



PLANNING SERVICES

Gateway Review Board

CHAIRMAN AND MEMBERS OF THE GATEWAY REVIEW BOARD

There will be a meeting of the City Gateway Review Board on **Tuesday, May 14, 2019, at 11:00 a.m. in the Mason Conference Room, Mezzanine Level, City Hall, 222 West Main Street.**

AGENDA:

1. Call to Order
2. Approval of the December 11, 2018, Meeting Minutes
3. 99 BLK South 9th Avenue: Consider *Conceptual* Approval of a multi-story hotel within the 99 BLK of South 9th Avenue
4. Open Forum

Sincerely,

A handwritten signature in blue ink, appearing to read "Leslie Statler".

Leslie Statler
Planner

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143/www.cityofpensacola.com



PLANNING SERVICES

Gateway Review Board

MINUTES OF THE GATEWAY REVIEW BOARD

December 11, 2018

MEMBERS PRESENT: Robert Montgomery, Bob Wilson, Brett Janson, Sergio Hernandez, Elizabeth Fleischhauer, Michael Wolf, Eric Schmitz

MEMBERS ABSENT: None

STAFF PRESENT: Leslie Statler, Planner, Amy Hargett, Planning Technician

OTHERS PRESENT: Andy Leach

CALL TO ORDER / QUORUM PRESENT

The meeting was called to order at 10:59 am by Chairman Montgomery with a quorum present.

APPROVAL OF MINUTES

Item 2: The Chairman asked for approval of the July 10, 2018 meeting minutes. Mr. Wilson made the motion to approve, seconded by Mr. Hernandez and carried unanimously. **Item 3:** Mr. Wilson made a motion to approve the August 14, 2018 meeting minutes, seconded by Mr. Wolf, and it carried unanimously.

NEW BUSINESS

Item 4: 400 E. Chase Street – Aesthetic Review for Exterior Modifications - Aesthetic Review for Attached Wall Signage

Andy Leach is requesting aesthetic approval for exterior modifications to the west side of the existing building to accommodate a drive-thru window. The scope of the proposed modifications call for the removal of one of the windows and the installation of a small addition with a drive-thru window. The addition will be framed with columns to match the existing exterior details. The parking lot will also be reconfigured to accommodate the addition and traffic flow. All exterior finishes will match the existing building. In an effort to streamline the process, the attached wall signage is also under consideration with this application. In 2015, the Zoning Board granted additional signage for the building tenants. The amount of signage complies with the Variance; only the aesthetics of the signage are under consideration at this time.

Chairman Montgomery asked if staff had any issues with the proposal, and Ms. Statler said there were none. The applicant had been through development review where the project was discussed in whole, and parking and signage were not an issue. She explained they worked with Mr. Leach in regard to the signage variance approved several years ago, and they were not asking for more than was allowed previously.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143/www.cityofpensacola.com

Mr. Leach addressed the Board and stated the drive-thru would be located on the west side of the building, and everything would be uniform with what already exists. The signage would face the Convention Center and Chase Street. He explained the outdoor section might be used for wine tasting in the future. Ms. Fleischhauer asked if there was a complete site plan, and Mr. Leach stated there was, but he had not included it in this package. He advised they would be eliminating 11 parking spaces to accommodate the drive-thru. Mr. Janson suggested looking into providing some green space. It was confirmed the business was strictly retail, and Ms. Statler stated the loss of 11 parking spaces was not an issue.

Ms. Fleischhauer asked if there was a reason the drive-thru was not located on the side of the building. Mr. Leach explained the back side contained a large drainage ditch, and there was no way to bring a drive up to it, and they would be invading the other spaces across the front which are rented. Mr. Hernandez confirmed all the businesses face Chase Street.

Mr. Hernandez made a motion to approve as submitted for the driveway and signage, seconded by Mr. Schmitz. The vote carried 6 to 1 with Ms. Fleischhauer dissenting. Ms. Fleischhauer did not think having the drive-thru straight on 9th Avenue was effective, although there was no other place for them to place it; she felt it would kill that street façade, and it was a lot of hardscape on a primary elevation. Mr. Janson stated without having the use for the sidewalk now, they could incorporate a lot of green space, and Mr. Hernandez suggested more mature landscaping. For clarification, Ms. Statler explained the Board could not request but could suggest.

Item 5:

OPEN FORUM – Mr. Hernandez asked about an inventory of empty or buildable lots. Ms. Statler stated she would get with Paul Kelly to provide this information. She also stated she would follow up with Code Enforcement on the East Gregory project. Mr. Wilson asked what authority the Board had to set parameters in a case like this one, stating the sign should be removed within a certain timeframe. Ms. Statler confirmed the Board would not have this authority since typically boards cannot set timeframes. She pointed out it was deemed noncompliant when the Board did not grant the variance, so the ordinance would have covered the remedy of the noncompliance, and there were timeframes set out in Code Enforcement. Mr. Wilson asked if the Board could have an understanding what that timeframe was so it would know when the sign might be corrected. Ms. Statler stated she would look into the matter and inform the Board. She did state she always informed Code Enforcement when a decision was made by the Board.

The Board considered inviting Mayor Robinson to a Board meeting to get to know him better and understand his viewpoints. They also considered inviting Jonathan Bilby, Building Official, to a Board meeting to get acquainted.

There being no further business, **Mr. Hernandez made a motion to adjourn, seconded by Mr. Wilson, and it carried unanimously** with the meeting being adjourned at 11:19 am.

Respectfully Submitted,




Leslie Statler
City Planner
Secretary to the Board



PLANNING SERVICES

MEMORANDUM

TO: Gateway Review Board Members
FROM: Leslie Statler, Planner 
DATE: May 6, 2019
SUBJECT: 99 BLK South 9th Ave – New Multi-Story Hotel

BACKGROUND

Philip Partington, SMP architecture, is requesting *conceptual* approval for a multi-story hotel located within the 99 BLK of South 9th Avenue. This project was previously granted conceptual approval in March 2018 and final approval in July 2018 after contextual detailing representative of Pensacola was added to the exterior. Per the application, the project has been revised due to soil composition. The building has been relocated to the interior of the lot with the surface parking area now on the southern half of the lot, adjacent to 3 roadways. With the proposed reorientation, the entrance along North 9th Avenue aligns with Aragon Street. The façade has changed from a predominately brick exterior with stucco accents to a predominately stucco exterior with a brick along the first floor. Since the application is conceptual, it does not include color specifications, material specifications/details, or a landscape plan. The screening required for the parking lot has also not been addressed within the submittal.

All relevant documentation is included for your review.

**Gateway Review Board Application
Full Board Review**

Application Date: 4/23/19

Project Address: The corner of 9th AV and Colfax Street

Applicant: Philip Partington , A.I.A.

Applicant's Address: SMP Architecture, 40 S. Palafox Street, Pensacola, FL.

Email: Philip@smp-arch.com **Phone:** 850-432-7772

Property Owner: Peachtree Hotel Group
(If different from Applicant)

Application is hereby made for the project as described herein:

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

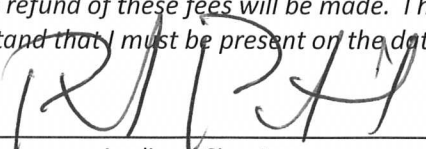
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

The project is a new 102 room Hilton Garden Inn that has previously been reviewed by the board.

Due to subsoil conditions the building has been relocated to the north. The entrance to the site
now aligns with Argon Street. The main Entrance to the building now faces South. In addition
the elevations have been revised as indicated on the attached sheets.

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 Gateway Review Board meeting.



Applicant Signature

4/23/19

Date

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

SALAMANCA STREET(P&F) (60' RIGHT-OF-WAY)

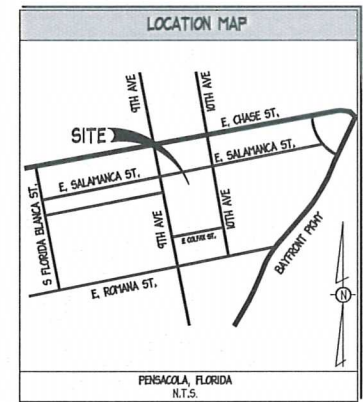
4TH AVENUE(P&F) (70' RIGHT-OF-WAY)

10TH AVENUE(P&F) (100' RIGHT-OF-WAY)

COLFAX STREET (81' RIGHT-OF-WAY)

10TH AVENUE(P&F) (100' RIGHT-OF-WAY)

ROMANA STREET
(60' RIGHT-OF-WAY)



SITE INFORMATION

JURISDICTION: PENSACOLA, FLORIDA
ESCAMBA COUNTY

ZONING: GATEWAY REDEVELOPMENT DISTRICT (GRD)

REQUIRED BUILDING SETBACKS:
FRONT (NORTH): 5'
SIDE (EAST): 5'
SIDE (WEST): 10'
REAR (SOUTH): 5'

REQUIRED PARKING:
1 SPACE PER SLEEPING ROOM = 102 SPACES

PROPOSED PARKING:
9' X 18' (REGULAR) = 100
12' X 18' (H.C.) = 5
TOTAL = 105

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: 14.70 AC.
PERVIOUS AREA: 11.00 AC.
IMPERVIOUS AREA: 11.00 AC.
DISTURBED AREA: 11.00 AC.

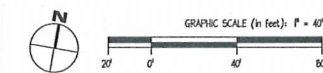
FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.U.R.M. MAP NO. 12030C0105, DATED 09/29/2006.

EXISTING INFORMATION:
PROVIDED BY MERRILL PARKER SHAW, INC., DATED 12/06/2008 (SEE SHEET C02.0 & C02.1).

CONTRACTOR SHALL PROTECT ALL ITEMS
OUTSIDE LIMITS OF CONSTRUCTION UNLESS
OTHERWISE NOTED IN THE CONSTRUCTION
PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING
UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO
STARTING CONSTRUCTION AND ALERT ENGINEER TO
ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:
MICHAEL MCHALE
(404) 295-3568



ALL CURB AND GUTTER, SIDEWALK, AND
HANDICAP RAMPS SHALL BE A MINIMUM OF
3,000 PSI CONCRETE AT 28 DAYS WITH
FIBERMESH.



ingenium
ENTERPRISES
PLANNING & ENGINEERING
1449 N DALE HARRY HWY
SUITE 250
TAMPA, FL 33605
813.357.2004
WWW.INGENIUMENTERPRISES.COM

HILTON GARDEN INN
EAST SALAMANCA STREET
PENSACOLA, FLORIDA



CLIENT:
PEACHTREE HOTEL GROUP
ONE ALLIANCE CENTER, 3500
LEXOX ROAD, SUITE 625
ATLANTA, GEORGIA 30326
PHONE: (404) 497-4111

REVISION HISTORY

1	ISSUED FOR PERMIT
2	REVISED TO SHOW 10' SETBACK
3	REVISED TO SHOW 10' SETBACK
4	REVISED TO SHOW 10' SETBACK
5	REVISED TO SHOW 10' SETBACK
6	REVISED TO SHOW 10' SETBACK
7	REVISED TO SHOW 10' SETBACK
8	REVISED TO SHOW 10' SETBACK
9	REVISED TO SHOW 10' SETBACK
10	REVISED TO SHOW 10' SETBACK

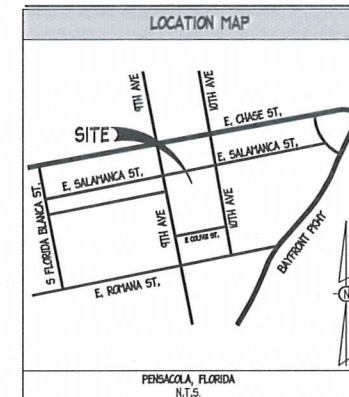
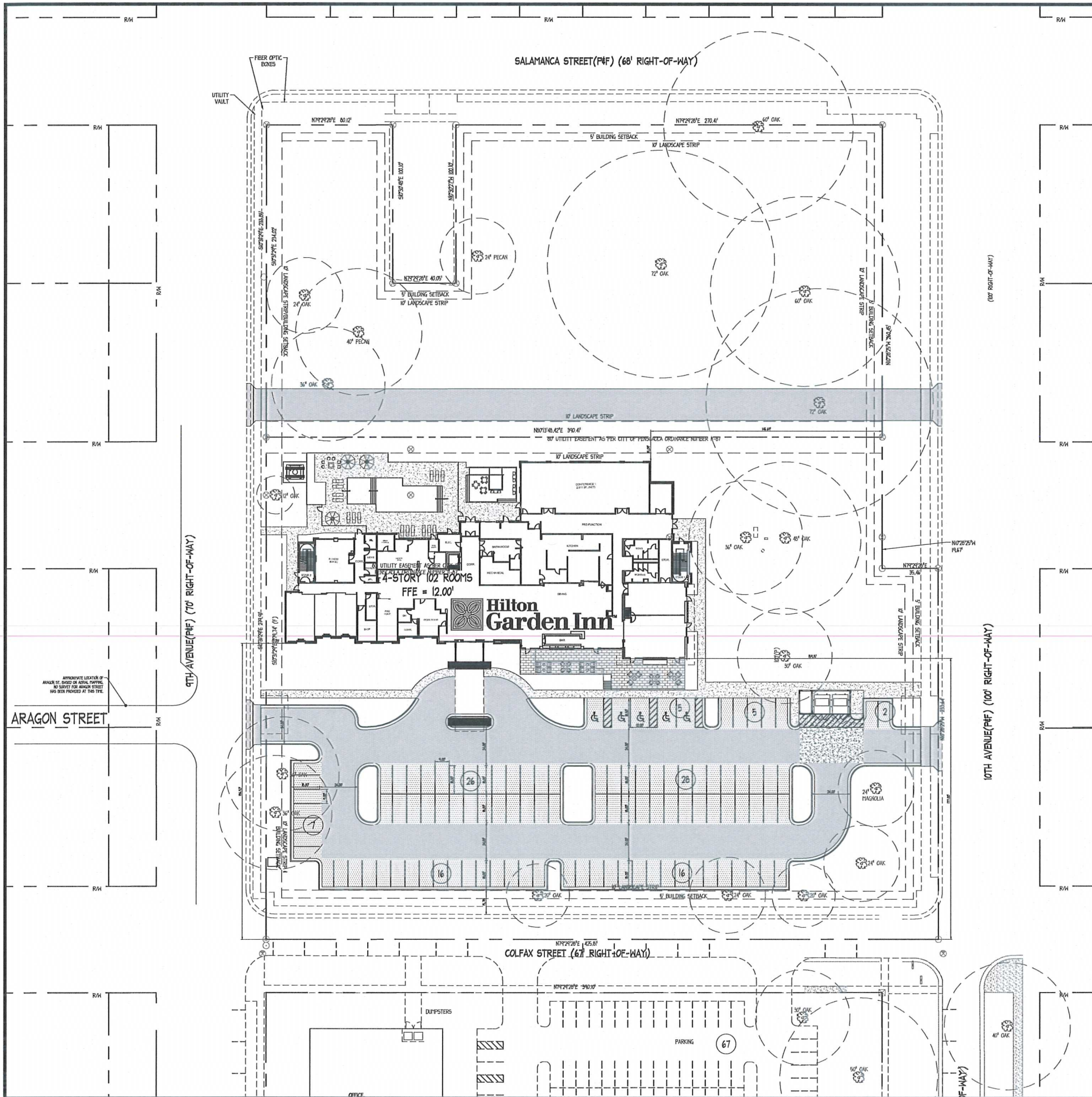
THE CIVIL ENGINEER REGULARLY UPDATES
ELECTRONIC FILES DURING THE DEVELOPMENT OF A
PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY
CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE
DOES NOT NECESSARILY REFLECT THE COMPLETE
SCOPE OR CONTENT AS REVISED IN THE CONTRACT.
THE CONTENTS IN THESE FILES MAY THEREFORE BE
INCOMPLETE, INACCURATE, OR OUTDATED. THE
INFORMATION CONTAINED HEREIN IS THE SOLE
PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL
SEAL REPRESENTED HERE BY THIS INFORMATION
SHALL NOT BE USED, ALTERED, OR REPRODUCED IN
ANY FORM WITHOUT THE EXPRESSED WRITTEN
CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE
SUBJECT TO FEDERAL COPYRIGHT LAWS AND USE OF
THESE PLANS WITHOUT EXPRESS WRITTEN PERMISSION OF
THE CIVIL ENGINEER IS PROHIBITED.

PROJ # 110071
ENG NAME 110071 C03.DWG
ISSUE DATE 04/23/2014
PROJ FIRM J.P.

**PRELIMINARY OVERALL SITE
PLAN (COLOR)**

C03.0
SHEET NUMBER

PRELIMINARY



SITE INFORMATION

JURISDICTION: PENSACOLA, FLORIDA
ESCAMBA COUNTY

ZONING: GATEWAY REDEVELOPMENT DISTRICT (GRD)

REQUIRED BUILDING SETBACKS:
FRONT (NORTH): 5'
SIDE (EAST): 5'
SIDE (WEST): 10'
REAR (SOUTH): 5'

REQUIRED PARKING:
1 SPACE PER SLEEPING ROOM = 102 SPACES

PROPOSED PARKING:
9' X 18' (REGULAR) = 100
12' X 18' (L.V.) = 5
TOTAL = 105

DRIVE AISLE: 24'

SITE AREA CALCULATIONS:
SITE: 14,700 AC.
PERVIOUS AREA: 1,200 AC.
IMPERVIOUS AREA: 1,200 AC.
DISTURBED AREA: 1,200 AC.

FLOOD HAZARD:
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER
F.I.R.M. MAP NO. 12050C0205, DATED 09/29/2005.

EXISTING INFORMATION:
PROVIDED BY HERRILL PARKER SHAW, INC., DATED 12/06/2005 (SEE SHEET C02.0 & C02.1).

CONTRACTOR SHALL PROTECT ALL ITEMS
OUTSIDE LIMITS OF CONSTRUCTION UNLESS
OTHERWISE NOTED IN THE CONSTRUCTION
PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING
UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO
STARTING CONSTRUCTION AND ALERT ENGINEER TO
ANY DISCREPANCIES IMMEDIATELY.

24-HOUR CONTACT:
MICHAEL MCHALE
(404) 295-3568



ALL CURB AND GUTTER, SIDEWALK, AND
HANDICAP RAMPS SHALL BE A MINIMUM OF
3,000 PSI CONCRETE AT 28 DAYS WITH
FIBERMESH.



ingenium
ENTERPRISES
PLANNING & ENGINEERING
1400 N. DALE MARY HWY
SUITE 250
TAYLOR, FL 32408
850.367.0004
H004-INGENIUMTEAM1.C02.1

HILTON GARDEN INN
EAST SALAMANCA STREET
PENSACOLA, FLORIDA



CLIENT:
PEACHTREE HOTEL GROUP
ONE ALLIANCE CENTER, 3500
LENOX ROAD, SUITE 625
ATLANTA, GEORGIA 30326
PHONE: (404) 497-4111

REVISION HISTORY	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

THE CIVIL ENGINEER REGULARLY UPDATES
ELECTRONIC FILES DURING THE DEVELOPMENT OF A
PROJECT. AS A RESULT, THE DATA INCLUDED IN ANY
CAD FILE OR DRAWING PRIOR TO ITS FINAL RELEASE
DOES NOT NECESSARILY REFLECT THE CURRENT
SCOPE OR CONTENT AS DEFINED IN THE CONTRACT.
THE CONTENTS IN THESE FILES MAY THEREFORE BE
PRELIMINARY, INCOMPLETE, OR IN PROGRESS, AND
SUBJECT TO CHANGE. FURTHERMORE, THE
INFORMATION CONTAINED HEREIN IS THE SOLE
PROPERTY OF THE CIVIL ENGINEER. THE ORIGINAL
DATA REPRESENTED HEREIN IS THE SOLE
PROPERTY OF THE CIVIL ENGINEER. THESE PLANS ARE
NOT TO BE USED, ALTERED, OR REPRODUCED IN
ANY FORMER WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE CIVIL ENGINEER. THESE PLANS ARE
SUBJECT TO FEDERAL COPYRIGHT LAWS AND ANY USE OF
THESE PLANS WITHOUT EXPRESS WRITTEN PERMISSION OF
THE CIVIL ENGINEER IS PROHIBITED.

PROJ # 1170071
ENG NAME 1170071 C02.DWG
ISSUE DATE 04/23/2014
PROJ YEAR 14

PRELIMINARY SITE PLAN

C02.2
SHEET NUMBER

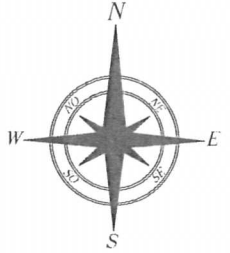
PRELIMINARY

9th Avenue (70' R.O.W.)

10th Avenue (100' R.O.W.)

EMERGENCY VEHICLE ACCESS / FIRE LANE

**Hilton
Garden Inn**
70,528 sf / 4 STORY / 102 KEYS HOTEL



Colfax Street (67' R.O.W.)



4
A-001

ARCHITECTURAL SITE PLAN

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

Listen. Interpret. Translate.

CERTIFICATION :

Hilton Garden Inn
9TH AVENUE
Pensacola, Florida

ALL DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL AND UN-
PUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

REVISIONS :

DRAWN BY : RAP/DJG

CHECKED BY : PDP

PROJECT NO. 1729

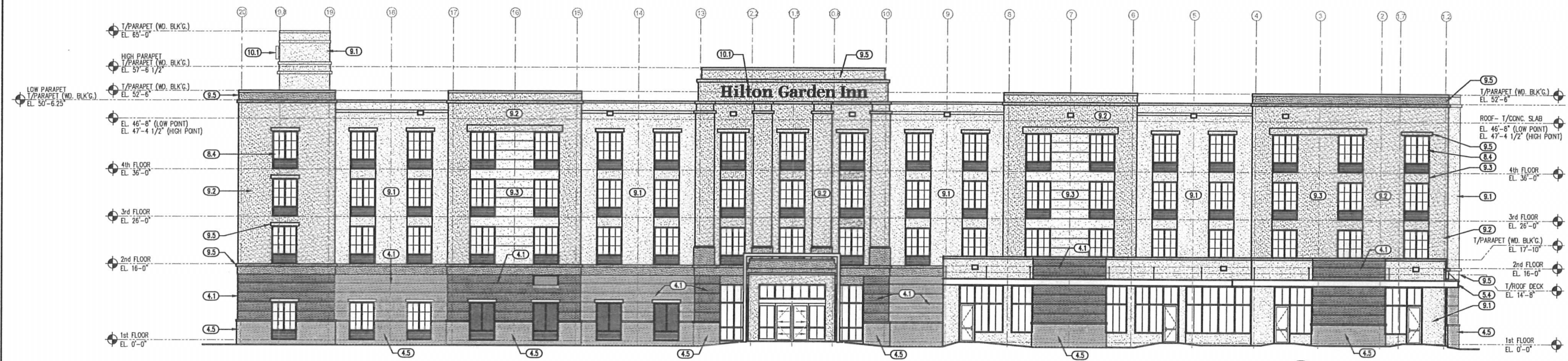
DATE : 4/23/19

SHEET TITLE :

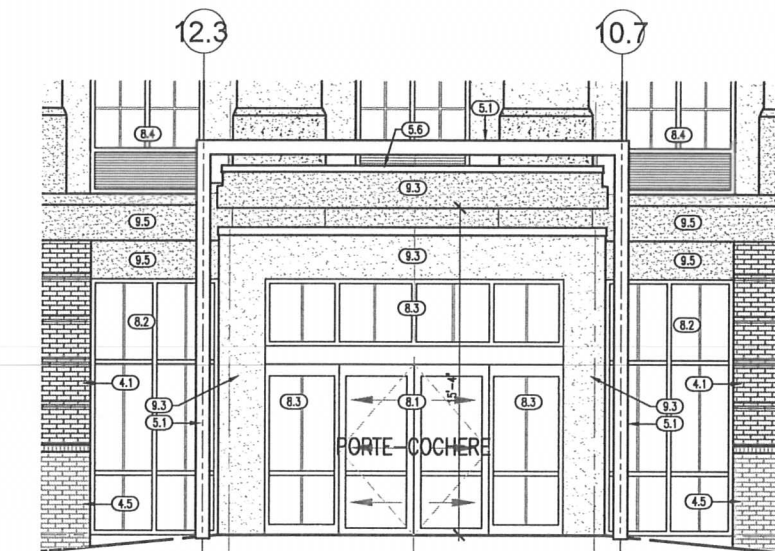
**EXTERIOR
ELEVATIONS**

SHEET NO. :

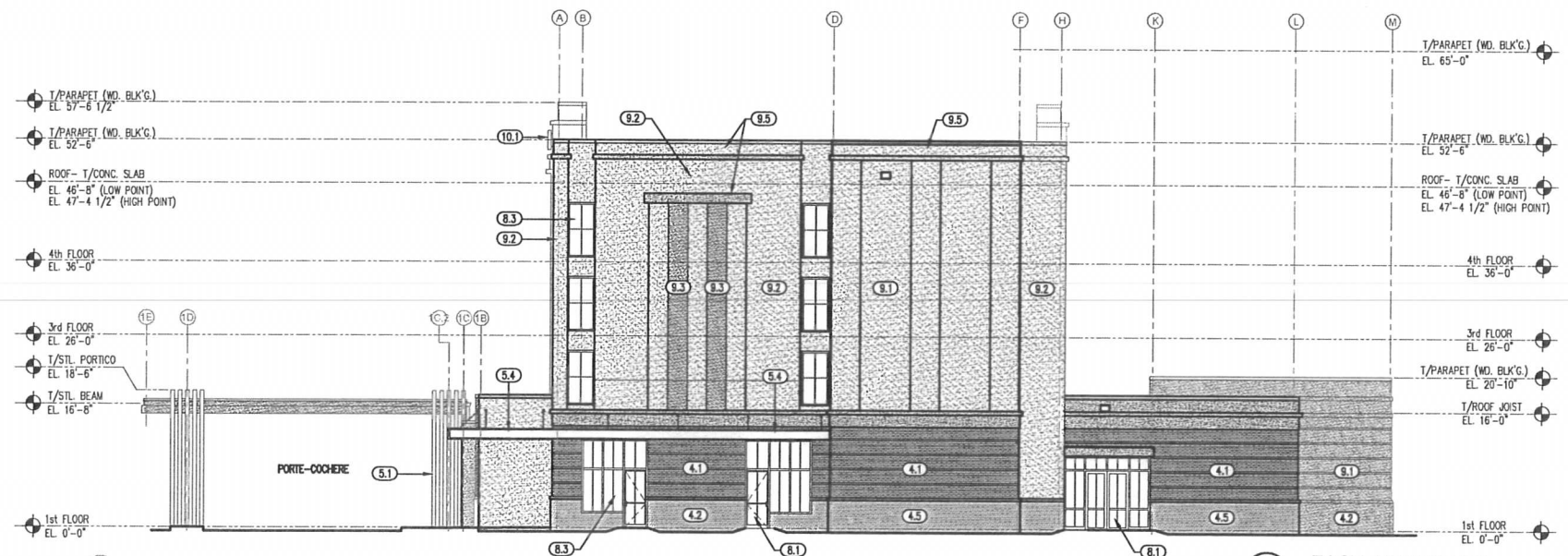
A-201



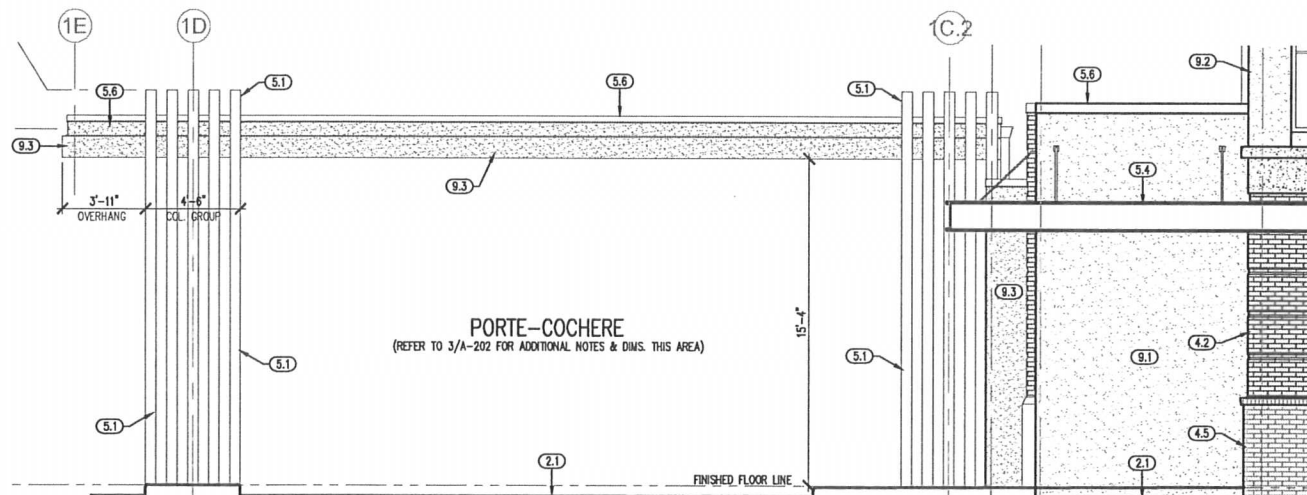
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 ENLARGED PORTE-COCHERE / CANOPY ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 ENLARGED PORTE-COCHERE / CANOPY ELEVATION - EAST
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

- | | |
|---|--|
| (8.4) SCHEDULED I.R. ALUM./GLASS WINDOW UNIT SYSTEM w/ INTEGRATED PTAC LOUVER - REFER TO WINDOW SCHEDULE & FLOOR PLANS. | (2.1) FINISHED GRADE - REFER TO CIVIL DWGS. |
| (8.5) PREFINISHED LOUVER - COLOR TO MATCH ALUM./GLASS WINDOW FRAME SYSTEM. REFER TO MECHANICAL FOR SIZE(S). | (4.1) FACE BRICK - RUNNING BOND. |
| (8.6) SPANDREL GLASS WINDOW UNIT w/ DUMMY LOUVER BELOW REFER TO WINDOW SCHEDULE & FLOOR PLANS. | (4.2) CAST STONE BASE. |
| (9.1) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #1 | (4.3) CAST STONE HEADER / LINTEL. |
| (9.2) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #2 | (4.4) CAST STONE CAPITAL / CORNICE. |
| (9.3) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #3 | (4.5) BASE - FACE BRICK - RUNNING BOND. |
| (9.4) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT CORNICE SYSTEM - SLOPE TO DRAIN. | (5.1) PAINTED TUBE STEEL CANOPY FRAME FEATURE. |
| (9.5) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT BANDING / HEADER FEATURE. | (5.2) ALUM. LOUVER & FRAME. SIZE AS PER MECHANICAL PLANS. |
| (9.6) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT WALL BASE. | (5.3) PRE-FINISHED CORRUGATED METAL PANELS (HORIZONTAL) WITH CONCEALED FASTENERS-ATLAS "CORRA-LOK" |
| (10) BUILDING SIGNAGE - PROVIDE POWER & WOOD BLOCKING REQUIREMENTS. COORDINATE w/ SIGN MFR. | (5.4) PRE-ENGINEERED METAL CANOPY ROOF SYSTEM w/ SUSPENSION RODS. SECONDARY THRU-WALL ROOF OVERFLOW SCUPPER. FINISH TO MATCH ADJACENT WALL FINISH MATERIAL. COLOR. |
| | (5.5) PREFINISHED ALUMINUM FLASHING. |
| | (5.6) PREFINISHED ALUMINUM CORING WITH CONTINUOUS CLEATS. |
| | (5.7) PREFINISHED ALUMINUM FLASHING. |
| | (5.8) FULL SIZE VENT CAP. SIZE AS PER MECHANICAL. |
| | (8.1) SCHEDULED DOOR & FRAME- REFER TO DOOR SCHEDULE & FLOOR PLANS. |
| | (8.2) SCHEDULED I.R. CURTAIN WALL SYSTEM - REFER TO WINDOW SCHEDULE & FLOOR PLANS. |
| | (8.3) SCHEDULED I.R. STOREFRONT WINDOW SYSTEM - REFER TO WINDOW SCHEDULE & FLOOR PLANS. |

Listen. Interpret. Translate.

CERTIFICATION :

**Hilton
Garden Inn**



9TH AVENUE
Pensacola, Florida

ALL DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL AND UN-
PUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

REVISIONS :

DRAWN BY : RAP/DJG

CHECKED BY : PDP

PROJECT NO. 1729

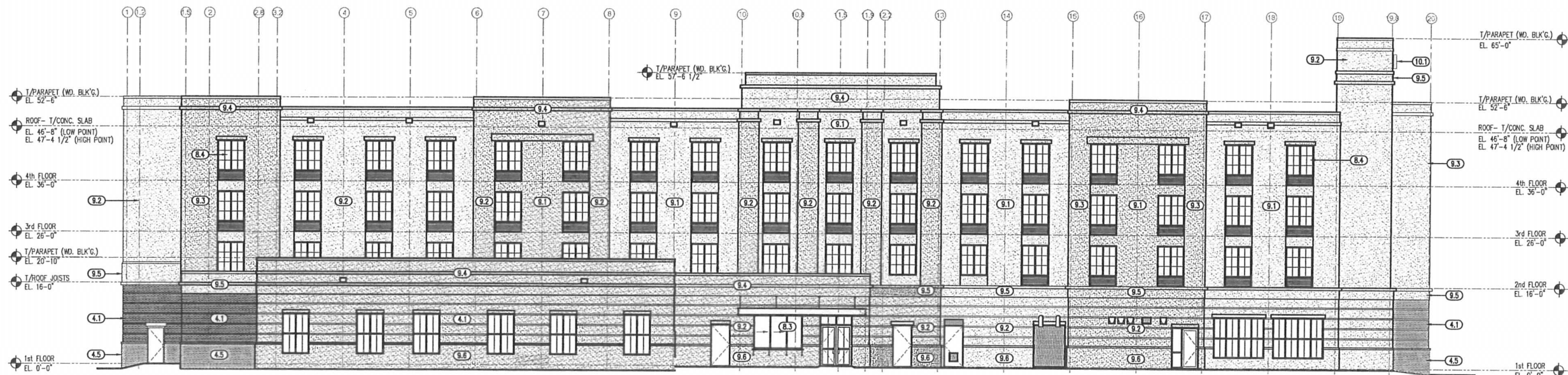
DATE : 4/23/19

SHEET TITLE :

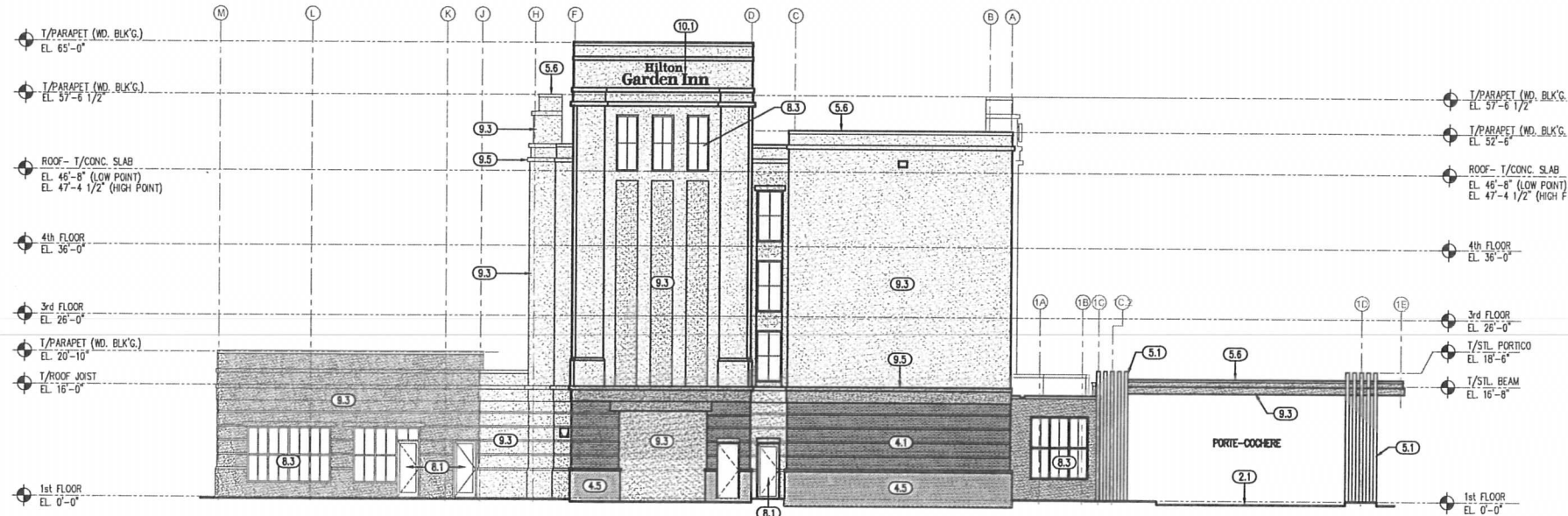
EXTERIOR
ELEVATIONS

SHEET NO. :

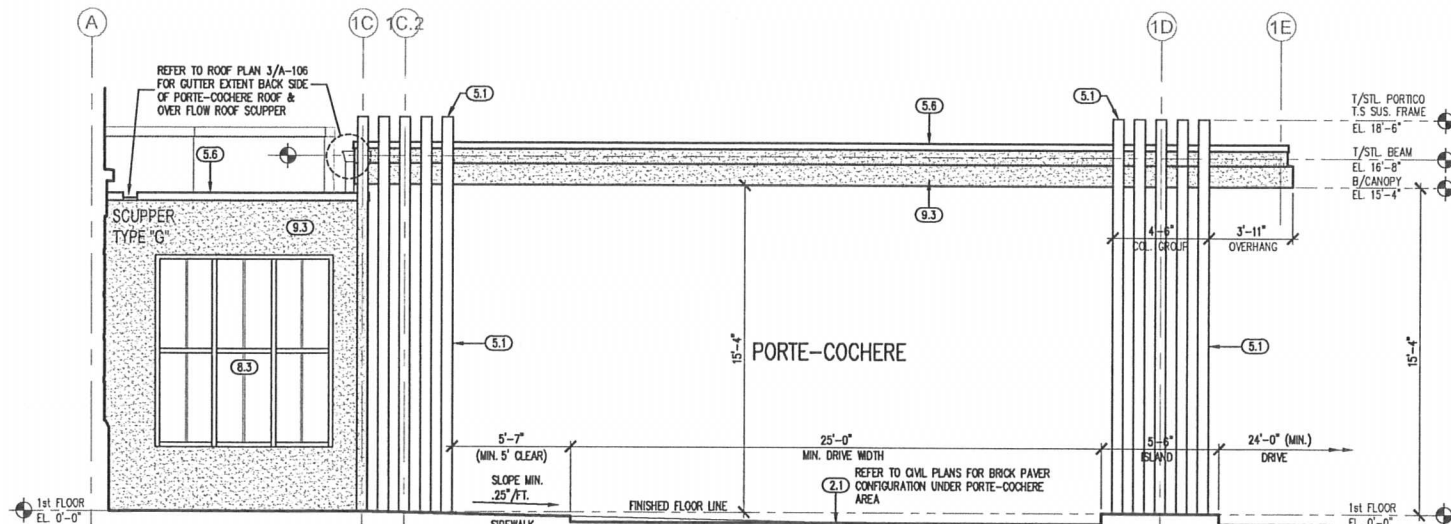
A-202



1
A-202
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2
A-202
WEST ELEVATION
SCALE: 3/32" = 1'-0"



3
A-202
ENLARGED PORTE-COCHERE / CANOPY ELEVATION - WEST
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

- (8.4) SCHEDULED I.R. ALUM./GLASS WINDOW UNIT SYSTEM w/ INTEGRATED PTAC LOUVER - REFER TO WINDOW SCHEDULE & FLOOR PLANS.
- (8.5) PREFINISHED LOUVER - COLOR TO MATCH ALUM./GLASS WINDOW FRAME SYSTEM. REFER TO MECHANICAL FOR SIZE(S).
- (8.6) SPANDREL GLASS WINDOW UNIT w/ DUMMY LOUVER BELOW REFER TO WINDOW SCHEDULE & FLOOR PLANS.
- (9.1) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #1
- (9.2) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #2
- (9.3) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR #3
- (9.4) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT CORNICE SYSTEM - SLOPE TO DRAIN.
- (9.5) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT BANDING / HEADER FEATURE.
- (9.6) SPECIFIED EXTERIOR INSULATION FINISH SYSTEM BUILD-OUT WALL BASE.
- (10.1) BUILDING SIGNAGE - PROVIDE POWER & WOOD BLOCKING REQUIREMENTS, COORDINATE w/ SIGN MFR.
- (2.1) FINISHED GRADE - REFER TO CIVIL DWGS.
- (4.1) FACE BRICK - RUNNING BOND.
- (4.2) CAST STONE BASE.
- (4.3) CAST STONE HEADER / LINTEL.
- (4.4) CAST STONE CAPITAL / CORNICE.
- (4.5) BASE - FACE BRICK - RUNNING BOND.
- (5.1) PAINTED TUBE STEEL CANOPY FRAME FEATURE.
- (5.2) ALUM. LOUVER & FRAME. SIZE AS PER MECHANICAL PLANS.
- (5.3) PRE-FINISHED CORRUGATED METAL PANELS (HORIZONTAL) WITH CONCEALED FASTENERS-ATLAS "CORRA-LOK"
- (5.4) PRE-ENGINEERED METAL CANOPY ROOF SYSTEM w/ SUSPENSION RODS.
- (5.5) SECONDARY THRU-WALL ROOF OVERFLOW SCUPPER. FINISH TO MATCH ADJACENT WALL FINISH MATERIAL COLOR.
- (5.6) PREFINISHED ALUMINUM COPING WITH CONTINUOUS CLEATS.
- (5.7) PREFINISHED ALUMINUM FLASHING.
- (5.8) FULL SIZE VENT CAP. SIZE AS PER MECHANICAL.
- (6.1) SCHEDULED DOOR & FRAME- REFER TO DOOR SCHEDULE & FLOOR PLANS.
- (6.2) SCHEDULED I.R. CURTAIN WALL SYSTEM - REFER TO WINDOW SCHEDULE & FLOOR PLANS.
- (6.3) SCHEDULED I.R. STOREFRONT WINDOW SYSTEM - REFER TO WINDOW SCHEDULE & FLOOR PLANS.

GENERAL NOTES:

1. THE DRAWINGS, SPECIFICATIONS, INTERIOR DESIGN MANUAL, GEOTECHNICAL REPORT, 2017 FBC, AND HILTON GARDEN INN STANDARDS ARE COMPLEMENTARY AND INTERRELATED. WORK OF ANY INDIVIDUAL TRADE IS NOT CONFINED TO SPECIFIC DOCUMENTS, CHAPTERS OR LOCATIONS. THE CONTRACTOR AND ALL SUB CONTRACTORS SHALL REVIEW, COORDINATE AND EXECUTE THE WORK BASED ON ALL OF THESE DOCUMENTS.
2. FOLLOW MANUFACTURER'S INSTRUCTION, DETAILS AND SPECIFICATIONS FOR ALL CONSTRUCTION MATERIALS AND SYSTEMS.
3. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS.