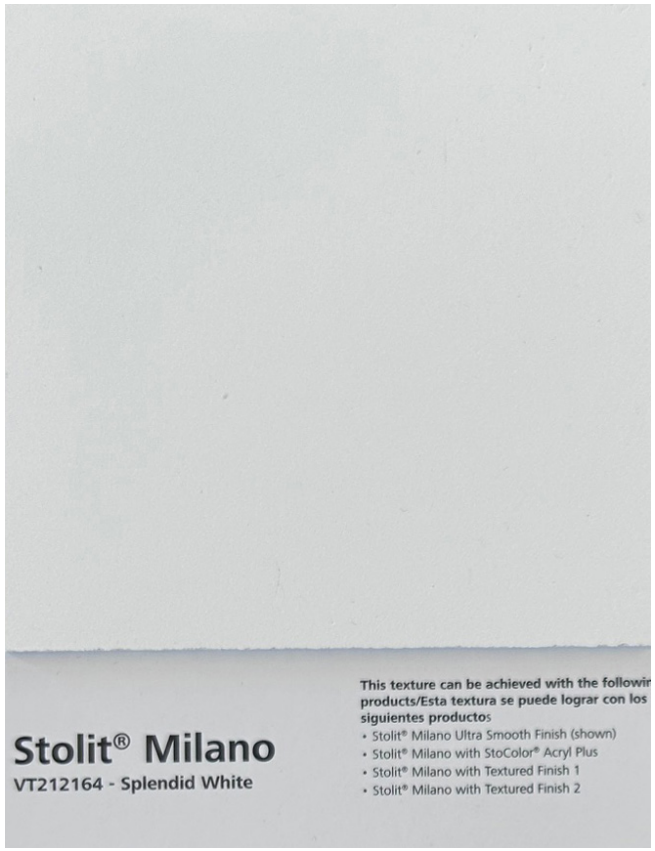
Design pP places for PEOPLE

Decorative Smooth Stucco System

RED FEATHER TOWN HOMES

JANUARY 2025 ARB SUBMITTAL


This texture can be achieved with the following products/Esta textura se puede lograr con los siguientes productos
• StoSignature® Stone 10
StoSignature®
Stone 10
31437 - Mortar


This texture can be achieved with the followir
products/Esta textura se puede lograr con los
siguientes productos
• Stolit® Milano Ultra Smooth Finish (shown)
• Stolit® Milano with StoColor® Acryl Plus
• Stolit® Milano with Textured Finish 1
• Stolit® Milano with Textured Finish 2
Stolit® Milano
VT212164 - Splendid White



Hardie® Panel

Find your style

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

Select your siding texture



Select your color collection

Statement Collection® | Magnolia Home | James Hardie Collection | **Primed for Paint**

HardiePanel®

Thickness 5/16 in.

Squares (Sq.) (1sq. = 100 sq. ft.)	Size	4ft. x 8ft.	4ft. x 9ft.	4ft. x 10ft.
		Pcs./Sq.		
1	common vinyl container	4	3	3
2		7	6	5
3		10	9	8
4		13	12	10
5		16	14	13
6		19	15	15
7		22	20	18
8		25	23	20
9		29	25	23
10		32	28	25

TRIM 4/4 2.5"X12' BATTEN	Placement	Recommended Quantity/ Panel
	16 OC (non-Gable)	3 Batten/Panel + 1 Starter Batten
	12 OC (non-Gable)	4 Batten/Panel + 1 Starter Batten

Lumber, Building Materials

One-piece, Paintable Reveals

Plastic Components' paintable aesthetic reveals improve the look of your building. Use them with our fiber cement board trims for the ability to create consistent, decorative, open spaces – quickly and easily.

Our white, **UV resistant** trims *and reveals* are **Paintable for added design flexibility**.



For 1/2" Fiber Cement Board

Product Number	Reveal Dimension	Pieces per Box
707-50FCT	1/2" (13 mm)	35
708-50FCT	3/4" (19 mm)	35
709-50FCT	1" (25 mm)	20
711-50FCT	2" (51 mm)	35

For 5/16" Fiber Cement Board

Product Number	Reveal Dimension	Pieces per Box
707-516FCT	1/2" (13 mm)	35
708-516FCT	3/4" (19 mm)	35
709-516FCT	1" (25 mm)	35
711-516FCT	2" (51 mm)	35

10' (3 m) Lengths



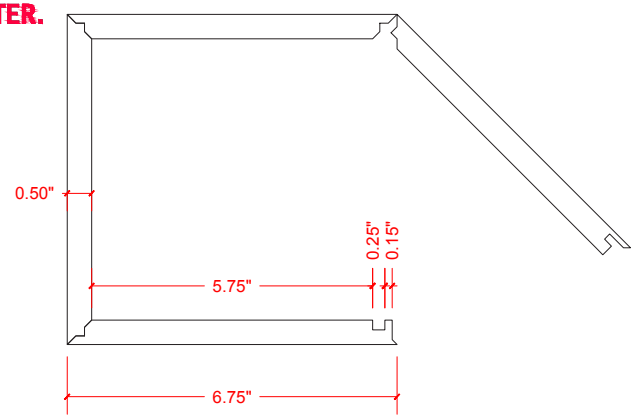
Application:
Aesthetic Reveals were designed to quickly and easily create consistent open space between boards.

Plastic Components' paintable aesthetic reveals improve the look of your building. Use them with our fiber cement board trims for the ability to create consistent, decorative, open spaces – quickly and easily. Our white, UV resistant trims and reveals are Paintable for added design flexibility. For 1/2″ or 5/16″ Fiber Cement Board.

VERSATEX
TRIMBOARD

TRIM SMARTER.

AVAILABLE IN 8'6" AND 10' LENGTHS



VERSATEX Building Products, LLC
www.versatex.com
724.857.1111

NOMINAL 6" X 6" VERSAWRAP

Scale: 6"=1'

ACTUAL INSIDE 5-3/4" X 5-3/4"

Part No. VW060686/10

VERSAWRAP™

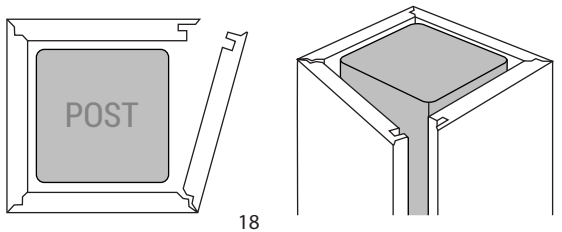
VERSAWRAP™ CLASSIC COLUMN WRAPS



VERSAWRAP Classic	INSIDE DIM.	LENGTH		
Nominal Sizes		8' 6"	10'	12'
1/2 x 4 x 4	3 3/4" x 3 3/4"	■	■	
1/2 x 6 x 6	5 3/4" x 5 3/4"	■	■	
1/2 x 8 x 8	8 1/2" x 8 1/2"	■	■	
1 x 12 x 12	9 3/4" x 9 3/4"			■

- Pre-cut, mitered Moulding Kits with Hoffman Dovetail Connectors sold separately
- No accent wraps or Moulding Kits available for nominal 12 wrap
- Custom nominal 10 wraps available in "UNIT" quantities, 4 "UNIT" minimum
- Timber Ridge wraps available through special order
- Nominal 4, 6, and 8 wraps made from actual 1/2" thick VERSATEX; Add 1" to inside dimensions to calculate outside measurements. Nominal 1X12 wraps are an actual 3/4" thick.

VERSAWRAP Classic & Raised Panel Column Wraps



18

Design pP places for PEOPLE

Composite Column Wrap

RED FEATHER TOWN HOMES

JANUARY 2025 ARB SUBMITTAL

CASEMENT + AWNING



Casement windows with Matte Black hardware

ELEVATE

Wide range of options and product types

MARVIN ELEVATE® COLLECTION

WOOD
Bare pine, painted Designer Black, painted White, or clear coat

FIBERGLASS
6 color options

Standard + custom sizing for replacement, remodeling, or new construction

Available in 6 finish options with 2 door handle styles

Hurricane Impact Zone 3, + PG 50 Products



Casement windows in White

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 ¼ inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME

IZ3 Available with IZ3 (Excludes Narrow Frame option)

Design pP places for PEOPLE

Marvin Elevate Windows/Doors

RED FEATHER TOWN HOMES

JANUARY 2025 ARB SUBMITTAL

PICTURE



Picture windows in painted White



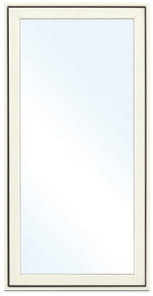
Double Hung and Picture windows in painted White

PICTURE

- Fixed window available in either in-sash or direct glaze to meet various design needs.
- Both in-sash and direct glaze Picture windows available with IZ3 hurricane rating.
- Direct glaze:
  - Glass meets the frame directly without a sash for a simple, clean profile with more glass area.
- In-sash:
  - Designed to match profiles of operable windows in the Elevate collection.
  - Casement Picture windows available in sizes up to 6 feet wide by 6 feet high.
  - Double Hung Picture windows available in sizes up to 5 feet wide by 7 feet high.



INTERIOR



EXTERIOR



PICTURE WINDOW PROFILE SHOWN IN BARE PINE

Available with IZ3

Divided Lites

Types

The look of multiple, individual panes of glass is popular in a wide range of architectural styles. Simulated divided lites and grilles between the glass mimic the look of these individual panes of glass without sacrificing energy efficiency.

Grilles-between-the-Glass (GBGs)

Grilles are permanently installed between the glass panes for low-maintenance and easy cleaning. Choose from six exterior colors and three interior colors.

Simulated Divided Lite (SDL)

An energy-efficient way to create the look of divided lites, SDL bars are permanently adhered to both sides of the glass.

Simulated Divided Lite with Spacer Bar (SDLS)

Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.



Grilles between the Glass (GBGs)



Simulated Divided Lite (SDL)



Simulated Divided Lite with Spacer Bar (SDLS)

INSWING FRENCH DOOR





Inswing French doors in White with custom hardware

INSWING FRENCH DOOR

- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/64 inch increments.
- Available in 1-, 2-, or 3-panel configurations.*
- Multiple configurations up to 6 feet wide by 8 feet high.
- Bronze or Beige sill available.
- PG30 performance rating standard.
- PG50 performance rating optional on 1- and 2-panel configurations.



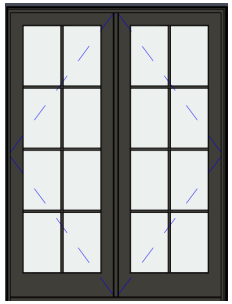
INTERIOR



EXTERIOR



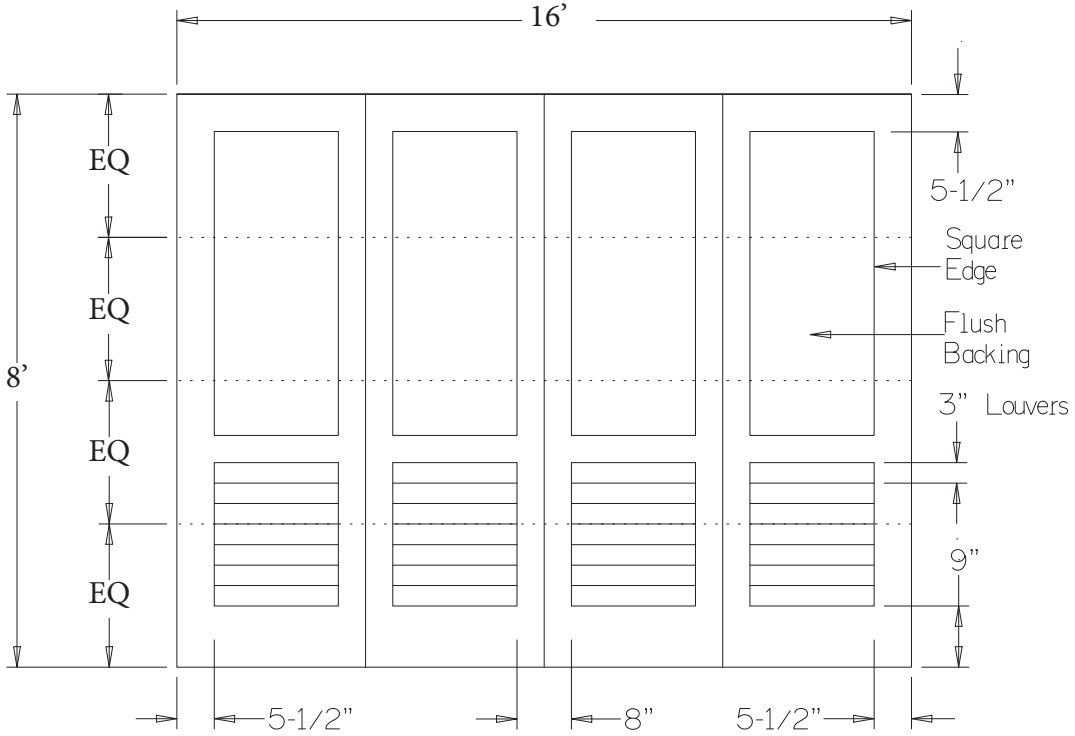
DOOR HINGE SHOWN IN SATIN NICKEL



Eden Coast, LLC
1800 MacLeod Drive Unit R
Lawrenceville, GA 30043
678.407.21
www.edencoast.

EDEN COAST LLC
Where Traditions Meets GREEN



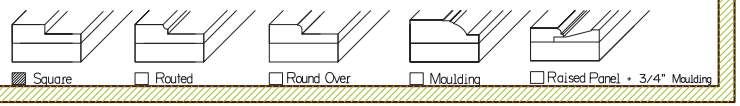




Customer			Factory Applied Finish
Job Name			☐ Stain Color
Date	Door Size 9'x7'	Window Option N/A	☐ Primed Only
Glass Type	☐ Faux ☐ Glass ☐ Impact ☐ Insulated		☐ Painted
Texture	☐ Smooth ☐ Wood Grain		☐ Custom

Style
☐ Premier
☐ Classic

SIGNED HERE FOR APPROVAL DATE



Design pP places for PEOPLE

CHI Overhead Steel Door

RED FEATHER TOWN HOMES

JANUARY 2025 ARB SUBMITTAL





Design pP places for PEOPLE

Welded Metal Balcony Railing

RED FEATHER TOWN HOMES

JANUARY 2025 ARB SUBMITTAL


Bahama | Black 632

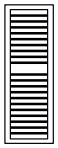
The Architectural Collection

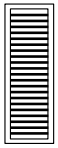

Standard

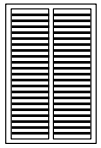

Additional Rail

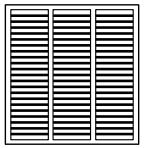

Additional Vertical Mullion

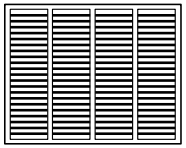
ARCHITECTURAL COLLECTION

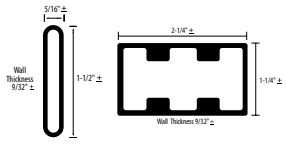

Less than 30" With Mid-Rail

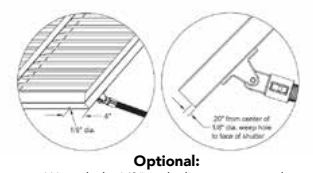

Less than 30"


Widths from 30" – 59.875" require 1 vertical mullion (automatically added).


Widths from 60" – 89.875" require 2 vertical mullions (automatically added).


Widths from 90" – 119" require 3 vertical mullions (automatically added).

BAHAMA	
	
Rails	Pultruded Structural Fiberglass
Slats	
Stiles	
Paint Finish	Two-part Urethane
Thickness	1-1/4"
Width	12"-119" (in 1/8" increments)
Height	18-1/2"-119" (in 1-1/2" increments)
Vertical Stile	2-1/4"
Top Rail	2-1/4"
Middle Rail	2-3/4"
Bottom Rail	2-1/4"
Louver Angle	36°
Prop Arm Angle	30°



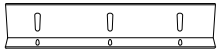
Optional:
Weep hole 1/8" inch diameter on each side of the shutter. Must be requested.

Available Bahama Shutter Heights (Inches)											
18.5	27.5	36.5	45.5	54.5	63.5	72.5	81.5	90.5	99.5	108.5	119
20	29	38	47	56	65	74	83	92	101	110	
21.5	30.5	39.5	48.5	57.5	66.5	75.5	84.5	93.5	102.5	111.5	
23	32	41	50	59	68	77	86	95	104	113	
24.5	33.5	42.5	51.5	60.5	69.5	78.5	87.5	96.5	105.5	111	
26	35	44	53	62	71	80	89	98	107	117.5	

Atlantic Premium Shutters
Architectural Collection
Bahama and Fixed Shutters
RED FEATHER TOWN HOMES
JANUARY 2025 ARB SUBMITTAL

Design pP places for PEOPLE

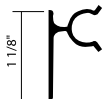
FIXED MOUNTING HARDWARE



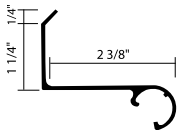
Fixed Mounting Bracket
- Sold in 4-piece set
- Clear polycarbonate
- Sizes 9", 14", 18"
- 4" Side bracket included for shutters over 48" tall

BAHAMA HARDWARE

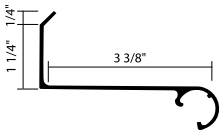
NOTE: Female hinge clearance is not factored into overall shutter height.



Male Hinge

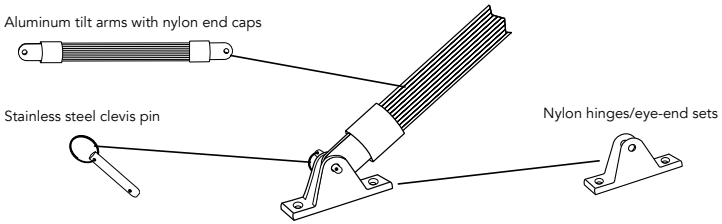


2 - 3/8" Female Hinge

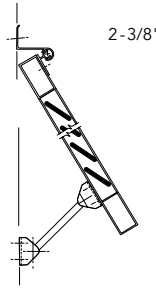


3 - 3/8" Female Hinge

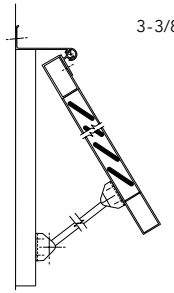
TILT ARM COMPONENT PARTS



Examples of Common Installation Options - Bahama Hardware



2-3/8" Female Hinge
Flush Mount



3-3/8" Female Hinge
Deep Set



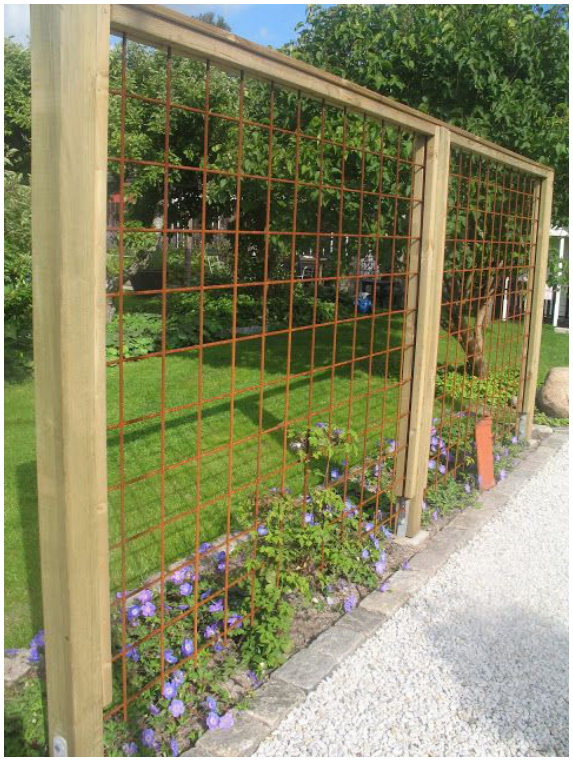
8



9



10



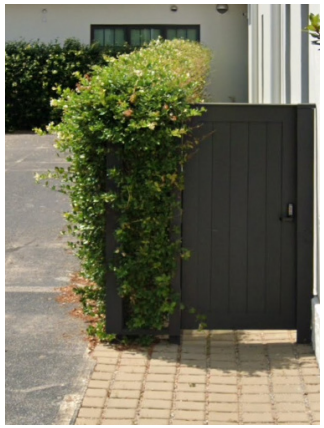
WIRE MESH FENCE DETAIL (NEW)



WIRE MESH FENCE DETAIL (MATURE)



BAYLEN PLANTERS



PEDESTRIAN GATE



ROLLING VEHICLE GATE

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1273 | Architectural Review Board | 1/16/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

150 W. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Conceptual Review of New Commercial Property

SUMMARY:

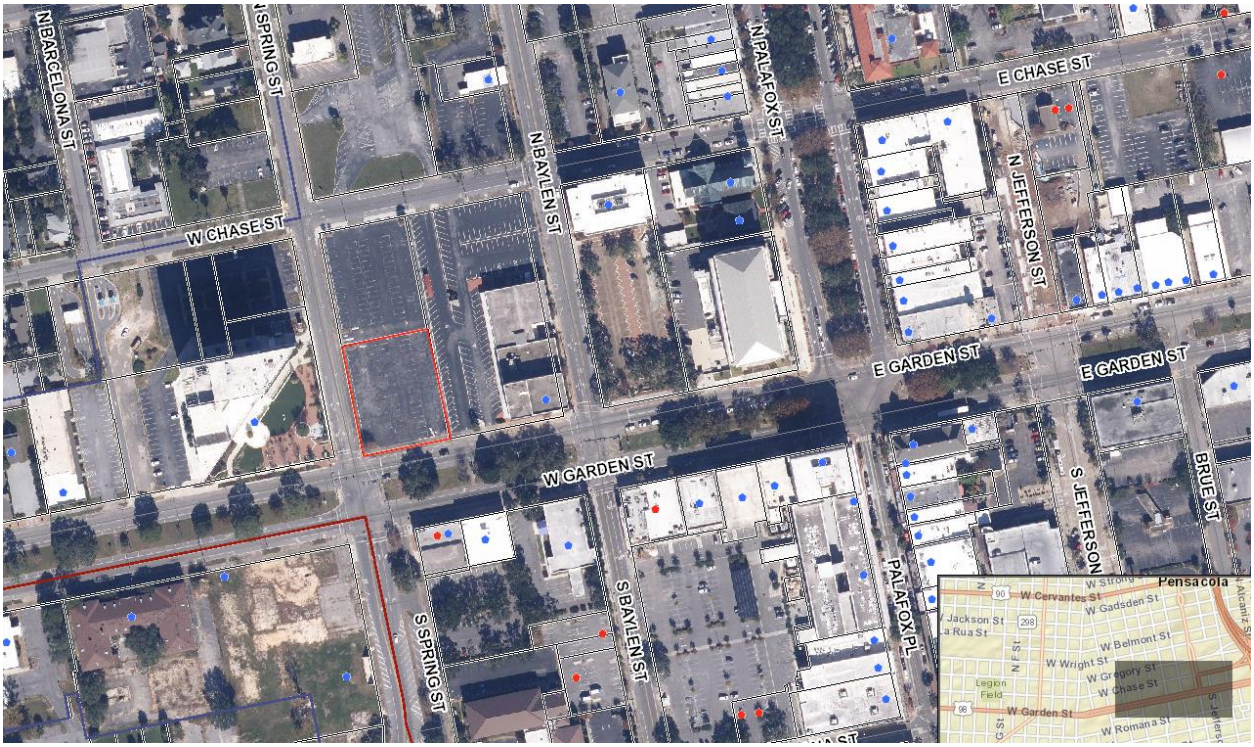
SMP Architecture is seeking conceptual approval for a new two-story, 11,200 square foot building at the corner of W. Garden and N. Spring Streets to serve as the new location of the Jewelers Trade Shop. The new building will replace a vacant parking lot and draws inspiration from surrounding structures.

Recommended Code Sections:
12-3-27(f)(2)b-c. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.
12-3-27(f)(4) PHBD; Architectural review of proposed exterior development; Board review standards.

ATTACHMENTS:

1. Images
2. Application and Materials

150 W. Garden Street





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

Architectural Review Board Application
Full Board Review

Application Date: 12/23/2024

***Project Address*:** **150 W Garden Street**

Applicant: SMP Architecture

Applicant's Address: 205 E Intendencia Street

Email: *william@smp-arch.com* Phone: 850-982-9042

Property Owner: Corbett Davis
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

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

Conceptual Review:

Please find attached drawings of the proposed design for a 2-story, 11,200 SF building at the corner of W Garden Street and N Spring Street that will serve as the new location of Jewelers Trade Shop. The new building will allow Jewelers Trade Shop to improve their customer experience, optimize store layout, and better meet the programmatic needs of their jewelry brands. The building will replace a treeless asphalt parking lot on the existing site, significantly improving the pedestrian experience on N Spring Street and W Garden Street. Drawing inspiration from adjacent modern architecture, the contemporary design contributes to the eclectic character of the district.

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

William Brantley
Applicant Signature

12/23/2024
Date

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



Existing Site

Jewelers Trade Shop

© SMP Architecture 2024

12/23/2024

Recently Completed: One Palafox Place
Retail, Restaurants, Office & Luxury Lofts



Under Construction: Adams Homes Corporate Headquarters
Whole Building Renovation with added Ground Level Restaurant & Retail



Coming Soon: The Waverly
Mixed Use Development with Residential & Retail



Studer
Community
Institute

Jewelers Trade Shop
150 W Garden Street

MORGAN & MORGAN

© SMP Architecture 2024

12/23/2024



220 W Garden Street


100 N Spring Street



100 W Garden Street



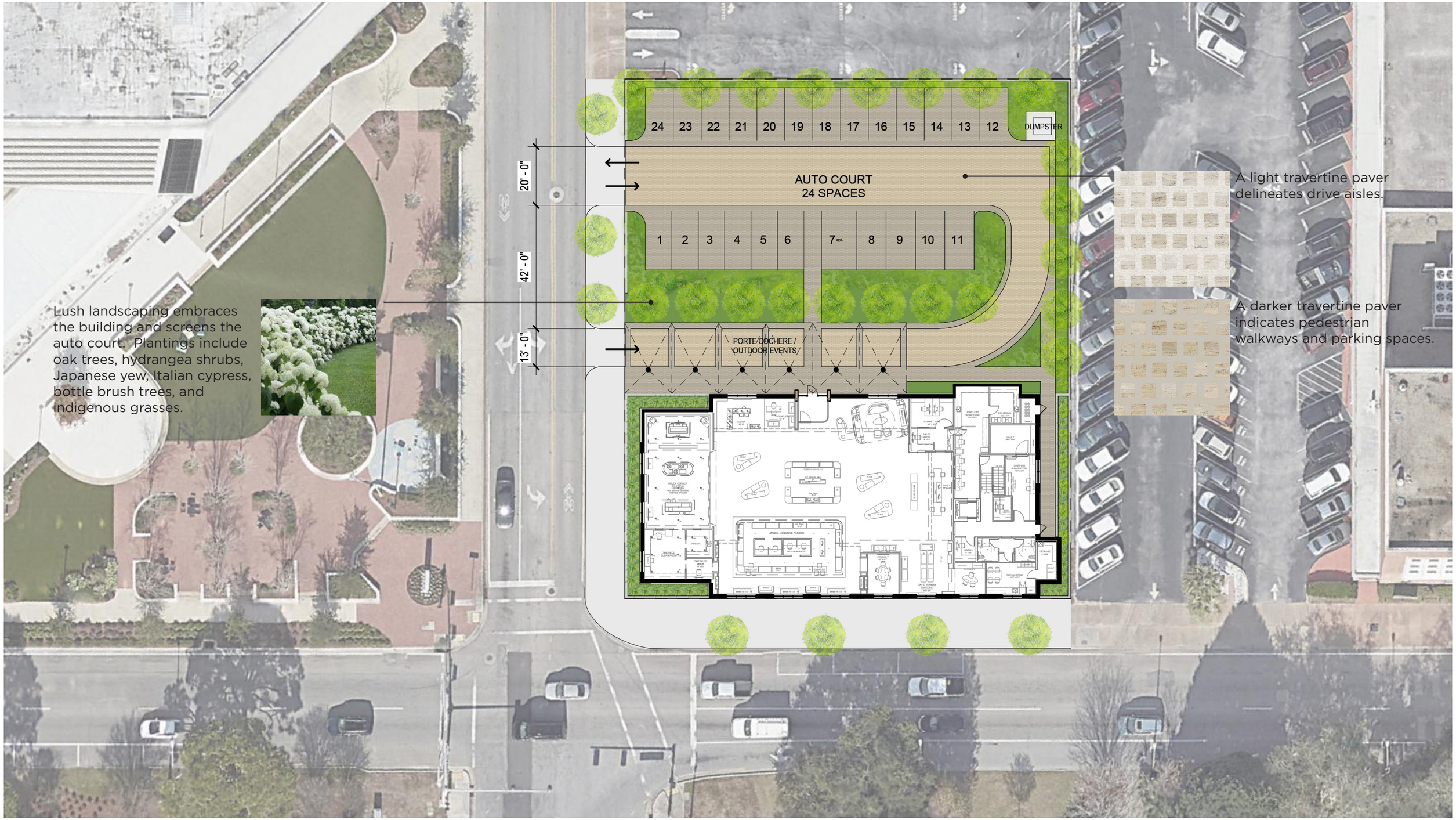
239 N Spring Street

smp. architecture

Surrounding Context

Jewelers Trade Shop

© SMP Architecture 2024
12/23/2024



Site Plan

Jewelers Trade Shop

1” = 30’-0”

N

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12/23/2024



North Elevation - Auto Court

Jewelers Trade Shop

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Northwest Corner - Spring St.

Jewelers Trade Shop

© SMP Architecture 2024

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Southwest Corner - Garden St.

Jewelers Trade Shop

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12/23/2024



Porte Cochère Entry

Jewelers Trade Shop

© SMP Architecture 2024

12/23/2024



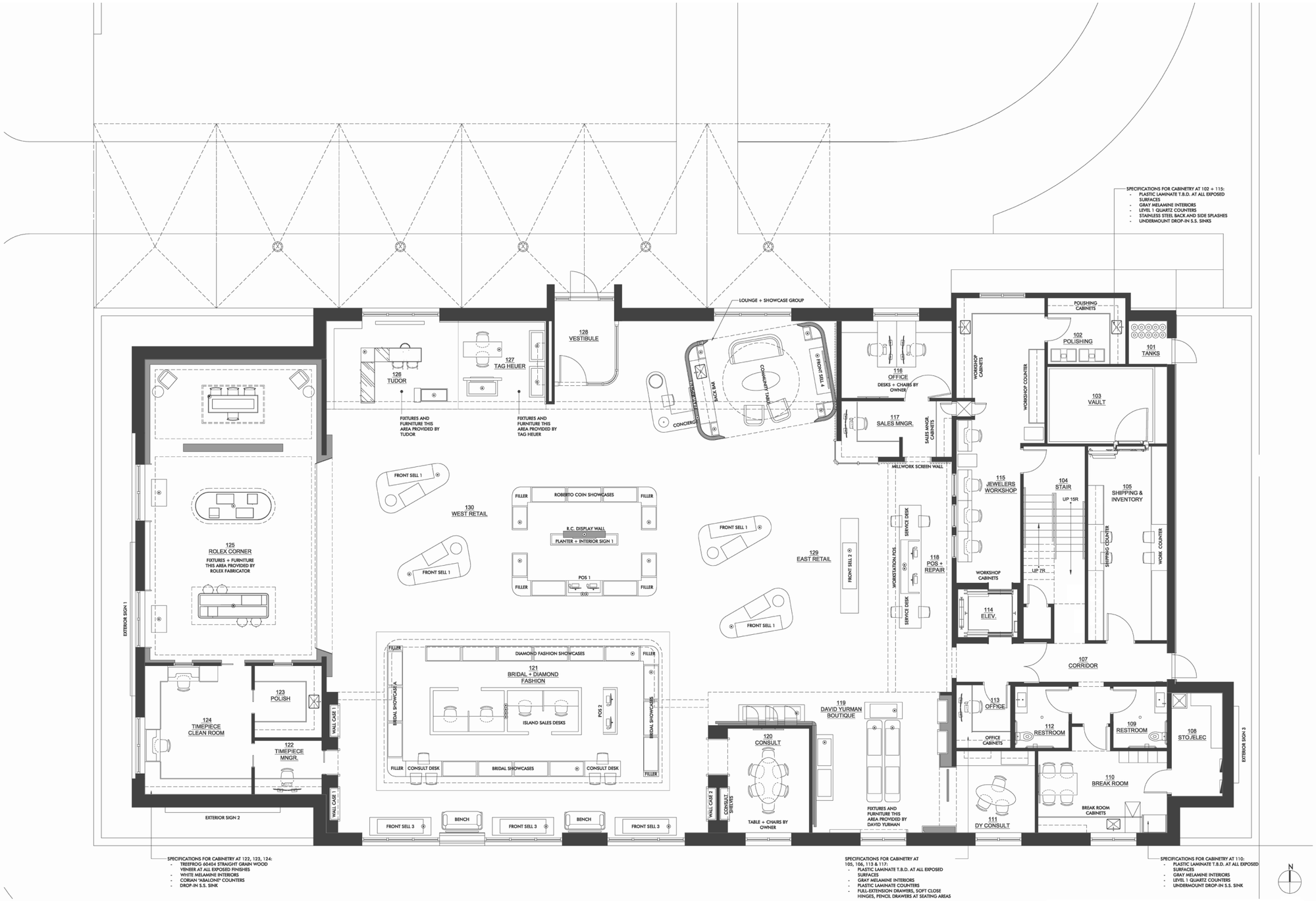
Southeast Corner - Garden St.

Jewelers Trade Shop

smp architecture

© SMP Architecture 2024

12/23/2024



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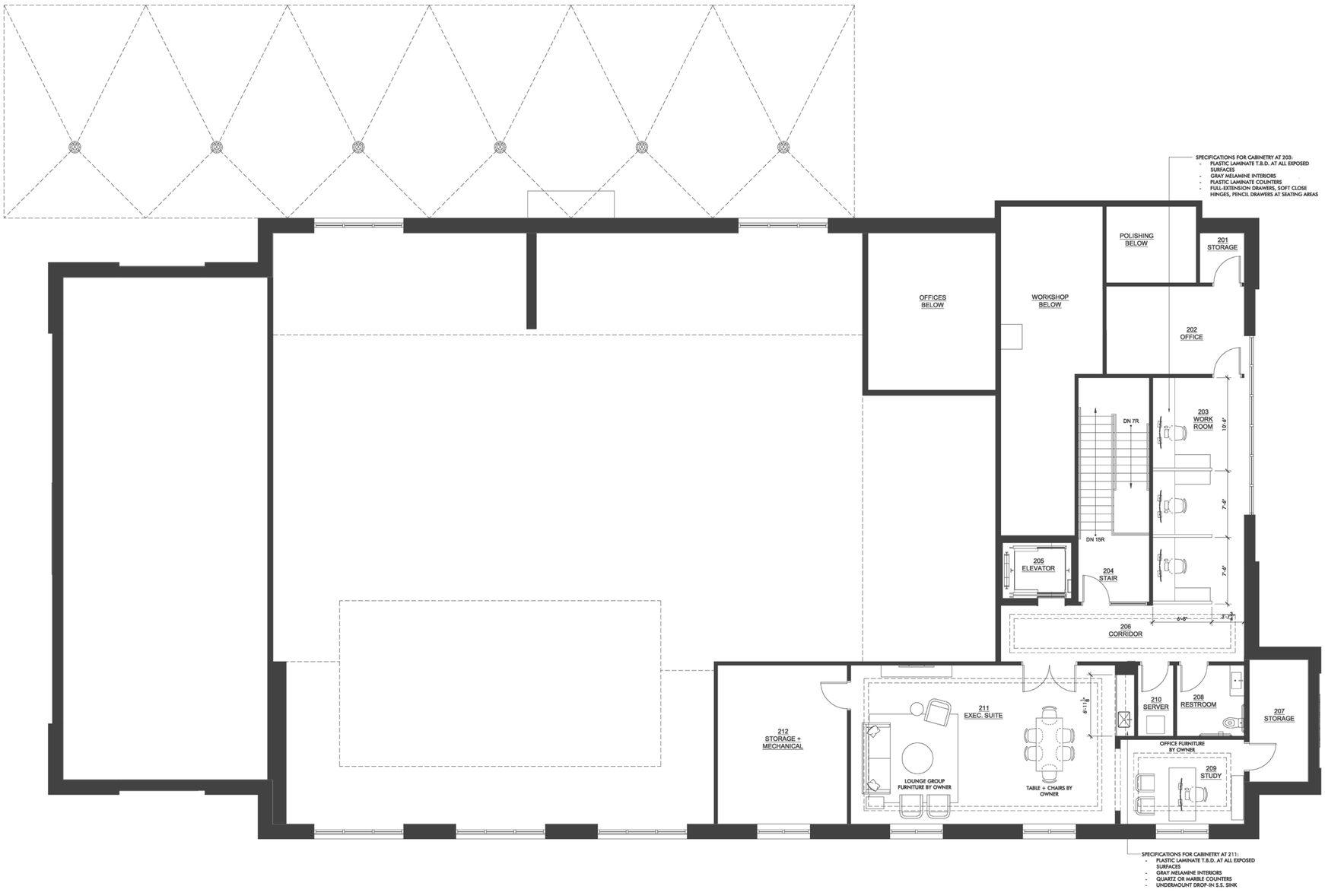
BALAITY PROPERTY ENHANCEMENT

Level 1

Jewelers Trade Shop

© SMP Architecture 2024

12/23/2024



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BALAITY PROPERTY ENHANCEMENT

Level 2

Jewelers Trade Shop

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Level 1

Jewelers Trade Shop

BALAITY PROPERTY ENHANCEMENT

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BALAITY PROPERTY ENHANCEMENT

Interiors

Jewelers Trade Shop

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BALAITY PROPERTY ENHANCEMENT

Interiors

Jewelers Trade Shop

© SMP Architecture 2024

12/23/2024



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BALAITY PROPERTY ENHANCEMENT

Garden Street

Jewelers Trade Shop

© SMP Architecture 2024

12/23/2024



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BALAITY PROPERTY ENHANCEMENT

Entry

Jewelers Trade Shop

© SMP Architecture 2024

12/23/2024

Porte Cochère Entrance



The **faceted form** of the porte cochère entrance draws inspiration from a diamond cut. The dynamic roof form, visible from both N Spring Street and W Garden street, becomes a memorable entry experience. The warm material palette of **wood slat soffit** panels, **travertine pavers**, and **brass colored columns** coupled with lush landscaping create an inviting environment that doubles as outdoor event space.

Branding



Mosaic tile facade insets and **brass colored metal accents** complement the Jewelers Trade Shop branding. The tile insets add articulation and rhythm to the facade design while also providing a backdrop for signage on street frontages.



Cladding Materials



Taking cues from watch detailing, a **fluted travertine** facade cladding gives the building a sense of elegance and verticality.



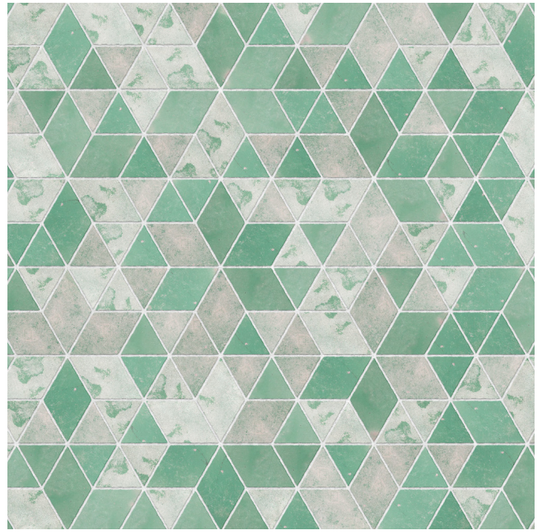
A **precast concrete watertable** base grounds the building and accentuates the travertine cladding above.

© SMP Architecture 2024

12/23/2024



Wall Cladding:
Fluted Travertine



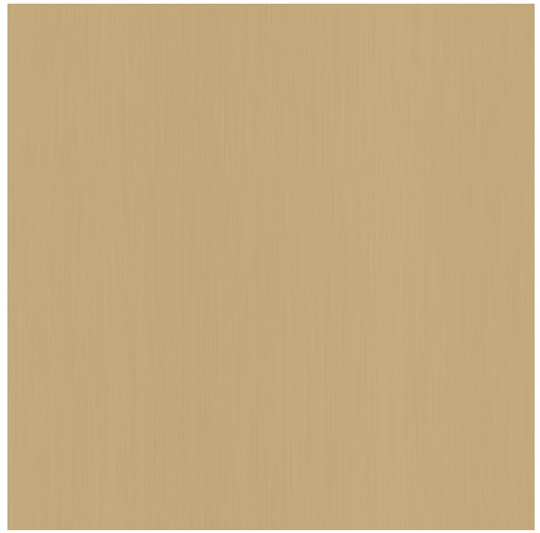
Tile Mosaic Accents:
Audrey Lane



Wood Soffit



Water Table Base:
Precast Concrete

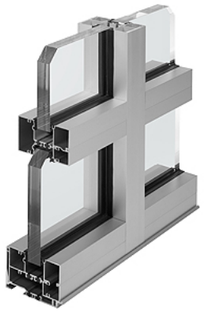


Metal Panel Accents:
Alucobond Plus, Harvest Gold Mica



Travertine Pavers

© SMP Architecture 2024



IR 501T/501UT Framing System

- 2-3/4" (69.9mm) sightline
- 5" (127mm) depth
- High thermal or Ultra thermal performance
- Center plane glass applications
- Blast mitigation, hurricane resistance







Product Features

IR 501T Thermal Framing System and IR 501UT (Ultra Thermal) Framing System combines IsoLock® thermal break technology with insulating impact resistant glazing to provide the ultimate in occupant safety and comfort.

Key Features Include:

- IR 501T/501UT is 5" (127) deep and has a 2-3/4" (69.9) sightline / Expansion mullions have a 3" (76.2) sightline
- 2-piece or 3-piece mullion options
- Screw Spline fabrication
- IR 501T has an IsoLock® lanced pour and debridge thermal break
- IR 501UT has a dual IsoLock® lanced pour and debridge thermal break
- Center plane glass applications
- Outside glazed
- Permanodic® anodized finishes
- Painted finishes in standard and custom choice

Optional Features:

- Integrated entrance framing
- 350/500 IR Medium Stile - single or pairs of entrances

Product Applications:

- Impact resistant
- Storefront, ribbon window or punched opening
- Low- to mid-rise

PERMACOAT™ POWDER COATINGS

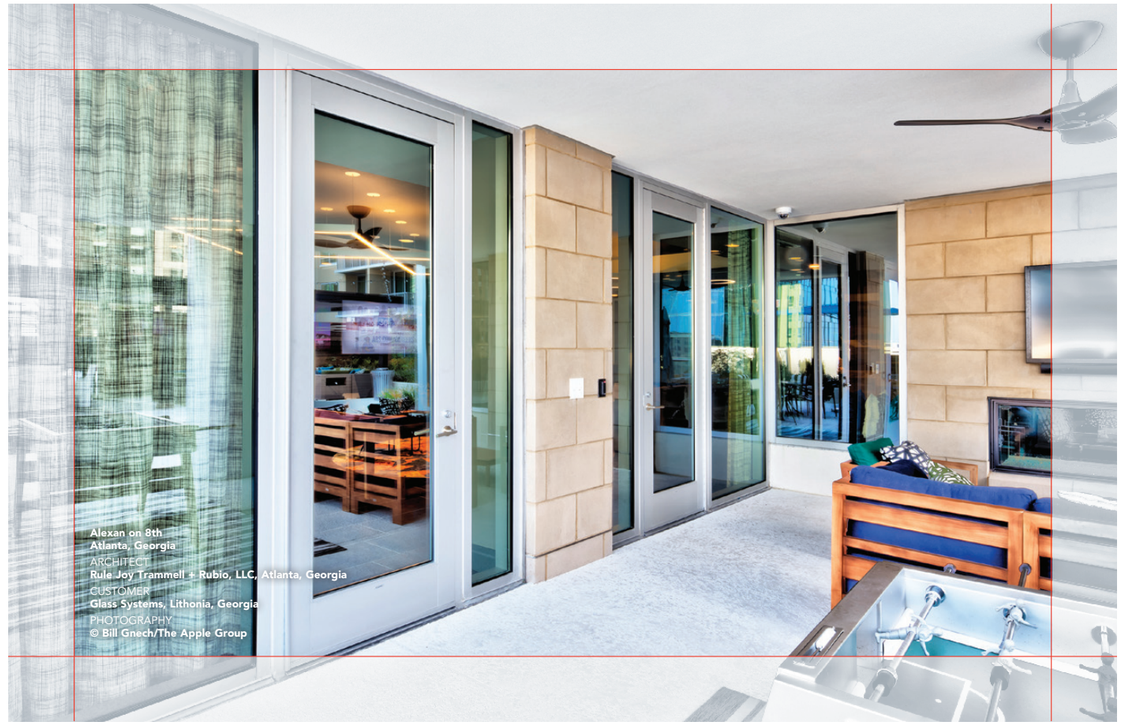
Solvent-Free Finishes That Add High Performance, Durability to Your World

ANTIQUE BRONZE

AA™250/425 THERMAL ENTRANCES

A New Kind of Thermal Roadblock

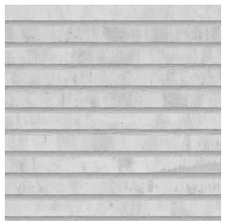
KAWNEER



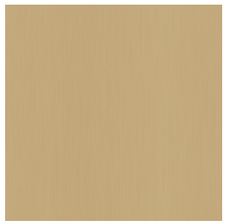
As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA™250/425 Thermal Entrances. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, AA™250/425 Thermal Entrances create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier; and dual weathering around the perimeter of the door in conjunction with a low-conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA™250/425 Thermal Entrances extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED®). And, with its proven performance and welded corner construction, Kawneer's AA™250/425 Thermal Entrances are the ideal choice for any commercial or institutional application.

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Precast Concrete



Metal Panels



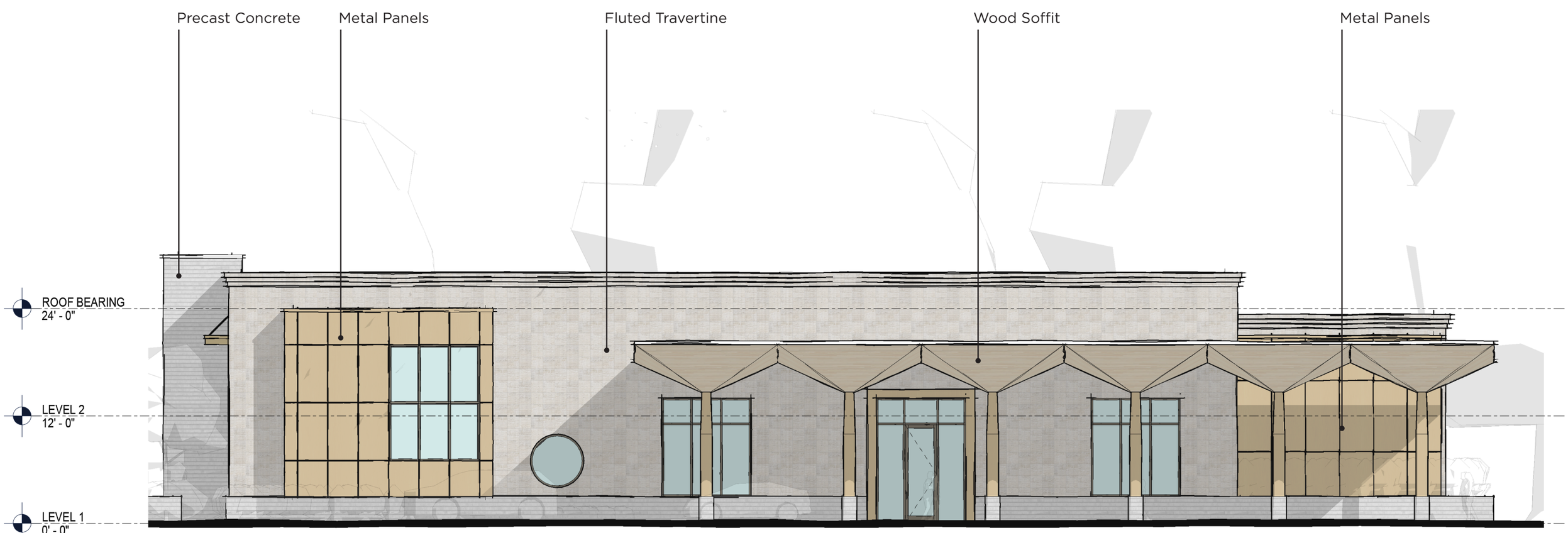
Fluted Travertine



Wood Soffit



Metal Panels



North Elevation - Auto Court

Jewelers Trade Shop

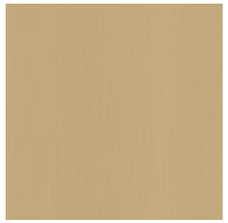
3/32" = 1'-0"

© SMP Architecture 2024

12/23/2024



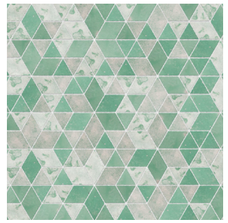
Wood Soffit



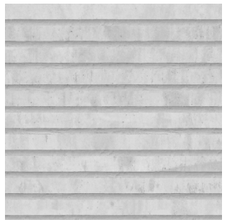
Metal Columns Wrap



Fluted Travertine



Mosaic Tile



Precast Concrete Watertable



West Elevation - Spring St.

Jewelers Trade Shop

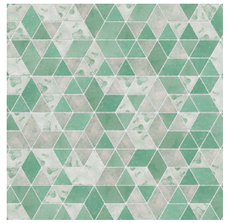
3/32" = 1'-0"

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Precast Concrete Watertable



Mosaic Tile



Fluted Travertine



Metal Panels

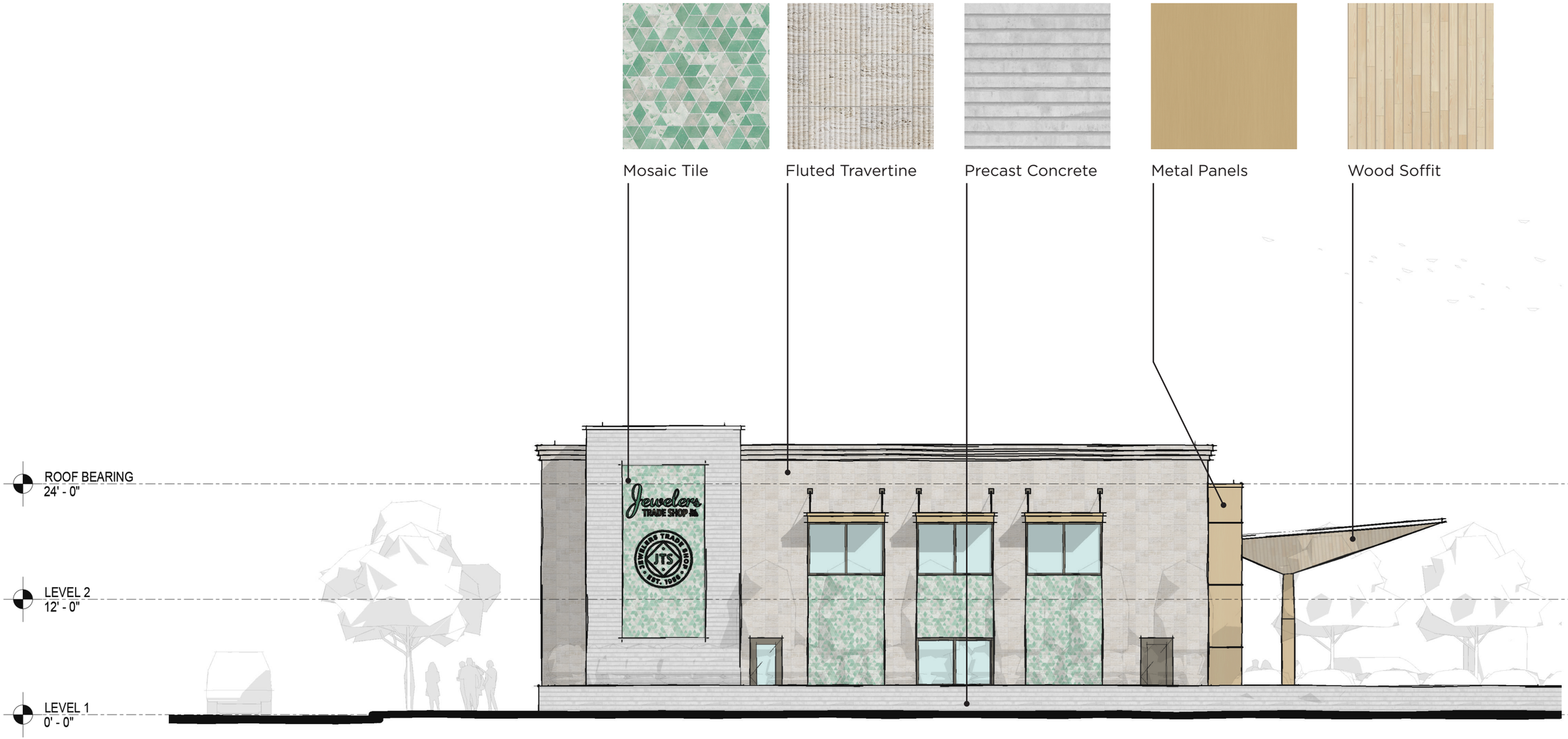


South Elevation - Garden St.

Jewelers Trade Shop

3/32" = 1'-0"

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East Elevation

Jewelers Trade Shop

3/32” = 1’-0”

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North Elevation - Auto Court

Jewelers Trade Shop

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