



City of Pensacola

Architectural Review Board

Agenda - Final

Thursday, September 17, 2020, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

MEETING POSTPONED: Rescheduled Date is September 30, 2020

Call to Order / Quorum

1. [20-00585](#) SWEARING IN NEW APPOINTMENT (BRIAN SPENCER).

Approval of Minutes

2. [20-00545](#) AUGUST 20, 2020, ARCHITECTURAL REVIEW BOARD MINUTES

Attachments: [August 20, 2020, ARB Minutes](#)

Open Forum

New Business

3. [20-00546](#) ITEM 1 - 100 W. BRAINERD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA
CONTRIBUTING STRUCTURE

Attachments: [Florida Master Site File](#)
[Images](#)
[Application Packet](#)

4. [20-00549](#) ITEM 2 - 434 E. INTENDENCIA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HR-1
NON-CONTRIBUTING STRUCTURE

Attachments: [Images](#)
[Florida Solar Rights Law](#)
[Application Packet](#)

5. [20-00551](#) ITEM 3 - 319 W. GADSDEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2
CONTRIBUTING STRUCTURE
- Attachments: [Florida Master Site File](#)
 [Images](#)
 [Administrative Variance](#)
 [Application Packet - REVISED 9.15.2020](#)
6. [20-00552](#) ITEM 4 - 226 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / WOOD COTTAGES
CONTRIBUTING STRUCTURE
- Attachments: [Florida Master Site File](#)
 [Images](#)
 [ARB Minutes from 7-16-20](#)
 [Historic Trust Memo 7-13-20](#)
 [Application Packet](#)
7. [20-00554](#) ITEM 5 - 425 AND 427 E. ROMANA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1, BRICK STRUCTURES
CONTRIBUTING STRUCTURE AND NEW CONSTRUCTION
- Attachments: [Florida Master Site File](#)
 [Images](#)
 [ARB Minutes from 5-21-20](#)
 [March 2019 and May 2020 Conceptual Materials](#)
 [Application Packet - REVISED 9.15.2020](#)
 [Added Materials Information - 9.14.2020](#)
8. [20-00553](#) ITEM 6 - 43 S. PALAFOX PLACE - REMOVED
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A
CONTRIBUTING STRUCTURE
9. [20-00571](#) ITEM 7 - 611, 621 AND 631 N. DAVIS HIGHWAY
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-2
NEW CONSTRUCTION
- Attachments: [Images](#)
 [Application Packet](#)

10. [20-00555](#) ITEM 8 - 205 E. ZARAGOZA STREET
 PENSACOLA HISTORIC DISTRICT / ZONE HC-1
 NON-CONTRIBUTING STRUCTURE

Attachments: [Images](#)
 [Application Packet](#)

Adjournment

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

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 435-1606 (or TDD 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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00585

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/15/2020

SUBJECT:

Swearing in NEW appointment (Brian Spencer).

BACKGROUND:

Mr. Spencer has been appointed by City Council to fill a vacant membership position ("One (1) member who is a property or business owner in the Palafox Historic Business District or the Governmental Center District"). This term expires on September 30, 2021.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00545

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/9/2020

SUBJECT:

August 20, 2020, Architectural Review Board Minutes



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

August 20, 2020

MEMBERS PRESENT: Vice Chairperson Crawford

MEMBERS VIRTUAL: Board Member Fogarty, Board Member Mead, Board Member Salter, Board Member Villegas

MEMBERS ABSENT: Chairperson Quina, Board Member Campbell-Hatler

STAFF PRESENT: Historic Preservation Planner Harding, Board Advisor Pristera (virtual), Planning Services Director Morris (virtual), Senior Planner Statler, Assistant City Attorney Lindsay (virtual), Network Engineer Chris Johnston, Digital Media Coordinator Rose

OTHERS PRESENT VIRTUAL: Jim Veal, Morgan Spear, Brenda McCastle, Damian Schrey, George Williams, Kelly Wieczorek, Tom Akin

CALL TO ORDER / QUORUM PRESENT

Vice Chairperson Crawford called the Architectural Review Board (ARB) meeting to order at 2:09 p.m. with a quorum present and explained the procedures of the virtual Board meeting.

APPROVAL OF MINUTES

Board Member Mead made a motion to approve the July 16, 2020 minutes, seconded by Board Member Fogarty, and it carried unanimously.

OPEN FORUM - None

NEW BUSINESS

Item 1

820 E. La Rua Street

OEHPD

New Accessory Structure

OEHC-1

Action taken: Approved with abbreviated review.

Jim Veal is requesting approval to construct a new accessory structure in place of a recently approved garage. The original design was finalized and approved by the Board in December 2019.

Mr. Veal presented to the Board and stated the previously approved garage included an automobile turntable for the convenience of the owners, but the owners decided the garage was too bulky and took up too much of the rear yard. Basically, this would now be a carport with storage, and the materials remained the same. Because of the proximity of the property line, the north wall would have 1 hr.-rated construction because of the difficulty in maintaining the north wall, and he wanted to use Hardi lapsiding for this wall. Vice Chairperson Crawford indicated this was an approved approach to the carport design and more in keeping with the scale of Old East Hill. Mr. Veal explained the larger than normal overhang was to allow the 3 point or 4 point turnaround. Board Member Mead did not have a problem with the scale of the columns, but asked if there was a way to reduce the façade of the gable and keep the overall configuration of the house. He asked if the column level could be raised and raise the height of the fascia while keeping the ridge height the same, it would effectively reduce the facade and accomplish the same purpose and visually be less out of scale with the columns. He provided a rudimentary sketch illustrating the changes. Board Member Fogarty agreed that it felt awkward, and asked if there was any way it could be extended to have three support columns. Mr. Veal suggested raising the ceiling of the carport and leaving the soffit and fascia which would accomplish what was suggested; he presented a drawing with his suggestions. Board Member Villegas added that the airflow vent on the primary structure was round at the front, and the gable vent should also be round to match.

Board Member Mead made a motion to approve as presented with modification of the front façade and treatment of the soffit, raising the roof as depicted, be submitted through an abbreviated review, with the addition of the round versus the rectangular gable vent; the motion was seconded by Board Member Villegas, and it carried unanimously.

Item 2

615 E. Belmont Street

OEHPD

Contributing Structure

OEHR-2

Action taken: Denied without prejudice.

Ms. Spear is requesting approval for modifications and additions to a contributing structure. Ms. Spear addressed the Board and stated the sidewalk to the home measured 28' and the proposed driveway would be 20' in depth, and they thought this was sufficient. She also stated they had issues with the on-street parking because of the commercial businesses on Wright Street. She indicated a 30" porch would be agreeable; she was open to suggestions for the columns.

Vice Chairperson Crawford stated at the 30" porch height, no railing was required; the style of the porch columns was common on beach houses and more modern structures. OEH illustrations show a top and bottom rail which are more parallel to the ground. Ms. Spear stated she was concerned for privacy on the porch as well as safety, but was open to anything to allow her to protect those issues. Board Member Mead addressed the brick steps and suggested if they were using brick, to extend the line of the stair to both columns and extend the walkway to the same width. Vice Chairperson Crawford suggested ripping the steps out and making it clean. Board Member Mead explained that new footers would be set for the railings without getting them involved with the brick. Board Member Villegas asked about the brick pavers, and the walkway was determined to be full brick. She agreed

with the 30" railing and spindle work.

Board Member Mead stated the outbuilding was keeping with the main structure, and it was determined to be in the actual yard. After the tree removal, the shed would be pulled forward and still retain a full 20' driveway. Board Member Mead was concerned with the amount of concrete for the driveway and echoed the OEH comments. Ms. Spear stated they originally planned to construct a ribbon drive. Board Member Mead indicated he would not have a problem with a dual ribbon drive. Vice Chairperson Crawford explained the prevalent character in OEH is a single ribbon drive, and permeable pavers are not historically appropriate, and the ribbon drive or brick pavers would be more suitable. Ms. Spear stated the ribbon driveway was her original idea, and they could push the shed back if needed. They liked the idea of enclosing the front yard with the picket fence; Vice Chairperson Crawford advised the fencing detail would need to be provided. Board Member Salter stated if the applicant placed the railing around the front porch, and that railing is painted white, the railing on the house should be painted to match. The materials for the shed would not be appropriate since it would be highly visible from the street; it should match the siding of the house. Ms. Spear confirmed the shed would match the materials of the house. Board Member Salter asked if there would be any brick around the porch area, and Ms. Spear indicated the concrete was cracked, but they did not intend to infill with brick.

Board Member Salter emphasized there were no specifics on the fencing, and there needed to be more conversation on the driveway. He asked if there was enough for submittal to be approved. Board Member Villegas agreed the proposal needed to return with the full explanation and illustration of what would be constructed. It was determined the shed was being built and not pre-fabricated; it was also noted that the gable vents needed to match the primary structure. Ms. Spear explained the fencing was flat-top wood, but the picket fence detail was not a part of this package.

Board Member Villegas made a motion to deny without prejudice, and the applicant could return and address the specifics of this project; Board Member Salter, seconded the motion, and it carried unanimously. Vice Chairperson Crawford indicated the major points had been resolved, but the Board needed visual material to memorialize this as a part of the record.

Item 3

412 W. Gonzales St

NHPD

Contributing Structure

PR-1AAA

Action taken: Approved with abbreviated review (Crawford).

Brenda McCastle is requesting approval to rebuild a front porch and carport. Exterior work to both began as minor repairs and unexpectedly resulted in the removal of the structures. An Abbreviated Review to rebuild the porch and carport was referred to the full board since the scope of work exceeded minor repairs, and structural plans for the reconstruction were requested.

Ms. McCastle presented to the Board. Vice Chairperson Crawford asked Advisor Pristera his opinion if the porch was an add-on or an original component. Advisor Pristera believed it was original, it fit the character of the house, and he would like to see it remain. Board Member Salter noted that in the original photographs, the porch had very little slope to it. Vice Chairperson Crawford noted the porch looked appropriate at the front, and they were

matching the original columns; the new slope might be correcting a problem. Board Member Villegas explained it seemed like the original roof was minimal, but the proposed roof was probably resolving an issue. If they could maintain the original visual, she would not have a problem with it. Advisor Pristera stated when it was originally built, the roof was shallow, they probably had water issues, and this would be a compromise in addressing the water issues as long as it looks fairly similar to the original house. The drawings did not show the double columns. Board Member Villegas thought the renderings needed to be accurate since the sketches do not have double columns. Vice Chairperson Crawford suggested the side elevation show more of the house to the right and show the columns accurately with the eave detail. Board Member Mead was disturbed to see the porch come down, but thought as long as the overall visual dominance of that strong line supported by the double columns is maintained, he was open to the general direction of the proposal. Staff advised that all original columns had been saved, and the intention was to put everything back as close as possible. Board Member Salter explained where the porch tied into the existing gable was really unknown; a specific drawing on how this porch tied into the front gable, showing the columns was necessary. Ms. McCastle explained the particular design was flat and allowed water damage. Staff advised an abbreviated review could be assigned to any member of the Board. Board Member Villegas agreed if the intent was to save the architectural presence in North Hill, and if someone from the Board was verifying that.

Board Member Mead made a motion to approve with the moving forward of the reconstruction with submitted details to show the points of concern regarding connection and how they treat the slope of the roof consistent with returning the visual façade to its original condition with the original materials which do not have to be replaced; that it be submitted for an abbreviated review performed by Vice Chairperson Crawford; if it varies significantly from that or otherwise affects its ability to return to its original condition, it be resubmitted for further review after the abbreviated review. Vice Chairperson Crawford amended the motion to include the detail on the porch ceiling and other materials. It was accepted. Board Member Salter amended the motion to ask that the revised drawings be true to scale. It was accepted. The motion was seconded by Board Member Villegas, and it carried unanimously.

**Item 4
New Construction**

407 E. Intendencia St

**PHD / HR-1
Wood Cottages**

Action taken: Approved with abbreviated review.

Damian Schrey, Highpointe DBR, LLC, is seeking final approval for the construction of a new single family residence and a detached garage with an accessory residential dwelling on the second level. This project received conceptual approval in August 2017 and a Variance to increase the maximum allowable height from 15 feet to 26 feet for an accessory residential dwelling located 3 feet from the property line was also granted.

Mr. Schrey addressed the Board. Staff advised the variance was approved with the understanding that the two heritage trees in the rear would be saved. Board Member Mead addressed middle banding; the cantilevered balcony on the rear and the dimension of the header beam on the porch on the front, and if something closer to that dimension was

incorporated underneath the water table, it would present a better definition to that line with a more consistent visual. Also, the roof for the cantilevered porch looked dangling; Mr. Schrey advised he could add brackets to the roof itself. Board Member Salter asked about the shutters, and they were determined to be operable and appropriately sized. He advised the fixture which makes this a modern style was the two or three horizontal windows in the bathroom spaces – was it possible to make them more square or reduce the one for the bathroom. Mr. Schrey advised they could enlarge those windows if necessary. Board Member Mead pointed out the other element that gives the appearance of a modern structure was where the window sits in terms of the wall – the windows are too far out and need to be recessed. Mr. Schrey stated the face of the sash is usually relatively near the face of the trim. The aluminum clad version of Jeld-Wen are more recessed. He advised they could look at methods of installation for recessed windows. Board Member Mead presented a visual example for consideration. Vice Chairperson Crawford indicated a wood fence would be more appropriate for this style; the metal fence would be appropriate for the pool. Board Member Villegas pointed out the fencing should not be staggered and should mimic the railing on the porch. Mr. Schrey suggested it could be a struck-through knuckled fence.

Board Member Mead made a motion to approve for submission of an abbreviated review with details to show a more dimension mid-body band consistent with the depth of the cantilevered beam and beam header on the front and rear porch balconies respectively; that the comments which were agreeable to the applicant regarding the proportion and shape of the windows be addressed in those details; that the roof projection over the cantilever be either supported by brackets or carry the columns on the cantilevered portion up to the roof at the applicant's option; that the details on the fence be submitted in detail to show the knuckle pattern consistent with the reverse pattern on the balconies on the house with struck-through by pickets in a pattern to be approved in the abbreviated review. Board Member Salter amended the motion for the front elevation porch height at a minimum of 24" which was accepted. Board Member Villegas seconded the motion, and it carried unanimously.

Item 5

33 W. Garden Street

PHBD / C-2A

Demolition

Action taken: Approved.

George Williams is requesting approval for the demolition of an existing bank drive-thru and associated structures. In its place, the applicant is proposing to construct a new two-story bank building.

Mr. Williams presented to the Board and stated Beach Bank is a tenant in this building. The tenant and the landlord have opted to have the bank relocate, and the bank has opted to eliminate the drive-thru teller service at the new location. It was a 3-lane drive-thru on the corner, which created a traffic problem; the plan was to remove the 3-lane drive-thru and the roof associated with it. (The Board then moved to Item 6.)

Board Member Mead made a motion to approve the demolition, seconded by Board Member Villegas, and the motion carried unanimously.

Item 6

33 W. Garden Street

PHBD / C-2A

New Construction

Action taken: Approved with abbreviated review.

George Williams is seeking final approval for a new two-story bank building which will replace the existing drive-thru. The proposed building will have a brick façade with a brick corbel accent along sections of the building. The windows and store fronts are proposed to be aluminum-clad and both brick arches and accents will be used for window headers. A canopy will also be installed on the building's rear along with improvements to the hardscape and landscape.

Ms. Wieczorek presented to the Board and stated that the Board had asked in the previous submittal that an entry be provided on Garden Street. With reduction to costs, the floorplan was reduced. The original building was a 3-story warehouse. They wanted to be consistent but added several changes to tie into the contemporary buildings to the west. They were proposing the more traditional red brick and the modern monolithic gray brick. They were using an aluminum storefront system and had incorporated an applied muntin product for the warehouse aesthetic. She pointed out this was the bookend to the block, and they were limited to two stories. The parapets conceal the roof-mounted equipment. They would use a gray-tint glass for the windows. Vice Chairperson Crawford asked if the 4' parapet would screen all the equipment, and Ms. Wieczorek advised they were looking at site plans for all the equipment, and it would be a package rooftop system.

Board Member Salter addressed the south elevation where it appeared historic, but the first floor entry door seemed to lack brick detail. Ms. Wieczorek agreed they could probably add the brick. Board Member Salter pointed out that smooth brick that is mortar matched actually de-emphasizes the brick and reads more as stucco. Vice Chairperson Crawford agreed in matching the color, you lose the human scale. Board Member Mead agreed matching the mortar reads as a stack of units as opposed to a surface. Board Member Villegas liked the contrast but was concerned with the trim on the windows of the red brick and thought it might be softened; Ms. Wieczorek stated it would be the same color as the mortar. Regarding the canopy, Ms. Kelley stated it would be covering the ATM only; Board Member Mead agreed that the projection should be brought back closer to the building. It was determined there was no landscaping on Baylen since the building is pulled up to the property line.

Ms. Wieczorek advised the signage would be on the west side and south side of the building. A plaque would be placed on the north side. Board Member Mead addressed the windows on the ground floor in the warehouse portion and suggested they carry down the metal treatment as though that's complete infill rather than have the masonry component.. Board Member Fogarty had no problem with the color of the brick and mortar on the modern portions, but thought it might be interesting to have the mortar a couple of shades darker.

Board Member Salter made a motion to approve, excluding signage and lighting; an abbreviated review on modifications to the south elevation which includes adjustments as discussed to the back awning as well as detailing around the door openings to include more historic type detailing; the final brick and mortar color; landscape plan and the infill detail below the ground floor windows of the historic section. Vice Chairperson Crawford amended the motion to include an abbreviated

review for the real size of rooftop mechanical equipment to be indicated on a drawing. It was accepted. It was determined the Board had enough information to move forward on the foundation. Board Member Villegas amended the motion to address the upper windows on the historic section, and it was accepted. The motion was seconded by Board Member Mead and carried unanimously.

Item 7

121 S. Palafox St

PHBD / C-2A

Contributing Structure

Action taken: Approved three signs.

Tom Akin is requesting approval for approximately 65.84 square feet of exterior vinyl widow signage. Based on the business' street frontage, the applicant is allowed a combination of wall signage of no more than 83 square feet (10% of the street front elevation). Although window stickers are considered a type of permanent accessory sign, the applicant was not aware that ARB review was required for this type of sign. Since the existing windows are heavily tinted, the applicant is also unable to relocate the signs to the interior of the windows which would not require ARB review. An abbreviated review for this item was referred to the full board in July 2020 for a discussion on the appropriateness of the proposed signage and for a general discussion on vinyl window signage along Palafox Street.

Board Member Mead informed the Board he had an appointment at 5:50 pm and stated he had no objection to the applications pending.

Mr. Akin addressed the Board and apologized for not obtaining a permit. Board Member Mead advised as far as the use of vinyl signs, he didn't have a problem with them especially in the Historical Business District because historically, painted and artistically appropriate signage on windows was historically known and had typically been done in a pleasing and representative fashion for the businesses and endured for periods of time before they were either refurbished, replaced or changed entirely. He understood not placing them inside because of the nature of reflective film and the temperature on the inside. He felt the purview of the Board should address the overall design of the signage in terms of its treatment with regard to the present façade and the surrounding businesses, and the arrangement and application of the proposed signage on the windows. He liked what was being done with the entry surround and the door appliques, which were in keeping with traditional uses of paint on glass commercial signage. Even though the façade was not back where we would want it, the other three applications were not in keeping with that since they were applied somewhat haphazardly. In the lower tier window, they needed to be higher and in the upper tiers and arranged in a more pleasing composition as the signs around the door; the three facing Palafox needed to be reviewed for right scale, composition and if the overall impact was correct for the district. He had no problem in approving the door; the lettering on the two sides should be brought to scale and adjusted. Vice Chairperson Crawford confirmed 10% of street frontage could be signage, but this was a very unusual building; the armed sign came through an abbreviated review and was accepted. He agreed there was a haphazard nature to the signage and did not know of any other location on Palafox which had the entire storefront system as its sign. Staff confirmed for attached wall signage, it could be a combination up to the 10% of the storefront.

Board Member Villegas liked the style of the entryway but had a problem with the hours of

operation being on the side and not on the front door which seemed to be an advertisement for Happy Hour; this was not appropriate for Palafox and took away from the business. Staff stated when these types of applications come through an abbreviated review for allowed types of signage for the building, they ask does it fit in with the size requirements, and does it fit in with the overall character of the district. The intent of the signage was not really addressed but addressed in the overall character of the surrounding area. The way the Ordinance is written, 10% of the street front façade up to 200 sq. ft. It is applied according to 10% of individual storefronts which does not push the overall signage of the building over 200 sq. ft. Board Member Mead explained the Board should be reviewing the color or configuration of the signage in relation to the overall façade. He felt it was appropriate to have a single white lettering and imagery on a building of such a plain façade; anything other than that would be fighting with the façade. Board Member Fogarty stated the entryway was too cluttered, and she was confused on the business name itself. She suggested simplifying the signage; the 5 Barrel signage could be scaled down, and she felt the overall signage should be simplified. Mr. Akin noted the points were valid and appreciated any input the Board could offer.

Board Member Salter advised he received the abbreviated review and walked down Palafox and noted quite a few businesses with vinyl signage on the windows. When they worked, it seemed they were focused on the name or the graphic image near the logo of the business – less wordage or function and more graphics. He pointed out the Taproom and hours of operation and happy hour were more function, and those hours could change. The more graphic oriented for the business logo would be more appropriate signage. Staff confirmed the majority of the vinyl window signage on Palafox had not been approved; they were easy to install and remove, and we don't have the staff to regulate all the signage on Palafox. When they did come for abbreviated review, it was because someone complained or called in a 311 issue on a specific area or specific building; the result of the investigation is usually to place the vinyl stickers on the inside; in this situation, the tinted windows prevented that. He did state that he appreciated the applicant's willingness to come before the Board, and he had been great to work with.

Board Member Salter made a motion to approve the signage of the barrel and the 5 above the door that is graphically or logo-oriented; the 5B design on the doors that is graphically-oriented in type, and approve the style of the 5 barrel brewery taproom logo on Palafox Street because of its graphic representation of the business name; not approve the brewery happy hour, the brewery hours or the large brewery or taproom signage located on either side of the door. The motion was seconded by Board Member Villegas and carried unanimously. Staff advised when these items come before the Board, they generally waive any type of Code Enforcement fees, but it was up to the Board on when the signage needed to be removed; it was decided that the Board would work with the applicant.

Item 8

205 E. Zaragoza St

PHD / HC-1

Non-Contributing Structure

Action taken: Approved with comments.

Ross Pristera, UWF Historic Trust, is requesting approval to repair the south porch on the Tivoli High House replica. The scope of work will include board-for-board replacement of

the wood railings, trim and second floor decking and the replacement of the ground floor wood decking with Aeratis. The south elevation will also be repainted with the existing paint palette.

Advisor Pristera addressed the Board and stated the Board had approved the Aeratis product for North Hill. He stated the tongue and groove matched other decks. Vice Chairperson Crawford explained the design expands and contracts, but this product might be better than similar products, but there had been problems with them wanting to pop up which was tied to the fact they were tongue and groove. Advisor Pristera noted the problems since it would be south facing. Board Member Salter explained this was a replica with the intent to represent what was there, not just in look but in construction. This building represented what it would have looked like historically in Pensacola. He didn't think it was right to change materials which defeated the intent of the building. Board Member Fogarty agreed because the purpose was to replicate, and this material did not do that as well as the real thing. Board Member Villegas agreed that precedence comes into play even though it was the south side of the building since those small allowances add up. Whereas the Historic Trust is as responsible as one can be, that was not the fight we normally have, and she could not agree with this. Advisor Pristera stated they would probably have to reconsider anyway since the budget for this project was cut and asked if they went back with wood, could a lighter natural wood color be approved. Board Member Villegas felt going back with a natural color was more in line with what was there. Advisor Pristera stated they used wood and allowed it to grey out naturally. Board Member Salter agreed and did not feel dark grey paint was a necessary aspect of the historic nature. Advisor Pristera stated they would lean toward the wood they have used and could submit the details for an abbreviated review. Staff advised this would be submitted for a full Board review or the Board could make a motion to send this to an abbreviated review. Vice Chairperson Crawford explained because it would be not be board-for-board, it would be replacing a non-tongue and groove system with a tongue and groove system, and the Board would want to see those details and should be presented to the full Board. Staff advised that full replacement would trigger a full Board review.

Board Member Salter made a motion to approve the wood railing trim and second floor replacement with board-for-board material as well as repaint of the existing paint palette, and non-approval of the Aeratis decking for the first floor. The motion was seconded by Board Member Villegas and carried unanimously.

DISCUSSION: Historic Preservation Planner Harding advised that in October, Chairperson Quina's appointment was up for nomination as well as Board Member Hatler-Campbell's. Vice Chairperson Crawford suggested names for nomination be submitted to staff for consideration. Applications would be submitted to Council; the chairperson must be a registered architect and be a resident of the city. Ms. Hatler-Campbell's position would be a property owner or business owner in the Palafox Historic Business District or the Governmental Center District. Staff explained there was a lot of opportunity to begin involving the DIB in this process. The deadline was noted as August 24, 2020.

ADJOURNMENT – With no further business, the meeting adjourned at 5:38 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "G. Hardy", written in a cursive style.

Historic Preservation Planner Harding
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00546

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/9/2020

SUBJECT:

New Business - Item 1
100 W. Brainerd Street
North Hill Preservation District / Zone PR-1AAA
Contributing Structure

BACKGROUND:

Nicholas Forte is requesting approval to construct a new side yard driveway, porch stairs and a replacement walkway with matching pavers located in the rear yard. The applicant is also requesting approval to pave the enclosed west side yard and a small sand area between the front porch and front Magnolia Tree with matching pavers. The pavers will be Belgard Appian-Stone, color mix 32.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-10(B)(6) *NHPD, Alterations or additions to existing contributing structures*
Sec. 12-2-10(B)(5)(a) *NHPD, Off-street parking*

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES600

Site Name Covington, Terrell House 830 = = Survey Date 8005 820 = =
Address of Site: 100 W Brainard St, Pensacola, FL 32501 905 = =
Instruction for locating On NW corner N Baylen St and W Brainard St 813 = =

Location: Belmont Tract 64 10 868 = =
subdivision name block no. lot no.

County: Escambia 808 = =

Owner of Site: Name: Allen, Mabel J

Address: 100 W Brainard St 902 = =
Pensacola, FL 32501

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

Recorder:

Name & Title: Gantzhorn, Alan ; Guedez, Susan

Address: HPPB 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =

Check One		Check One or More		Present Use <u>Residence</u>	850 = =
<input type="checkbox"/> Excellent	863 = =	<input checked="" type="checkbox"/> Altered	858 = =	Dates: Beginning <u>c+1924</u>	844 = =
<input checked="" type="checkbox"/> Good	863 = =	<input type="checkbox"/> Unaltered	858 = =	Culture/Phase <u>American</u>	840 = =
<input type="checkbox"/> Fair	863 = =	<input checked="" type="checkbox"/> Original Site	858 = =	Period <u>20th Century</u>	845 = =
<input type="checkbox"/> Deteriorated	863 = =	<input type="checkbox"/> Restored () (Date:) () 858 = =			
		<input type="checkbox"/> Moved () (Date:) () 858 = =			

NR Classification Category: District 916 = =

Threats to Site:

Check One or More

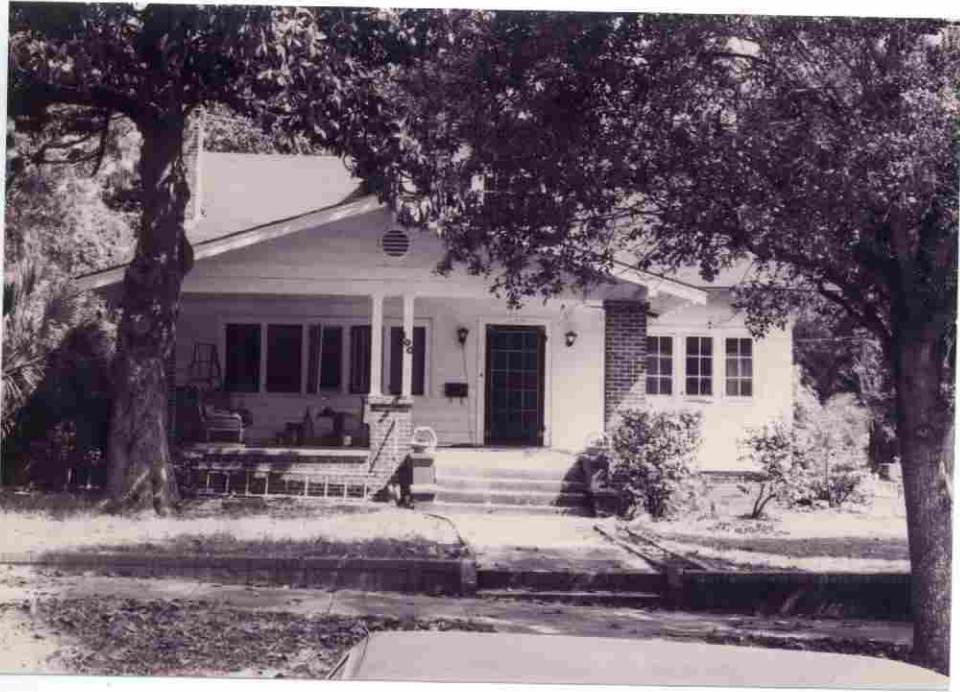
<input type="checkbox"/> Zoning (<u>X</u>) 878 = =	<input type="checkbox"/> Transportation () 878 = =
<input type="checkbox"/> Development (<u>X</u>) 878 = =	<input type="checkbox"/> Fill () 878 = =
<input type="checkbox"/> Deterioration (<u>X</u>) 878 = =	<input type="checkbox"/> Dredge () 878 = =
<input type="checkbox"/> Borrowing (<u>X</u>) 878 = =	
<input type="checkbox"/> Other (See Remarks Below): 878 = =	

Areas of Significance: Architecture, History 910 = =

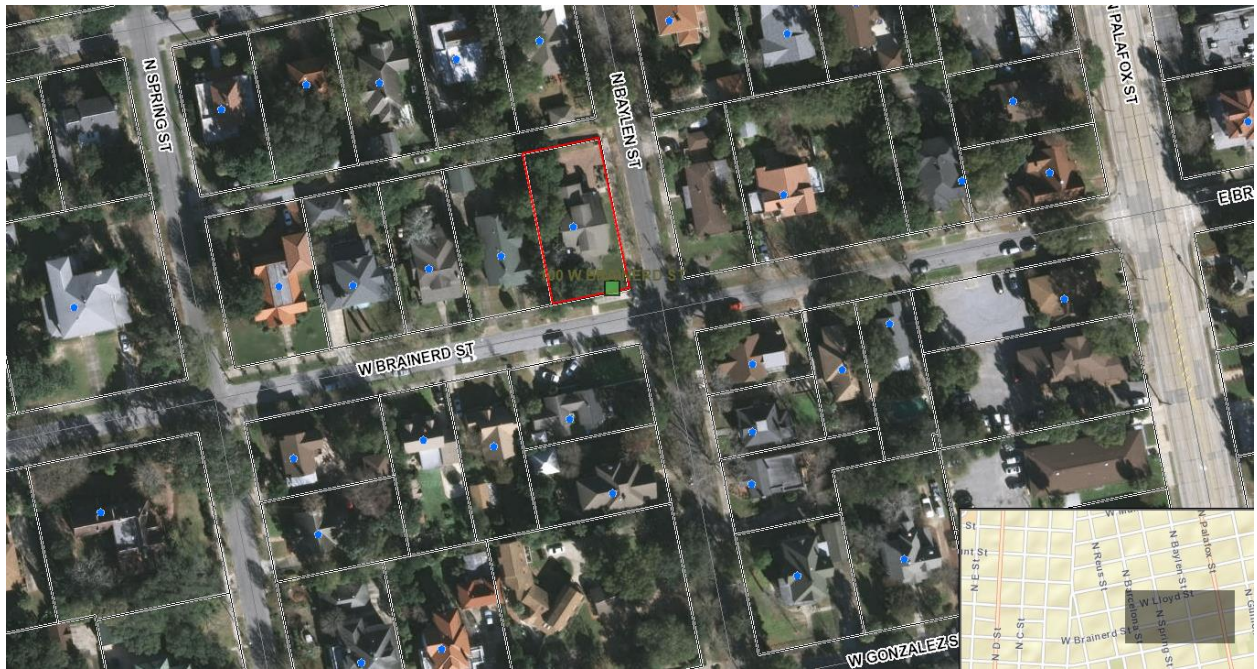
Significance:

Another example of bungalow style architecture, this house was owned by Terrell Covington, secretary-treasurer of the Scott Real Estate Agency. Covington's father, Henry, was prominent in the Naval stores industry in Pensacola.

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



100 W. Brainerd Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 8/26/2020

Project Address: 100 W Brainerd St., Pensacola, FL 32501

Applicant: Nicholas Forte

Applicant's Address: 100 W Brainerd St., Pensacola, FL 32501

Email: nickforte@verizon.net **Phone:** 703-975-5811

Property Owner: _____

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

Application is hereby made for the project as described herein:

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

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Four parts:

(A) Construct a new driveway using pavers on the front side of the house, and new stairs (18"H x 72"W x 26"D) surfaced with pavers from this driveway to the front porch.

(B) Installing pavers on front walkway.

(C) Installing pavers on enclosed side yard.

(D) Optional: Add pavers to existing sand area between front porch and Magnolia tree.

All pavers to match existing pavers used in back driveway and patio area (Belgard Appian-Stone, color mix 32).

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

Applicant Signature

8/26/2020

Date

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

20' ALLEY (OPEN)

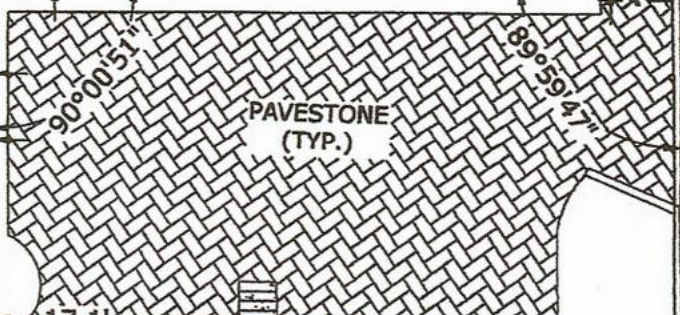
72.5' (P)
72.52' (F)

TRASH
CONTAINER
AREA

UTILITY
POLE
SET NAIL
& CAP LB
8091

SET NAIL
& CAP LB
8091

0.4'
1.3'



WEST R/W LINE

BAYLEN STREET (P)
N. BAYLEN STREET (F)
(50' R/W)
140' (P)
140.00' (F)

LOT 9

Pavers on side yard
(not drive-able)

140.32' (F)
140' (P)

TWO STORY
RESIDENCE

LOT 10,
BLOCK 64

CONC. S/W (TYP.)

FENCE
BUILT TO
PALM TREE

New stairs

New driveway (pavers)

SET NAIL & CAP
LB 8091 ON
RETAINING WALL

COVERED
AREA

Optional: Pavers
on existing sand
area

0.7' WIDE
BLOCK
RETAINING
WALL (TYP.)

Pavers to be
added to existing
walkway.

FOUND
NAIL &
DISC 6993
(PI)

New driveway clear-cut (pavers)

72.54' (P)
BRAINERD STREET (P)
W. BRAINERD STREET (F)
(50' R/W)

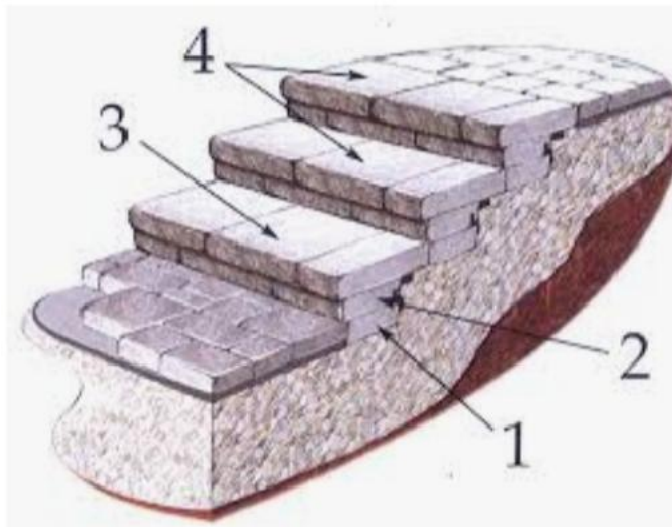
NORTH R/W LINE

Site photographs





Stair details



Product images

Existing pavers on north side of property

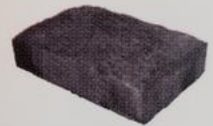


APPIAN-STONE®

2-Piece 60mm



$6\frac{5}{16} \times 6\frac{5}{16} \times 2\frac{3}{8}$



$6\frac{5}{16} \times 9\frac{7}{16} \times 2\frac{3}{8}$



Color Mix 32



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00549

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/9/2020

SUBJECT:

New Business - Item 2
434 E. Intendencia Street
Pensacola Historic District / Zone HR-1
Non-Contributing Structure

BACKGROUND:

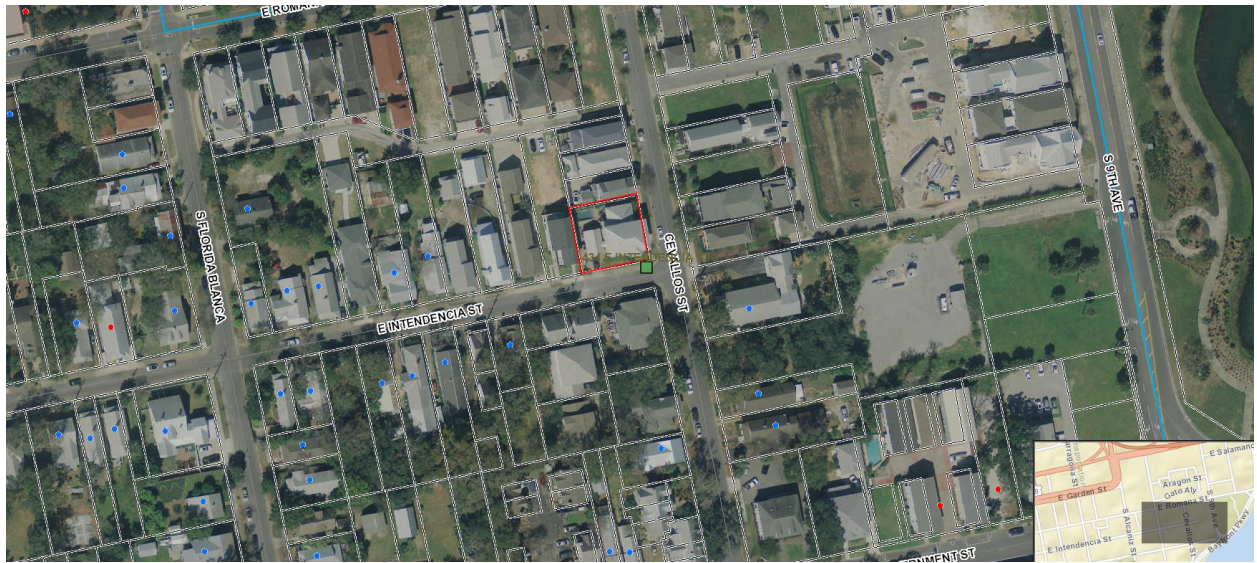
Ann Carver is seeking approval to add 36 solar panels to the roof of a non-contributing structure. Thirty-four (34) panels are proposed to be added to the west, south and east sides of primary structure's roof and two panels are proposed for the northeast side of the garage. Per Florida Statute Sec. 163.04(2), "a property owner may not be denied permission to install solar collectors [...] by any entity." However, "such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south provided that such determination does not impair the effective operation of the solar collectors."

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTION:

Florida Statute - Sec. 163.04 *Florida Solar Rights Law*
Sec. 12-2-10(A)(4)(a) *PHD, Procedure for review (all activities regulated by this subsection shall be subject to review and approval by the ARB*
Sec. 12-2-10(A)(7) *PHD, Alterations to non-contributing structures in the PHD*

434 E. Intendencia Street









Florida

Solar Rights Law

Florida law forbids ordinances, deed restrictions, covenants, or similar binding agreements from prohibiting solar equipment use. Under this law, a homeowner may not be denied permission to install a solar collector, clothesline, or other energy device based on renewable resources by "any entity granted the power or right in any deed restriction, covenant or similar binding agreement to approve, forbid, control, or direct alteration of property..."



While a homeowner cannot be prevented from installing a solar energy system, certain restrictions may be imposed without violating the law. However, those restrictions must be

reasonable, not arbitrary, and uniformly imposed on homeowners in the subdivision. The restrictions cannot act to impair the performance of a solar system or it may be seen as "effectively" prohibiting solar.

The law specifically prohibits a community association from preventing the installation of solar collectors on the roof. The association may determine where on the roof the collectors may be installed, so long as the installation is within the area required for its effective operation, that is, south, or east or west of due south. The association is, thereby, limited in imposing requirements which would effectively restrict the system's operating efficiency or increase the installation cost. As such, requirements for screening the system from view, whether by trees or fences, ground-mounting, or limiting visibility from the street, are contrary to the spirit and letter of the law if the result impairs the efficiency of the system.

There has been some litigation with respect to the applicability of Section 163.04. However, most cases have been resolved through mediation. One such case involved the installation of a solar pool heater on the roof of a home. In this case, the association filed an injunction requesting removal of the rooftop system and instead required that the system be ground-mounted. This change would have impaired the system's operating efficiency; and the yard space was insufficient to allow ground mounting. The parties settled, with the homeowner's prevailing on the issue of roof mounting. Although the collectors were relocated to a less conspicuous area on the roof, more panels were added to compensate for the loss of system efficiency.

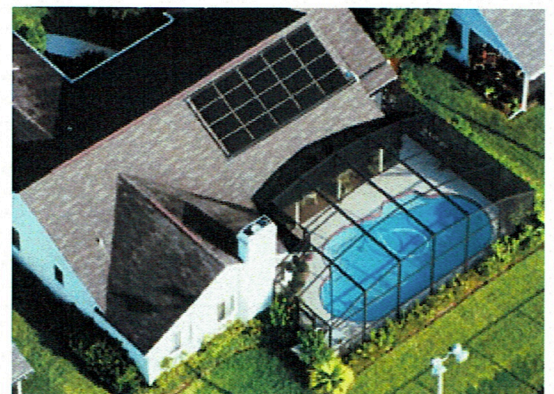
Another case dealt with the denial of a residential pool heating system. This case was decided in favor of the association based on

the sole issue of whether Section 163.04 applied to homeowner associations. The court held that the law did not apply to homeowner associations. Subsequently, the law was amended to specifically include actions taken by homeowner associations.

More recently, there have been cases decided under 163.04 that have protected the right of homeowners to install tubular skylights on their residences, including condominiums and townhome villas where the devices were installed on common property. In both cases, the homeowners prevailed and the association was required to pay court costs and attorney fees – for themselves and for the prevailing homeowner.

The Legislature has made successive amendments to the statute to better state its intent to protect the right of all Floridians to use solar energy to reduce the cost of operating their homes, while at the same time reducing the state's dependence on fossil fuels. The law applies to all actions taken with respect to approval or denial of a solar system, regardless of when the community was instituted or when the association bylaws may have been adopted.

It is important to seek the approval of a homeowners association prior to the installation of a solar system. Section 163.04 does not waive the need for association approval if it is required by the governing documents.





Florida

Solar Rights Law

Florida Statute - Section 163.04

Energy devices based on renewable resources—

- (1) Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.
- (2) No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on the lots or parcels covered by the deed restrictions, covenants, or binding agreements. A property owner may not be denied permission to install solar collectors or other energy devices based on renewable resources by any entity granted the power or right in any deed restriction, covenant, or similar binding agreement to approve, forbid, control, or direct alteration of property with respect to residential dwellings not exceeding three stories in height. For purposes of this subsection, such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south provided that such determination does not impair the effective operation of the solar collectors.
- (3) In any litigation arising under the provisions of this section, the prevailing party shall be entitled to costs and reasonable attorney's fees.
- (4) The legislative intent in enacting these provisions is to protect the public health, safety, and welfare by encouraging the development and use of renewable resources in order to conserve and protect the value of land, buildings, and resources by preventing the adoption of measures which will have the ultimate effect, however unintended, of driving the costs of owning and operating commercial or residential property beyond the capacity of private owners to maintain. This section shall not apply to patio railings in condominiums, cooperatives, or apartments.

History—s. 8, ch. 80-163; s. 1, ch. 92-89; s. 14, ch. 93-249.

Florida Solar Energy Center®

A Research Institute of the University of Central Florida
1679 Clearlake Road, Cocoa, FL 32922-5703
321.638.1000 • www.fsec.ucf.edu • info@fsec.ucf.edu



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

**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: _____

Applicant: _____

Applicant's Address: _____

Email: _____ Phone: _____

Property Owner: _____

(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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Install and activate solar panel array and associated electrical connectivity for grid tie system per

stamped engineering plans. Property included in Pensacola historical district. Submitting for

ARB review and approval. Please see attached engineering packet. **Thank you.**

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.

Doug Nix

Applicant Signature

Date

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



Scott E. Wyssling, PE, PP, CME

Wyssling Consulting
76 North Meadowbrook Drive
Alpine, UT 84004
office (201) 874-3483
swyssling@wysslingconsulting.com

July 14, 2020

Jacob Humpherys, COO
Meraki Solutions
30700 Wekiva River Road
Sorrento, FL 32776

Scott E
Wyssling

Digitally signed by Scott E Wyssling
DN: C=US, S=Utah, L=Alpine, O=Wyssling
Consulting, CN=Scott E Wyssling +
E=swyssling@wysslingconsulting.com
Reason: I am the author of this document
Location: your signing location here
Date: 2020-07-14 15:20:33
Foxit PhantomPDF Version: 9.7.1

Re: Engineering Services
Carver Residence
434 East Intendencia Street, Pensacola, FL
10.000 kW System

Dear Mr. Humphreys:

Pursuant to your request, we have reviewed the following information regarding solar panel installation on the roof of the above referenced home:

1. Site Visit/Verification Form prepared by a Meraki Solutions representative identifying specific site information including size and spacing of rafters for the existing roof structure.
2. Design drawings of the proposed system including a site plan, roof plan and connection details for the solar panels. This information was prepared by Meraki Solutions and will be utilized for approval and construction of the proposed system.
3. Photographs of the interior and exterior of the roof system identifying existing structural members and their conditions.

Based on the above information we have evaluated the structural capacity of the existing roof system to support the additional loads imposed by the solar panels and have the following comments related to our review and evaluation:

Description of Residence:

The existing residence is typical wood framing construction with the roof system consisting of truss system with all chords constructed of 2 x 4 dimensional lumber at 24" on center. The attic space is unfinished and photos indicate that there was free access to visually inspect the size and condition of the roof rafters. All wood material utilized for the roof system is assumed to be Doug-Fir #2 or better with standard construction components. The existing roofing material consists of metal roofing. Photos of the dwelling also indicate that there is a permanent foundation.

A. Loading Criteria Used

- 160 MPH wind loading based on ASCE 7-10 Exposure Category "B" at a slope of 25 degrees
- 7 PSF = Dead Load roofing/framing Live Load = 20 PSF/ 0 PSF (where panels are installed)
- 3 PSF = Dead Load solar panels/mounting hardware

Total Dead Load = 10 PSF

The above values are within acceptable limits of recognized industry standards for similar structures in accordance with the (FBC 2017, 6th Edition). Analysis performed of the existing roof structure utilizing the above loading criteria indicates that the existing rafters will support the additional panel loading without damage, if installed correctly.

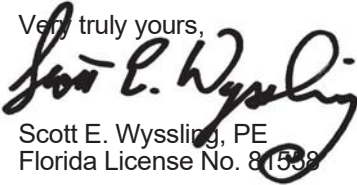
B. Solar Panel Anchorage

1. The solar panels shall be mounted in accordance with the most recent "*S-5 Installation Manual*", which can be found on the S-5 website (<http://s-5.com/>). If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation.
2. System will be attached to the metal roofing material utilizing the patented S-5 connection. Installation of the connections shall be in accordance with the manufacturer's recommendations.
3. Considering the roof slopes, the size, spacing, condition of roof, the panel supports shall be placed no greater than 48" o/c.

Based on the above evaluation, it is the opinion of this office that with appropriate panel anchors being utilized the roof system will adequately support the additional loading imposed by the solar panels. This evaluation is in conformance with the FBC 2017, 6th Edition, current industry and standards, and based on information supplied to us at the time of this report.

Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

Very truly yours,



Scott E. Wyssling, PE
Florida License No. 81558





CONTRACTOR INFORMATION:
Meraki Installers
484-663-3792
21 N New Warrington Rd
Pensacola, FL 32507
License # CVC57044

SITE INFORMATION:
Ann Carver
434 E Intendencia St, Pensacola, FL 32502
MAX CONTINUOUS AC SYSTEM SIZE: 10 kW AC
DC SYSTEM SIZE: 11.7 kW DC
Lat, Long: 30.411871, -87.206424
(36) Trinasolar 325 TSM-DD06M.05(II) PV MODULES
(1) SolarEdge SE10000H-US (240V) INVERTER(S)

DATE: July 10, 2020

PAGE: PV01 SHEET NAME: COVER PAGE
DRAWN BY: SoloCAD

AERIAL VIEW:



STREET VIEW:



SHEET INDEX:

PV01 COVER PAGE
PV02 PROPERTY PLAN
PV03 ROOF PLAN
PV04 ROOF ATTACHMENTS + BOM
PV05 MOUNTING DETAIL
PV06 ELECTRICAL DIAGRAM
PV07 LABELS
PV08 PLACARD
PV09 SITE PHOTOS



GENERAL NOTES:

1. INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEM SHALL BE IN ACCORDANCE WITH NEC ARTICLE 690, AND ALL OTHER APPLICABLE NEC CODES WHERE NOTED OR EXISTING.
2. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL COMPLY WITH NEC ARTICLE 110.
3. ALL WIRES, INCLUDING THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE IN ACCORDANCE WITH NEC ARTICLE 250
4. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE; THIS SYSTEM IS UTILITY INTERACTIVE PER UL 1741 AND DOES NOT INCLUDE STORAGE BATTERIES OR OTHER ALTERNATIVE STORAGE SOURCES.
5. ALL DC WIRES SHALL BE SIZED ACCORDING TO [NEC 690.8]
6. DC CONDUCTORS SHALL BE WITHIN PROTECTED RACEWAYS IN ACCORDANCE WITH [NEC 690.31]
7. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL JURISDICTIONAL BUILDING CODE.

DESCRIPTION OF DESIGN:

INSTALLATION OF GRID -TIED, UTILITY INTERACTIVE PHOTOVOLTAIC SYSTEM

EQUIPMENT:

MAX CONTINUOUS AC SYSTEM SIZE: 10 kW AC
DC SYSTEM SIZE: 11.7 kW DC
PV MODULES: (36) Trinasolar 325 TSM-DD06M.05(II)
INVERTER(S): (1) SolarEdge SE10000H-US (240V)
RACKING: IRONRIDGE XR FLUSH MOUNT RAILING & ROOF ATTACHMENT SYSTEM

APPLICABLE GOVERNING CODES:

2014 NATIONAL ELECTRIC CODE [NEC]
2015 INTERNATIONAL BUILDING CODE [IBC]
2015 INTERNATIONAL RESIDENTIAL CODE [IRC]
2015 INTERNATIONAL FIRE CODE [IFC]

SITE SPECIFICATIONS:

OCCUPANCY: R-3
ZONING: RESIDENTIAL
EXPOSURE CATEGORY: B



CONTRACTOR INFORMATION:
Meraki Installers
484-663-3792
21 N New Warrington Rd
Pensacola, FL 32507
License # CVC57044

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





DATE: July 10, 2020

PAGE: SHEET NAME:
PV02 PROPERTY PLAN

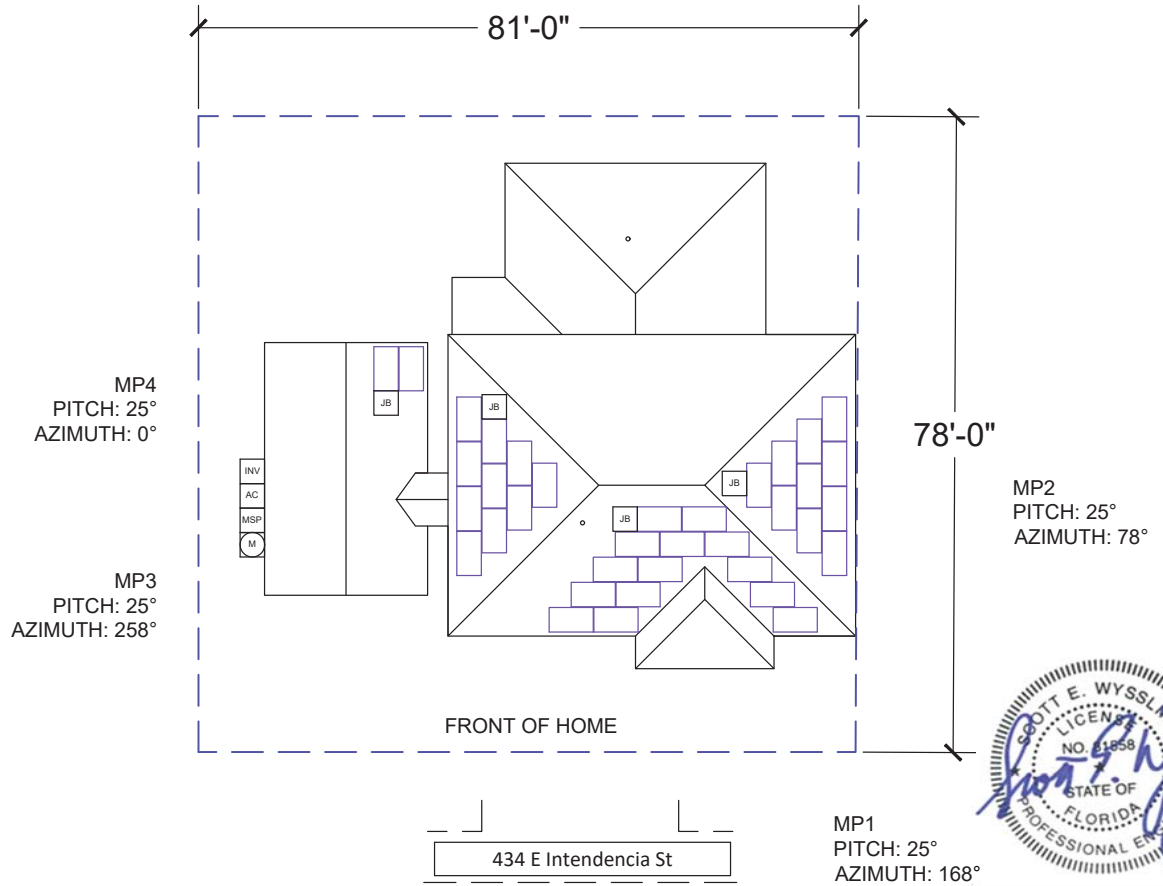
DRAWN BY: SCALE:
SoloCAD 1" = 15.24'



EQUIPMENT LEGEND:

-  UTILITY METER
-  MAIN SERVICE PANEL
-  VISIBLE, LOCKABLE, LABELED AC DISCONNECT
-  METER SOCKET (FOR UTILITY PV METER)
-  INVERTER
-  COMBINER BOX
-  LOAD CENTER
-  FIRE ACCESS PATHWAY (3' TYP)
-  PROPERTY LINE
-  BATTERY(IES)

VISIBLE, LOCKABLE,
LABELED AC DISCONNECT
LOCATED WITHIN 10'
OF UTILITY METER





CONTRACTOR INFORMATION:
Meraki Installers
484-663-3792
21 N New Warrington Rd
Pensacola, FL 32507
License # CVC57044

SITE INFORMATION:
Ann Carver
434 E Intendencia St, Pensacola, FL 32502
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(1) SolarEdge SE10000H-US (240V) INVERTER(S)

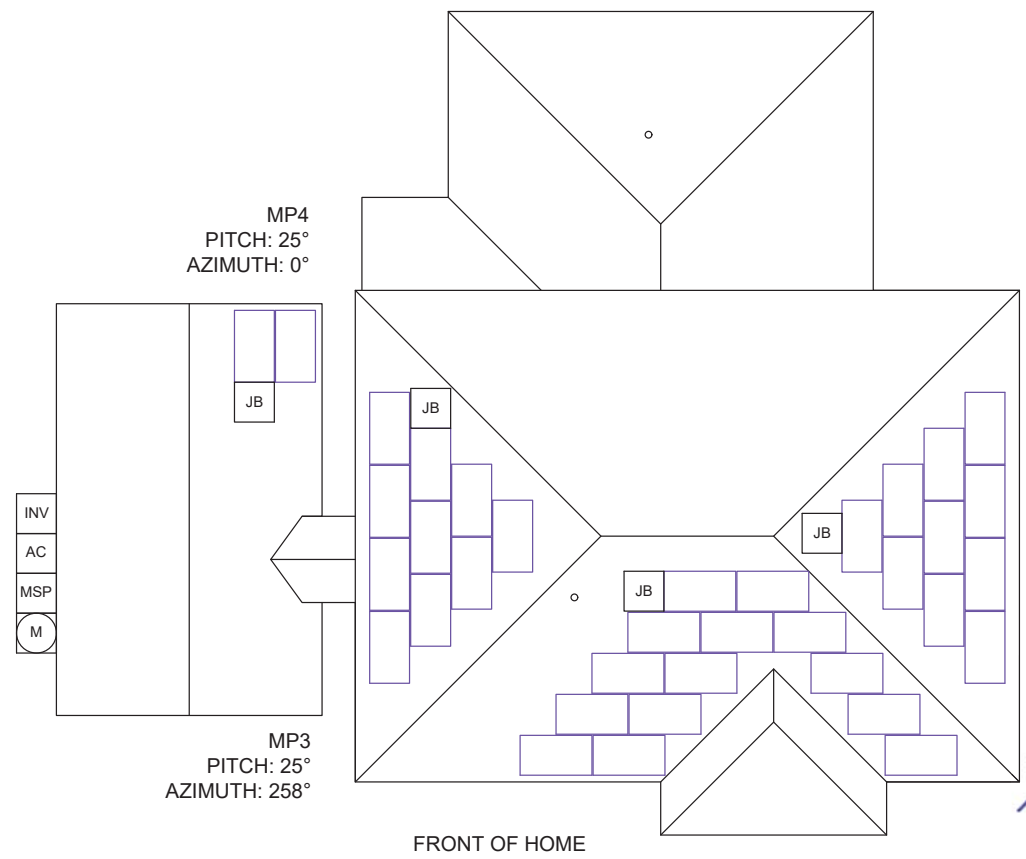
DATE: July 10, 2020
PAGE: PV03 SHEET NAME: ROOF PLAN
DRAWN BY: SoloCAD



EQUIPMENT LEGEND:

- UTILITY METER
- MAIN SERVICE PANEL
- VISIBLE, LOCKABLE, LABELED AC DISCONNECT
- METER SOCKET (FOR UTILITY PV METER)
- INVERTER
- COMBINER BOX
- LOAD CENTER
- FIRE ACCESS PATHWAY (3' TYP)
- BATTERY(IES)

VISIBLE, LOCKABLE,
LABELED AC DISCONNECT
LOCATED WITHIN 10'
OF UTILITY METER

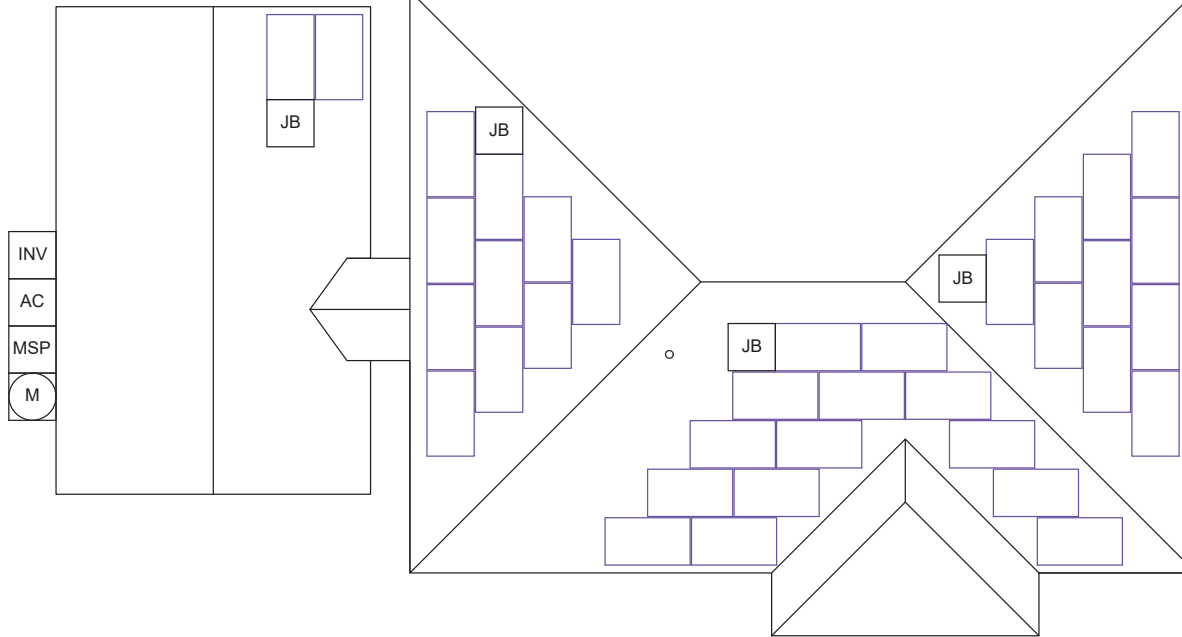




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Meraki Installers
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(1) SolarEdge SE10000H-US (240V) INVERTER(S)

DATE: July 10, 2020
PAGE: PV04
SHEET NAME: ROOF ATTACHMENTS + BOM
DRAWN BY: SoloCAD



PHOTOVOLTAIC ARRAY STRUCTURAL CRITERIA:		MOUNTING EQUIPMENT QTY:		FRAMING INFO:	
ROOF ATTACHMENT COUNT:	118	ROOF ATTACHMENT COUNT:	(118)	RAFTER SIZE:	2x4
PV MODULE COUNT:	36			RAFTER SPACING:	24"
ARRAY AREA:	MODULE COUNT * 18.06ft² = 650.16	PV MODULE COUNT:	(36)	FRAMING TYPE:	Manufactured Truss
ROOF AREA:	2635 ft²	MID CLAMP COUNT:	(36)		
PERCENT OF ROOF COVERED:	25%	END CLAMP QTY:	(72)		
ARRAY WEIGHT:	MODULE COUNT * 50lbs = 1800	SPLICE COUNT:	(4)		
DISTRIBUTED LOAD:	ARRAY LBS/ATTACHMENTS = 15.25				
POINT LOAD: (lbs/ft²)	(ARRAY) WEIGHT/AREA = 2.77 lbs/ft²	ATTACHMENT SPACING:	48		



CONTRACTOR INFORMATION:

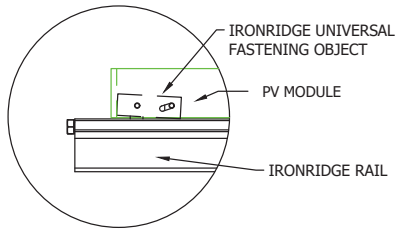
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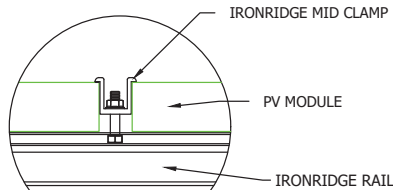
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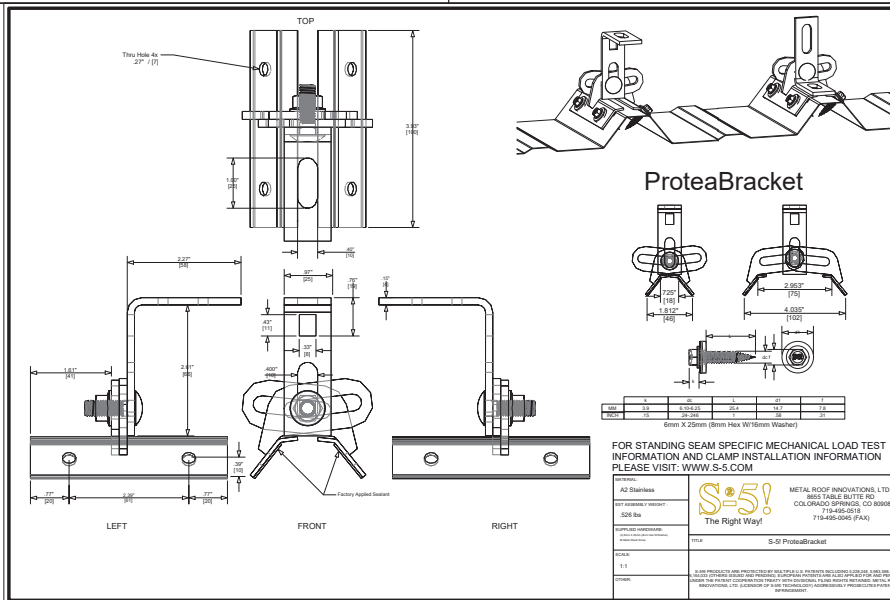
PAGE: SHEET NAME:
PV05 MOUNTING DETAIL
DRAWN BY:
SoloCAD



1 END CLAMP DETAILS

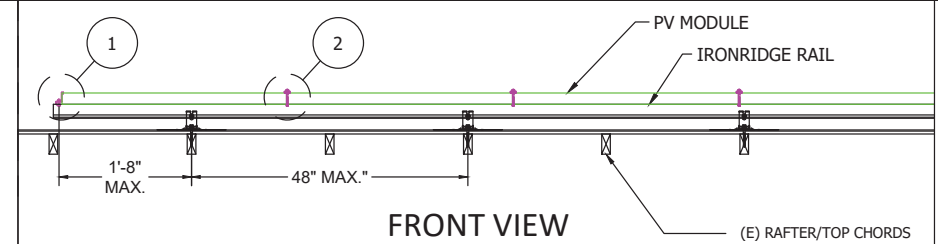


2 MID CLAMP DETAILS

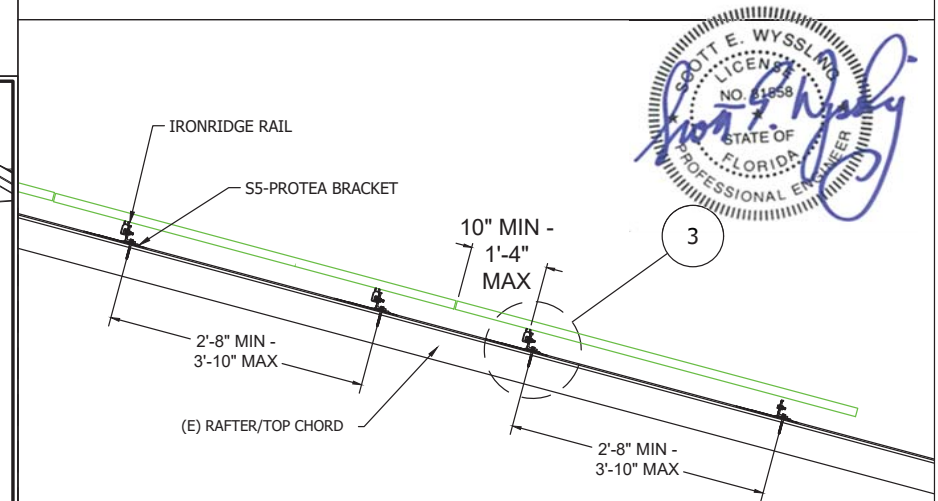


PHOTOVOLTAIC ARRAY STRUCTURAL CRITERIA:

ROOF ATTACHMENT COUNT:	118
PV MODULE COUNT:	36
ARRAY AREA:	MODULE COUNT * 18.06ft ² = 650.16
ROOF AREA:	2635 ft ²
PERCENT OF ROOF COVERED:	25%
ARRAY WEIGHT:	MODULE COUNT * 50lbs = 1800
DISTRIBUTED LOAD:	ARRAY LBS/ATTACHMENTS = 15.25
POINT LOAD: (lbs/ft ²)	(ARRAY) WEIGHT/AREA = 2.77 lbs/ft ²



FRONT VIEW



SIDE VIEW

MOUNTING EQUIPMENT QTY:

ROOF ATTACHMENT COUNT:	(118)
PV MODULE COUNT:	(36)
MID CLAMP COUNT:	(36)
END CLAMP QTY:	(72)
SPLICE COUNT:	(4)
ATTACHMENT SPACING:	48

FRAMING INFO:

RAFTER SIZE:	2x4
RAFTER SPACING:	24"
FRAMING TYPE:	Manufactured Truss



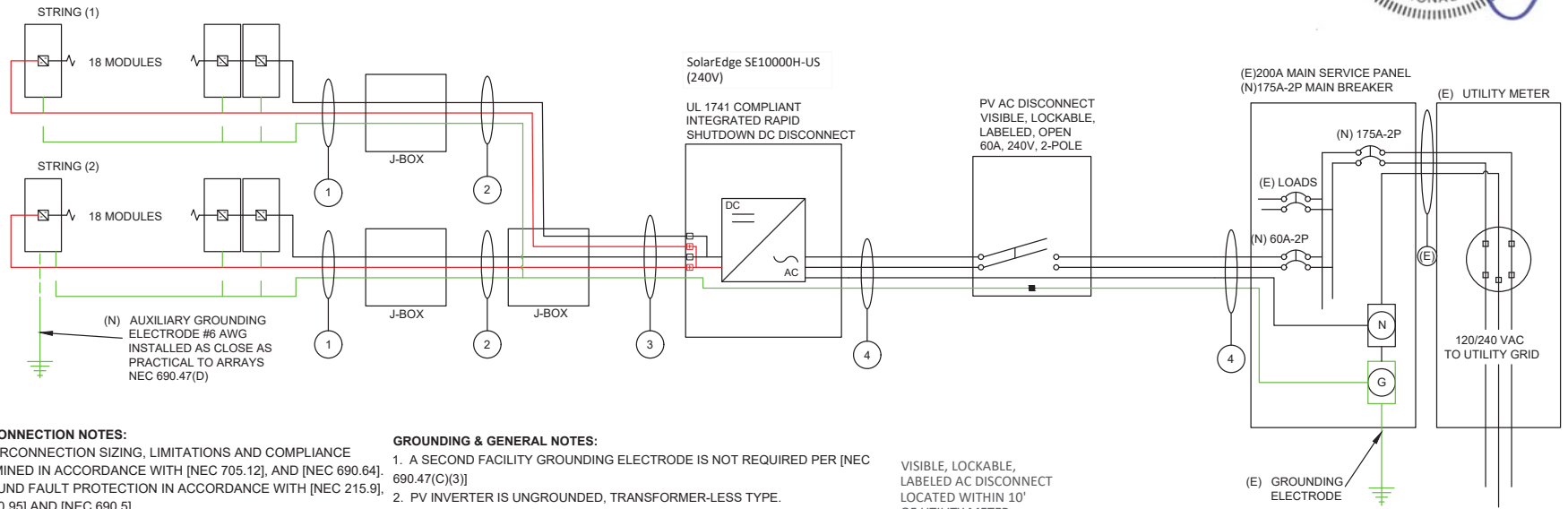
CONTRACTOR INFORMATION:
Meraki Installers
484-663-3792
21 N New Warrington Rd
Pensacola, FL 32507
License # CVC57044

SITE INFORMATION:
Ann Carver
434 E Intendencia St, Pensacola, FL 32502
MAX CONTINUOUS AC SYSTEM SIZE: 10 kW AC
DC SYSTEM SIZE: 11.7 kW DC
Lat, Long: 30.411871, -87.206424
(36) Trinasolar 325 TSM-DD06M.05(II) PV MODULES
(1) SolarEdge SE10000H-US (240V) INVERTER(S)

DATE: July 13, 2020
PAGE: SHEET NAME:
PV06 ELECTRICAL DIAGRAM
DRAWN BY:
SoloCAD

WIRE SCHEDULE

1	(2) PV-WIRE - 10 AWG, USE-2, COPPER (OR CODE APPROVED EQUIVALENT) (1) 6 AWG BARE, COPPER (GROUND)	2	(1) 10 AWG THWN-2, or THHN, or 10/2 NM-8 COPPER - (POSITIVE) (1) 10 AWG THWN-2, or THHN, or 10/2 NM-8 COPPER - (NEGATIVE) (1) 10 AWG THWN-2, or THHN, or 10/2 NM-8 COPPER - (GROUND) (1) 3/4" LIQUID TIGHT OR EMT OR FMC (OR CODE APPROVED EQUIVALENT)	3	(2) 10 AWG THHN/THWN-2, COPPER - (POSITIVE) (2) 10 AWG THHN/THWN-2 COPPER - (NEGATIVE) (1) 10 AWG THHN/THWN-2 (GROUND) CONDUIT: 3/4" LIQUID TIGHT OR EMT (OR CODE APPROVED EQUIVALENT)	4	(1) 6 AWG THWN-2 COPPER - (L1) (1) 6 AWG THWN-2 COPPER - (L2) (1) 6 AWG THWN-2 COPPER - (NEUTRAL) (1) 10 AWG THWN-2 COPPER - (GROUND) (1) CONDUIT: 3/4" LIQUID TIGHT OR EMT (OR CODE APPROVED EQUIVALENT)
---	--	---	---	---	---	---	---



INTERCONNECTION NOTES:

1. INTERCONNECTION SIZING, LIMITATIONS AND COMPLIANCE DETERMINED IN ACCORDANCE WITH [NEC 705.12], AND [NEC 690.64].
3. GROUND FAULT PROTECTION IN ACCORDANCE WITH [NEC 215.9], [NEC 230.95] AND [NEC 690.5]
4. ALL EQUIPMENT TO BE RATED FOR BACKFEEDING.
5. PV BREAKER TO BE POSITIONED AT THE OPPOSITE END OF THE BUSBAR RELATIVE TO THE MAIN BREAKER.

DISCONNECT NOTES

1. DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING LIVE ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS)
2. AC DISCONNECT MUST BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH

GROUNDING & GENERAL NOTES:

1. A SECOND FACILITY GROUNDING ELECTRODE IS NOT REQUIRED PER [NEC 690.47(C)(3)]
2. PV INVERTER IS UNGROUNDED, TRANSFORMER-LESS TYPE.
3. DC GEC AND AC EGC TO REMAIN UNSPLICED, OR SPLICED TO EXISTING ELECTRODE
4. ANY EXISTING WIRING INVOLVED WITH PV SYSTEM CONNECTION THAT IS FOUND TO BE INADEQUATE PER CODE SHALL BE CORRECTED PRIOR TO FINAL INSPECTION.
5. JUNCTION BOX QUANTITIES, AND PLACEMENT SUBJECT TO CHANGE IN THE FIELD - JUNCTION BOXES DEPICTED ON ELECTRICAL DIAGRAM REPRESENT WIRE TYPE TRANSITIONS.
6. AC DISCONNECT NOTED IN EQUIPMENT SCHEDULE OPTIONAL IF OTHER AC DISCONNECTING MEANS IS LOCATED WITHIN 10' OF SERVICE DISCONNECT.

VISIBLE, LOCKABLE, LABELED AC DISCONNECT LOCATED WITHIN 10' OF UTILITY METER

EQUIPMENT SCHEDULE:

TYPE:	QTY:	DESCRIPTION:	RATING:
MODULES:	(36)	Trinasolar 325 TSM-DD06M.05(II)	325 W
INVERTERS:	(1)	SolarEdge SE10000H-US (240V)	10000 W
AC DISCONNECT(S):	(1)	PV AC DISCONNECT, 240V, 2-POLE	60 A
DC OPTIMIZERS:	(36)	SolarEdge P370	15 Adc



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(1) SolarEdge SE10000H-US (240V) INVERTER(S)

DATE: July 13, 2020	
PAGE: PV07	SHEET NAME: LABELS
DRAWN BY: SoloCAD	

WARNING

ELECTRIC SHOCK HAZARD

THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

LABEL 1
AT EACH JUNCTION BOX, COMBINER BOX, DISCONNECT, AND DEVICE WHERE ENERGIZED UNGROUNDED CONDUCTORS MAY BE EXPOSED DURING SERVICE.
NEC. 690.35(F)

WARNING

ELECTRIC SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL 2
FOR PV DISCONNECTING MEANS WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION.
NEC 690.17(E), NEC 705.22

PHOTOVOLTAIC SYSTEM

AC DISCONNECT

RATED AC OUTPUT CURRENT 42 A
NOMINAL OPERATING AC VOLTAGE 240 V

LABEL 3
AT POINT OF INTERCONNECTION, MARKED AT AC DISCONNECTING MEANS.
NEC 690.54, NEC 690.13 (B)

WARNING

DUAL POWER SUPPLY

SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL 4
AT POINT OF INTERCONNECTION FOR EQUIPMENT CONTAINING OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUSBAR OR CONDUCTOR SUPPLIED FROM MULTIPLE SOURCES, EACH SERVICE EQUIPMENT AND ALL ELECTRIC POWER PRODUCTION SOURCE LOCATIONS.
NEC 705.12(D)(3)

WARNING: PHOTOVOLTAIC POWER SOURCE

WARNING

INVERTER OUTPUT CONNECTION

DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL 5
AT DIRECT-CURRENT EXPOSED RACEWAYS, CABLE TRAYS, COVERS AND ENCLOSURES OF JUNCTION BOXES, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS.
NEC 690.31(G)(3&4)

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

LABEL 6
PLACED ADJACENT TO THE BACK-FED BREAKER FROM THE INVERTER IF TIE IN CONSISTS OF LOAD SIDE CONNECTION TO BUSBAR.
NEC 705.12(D)(2)(3)(B)

WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR.

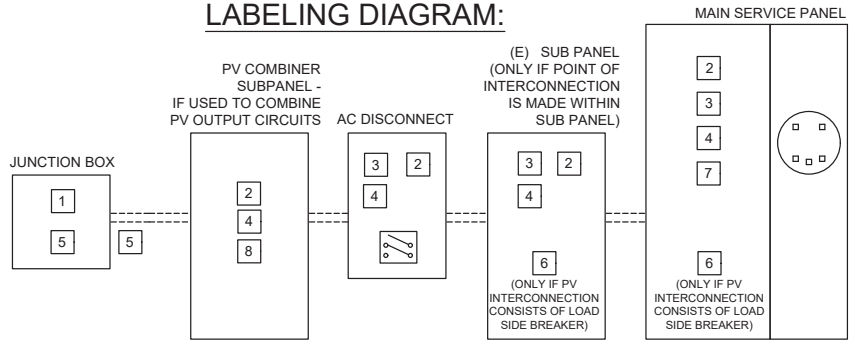
LABEL 7
SIGN LOCATED AT UTILITY SERVICE EQUIPMENT.
NEC 690.56(C)

LABEL 8 (ONLY IF 3 OR MORE SUPPLY SOURCES TO A BUSBAR)
SIGN LOCATED AT LOAD CENTER IF CONTAINING 3 OR MORE POWER SOURCES.
NEC 705.12(D)(2)(3)(C)

LABELING NOTES:

1. LABELS CALLED OUT ACCORDING TO ALL COMMON CONFIGURATIONS. ELECTRICIAN TO DETERMINE EXACT REQUIREMENTS IN THE FIELD PER CURRENT NEC AND LOCAL CODES AND MAKE APPROPRIATE ADJUSTMENTS.
2. LABELING REQUIREMENTS BASED ON THE 2014 NATIONAL ELECTRIC CODE, OSHA STANDARD 19010.145, ANSI Z535.
3. MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
4. LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED [NEC 110.21]
5. LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8", WHITE ON RED BACKGROUND; REFLECTIVE, AND PERMANENTLY AFFIXED [IFC 605.11.1.1]

LABELING DIAGRAM:



** ELECTRICAL DIAGRAM SHOWN ABOVE IS FOR LABELING PURPOSES ONLY. NOT AN ACTUAL REPRESENTATION OF EQUIPMENT AND CONNECTIONS TO BE INSTALLED. LABEL LOCATIONS PRESENTED MAY VARY DEPENDING ON TYPE OF INTERCONNECTION METHOD AND LOCATION PRESENTED ELECTRICAL DIAGRAM PAGE. **



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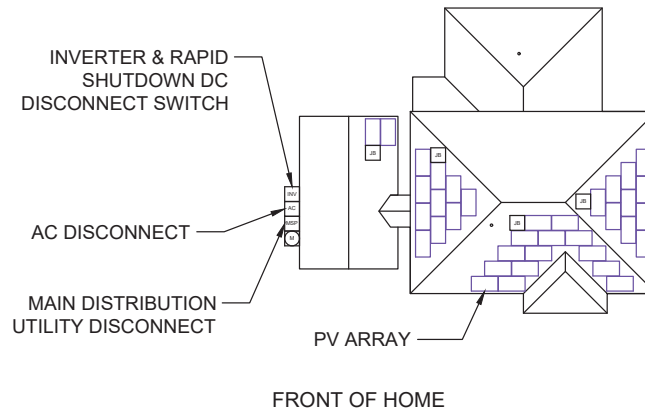
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DATE: July 10, 2020

PAGE: PV08 SHEET NAME: PLACARD
DRAWN BY: SoloCAD

CAUTION

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:



434 E Intendencia St, Pensacola FL 32502

DIRECTORY

PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM.

(ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS OUTLINED WITHIN: NEC 690.56(B)&(C), [NEC 705.10])



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DATE: July 10, 2020

PAGE: PV09 SHEET NAME: SITE PHOTOS
DRAWN BY: SoloCAD

HoneyBlack^M

TSM-DD06M.05(II)

120 HALF-CUT
MONOCRYSTALLINE CELLS

310-340W
POWER OUTPUT RANGE

19.9%
MAXIMUM EFFICIENCY

0/+5W
POSITIVE POWER TOLERANCE

Founded in 1997, Trina Solar is the world's leading comprehensive solutions provider for solar energy. We believe close cooperation with our partners is critical to success. Trina Solar now distributes its PV products to over 60 countries all over the world. Trina Solar is able to provide exceptional service to each customer in each market and supplement our innovative, reliable products with the backing of Trina Solar as a strong, bankable partner. We are committed to building strategic, mutually beneficial collaboration with installers, developers, distributors and other partners.

Comprehensive Product And System Certificates

IEC61215/IEC61730/UL1709
IEC61701 Salt Mist Corrosion
IEC62716 Ammonia Corrosion
IEC60068 Blowing Sand
ISO9001, ISO14001, OHSAS18001



Trina solar



High power output

- Multi busbar technology combined with mono PERC cells
- Maximize limited space with up to 199 W/m² power density



Outstanding visual appearance

- Ideal for residential rooftop application
- Designed with aesthetics in mind
- Ultra-thin, virtually invisible busbars



Half-cut cell design brings higher efficiency

- Low thermal coefficients for higher energy yield at elevated operating temperatures
- Reduced interconnection losses



Highly reliable due to stringent quality control

- Over 30 in-house tests (UV, TC, HF, and many more)
- In-house testing goes well beyond certification requirements
- PID resistant
- 2x 100% inline EL inspection

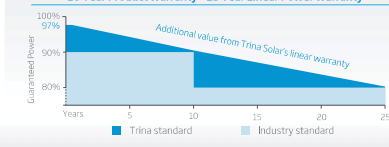


Certified to withstand challenging environmental conditions

- Salt Mist Corrosion
- Ammonia Corrosion
- Blowing Sand

LINEAR PERFORMANCE WARRANTY

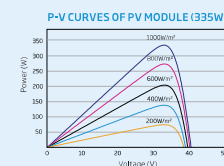
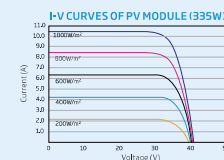
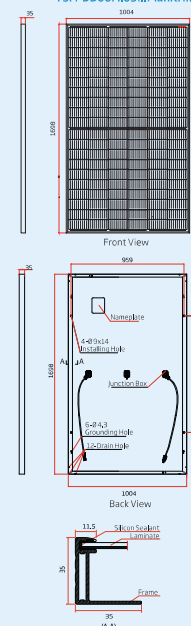
10 Year Product Warranty • 25 Year Linear Power Warranty



HoneyBlack^M

TSM-DD06M.05(II)

DIMENSIONS OF PV MODULE
TSM-DD06M.05(II) (unit: mm)



ELECTRICAL DATA @ STC	TSM-310	TSM-315	TSM-320	TSM-325	TSM-330	TSM-335	TSM-340
Peak Power Watts-P _{max} (W)*	310	315	320	325	330	335	340
Power Output Tolerance-P _{max} (W)	0/+5	0/+5	0/+5	0/+5	0/+5	0/+5	0/+5
Maximum Power Voltage-U _{mp} (V)	33.0	33.2	33.4	33.6	33.8	34.0	34.2
Maximum Power Current-I _{mp} (A)	9.40	9.49	9.58	9.67	9.76	9.85	9.94
Open Circuit Voltage-U _{oc} (V)	39.9	40.1	40.3	40.4	40.6	40.7	41.1
Short Circuit Current-I _{sc} (A)	10.03	10.12	10.20	10.30	10.39	10.48	10.55
Module Efficiency η _m (%)	18.2	18.5	18.8	19.1	19.4	19.7	19.9

STC: Irradiance 1000 W/m², Cell Temperature 25 °C, Air Mass AM1.5
* Measuring tolerance: ±3%

ELECTRICAL DATA @ NMOT	TSM-310	TSM-315	TSM-320	TSM-325	TSM-330	TSM-335	TSM-340
Maximum Power-P _{max} (Wp)	234	238	241	245	249	253	256
Maximum Power Voltage-U _{mp} (V)	30.7	30.9	31.1	31.3	31.5	31.7	32.0
Maximum Power Current-I _{mp} (A)	7.62	7.69	7.75	7.84	7.90	7.96	8.02
Open Circuit Voltage-U _{oc} (V)	37.6	37.8	38.0	38.1	38.2	38.3	38.7
Short Circuit Current-I _{sc} (A)	8.09	8.14	8.23	8.31	8.38	8.45	8.50

NMOT: Irradiance 800 W/m², Ambient Temperature 20 °C, Wind Speed 1 m/s.

MECHANICAL DATA

Solar Cells	Monocrystalline
Cell Orientation	120 cells (6 x 20)
Module Dimensions	1698 x 1004 x 35 mm
Weight	18.7 kg
Class	3.2 mm, High Transmission, AR Coated Heat Strengthened Glass
Encapsulant Material	EVA
Backsheet	Black
Frame	35 mm Anodized Aluminium Alloy
J-Box	IP 68 rated
Cables	Photovoltaic Cable 4.0mm ² , Portrait: N 140mm/P 285mm, Landscape: N 1200 mm/P 1200 mm
Connector	TS4

TEMPERATURE RATINGS

NMOT (Nominal Module Operating Temperature)	41°C (±3K)
Temperature Coefficient of P _{max}	-0.37%/K
Temperature Coefficient of U _{oc}	-0.29%/K
Temperature Coefficient of I _{sc}	0.05%/K

MAXIMUM RATINGS

Operational Temperature	-40 to +85°C
Maximum System Voltage	1000V DC (IEC)
Max Series Fuse Rating	20 A
Snow Load	5400 Pa (3600 Pa*)
Wind Load	2400 Pa (1600 Pa*)

* designed with safety factor 1.5
(DO NOT connect Fuse in Combiner Box with two or more strings in parallel connection)

PACKAGING CONFIGURATION

Modules per box:	30 pieces
Modules per 40' container:	720 pieces

WARRANTY

10 year Product Workmanship Warranty
25 year Linear Performance Warranty

(Please refer to product warranty for details)

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

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www.trinasolar.com

Trina solar

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

INVERTERS

12-25
YEAR
WARRANTY



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

solaredge.com

solaredge

/ Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

SE3000H-US									SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US
OUTPUT														
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA						
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA						
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac						
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	-	-	-	✓	Vac						
AC Frequency (Nominal)	59.3 - 60 - 60.5 ¹⁾							Hz						
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A						
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A						
GFDI Threshold	1							A						
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes													
INPUT														
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W						
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W						
Transformer-less, Ungrounded	Yes													
Maximum Input Voltage	480							Vdc						
Nominal DC Input Voltage	380							Vdc						
Maximum Input Current @240V ²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc						
Maximum Input Current @208V ³⁾	-	9	-	13.5	-	-	27	Adc						
Max. Input Short Circuit Current	45							Adc						
Reverse-Polarity Protection	Yes													
Ground-Fault Isolation Detection	600µs Sensitivity													
Maximum Inverter Efficiency	99			99.2				%						
CEC Weighted Efficiency	99							99 @ 240V 98.5 @ 208V	%					
Nighttime Power Consumption	< 2.5							W						
ADDITIONAL FEATURES														
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)													
Revenue Grade Data, ANSI C12.20	Optional ⁴⁾													
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect													
STANDARD COMPLIANCE														
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to TLL M-07													
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H)													
Emissions	FCC Part 15 Class B													
INSTALLATION SPECIFICATIONS														
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG					1" Maximum /14-4 AWG								
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG					1" Maximum / 1-3 strings / 14-6 AWG								
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174					21.3 x 14.6 x 7.3 / 540 x 370 x 185								
Weight with Safety Switch	22 / 10		25.1 / 11.4		26.2 / 11.9		38.8 / 17.6							
Noise	< 25								<50					
Cooling	Natural Convection													
Operating Temperature Range	-13 to +140 / -25 to +60 ⁵⁾ (-40 ⁶⁾ / -40 ⁶⁾ option ⁵⁾													
Protection Rating	NEMA 4X (Inverter with Safety Switch)													
	°F / °C													

¹⁾ For other regional settings please contact SolarEdge support.

²⁾ A higher current source may be used, the inverter will limit its input current to the values stated.

³⁾ Revenue grade inverter P/N: SE5000H-US000HNC2

⁴⁾ For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/ie-temperature-de-rating-note-na.pdf>

⁵⁾ -40 version P/N: SE5000H-US000HNC4

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RoHS

Power Optimizer

For North America

P320 / P340 / P370 / P400 / P405 / P505



POWER OPTIMIZER

PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

solaredge.com

solaredge

Power Optimizer For North America

P320 / P340 / P370 / P400 / P405 / P505

Optimizer model (typical module compatibility)	P320 (for 60-cell modules)	P340 (for high- power 60-cell modules)	P370 (for higher- power 60 and 72-cell modules)	P400 (for 72 & 96- cell modules)	P405 (for thin film modules)	P505 (for higher current modules)	
INPUT							
Rated Input DC Power ¹⁾	320	340	370	400	405	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		60	80	125 ²⁾	87 ³⁾	Vdc
MPPT Operating Range	8 - 48		8 - 60	8 - 80	12.5 - 105	12.5 - 87	Vdc
Maximum Short Circuit Current (Isc)		11			10.1	14	Adc
Maximum DC Input Current		13.75		12.5		17.5	Adc
Maximum Efficiency			99.5				%
Weighted Efficiency			98.8			98.6	%
Overvoltage Category			II				
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREGE INVERTER)							
Maximum Output Current			15				Adc
Maximum Output Voltage		60			85		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREGE INVERTER OR SOLAREGE INVERTER OFF)							
Safety Output Voltage per Power Optimizer			1 ± 0.1				Vdc
STANDARD COMPLIANCE							
EMC			FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3				
Safety			IEC62109-1 (class II safety), UL1741				
Material			UL94 V-0, UV Resistant				
RoHS			Yes				
INSTALLATION SPECIFICATIONS							
Maximum Allowed System Voltage			1000				Vdc
Compatible inverters			All SolarEdge Single Phase and Three Phase inverters				
Dimensions (W x L x H)		129 x 153 x 27.5 / 5.1 x 6 x 1.1	129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 159 x 49.5 / 5.1 x 6.3 x 1.9	129 x 162 x 59 / 5.1 x 6.4 x 2.3		mm / in
Weight (including cables)		630 / 1.4	750 / 1.7	845 / 1.9	1064 / 2.3		gr / lb
Input Connector			Single or dual MC4 ⁴⁾				
Input Wire Length			0.16 / 0.52				m / ft
Output Wire Type / Connector			Double-Insulated / MC4				
Output Wire Length		0.9 / 2.95		1.2 / 3.9			m / ft
Operating Temperature Range			-40 - +85 / -40 - +185				°C / °F
Protection Rating			IP68 / NEMA6P				
Relative Humidity			0 - 100				%

¹⁾ Rated power of the module at STC will not exceed the optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.
²⁾ NEC 2017 requires max input voltage be not more than 80V.
³⁾ For other connector types please contact SolarEdge.

PV System Design Using a SolarEdge Inverter ⁴⁾	Single Phase HD-Wave	Single phase	Three Phase 208V	Three Phase 480V	
Minimum String Length (Power Optimizers)	P320, P340, P370, P400	8	10	18	
	P405 / P505	6	13 (12 with SE3K)	14	
Maximum String Length (Power Optimizers)		25	25	50 ⁵⁾	
Maximum Power per String	5700 (6000 with SE7600-US - SE11400- US)	5250	6000 ⁶⁾	12750 ⁶⁾	W
Parallel Strings of Different Lengths or Orientations			Yes		

⁴⁾ For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_us.pdf

⁵⁾ It is not allowed to mix P405/P505 with P320/P340/P370/P400 in one string.

⁶⁾ A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement.

⁷⁾ For SE1440/US/SE143/20US, it is allowed to install up to 15,000W per string when 3 strings are connected to the inverter (3 strings per unit for SE143/20US) and when the maximum power difference between the strings is up to 1000W.

⁸⁾ For SE30KUS/SE33.3KUS/SE66.6KUS/SE100KUS, it is allowed to install up to 15,000W per string when 3 strings are connected to the inverter (3 strings per unit for SE66.6KUS/SE100KUS) and when the maximum power difference between the strings is up to 2,000W.

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CE RoHS

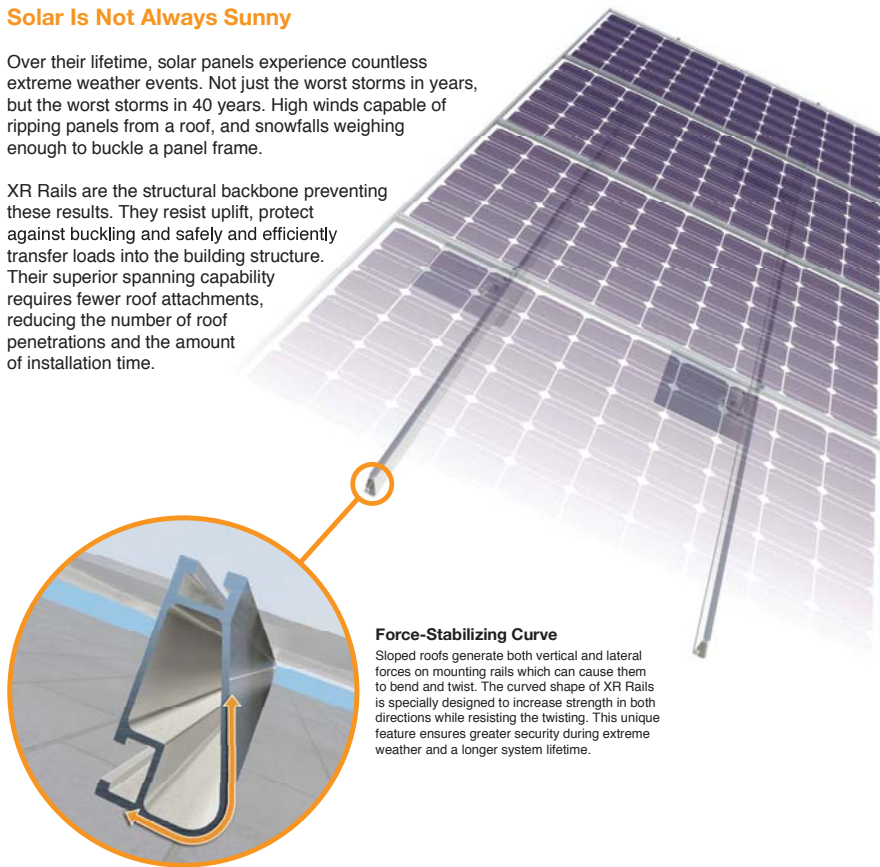


XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs



XR Rails are compatible with FlashFoot and other pitched roof attachments.



IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves 6 foot spans, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 8 feet.

- 8' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans 12 feet or more for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The following table was prepared in compliance with applicable engineering codes and standards. Values are based on the following criteria: ASCE 7-10, Roof Zone 1, Exposure B, Roof Slope of 7 to 27 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed span tables and certifications.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	100	XR10			XR100	XR1000	
	120						
	140						
	160						
10-20	100						
	120						
	140						
	160						
30	100						
	160						
40	100						
	160						
50-70	160						
80-90	160						

The right way to attach almost anything to metal roofs!

S-5!® The Right Way!

ProteaBracket™

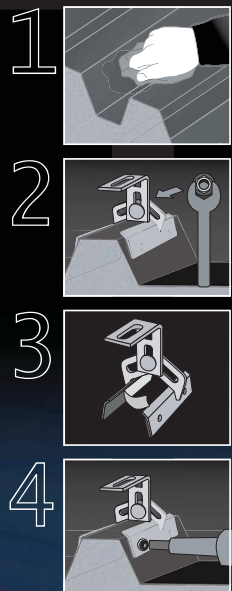
ProteaBracket™ is the most versatile standing seam metal roof attachment solution on the market, fitting most trapezoidal sheet profiles with and without intermediate insulation. It features an adjustable attachment base and multiple solar module attachment options (illustrated on back) to accommodate varying widths and heights. There are no messy sealants to apply and no chance for leaks; the ProteaBracket comes with factory-applied, adhesive rubber sealant to ensure quick installation and a weather-proof fit.

Installation is simple! The ProteaBracket is mounted directly onto the crown of the panel, straddling the profile. No surface preparation is necessary; simply wipe away excess oil and debris, align, and apply. Secure ProteaBracket through its pre-punched holes, using the hardened drill point S-5!® screws.

ProteaBracket is the perfect match for our S-5-PV Kit and spares you the hassle of cold-bridging! For a solar attachment solution that is both economical and easy to use, choose ProteaBracket.*

*When ProteaBracket is used in conjunction with the S-5-PV Kit, an additional nut is required during installation.

S-5!® ProteaBracket™ is a versatile bracket that adjusts easily to most trapezoidal roof profiles.



ProteaBracket™

888-825-3432 | www.S-5.com

S-5!®
The Right Way!

ProteaBracket™ is the perfect solar attachment solution for most trapezoidal exposed-fastened metal roof profiles! No messy sealants to apply. The factory-applied adhesive rubber sealant weather-proofs and makes installation easy!

Each ProteaBracket™ comes with a factory-applied, adhesive rubber sealant on the base. A structural A2 stainless steel bimetal attachment bracket, ProteaBracket is compatible with most common metal roofing materials. All four pre-punched holes must be used to achieve tested strength. Mounting hardware is furnished with the ProteaBracket. For design assistance, ask your distributor, or visit www.S-5.com for the independent lab test data that can be used for load-critical designs and applications. Also, please visit our website for more information including metallurgical compatibilities and specifications. S-5!® holding strength is unmatched in the industry.

Multiple Attachment Options:

Side Rail Option



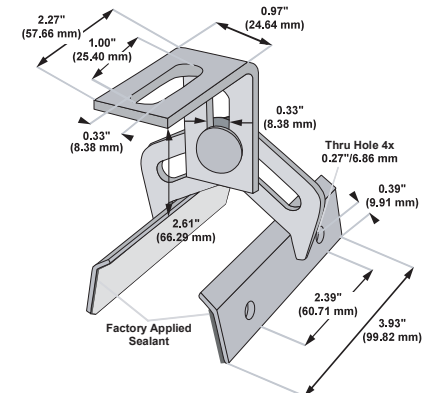
Top Rail Option



S-5-PV Kit Option



ProteaBracket™



Please note: All measurements are rounded to the second decimal place.

Example Applications



S-5-PV Kit demonstrated with a ProteaBracket on a trapezoidal profile.

Example Profile



S-5!® Warning! Please use this product responsibly!

Products are protected by multiple U.S. and foreign patents. For published data regarding holding strength, bolt torque, patents, and trademarks, visit the S-5! website at www.S-5.com.

Copyright 2013, Metal Roof Innovations, Ltd. S-5! products are patent protected. S-5! aggressively protects its patents, trademarks, and copyrights. Version 112513.

Distributed by



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00551

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/9/2020

SUBJECT:

New Business - Item 3
319 W. Gadsden Street
North Hill Preservation District / Zone PR-2
Contributing Structure

BACKGROUND:

Scott and Charlotte Field are request approval to add a rear screen porch to a contributing structure. The proposed materials will match those of the existing residence and will include a masonry foundation with stucco finish, wood siding, 5-V crimp metal roofing and matching paint colors. The landing and exterior stairs will comprise of wood rails and balusters as well as Trex flooring and treads

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-10(B)(6) *NHPD, Alterations or additions to existing contributing structures*



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00672
Recorder #
Field Date 5/1/95
Form Date 6/30/95

Original
Update

SITE NAMES (addr. if none) MORENO/SALTMARSH RENTAL #5 [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY #]
NATIONAL REGISTER CATEGORY building structure X district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 319 W. GADSDEN ST.
CROSS STREETS nearest/between SE CORNER OF W. GADSDEN AND N. REUS ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS Xyes no
COUNTY ESCAMBIA TAX PARCEL # 9010-008-026
SUBDIVISION NAME NORTH HILL BLOCK 26 LOT NO 8-10, p 11, 12
OWNERSHIP Xprivate-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 25 RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING NORTHING]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

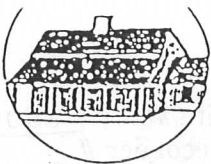
STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC/BLCO
EXTERIOR FABRICS SDDR
ROOF: Types GA Materials SHCO
Secondary strucs. (dormers etc.) SHED EXT
CHIMNEY: No. Materials LOCATIONS
WINDOWS (types, materials, and placements) DHS, 6/6, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations N/1 STORY HIPPED WITH TURNED
Porch roof types POSTS, SPINDLE & SPOOL BALLUSTER, 3 BAY, NORTH ACCESS
EXTERIOR ORNAMENT ARCHITRAVE TRIM, TRANSOM, SCROLL BRACKETS

INTERIOR PLAN CONDITION: excellent X good fair deteriorated ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) Scommercial 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 1900 CIRCA Xyes no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES yes Xno Dates Orig.addr.
 ALTERATIONS Xyes no Dates Nature RENOVATED AND PAINTED
 ADDITIONS yes Xno Dates Nature
 ORIGINAL USES (give dates) RESIDENCE
 INTERMEDIATE USES (give dates)
 PRESENT USES (give dates) RESIDENCE
 OWNERSHIP HISTORY (especially original owner) QUINA GROUP LTD (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation?
 Individually elig. for Nat. Register?
 Potential contributor to NR district?

HISTORICAL ASSOCIATIONS (ethnic herit

EXPLANATION OF EVALUATION (requi

BIBLIOGRAPHIC REFERENCES (Auth
 give FSF Manuscript Number, or locati

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. R5, F35-36

RECORDER

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

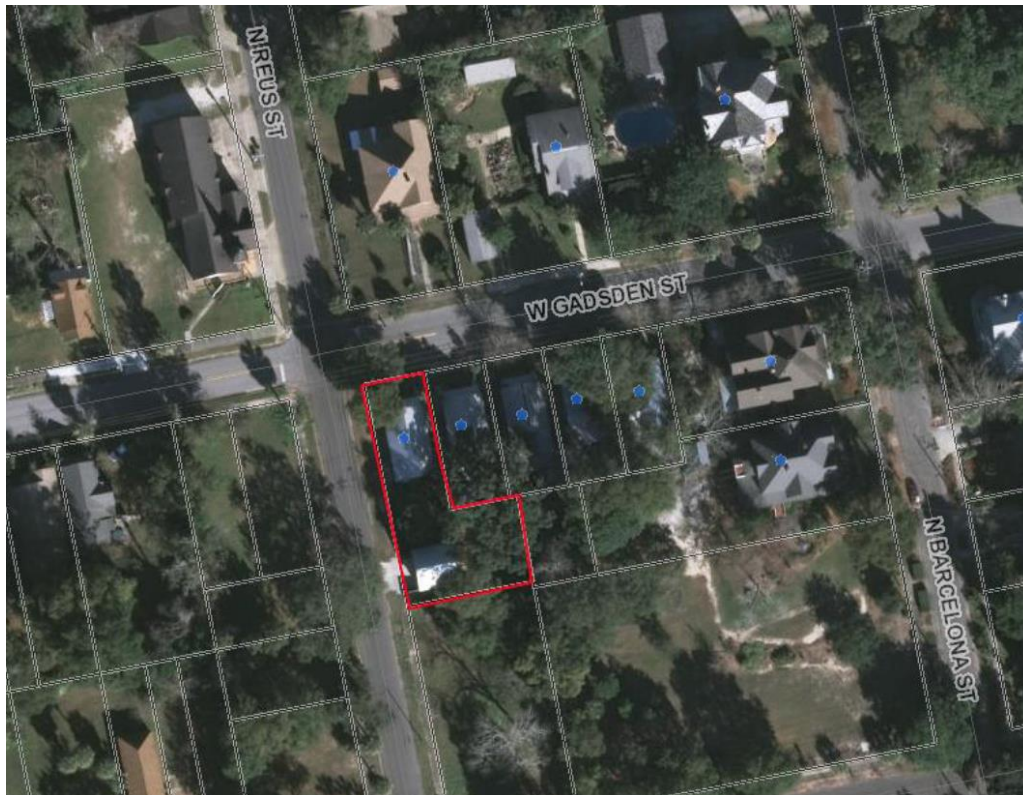
DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY	y	n	pe	n	Date
		SHPO-NR ELIGIBILITY	y	n	pe	n	Date
DELIST DATE		LOCAL DESIGNATION					Date
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; n=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

319 W. Gadsden Street



September 9, 2020

Scott and Charlotte Field
319 W. Gadsden Street
Pensacola, FL 32501

Re: **319 W. Gadsden Street**
Administrative Variance Request

Dear Mr. and Mrs. Field:

Upon review of your recent request and the survey of existing conditions, the City has approved your requested Administrative Variance for 319 W. Gadsden Street, also known as property reference # 00-0S-00-9010-008-026, as presented in the attached survey. The requested 0.1-ft (or 1.2-in) variance to the 7.5-ft required east side yard setback is hereby approved to allow the encroachment of the proposed 2020 rear addition. The setbacks for the structure are now as follows:

Front:	15.0 feet
Rear:	25.0 feet
Side (east):	7.4 feet
Side (west):	7.5 feet

Please retain a copy of this letter for your records as Variances run with the land. If you have any comments or questions, please call the City of Pensacola Planning Services at 850-435-1670.

Sincerely,



Gregg Harding
Historic Preservation Planner



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

Architectural Review Board Application
Full Board Review

Application Date: 8/26/20

Project Address: 319 West Hadsden St.

Applicant: Scott & Charlotte Field

Applicant's Address: 319 West Hadsden St.

Email: Charlotte7755@gmail.com Phone: 850-516-4129

Property Owner: Scott & Charlotte Field

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

Application is hereby made for the project as described herein:

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

* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

Add screened porch to back of existing residence.

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.

Charlotte Field
Applicant Signature

8/26/20
Date

Gregg Harding

Subject: FW: [EXTERNAL] Fwd: Scott and Charlotte Field Addition

From: Charlotte Field <charlotte7755@gmail.com>
Sent: Thursday, August 27, 2020 9:36 AM
To: Gregg Harding <GHarding@cityofpensacola.com>
Subject: Re: [EXTERNAL] Fwd: Scott and Charlotte Field Addition

Gregg, per our conversation I have talked with Bob Cordes and we will address the setback issues. Answers to other questions are as follows:

- paint color - same as residence
- framing - wood
- porch doors- regular wooden screen doors
- screen- per our discussion - whatever is approved for North Hill

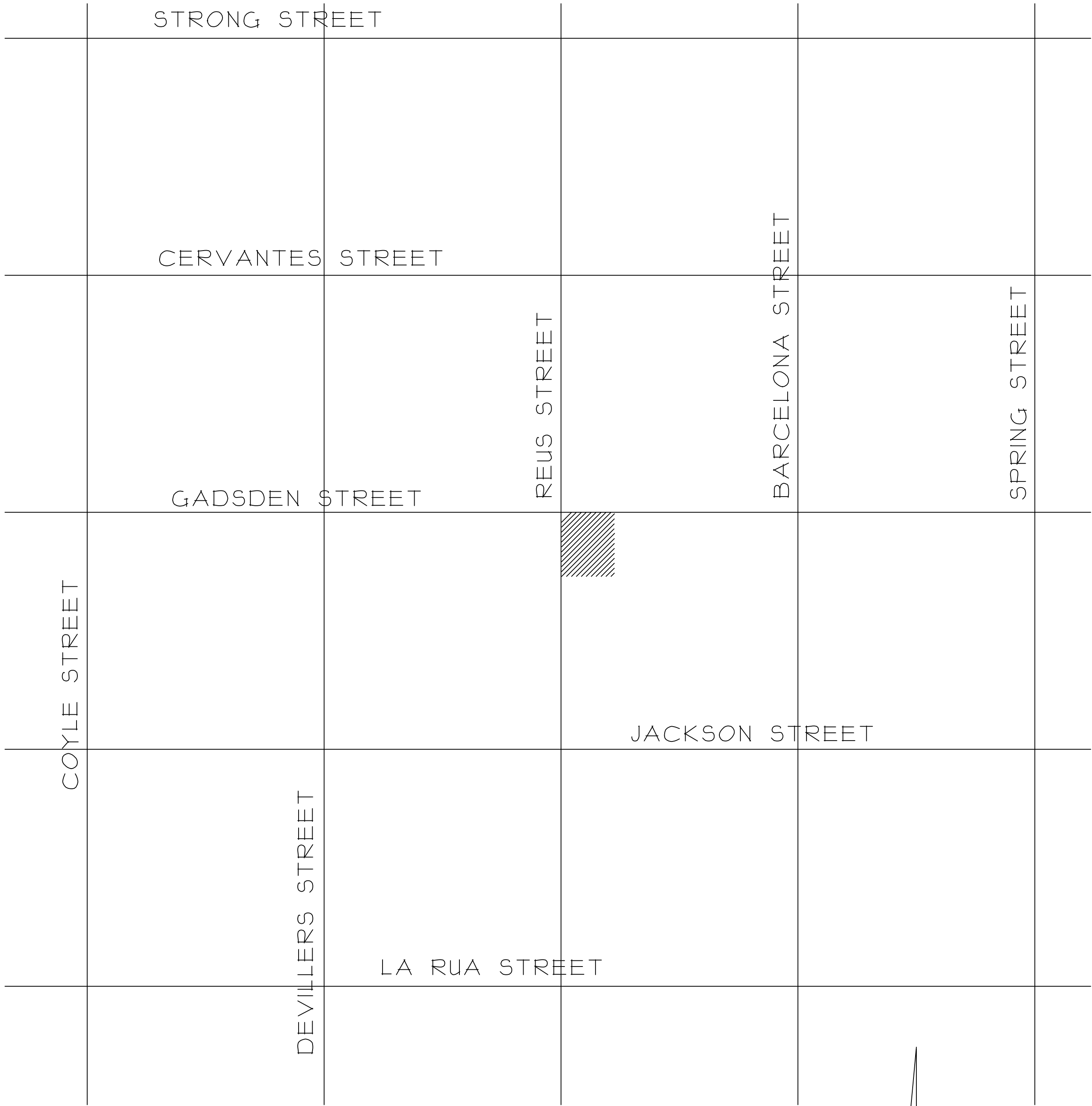
If I have missed anything please let me know.
Thank you so much for your assistance.
Charlotte





SCOTT & CHARLOTTE FIELD RENOVATION

PENSACOLA, FLORIDA 32501



PROJECT LOCATION

PROJECT CODE CRITERIA

PENSACOLA, FLORIDA
BUILDING PLAN REVIEW

These plans and specifications are in compliance with the standards established in section 16B-33.007, Florida Administrative Code.

DESIGN DATA:
WIND : 150 MPH, ULTIMATE DESIGN- 3 SECOND GUST
EXPOSURE "B"
SURFACE ROUGHNESS "B"
WIND ZONE "3"
INTERNAL PRESSURE COEFFICIENT: 1.0
COMPONENT/CLADDING: (PSF)
OVERHANG & CLADDING -23.9
ROOF - 20.2/-24.0
WALLS & COMPONENTS - 20.6/-25.0
GARAGE DOORS: +21.3 -24.1

EXISTING FLOOR PLAN: 1,100 BASE SQUARE FEET
UNFINISHED ATTIC: 440 SQUARE FEET
EXISTING DETACHED GARAGE: 544 SQUARE FEET
EXISTING FRONT PORCH: 126 SQUARE FEET
EXISTING VESTIBULE: 80 SQUARE FEET

FLORIDA PRODUCT APPROVAL NUMBERS:
SIMPSON CB44 - FL414.3.9, CC5 1/4-8 - FL1218.14
TBE4 - FL503.40

SIDING: BORAL INDUSTRIES - FL11285
ROOFING - "BAKER METAL WORKS & SUPPLY" - FL10094-R6

PROPERTY REFERENCE NUMBER: 0005009010008026
ACCOUNT: 13166000
SECTION MAP: CA094
APPROX. ACREAGE: 0.1901 ACRES
ZONED: PR-2

NORTH HILL PRESERVATION ZONING DISTRICT

PARCEL A:
THE WEST 84 FEET OF LOT 1 AND WEST 84 FEET OF THE
NORTH 24 FEET 3 INCHES OF LOT 4, BLOCK 26,
BELMONT TRACT IN THE CITY OF PENSACOLA,
ACCORDING TO MAP OF SAID CITY
AS COPYRIGHTED BY THOMAS C. WATSON IN 1904.

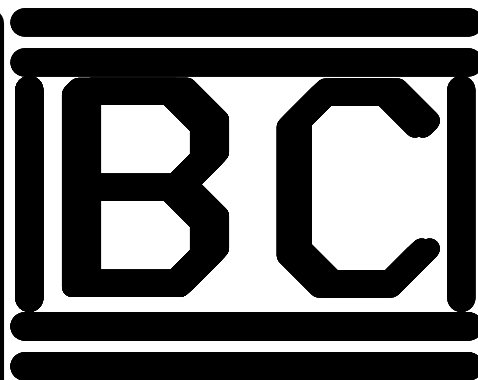
PARCEL B:
THE WEST 40 FEET OF LOTS 8, 9, AND 10, BLOCK 26,
BELMONT TRACT IN THE CITY OF PENSACOLA,
ACCORDING TO MAP OF SAID CITY
AS COPYRIGHTED BY THOMAS C. WATSON IN 1904.

GENERAL NOTES

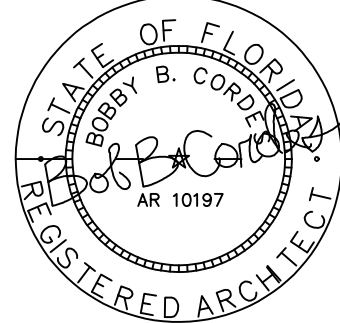
1. THE PROJECT SCOPE IS TO ADD A SCREENED PORCH TO AN EXISTING ONE STORY RESIDENCE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT.
3. CONTRACTOR SHALL VERIFY ALL CLEARANCES DIMENSIONS AND SIZES PRIOR TO ORDERING OR PURCHASING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.
5. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
6. NOTE THAT ALL DIMENSIONS ARE TO CENTER LINE OR FACE OF STUD OR MASONRY UNIT. DIMENSIONS FOLLOWED BY CLR. OR CLEAR INDICATE CLEARANCES REQUIRED FROM FACE OF FINISH TO FACE OF FINISH.

DRAWING INDEX

CS	COVER SHEET, INDEX, AND NOTES
A-1	SITE PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	FOUNDATION AND FLOOR PLAN
A-6	DETAILS



Bowles & Cordes, LLC
Architecture & Engineering
7416 Camale Dr.
Pensacola, FL 32504
(850) - 479-2898
(850) 982-9741



I HAVE REVIEWED THIS PLAN FOR COMPLIANCE WITH THE 2011 FLORIDA RESIDENTIAL BUILDING CODE, 6TH EDITION

SCOTT & CHARLOTTE FIELD RENOVATION
319 WEST GADSDEN STREET
PENSACOLA, FLORIDA 32501
ESCAMBIA COUNTY, FLORIDA

Drawn By: BBC
Checked By: BBC

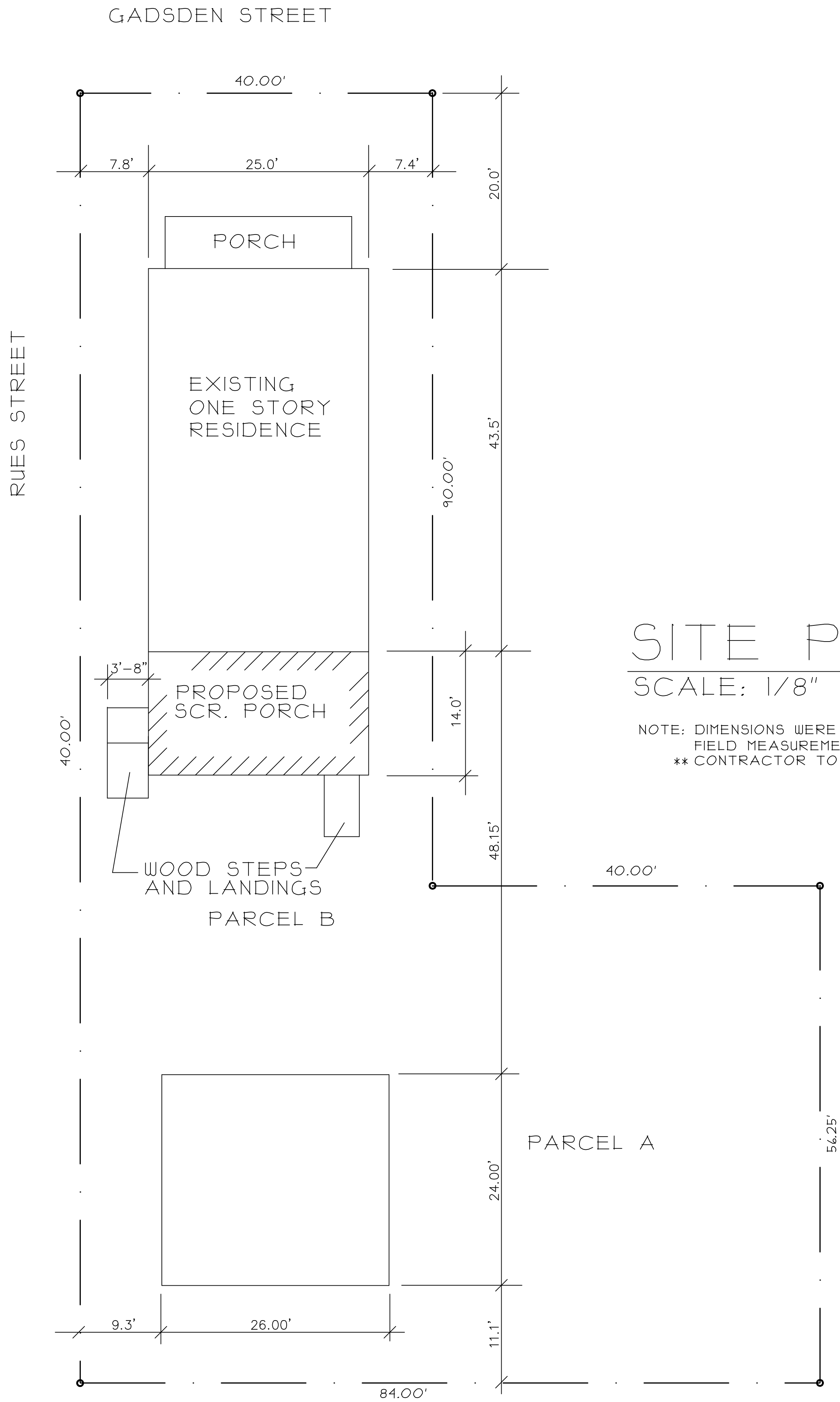
Release/Revision Schedule
9-15-20 FOR CONSTRUCTION

0711

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CS

OF 7 SHEETS

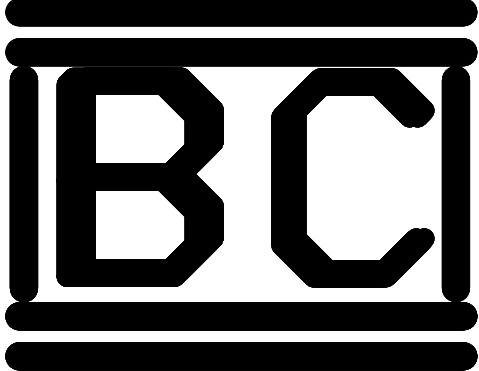


SITE PLAN

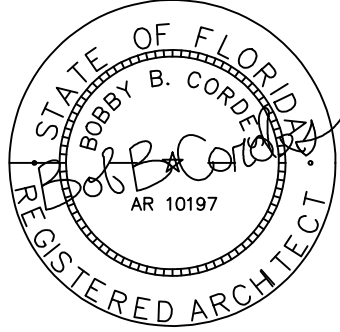
SCALE: 1/8" = 1'-0"

NOTE: DIMENSIONS WERE TAKEN FROM AN EXISTING SURVEY BY GARY F. BYRD, LLC.
FIELD MEASUREMENTS BY ARCHITECT.
** CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS IN FIELD.

ACCESORY RESIDENTIAL UNITS	
REQUIREMENT	ACTUAL
MINIMUM LOT SIZE - 5,000 SQ. FT.	ACTUAL LOT SIZE: 8,325 SQUARE FEET
LESS THAN 60% OF MAIN STRUCTURE - 625.5 SQ. FT.	624 SQ. FT.
1,500 SQ. FT. MAXIMUM	MINIMUM LOT SIZE - 5,000 SQ. FT.
LESS THAN 25% OF REQ'D. REAR YARD	



Bowles & Cordes, LLC
Architecture & Engineering
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Pensacola, FL 32504
(850) - 479-2898
(850) 982-9741



I HAVE REVIEWED THIS PLAN
FOR COMPLIANCE WITH THE
2017 FLORIDA RESIDENTIAL
BUILDING CODE, 6TH EDITION

SCOTT & CHARLOTTE FIELD RENOVATION

319 WEST GADSDEN STREET
PENSACOLA, FLORIDA 32501
ESCAMBIA COUNTY, FLORIDA

Drawn By: BBC
Checked By: BBC

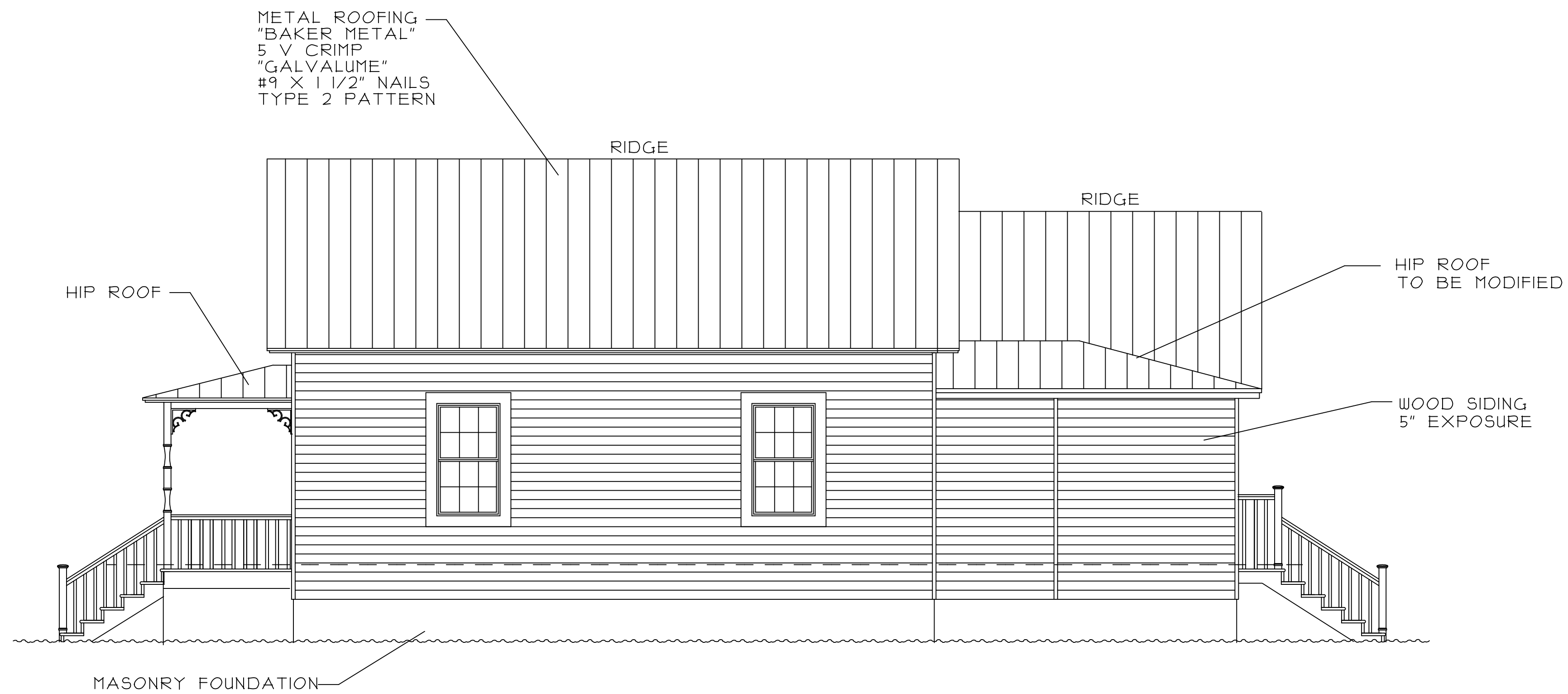
Release/Revision Schedule
9-15-20 FOR CONSTRUCTION

0711

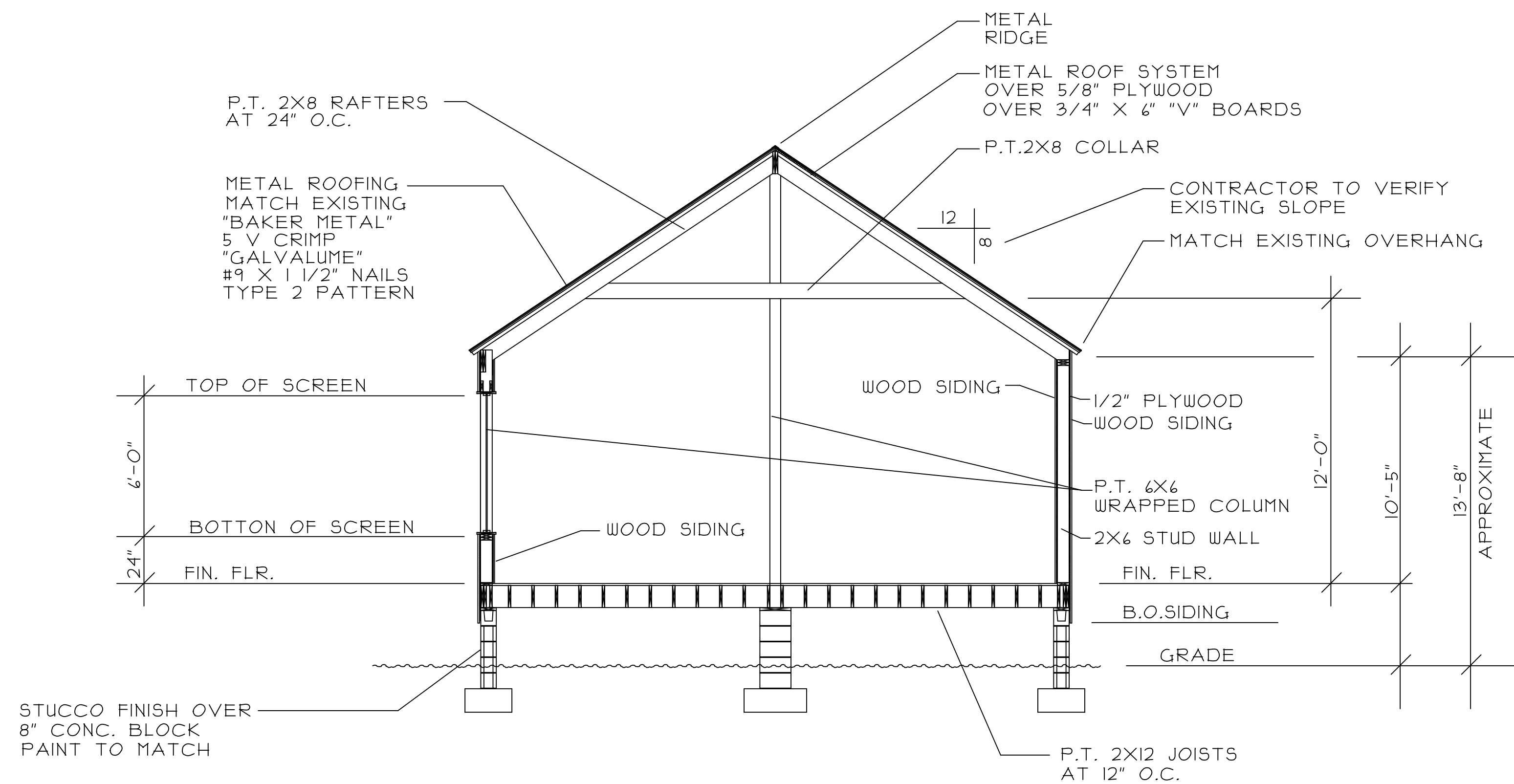
This drawing is an instrument of
service & shall remain the property
of the Architect. Do not reproduce
publish or use in any way without
the consent of the Architect

A-1

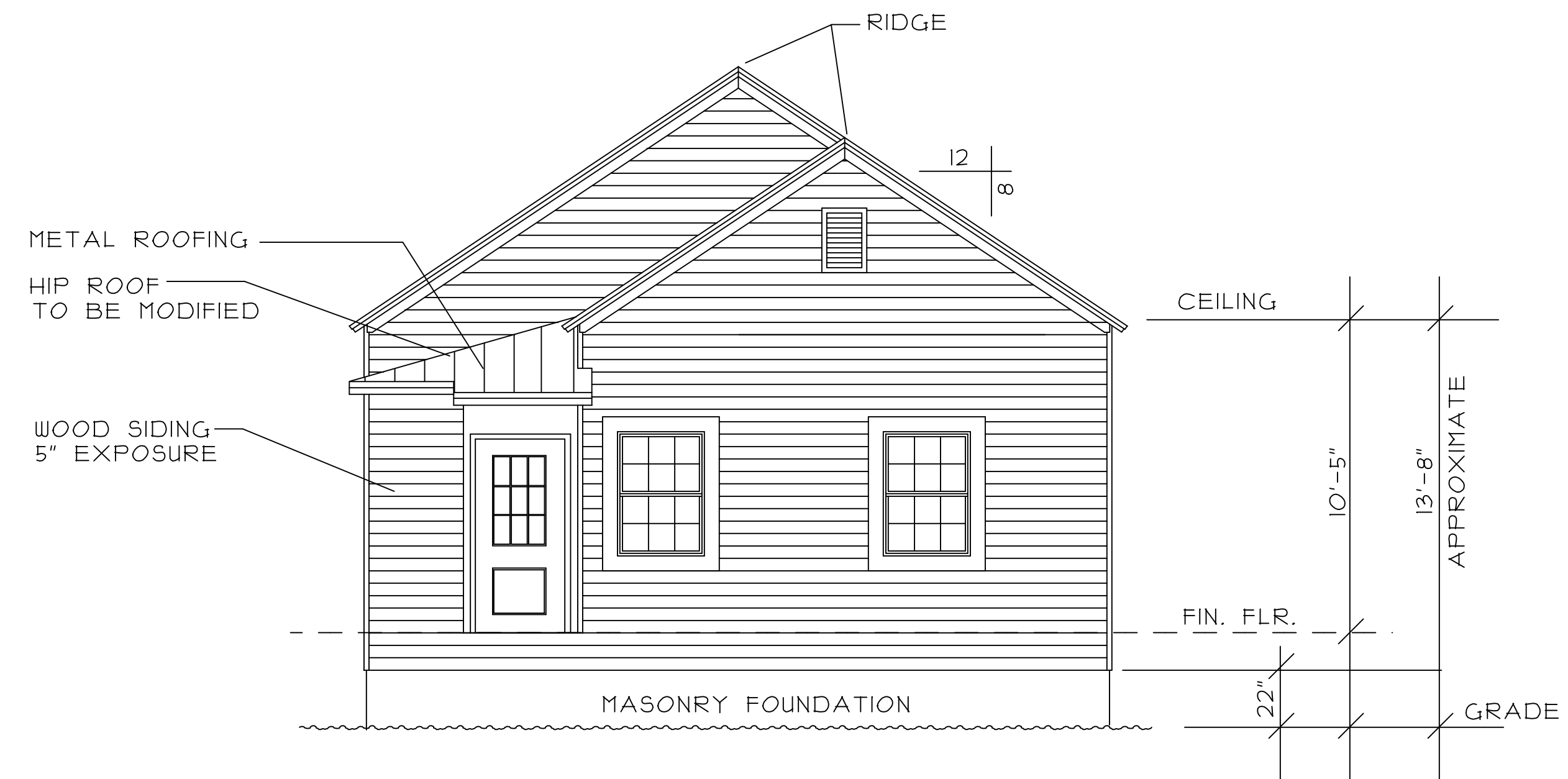
OF 7 SHEETS



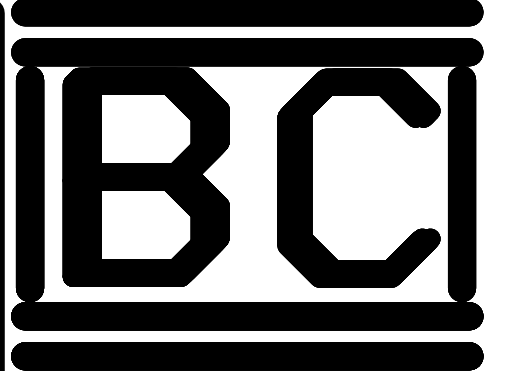
EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



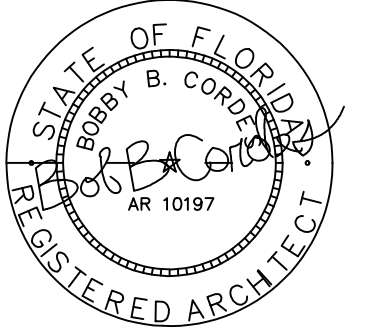
BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



Bowles & Cordes, LLC
Architecture & Engineering
7416 Camale Dr.
Pensacola, FL 32504
(850) - 479-2898
(850) 982-9741



I HAVE REVIEWED THIS PLAN
FOR COMPLIANCE WITH THE
2017 FLORIDA RESIDENTIAL
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SCOTT & CHARLOTTE FIELD RENOVATION
319 WEST GADSDEN STREET
PENSACOLA, FLORIDA 32501
ESCAMBIA COUNTY, FLORIDA

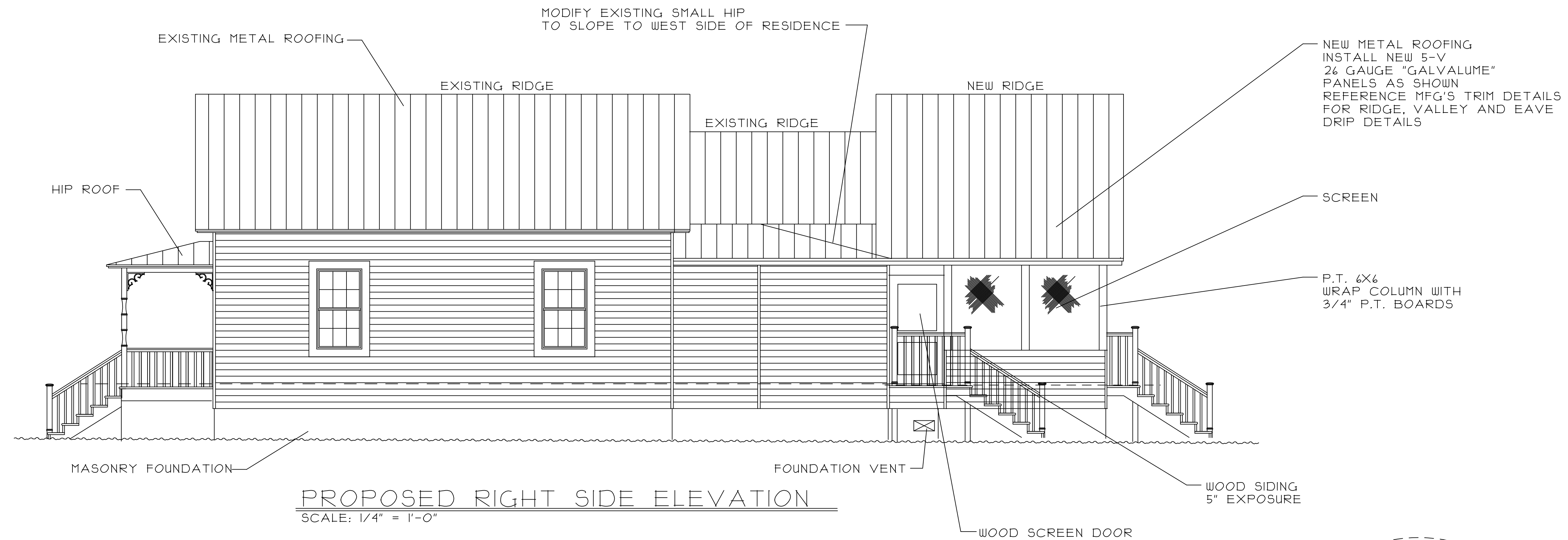
Drawn By: BBC
Checked By: BBC

Release/Revision Schedule
9-15-20 FOR CONSTRUCTION

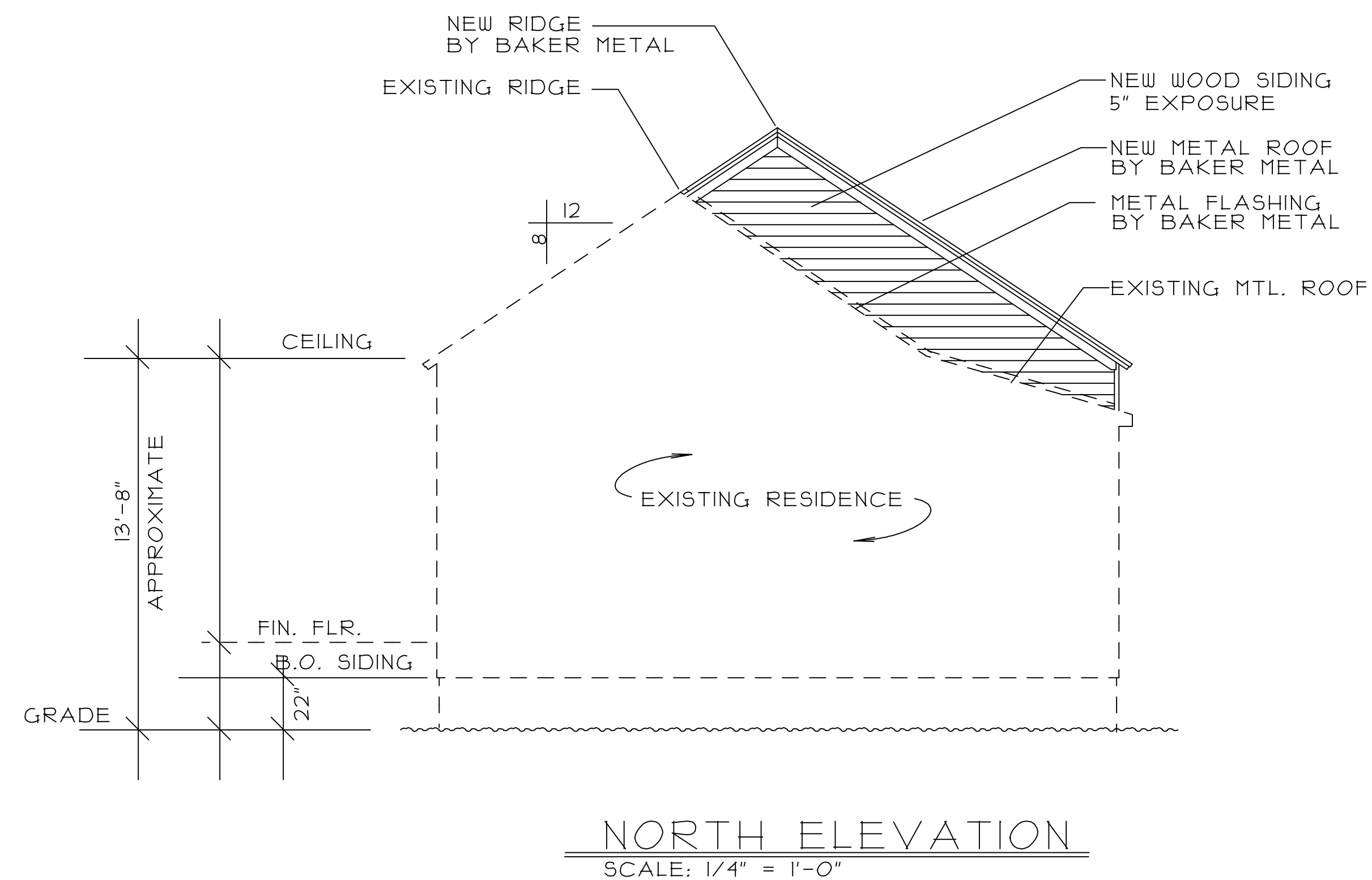
0711
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A-2

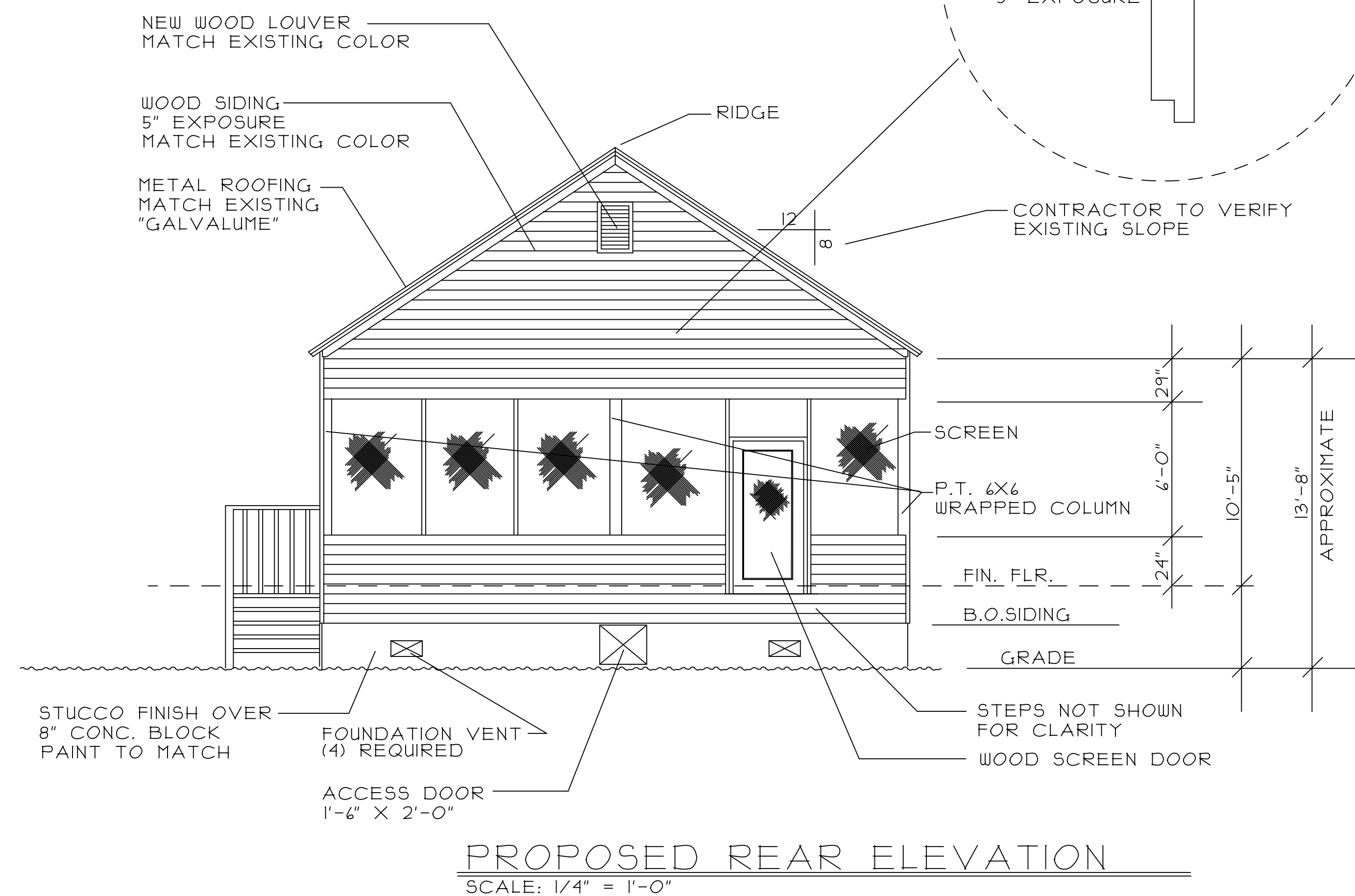
OF 7 SHEETS



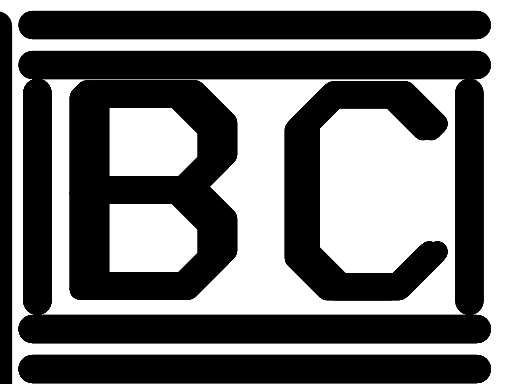
PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



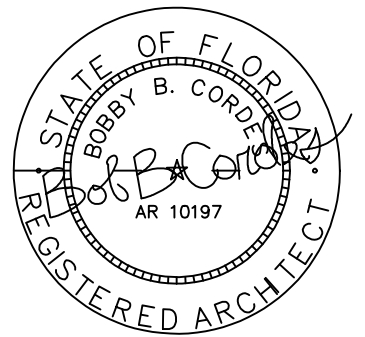
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



Bowles & Cordes, LLC
Architecture & Engineering
7416 Camale Dr.
Pensacola, FL 32504
(850) - 479-2898
(850) 982-9741



I HAVE REVIEWED THIS PLAN
FOR COMPLIANCE WITH THE
2017 FLORIDA RESIDENTIAL
BUILDING CODE, 6TH EDITION

SCOTT & CHARLOTTE FIELD RENOVATION
319 WEST GADSDEN STREET
PENSACOLA, FLORIDA 32501
ESCAMBIA COUNTY, FLORIDA

Drawn By: BBC
Checked By: BBC

Release/Revision Schedule
9-15-20 FOR CONSTRUCTION

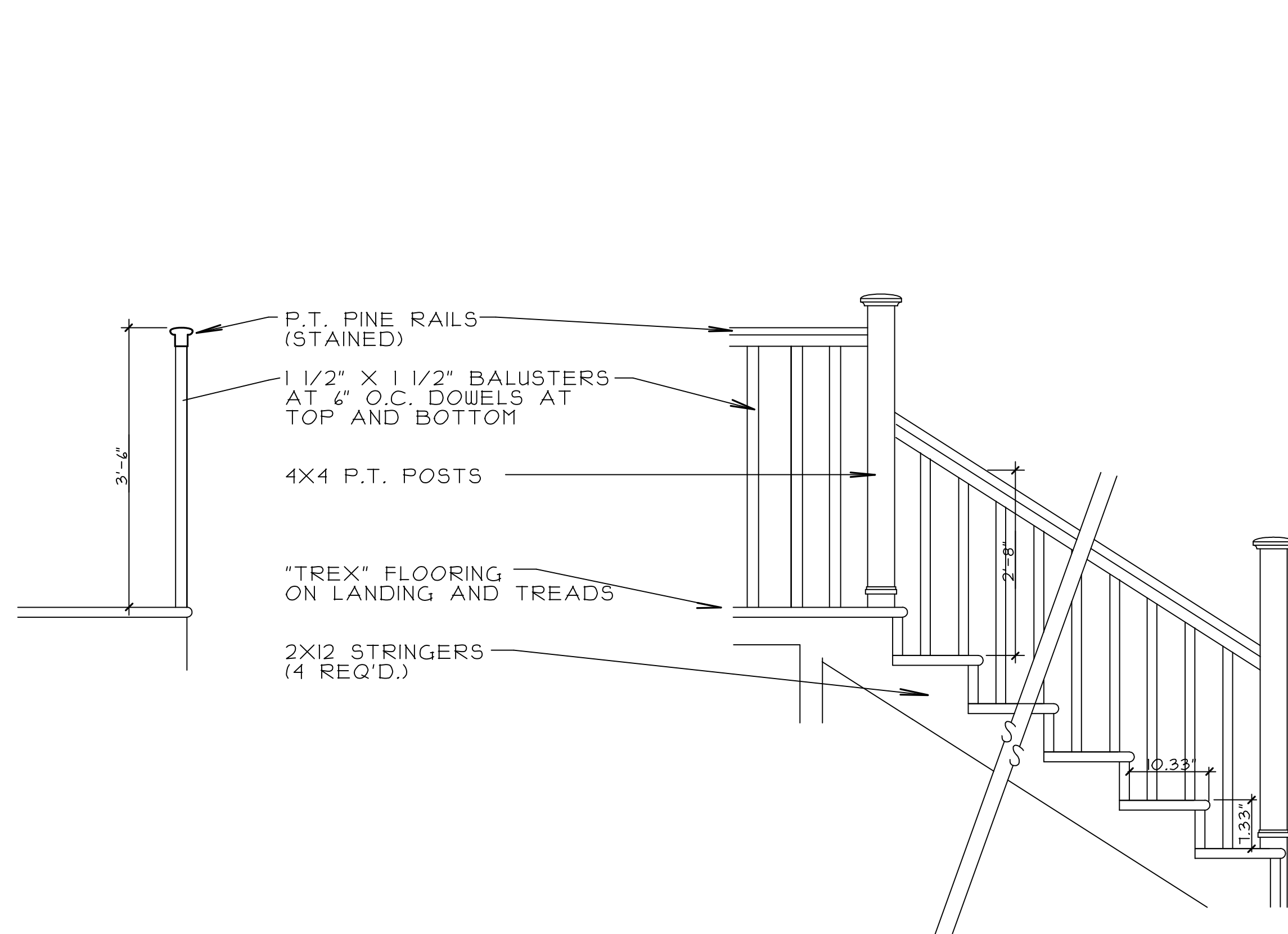
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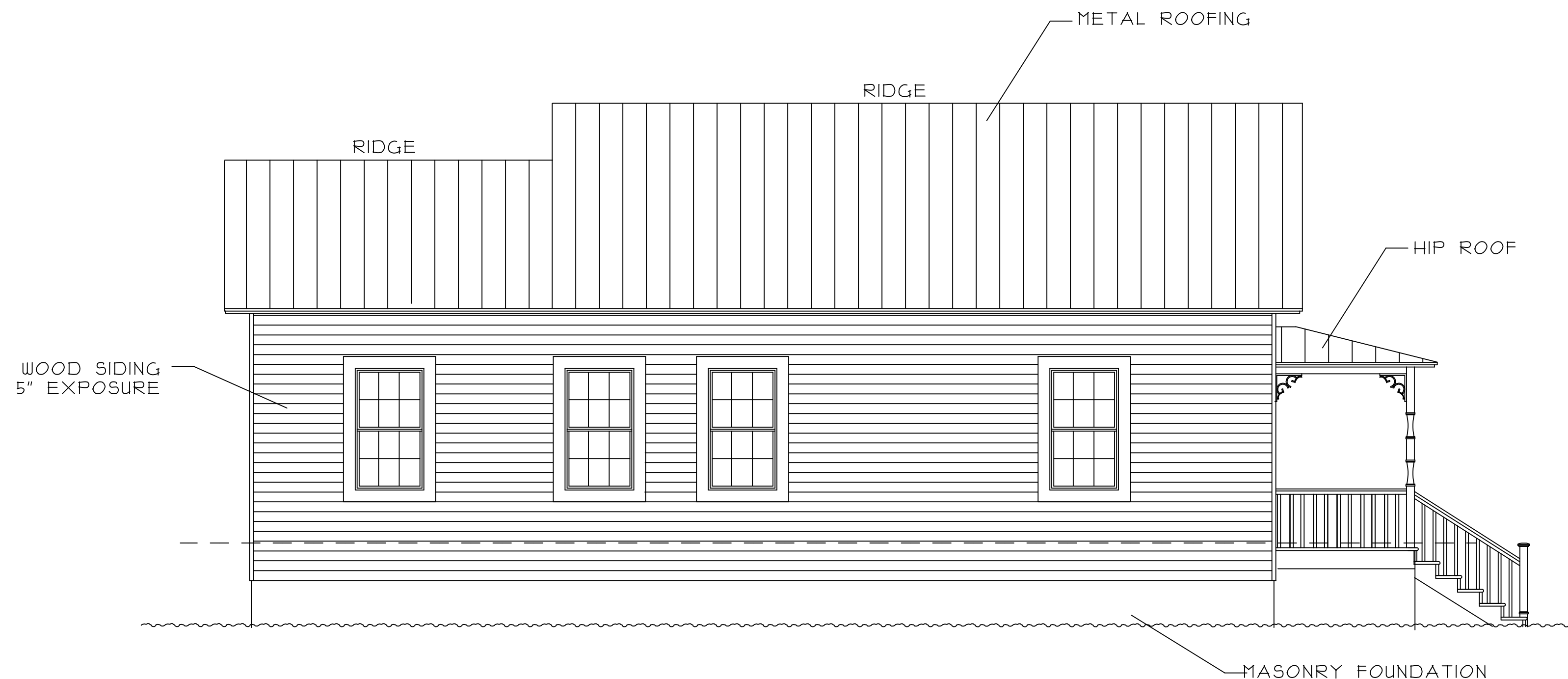
OF 7 SHEETS

BOWLES & CORDES - FLORIDA REGISTERED ARCHITECT #10197



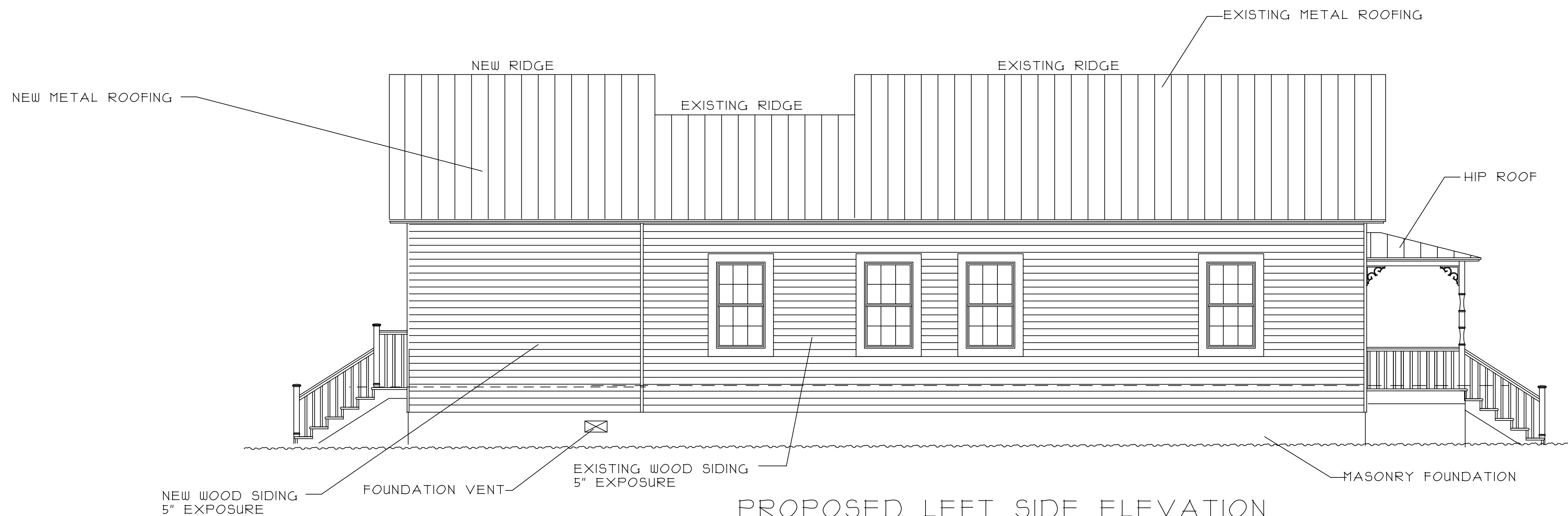
EXTERIOR STAIR SECTION

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



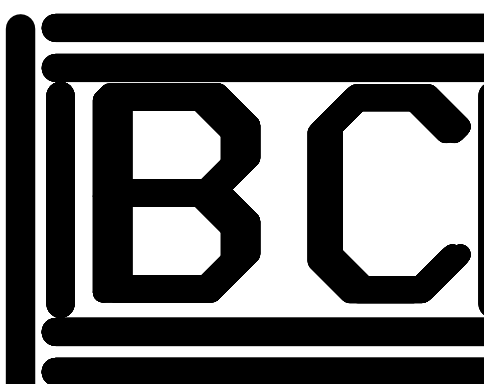
EXISTING LEFT SIDE ELEVATION

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

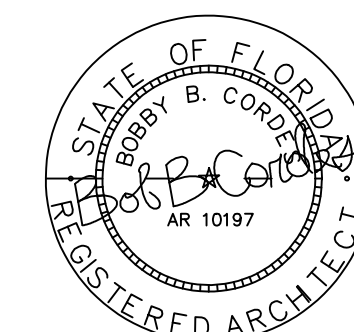


PROPOSED LEFT SIDE ELEVATION

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



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I HAVE REVIEWED THIS PLAN
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SCOTT & CHARLOTTE FIELD RENOVATION
319 WEST GADSDEN STREET
PENSACOLA, FLORIDA 32501
ESCAMBIA COUNTY, FLORIDA

Drawn By: BBC
 Checked By: BBC

Release/Revision Schedule
 9-15-20 FOR CONSTRUCTION

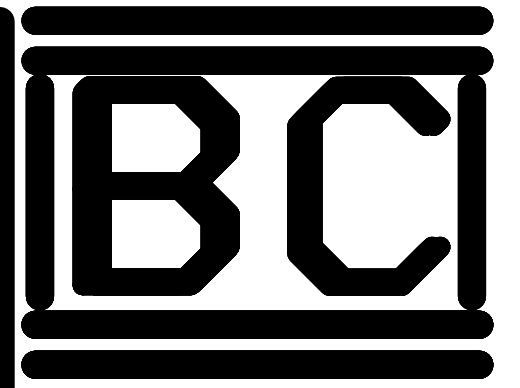
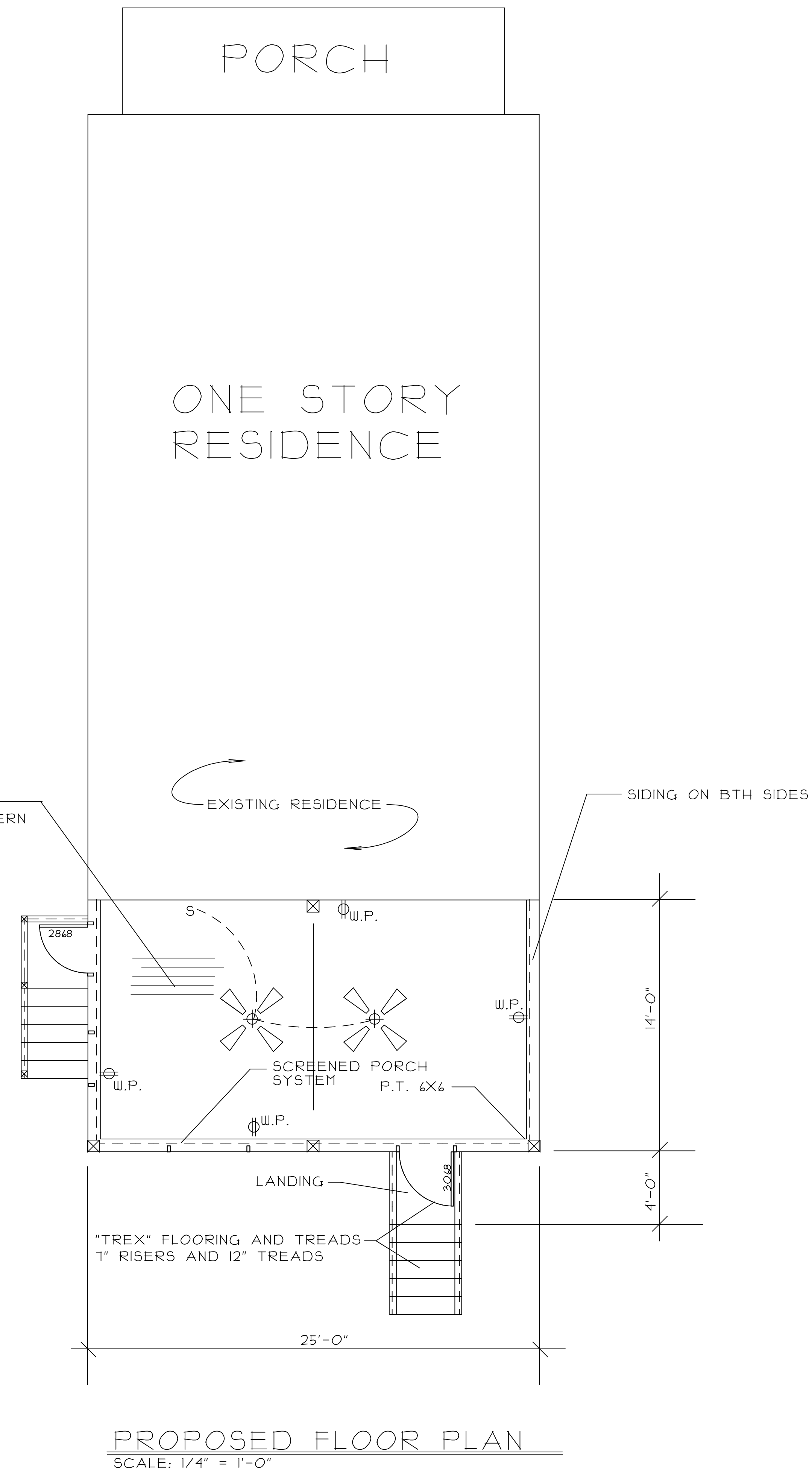
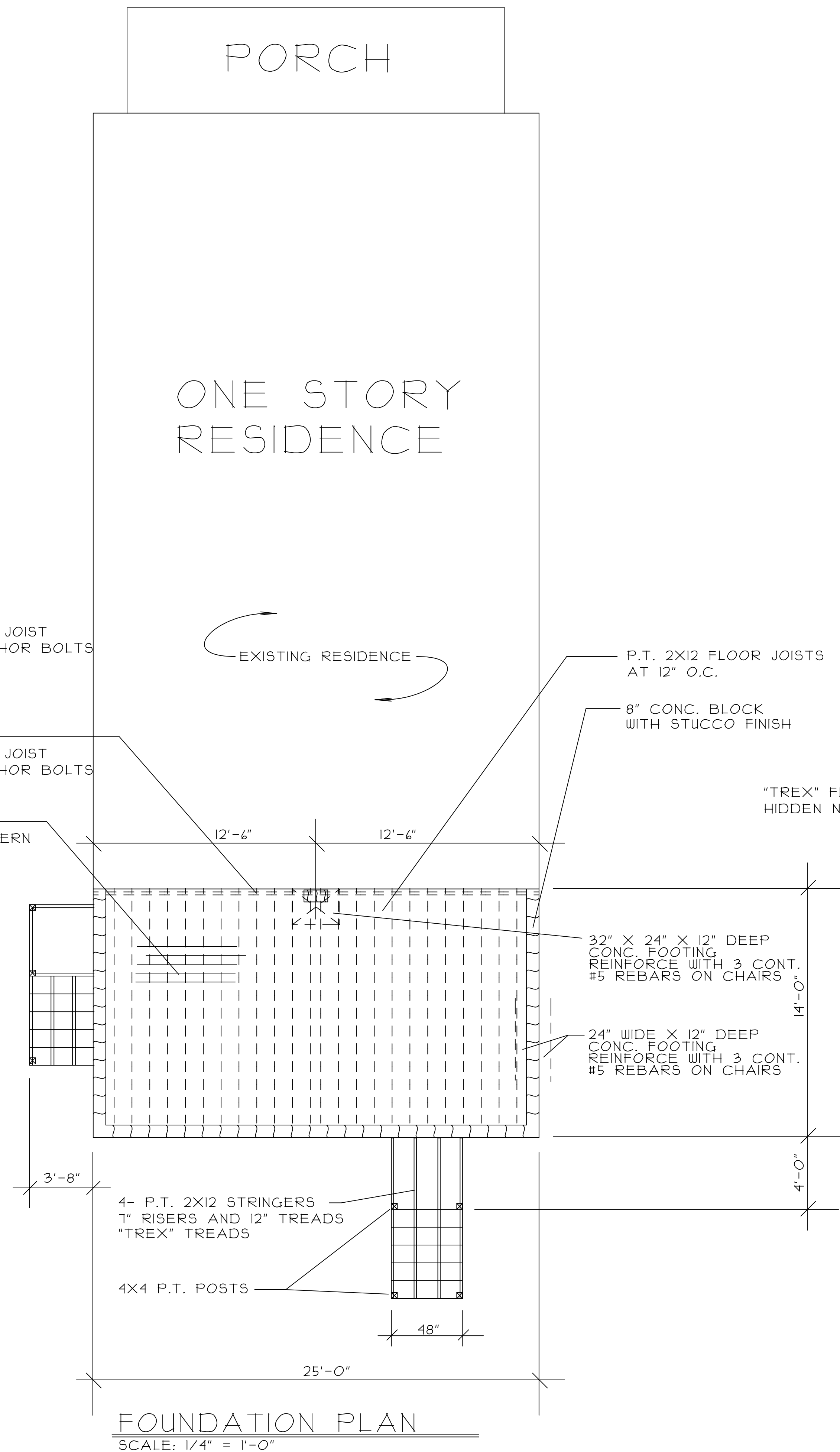
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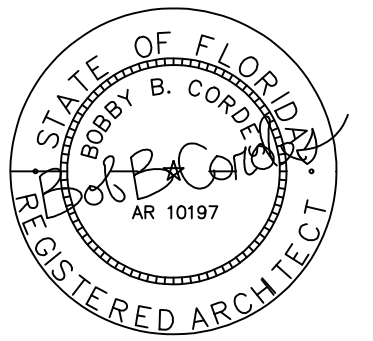
A-4

OF 7 SHEETS

BOB CORDS - FLORIDA REGISTERED ARCHITECT #10197



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Architecture & Engineering
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I HAVE REVIEWED THIS PLAN
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BUILDING CODE, 6TH EDITION

SCOTT & CHARLOTTE FIELD RENOVATION
319 WEST GADSDEN STREET
PENSACOLA, FLORIDA 32501
ESCAMBIA COUNTY, FLORIDA

Drawn By: BBC
Checked By: BBC

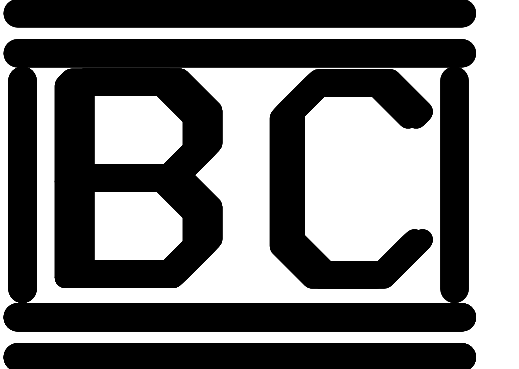
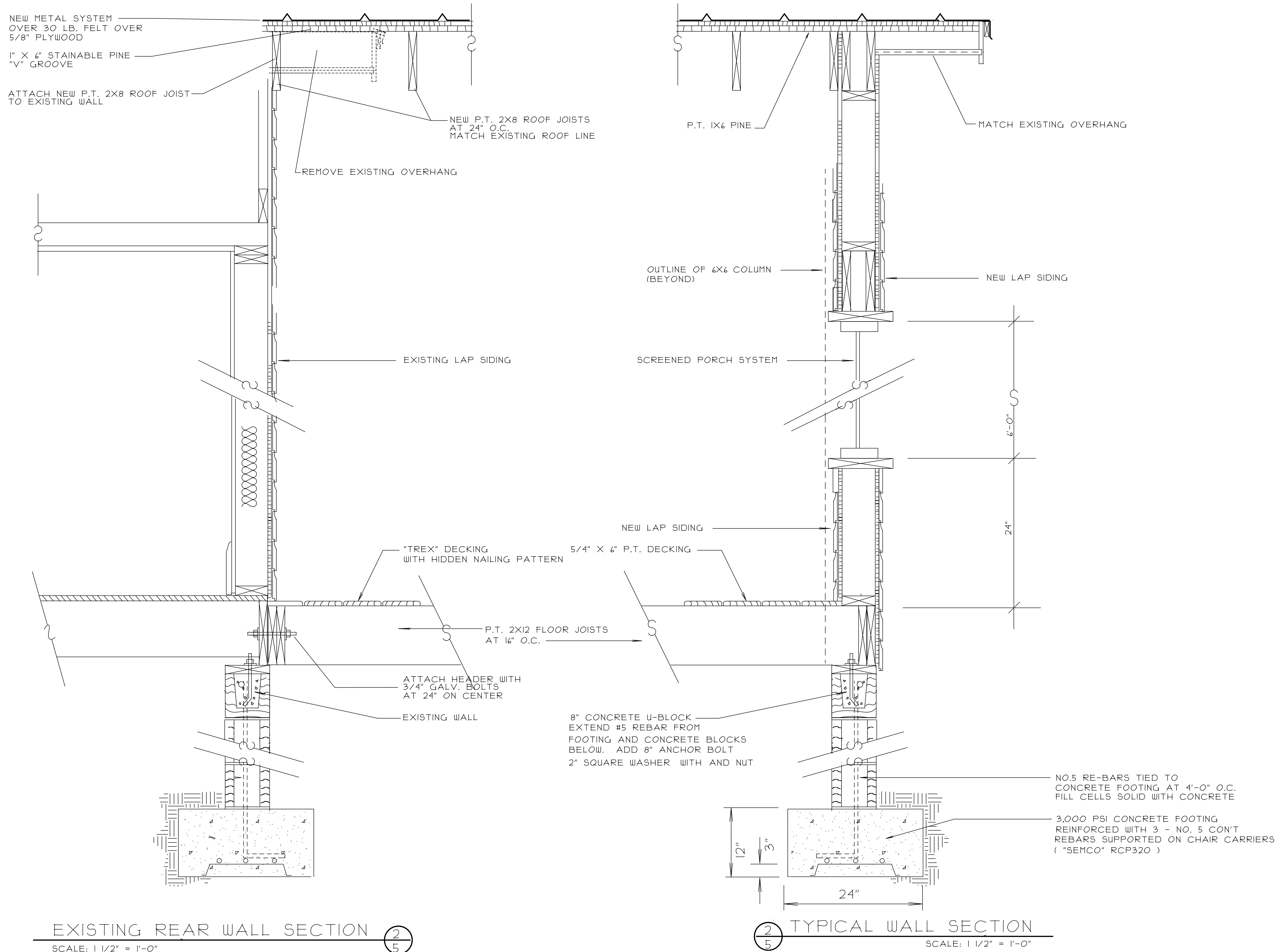
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9-15-20 FOR CONSTRUCTION

0711

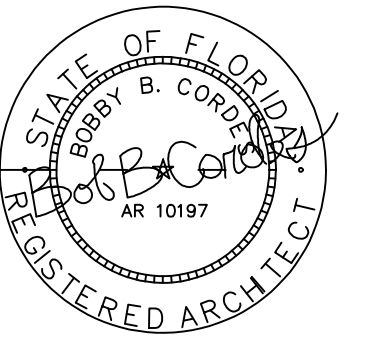
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A-5

OF 7 SHEETS



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I HAVE REVIEWED THIS PLAN FOR COMPLIANCE WITH THE 2011 FLORIDA RESIDENTIAL BUILDING CODE, 6TH EDITION

SCOTT & CHARLOTTE FIELD RENOVATION

319 WEST GADSDEN STREET
 PENSACOLA, FLORIDA 32501
 ESCAMBIA COUNTY, FLORIDA

Drawn By: BBC
 Checked By: BBC

Release/Revision Schedule
 9-15-20 FOR CONSTRUCTION

0711

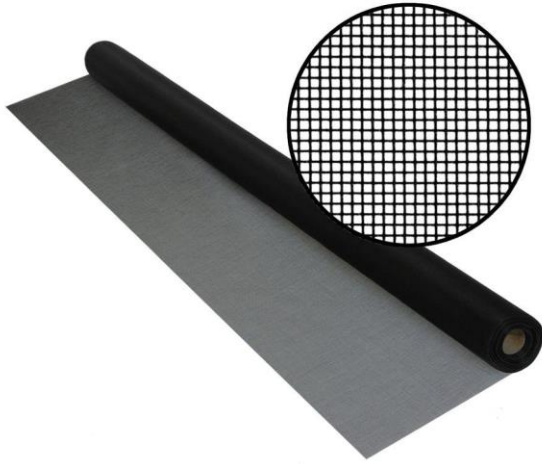
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A-6

OF 7 SHEETS

BOB CORDES - FLORIDA REGISTERED ARCHITECT #10197

Attached is picture of door and screen.
Thanks, Charlotte



Screen Color – “Charcoal”





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00552

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/9/2020

SUBJECT:

New Business - Item 4
226 E. Government Street
Pensacola Historic District / Zone HC-1 / Wood Cottages
Contributing Structure

BACKGROUND:

Christy Cabassa is requesting final approval for exterior changes and additions to the main structure. The applicant has provided elevations of the existing house, those that were conceptually approved at the July meeting and proposed final drawings which incorporate the Board's past input. The final plans show the addition of porches, a change to some windows, refurbishing of the front main windows, and retention or replication of the main entry door and transom. All materials have been labeled on the elevation drawings. Also provided is the historic structure analysis provided by the University of West Florida Historic Trust which was presented to the Board in July 2020. This project was denied conceptual approval in June 2020 and then conceptual approved with comments in July 2020. A copy of the July 2020 minutes have been included in this packet.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-10(A)(6) *PHD, Restoration, rehabilitation, alterations or additions to existing contributing structures in the Historic District;*
and/or Sec. 12-2-10(A)(7) *Renovation, alterations and additions to noncontributing and modern infill structures within the Historic District.*



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES 2397
Recorder # _____
Field Date 5/2/95
Form Date 7/14/95

☒ Original
☒ Update

SITE NAMES (addr. if none) BENJAMIN OVERMAN HOUSE [MULT. LIST. #8]
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY # 4788]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 226 E. GOVERNMENT ST.
CROSS STREETS nearest/between BETW. S. TARRAGONA AND S. ALCANIZ ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9001-001-299
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 23 LOT NO. 167
OWNERSHIP ☒ private-profit ☐ priv-nonprofit ☐ priv-ladiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
ROUTE TO _____

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 46 1/4 1/4-1/4 IRREG. SECT.? ☐ y ☐ n
[UTM: ZONE 16 17 EASTING 111101 NORTHING 111101]
PLAT OR OTHER MAP (Map's name, location) _____

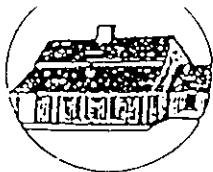
DESCRIPTION

STYLE ITAL EXTERIOR PLAN LSHP NO. STORIES 2.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GAIN Materials SM3V
Secondary strucs. (dormers etc.) CRGA
CHIMNEY: No. _____ Materials _____ LOCATIONS _____
WINDOWS (types, materials, and placements) DHS, 4/4, 4/6, 6/6, WOOD, FIXED, 4 LIGHT,
WOOD AND PEDIMENTED WINDOW SURROUNDS AND LOUVERED SHUTTERS

MAIN ENTRANCE (stylistic details) _____
PORCHES: #open _____ #closed _____ #incised _____ Locations S/ 1 STORY SHED WITH BRACKETS
Porch roof types SQUARE POSTS AND SPINDLE AND SPOOL BALLUSTERS, 3 BAY, ACCESS FROM SOUTH
EXTERIOR ORNAMENT BRACKETED CORNICE WITH PANEL FRIEZE

INTERIOR PLAN _____ CONDITION: ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☒ commercial ☐ residential ☐ institutional ☐ rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____

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

**HISTORY**

CONSTRUCTION DATE 1860s CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES ☒ yes ☐ no Dates 1978 Orig. addr. FROM E. GREGORY ST.
 ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☐ no Dates _____ Nature _____
 ORIGINAL USES (give dates) RESIDENCE
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) COMMERCIAL, OFFICE
 OWNERSHIP HISTORY (especially original owner) BENJAMIN OVERMAN (ORIGINAL),
JOHN C. AND MARY E. DONOVAN (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. R4, F11-12

RECORDER

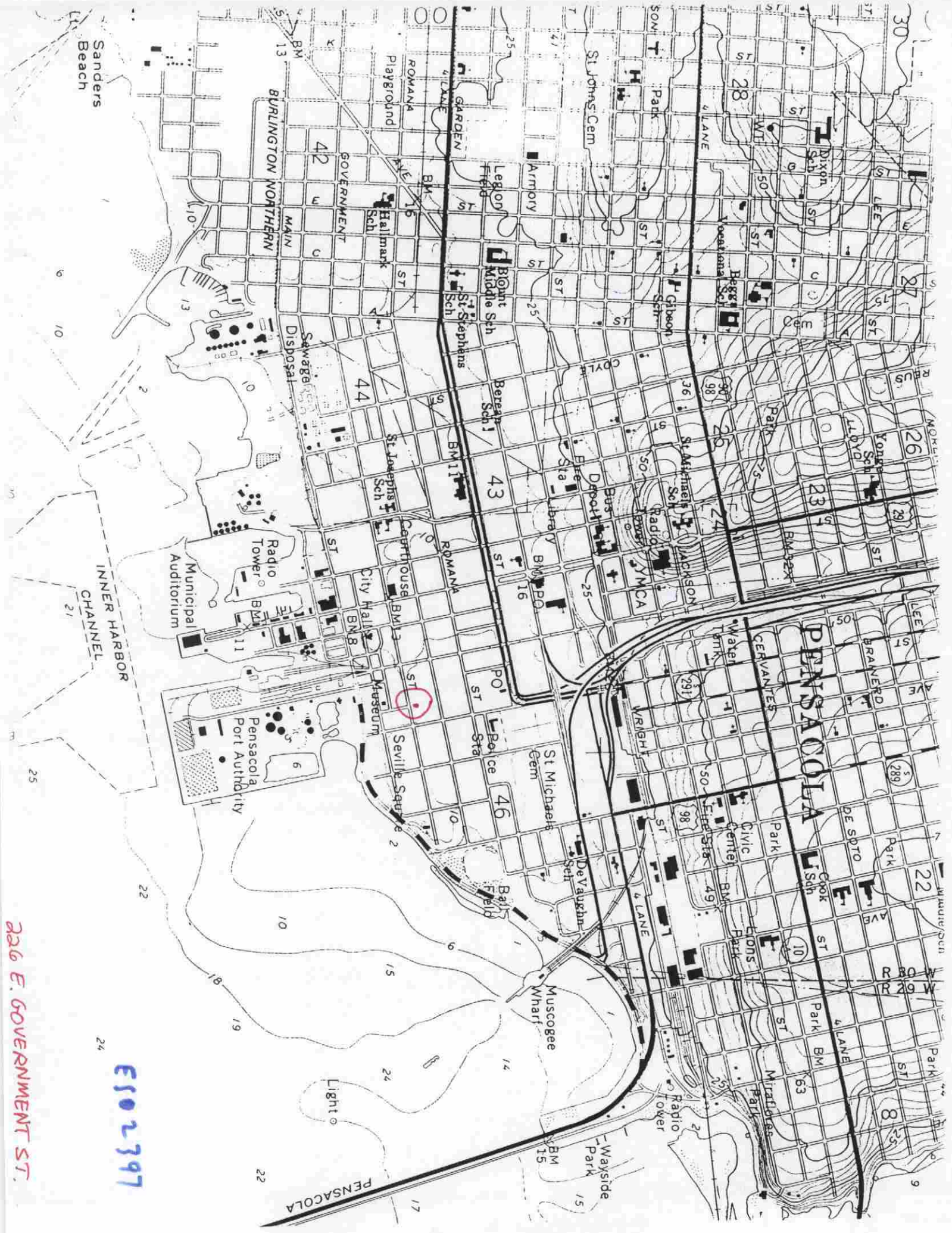
NAME (last first)/ADDR/PHONE/AFFILIATION HPPB

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

DHPR USE ONLY		OFFICIAL EVALUATIONS				DHPR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY	<input type="checkbox"/> y	<input type="checkbox"/> n	<input type="checkbox"/> pe	<input type="checkbox"/> i	Date
		SHPO-NR ELIGIBILITY	<input type="checkbox"/> y	<input type="checkbox"/> n	<input type="checkbox"/> pe	<input type="checkbox"/> i	Date
DECS DATE		LOCAL DESIGNATION					Date
		Local office					

REQUIRED:

- * y=Yes; n=No; pe=Potentially Eligible; i=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



226 E. GOVERNMENT ST.

ES102397



DECLASSIFIED BY 308 3021 N 3 N 3 2

1. BENJAMIN OVERMAN HOUSE
2. 226 E. GOVERNMENT ST.

3. J. SCOTT JANCY
4. 2 MAY 1995

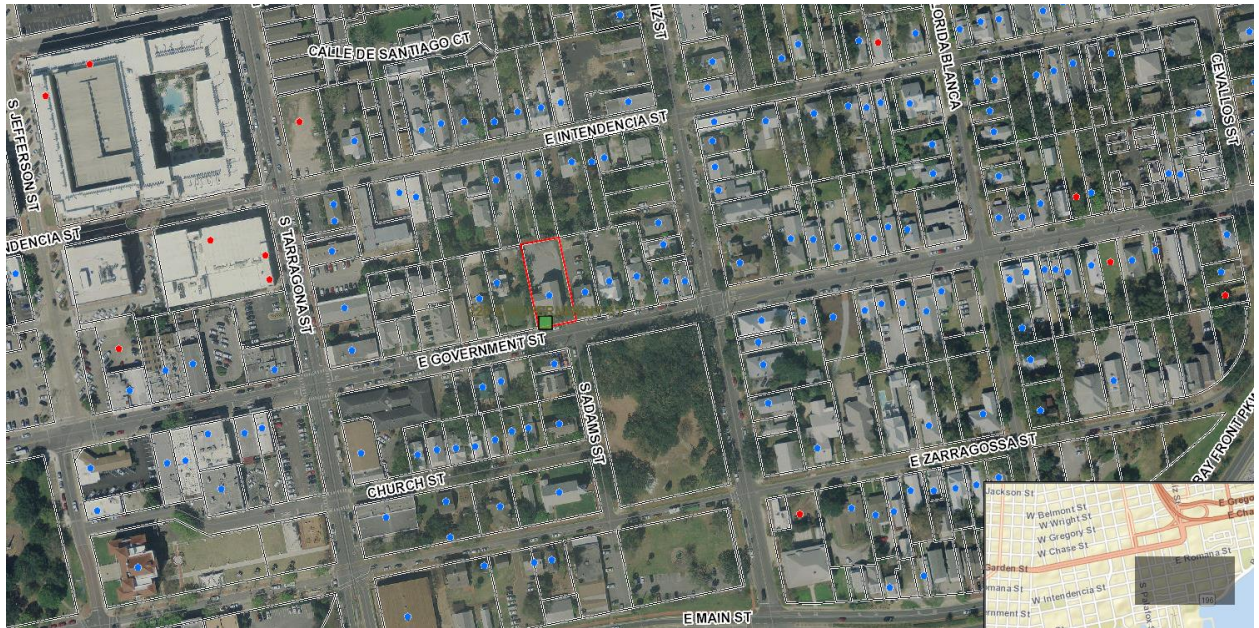
5. HPPB

6. N

7. R4, F11

ES02397

226 E. Government Street



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

July 16, 2020

**Item 4 226 E. Government Street
Contributing Structure**

**PHD/HC-1
Wood Cottages**

Action taken: Conceptual Approval with comments.

Ms. Cabassa and Mr. Switzer presented to the Board. Ms. Cabassa stated the original structure was relocated to the current address in 1978, with the original foundation, chimneys and roof removed along with other changes. She advised that according to Mr. Pristera's comments, the contributing status should play a minor role in reviewing the plans for this property. She advised they added the pediments over the windows, the mullions back in the windows, 9' French doors on the front, replaced the front door and transom with a 9' door since those doors did not appear original. Two doors were added on the porch to the left side, and six shutters added on the west side. After reviewing the Code Section 12-2-10(A)(6)(d)(1), they added back the porch for the contributing portion which would not be detrimental to the house. Board Member Crawford noted the original porch was smaller, and Advisor Pristera stated it was more of a covered stoop. Board Member Salter thought the new design did take in the characteristics which were great about this building. He did point out the Board preferred salvaging as much of the existing materials as possible, specifically regarding the windows and doors; he preferred using those materials on the front façade as much as possible. Advisor Pristera indicated the windows under the porch were in better condition since they had been protected, but others showed signs of wear or significant damage. He would like to see original materials saved, but was unsure if they could be salvaged. Ms. Cabassa stated that would be a major undertaking. Chairperson Quina pointed out this was a conceptual and aesthetic review of the design at this point. Advisor Pristera indicated he had been working with the applicant to attain the desired results. Board Member Villegas wanted to echo the concerns of Board Member Salter. She appreciated the changes that were made and thought they had respected the intention of the original builder, but in bringing in new products because it was too much of an undertaking to restore what is there, she felt the original façade of the front should be maintained as much as possible. Ms. Cabassa stated it would be a major undertaking to have the windows repaired and functional. Board Member Villegas stated even if it was a new product, it should replicate what it was replacing. Board Member Crawford agreed they needed to consider the front and what could be repaired or replicated.

Board Member Crawford made a motion to approve conceptually as submitted with notes that the front door, shutters and three major openings including the four small gable openings, be looked at closely for restoration or replication with like materials. Board Member Mead seconded the motion, and it carried unanimously

July 13, 2020

Page 1 of 3

RE: 226 E Government Street

Dear Architectural Review Board,

I was asked to research and assess the architectural character of the house located at 226 E Government Street, to help the property owner and Architectural Review Board understand the history and changes that have occurred to this structure. This assessment is based on site visits, old photographs, newspaper articles, and other information found in the Historic Trust property files.

The earliest illustration of this house is from an 1896 bird's eye view map of Pensacola. The house is depicted as having two stories, an "L" shape plan, and a cross gable roof. Looking closer, the window arrangement and chimney locations match details on the current house. An interesting feature is what appears to be a widow's walk on the main roof.

The next oldest illustration is a 1907 Sanborn map that closely matches the 1896 bird's eye view map. The Sanborn map shows a small front porch and a large side porch. Framing details found on the current house match this porch configuration. An address is also found on the map, which assisted in researching the history of the property.

A 1953 aerial is the earliest photograph that could be found of the house. In this picture the gable wall, what is now the west façade, shows the windows and chimney configuration matching the current house. Trees obscure the front façade, but the widow's walk can clearly be seen on the roof.

Researching the original address, 123 E Gregory Street, the house was built around 1860 by Benjamin Overman, a lumber company executive. Along with the main house, the Overman family owned a number of rental properties along the 100 block of E Gregory Street. When Mr. Overman died in the 1880s, the main house was sold and a number of families lived in the house for the next forty years. In the 1920s, the house was converted into a boarding house and later into apartments. In the 1970s, the house was abandoned and inspection records show it was deemed unsafe in 1977 and was slated for demolition. Architect Hugh Leitch, purchased the property and moved it on April 24, 1978 to 226 E Government Street. A newspaper article from 1978 shows half of the house moving to the Government Street location. The article states the house was originally on the 200 block of E Gregory Street, but Sanborn maps and other documents show the house was located at 123 E Gregory Street.



In assessing what remains of the original house, two photos proved helpful: the 1978 newspaper article and a photo from 1978 just after the house was moved. In relocating the house, the porches were removed and the house was cut into two sections. It appears there was minimal disturbance of the siding, windows, and decorative trim. When I toured the house, the framing details and inspection of the building materials indicate the siding, windows, and majority of architectural features are original. The front porch dates to 1978, but a number of the large brackets between the columns appear to be original. In 1988, a large addition was added to the rear of the house, but stayed true to the Italianate style.

The best account as to how the house was restored is detailed in two letters between the State Preservation Architect and Mr. Leitch. The State Preservation Architect does not agree with the restoration, citing various sections from the Secretary of Interior's General Standards. Mr. Leitch debates these points and provides insight into the challenges he faced when undergoing this project. The item of most contention is the removal of the large side porch and rebuilding of the front porch. Mr. Leitch explains the side porch was most appropriate to the style of the house and he used this as the inspiration to build the front porch. He indicates he salvaged brackets, matched column spacing, and had to add a balustrade for safety reasons. Later in the letter he mentions items he did not restore or reconstruct, such as chimneys, fireplaces, balconies, and the widow's walk.

My inspection of the house revealed that the 1978 restoration stayed true to the original architectural style, but the restoration techniques and repairs were not always appropriate. The majority of the wood trim, architectural details, and siding are original, but all were sandblasted in 1978. This has created a rough texture on the wood and has even removed molding profiles and other decorative details. In an effort to correct this aggressive paint removal, Bondo, wood filler, and caulk were used to fill holes and rebuild molding profiles. Upon closer inspection, the majority of the repairs have been done poorly. The wood trim and siding are very rough in places and there are sections that have been replaced. All of these wood elements would have had a smooth, planed finish, not a rough wood-grain texture.

The majority of the windows in the oldest part of the house appear to be original. The construction technique, profiles, and framing details match windows from the 1860s and 1870s. The windows that extend to the floor, once had the ability to fully open, allowing access to porches and roofs. The wall pockets still exist, but the jambs and window weights have been removed. The overall condition of the windows is poor and a number of them have been badly repaired. Almost all of the glass has been replaced and none of the windows are functional. Even in this poor condition, a few of the windows can be rebuilt and restored, but this would be a major undertaking.



The front doors are questionable on how original they are to this house, but they are old. They do not appear in the 1978 photos, but they could have been removed for the renovation. The glass has been replaced with impact glass and the wood under the paint does not look as old as other painted wood from 1860. The design does match the Italianate style and this door design is common among houses from this period. The leaded glass transom was probably added between 1870 – 1910, when this style of leaded glass was fashionable and easier to obtain. Additional research is needed to date the transom.

In 1978, the State Preservation Architect determined that “the building may be certified as a contributing structure to the Pensacola Historic District.” In 1995, an updated survey of the District was done and the property was listed as contributing. As an important note, this property is not part of the 1970 National Register listing for the District. I believe Mr. Leitch was trying to get it added, but the State did not have a favorable recommendation and did not send it to the Department of the Interior for review.

In this specific case, I believe the contributing status should play a minor role in reviewing plans for this property. The architectural style and original owner are significant, but the relocation, renovation, and condition of materials complicates the existing contributing status. The house was not restored as to how it appeared in 1860 or 1900 or even 1977. Important architectural elements were saved in 1978, but were damaged by sandblasting and years of bad repairs. The integrity of the original building materials has been compromised, but not the overall architectural style. The items of most importance include the bracketed cornice, porch brackets, and window pediments. A suggested compromise is to try and salvage and restore original elements and closely replicate damaged or missing elements. As Mr. Leitch did in 1978, new porches and exterior changes can replicate details found on the house. The focus should be on preserving the architectural integrity of the house, if that is through restoration or replication.

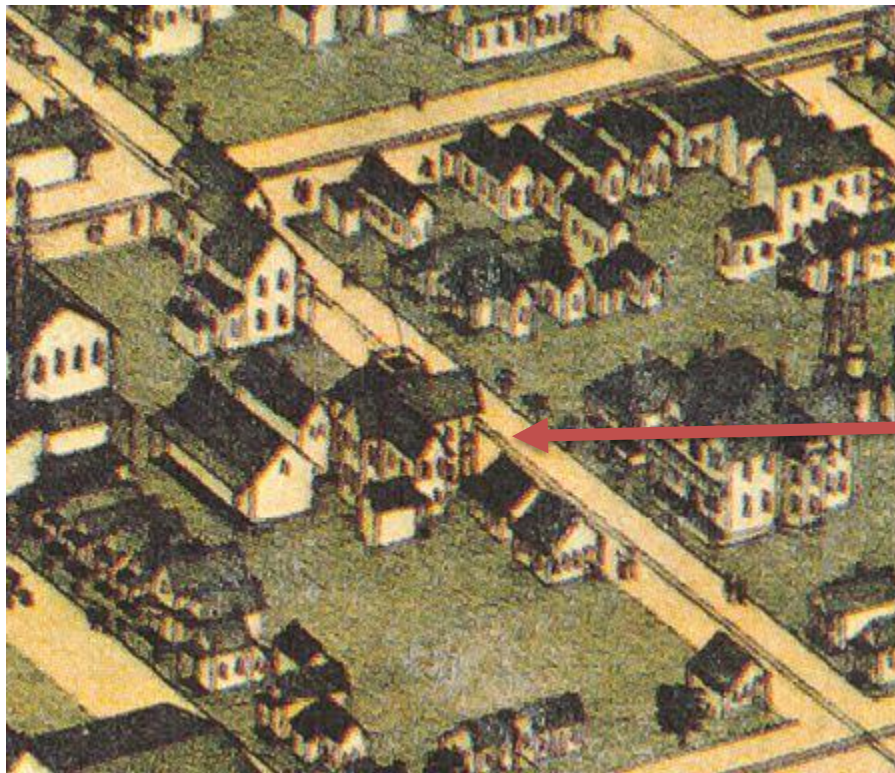
Please review the attached documents for additional information.

Sincerely,

Ross Pristera
Historic Preservation

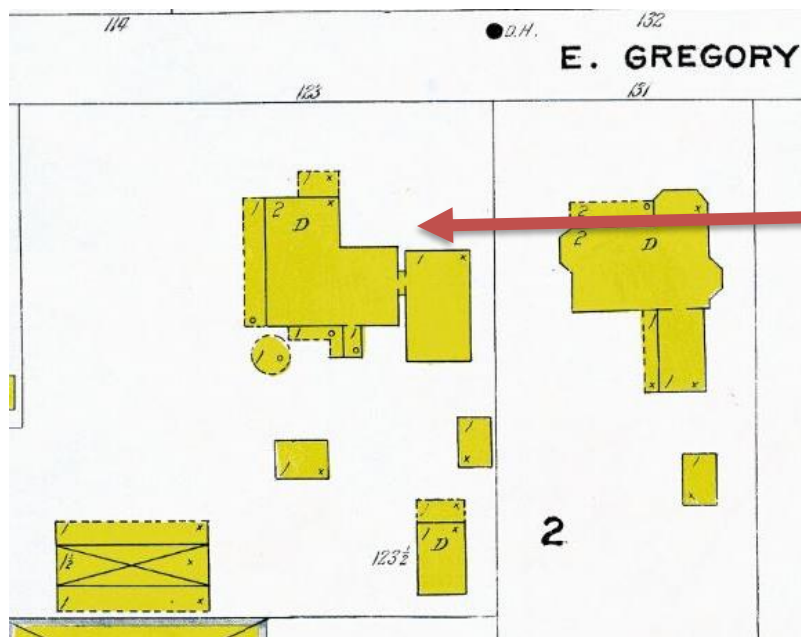


UNIVERSITY of WEST FLORIDA
HISTORIC TRUST



House

1896 bird's eye view map of Pensacola

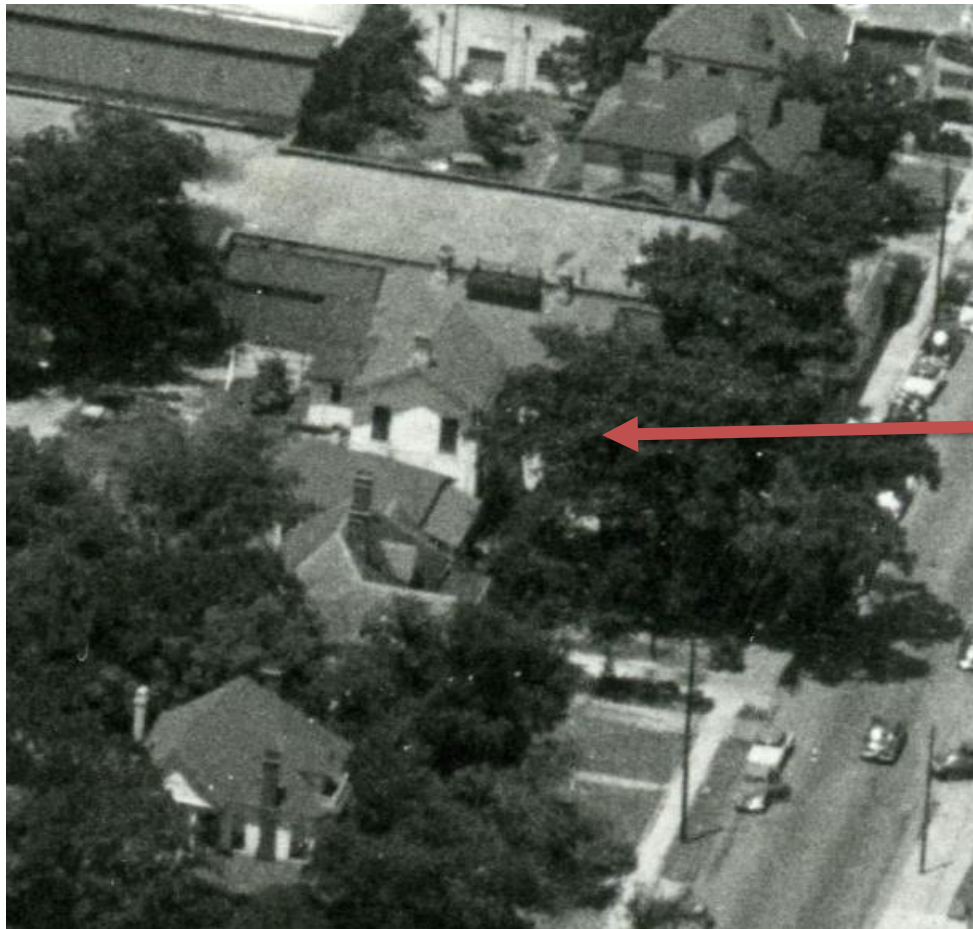


House

1907 Sanborn Map



UNIVERSITY of WEST FLORIDA
HISTORIC TRUST



House

1953 Aerial



UNIVERSITY of WEST FLORIDA
HISTORIC TRUST



April 24, 1978 Relocation







Version 2.0 7/92

Form Date 7 / 14 / 95

x Update

SITE NAMES (addr. if none) BENJAMIN OVERMAN HOUSE [MULT. LIST. #8]
 SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY #]
 NATIONAL REGISTER CATEGORY building structure Xdistrict site object

ADDRESS (Include N,S,E,W; st., ave., etc.) 226 E. GOVERNMENT ST.
CROSS STREETS nearest/between BETW. S. TARRAGONA AND S. ALCANIZ ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9001-001-299
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 23 LOT NO. 167
OWNERSHIP ☒ private-profit ☐ priv-nonprofit ☐ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
ROUTE TO

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 46 1/4 1/4-1/4 IRREG. SECT.? y n
UTM: ZONE 16 17 EASTING [][][][] 0 NORTHING [][][][][] 0 J
PLAT OR OTHER MAP (Map's name, location)

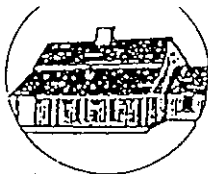
STYLE ITAL EXTERIOR PLAN LSHP NO. STORIES 2.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GAIN Materials SM3V
Secondary strucs. (dormers etc.) CRGA
CHIMNEY : No. Materials LOCATIONS
WINDOWS (types, materials, and placements) DHS, 4/4, 4/6, 6/6, WOOD, FIXED, 48LIGHT,
WOOD AND PEDIMENTED WINDOW SURROUNDS AND LOUVERED SHUTTERS

MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed _____ #incised _____ Locations S/ 1 STORY SHED WITH BRACKETS
 Porch roof types SQUARE POSTS AND SPINDLE AND SPOOL BALLUSTERS, 3 BAY, ACCESS FROM SOUTH
 EXTERIOR ORNAMENT BRACKETED CORNICE WITH PANEL FRIEZE

INTERIOR PLAN _____ CONDITION: excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) S commercial ☐ residential ☐ institutional ☐ rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y n (No-explain; yes-attach!)

Artifacts or other remains _____
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)

**HISTORY**CONSTRUCTION DATE 1860s CIRCA ☒ yes ☐ no

ARCHITECT: (last name first) UNKNOWN

BUILDER: (last name first) UNKNOWN

MOVES ☒ yes ☐ no Dates 1978 Orig. addr. FROM E. GREGORY ST.ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____ADDITIONS ☐ yes ☐ no Dates _____ Nature _____

ORIGINAL USES (give dates) RESIDENCE

INTERMEDIATE USES (give dates) _____

PRESENT USES (give dates) COMMERCIAL, OFFICE

OWNERSHIP HISTORY (especially original owner) BENJAMIN OVERMAN (ORIGINAL),

JOHN C. AND MARY E. DONOVAN (CURRENT)

SURVEYOR'S EVALUATION OF SITEPotentially elig. for local designation? ☐ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. infoPotential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

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. R4, F11-12

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

* y=Yes; n=No; pe=Potentially Eligible; n=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
THE CAPITOL
TALLAHASSEE 32304

Jesse J. McCrary, Jr.
~~BRUCE A. SMATHERS~~
SECRETARY OF STATE

November 29, 1978

Robert Williams
~~ALBERT MOORELL~~ DIRECTOR
DIVISION OF ARCHIVES, HISTORY, AND
RECORDS MANAGEMENT
(904) 488-1480

IN REPLY REFER TO:

Mr. Hugh J. Leitch
Architect, P.A.
213 South Alcaniz Street
Post Office Box 928
Pensacola, Florida 32502

Re: 226 East Government Street, Pensacola, Florida

Dear Mr. Leitch:

Thank you very much for submitting your Historic Preservation Certification Application for the property located at 226 East Government Street. The project has been reviewed according to the criteria set forth in the Secretary of Interior's "Standards for Rehabilitation". We have enclosed a copy of these standards for your reference. Our comments regarding both parts of your application follow.

First, we feel that the building may be certified as a contributory structure to the Pensacola Historic District. With regards to the rehabilitation work, however, we believe that certain elements are not consistent with the historic character of the structure and are not in keeping with the Secretary of the Interior's General Standards on pages 4 and 5. The front porch dating from 1900 is considered evidence of the history and development of the building and should have been restored to its original condition (the removal of such a distinctive architectural feature should have been avoided, and violates General Standards #2 and #4). Retaining porches and steps that are appropriate to the building and its development are recommended treatments in a rehabilitation project. An accurate restoration of both front and side porches, as evident in the 1903 photographs you enclosed, would have been the desirable treatment in this case. This would have included the restoration of the second story deck and balustrade based on the pictorial evidence submitted. The addition of the porch on the street elevation is not substantiated by any historical, physical or pictorial evidence presented to this office, and therefore violates General Standard #6. It resembles in style the original side porch, which should have been retained in that location. The balustrade on this porch

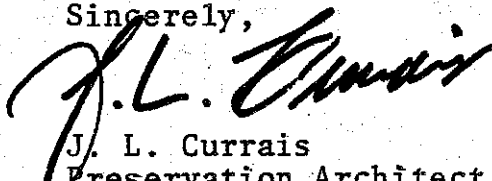
Mr. Hugh J. Leitch
November 29, 1978
Page Two

is also inappropriate since there is no indication of the existence of a first story balustrade in any of the old photographs. The brick steps and arched underpinning are also inappropriate since all pictorial evidence submitted indicates the existence of simple masonry piers and wood steps. Finally, the removal of the chimneys eliminated a distinctive stylistic feature which characterized the roofline of the building. Photographs #2 and #3 submitted with your application form indicate that the chimneys were nicely detailed, executed by skilled craftsmen and should have been restored.

The Secretary of the Interior recommends that owners of historic properties obtain a determination that the proposed work meets the "Standards for Rehabilitation" prior to undertaking work. Approval by our office of proposed work will enable owners to proceed knowing that the work meets the necessary requirements. All projects are reviewed and evaluated by our office and then sent with our recommendation to the Technical Preservation Services Division, Office of Archaeology and Historic Preservation, Heritage Conservation and Recreation Service, Department of the Interior for their evaluation and certification. At this time we shall not forward your application to the Department of the Interior since our recommendation is not favorable. If you desire a determination of the rehabilitation work by the Technical Preservation Services Division, please advise us and we will forward your application with our comments. If you have any suggestions on how to mitigate the impact of the work on the historic structure, or have any additional information or documentation that verifies the rehabilitation work, please contact our office and we will be happy to discuss the project.

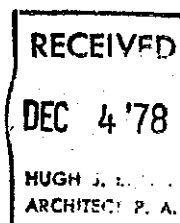
Your interest and cooperation in preserving Florida's cultural resources is appreciated.

Sincerely,


J. L. Currais
Preservation Architect

JLC:jb

Enclosure



HUGH J. LEITCH • ARCHITECT • P.A.
213 SOUTH ALCANIZ STREET, P. O. BOX 928
PENSACOLA, FLORIDA 32502 904/432-6196

6 December 1978

Mr. J. L. Currais,
Preservation Architect
State of Florida
Department of State
The Capitol
Tallahassee, FL 32304

Re: 226 East Government Street, Pensacola, FL

Dear Mr. Currais:

I have your letter of November 29 which we discussed by phone after my receipt of it. As I indicated to you, we did not have the advantage of prior knowledge of this Historic Preservation Certificate Application. Otherwise, we would have contacted your office before beginning work on this Project. I understand you will not recommend approval of our Application for Certification of this structure because, in your opinion, our procedures were not proper.

In general, projects of this nature must be considered in the light of economic feasibility, including certain elements of compromise and expediency before they can be undertaken at all. In this instance, we determined that the hull of the building could be and should be saved. We also determined in the interest of economic feasibility that the building should not be retained at its original location but should be moved - preferably into Pensacola's Historical District. Additionally, we determined that certain structurally defective features such as the chimneys and missing fireplaces should be removed in the interest of safety and additional interior space in view of the impossibility of restoring or rebuilding fireplaces to their original condition and working order. The geometry of the new site indicated that it was not feasible to retain the east (previously west) porch. The double columned north porch, added after the turn of the century, was of such disparate and poorly detailed design (as compared with original porches) that we determined this added north porch should be removed and replaced with a porch which was in keeping with original porch on the original building. We do not agree with your

Mr. J. L. Currais
Page Two
6 December 1978

statements that "the front porch dating from 1900...should have been restored to its original condition" nor that this porch was a "distinctive architectural feature". With the exception of two-story rear building addition, this porch was the least distinctive of any feature of the remaining building and, for that reason, coupled with the certainty that it was added after a previous smaller porch had been removed from the north side of the building, I determined that the removal of it was the only suitable direction. I agree with your comment that porches and steps that are appropriate to the building should be retained. In this instance, however, porch and concrete steps were not appropriate to the building, should not have been built as they were, and, therefore, deserved to be removed. Even worse would have been an accurate restoration of both front and side porches - the front porch including features such as concrete block pedestals, poorly detailed columns (tapered and round but without proper entasis), column capitals of improper scale and the upper ballustrade. The side porch, on the other hand, was entirely appropriate to the house with nicely spaced columns and column brackets, cornice brackets, etc. It is this side porch which was used as a basis for the restored porch, even though it does not now occur in the same position as the original side porch. In fact, cornice brackets and column brackets are, for the most part, the original brackets.

While the ballustrade on the restored porch does not reflect an earlier detail of this building, I do not agree that it is inappropriate. It is simply a compromise to avoid a safety hazard as compared with no rail at all. The rose bush trellis, obviously designed to provide shade for the porch in its previous west orientation, is not required or appropriate for the front porch of the building in its present position with the deep porch on the south side providing good protection from summer sun. Although the brick steps and arched underpinning are not depicted in previous pictures, these are also expedients - brick steps providing greater durability for this commercial building than wood steps and the arched underpinnings providing a graceful architectural feature found in many buildings of this vintage.

Futhermore, I do not agree with your contention that, to qualify for certification, old buildings should be preserved in one of two specific ways:

- exact restoration to original condition when built, or
- retaining all features of construction at the time restoration is begun and upgrading or refurbishing these.

Mr. J. L. Curraïs
Page Three
6 December 1978

In the first instance, it would not be possible to fit up a building of this age with electric lighting, telephone, heating and air conditioning, plumbing, insulation, etc. It would also be required that features such as the widow's walk, all fireplaces and chimneys, balconies, etc. be rebuilt.

This generally rules out the possibility of "adaptive modification" for old buildings which immediately destroys incentive for undertaking restoration of most of them. In the second instance above, retaining features that have been added, even though poorly advised and even though they detract appreciably from the appearance or function of the structure, simply does not make sense. Even if such features are allowed to remain fifty years or more, they should not be considered sacrosanct. Examples of such features which could have been added prior to 1928 on this building include asphalt shingle roofs, asbestos shingle siding, exposed plumbing waste and vent stacks on exterior of building, exposed gas flue pipe, miscellaneous porches, concrete steps, balconies, added rooms, etc.

I hope you will modify your position as to the approved methods of restoring or refurbishing buildings to allow architects some degree of latitude in their design of restored buildings consistent with the general architectural style of the original construction but taking into account expedients which must be considered if the project is to have economic feasibility. People will assuredly continue to be interested in the restoration of old buildings whether you and the Secretary of the Interior modify your position or not; however, if you really intend to encourage those who may wish to restore and preserve old buildings to do so with the prospect of obtaining accelerated depreciation for the moneyspent on restoration as an incentive, you will find it necessary to reconsider your guidelines.



Hugh J. Leitch

ig
c: Secretary of the Interior

HUGH J. LEITCH • ARCHITECT • P.A.
 213 SOUTH ALCANIZ STREET, P. O. BOX 928
 PENSACOLA, FLORIDA 32502 904/432-6196

15 June 1978

Mr. Lewis Brown, Jr.
 1212 Northwest 12th Avenue
 Gainesville, FL 32601

Dear Lewis:

In keeping with your recent request that we provide you with some information as to our involvement in restoration in Pensacola's Historic District, I am setting out below a few thoughts as to our experience to date.

As you may recall, we worked closely with Pat Dodson who was a pioneer in preserving and restoring historic buildings in the District here in Pensacola. Our work with him, in addition to assisting in the restoration of a number of individual buildings in our District, was the development of the drawings and specifications for a large scale project known as The Intendent. This project, if realized, would have resulted in restoration and reconstruction of a number of similar residences on a square block in the heart of Pensacola's Historical District bounded by Alcaniz, Intendencia, Tarragona and Romana Streets. Additionally, the development projected restorations on the south side of Intendencia Street which would have resulted in a street-scene of directed and well-designed organization. Unfortunately, due to Mr. Dodson's untimely death, the project did not become a reality in the spirit in which it was designed. Although Dodson's son has purportedly taken over the Project, the original scheme has been abandoned entirely and the development of Intendencia Street, while not unpleasant, is not at all what was projected in our design. Buildings now in place along this block on Intendencia Street are of disparate vintage and historical value and in contrast to the original design, which would have resulted in a very attractive residential neighborhood, include a mix which is primarily commercial (offices and shops) interspersed with a few remaining residences. Our role in the project as envisioned by Pat Dodson was planner and architect, and our contribution to the project, if it had been realized, would have been considerable in those categories.

As you know, we have located our office in a restored building of 1860
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

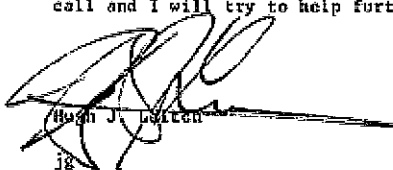
vintage. This was a typical Gulf Coast cottage and our work in restoring it required the removal of some portions of the structure which were added (considerably later than the original construction) and were of considerably less quality as to materials and workmanship. We replaced these removed portions with new area which closely resembles the original construction and, we believe, ties together to present a creditable result. You may be aware that we were awarded an Honor Award by our Chapter of AIA for this effort. We have also participated in the restoration of individual buildings around the District, including a large project we are now working on. This is a Victorian residence which was endangered by the construction of the terminus of I-110 in Downtown Pensacola and was, therefore, moved several blocks to a vacant site in the heart of the District, immediately opposite Seville Square. The restoration of this project, a two-story building of about 1,900 sq. ft. on each floor, is partially complete. We intend to make it available for lease for office usage and we are now considering moving our office into a portion of this building thereby making our present building available for lease or rent.

We have been involved to some degree in the restoration of about a dozen buildings in the District, not including the several dozen buildings designed to be a part of The Intendent development. We find the work to have considerable appeal, although due to the scale of each individual project, not especially rewarding from a return point of view. Our experience working with the Architectural Review Board for the City of Pensacola has been very pleasant. We find that this Board generally agrees with our approach to the restoration processes. We have also found that the Inspection Department of the City of Pensacola has been very cooperative in that they have not insisted on complete compliance with the Code in all matters, especially those where such compliance would degrade the original design of the building - as in stairways, etc. Possibly due to our experience, we have fewer problems with approvals than other persons engaged in restoration or adaptive modification work. However, our rapport with both the Architectural Review Board and the City of Pensacola Building and Inspection Departments has been outstanding and has, we believe, allowed for results which would not have been possible without this favorable relationship.

More constraints relating to Architectural detailing would, we believe, be in order. For example, some buildings have been allowed to be restored using asphalt shingle roofs, poorly detailed railings, and

other inappropriate or non-representative features. There must, however, always be compromise between authenticity (and resulting higher costs) and financial feasibility to assure a reasonable return on investment. In general, it appears that this return is attractive in the District at the present time. Values continue to increase and, as a result, the atmosphere of the District is enhanced. For example, one recent sale of a one and one-half story frame building of 2,800 square feet on a lot with an area of 9,257 square feet sold for \$132,500.

I hope the above may be of some use to you in your work. If you have any specific questions that I have failed to answer, please give me a call and I will try to help further.



Hugh J. Laiten

TRANSMITTAL

To: City of Pensacola Planning Services

Re: 226 Government Street ARB Submittal for September 17th 2020

Date: August 13, 2020

Please find attached the drawings for the September 17th ARB 2020 Meeting. Please assimilate in the following order for the presentation:

Application

Signed Application

Aerial Photo

Photos of the house

Final Materials Board

AS1 Siteplan

AS2 Siteplan diagram

D1 Existing plans

A1-1 New Plans First Floor

A1-2 New Plans Second Floor

A2-1 South Elevation

A2-2 East Elevation

A2-3 North Elevation

A2-4 West Elevation

Exhibit A

Exhibit B

Final PDF's were sent to Gregg Harding and Leslie Statler . Hard copies to follow.

Please call if you have any questions. Please email me at christy931@mchsi.com upon receipt of this check.

Respectfully:

Christy Cabassa, Architect



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

Architectural Review Board Application
Full Board Review

Application Date: August 2020

Project Address: 226 East Government Street **CONCEPTUAL REVIEW ONLY**

Applicant: Robert B. Switzer

Applicant's Address: 92 Highpointe Drive Gulf Breeze, Florida 32561

Email: bobby.switzer@gmail.com **Phone:** 850-712-8844

Property Owner: Robert B. and Janie A. Switzer Jeremy T. and Alise J. Switzer

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

(If different from Applicant)

Application is hereby made for the project as described herein:

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

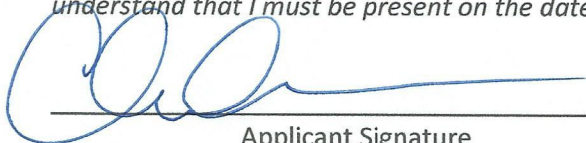
* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

Request for final approval the renovation and addition to the existing house at 226 Government.

The design has been approved at the July 2020 ARB meeting for 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

August 13, 2020

Date

ATMSTY CAPAST FOR BOBBY SWITZER
Planning Services

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

8:19 AM Fri May 22

38%

226 East Government

East Government St



Google

30°24'36"N 87°12'37"W 422 ft



226 Government Existing Front Elevation



226 Government Existing Rear Elevation



226 Government Existing Elevation Looking at East Side



226 Government Existing Elevation Looking towards West Side



226 Government Elevation Looking towards Westside showing vegetation



226 Government Existing Window and Trim Condition

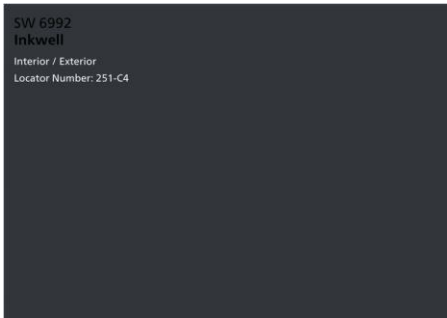


226 Government Existing Window and Trim Condition

Switzer ARB Materials Collage Info-226 Government



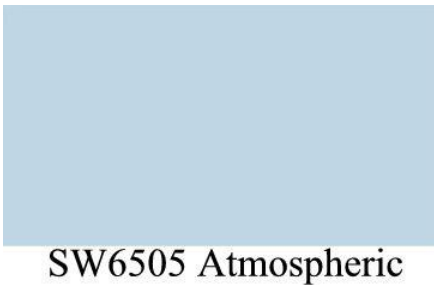
House Body Paint Color Sherwin Williams Chelsea Gray



Front Door Paint Color Sherwin Williams Inkwell



Trim Paint color Sherwin Williams pure White



SW6505 Atmospheric



Porch Ceilings Sherwin Williams Atmospheric



Kolbe Metal Clad windows in White with Mullions



Kolbe Ultra Pure White



Bevelo Governor's Light Fixture



Old Texas Brick-Taylor Brick Color: Old Bayou with light gray mortar



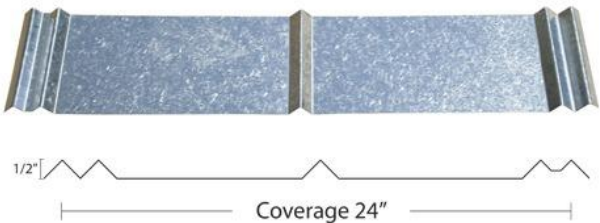
Existing Sidewalk to remain



Aeratis Traditions Proposed for Porch Decking-Painted Darker Gray



Tremron 4x8 Antique Pavers at new driveway
tumbled to match existing Pavers at sidewalk



Galvanized Metal roof to match existing roof



Front Doors to be refurbished or replicated with Impact Glass-color is Inkwel



Railing to remain or to replicated as best as possible to bring up to code



Corbels to remain and be refurbished or replicated



Porch Brackets and Column to be replicated and refurbished



CERTIFICATION :

PROJECT - LOCATION :

Renovations & Addition

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 :

Final ARB Review Submittal
For September ARB Meeting
City of Pensacola

DRAWN BY : CLC

CHECKED BY : CLC

PROJECT NO.

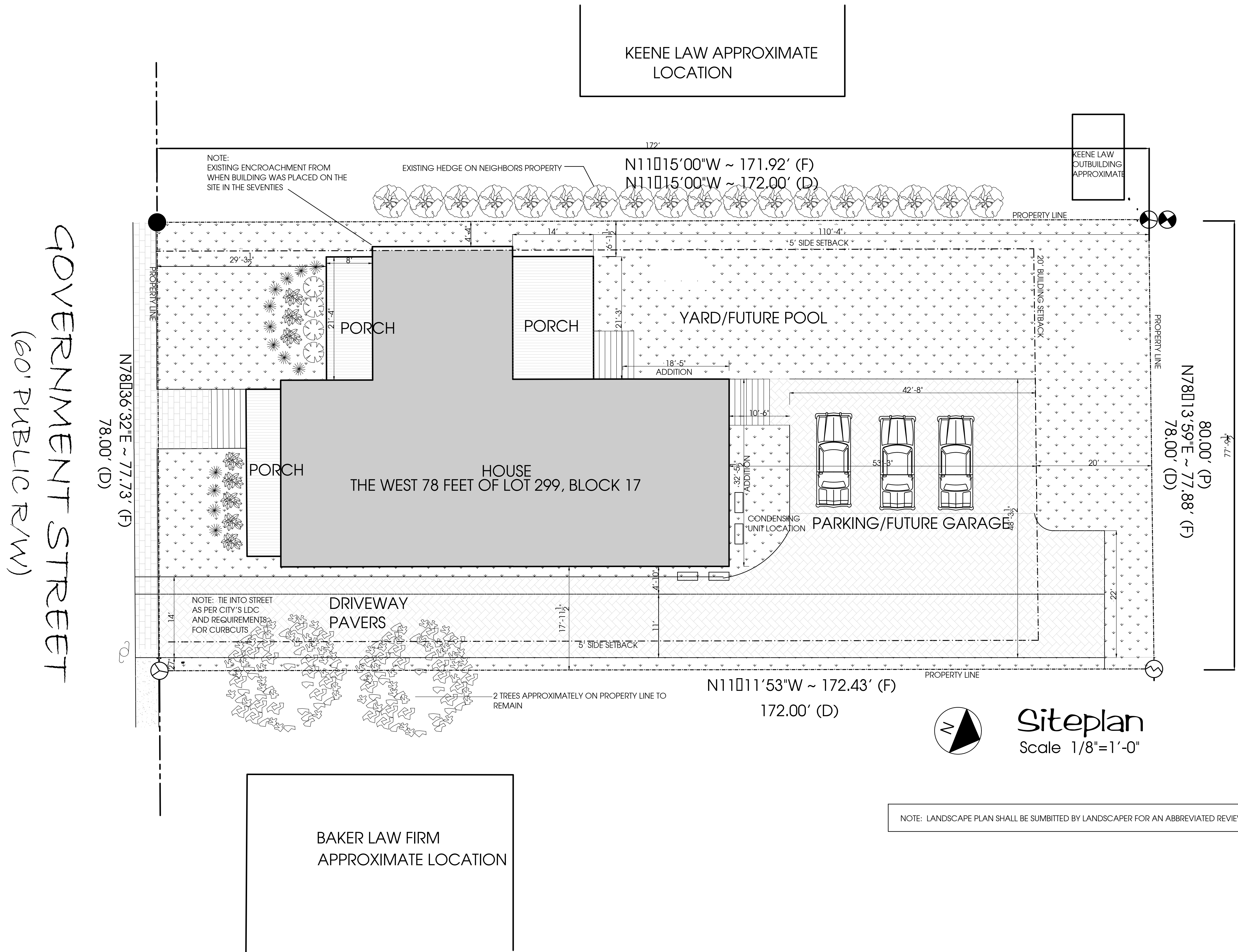
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SHEET TITLE :

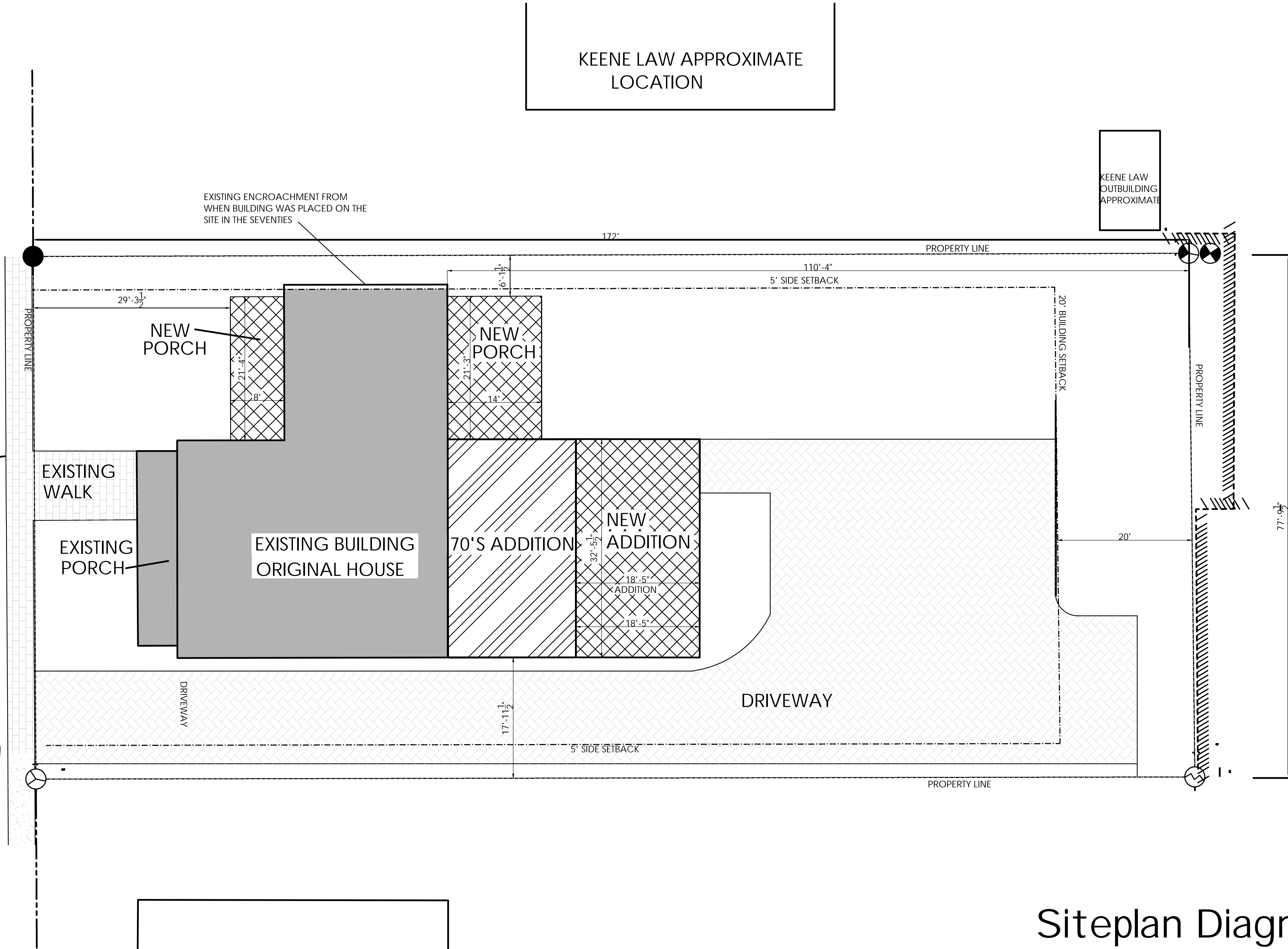
Site Plan

SHEET NO. :

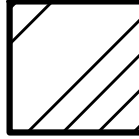
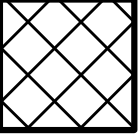

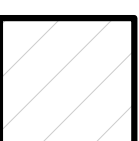
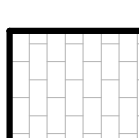
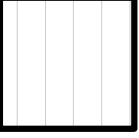

AS-1



GOVERNMENT STREET
(60' PUBLIC R/W)



LEGEND

- | | | | |
|---|--------------------|---|-----------------------------|
|  | EXISTING STRUCTURE |  | NEW ADDITION |
|  | 70'S ADDITION |  | FUTURE GARAGE AND BREEZEWAY |
|  | EXISTING WALK |  | POOL AND DECK AREA |
|  | NEW DRIVEWAY | | |

Siteplan Diagram

Scale 1/8"=1'-0"



Christina Lee Cabassa
ARCHITECT
Florida AR0014272
Florida ID0003615

1189 Mary Lou Lane
Gulf Breeze, Florida 32563
Phone/Fax 850-916-9941

CERTIFICATION :

PROJECT - LOCATION :

Switzer Family
Home

Renovations &
Addition

226 Government
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 :

Final ARB Review Submittal
For September ARB Meeting
City of Pensacola

DRAWN BY : CLC

CHECKED BY : CLC

PROJECT NO.

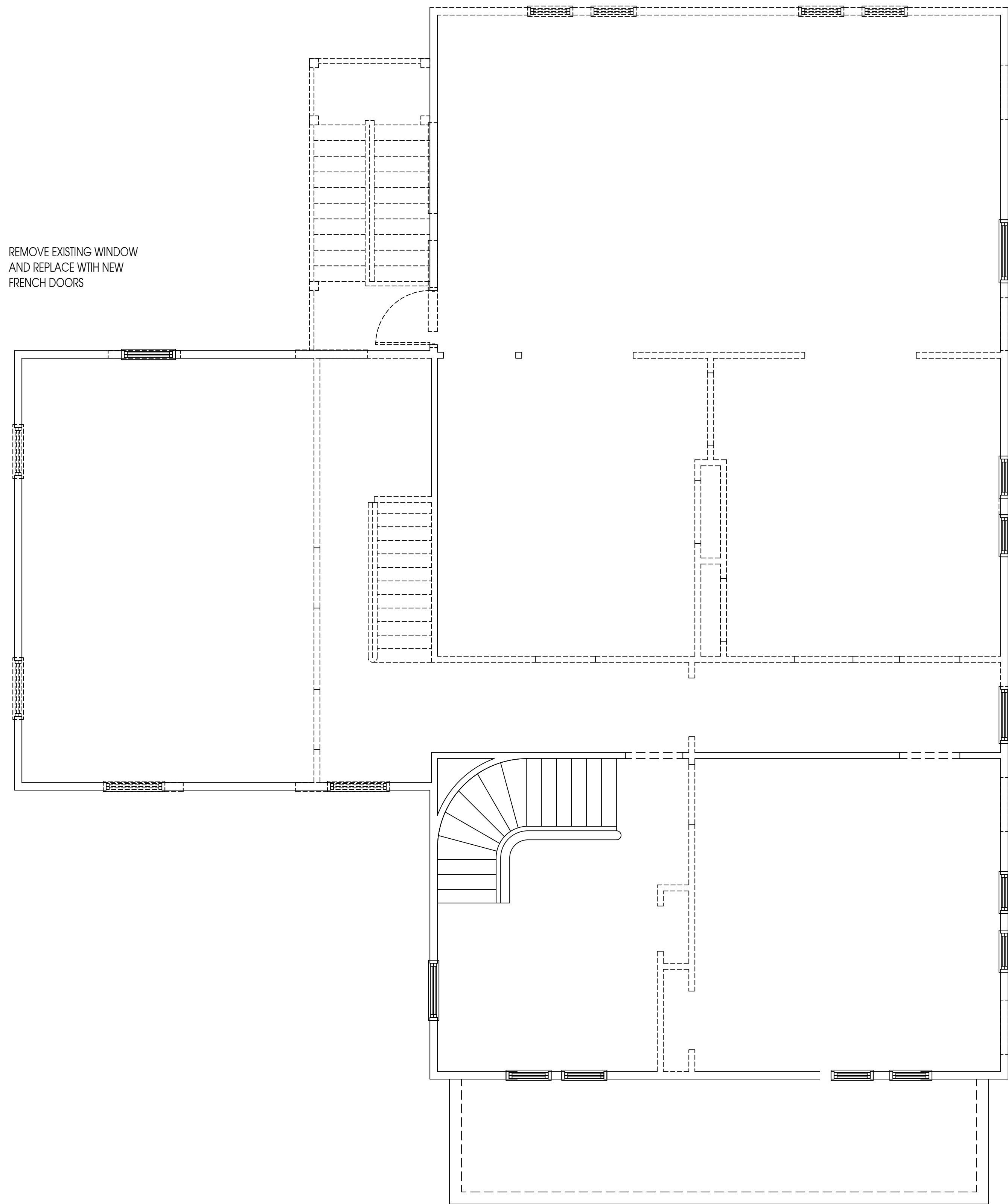
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SHEET TITLE :

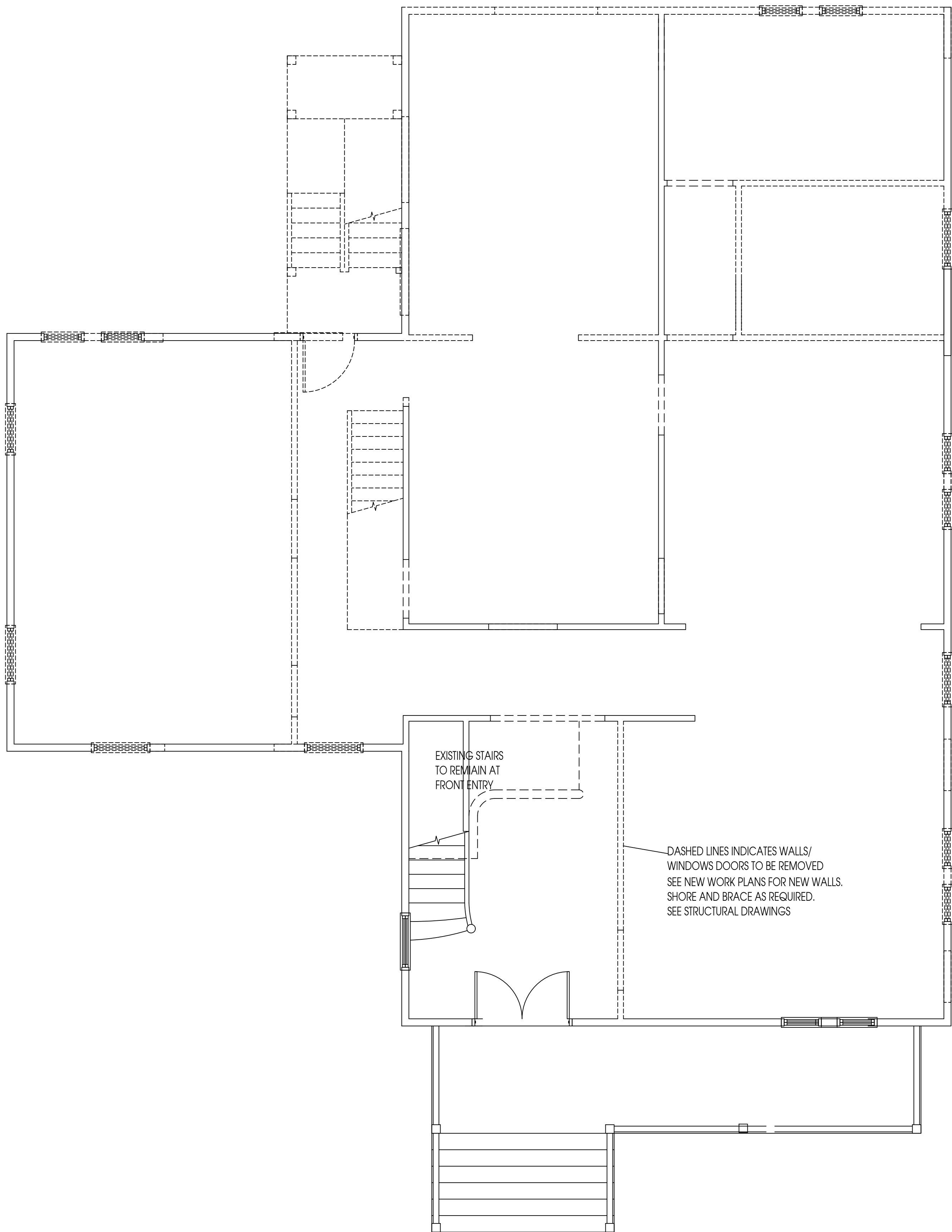
Site Plan

SHEET NO. :

AS-2



Existing Second Level
Scale: 1/4"=1'-0"



Existing Ground Level
Scale: 1/4"=1'-0"



Christina Lee Cabassa
ARCHITECT
Florida AR0014272
Florida ID0003615

1189 Mary Lou Lane
Gulf Breeze, Florida 32563
Phone/Fax 850-916-9941

CERTIFICATION :

PROJECT – LOCATION :

Switzer Family Home

Renovations & Addition

226 Government
Pensacola, Florida

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REVISIONS :

Final ARB Review Submittal
For September ARB Meeting
City of Pensacola

DRAWN BY : CLC

CHECKED BY : CLC

PROJECT NO.

DATE :

SHEET TITLE :
Existing
DemoPlans

SHEET NO. :

D1-1



CERTIFICATION :

PROJECT - LOCATION :

Switzer Family Home Renovations & Addition

226 Government
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 :

Final ARB Review Submittal

For September ARB Meeting

City of Pensacola

DRAWN BY : CLC

CHECKED BY : CLC

PROJECT NO.

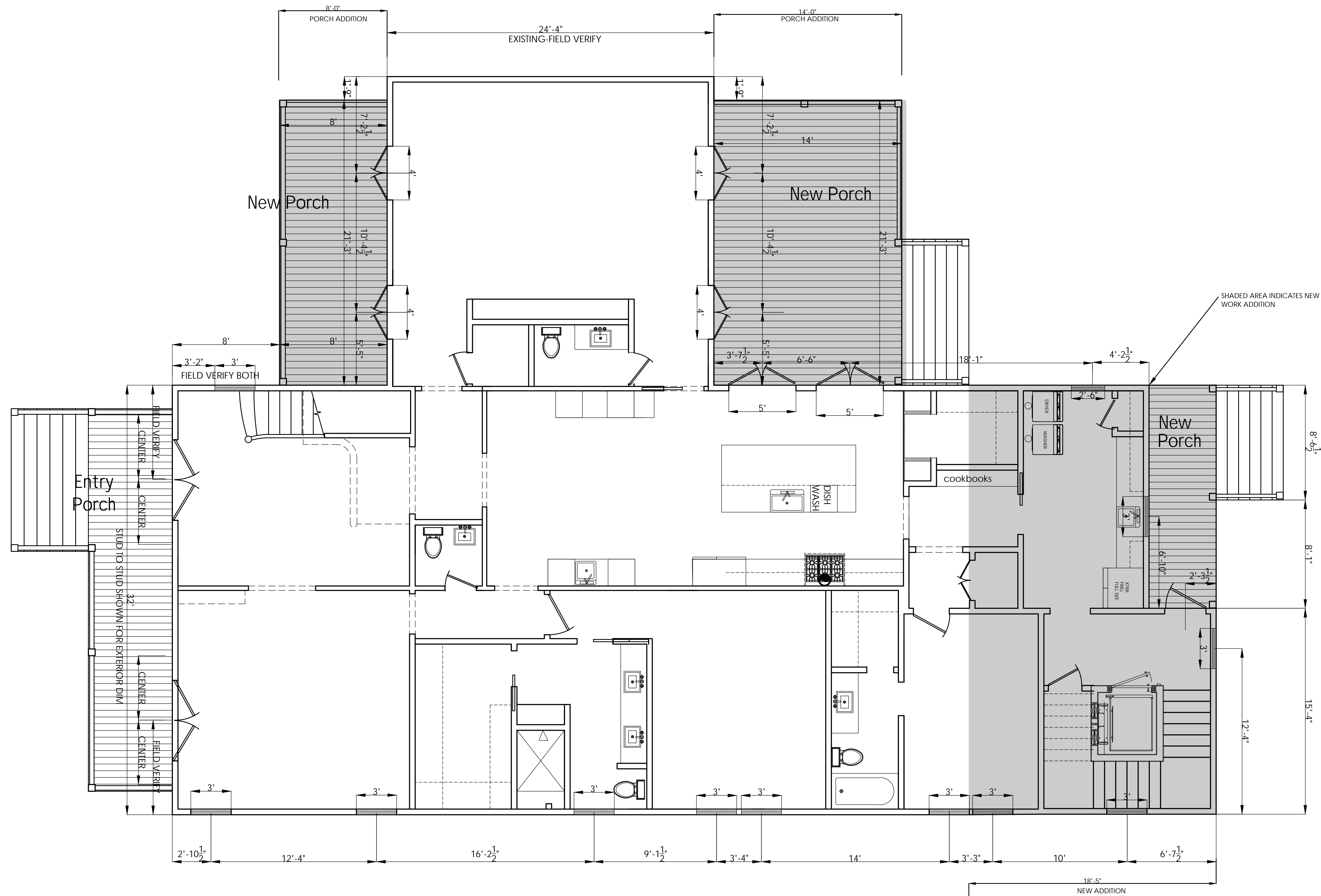
DATE :

SHEET TITLE :

Ground Level Floor Plans

SHEET NO. :

A1-1



New Ground Level

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



Christina Lee Cabassa
ARCHITECT
Florida AR0014272
Florida ID0003615

1189 Mary Lou Lane
Gulf Breeze, Florida 32563
Phone/Fax 850-916-9941

CERTIFICATION :

PROJECT - LOCATION :

Switzer Family Home
Renovations & Addition

226 Government
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 :

Final ARB Review Submittal
For September ARB Meeting
City of Pensacola

DRAWN BY : CLC

CHECKED BY : CLC

PROJECT NO.

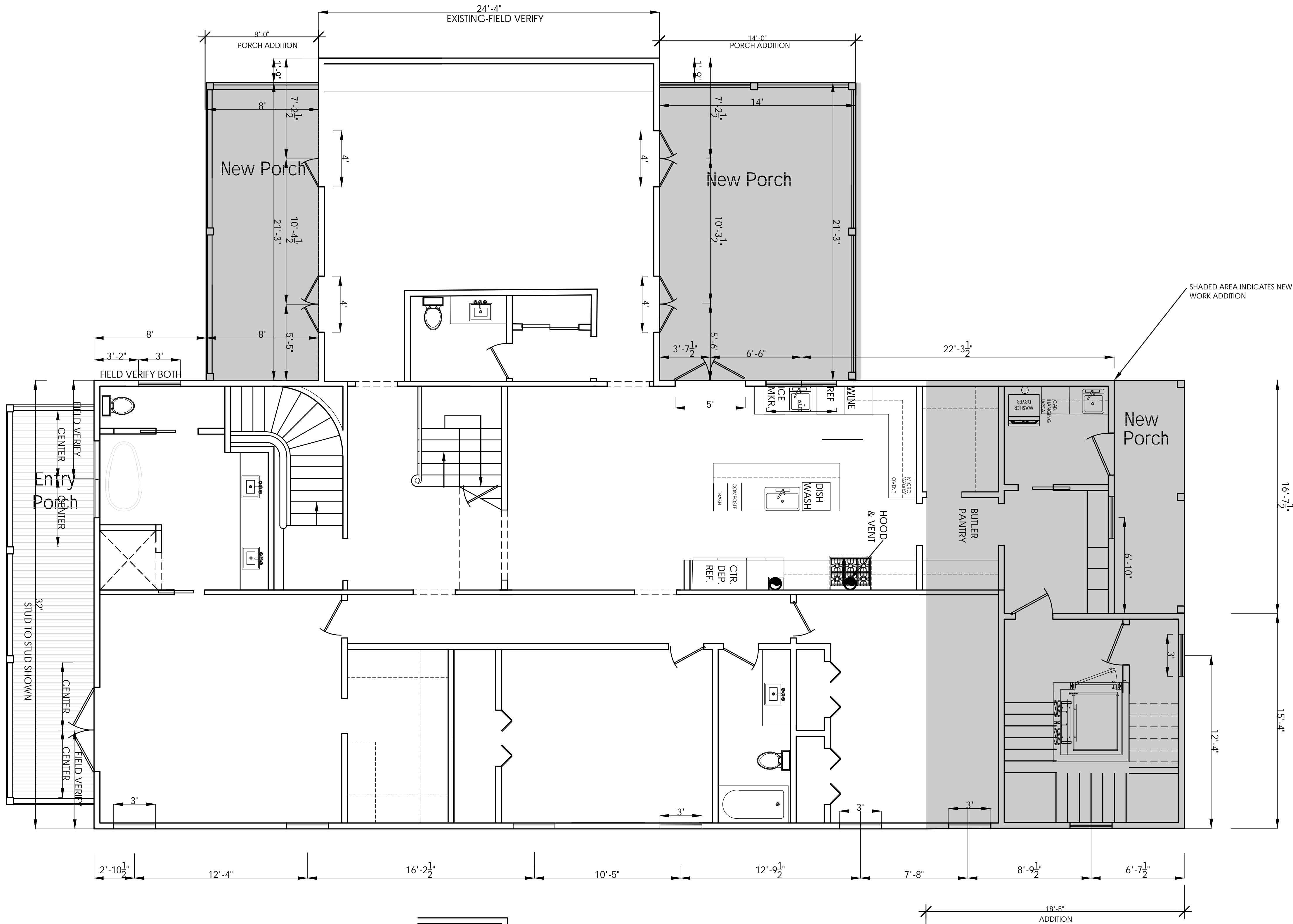
DATE :

SHEET TITLE :

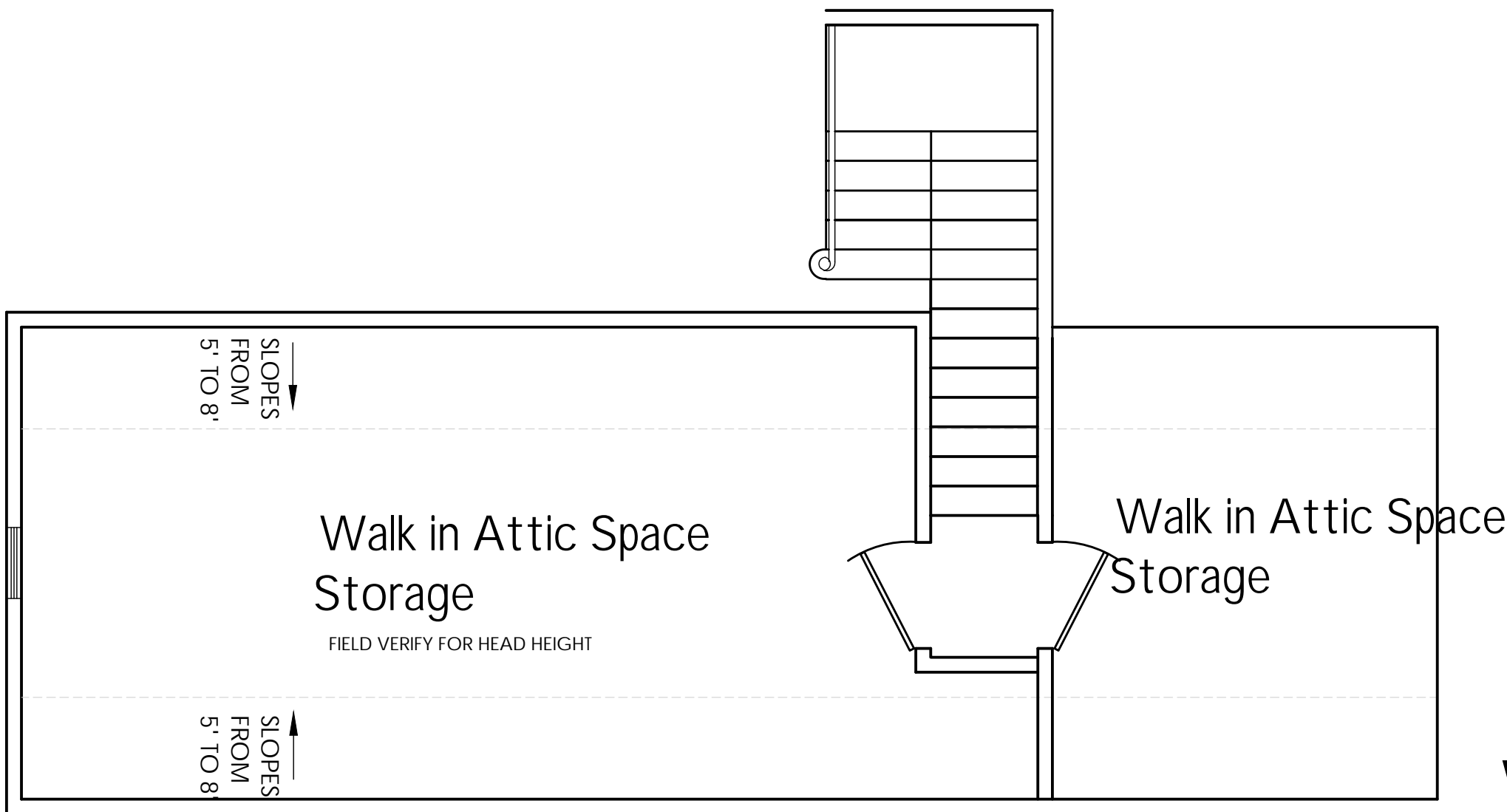
Floor Plans
Second Level

SHEET NO. :

A1-2



New Second Level
Scale: 1/4"=1'-0"



Walk up Attic Storage
Scale: 1/4"=1'-0"



Christina Lee Cabassa
ARCHITECT
Florida AR0014272
Florida ID0003615

1189 Mary Lou Lane
Gulf Breeze, Florida 32563
Phone/Fax 850-916-9941

CERTIFICATION :

PROJECT - LOCATION :

Switzer Family
Home

Renovations &
Addition

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Pensacola, Florida

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City of Pensacola

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CHECKED BY : CLC

PROJECT NO.

DATE :

SHEET TITLE :

Elevations

SHEET NO.

A2-1



Approved at the July ARB Meeting

Proposed Front Elevation

Scale 1/4"=1'-0"

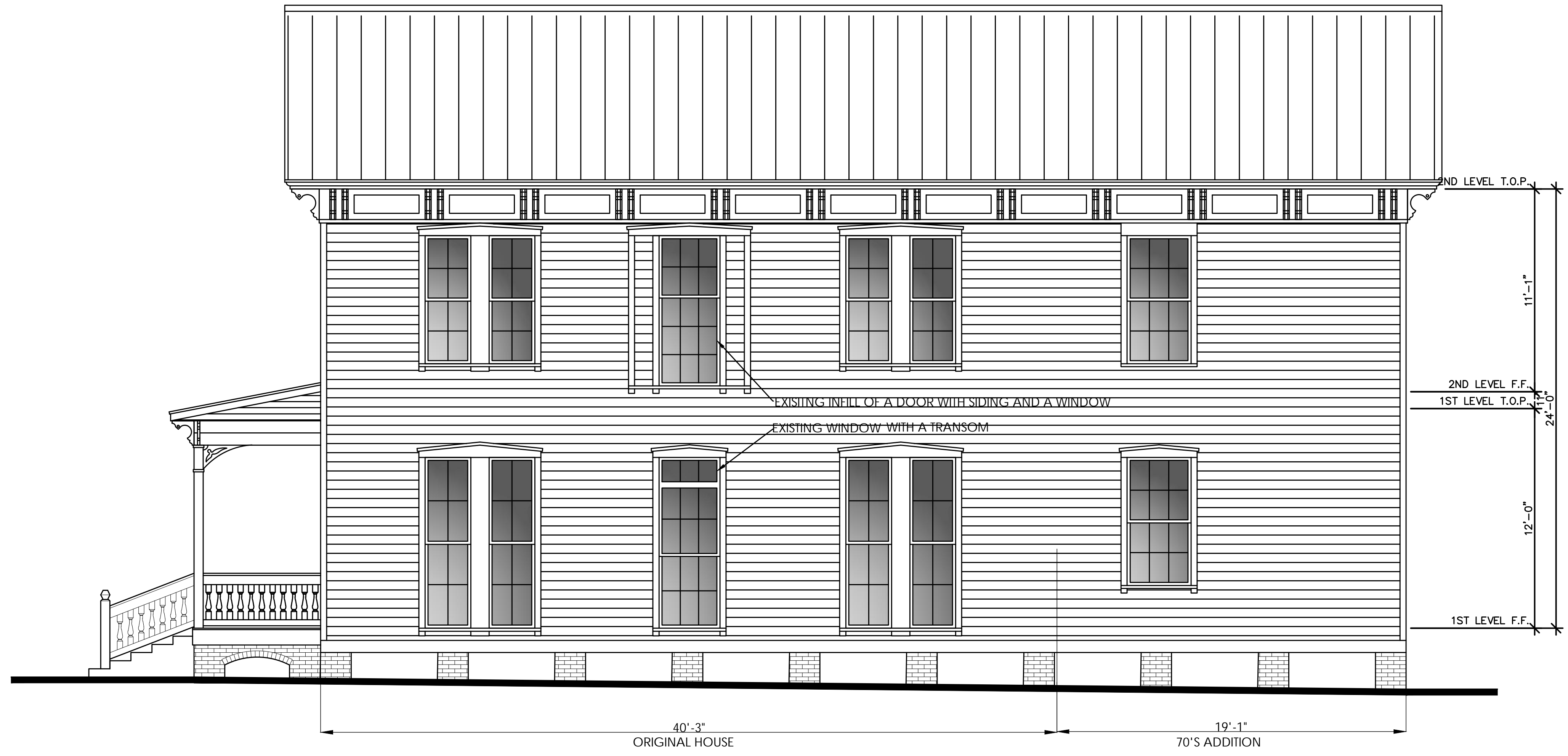


Existing Front Elevation

Scale 1/4"=1'-0"



Approved at the July ARB Meeting



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PROJECT NO.

DATE :

SHEET TITLE :

Elevations

SHEET NO. :

A2-2



Christina Lee Cabassa
ARCHITECT
Florida AR0014272
Florida ID0003615

1189 Mary Lou Lane
Gulf Breeze, Florida 32563
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City of Pensacola

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CHECKED BY : CLC

PROJECT NO.

DATE :

SHEET TITLE :

Elevations

SHEET NO.

A2-3





Christina Lee Cabassa
ARCHITECT
Florida AR0014272
Florida ID0003615

1189 Mary Lou Lane
Gulf Breeze, Florida 32563
Phone/Fax 850-916-9941

CERTIFICATION :

PROJECT - LOCATION :

Switzer Family Home
Renovations & Addition

226 Government
Pensacola, Florida

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City of Pensacola

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PROJECT NO.

DATE :

SHEET TITLE :

Elevations

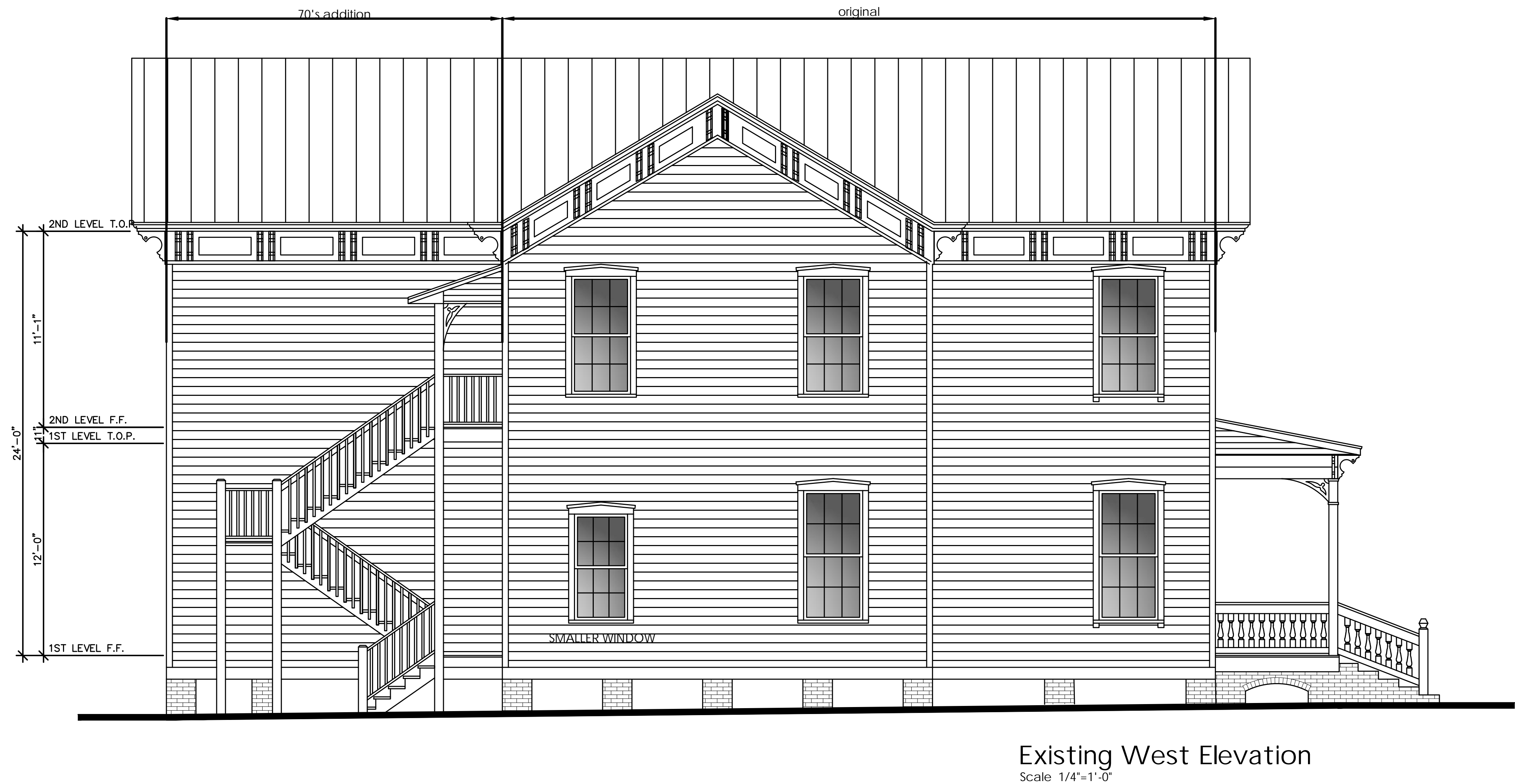
SHEET NO.

A2-4



Approved at the July ARB Meeting

Proposed West Elevation
Scale 1/4"=1'-0"



Existing West Elevation
Scale 1/4"=1'-0"



Christina Lee Cabassa
ARCHITECT

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Florida ID0003615

1189 Mary Lou Lane
Gulf Breeze, Florida 32563
Phone/Fax 850-916-9941

CERTIFICATION :

PROJECT - LOCATION :

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Home

Renovations &
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REVISIONS :

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For September ARB Meeting
City of Pensacola

DRAWN BY : CLC

CHECKED BY : CLC

PROJECT NO.

DATE :

SHEET TITLE :
Elevations
Hardi Board
Original Windows

SHEET NO. :

Exhibit
A



Proposed Front Elevation with Hardiboard and Refurbish original windows at front right entryside

Scale 1/4"=1'-0"



Existing Front Elevation

Scale 1/4"=1'-0"

Exhibit B

Examples of Contributing structures that have been permitted to have Hardiboard for all of the siding



433 Zaragossa Street-Hardiboard-Contributing



424 Zaragossa Street-Hardiboard-Contributing



434 Zaragossa-Hardiboard-Contributing



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00554

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/9/2020

SUBJECT:

New Business - Item 5
425 and 427 E. Romana Street
Pensacola Historic District / Zone HC-1, Brick Structures
Contributing Structure and New Construction

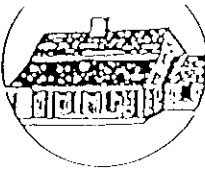
BACKGROUND:

Irby & Voelkel Engineering is seeking final approval for the design of a new residence as well as modifications to an existing contributing structure. The proposed work includes the combination of two lots into one parcel. A two-story residence will be constructed in the rear portion of the site's buildable area. Proposed work to the existing contributing structure will include adding a brick base, rearranging the front stairs, and replacement six over six aluminum clad windows. The project received conceptual approval with comments in May 2020. Based on the Board's input at that meeting, the proposed retaining wall and brick steps have been rearranged and modifications to the proposed primary structure were made. The proposed two and a half storied structure will be faced in brick and covered with asphalt shingles and the finished floor elevation has been raised to 24". Except for the front entrance, which will be a mahogany stained door unit, all windows and doors will be aluminum clad. The gables will be decorated with fish scale Hardie siding and powder coated railings will adorn the front balcony and rear. Lastly, the paint palate has been chosen from Benjamin Moore Historic Colors.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-10(A)(8) *PHD, New construction in the Historic District*
Sec. 12-2-10(A)(6) *PHD, Restoration, rehabilitation, alterations or additions to existing contributing structures in the Historic District*
Figure 12-2.2 *Streetscape, Type II*



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES 2486
Recorder # _____
Field Date 4 /27 /95
Form Date 7 /26 /95

☒ Original
☒ Update

SITE NAMES (addr. if none) 427 E. ROMANA ST. [MULT. LIST. #8 _____]
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY # 4758]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 427 E. ROMANA ST.
CROSS STREETS nearest/between BETW. S. ALCANIZ ST. AND S. FLORIDA BLANCA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9001-002-322
SUBDIVISION NAME OLD CITY TRACT BLOCK 22 LOT NO. 323
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
ROUTE TO _____

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 46 1/4 1/4-1/4 IRREG. SECT.? ☐ y ☐ n
[UTM: ZONE 16 17 EASTING 1 1 1 0 NORTHING 1 1 1 0]
PLAT OR OTHER MAP (Map's name, location) _____

DESCRIPTION

STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SHCO
Secondary strucs. (dormers etc.) _____
CHIMNEY: No. 1 Materials BRIC LOCATIONS CENTER RIDGE
WINDOWS (types, materials, and placements) DHS, 6/6, WOOD

MAIN ENTRANCE (stylistic details) _____
PORCHES: #open _____ #closed _____ #incised _____ Locations NORTH/1 STORY HIP, 2 BAY,
Porch roof types ACCESS FROM NORTH
EXTERIOR ORNAMENT _____

INTERIOR PLAN _____ CONDITION: ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☐ y ☐ n (No-explain; yes-attach!)

Artifacts or other remains _____
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)

Site #8

CONSTRUCTION DATE 1880 CIRCA x yes no

ARCHITECT: (last name first) UNKNOWN

BUILDER: (last name first) UNKNOWN

MOVES yes no Dates Orig. addr.

ALTERATIONS ☐ yes ☐ no Dates _____ Orig. ac
☐ yes ☐ no Dates _____ Nature

ADDITIONS yes no Dates Nature
ORIGINAL yes no Dates Nature

ORIGINAL USES (give dates) RESIDENCE

INTERMEDIATE USES (give dates)

PRESENT USES (give dates) _____ RESIDENCE _____

OWNERSHIP HISTORY (especially original owner) BESSIE T. AND MARY PARKER (CURRENT)

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

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.)

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

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. R16, F1-2

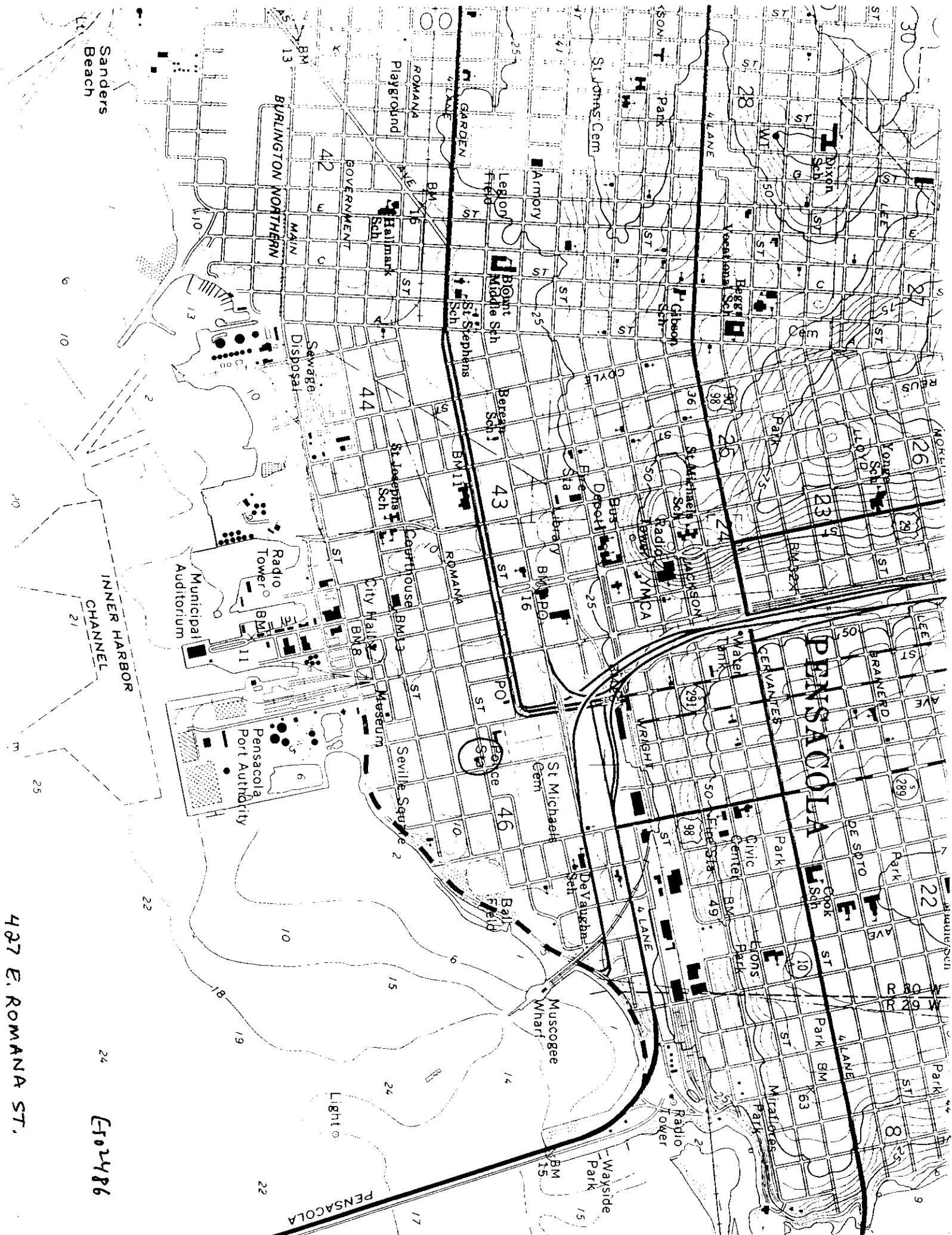
NAME (last first)/ADDR/PHONE/AFFILIATION HPPB

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

DHK USE ONLY		OFFICIAL EVALUATIONS				DHK USE ONLY	
NR DATE	KEEPER NR ELIGIBILITY	y	n	pe	n	Date	/ /
DELIST DATE	SHIP NR ELIGIBILITY	y	n	pe	n	Date	/ /
	LOCAL DESIGNATION					Date	/ /
	Local office						

REQUIRED:

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

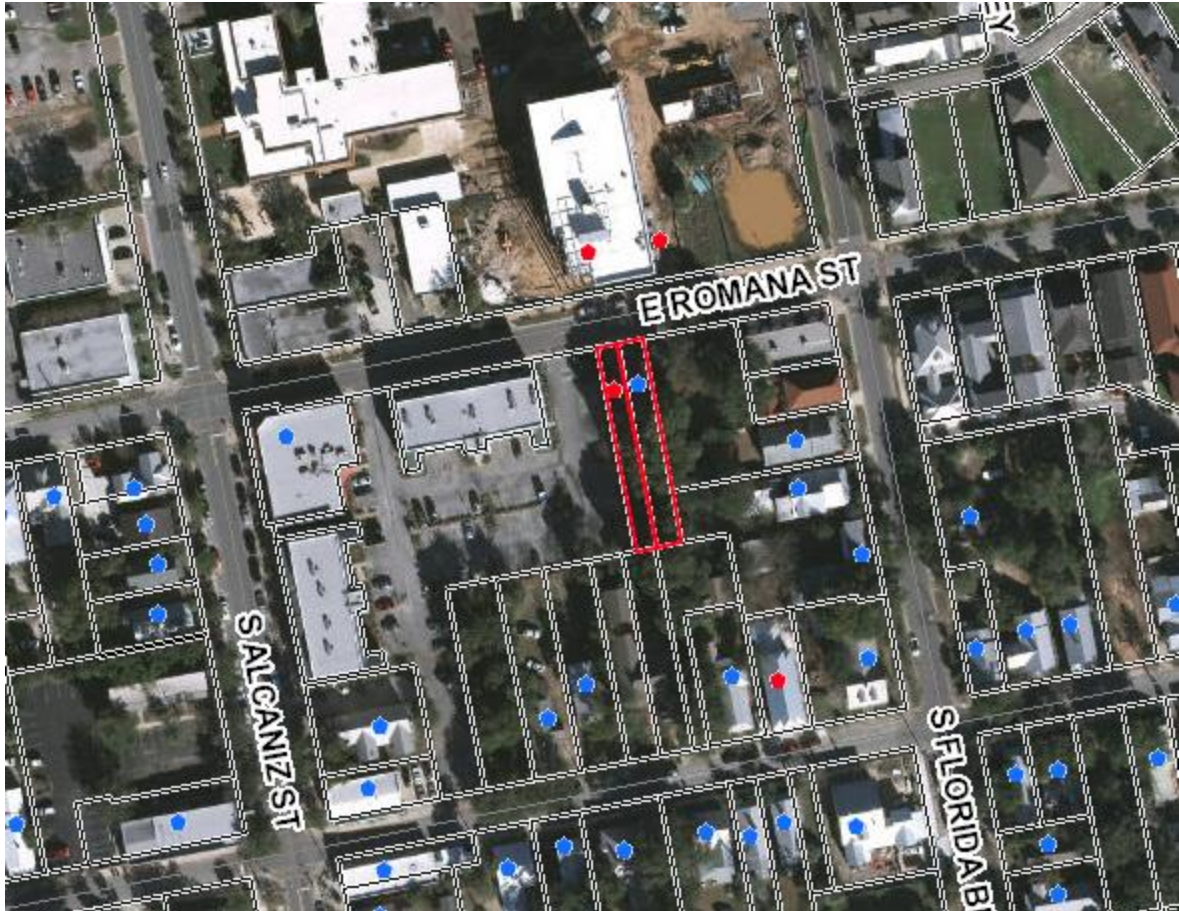


427 E. ROMANA ST.

E102486



425 – 427 E. Romana Street





MINUTES OF THE ARCHITECTURAL REVIEW BOARD

May 21, 2020

**Item 2
Contributing Structure &
New Construction**

425 & 427 E. Romana

**PHD/HC-1/
Brick Structures**

Action taken: Conceptual approval with comments.

Christian Voelkel, Irby & Voelkel Engineering, is seeking *CONCEPTUAL* approval for the design of a new residence as well as modifications to an existing contributing structure. The proposed work includes the combination of two lots into one parcel. Chairperson Quina asked since this was his neighbor and both were performing renovations, would this be a conflict of interest, and Assistant City Attorney Lindsay clarified there would be none and unless he would obtain a special gain or loss, it was not necessary for him to recuse himself.

Mr. Voelkel addressed the Board and explained since they had been denied moving the existing structure, it would be retained, and they would build a new two-story structure in the rear for the primary residence. They wanted to combine the lots into one address. It was determined there would be a kitchen on two floors, with one being for visiting family. They planned to have a brick skirt around the existing contributing structure with gingerbread details on the front porch and arches to tie the look into the contributing structure. Board Member Salter did not agree that the modifications to the contributing structure were in the best interest and suggested any skirting accent the existing masonry piers. He also suggested the mullion pattern on the replacement windows should be vertically oriented 2 over 2, maintaining its historical original architecture. It was determined they planned for the existing windows to coordinate with the new structure. Chairperson Quina advised the windows needed to be wood framed since those would have been the original; the applicants preferred a clad product for both. Board Member Salter asked if anyone would have a problem with the two structures not matching. On the new structure, the east elevation windows were a little tight to the chimney, and the grade needed to be at least 18". Chairperson Quina was concerned with all of the arched windows since they were not common to this district. He also pointed out the concrete step which was almost the entire width of the property. Mr. Voelkel indicated they would probably go to a rectangle window with a transom on the two sides, keeping the front and rear with arched windows. Regarding the steps, the idea was for a grand entrance to walk up to either house. He also explained the parking would be on-street only and confirmed this would be a primary residence and not an Air BNB.

Board Member Campbell-Hatler felt the March 2019 drawing was more appropriate with

the house not being as massive looking. It was noted the Board's concern was with the earlier concept of moving the smaller building to the rear. Advisor Pristera agreed in showing the piers, and the gingerbread was not appropriate since the shotgun homes were simple.

Board Member Campbell-Hatler made a motion to approve conceptually with no gingerbread on the contributing structure; okay with the recessed columns on the contributing structure; the windows being remade; reduce the width of the steps to be more in line with the district; reduce scale and massing to go toward the original March 2019 submittal; to have rectangle windows. Board Member Salter amended the motion that the retaining wall be replaced to what was more typical to this area. The amendment was accepted, and the motion seconded by Board Member Salter, and it carried unanimously.

March 2019 Application



March 2019 Application



March 2019 Application



March 2019 Application



Property to North - Levin center for IHMC research

EAST ROMANA STREET

EDGE OF STREET

SIDEWALK

R/W

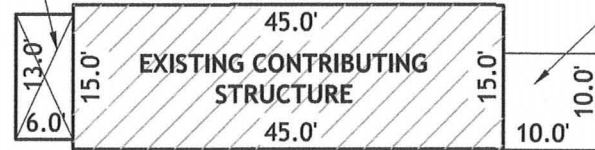
20.0'

20.0'

R/W

EXISTING FRONT PORCH

178.92'



EXISTING WOOD DECK

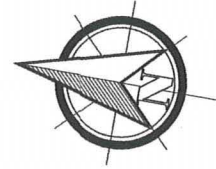
427 E. ROMANA ST.

20.0'

425 E. ROMANA ST.

20.0'

178.92'



1-1 EXISTING SITE LAYOUT
SCALE: 1" = 20'-0"

March 2019 Application

EAST ROMANA STREET

EDGE OF STREET

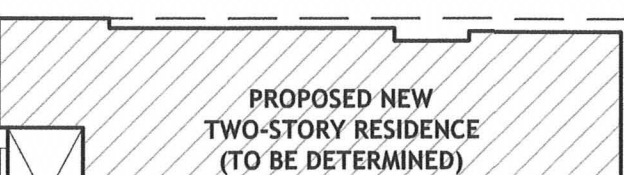
SIDEWALK

R/W

40.0'

15.0' FROM STREET B.S.L.

R/W



178.92'

5.0' B.S.L.

EXISTING FRONT PORCH

12.5'

20.5'

12.5'

20.0' B.S.L.

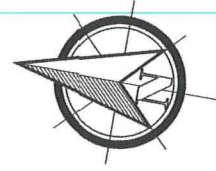
40.0'

RELOCATED EXISTING CONTRIBUTING STRUCTURE

PROPOSED FOUNTAIN

178.92'

NEW STREET ADDRESS TO BE DETERMINED



1-2 PROPOSED NEW SITE LAYOUT
SCALE: 1" = 20'-0"

PRELIMINARY / CONCEPTUAL

Title:
New Residential Design for
SINGLE FAMILY RESIDENCE
425 & 427 EAST ROMANA STREET
PENSACOLA, FL 32502
Prepared for:
CALDWELL

Irby & Voelkel
Engineering

94 E Garden St
Pensacola, FL 32502
Office: (850) 439-0877
Fax: (850) 469-0351
FLCA 9511

www.IrbyEngineering.com

Date

Revision

Designed By: FRS & JCV
Checked By: JCV
Project #: 000-181007

Sheet: 1 of 3

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without signature and seal.

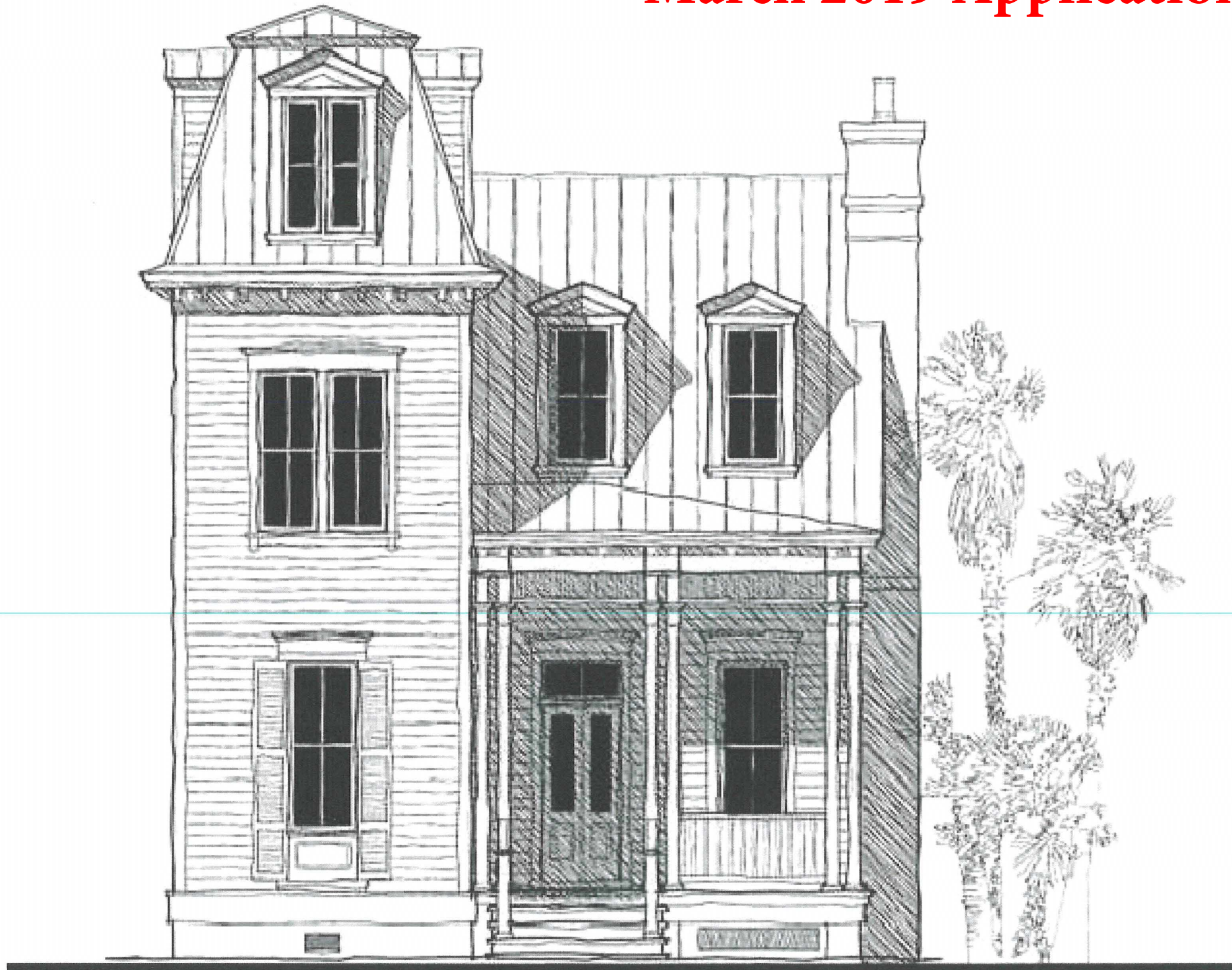
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(Not to be used for permitting without the
engineer's original signature and seal)

J. Christian Voelkel

FLPE 82229

March 2019 Application



2-1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: THE ELEVATIONS AND FLOOR PLANS
CONTAINED IN THESE PLANS ARE CONCEPTUAL
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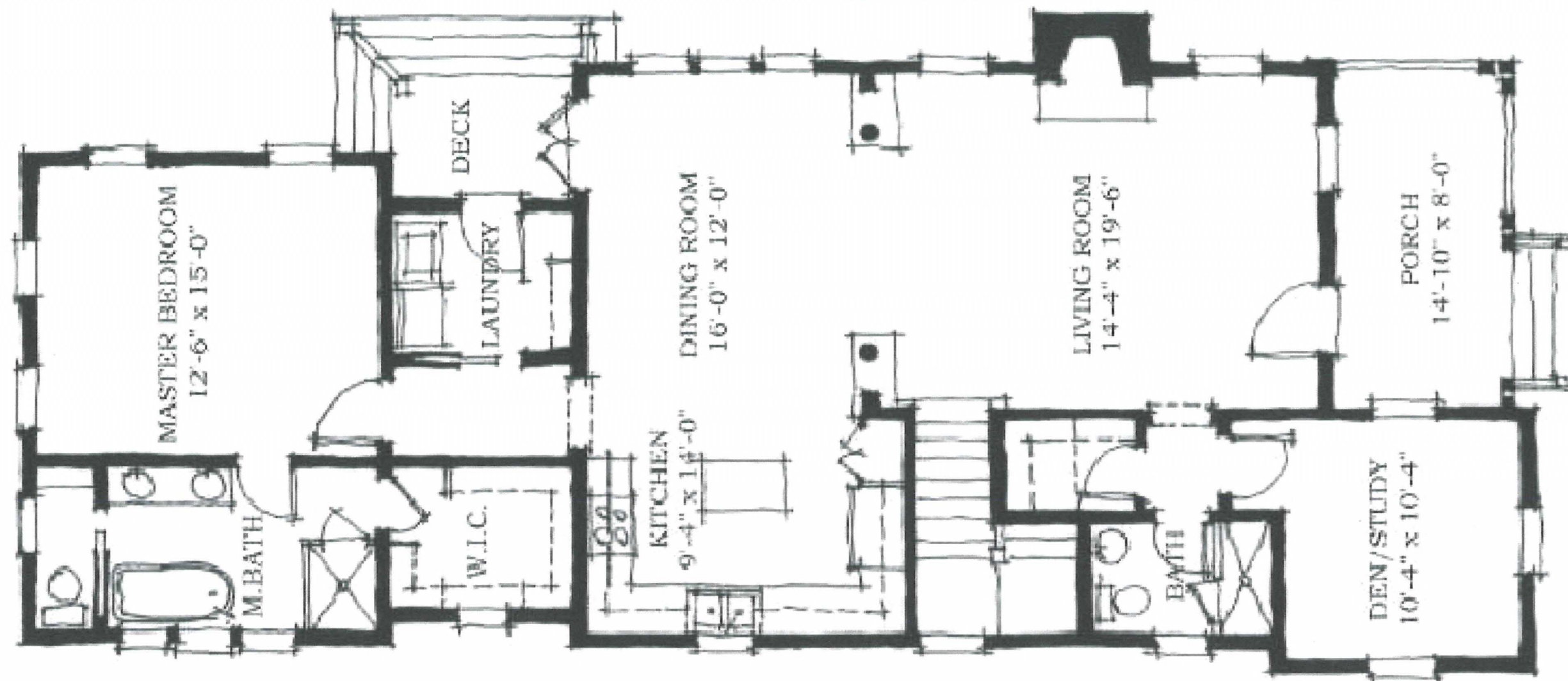
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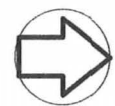
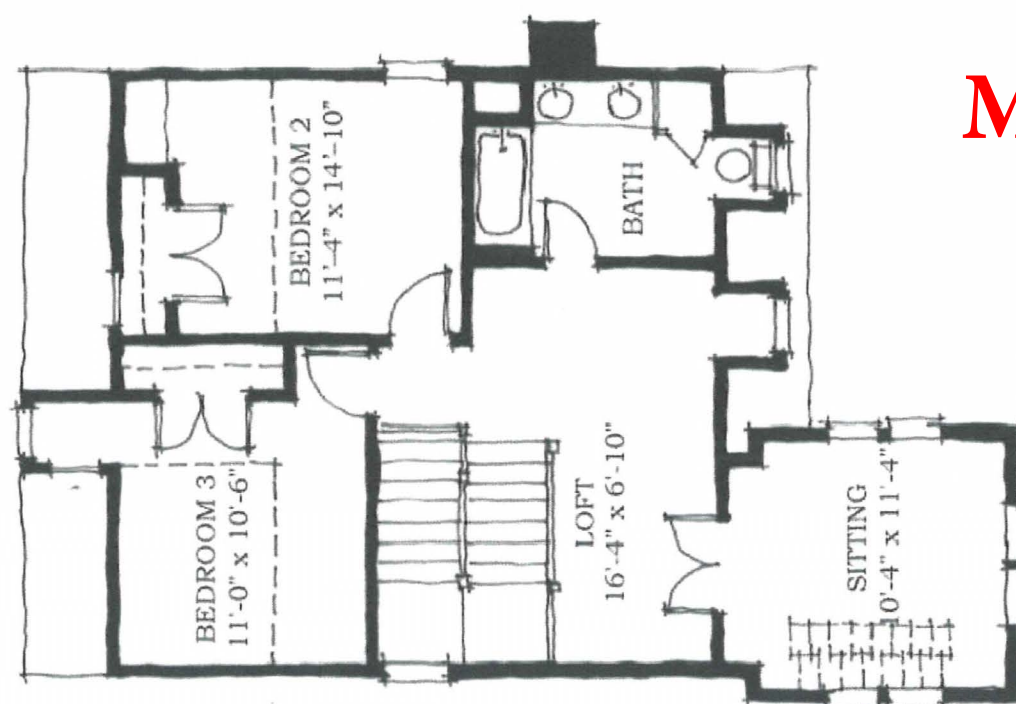
FLPE 82229



N

3-1

PROPOSED
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



N

3-2

PROPOSED
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

March 2019 Application

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without signature and seal.

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engineer's original signature and seal)

FLORIDA BUILDING CODE 2017

DESIGN CRITERIA:

1. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318).
2. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7).
3. BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (ACI 530/560.1-13).
4. NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION.

DESIGN LOADS:

1. DEAD AND LIVE LOADS PER ASCE 7
2. FLOOR LIVE LOAD = 40PSF
3. ATTIC LIVE LOAD = 20PSF
4. ROOF LIVE LOAD = 10PSF
5. WIND LOAD AS PER ASCE 7

DESIGN MATERIAL STRENGTHS (UNLESS OTHERWISE NOTED):

1. STRUCTURAL STEEL = 36 KSI (MINIMUM)
2. CONCRETE REINFORCING BARS = GRADE 60 (ASTM A-615)
3. CONCRETE = 2,500 PSI @ 28 DAYS
4. BOLTS = GRADE A325
5. THREADED ROD = GRADE A307 (SAE 1018)
6. ANCHOR BOLTS = GRADE F1554
7. LATERAL SOIL BEARING CAPACITY = 400 PSF/FT
8. VERTICAL SOIL BEARING CAPACITY = 1,500 PSF

GENERAL NOTES:

1. THE DESIGN CONTAINED IN THIS DRAWING APPLIES ONLY TO THE ADDRESS SHOWN IN THE TITLE BLOCK. INSTALLATION AT ANY OTHER LOCATION MUST BE APPROVED IN WRITING BY THE ENGINEER.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE INITIATION OF WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY.
3. NO CHANGES OR DEVIATIONS FROM THESE PLANS SHALL BE AUTHORIZED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER FOR ANY MODIFICATIONS OR ALTERATIONS TO THE DESIGN CONTAINED IN THIS DRAWING. IF CONTRACTOR DEVIATES FROM THIS PLAN PRIOR TO CONTACTING AND RECEIVING APPROVAL IN WRITING FROM THE ENGINEER, THE CONTRACTOR SHALL BE LIABLE AND RESPONSIBLE FOR ALL DAMAGES AND CORRECTIONAL COSTS.
4. APPROVAL BY THE INSPECTOR DOES NOT IMPLY APPROVAL OR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS, ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.
5. ALL CONTRACTORS AND SUBCONTRACTORS MUST COMPLY WITH OSHA.
6. ALL WORKERS SHALL BE COVERED BY WORKERS COMPENSATIONS INSURANCE, AND CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES OR STANDARDS.
8. RECOMMEND ALL STRUCTURAL MEMBERS, INCLUDING, BUT NOT LIMITED TO METALS, PLASTICS AND WOODS, BE INSPECTED BY A LICENSED STRUCTURAL ENGINEER EVERY TWO YEARS TO ENSURE MEMBERS MAINTAIN ORIGINAL DESIGN STRUCTURAL INTEGRITY.

GENERAL FASTENER NOTES:

1. NAILS SHALL BE CORROSION-RESISTANT.
2. METAL OR PLASTIC CAP NAILS SHALL HAVE A WASHER HEAD DIAMETER OF NOT LESS THAN 1 INCH WITH A THICKNESS OF AT LEAST 32-GAUGE SHEET METAL.

GENERAL FLASHING NOTES:

1. FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

DISCLAIMER:

IF THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND OTHER SPECIFIC NOTES ON THESE PLANS, THE SPECIFIC NOTES SHALL PREVAIL.

GENERAL ASPHALT SHINGLE NOTES:

1. ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.
2. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER.
3. FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, MINIMUM 12 GAGE (0.105 INCH) SHANK WITH A MINIMUM $\frac{3}{32}$ " DIAMETER HEAD.
4. FASTENERS SHALL BE OF LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF $\frac{3}{4}$ " INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN $\frac{3}{4}$ " THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.
5. SATURATED FELT UNDERLAYMENT (ROOF SLOPE = 2:12 - 4:12)
 - TWO LAYERS REQUIRED.
 - 19-INCH WIDE STRIP PARALLEL TO AND STARTING AT EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE.
 - 36-INCH WIDE STRIP OVERLAPPING SUCCESSIVE SHEETS 19 INCHES.
 - FASTEN WITH 1-INCH ROUND PLASTIC CAP NAILS.
 - FASTENER SPACING IN THE FIELD OF THE SHEET SHALL BE ONE ROW A MAXIMUM OF 12" O.C.
 - FASTENER SPACING AT THE OVERLAPS SHALL BE ONE ROW WITH A MAXIMUM FASTENER SPACING OF 6" O.C.
6. SATURATED FELT UNDERLAYMENT (ROOF SLOPE \geq 4:12).
 - ONE LAYER REQUIRED.
 - APPLY IN SINGLE FASHION.
 - INSTALL STARTING FROM THE EAVE AND LAPPED 2- INCHES.
 - FASTEN WITH 1-INCH ROUND PLASTIC CAP NAILS.
 - FASTENER SPACING IN THE FIELD OF THE SHEET SHALL BE TWO STAGGERED ROWS WITH A MAXIMUM FASTENER SPACING OF 12" O.C.
 - FASTENER SPACING AT THE OVERLAPS SHALL BE ONE ROW WITH A MAXIMUM FASTENER SPACING OF 6" O.C.
7. SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET UNDERLAYMENT (ALL ROOF SLOPES).
 - AS AN ALTERNATIVE TO SATURATED FELT UNDERLAYMENT, THE ENTIRE ROOF DECK MAY BE COVERED WITH AN APPROVED SELF-ADHERING UNDERLAYMENT INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' INSTALLATION INSTRUCTIONS.
8. DRIP EDGE SHALL BE PROVIDED AT EAVES AND GABLES.
 - OVERLAP SHALL BE A MINIMUM OF 3".
 - EAVE DRIP EDGES SHALL EXTEND $\frac{1}{2}$ " BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2".
 - DRIP EDGE AT EAVES SHALL BE PERMITTED TO BE INSTALLED EITHER OVER OR UNDER THE UNDERLAYMENT. IF INSTALLED OVER THE UNDERLAYMENT, THERE SHALL BE A MINIMUM 4" WIDTH OF ROOF CEMENT INSTALLED OVER THE DRIP EDGE FLANGE.
 - DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 4" O.C.

FOUNDATION NOTES:

- ALL NEW CONCRETE SHALL BE BATCH PROPORTIONED, MIXED AND PLACED PER ACI 318.
- SLUMP FOR NEW CONCRETE SHALL NOT EXCEED 4 INCHES.
- SPLICES IN REINFORCING BARS SHALL BE NOT LESS THAN 20".
- FOOTING REINFORCEMENT SHALL BE CONTINUOUS AROUND ALL CORNERS.
- STEEL REINFORCEMENT IN CONCRETE THAT WILL BE PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM 3" OF CONCRETE COVER.
- STEEL REINFORCEMENT (#5 BARS OR SMALLER) THAT WILL BE EXPOSED TO WEATHER SHALL HAVE A MINIMUM 1.5" OF CONCRETE COVER.
- STEEL REINFORCEMENT (#11 BARS OR SMALLER) THAT WILL NOT BE EXPOSED TO WEATHER OR GROUND SHALL HAVE A MINIMUM 1" OF CONCRETE COVER.
- VAPOR BARRIER SHALL BE MINIMUM 6 MIL POLYETHYLENE WITH JOINTS LAPPED 6 INCHES AND SEALED.
- CONCRETE = 2,500 psi @ 28 DAYS.

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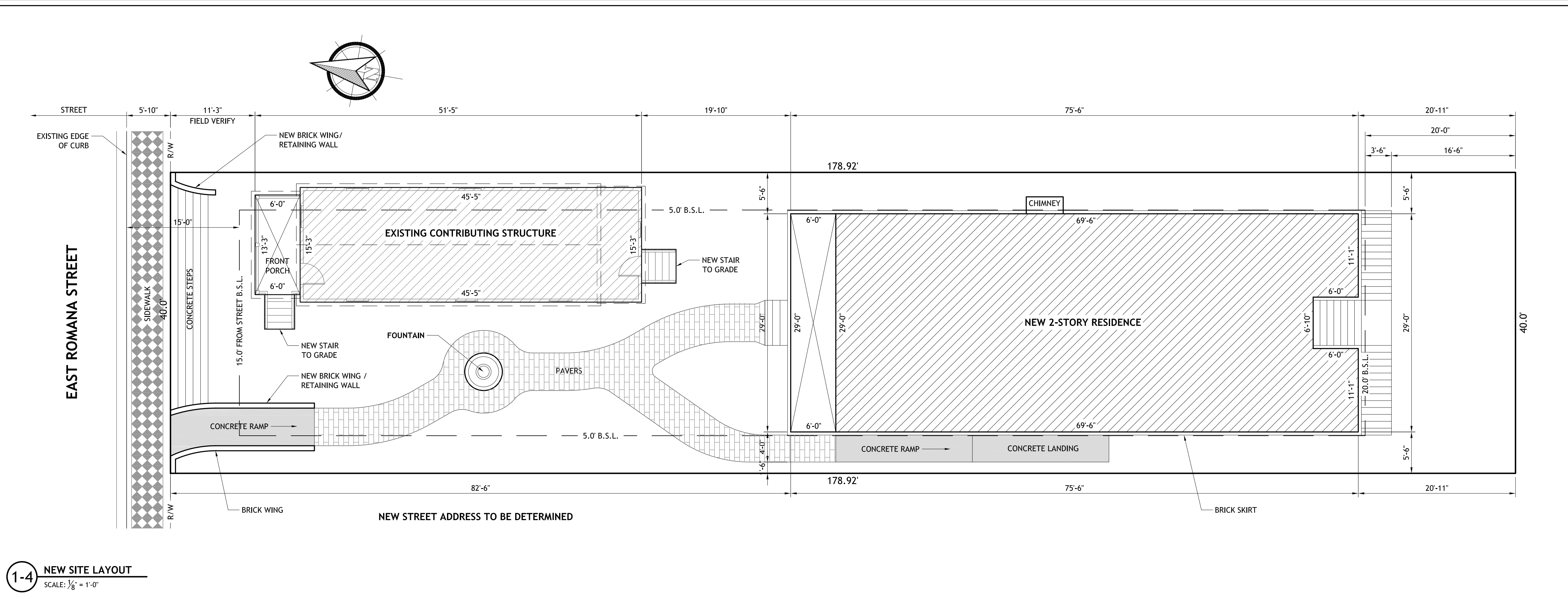
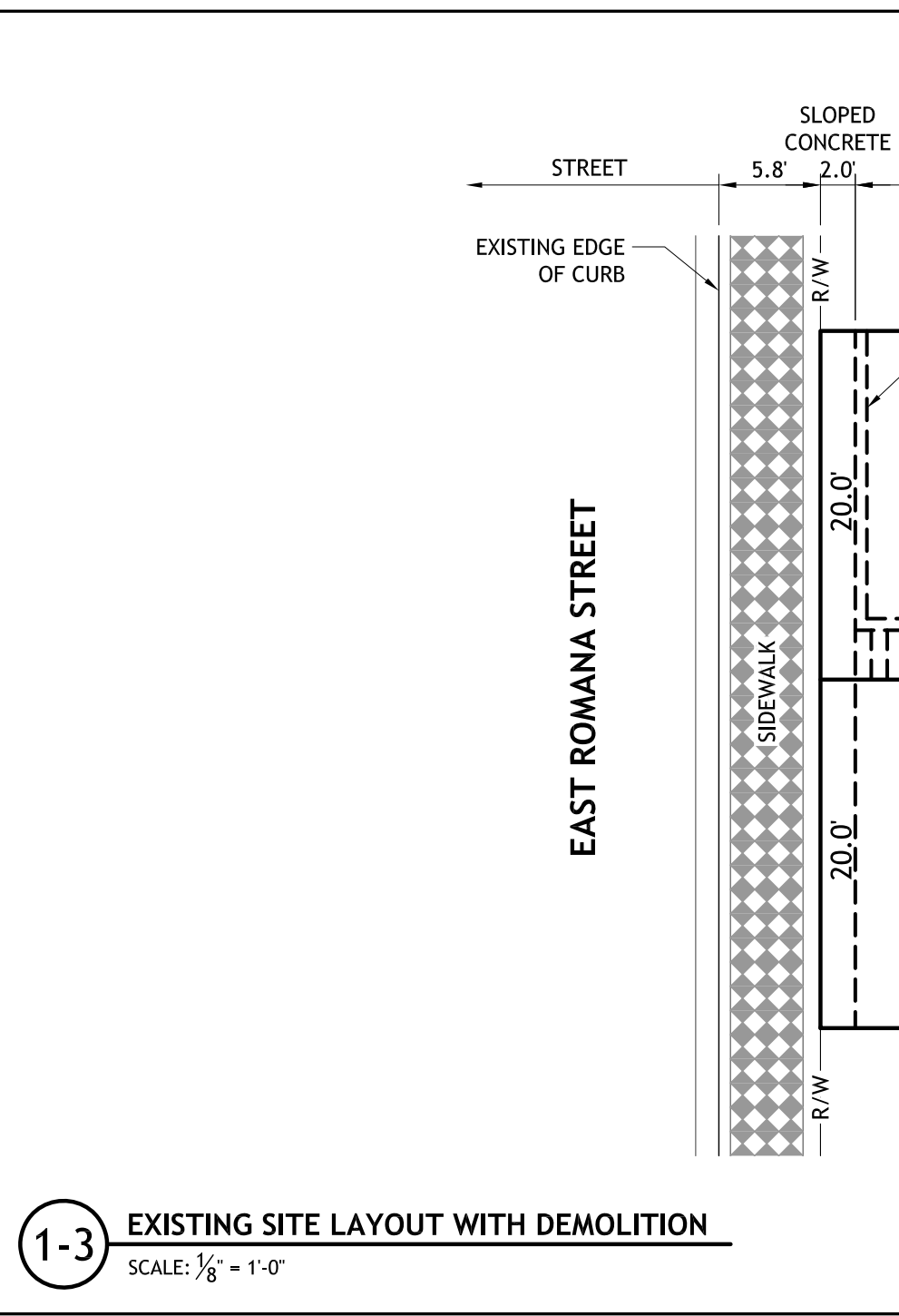
ROOF COMPONENTS COMPLIANCE STANDARDS	
ASPHALT SHINGLES	ASTM D 225 -OR- D 3462
UNDERLAYMENT (ROOF SLOPE = 2:12 - 4:12)	ASTM D 4869 TYPE II -OR- TYPE IV
UNDERLAYMENT (ROOF SLOPE ≥ 4:12)	ASTM D 4869 TYPE IV
SELF ADHERING POLYMER MODIFIED BITUMEN SHEET	ASTM D 1970
NAILS	ASTM F 1667
WOOD SCREWS	ANSI/ASME B 18.6.1
CORROSION RESISTANCE (FASTENERS)	ASTM A 641 CLASS I
CORROSION RESISTANCE (CLIPS)	0.90 OZ/FT ² ASTM A 90/A 90M



SHAMS RESIDENCE


425 & 427 EAST ROMANA STREET
PENSACOLA, FL 32502

<p><u>NEW RESIDENCE AREAS:</u></p> <p>FIRST FLOOR CONDITIONED SPACE: 1,975 S.F.</p> <p>SECOND FLOOR CONDITIONED SPACE: 1,535 S.F.</p> <p>TOTAL CONDITIONED SPACE: 3,510 S.F.</p> <p>FIRST FLOOR FRONT PORCH: 174 S.F.</p> <p>SECOND FLOOR FRONT BALCONY: 174 S.F.</p> <p>SECOND FLOOR REAR PORCH / SUN DECK: 307 S.F.</p>	<p><u>SCOPE OF WORK:</u></p> <p>...</p>
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May 2020 Application

Title: **NEW RESIDENTIAL DESIGN FOR
SHAMS RESIDENCE
425 & 427 EAST ROMANA STREET
PENSACOLA, FL 32502**
Prepared for: **CALDWELL BUILDERS**

 **Irby & Voelkel
Engineering**

312 N. NEW WARRINGTON RD., UNIT 1A
PENSACOLA, FL 32506
FL CA: 9511

www.IrbyEngineering.com
Office: (850) 439-0877
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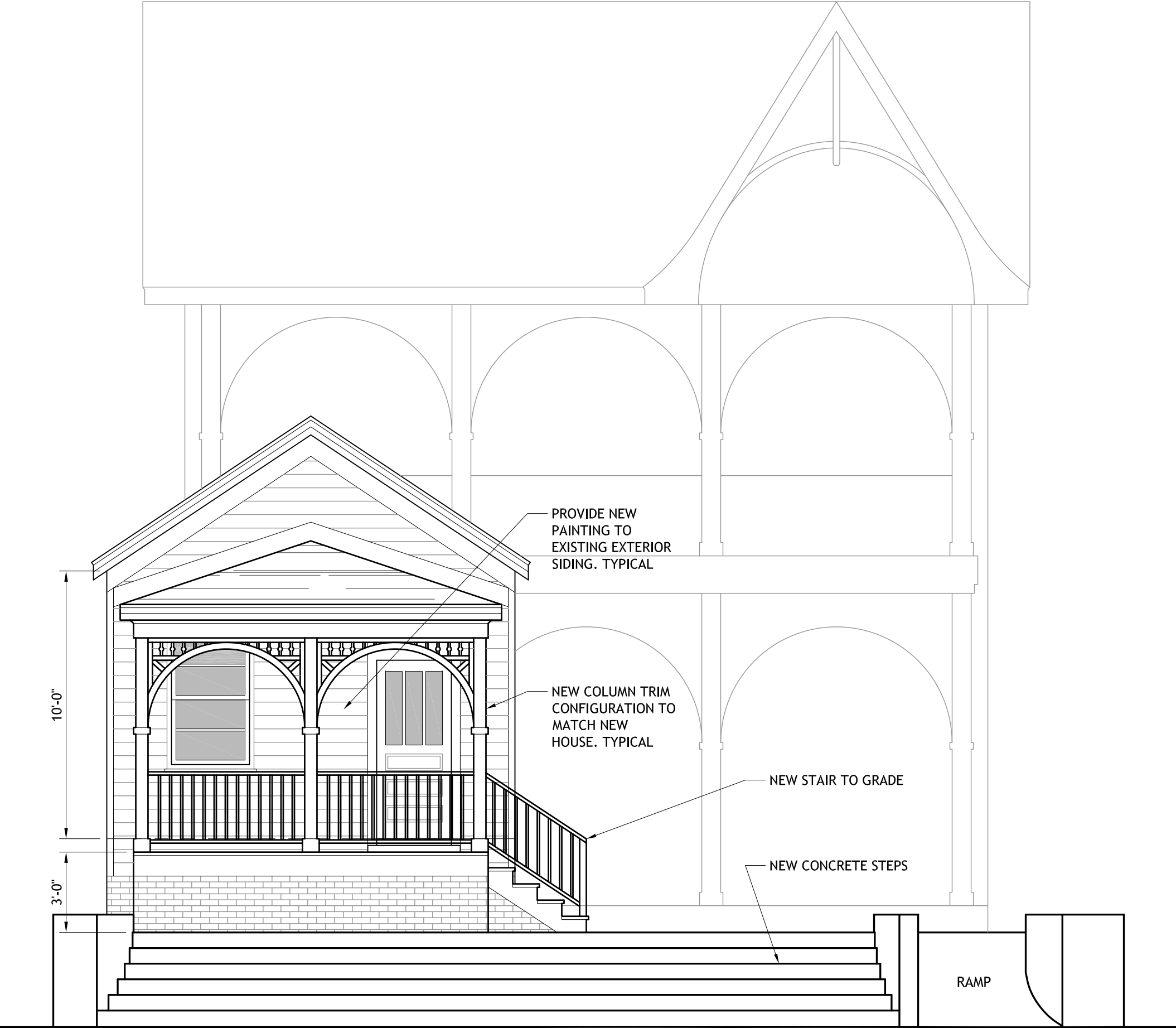
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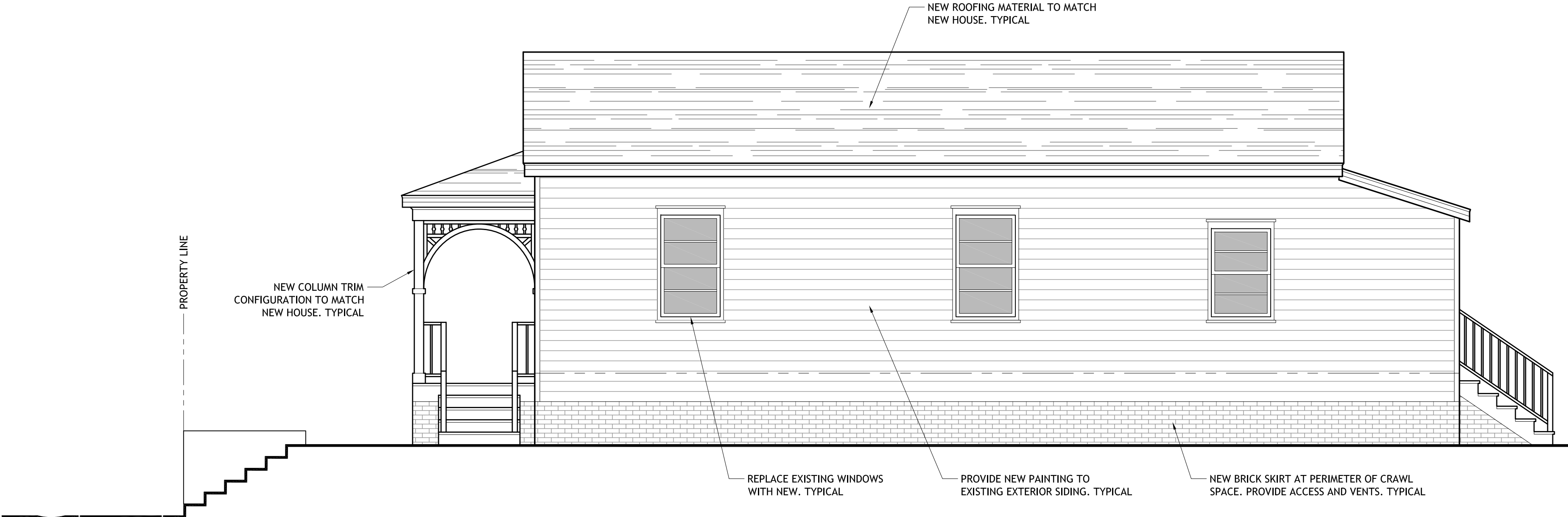
Designed By: JCV / FRS
Checked By: JCV
Project #: 000-181007

Sheet: 1 of X

May 2020 Application

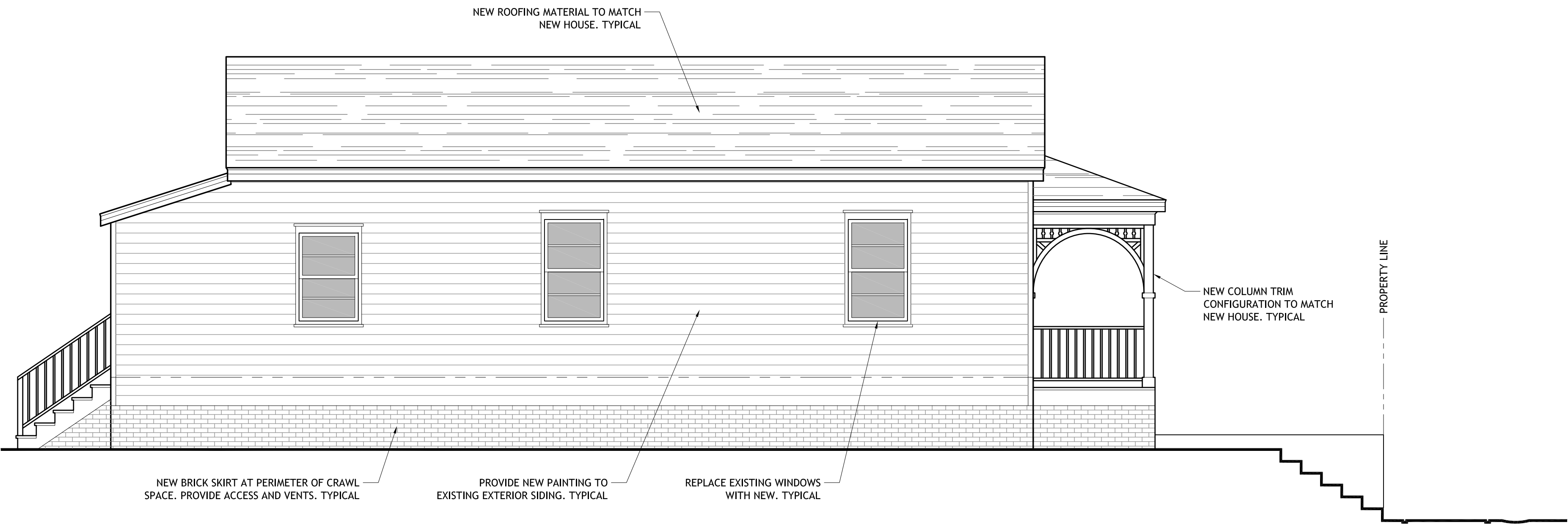


2-1 EXISTING CONTRIBUTING STRUCTURE - NORTH ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

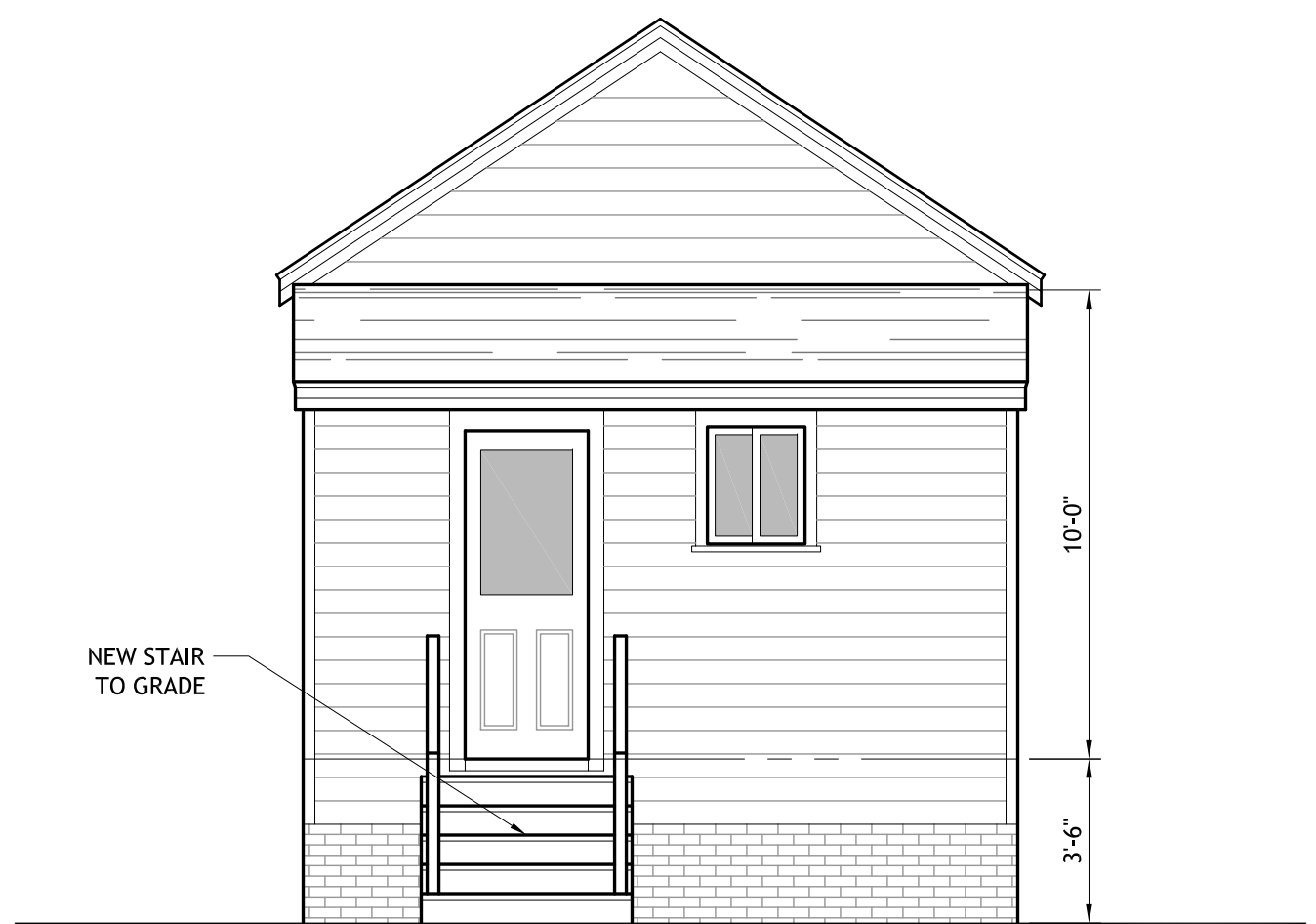


2-2 EXISTING CONTRIBUTING STRUCTURE - WEST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

May 2020 Application



2-3 EXISTING CONTRIBUTING STRUCTURE - EAST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



2-4 EXISTING CONTRIBUTING STRUCTURE - SOUTH ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

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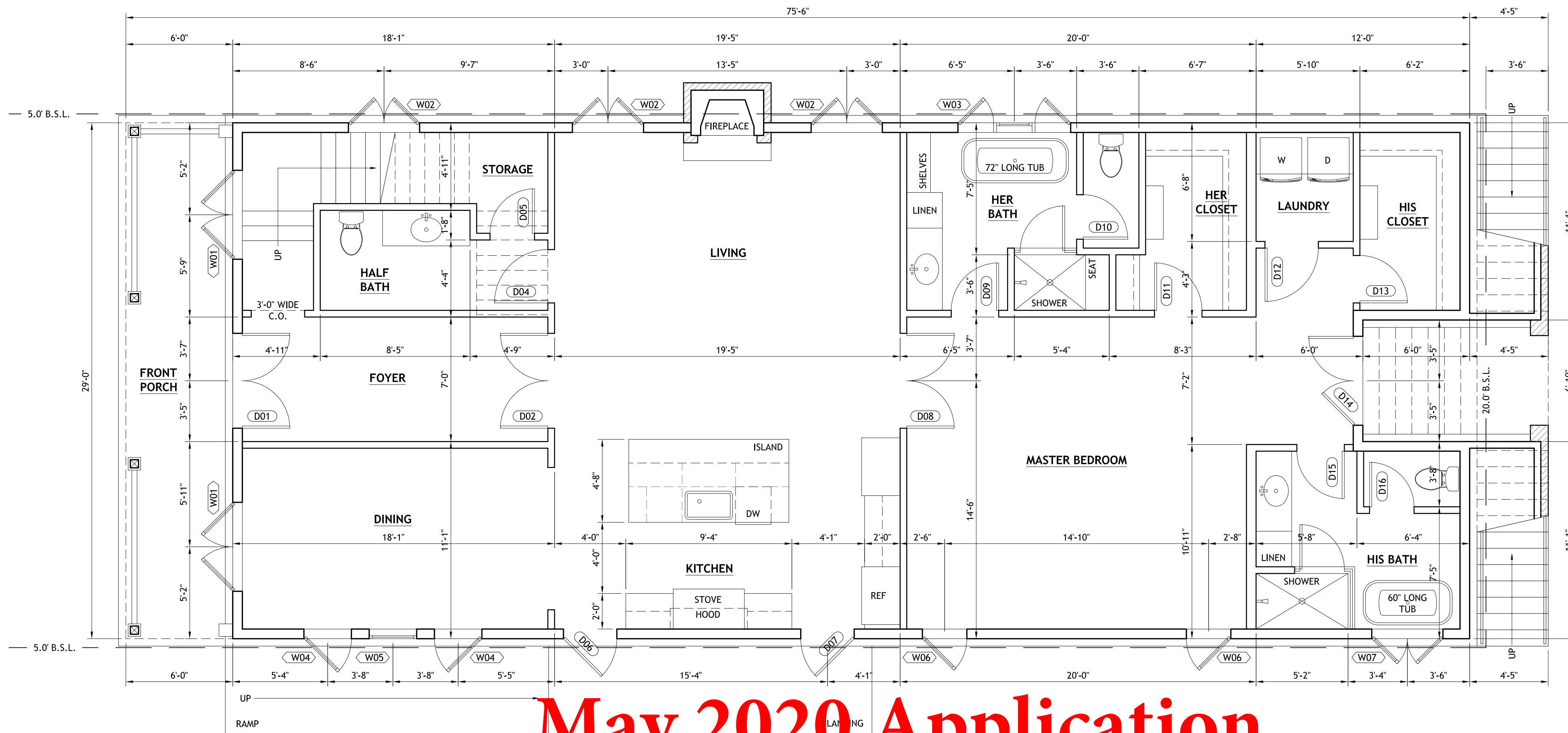
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Sheet: 2 of X



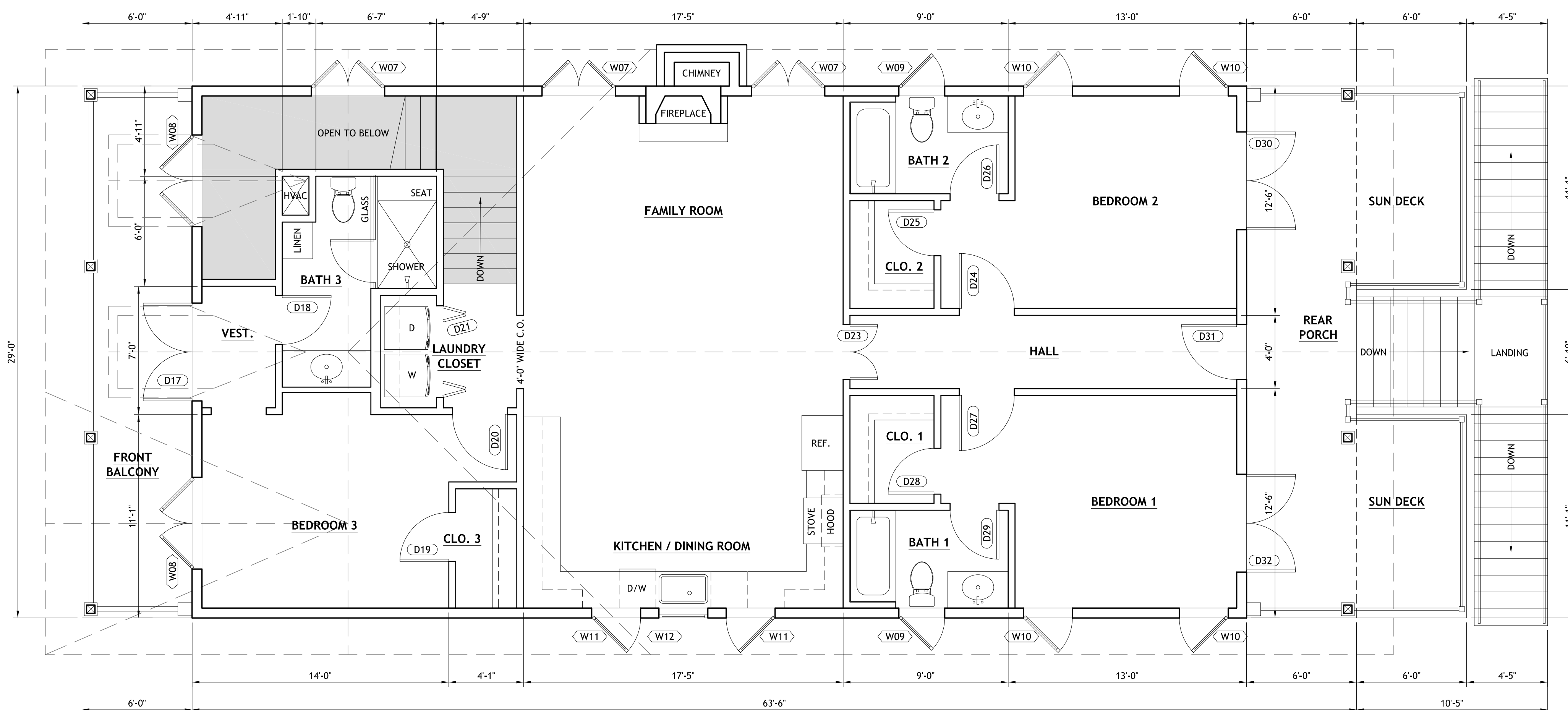
3-1 NEW HOUSE
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

May 2020 Application

DOOR SCHEDULE						
TAG	WIDTH	HEIGHT	DESCRIPTION	MATERIAL	TYPE	FLORIDA PRODUCT APPROVAL NUMBER
D01	5'-4"	9'-0"	EXTERIOR DOOR	WOOD	SWING (PAIR)	
D02	5'-4"	9'-0"	INTERIOR DOOR	WOOD/ GLASS	SWING (PAIR)	.....
D04	3'-0"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D05	2'-6"		INTERIOR DOOR	WOOD	SWING	.....
D06	3'-0"	9'-0"	EXTERIOR DOOR	CLAD/ GLASS	SWING	
D07	3'-0"	9'-0"	EXTERIOR DOOR	CLAD/ GLASS	SWING	
D08	5'-4"	9'-0"	INTERIOR DOOR	WOOD	SWING	.....
D09	2'-8"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D10	2'-6"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D11	2'-8"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D12	3'-0"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D13	2'-8"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D14	5'-4"	8'-0"	EXTERIOR DOOR	CLAD	SWING (PAIR)	
D15	2'-8"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D16	2'-6"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D17	5'-4"	8'-0"	EXTERIOR DOOR	CLAD	SWING (PAIR)	
D18	2'-8"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D19	2'-8"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D20	3'-0"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D21	5'-0"	8'-0"	INTERIOR DOOR	WOOD	BI-FOLD (PAIR)	.....
D23	3'-0"	8'-0"	INTERIOR DOOR	WOOD	SWING (PAIR)	.....
D24	3'-0"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D25	2'-6"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D26	2'-8"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D27	3'-0"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D28	2'-6"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D29	2'-8"	8'-0"	INTERIOR DOOR	WOOD	SWING	.....
D30	5'-4"	8'-0"	EXTERIOR DOOR	CLAD	SWING (PAIR)	
D31	3'-0"	8'-0"	EXTERIOR DOOR	CLAD	SWING	
D32	5'-4"	8'-0"	EXTERIOR DOOR	CLAD	SWING (PAIR)	

WINDOW SCHEDULE						
TAG	WIDTH	HEIGHT	DESCRIPTION	MATERIAL	QTY.	FLORIDA PRODUCT APPROVAL NUMBER
W01	(2) 2'-8"	7'-0"	CASEMENT		2	...
W02	(2) 2'-0"	7'-0"	CASEMENT		3	...
W03	(3) 2'-0"	6'-0"	(2) CASEMENT (1) FIXED		1	...
W04	2'-8"	7'-0"	CASEMENT		2	...
W05	2'-8"	7'-0"	FIXED		1	...
W06	2'-6"	6'-0"	CASEMENT		2	YES
W07	(2) 2'-0"	6'-0"	CASEMENT		4	...
W08	(2) 2'-8"	6'-0"	CASEMENT		4	YES
W09	2'-6"	5'-0"	CASEMENT		2	...
W10	2'-8"	6'-0"	CASEMENT		4	YES
W11	2'-8"	4'-6"	CASEMENT		2	...
W12	2'-8"	4'-6"	FIXED		1	...

WINDOW NOTE: GLAZED OPENINGS SHALL BE PROTECTED AS SPECIFIED IN ASCE 7-10 SECTION 26.10.3



3-2 NEW HOUSE
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Title:
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Prepared for: CALDWELL BUILDERS

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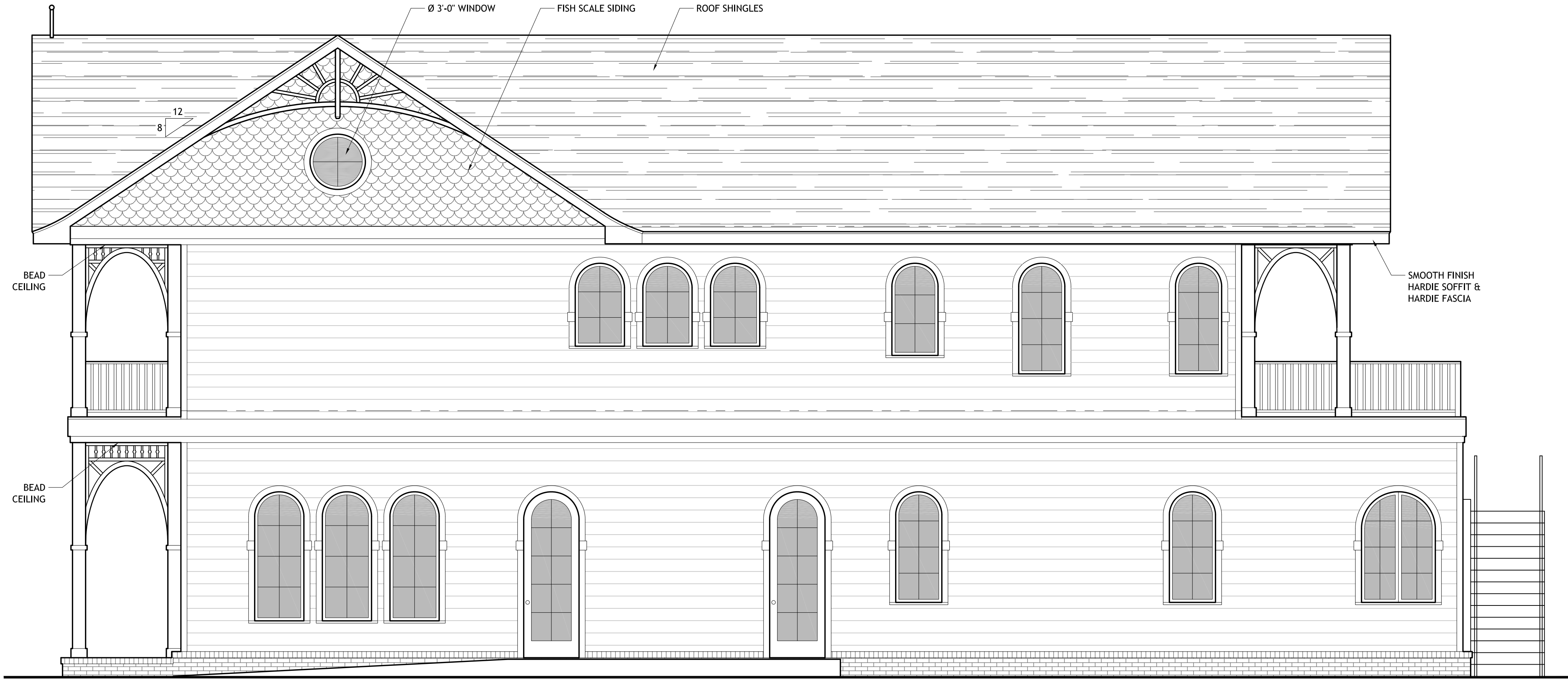
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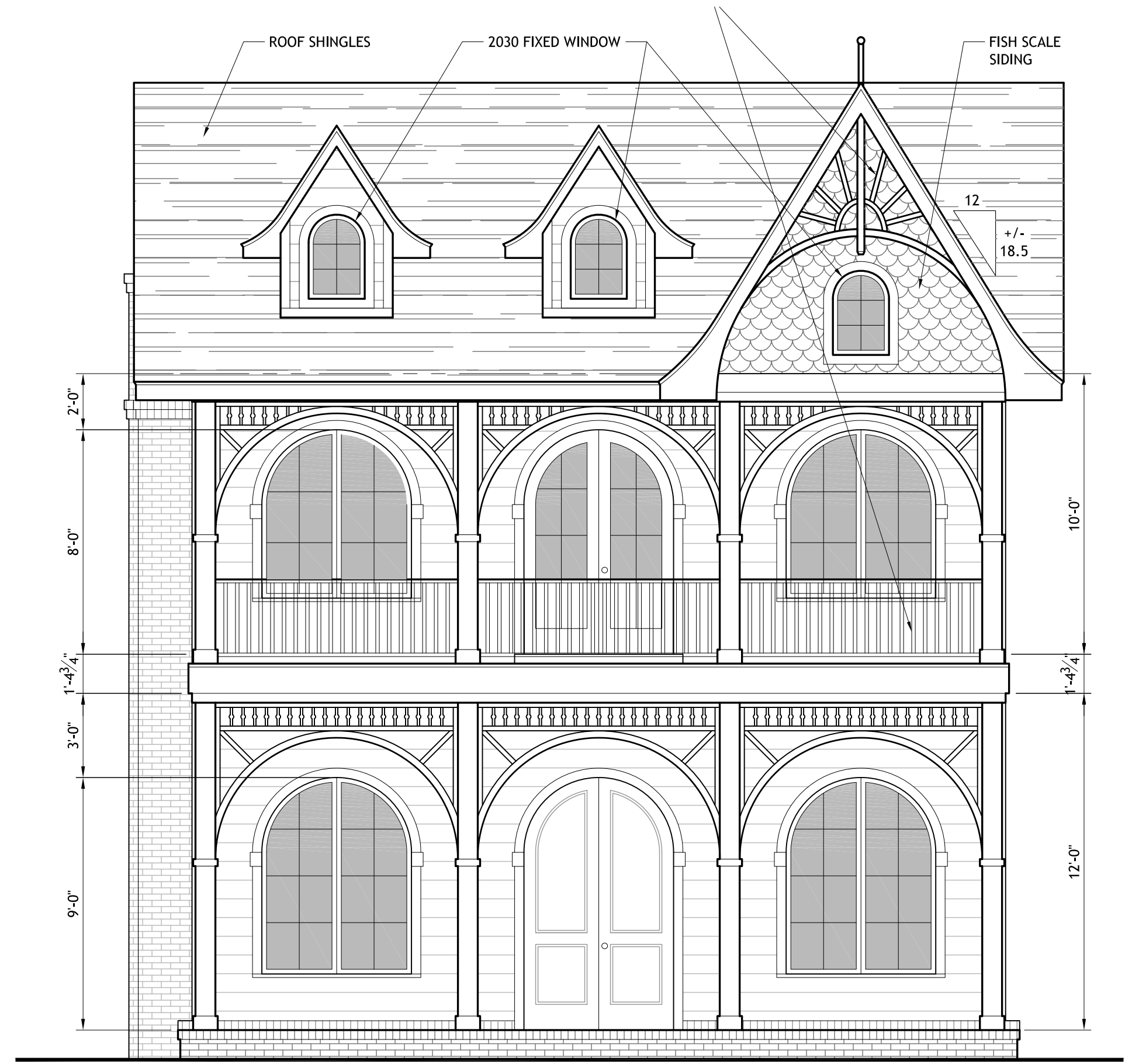
Designed By: JCV / FR
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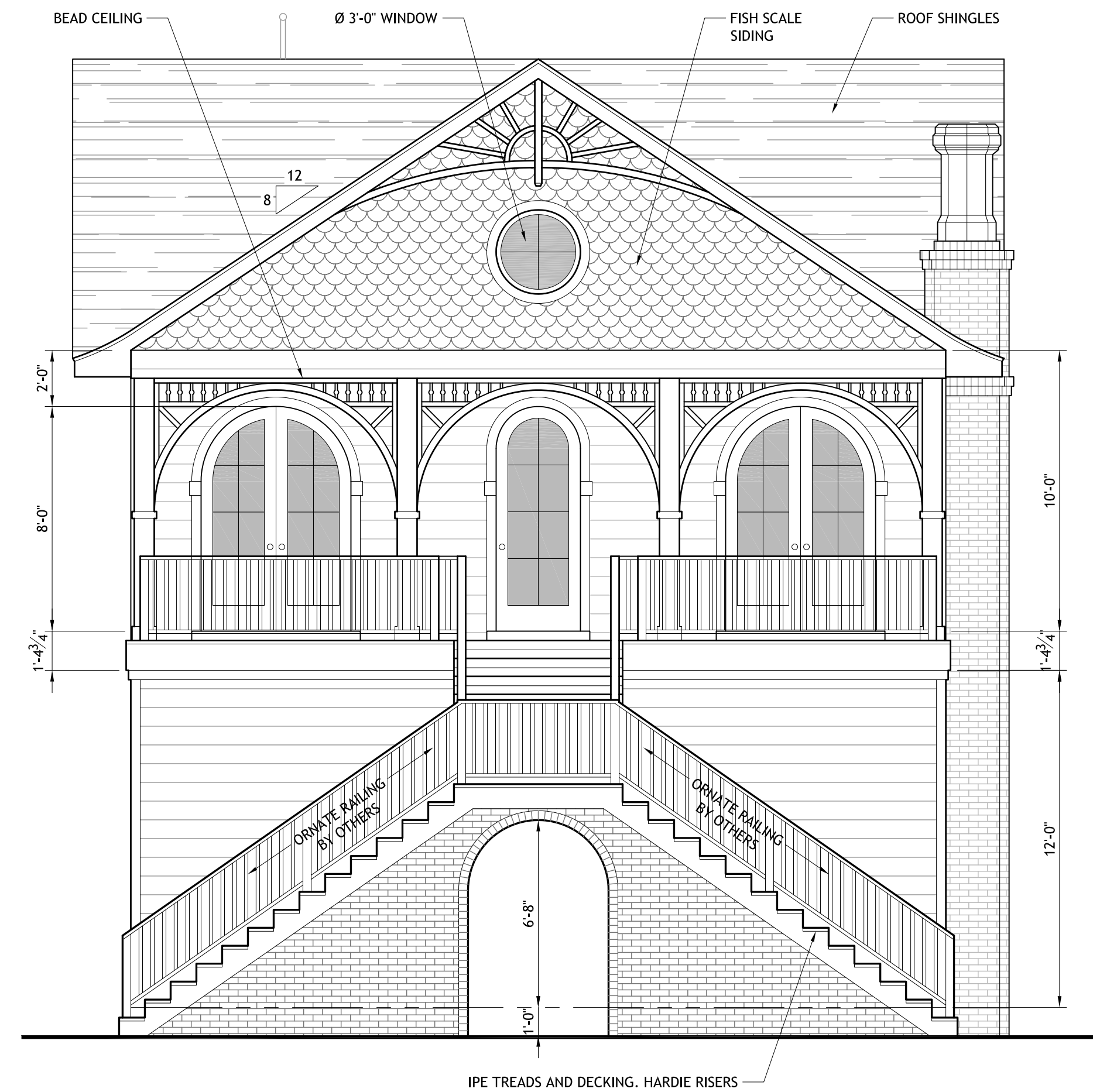
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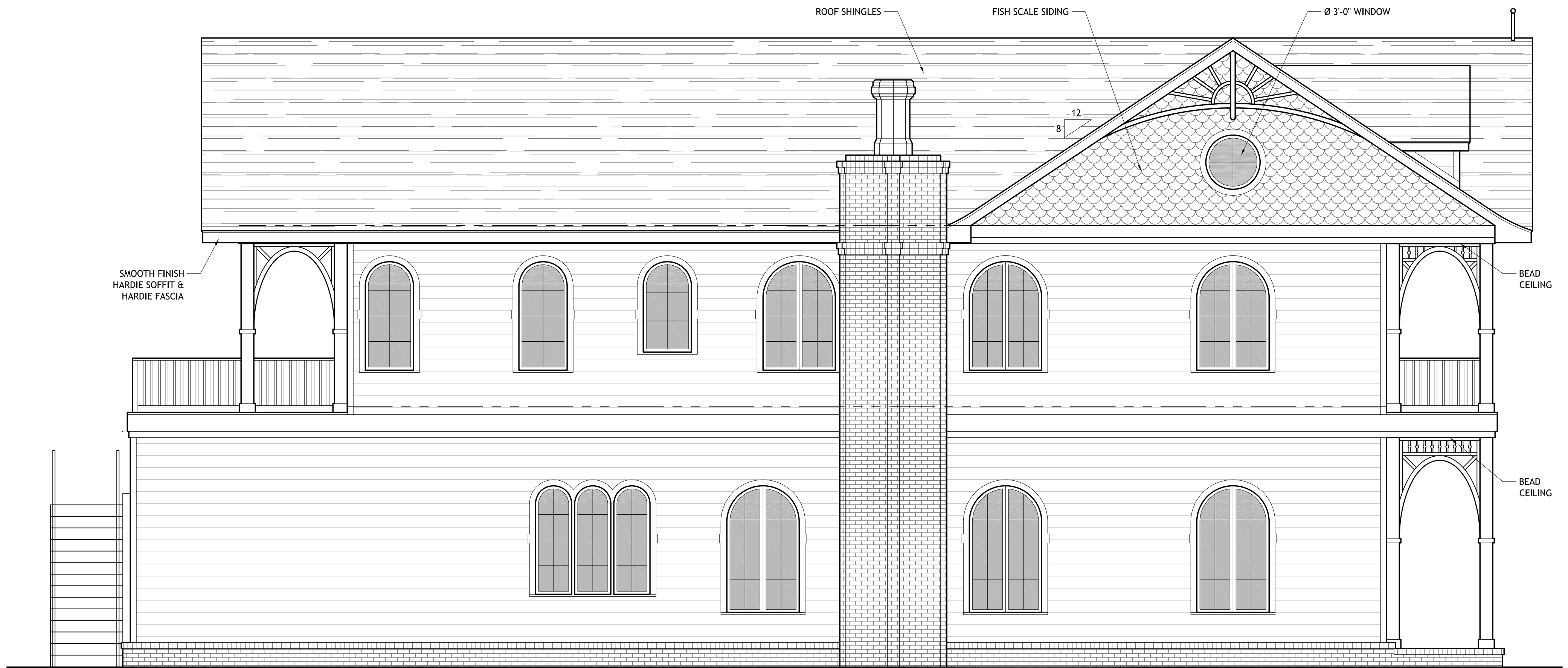
4-1 WEST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



4-2 NORTH ELEVATION - FRONT
SCALE: $\frac{1}{4}" = 1'-0"$



4-3 SOUTH ELEVATION - REAR
SCALE: $\frac{1}{4}" = 1'-0"$



4-4 EAST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

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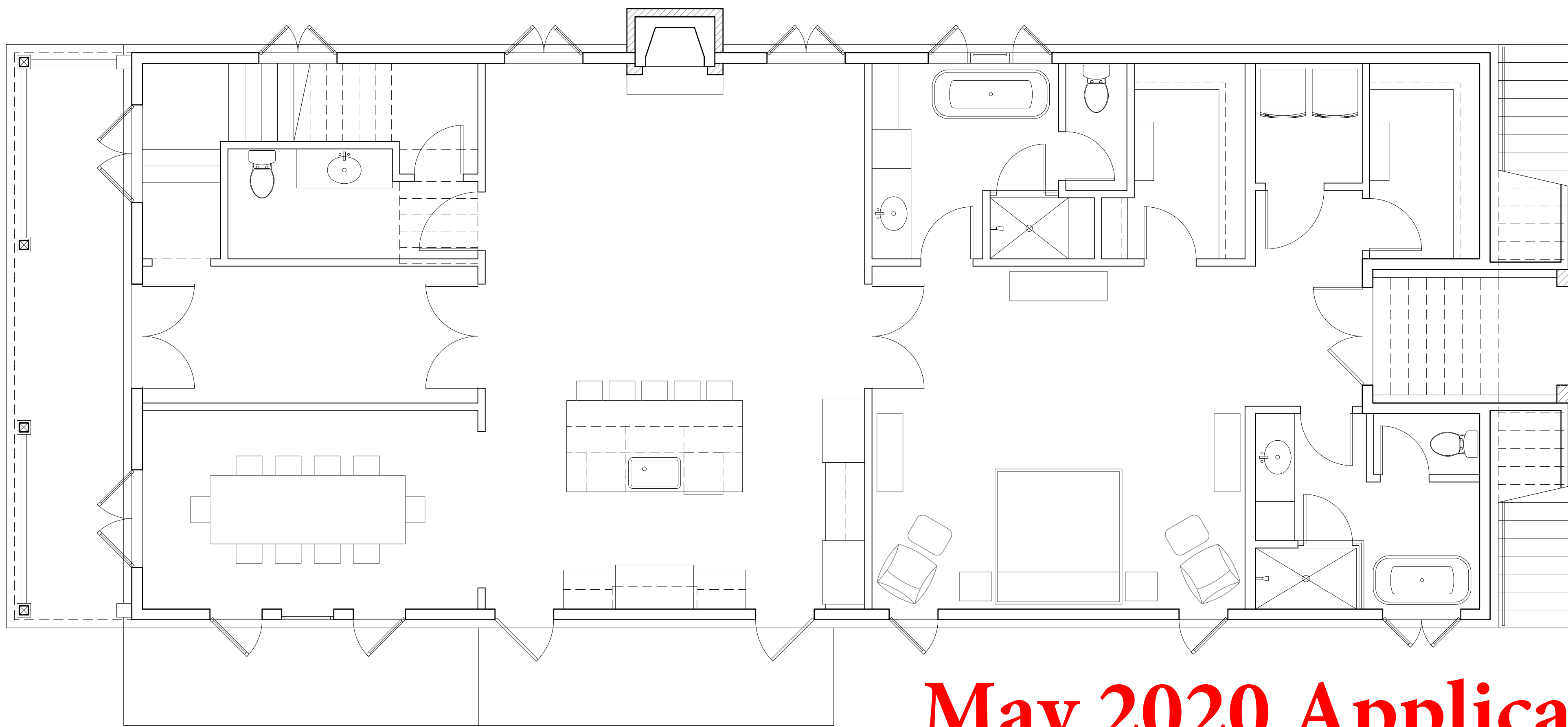
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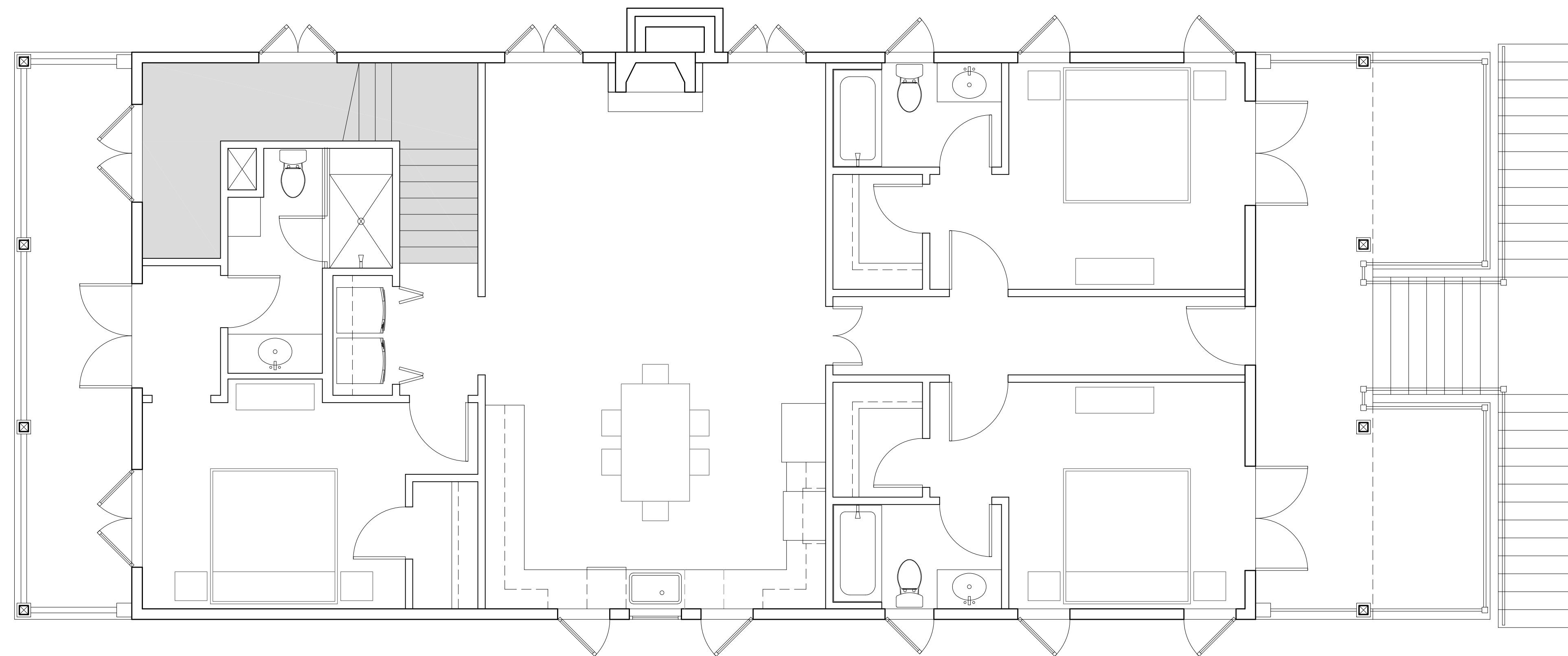
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Sheet: 4 of X



5-1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" N

May 2020 Application



5-2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" N

ELECTRICAL LEGEND	
	CEILING MOUNTED LIGHT FIXTURE (RECESSED)
	VANITY LIGHT
	CEILING MOUNTED LIGHT FIXTURE
	BATHROOM VENT
	SMOKE DETECTOR
	WALL SWITCH
	WALL SWITCH (3-WAY)
	240V RECEPTACLE
	120V DUPLEX RECEPTACLE
	120V DUPLEX RECEPTACLE w/ GROUND FAULT CIRCUIT INTERRUPTER
	CEILING FAN
	PORCH LIGHT
	4-BULB FLUORESCENT LIGHT
	WEATHERPROOF BOX/COVER
	OVER DOOR LED LIGHT
	CHANDELIER
	FLOOD LIGHT
NOTE: FINAL LOCATIONS AND QUANTITIES TO BE VERIFIED BY OWNER AND ELECTRICIAN.	

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ELECTRICAL
LAYOUT

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J. Christian Voelkel FLPE 82229

Designed By: JCV / FRS
Checked By: JCV
Project #: 000-181007

Scale: As Noted

Sheet: 5 of X



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

**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: _____

Applicant: _____

Applicant's Address: _____

Email: _____ Phone: _____

Property Owner: _____

(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 eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

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.

J. Christian Voelkel
Applicant Signature

3/26/2020
Date

FLORIDA BUILDING CODE 2017

DESIGN CRITERIA:

1. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318).
2. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7).
3. BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES (ACI 530/560.1-13).
4. NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION.

DESIGN LOADS:

1. DEAD AND LIVE LOADS PER ASCE 7
2. FLOOR LIVE LOAD = 40PSF
3. ATTIC LIVE LOAD = 10PSF
4. ROOF LIVE LOAD = 20PSF
5. WIND LOAD AS PER ASCE 7

DESIGN MATERIAL STRENGTHS (UNLESS OTHERWISE NOTED):

1. STRUCTURAL STEEL = 36 KSI (MINIMUM)
2. CONCRETE REINFORCING BARS = GRADE 60 (ASTM A-615)
3. CONCRETE = 2,500 PSI @ 28 DAYS
4. BOLTS = GRADE A325
5. THREADED ROD = GRADE A307 (SAE 1018)
6. ANCHOR BOLTS = GRADE F1554
7. LATERAL SOIL BEARING CAPACITY = 400 PSF/FT
8. VERTICAL SOIL BEARING CAPACITY = 1,500 PSF

GENERAL NOTES:

1. THE DESIGN CONTAINED IN THIS DRAWING APPLIES ONLY TO THE ADDRESS SHOWN IN THIS TITLE BLOCK. INSTALLATION AT ANY OTHER LOCATION MUST BE APPROVED IN WRITING BY THE ENGINEER.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE INITIATION OF WORK. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY.
3. NO CHANGES OR DEVIATIONS FROM THESE PLANS SHALL BE AUTHORIZED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER FOR ANY MODIFICATIONS OR ALTERATIONS TO THE DESIGN CONTAINED IN THIS DRAWING. IF CONTRACTOR DEVIATES FROM THIS PLAN PRIOR TO CONTACTING AND RECEIVING APPROVAL IN WRITING FROM THE ENGINEER, THE CONTRACTOR SHALL BE LIABLE AND RESPONSIBLE FOR ALL DAMAGES AND CORRECTIONAL COSTS.
4. APPROVAL BY THE INSPECTOR DOES NOT IMPLY APPROVAL OR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.
5. ALL CONTRACTORS AND SUBCONTRACTORS MUST COMPLY WITH OSHA.
6. ALL WORKERS SHALL BE COVERED BY WORKERS COMPENSATIONS INSURANCE, AND CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES OR STANDARDS.
8. RECOMMEND ALL STRUCTURAL MEMBERS, INCLUDING, BUT NOT LIMITED TO, METALS, PLASTICS AND WOODS, BE INSPECTED BY A LICENSED STRUCTURAL ENGINEER EVERY TWO YEARS TO ENSURE MEMBERS MAINTAIN ORIGINAL DESIGN STRUCTURAL INTEGRITY.

GENERAL FASTENER NOTES:

1. NAILS SHALL BE CORROSION-RESISTANT.
2. METAL OR PLASTIC CAP NAILS SHALL HAVE A WASHER HEAD DIAMETER OF NOT LESS THAN 1 INCH WITH A THICKNESS OF AT LEAST 32-GAUGE SHEET METAL.

GENERAL FLASHING NOTES:

1. FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS.

DISCLAIMER:

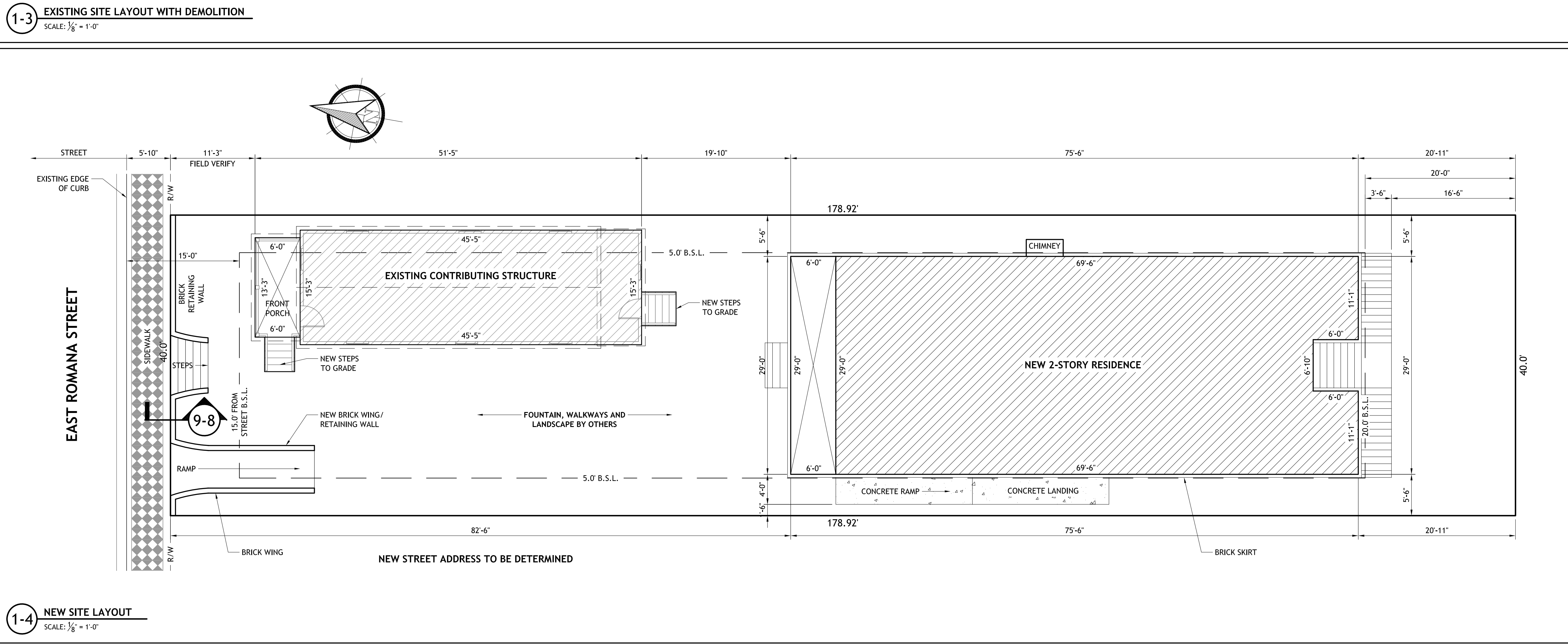
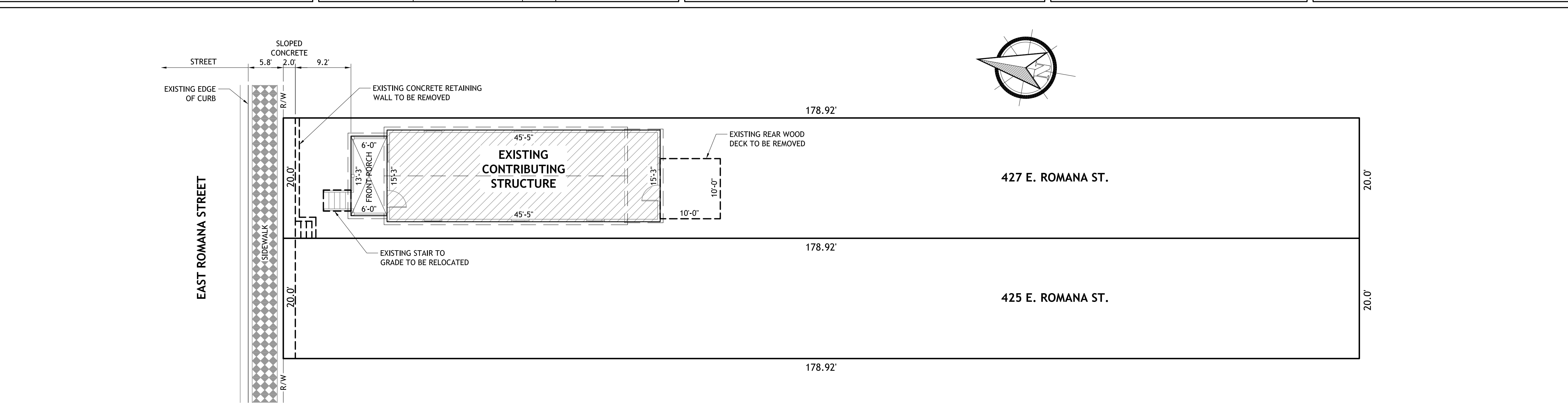
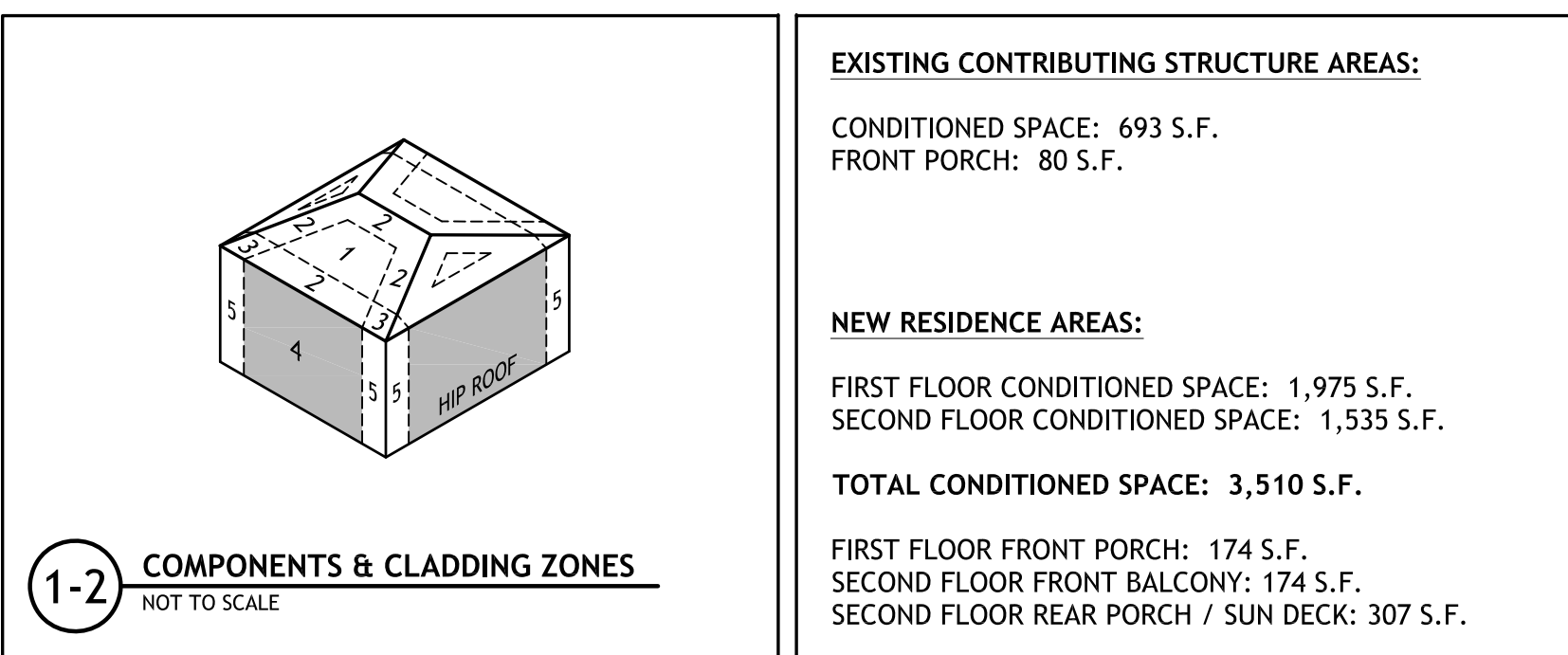
IF THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND OTHER SPECIFIC NOTES ON THESE PLANS, THE SPECIFIC NOTES SHALL PREVAIL.

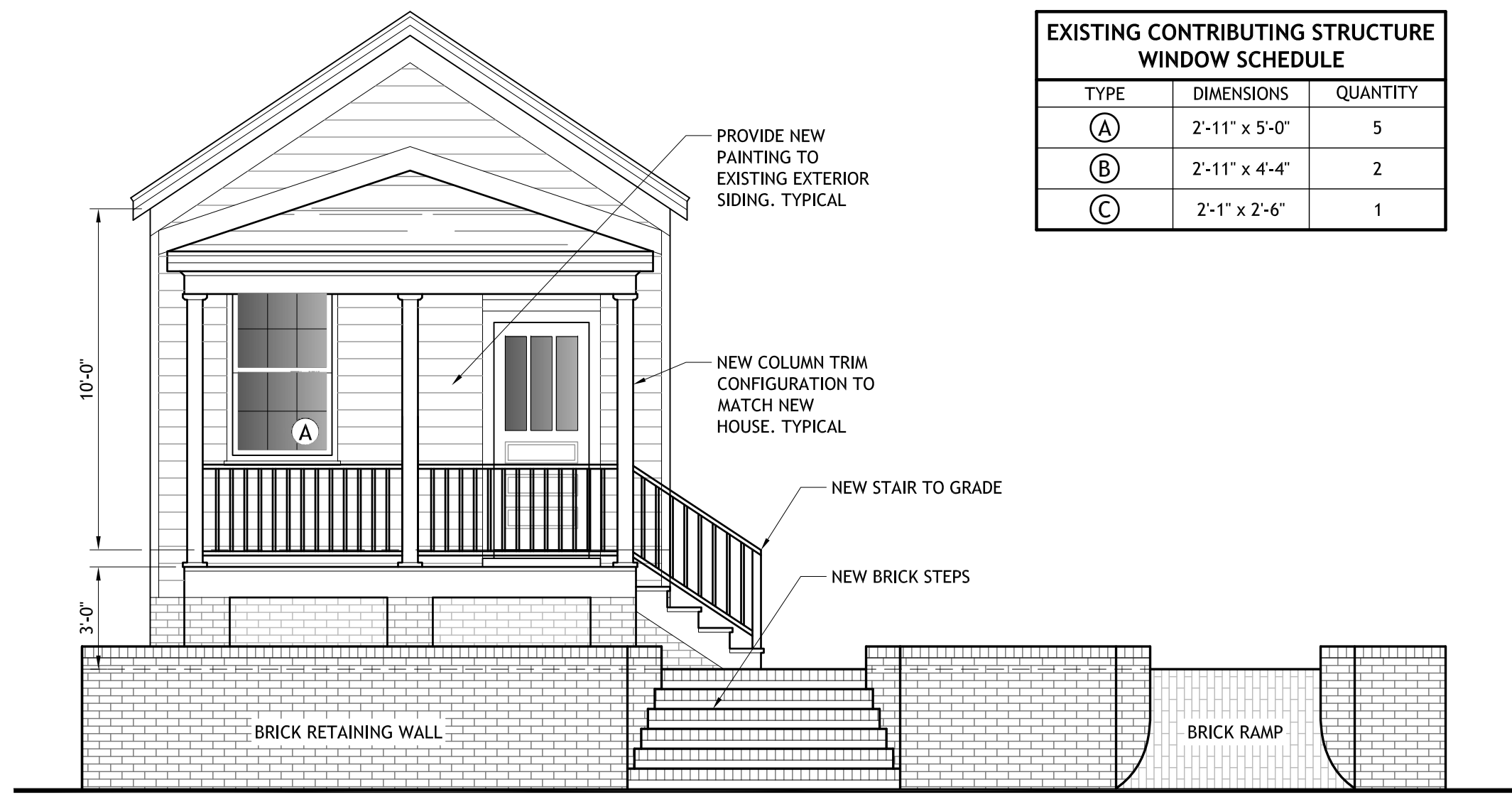
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ROOF COMPONENTS COMPLIANCE STANDARDS	
ASPHALT SHINGLES	ASTM D 225 -OR- D 3462
UNDERLAYMENT (ROOF SLOPE = 2:12 - 4:12)	ASTM D 4869 TYPE II -OR- TYPE IV
UNDERLAYMENT (ROOF SLOPE \geq 4:12)	ASTM D 4869 TYPE IV
SELF ADHERING POLYMER MODIFIED BITUMEN SHEET	ASTM D 1970
NAILS	ASTM F 1667
WOOD SCREWS	ANSI/ASME B 18.6.1
CORROSION RESISTANCE (FASTENERS)	ASTM A 641 CLASS I
CORROSION RESISTANCE (CLIPS)	0.90 OZ/FT ² ASTM A 90/A 90M

<p>SITE PREPARATION:</p> <ul style="list-style-type: none"> • A GEOTECHNICAL SOIL REPORT WAS NOT FURNISHED FOR THIS PROJECT. CONTRACTOR SHALL VERIFY ASSUMED SOIL CONDITIONS WITH GEOTECHNICAL ENGINEER FOR MINIMUM 1,500 psf. • TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD. • ALL FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS MAXIMUM AND TO 95% MODIFIED PROCTOR DENSITY. 	
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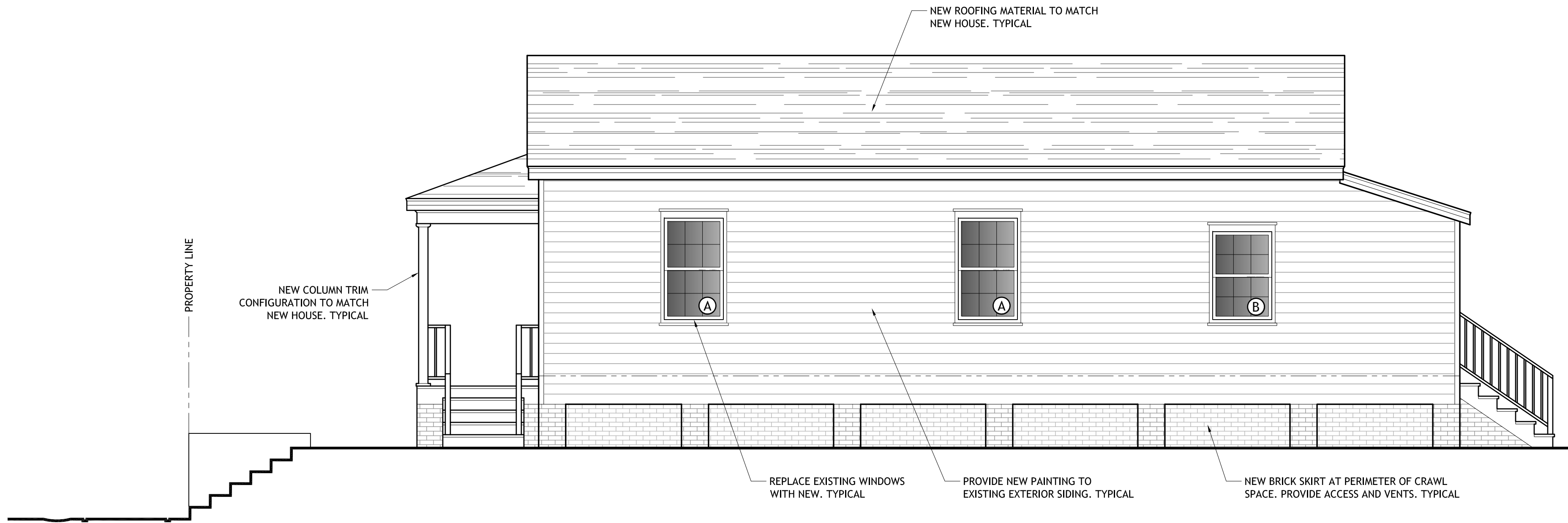
SHAMS RESIDENCE
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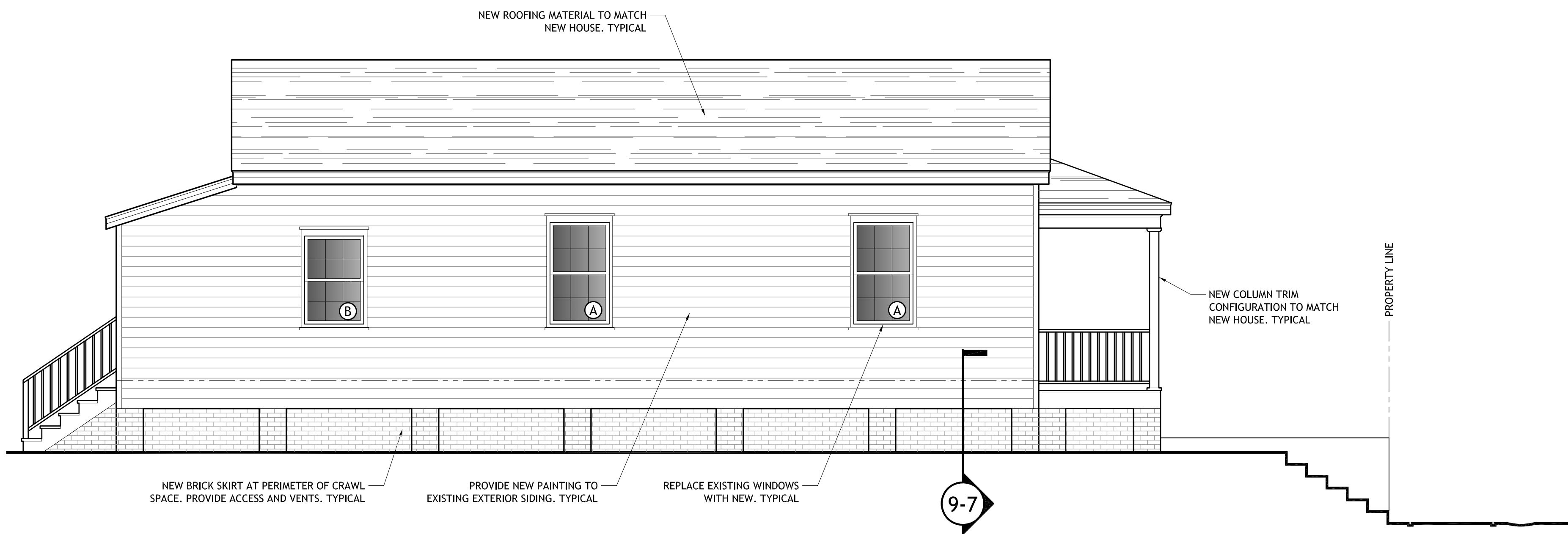


EXISTING CONTRIBUTING STRUCTURE WINDOW SCHEDULE		
TYPE	DIMENSIONS	QUANTITY
(A)	2'-11" x 5'-0"	5
(B)	2'-11" x 4'-4"	2
(C)	2'-1" x 2'-6"	1

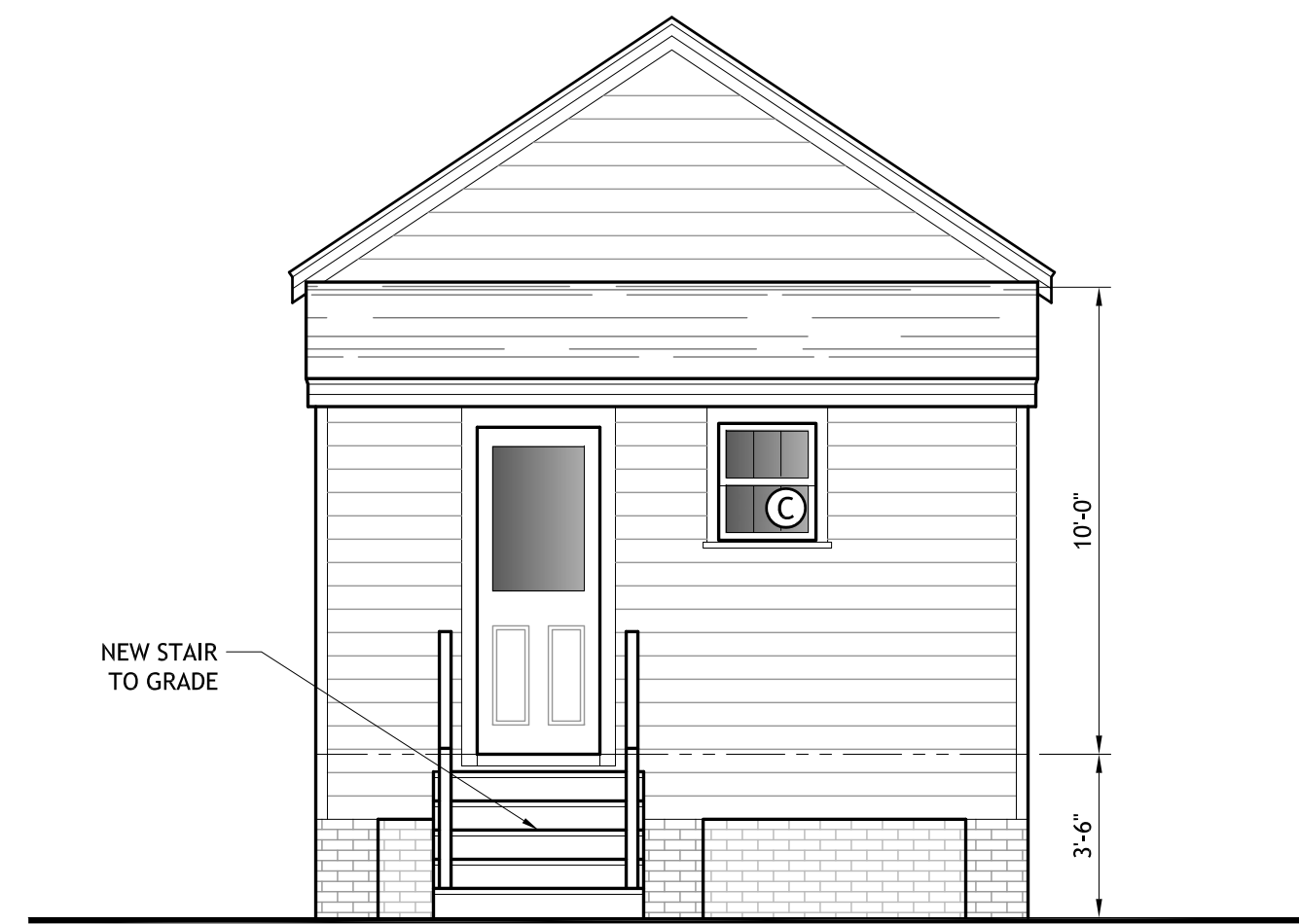
2-1 EXISTING CONTRIBUTING STRUCTURE - NORTH ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



2-2 EXISTING CONTRIBUTING STRUCTURE - WEST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



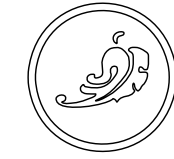
2-3 EXISTING CONTRIBUTING STRUCTURE - EAST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



2-4 EXISTING CONTRIBUTING STRUCTURE - SOUTH ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

Title:
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SHAMS RESIDENCE
425 & 427 EAST ROMANA STREET
PENSACOLA, FL 32502**
Prepared for: **CALDWELL BUILDERS**

**Irby & Voelkel
Engineering**



312 N. NEW WARRINGTON RD. UNIT 1A
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Project #: 000-181007

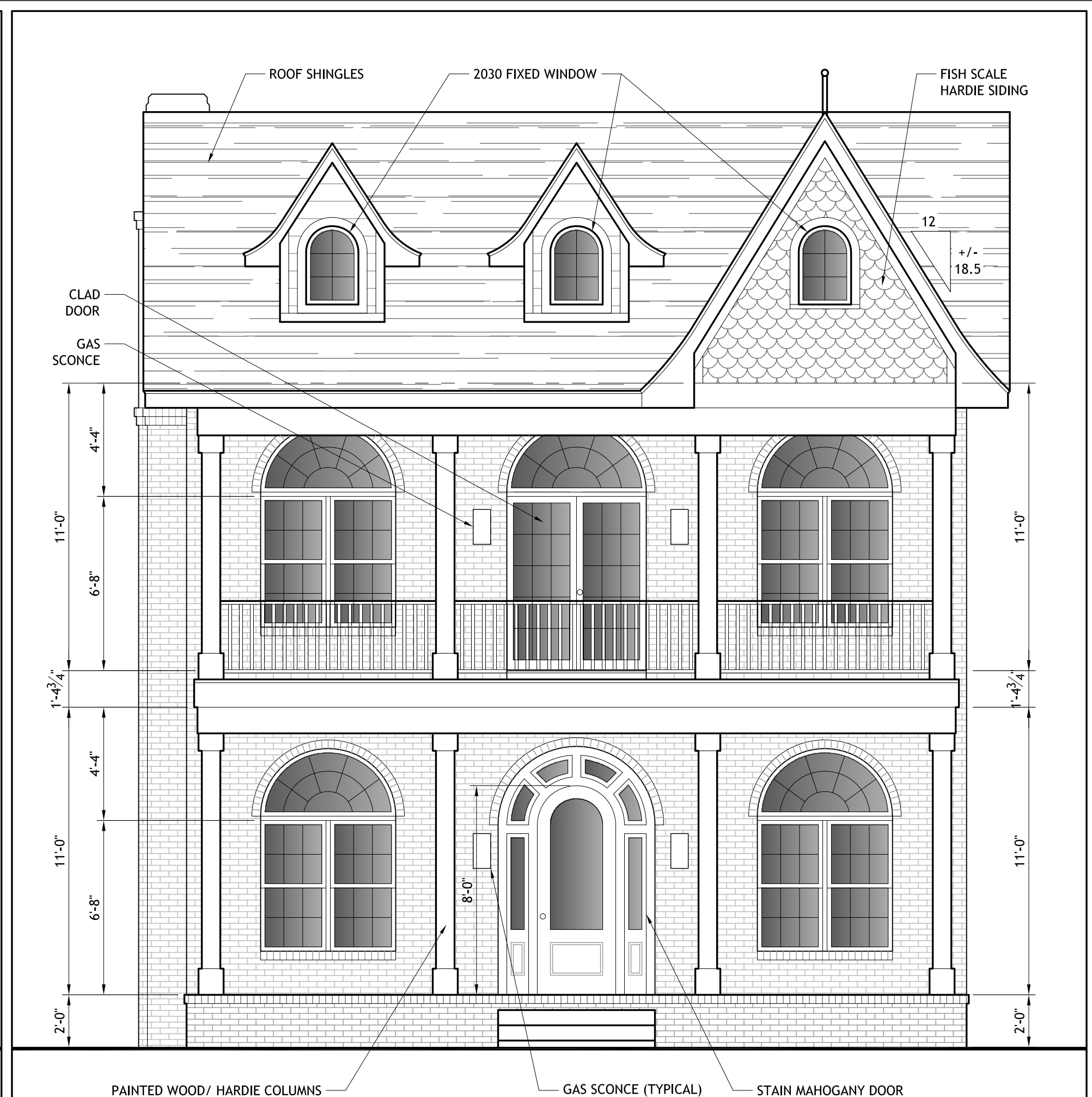
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Sheet: 2 of 9

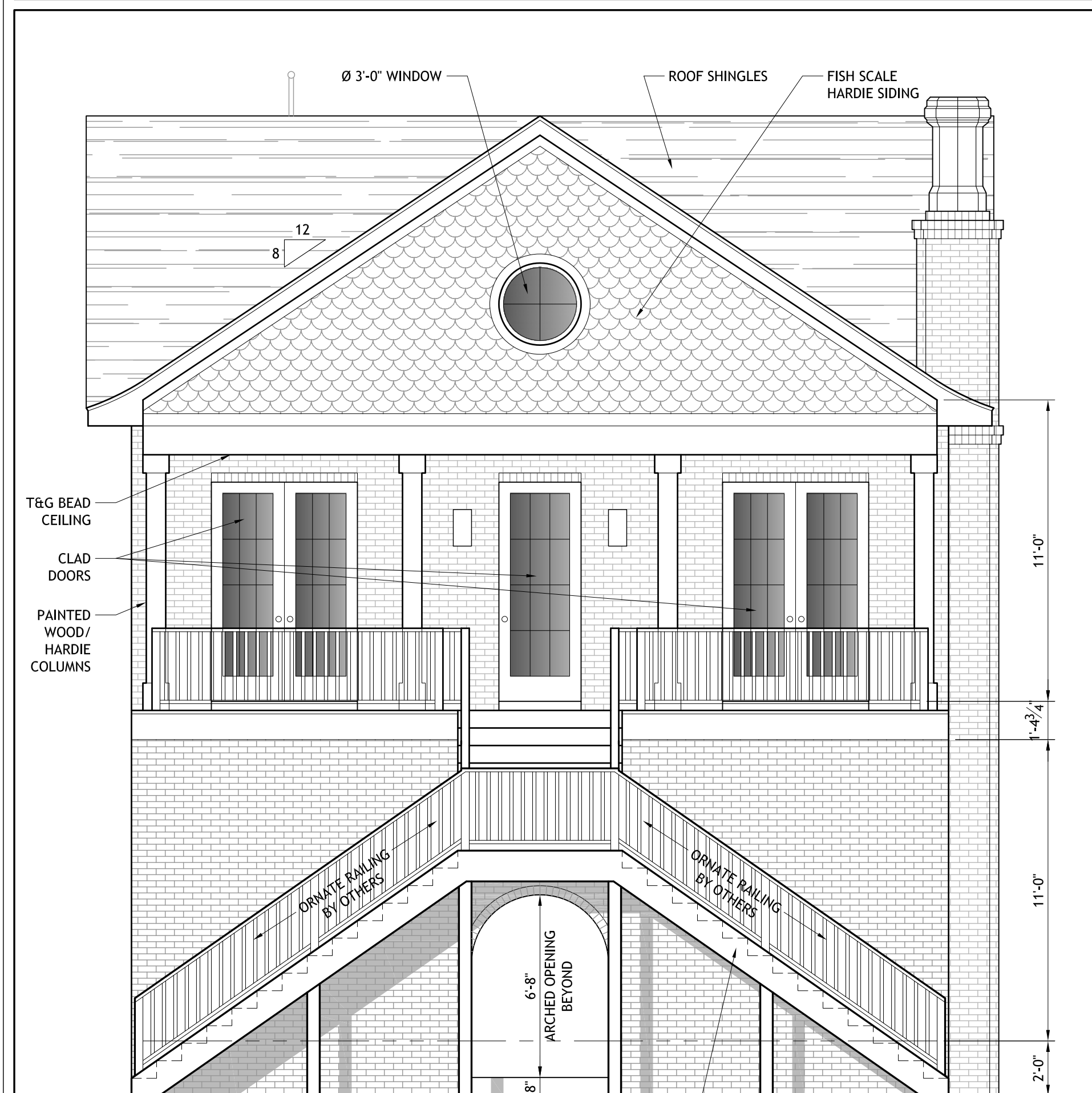




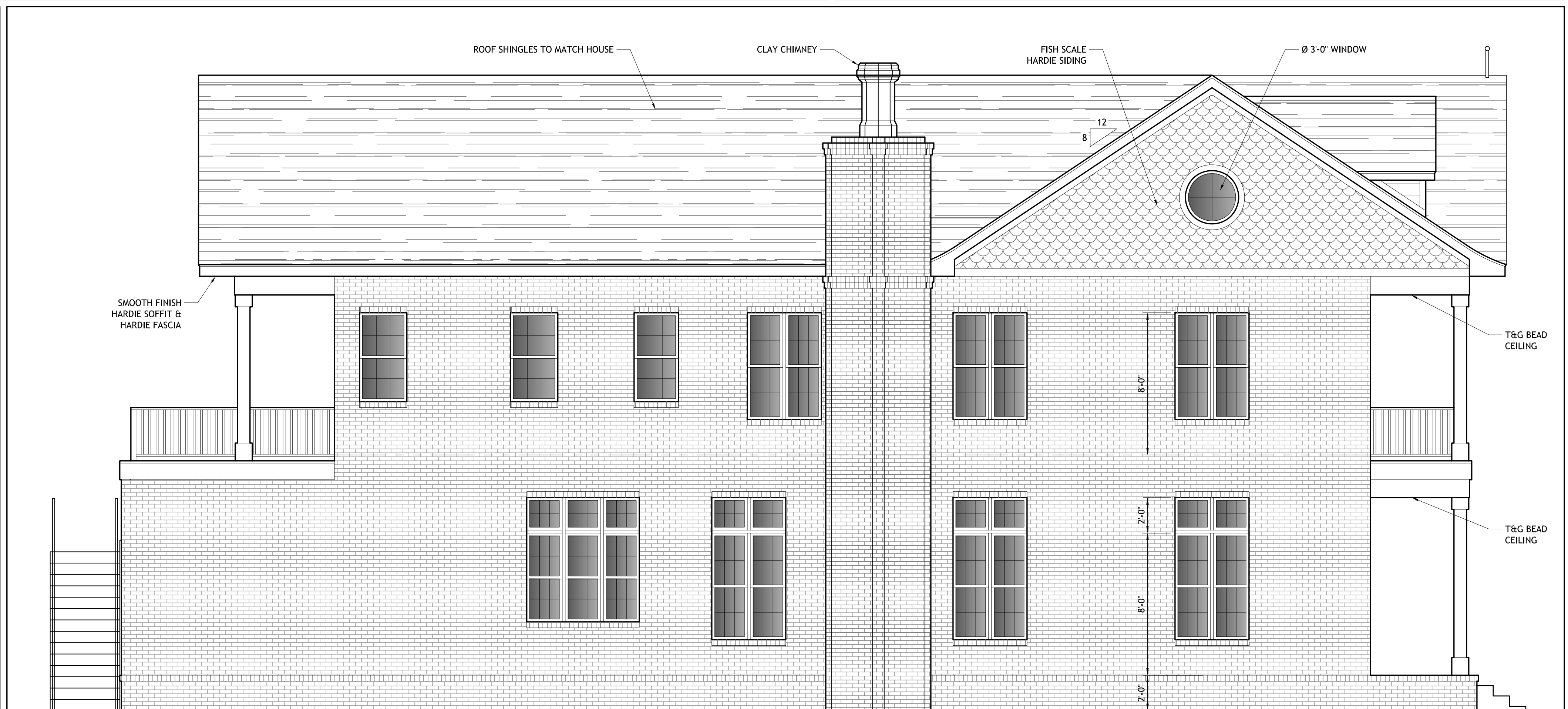
4-1 WEST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$



4-2 NORTH ELEVATION - FRONT
SCALE: $\frac{1}{4}" = 1'-0"$



4-3 SOUTH ELEVATION - REAR
SCALE: $\frac{1}{4}" = 1'-0"$



4-4 EAST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

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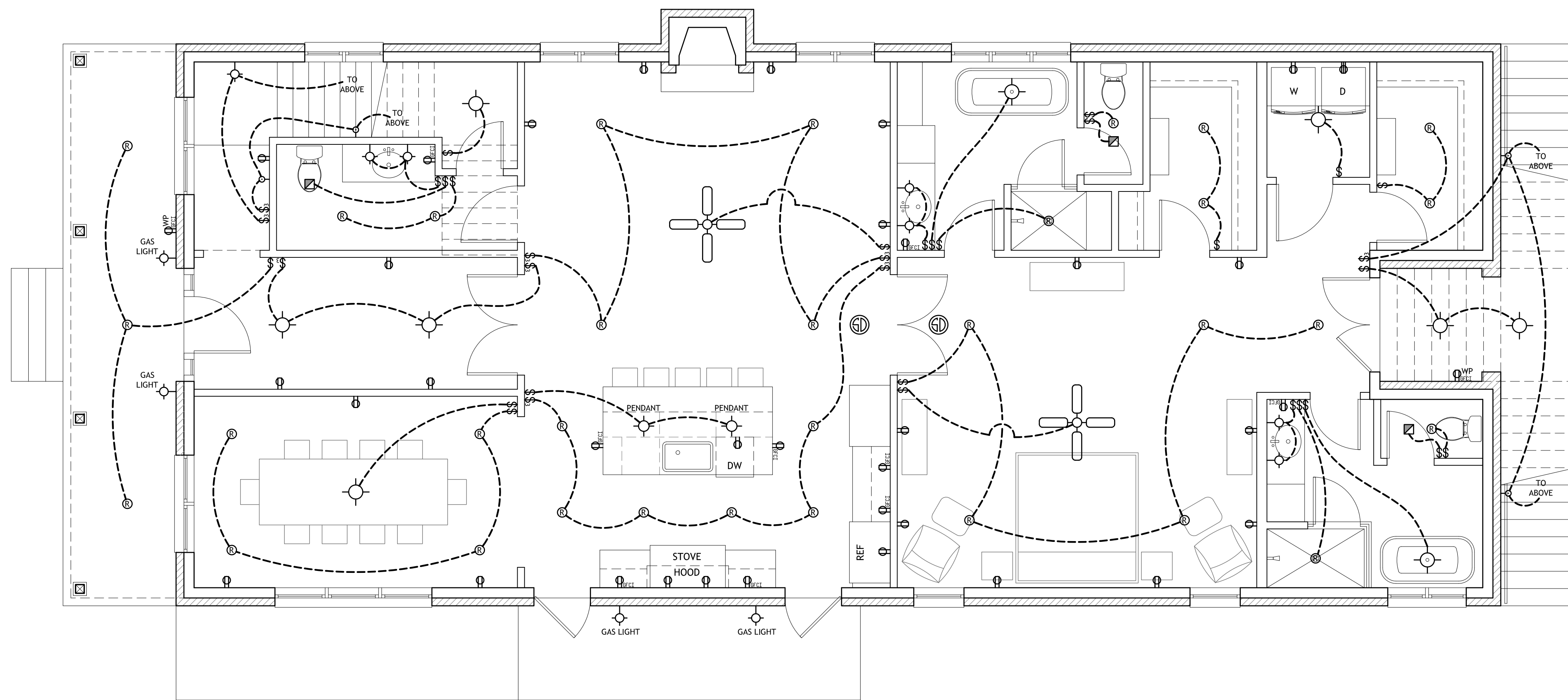
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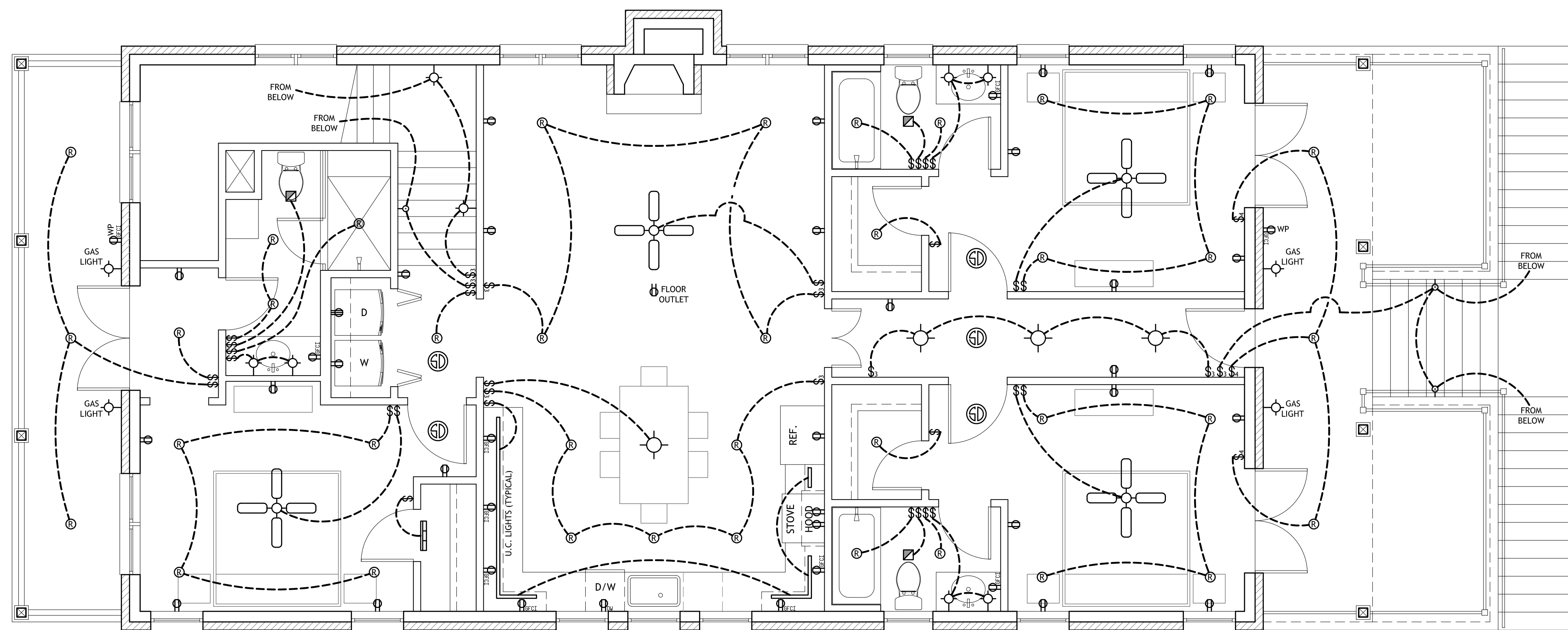
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5-1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" N



5-2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" N

ELECTRICAL LEGEND	
	CEILING MOUNTED LIGHT FIXTURE (RECESSED)
	VANITY LIGHT
	CEILING MOUNTED LIGHT FIXTURE
	BATHROOM VENT
	SMOKE DETECTOR
	WALL SWITCH
	WALL SWITCH (3-WAY)
	WALL SWITCH (4-WAY)
	240V RECEPTACLE
	120V DUPLEX RECEPTACLE
	STAIR LIGHT ON TREADS
	120V DUPLEX RECEPTACLE w/ GROUND FAULT CIRCUIT INTERRUPTER
	CEILING FAN
	CEILING FAN WITH LIGHT KIT
	WEATHERPROOF BOX/COVER
	OVER DOOR LED LIGHT

NOTE: FINAL LOCATIONS AND QUANTITIES TO BE VERIFIED BY OWNER AND ELECTRICIAN.

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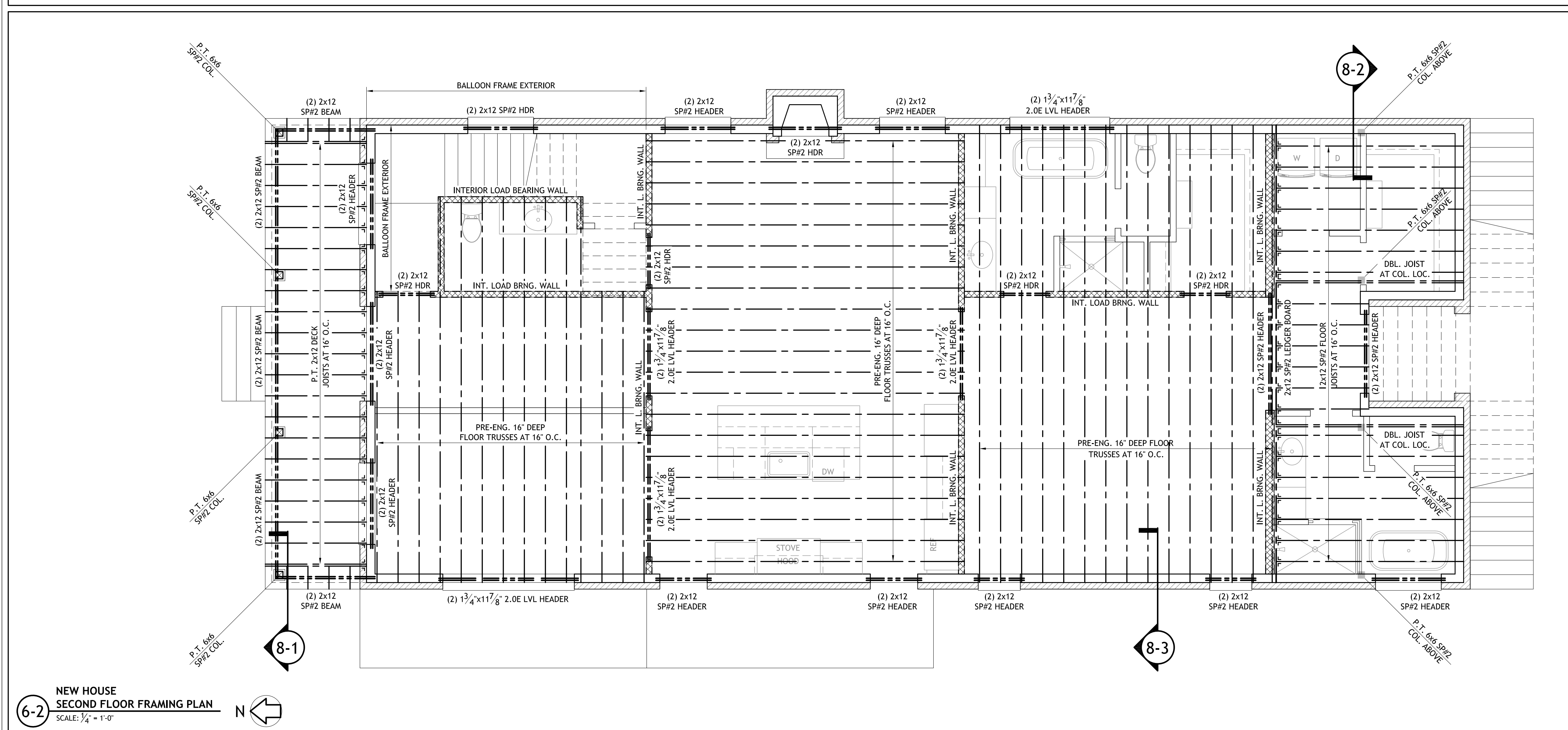
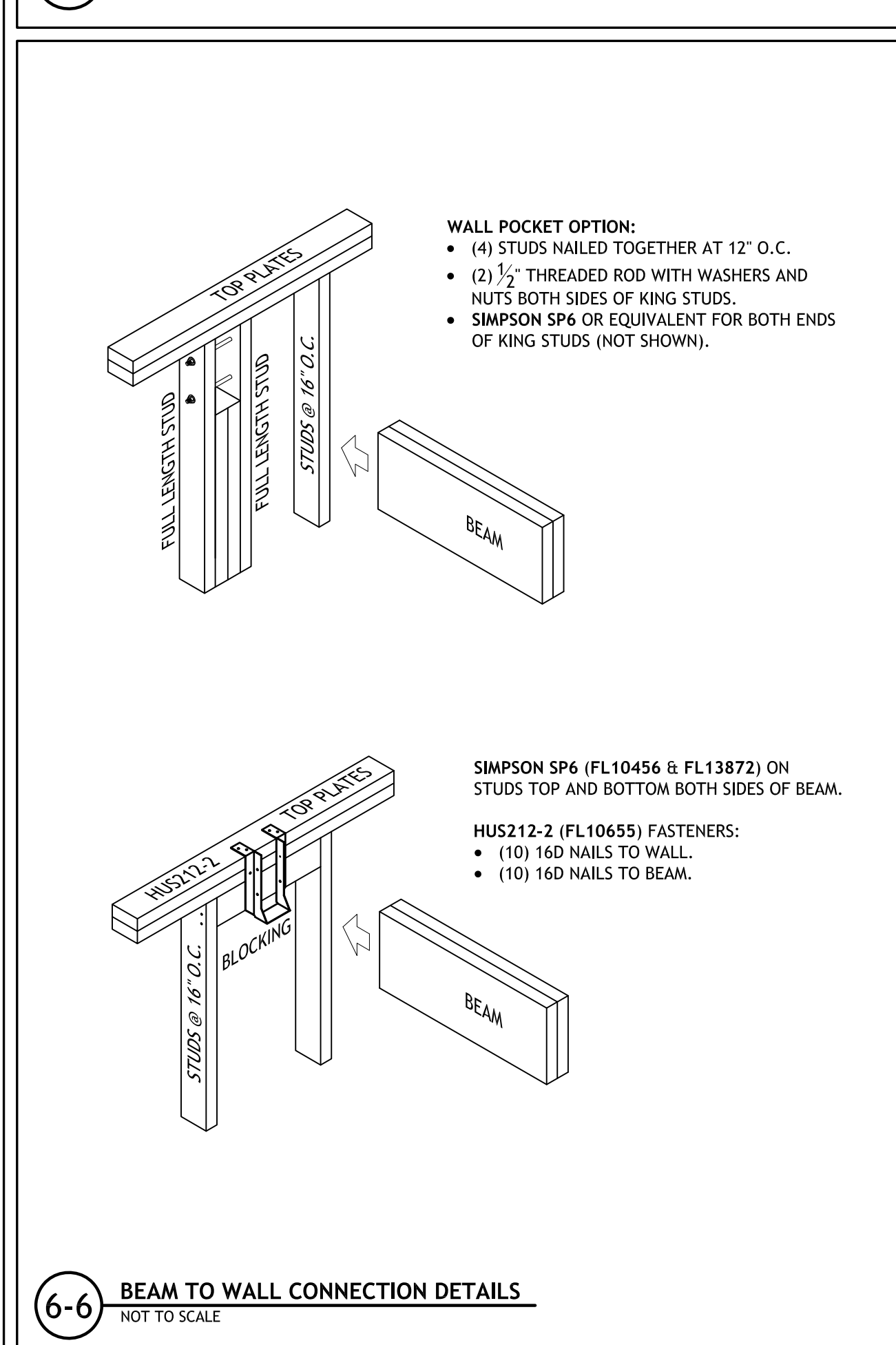
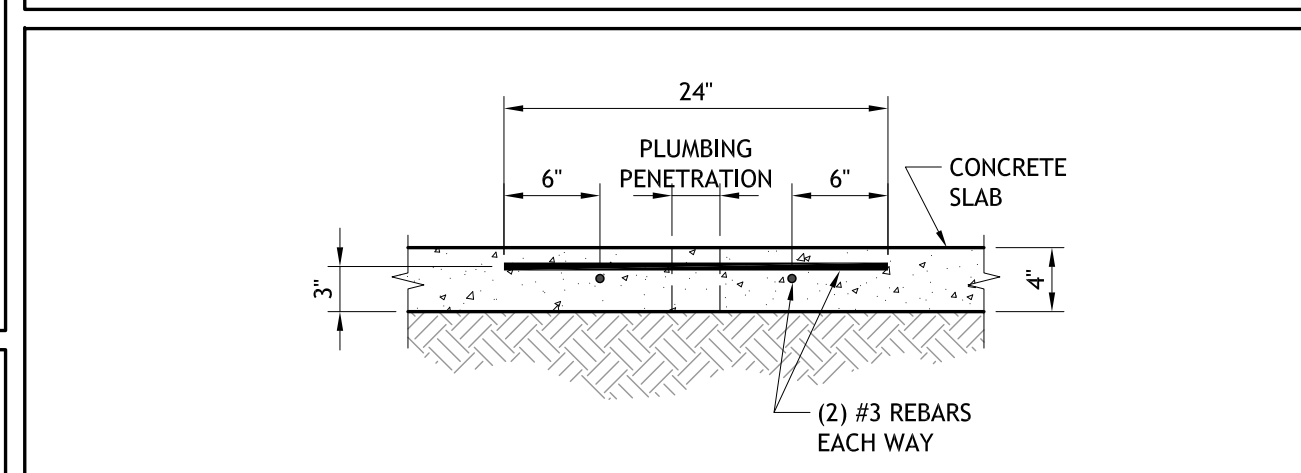
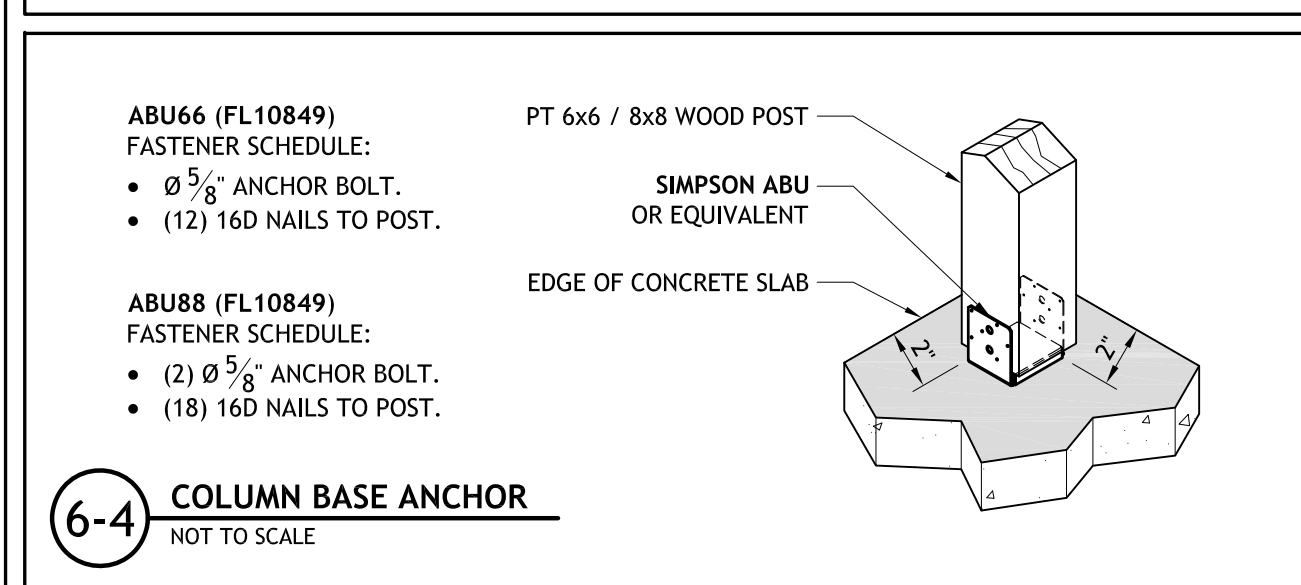
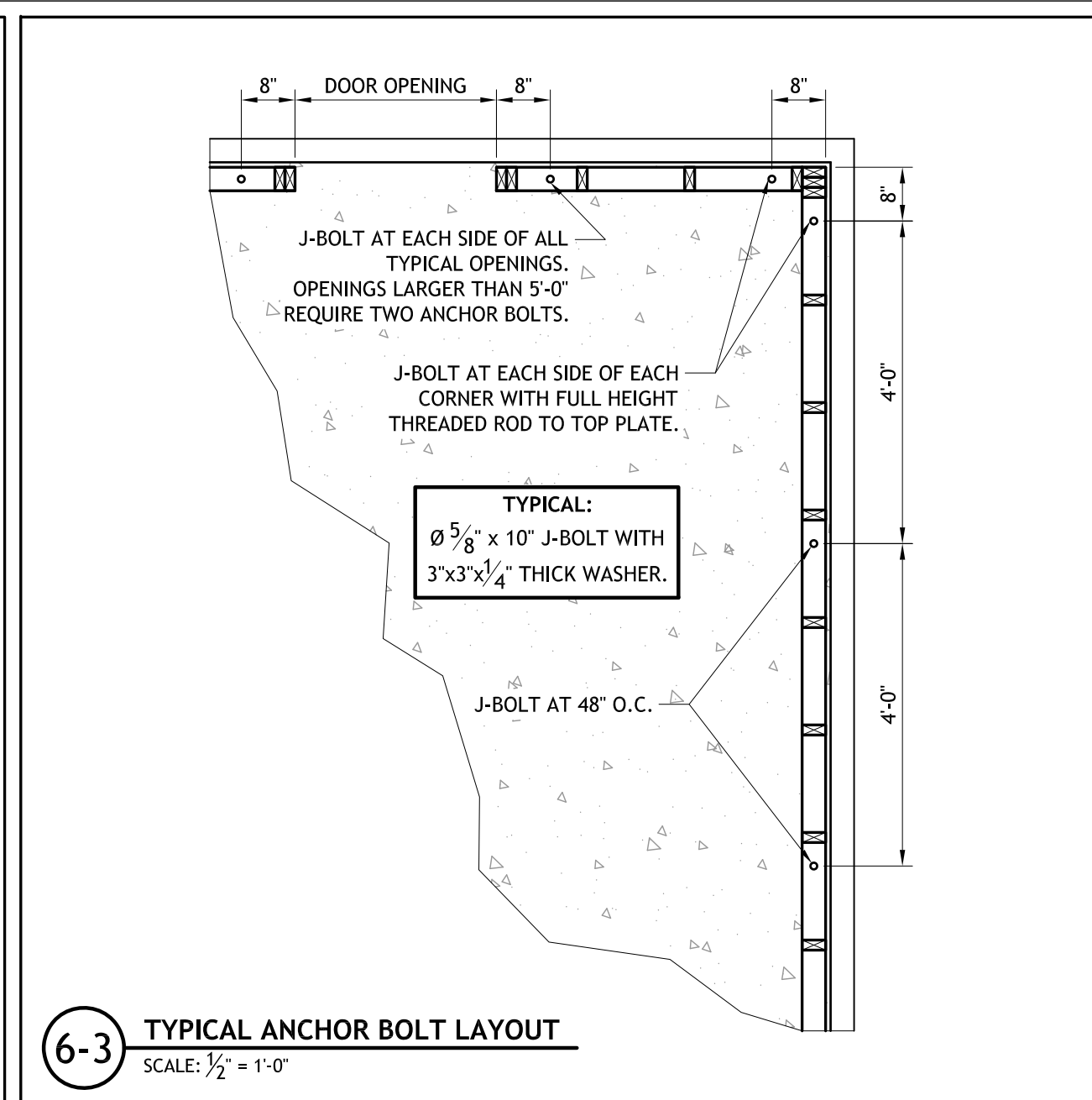
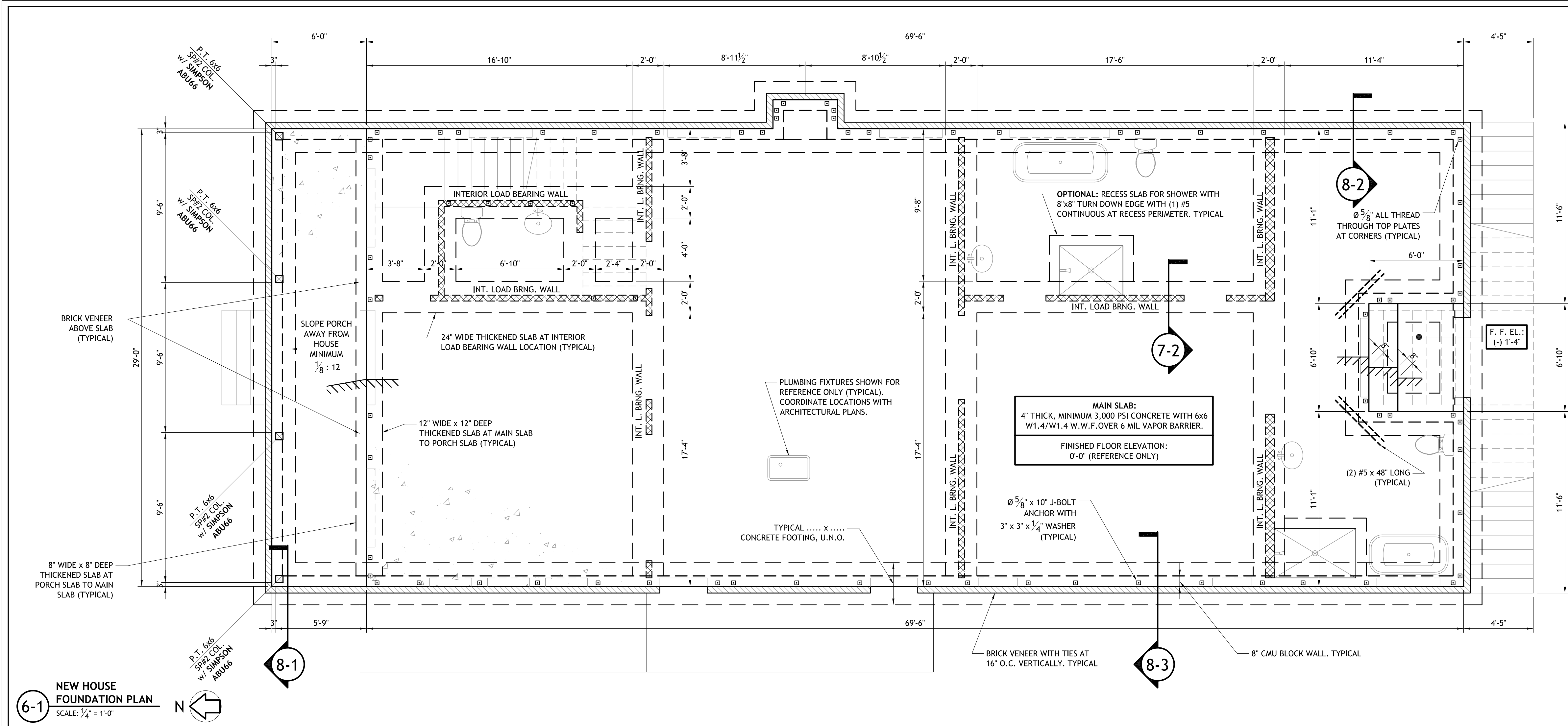
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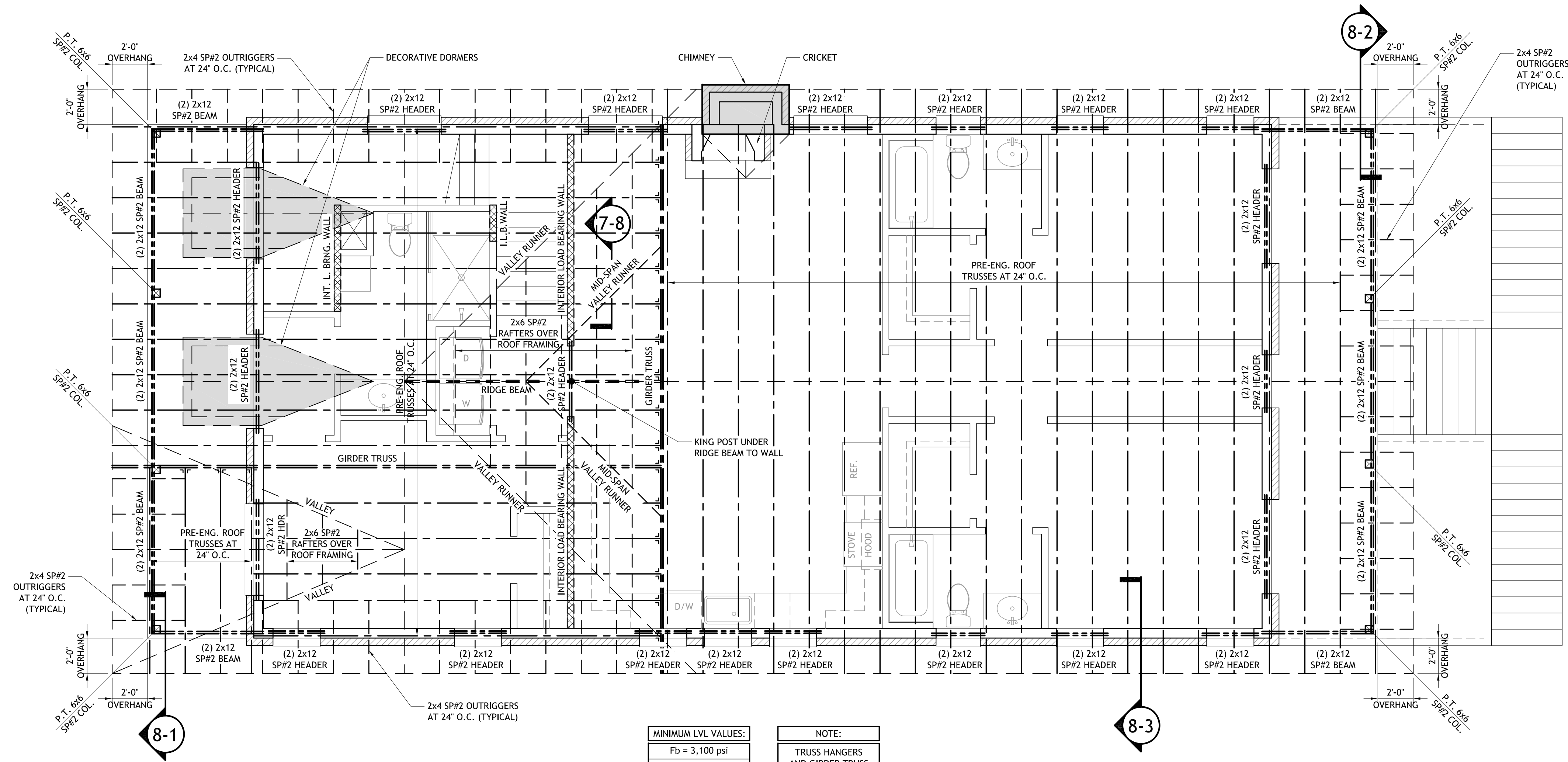
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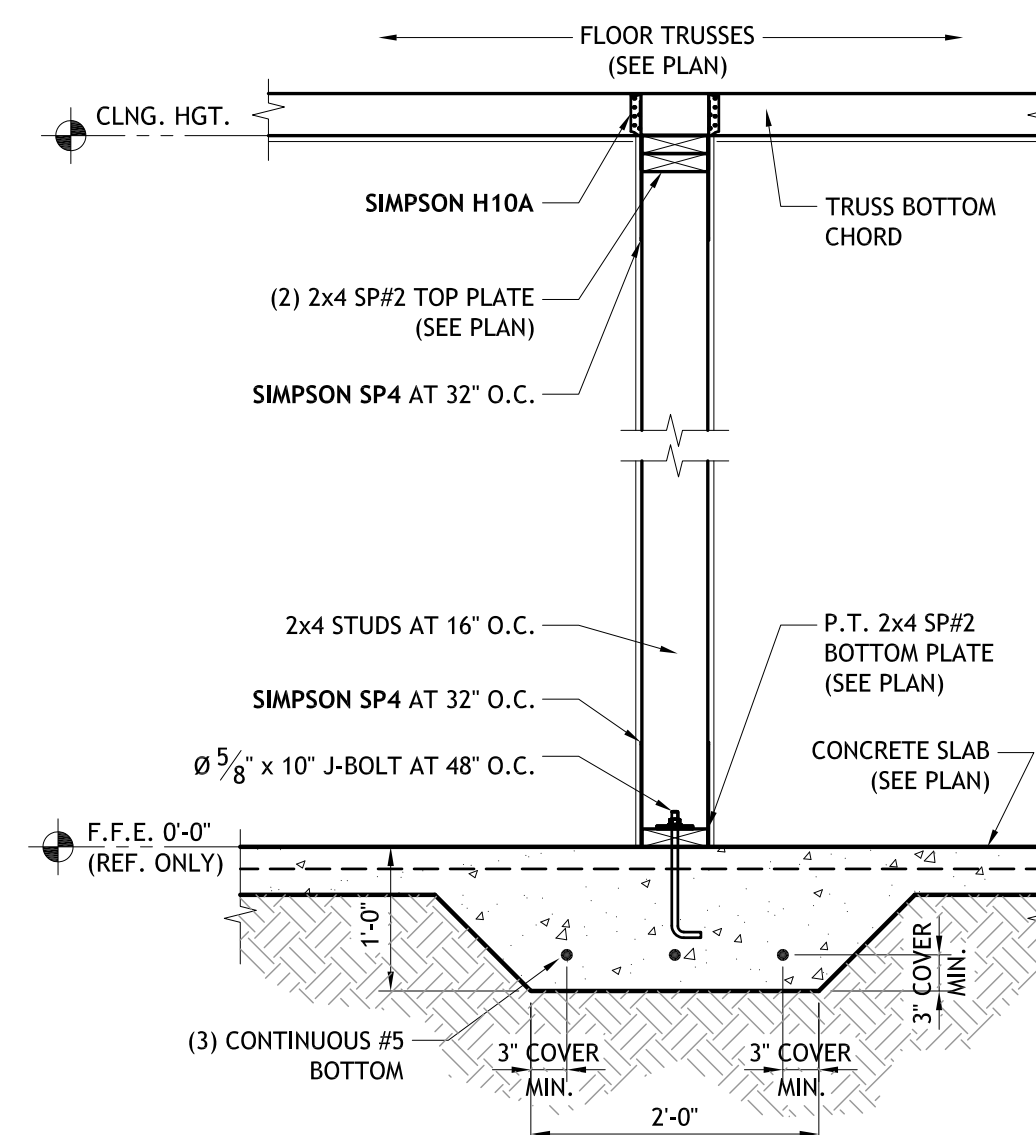
Sheet: 6 of 9



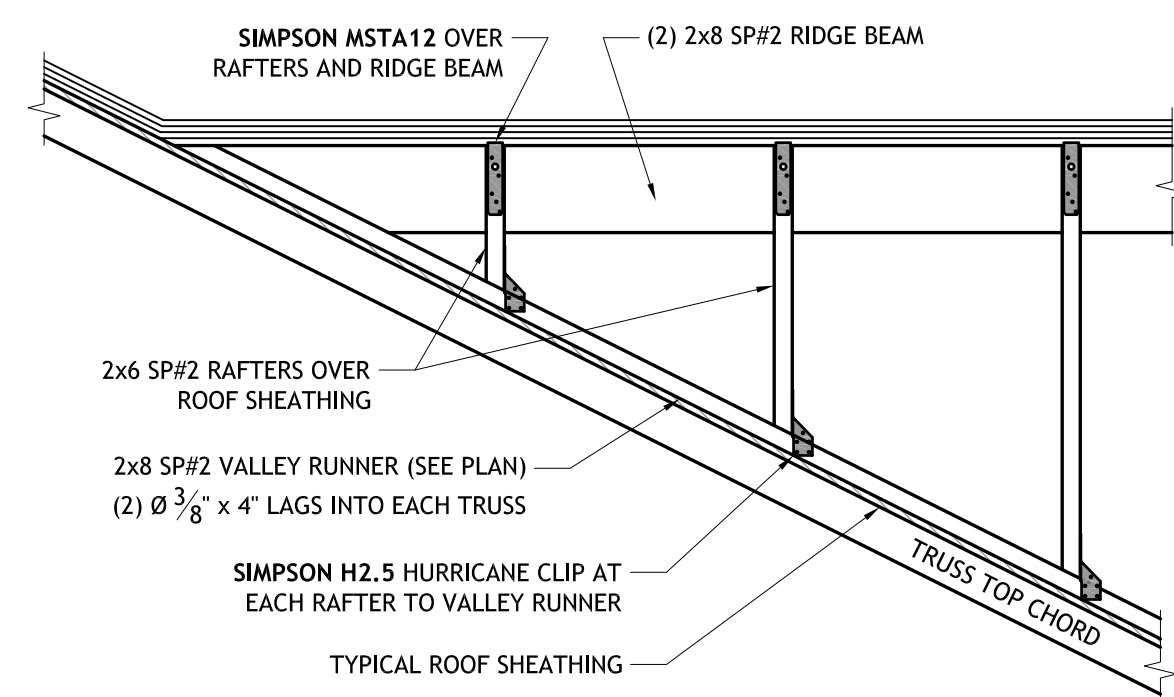
MINIMUM LVL VALUES:
Fb = 3,100 psi
Fv = 285 psi
E = 2.0×10^6 psi
Fc = 750 psi

NOTE:
TRUSS HANGERS AND GIRDER TRUSS STRAPPING TO BE SPECIFIED BY TRUSS MANUFACTURER

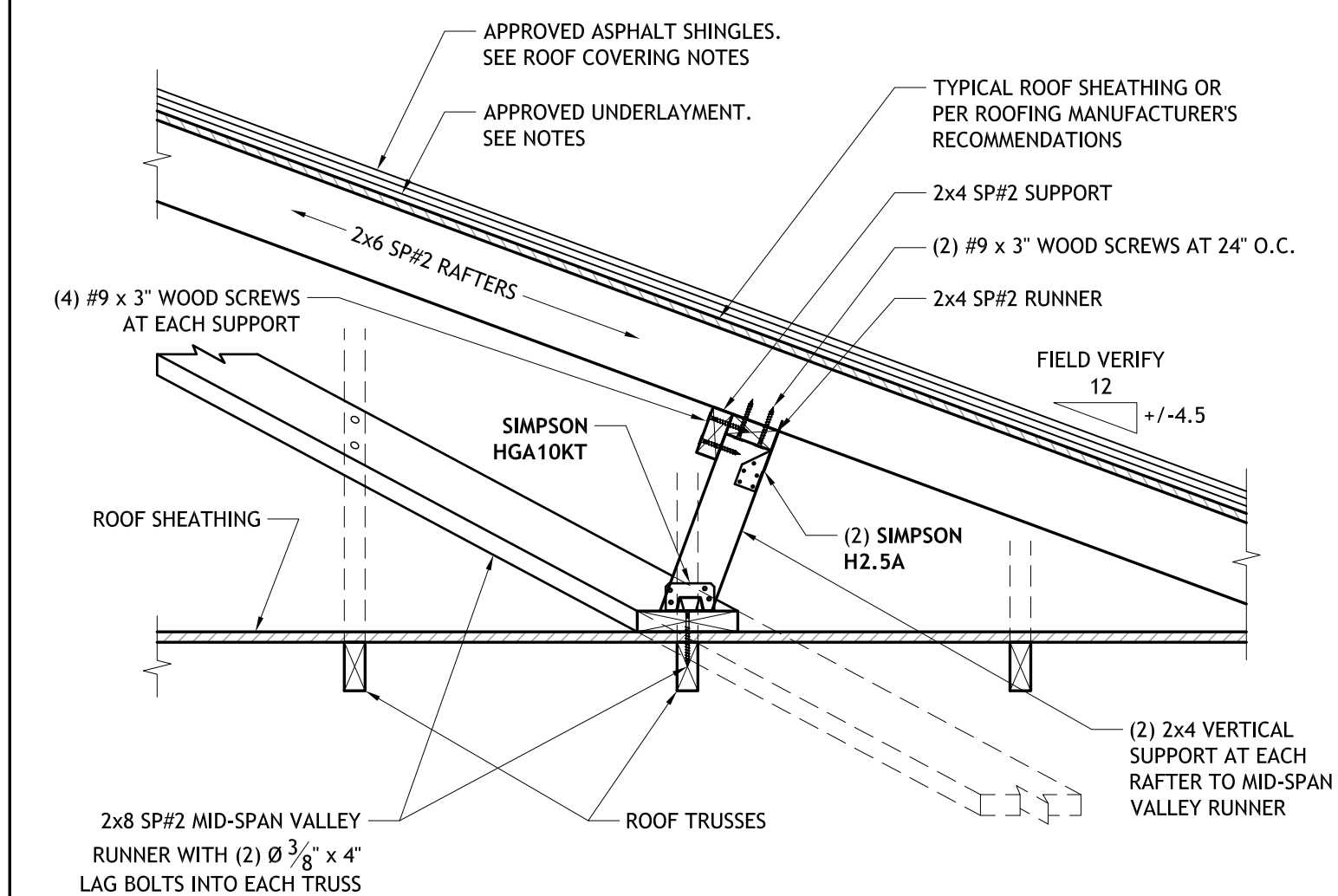
7-2 SECTION AT INTERIOR LOAD BEARING WALL
SCALE: $\frac{3}{4}" = 1'-0"$



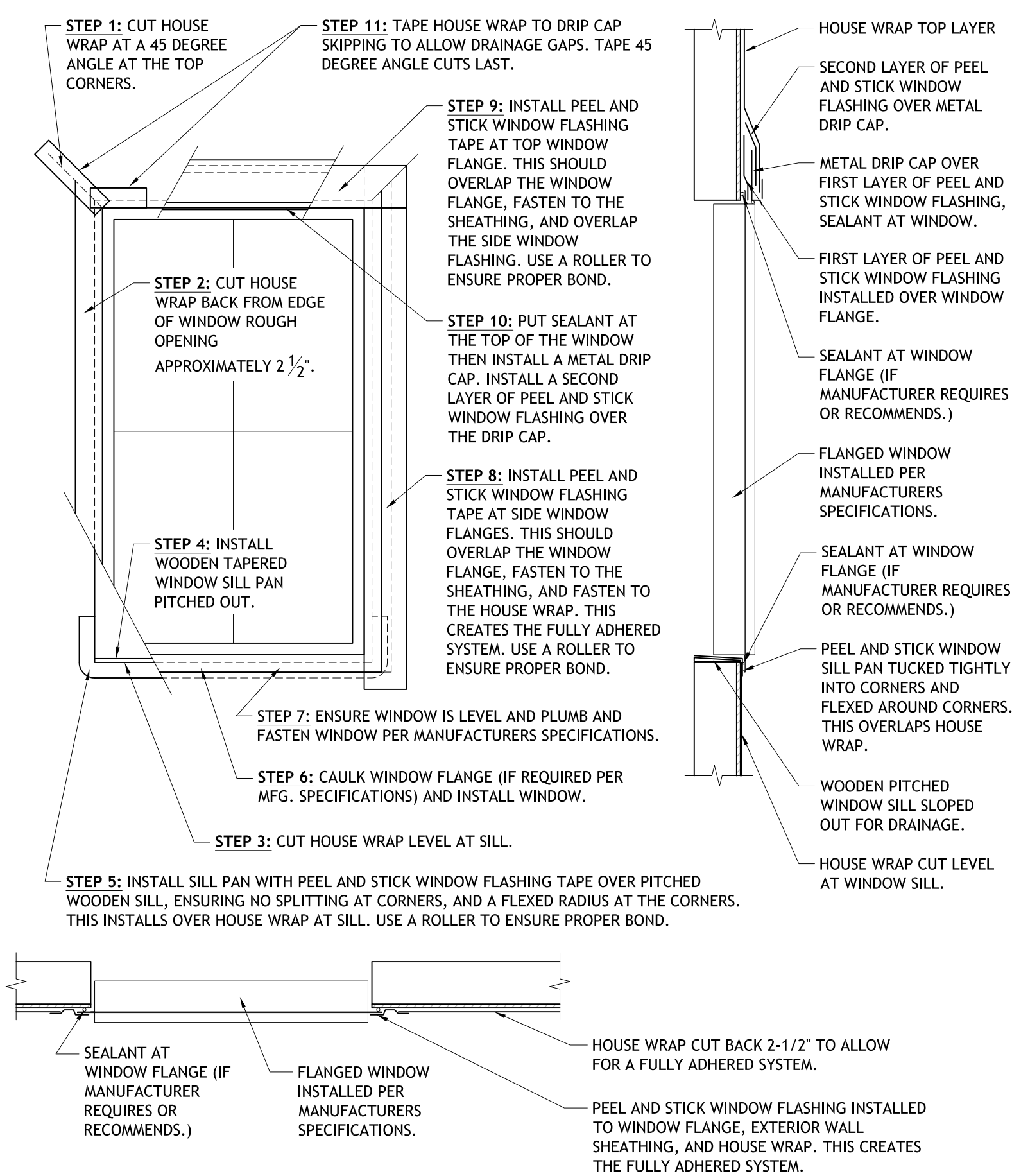
7-5 RAFTERS OVER ROOF FRAMING
SCALE: $\frac{3}{4}" = 1'-0"$



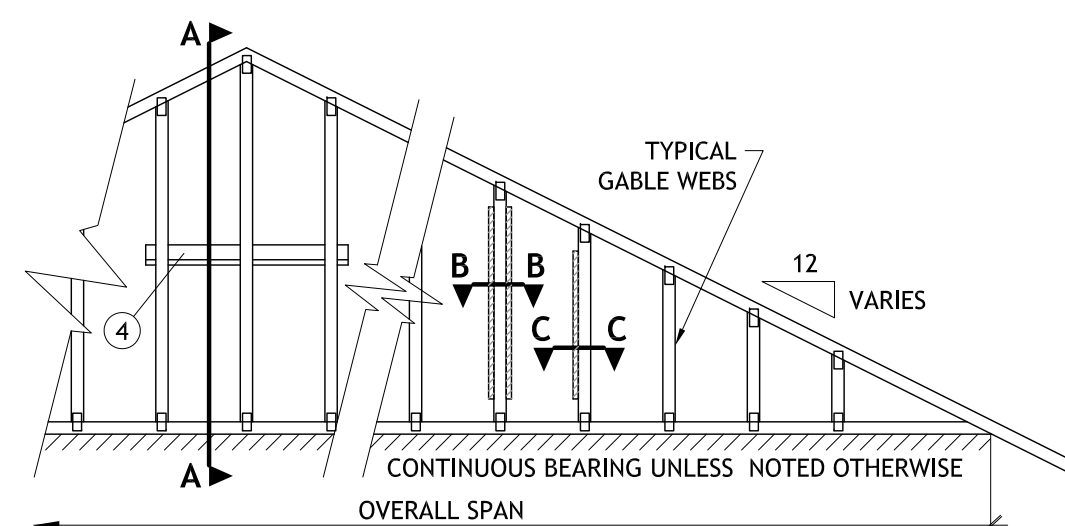
7-8 SECTION AT MID-SPAN VALLEY SUPPORT FRAMING
SCALE: $1" = 1'-0"$



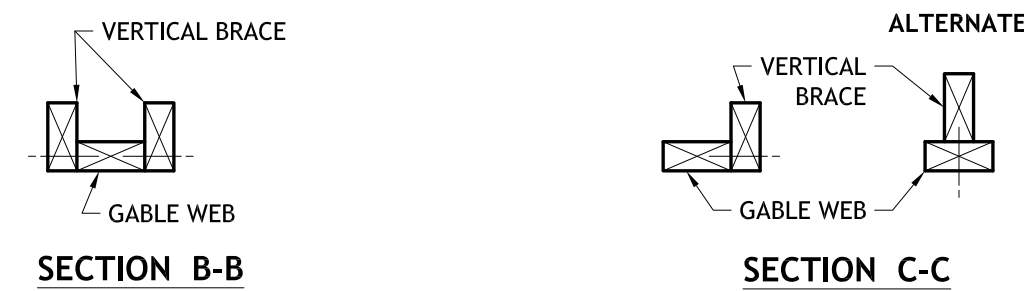
7-1 NEW HOUSE - ROOF FRAMING PLAN
SCALE: $\frac{1}{4}" = 1'-0"$



7-3 WINDOW FLASHING DETAIL
NOT TO SCALE

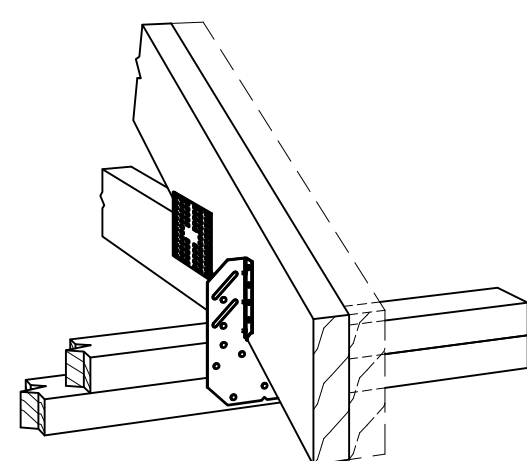


7-3 STANDARD GABLE BRACING DETAIL
NOT TO SCALE

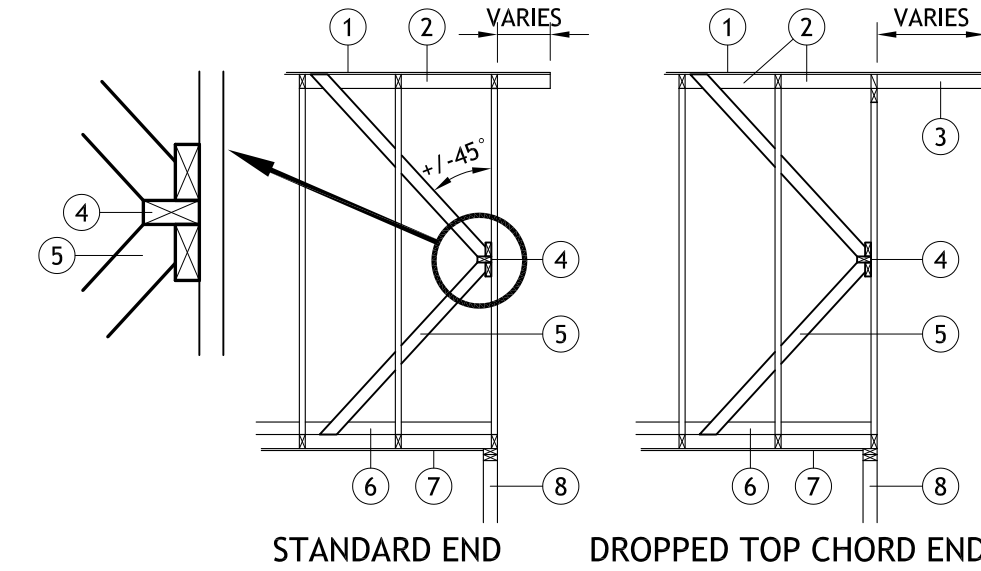


- SIMPSON H10A (FL11478):**
- (9) $10D \times 1\frac{1}{2}"$ NAILS AT RAFTERS / TRUSSES.
 - (9) $10D \times 1\frac{1}{2}"$ NAILS AT PLATES.

7-6 STANDARD TRUSS ANCHOR DETAIL
NOT TO SCALE

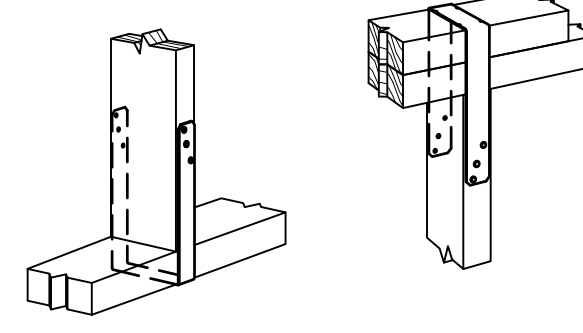


TAG	DESCRIPTION	NOTES AND CONNECTOR SCHEDULE
1	Structural Sheathing	As specified in Wall Section
2	2x4 Blocking	Cut to fit tight between trusses
3	Outrigger	Dropped Gable as required by truss manufacturer
4	Lateral Bracing	Attached at mid-height of Gable Truss or @ 48" O.C. maximum - (2) 12D Nails into each Gable Web
5	Diagonal Bracing	Attached at midspan of Gable Truss and @ 48" O.C. maximum - (2) 12D Nails into Gable Truss Lateral Bracing - (2) 12D Nails into Truss Blocking - (2) 12D Nails into Bottom Chord Lateral Bracing
6	Bottom Chord Lateral Bracing	Attached at midspan of Gable Truss or @ 48" O.C. maximum - (2) 12D Nails into each Truss Bottom Chord
7	Ceiling Diaphragm	As specified in Wall Section
8	End Wall Framing	As specified in Wall Section



- SP4 & SP6 (FL10456 & FL13872) FASTENERS:**
- (6) $10D \times 1\frac{1}{2}"$ NAILS AT STUD.
- NOTE:**
ALL SP STRAPS TO BE ON SAME STUD TOP AND BOTTOM.

7-7 STUD TO PLATE DETAILS
NOT TO SCALE



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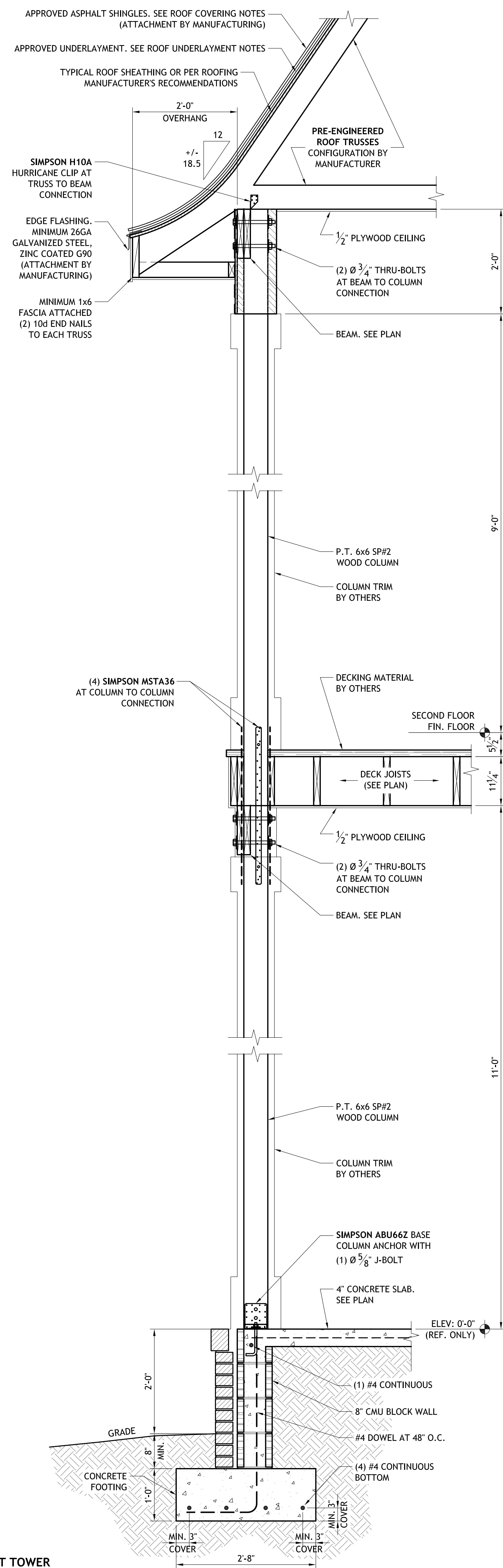
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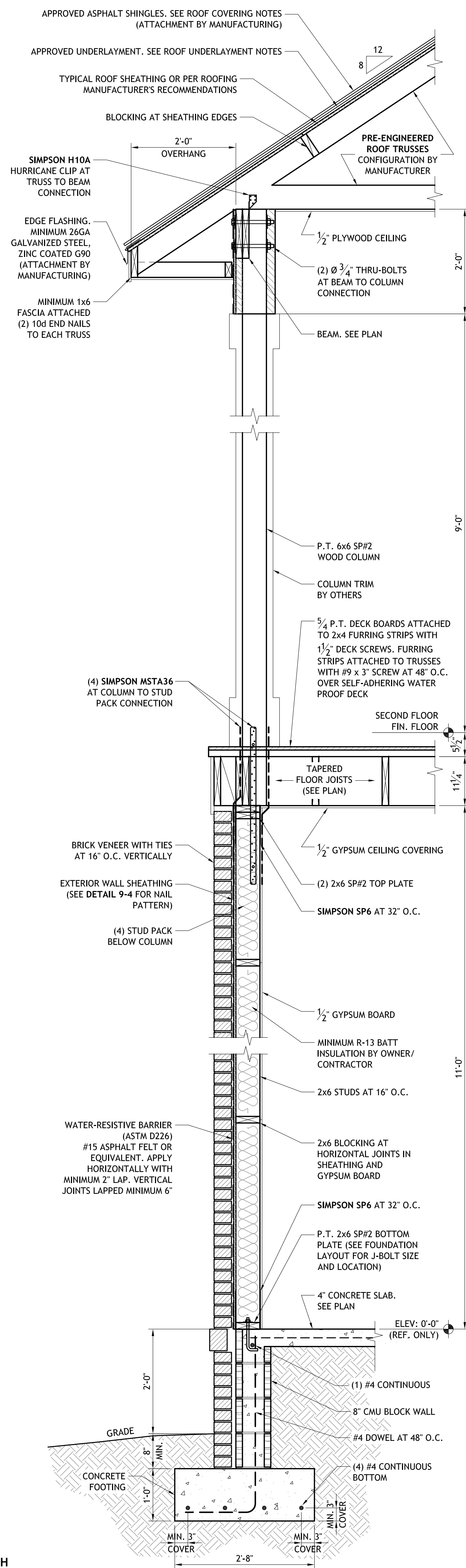
J. Christian Voelkel FLPE 82229
Designed By: JCV / FR5
Checked By: JCV
Project #: 000-181007

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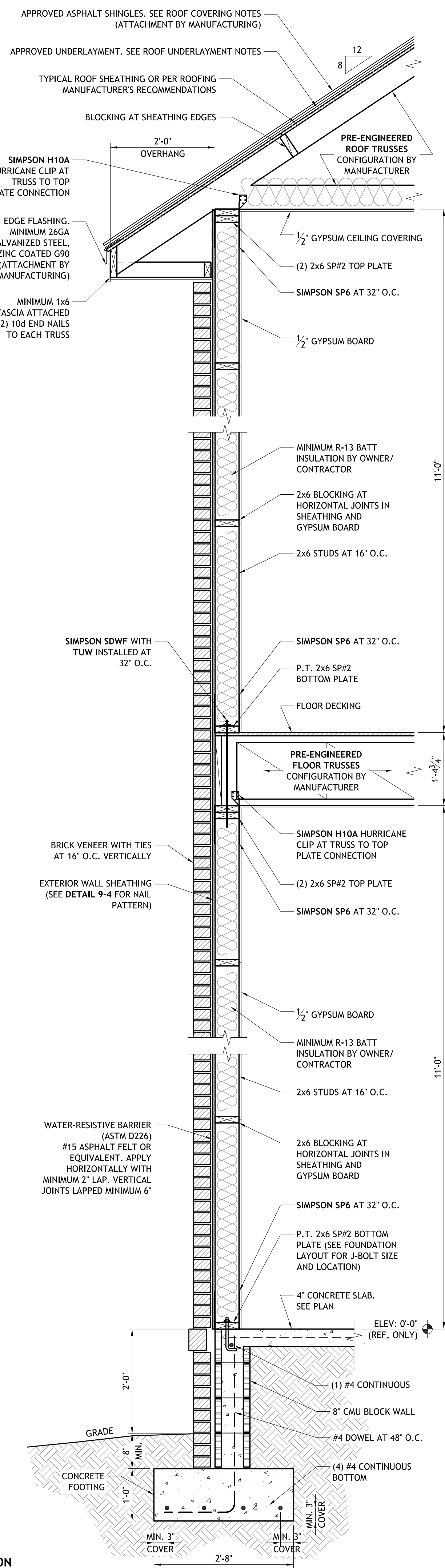
Sheet: 7 of 9



8-1 SECTION AT TOWER
SCALE: 3/4" = 1'-0"



8-2 SECTION AT BACK PORCH
SCALE: 3/4" = 1'-0"



8-3 TYPICAL SOLID WALL SECTION
SCALE: 3/4" = 1'-0"

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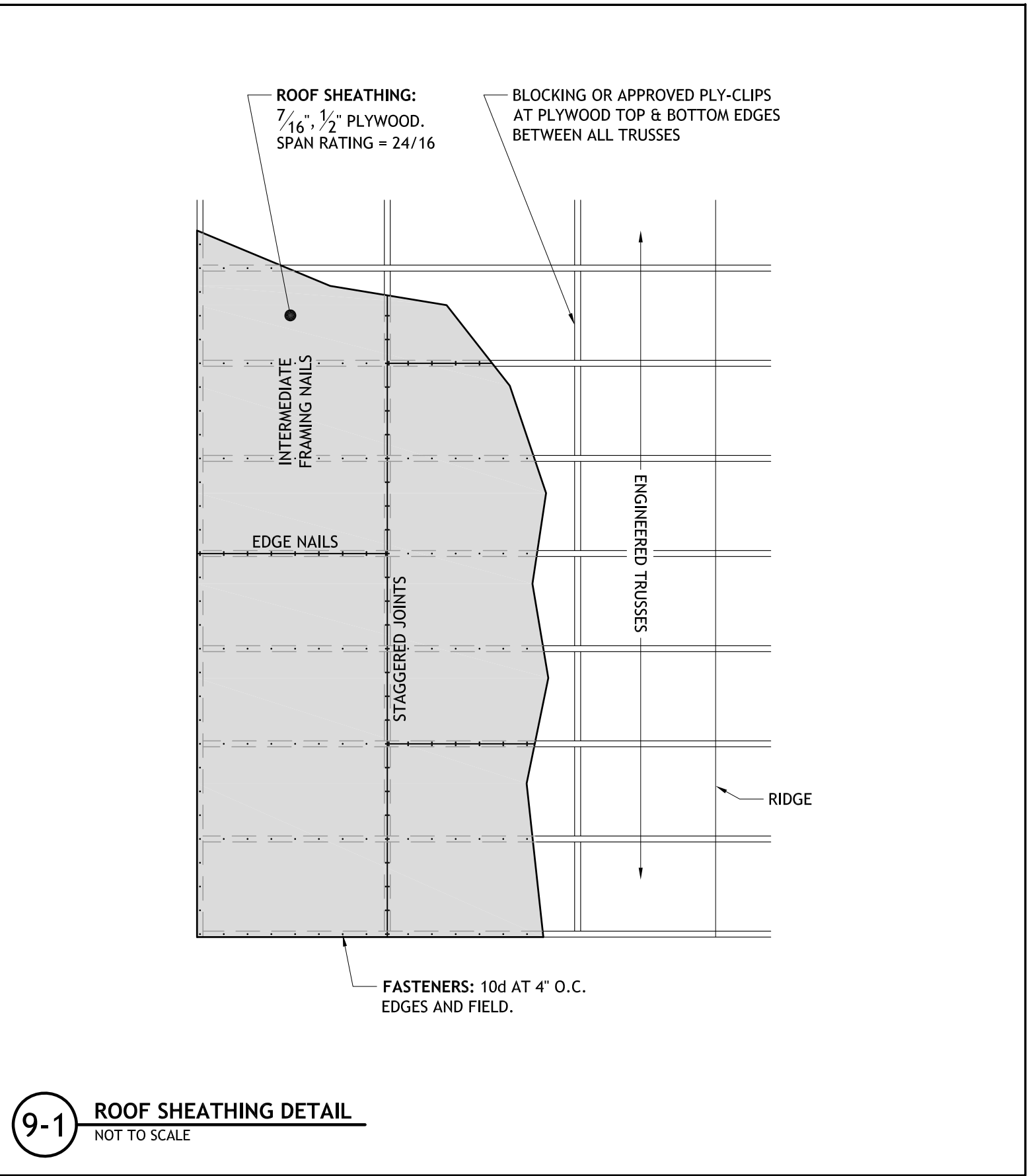
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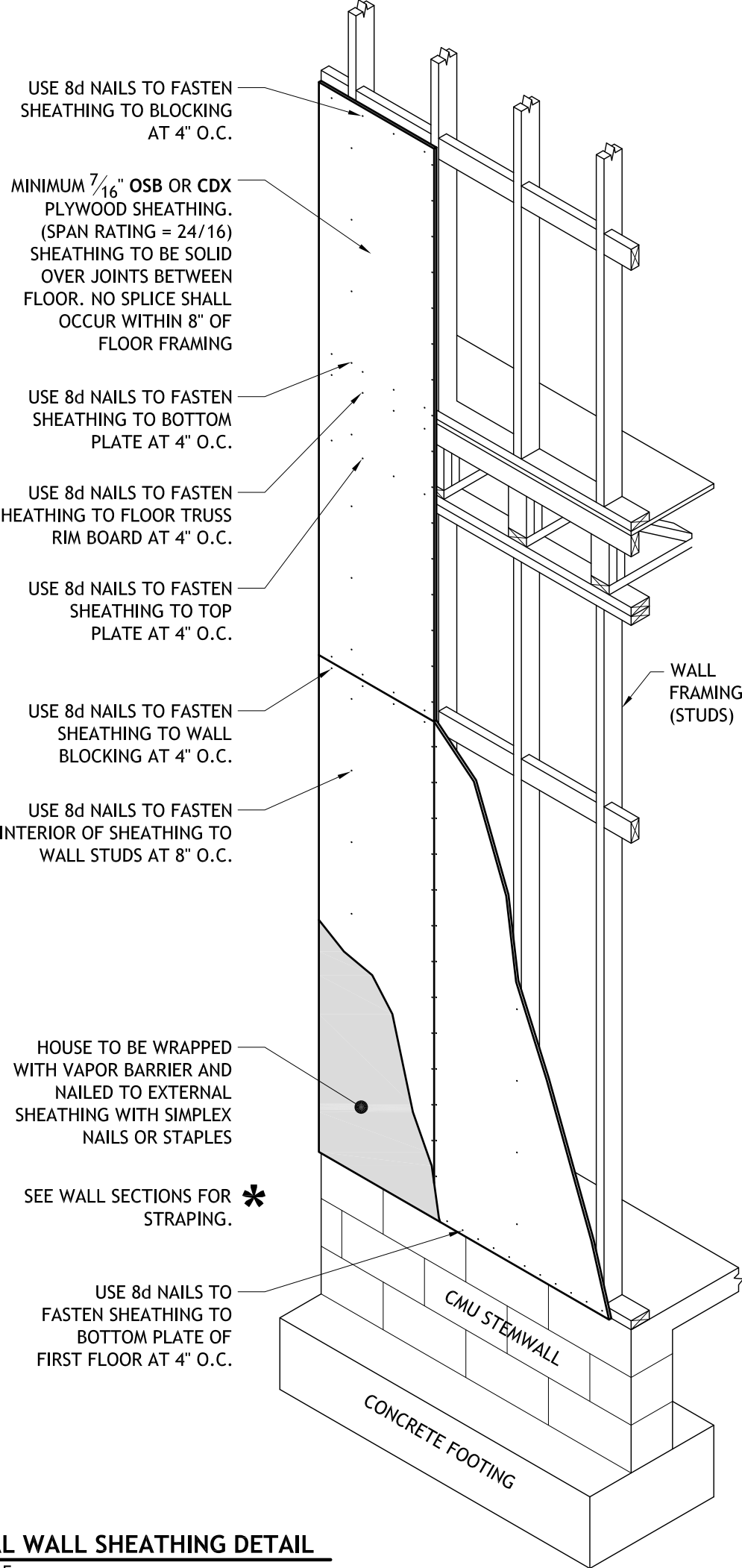


9-1 ROOF SHEATHING DETAIL
NOT TO SCALE

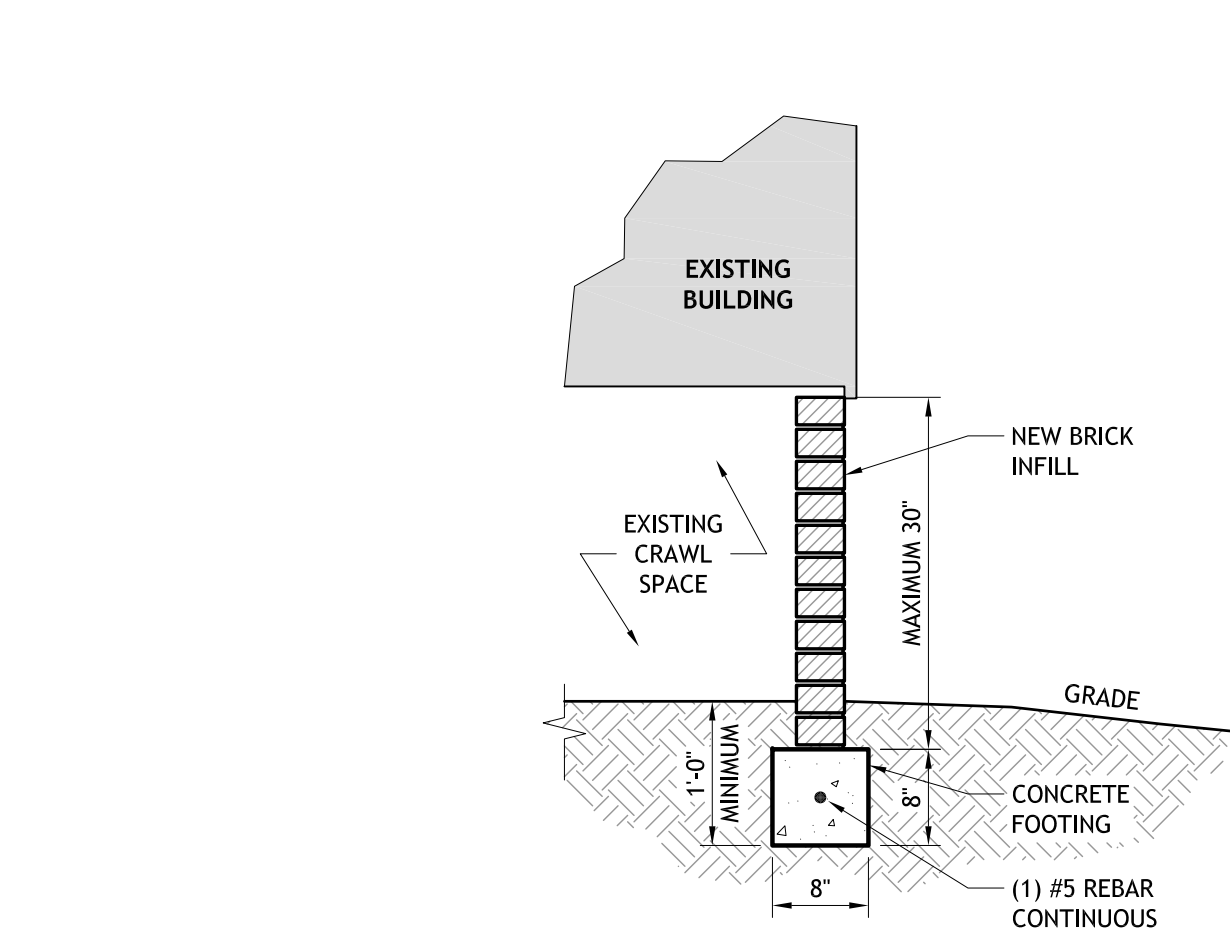
TYPICAL FASTENER SCHEDULE		
CONNECTION	FASTENING	LOCATION
JOIST TO SILL OR GIRDER	3-8D COMMON	TOENAIL
BRIDGING TO JOIST	2-8D COMMON	TOENAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	16D @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16D @ 16" O.C.	BRACED WALL PANELS
TOP PLATE TO STUD	2-16D COMMON	END NAIL
STUD TO SOLE PLATE	4-8D COMMON	TOENAIL
DOUBLE STUDS	2-16D COMMON	END NAIL
DOUBLE TOP PLATES	16D @ 24" O.C.	FACE NAIL
	16D @ 16" O.C.	TYPICAL FACE NAIL
	8-16D COMMON	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8D COMMON	TOENAIL
BLOCKING BETWEEN STUDS	2-16D COMMON	END NAIL
R/W JOIST TO TOP PLATE	8D @ 6" O.C.	TOENAIL
TOP PLATES, LAPS, AND INTERSECTIONS	2-16D COMMON	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16D COMMON	16" O.C. ALONG EDGE
CEILING JOISTS TO PLATE	3-8D COMMON	TOENAIL
CONTINUOUS HEADER TO STUD	4-8D COMMON	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	3-16D COMMON	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	3-16D COMMON	FACE NAIL
RAFTER TO PLATE	3-8D COMMON	TOENAIL
1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8D COMMON	FACE NAIL
1x8 SHEATHING TO EACH BEARING WIDER THAN 1x8 SHEATHING TO EACH BEARING	3-8D COMMON	FACE NAIL
	3-8D COMMON	FACE NAIL
BUILT-UP CORNER STUDS	16D COMMON	24" O.C.
BUILT-UP GIRDER AND BEAMS	20D COMMON @ 32" O.C.	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES. FACE NAIL AT ENDS AND AT EACH SPLICE.
	2-20D COMMON	
2" PLANKS	16D COMMON	AT EACH BEARING
COLLAR TIE TO RAFTER	3-10D COMMON	FACE NAIL
JACK RAFTER TO HIP	3-10D COMMON	TOENAIL
	2-16D COMMON	FACE NAIL
ROOF RAFTER TO 2x__ RIDGE BEAM	2-16D COMMON	TOENAIL
	2-16D COMMON	FACE NAIL
JOIST TO BAND JOIST	3-16D COMMON	FACE NAIL
LEDGER STRIP	3-16D COMMON	FACE NAIL AT EACH JOIST

AREA	CONNECTION	FASTENING	LOCATION
INTERIOR WALL SHEATHING	1/2" GYPSUM BOARD	#6 x 1.25" SCREWS AT 8" O.C.	EDGES
		#6 x 1.25" SCREWS AT 12" O.C.	FIELD
INTERIOR CEILING SHEATHING	1/2" GYPSUM BOARD	#6 x 1.25" SCREWS AT 8" O.C.	EDGES
		#6 x 1.25" SCREWS AT 12" O.C.	FIELD

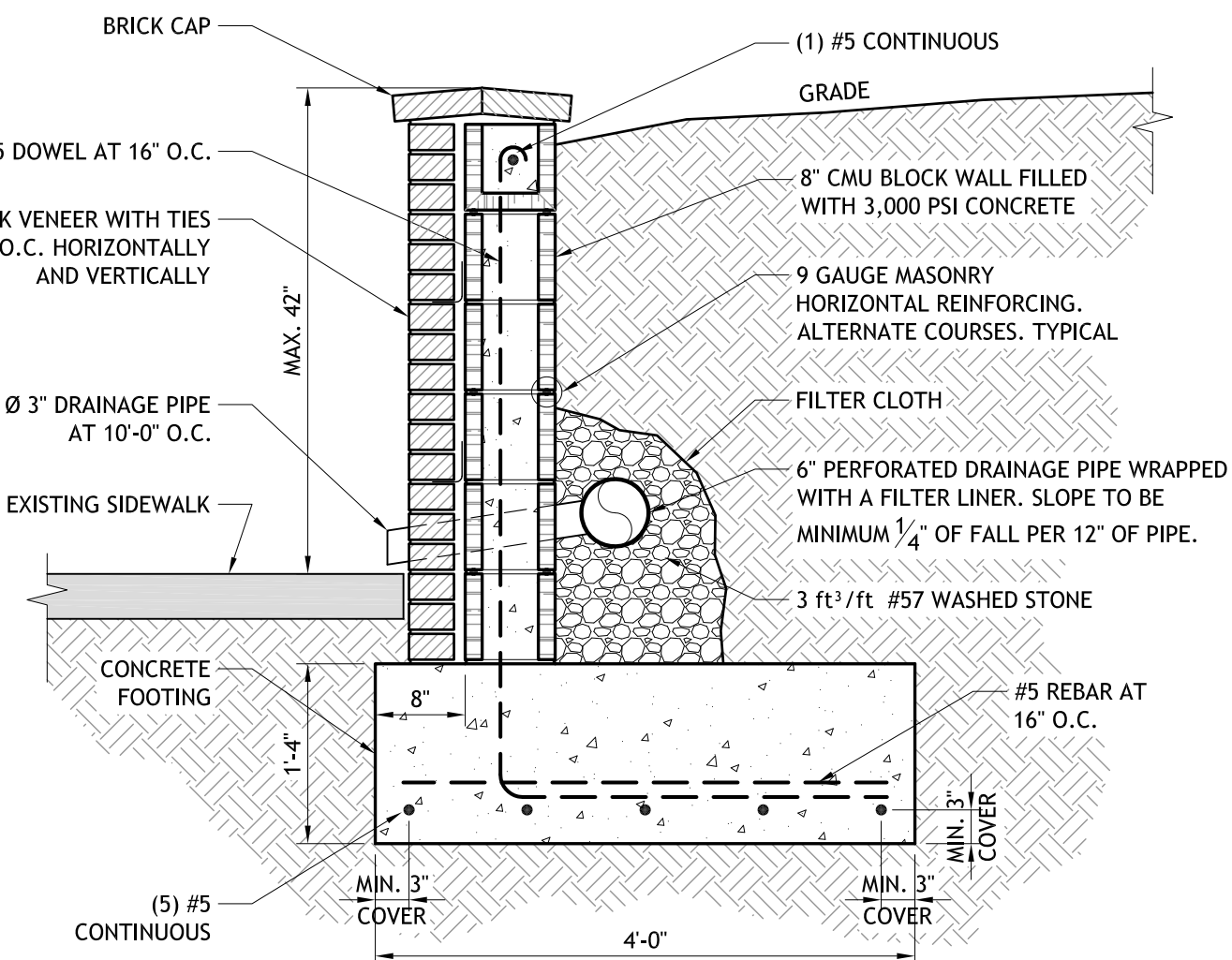
NOTE: 1/2" GYPSUM BOARD APPROVED FOR CEILING INSTALLATION IF IT IS RATED BY THE MANUFACTURER AS SAG-RESISTANT.



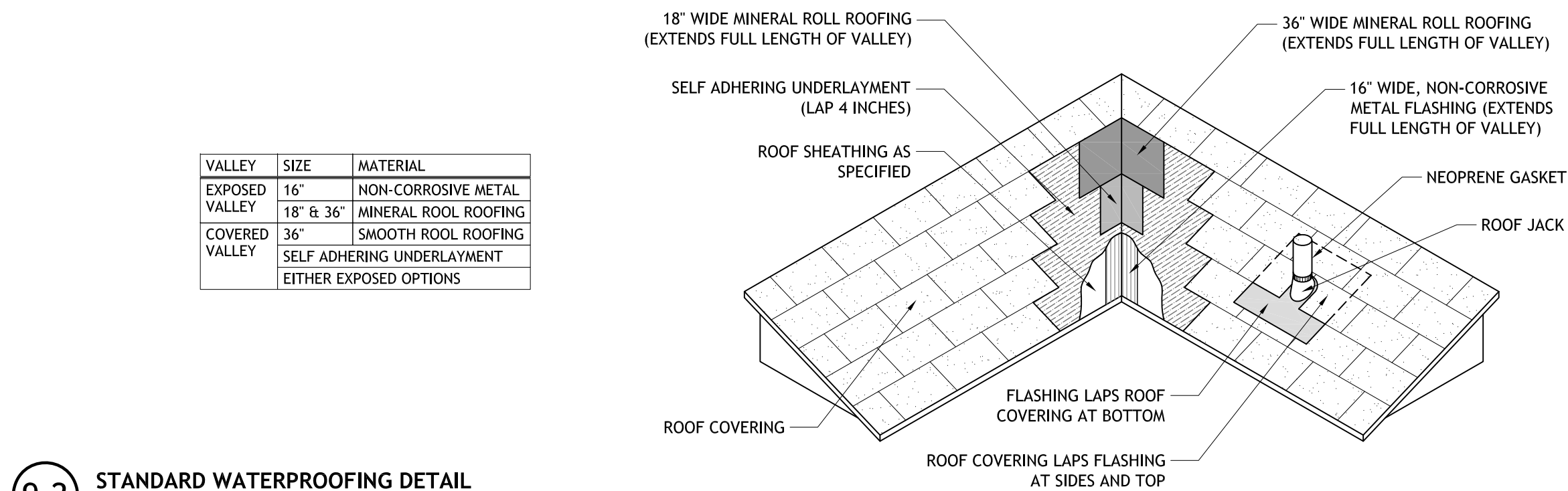
9-4 VERTICAL WALL SHEATHING DETAIL
NOT TO SCALE



9-7 NEW BRICK INFILL AT EXISTING CONTRIBUTING STRUCTURE
SCALE: 3/4" = 1'-0"

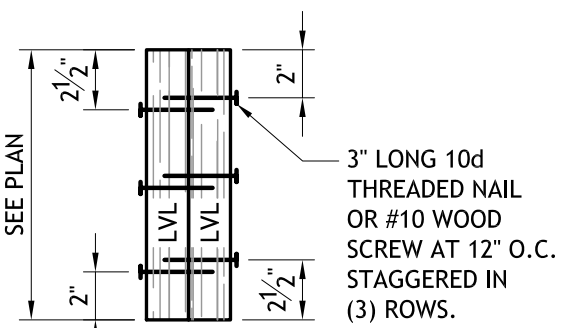


9-8 SECTION AT RETAINING WALL
SCALE: 3/4" = 1'-0"

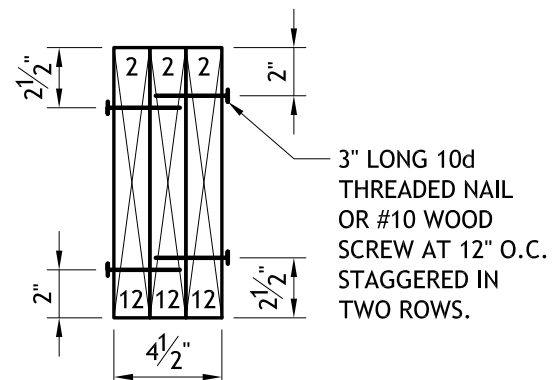


VALLEY	SIZE	MATERIAL
EXPOSED VALLEY	16"	NON-CORROSIVE METAL
	18" & 36"	MINERAL ROLL ROOFING
COVERED VALLEY	36"	SMOOTH ROLL ROOFING
		SELF ADHERING UNDERLAYMENT
		EITHER EXPOSED OPTIONS

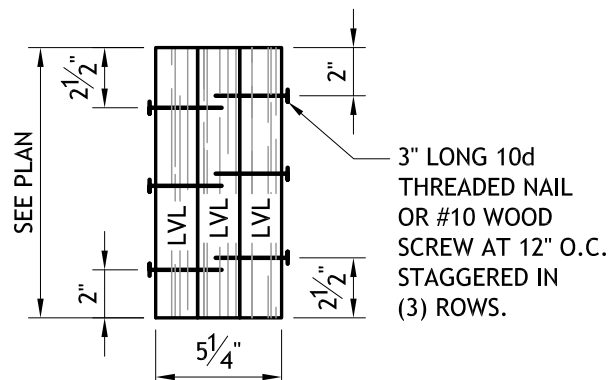
9-2 STANDARD WATERPROOFING DETAIL
NOT TO SCALE



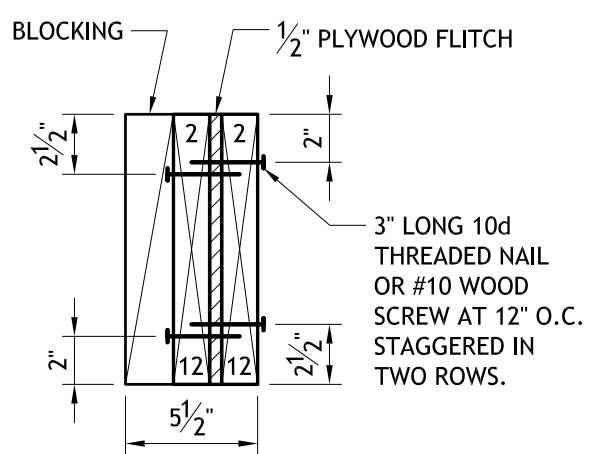
DOUBLE 2.0E LVL BEAM / HEADER



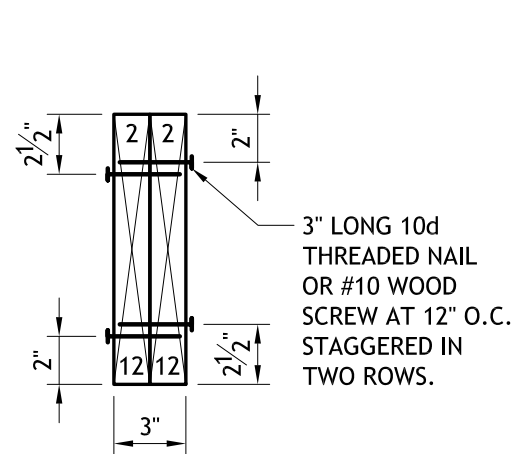
(3) 2x12 PORCH BEAM



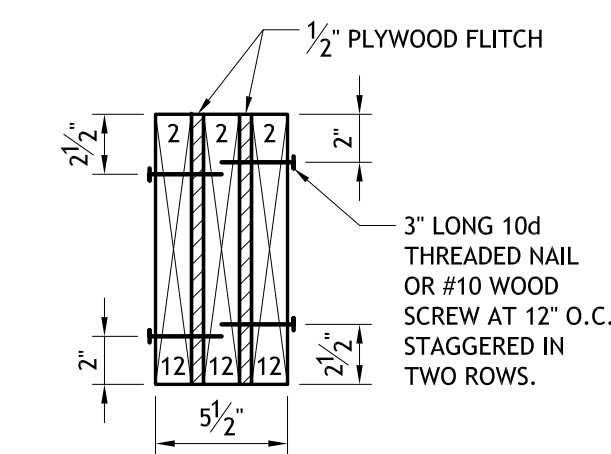
TRIPLE 2.0E LVL BEAM / HEADER



(2) 2x12 BEAM / HEADER

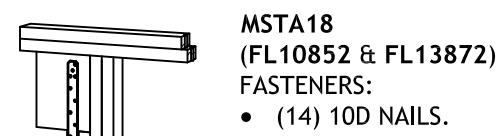


(2) 2x12 PORCH BEAM

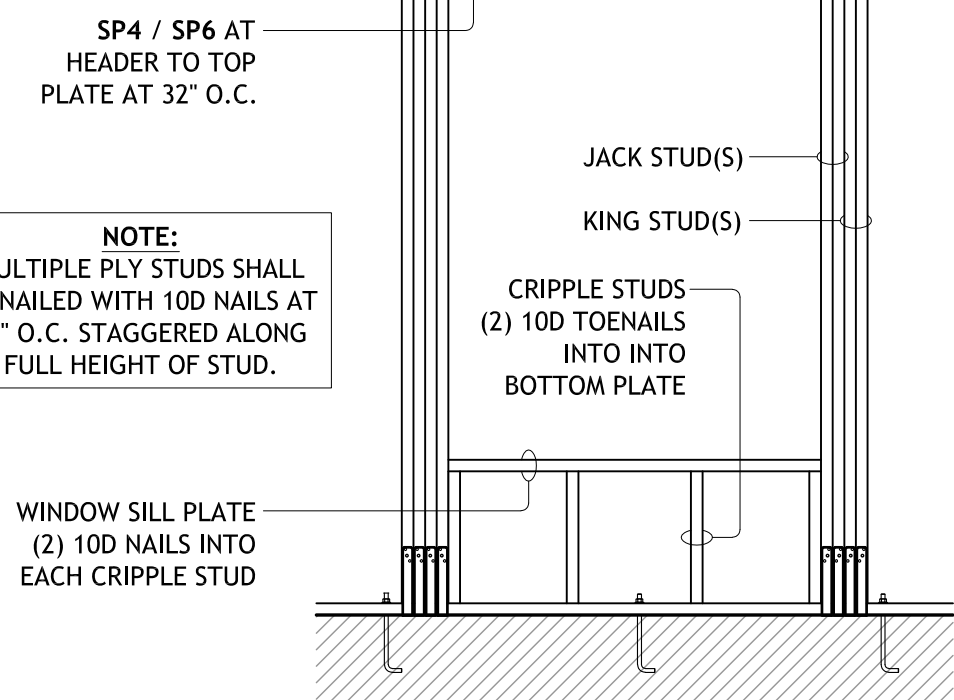


(3) 2x12 BEAM / HEADER

9-3 BEAM / HEADER DETAILS
SCALE: 1 1/2" = 1'-0"

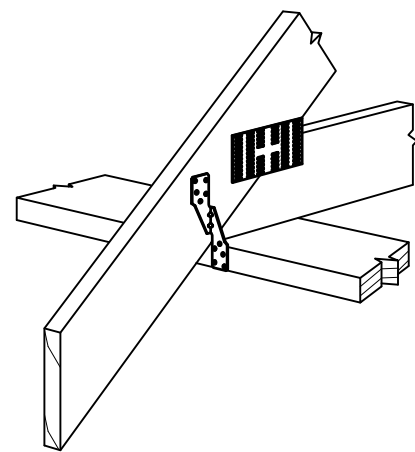


9-5 STANDARD OPENING DETAIL
NOT TO SCALE



9-6 RAFTER / STUD ANCHOR DETAIL
NOT TO SCALE

- SIMPSON H2.5A (FL10456):
- (5) 10D x 2 1/2" NAILS AT RAFTERS / STUDS.
 - (5) 10D x 2 1/2" NAILS AT PLATES.



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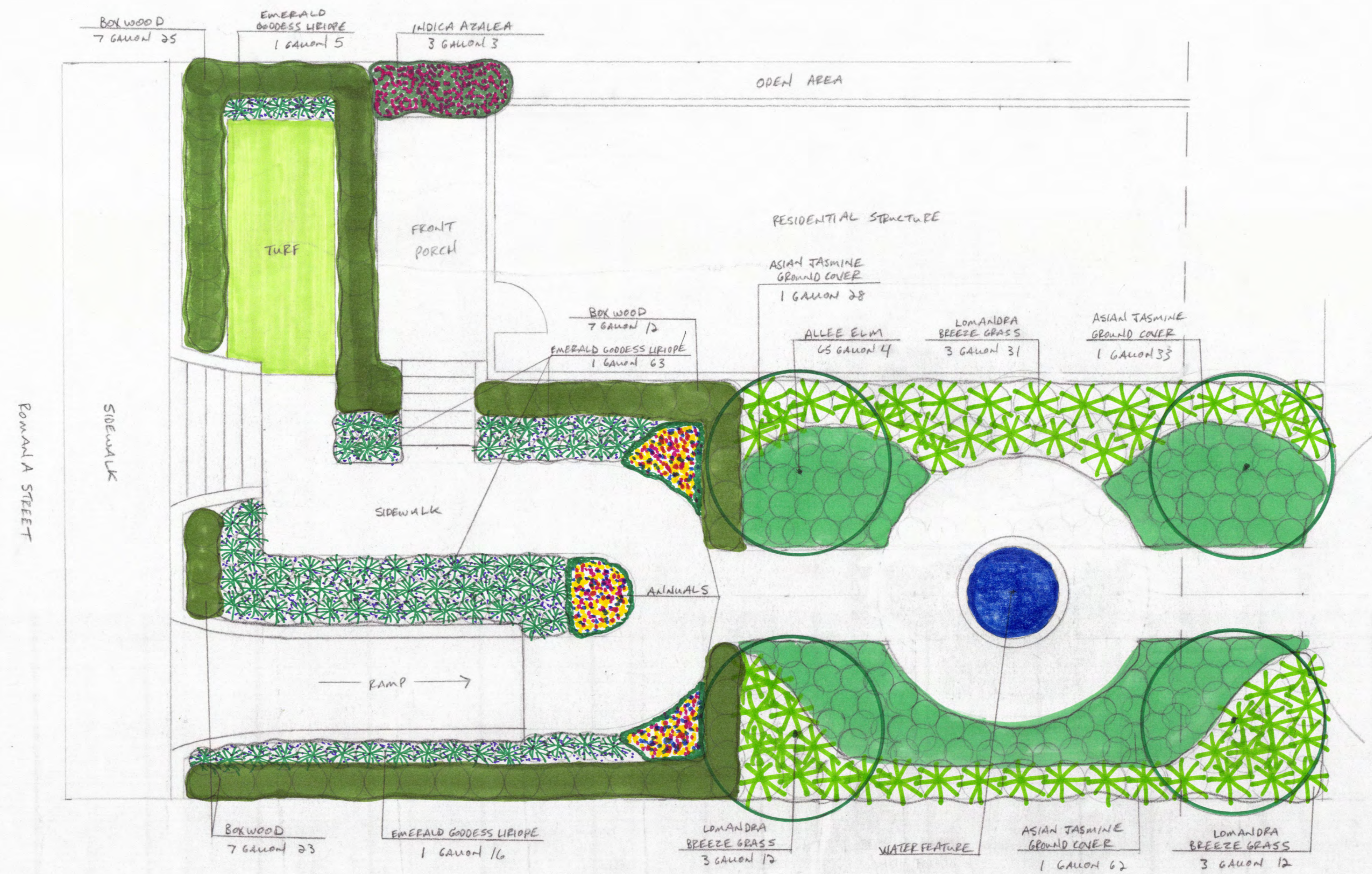
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Checked By: JCV
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PLANT SELECTION FOR THE SHAM RESIDENCE



WATER FEATURE



TOLERANCES		REVISIONS		SHAM'S RESIDENCE	
NO.	DATE	BY	DATE	NO.	DATE
1				1	
2				2	
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4				4	
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6				6	
7				7	
8				8	
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Material Submittal:
425 & 427 East Romana Street



Columbus Brick Company: Old
Colony Modular Brick w/ Red Mortar



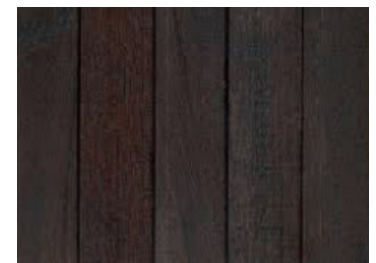
GAF: Slateline Asphalt Shingle
English Gray



Southeastern Sash and Door:
Gulf Armor Impact Mahogany
Stained Door Unit

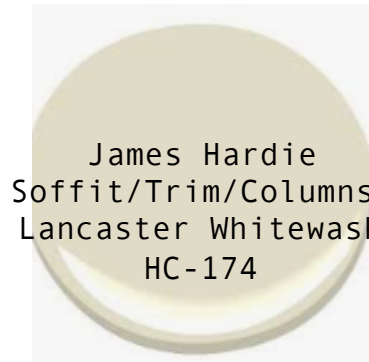


Sandkuhl:
Magnum Edwardian
Clay Chimney Pot

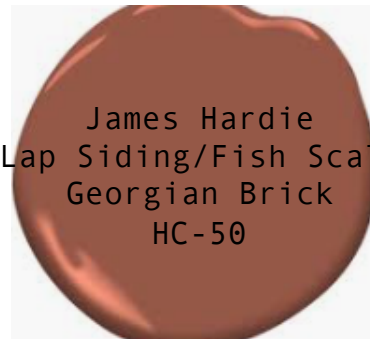


Entry Door Stain

Material Submittal: 425 & 427 East Romana Street



James Hardie
Soffit/Trim/Columns:
Lancaster Whitewash
HC-174



James Hardie
Lap Siding/Fish Scale
Georgian Brick
HC-50



Accent Porch
Decking & Skirting:
Kendall Charcoal
HC-166



Porch Ceilings:
Tongue & Groove Cypress
Woodland Blue
HC-147



James Hardie 6" Lap Siding

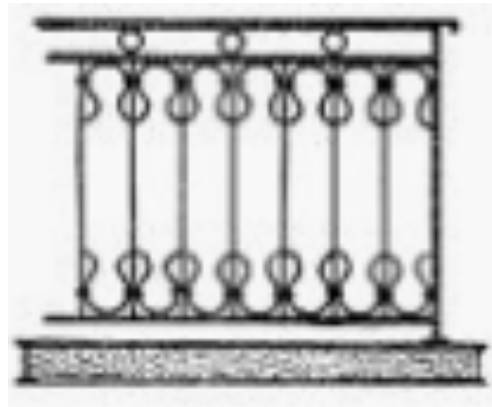


James Hardie Half Circle Siding

Material Submittal:
425 & 427 East Romana Street



Bevelo Italianate
Gas Lanterns



Powder Coated Railings:
Lancaster Whitewash
HC-174



Windsor Window and Exterior Doors:
Pinnacle Alum/Clad- Military Blue

Southeastern Sash & Door's Distributes

Doors

Windows

Mouldings

Skylights

Hardware

Shutters

Columns

Stairs



GULF ARMOR
CUSTOM WOOD DOORS

By SOUTHEASTERN
SASH & DOOR

*If opportunity doesn't
knock, build a door.*

southeasternsashanddoor.com

Santa Rosa Beach, FL (850) 664-5252
(By appointment only)

Fort Walton Beach, FL (850) 664-5252

EST.  1996

SOUTHEASTERN
— SASH & DOOR —

Southeastern Sash & Door manufactures its own brand of custom doors, Gulf Armor, featuring Florida-approved, impact-rated custom wood entry door systems.



GULF ARMOR
CUSTOM WOOD DOORS

By SOUTHEASTERN
SASH & DOOR



Customize your door starting with our variety of wood species all the way down to the hinges

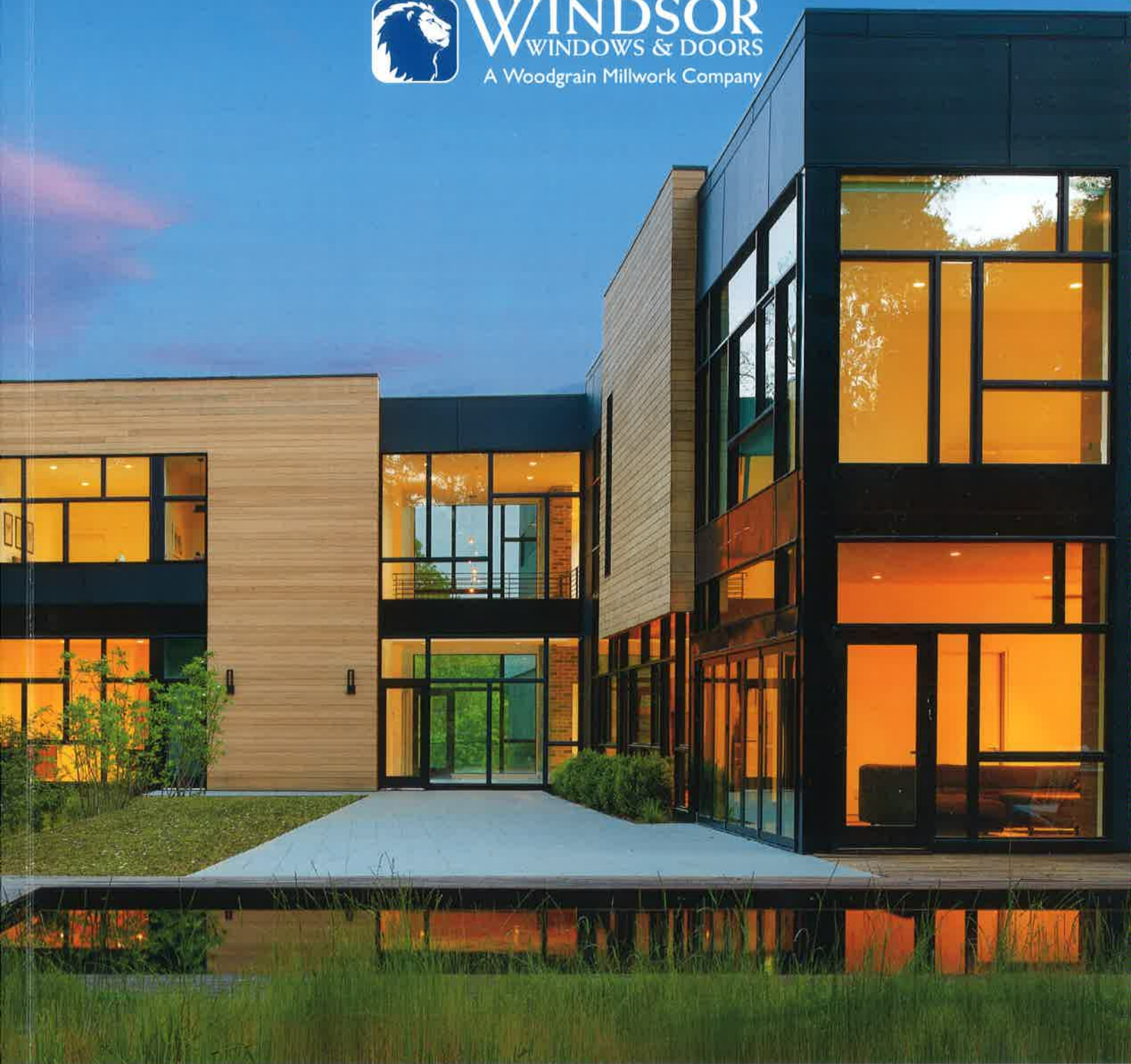
Our doors are impact tested
and Florida certified







WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company



PINNACLE

WOOD CLAD AND PRIMED WINDOWS & DOORS

www.windsorwindows.com

The Wonders of Wood

Strength and beauty shine through in Windsor's Pinnacle products. We use only the finest pine, alder and fir so you can create only the finest homes. The many sizes and shapes available allow you to make a statement – from contemporary looks to classic lines.

No matter what design you have in mind, Windsor allows you to achieve it in style. With each Pinnacle product, you get the rugged durability and traditional appeal of real wood.

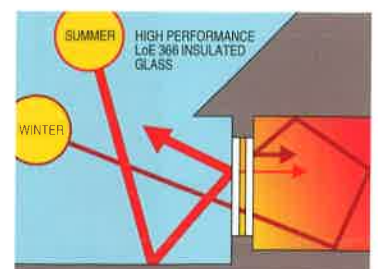
See What Sets Pinnacle Apart

[1] PREMIUM WOOD CONSTRUCTION Natural wood serves as one of the most energy efficient materials available. Windsor uses only the finest wood interiors of Clear Select Pine, Natural Alder or Douglas Fir.

[2] CARDINAL® LoE 366 GLASS Windsor products feature LoE 366 glass with a coating that alters the way glass transmits visible and invisible light. LoE 366 decreases heat loss in the winter and heat gain in the summer. Reduced ultraviolet light penetration also helps prevent your furniture, drapes and carpet from fading.

A triple-glazed IG option is available for Pinnacle Select and Pinnacle clad direct set and radius units. Triple IG consists of 1-1/4" OA thickness and two LoE coatings. The LoE 366 coating on surface #2 and the LoE 180 coating on surface #5 provides superior U-value thermal performance.

[3] EXTRUDED ALUMINUM We use only heavy-duty .050 extruded aluminum cladding, versus thin roll form aluminum. It is sturdier and more resistant to exterior damage, including dents and chips. The powder coat used in our paint application is the extremely durable 2604 finish. The 2605 finish is available when your project requires an even stronger defense against the elements. All Pinnacle clad and Select casement and awning products feature a thermally-broken frame for improved efficiency.





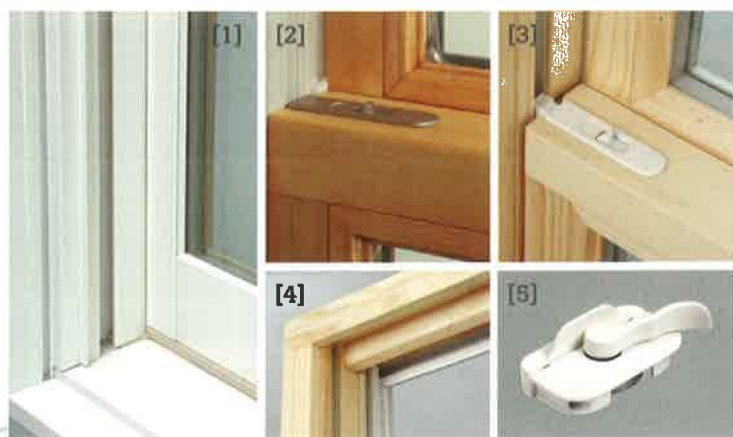
Double Hung & Glide-by

We've made your world easier. Windsor's double hung and glide-by windows are not only an attractive addition to a home, they are extremely easy to maintain. The sash on the double hung easily tilts in and removes for easy cleaning. Our unique locking

shoe balance system also allows you to effortlessly replace or remove individual sashes. Clad units come with heavy-duty .050 extruded aluminum cladding, and primed units feature parts made of revolutionary composite cellular PVC exterior that resists the elements.

Our double hung windows with concealed jambliner feature a full-sized, inverted block and tackle balance, which provides support for a heavier sash. Jamb jacks offer flexibility for adjustment after setting. Installation and alignment is made easier through trim identification lines on the side and head inside stops.

With the concealed jambliner option, you get an enhanced appearance with more wood pieces in the interior jamb covers and head parting stop, offering color-matched aluminum on exterior portions and providing color options for the sill bottom rail weatherstrip to coordinate with cladding colors.



Sash tilts in easily with the help of recessed tilt latches that are color matched to the hardware you choose.

[1] The sill bottom rail weatherstrip is now available in two colors: bronze and beige. Exterior jamb covers are available in finishes that match the aluminum.

[2] Double hung without concealed jambliner.

[3] Double hung with concealed jambliner.

[4] A trim identification line on the side and head inside stops provides easy alignment during installation. A wood head parting stop replaces a vinyl parting stop.

[5] Recessed lock and keeper for a sleek appearance.



Swinging Patio Doors

The highlight of a house. Your patio is an extension of your home, and your home is an extension of yourself and your style. That's why at Windsor we offer you several options for our Pinnacle swinging patio doors. Choose from in-swing or out-swing models. Add architectural interest to any project by choosing a curved seg-top patio door. Select one panel to operate or two panels. Include up to four panels in one frame. For safety, we can install multi-point locking hardware — for style, we can accent your doors with a customized transom, radius or sidelites. A complement to any home's décor, Windsor's beautifully crafted 1/2 and 3/4 lite panel doors are available in the finest wood interior finishes and offer more customizable features with split panel or flat panel options. The design options continue, with over 50 different exterior clad colors and finishes, several hardware styles, multiple hardware finishes and numerous grille options.

NOTE: Primed in-swing patio doors come standard with cellular PVC exterior trim.



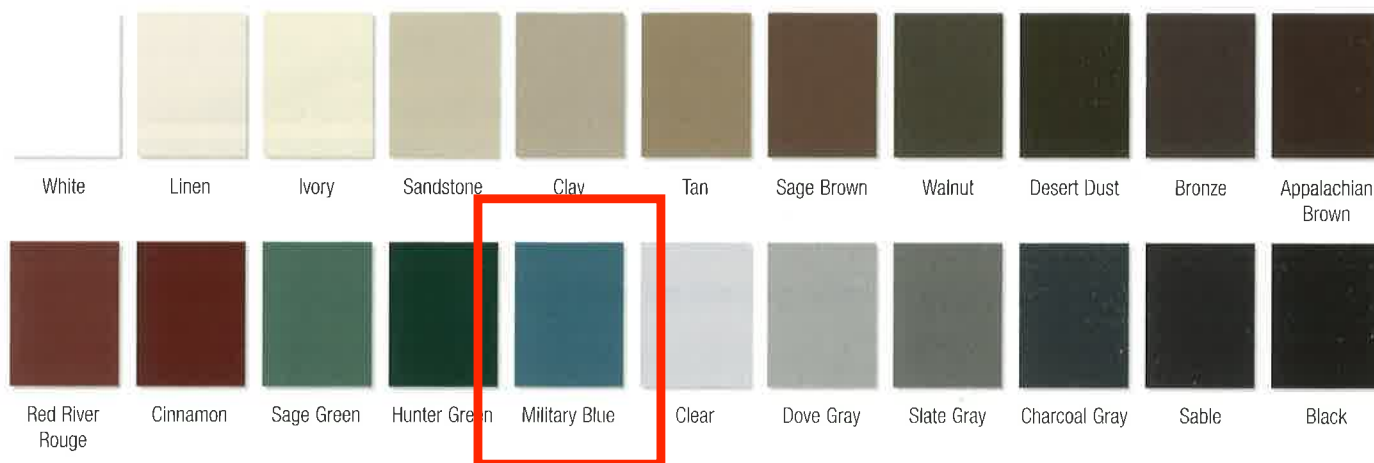
PINNACLE DIRECT SET WINDOWS AND OUT-SWING NARROW STILE PATIO DOOR, Washington, D.C.

Custom Creations

Finishing touches to perfect your vision. Windsor does more than just create durable, high-performance windows and doors. We pay attention to every detail and offer a wide array of options and finishes to match any décor. Flashy and eye-catching or simple and understated, our hardware, finishes, grille options, cladding colors, glass options and trim options complete the perfect window and door package.

See the difference paint can make. Windsor's in-house powder paint application can help you make a statement with your windows and doors. Choose from over 40 shades in our standard and feature color palettes, or make it truly unique with custom color matching. All paints are protected with the highly durable 2604 finish, or you can upgrade to 2605 for even stronger defense against the elements.¹

Standard Clad Colors



Feature Clad Colors

Custom color matching is also available.



¹2604 finish backed by a 20-year* warranty; 2605 finish backed by a 30-year* warranty; applications within one mile of the coast carry a 10-year warranty. For specific warranty details, please refer to the complete warranty document posted on our website, www.windsorwindows.com.

Anodized Finishes



Interior Wood Species



Clear Select Pine

Douglas Fir

Natural Alder

Interior Finishes



Primed

Painted White

Painted Black

Radius Interior Trim

Custom-fitted wood trim for radius-shaped windows and radius-top doors is available in five moulding styles. All styles are available in Clear Select Pine, Oak, Douglas Fir and Natural Alder.



WM 324 • 2-1/4"
Shown in Clear Select Pine



WM 346 • 2-1/4"
Shown in Clear Select Pine



WM 356 • 2-1/4"
Shown in Oak



WM 366 • 2-1/4"
Shown in Douglas Fir



WM 444 • 3-1/2"
Shown in Natural Alder

Casement/Awning Crank and Finishes



Champagne

White

Bronze

Black

Faux Bronze

Oil Rubbed
Bronze

Satin Nickel

Bright Brass

Double Hung Lock and Finishes



Champagne

White

Bronze

Black

Faux Bronze

Oil Rubbed
Bronze

Satin Nickel

Bright Brass

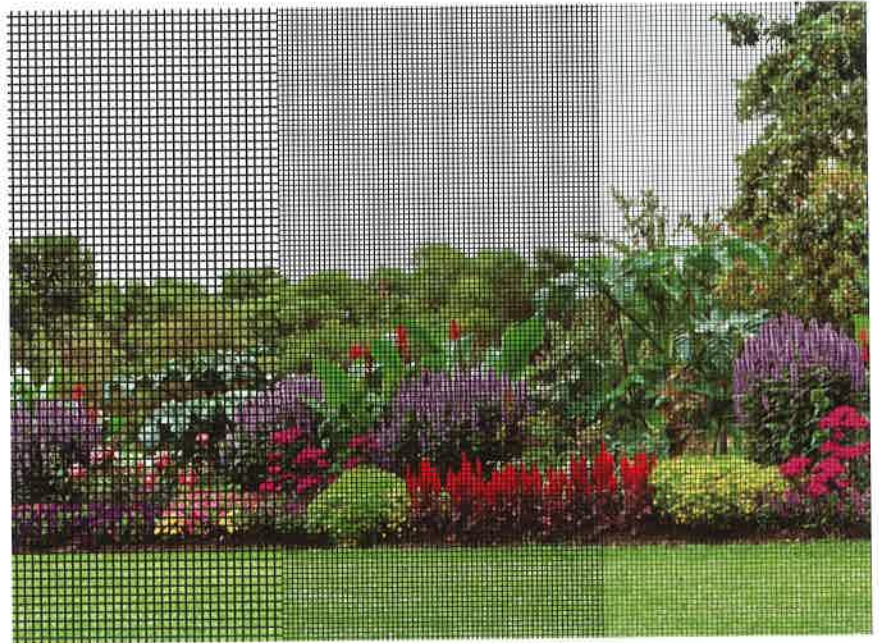
NOTE: Printing limitations prevent exact color/finish representation. See your Windsor distributor for actual samples.

options & accessories



Screens

All exterior-applied screens for Pinnacle double hung, glide-by and patio doors come with screen frames matching the clad color of the unit. Interior-applied screens for Pinnacle casement and awning windows have screen frames available in champagne, white, bronze, black, wood-veneered pine, wood-veneered alder or wood-veneered fir.



Conventional Screen Mesh

BetterVue® (Standard)

UltraVue®

Grilles

All of our wood and cellular PVC (CPVC) Windsor Divided Lite bars are hand-fitted to ensure a perfect fit.



7/8" & 1-1/4"
Perimeter Grille



7/8" & 1-1/4"
Stick Grille



3/4" & 1"
Profiled Inner Grille



13/16" Flat Inner Grille
(Not available on Select)



7/8" & 1-1/4"
Interior Wood
Windsor Divided Lite



7/8" & 1-1/4"
Exterior Clad
Windsor Divided Lite



7/8" & 1-1/4"
Exterior CPVC
Windsor Divided Lite
(Primed only)



5/8" & 7/8" Tall Putty
Windsor Divided Lite



5/8" & 7/8" Short Putty
Windsor Divided Lite



1/4" Ogee



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



5/8", 7/8", 1-1/4" & 2"
Contemporary Windsor
Divided Lite



2" Tall Putty
Simulated Check Rail



2" Exterior Low Profile
Simulated Check Rail



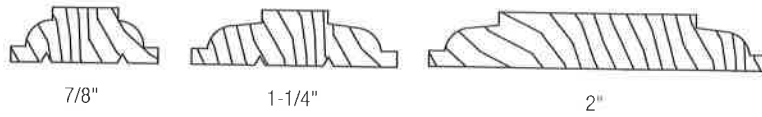
2" CPVC Simulated
Check Rail (Primed only)



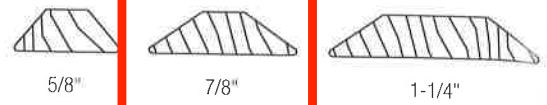
3-3/8"
Simulated Mid Rail

Grille Profiles

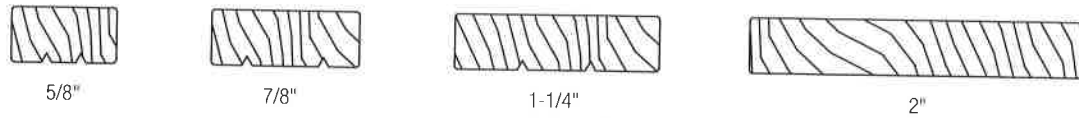
Interior Grilles – Ogee



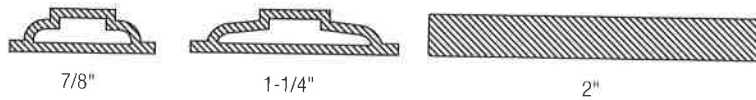
Interior Grilles – Putty



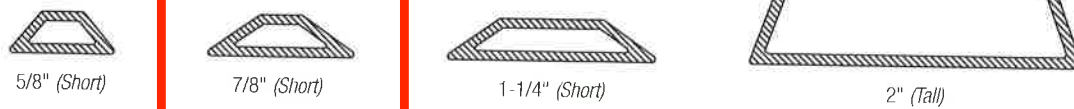
Interior Grilles – Contemporary



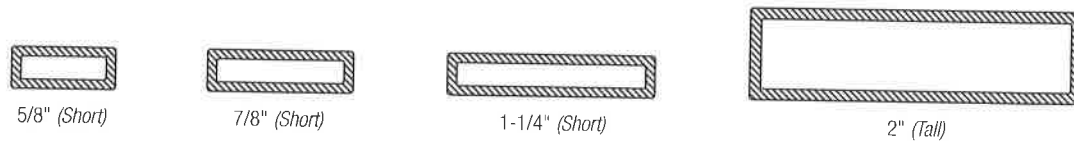
Exterior Grilles – Ogee



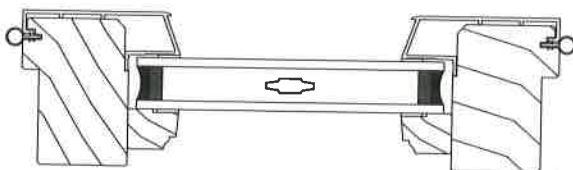
Exterior Grilles – Putty



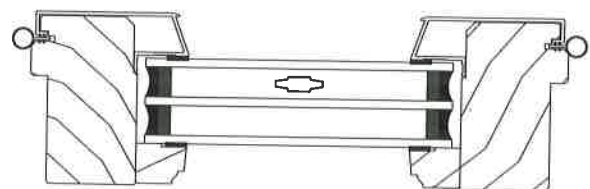
Exterior Grilles – Contemporary



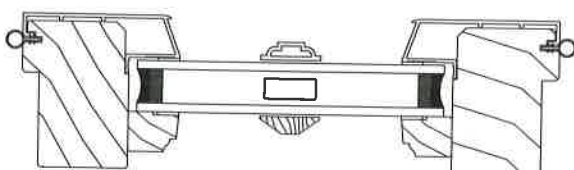
Grille Sections



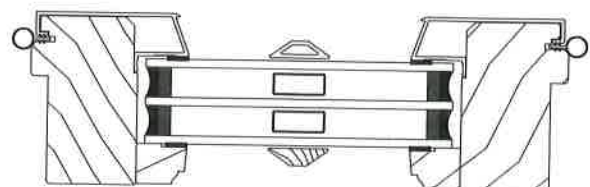
Standard Select IG with Inner Grille



Triple IG with Inner Grille



Standard Select IG with WDL
and Inner Bar



Triple IG with WDL
and Inner Bar

Patio Door Handles and Hinges

1/Bi-fold doors are available with a classic or contemporary swinging handle in satin nickel, brass and oil rubbed bronze; 2/Euro swinging handle is only available in satin nickel and black; 3/Flush mount handle is only available in satin nickel, faux bronze, oil rubbed bronze and black.

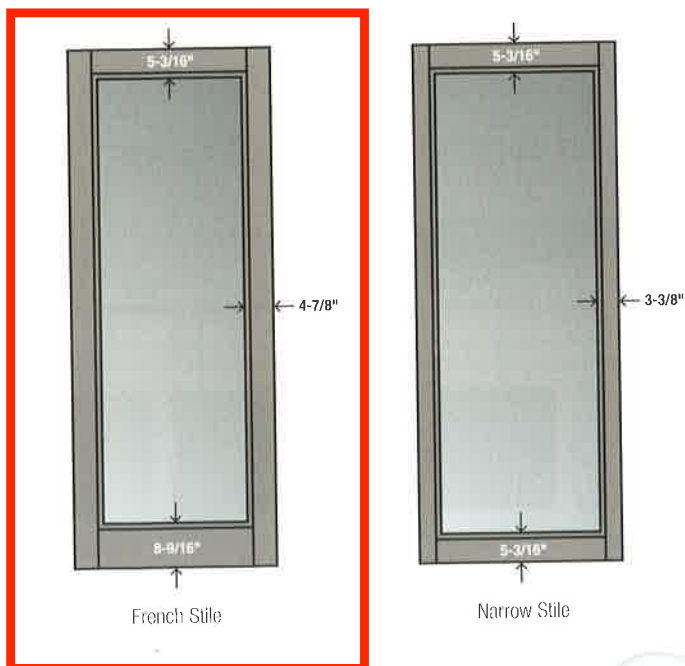


Patio Door Handle and Hinge Finishes

All six finishes marked with asterisks feature a clear coating that protects the finish against tarnish and peeling. The finishes marked with a single asterisk (*) are available in swinging door hardware only. The finishes marked with a double asterisk (**) are available in sliding patio door hardware only. Those marked with a triple asterisk (***) are offered in both swinging and sliding door hardware. It extends the rich, bright life of the finish and dramatically delays the aging process.



Patio Door Stiles



NOTE: Printing limitations prevent exact color/finish representation. See your Windsor distributor for actual samples.

options & accessories



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00553

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/9/2020

SUBJECT:

New Business - Item 6 - *****REMOVED AT THE REQUEST OF THE APPLICANT*****
43 S. Palafox Place
Palafox Historic Business District / Zone C-2A
Contributing Structure

RECOMMENDATION:

David Alsop, Sam Marshall Architects, is seeking *conceptual* approval for the removal of exterior walls and the creation of new open and covered spaces for local merchants and market opportunities to enhance the streetscape and downtown experience. The conceptual project will provide spaces for food trucks, cover for parked vehicles and the collection of clean energy with roof mounted solar panels.

Please find attached all relevant documentation for your review.

BACKGROUND:

Sec. 12-2-21(B) *PHBD, Character of the district*

Sec. 12-2-21(F)(2)(d) *PHBD, Demolitions* points to Sec. 12-2-10(A)(9) *PHD, Demolition of contributing structures*

Sec. 12-2-21(F)(2)(b) and (c) *PHD, New building guidelines*

Sec. 12-2-21(F)(1) *PHD, The board shall not exercise any control over land use*



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00571

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/10/2020

SUBJECT:

New Business - Item 7
611, 621 and 631 N. Davis Highway
Old East Hill Preservation District / Zone OEHC-2
New Construction

BACKGROUND:

Nannette Chandler is seeking approval for three new accessory structures to accompany three single-family residences approved in December 2019. At that time, the garages were listed on the site plan as optional although their dimensions, locations, related hardscapes and concepts were discussed and approved. However, elevations and the garage doors were not presented at that time and were intended to come back to the Board for review. All materials, except for the garage doors, and paint colors will match the primary structures. The proposed garage doors will be insulated overhead metal doors with wood grain finishes.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-10(C)(9) *Regulations for new construction in the OEHPD*
Table 12-2.10 *Regulations for OEHPD*

600 BLK N. Davis Highway, Lots 1-3





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

**Architectural Review Board Application
Full Board Review**

Application Date: 9/8/2020

Project Address: 611, 621 and 631 N. Davis Hwy

Applicant: Nannette Chandler

Applicant's Address: 704 W. Government Street

Email: nchandler10@gmail.com **Phone:** 850-516-3863

Property Owner: Karl Lyon

(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 eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

New garages for 3 new single-family residences which were approved in December 2019. Site

plan and dimensions were approved at that time. However, elevations and garage doors were not provided at that time.

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.

Signature on file

Applicant Signature

Date

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

Re: 611, 621, 631 N. Davis Hwy

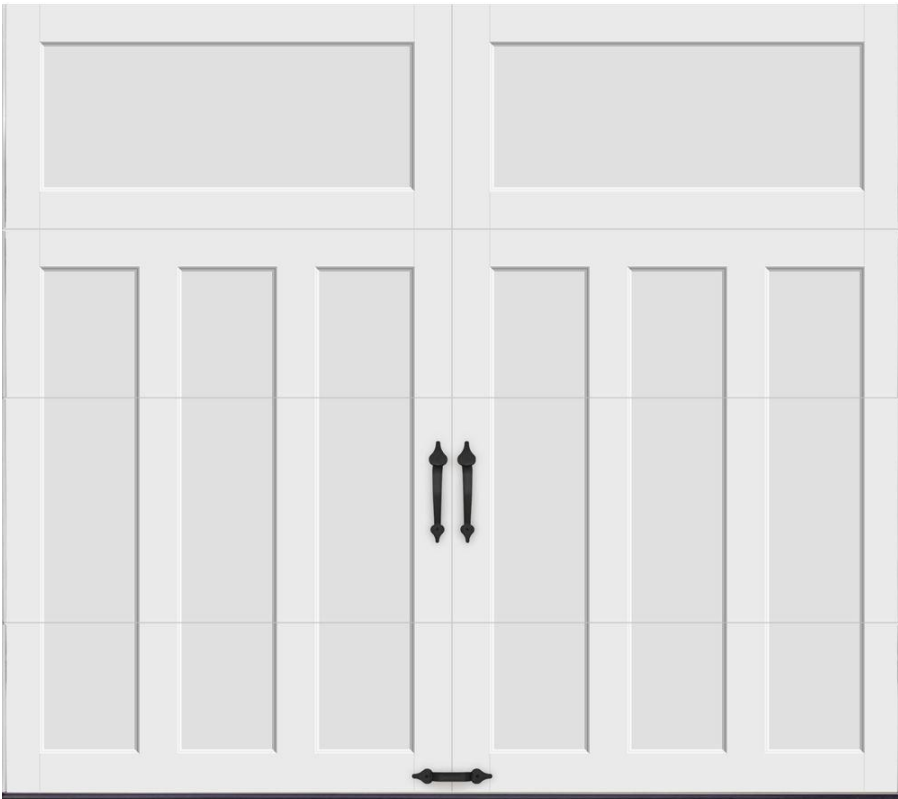
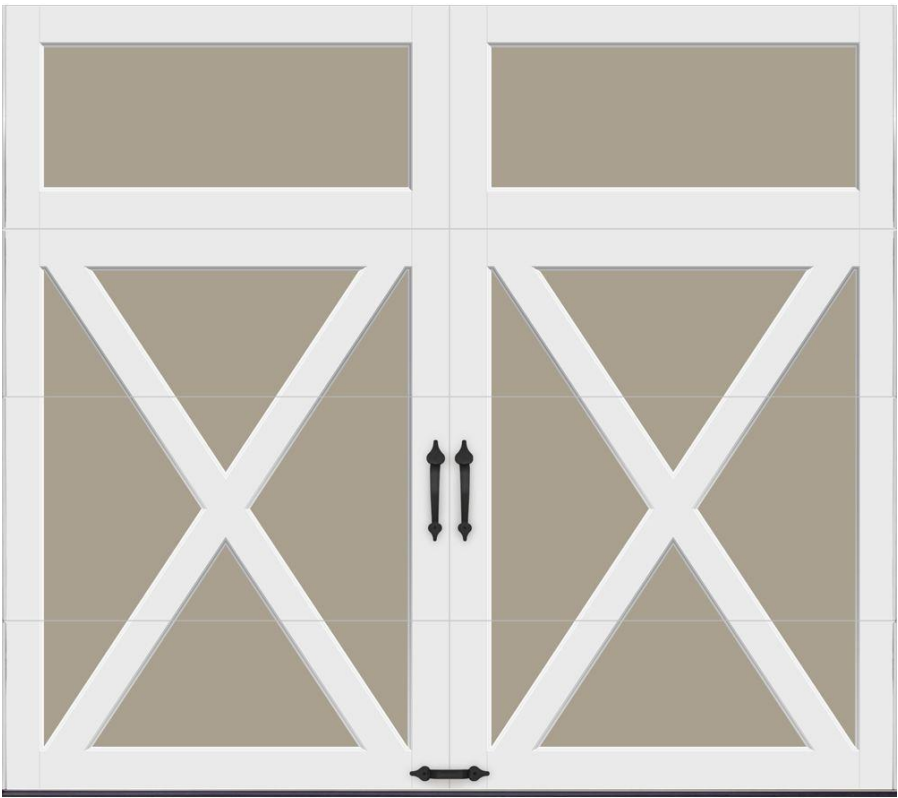
Chandler & Company Construction

Nannette Chandler, Builder

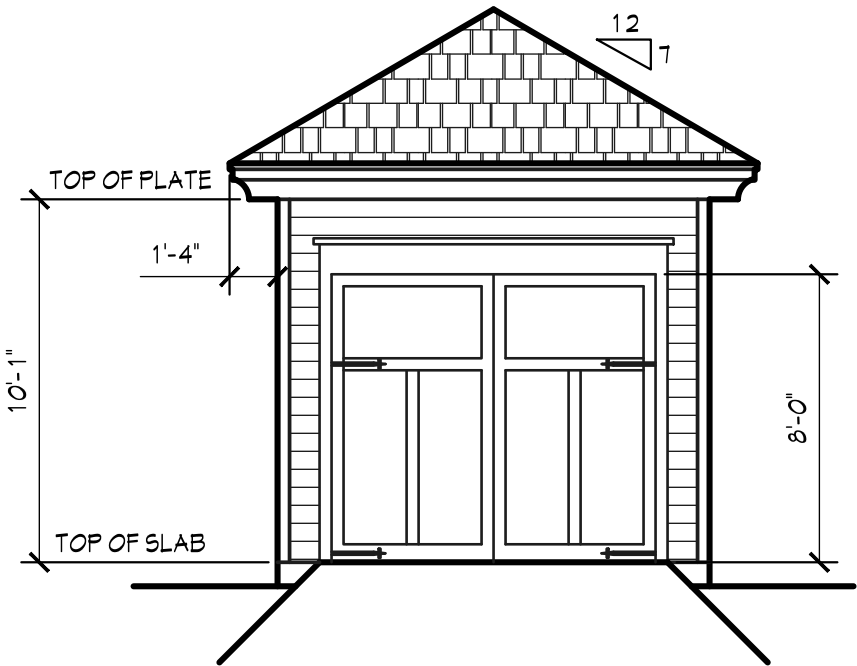
OEHC Review Board,

These detached garages will be constructed at the above referenced addresses behind the houses which have been previously approved by the Board. When the new Single-Family Homes were approved, the garages were viewed but listed on the plans as optional. The exterior paint colors and siding, light fixtures, roofing, and side door on the garages will be the same as what was approved for each coordinating home. The main item for review is the garage door itself. The garage door will be an insulated overhead metal door with a wood grain finish as is part of the Clopay Coachman Collection. Here are the three doors planned for the cottages:



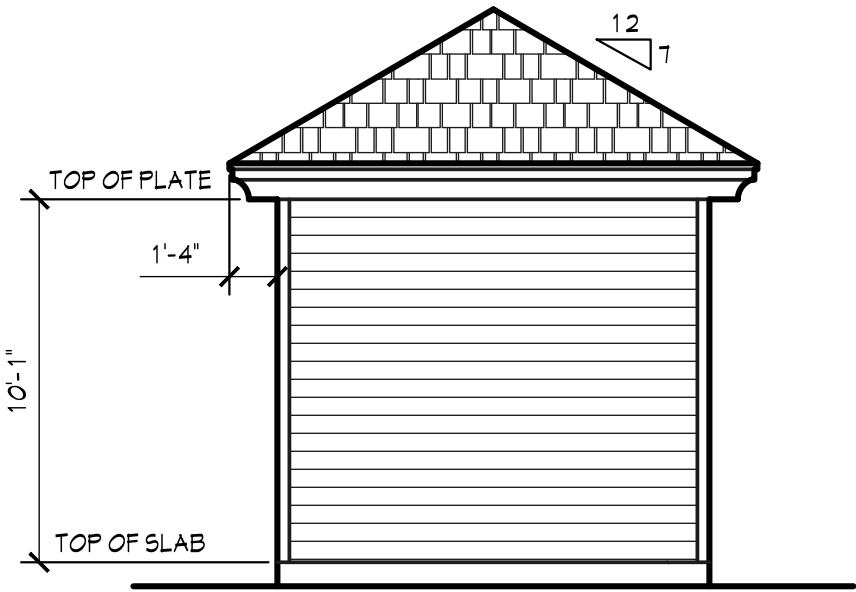


NORTH DAVIS COTTAGES DETACHED GARAGES



FRONT ELEVATION

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



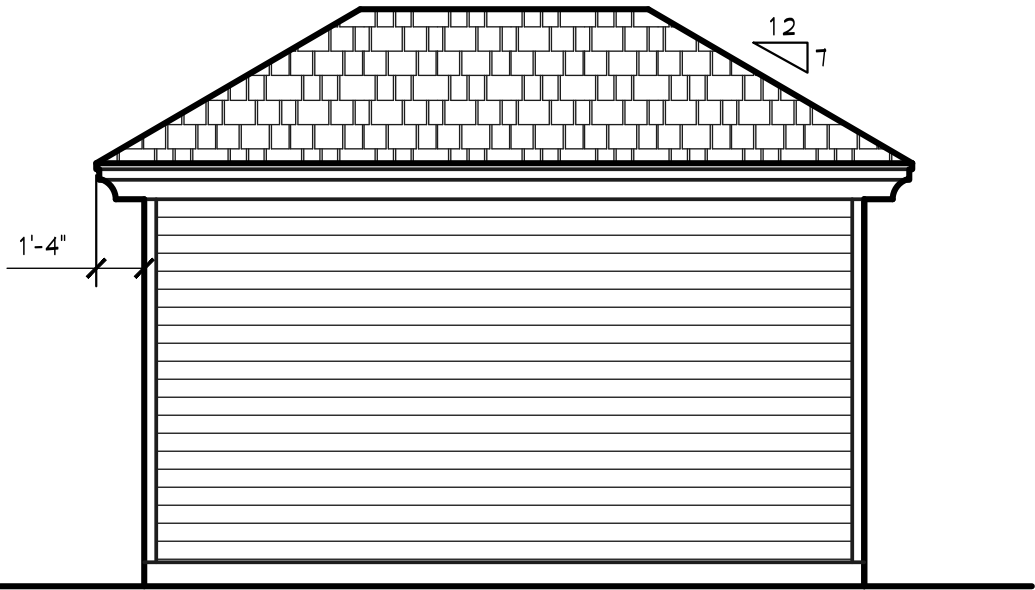
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

REVISIONS	BY

BUILDER/CONTRACTOR NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.	
CUSTOMER INFORMATION	
NAME:	NANNETTE CHANDLER
ADDRESS:	NORTH DAVIS HIGHWAY
BUILDER / CONTRACTOR:	

BRODEUR
HOME DESIGNS
PH: (950) 371-6612 EMAIL: jesse@brodeurhomedesigns.com

DRAWN BY:	JB
CHECKED BY:	JB
DATE:	
SCALE:	AS SHOWN
JOB NO.	

All materials, except for garage doors, have been approved by the Board in December 2019 and will match the primary residences.

Siding – 7.25” Hardie Siding will be used for the body of the house. Textured Miratec trim will be used on the Fascia and around the windows and doors. 5/4 width trim around windows and doors and window sills on the front elevation allows for a more historically accurate feel.

Roofing – Shingles will be provided by Atlas and colors will match those approved for the primary structures.

Lighting – Exterior lighting will consist of lighting in the soffits.

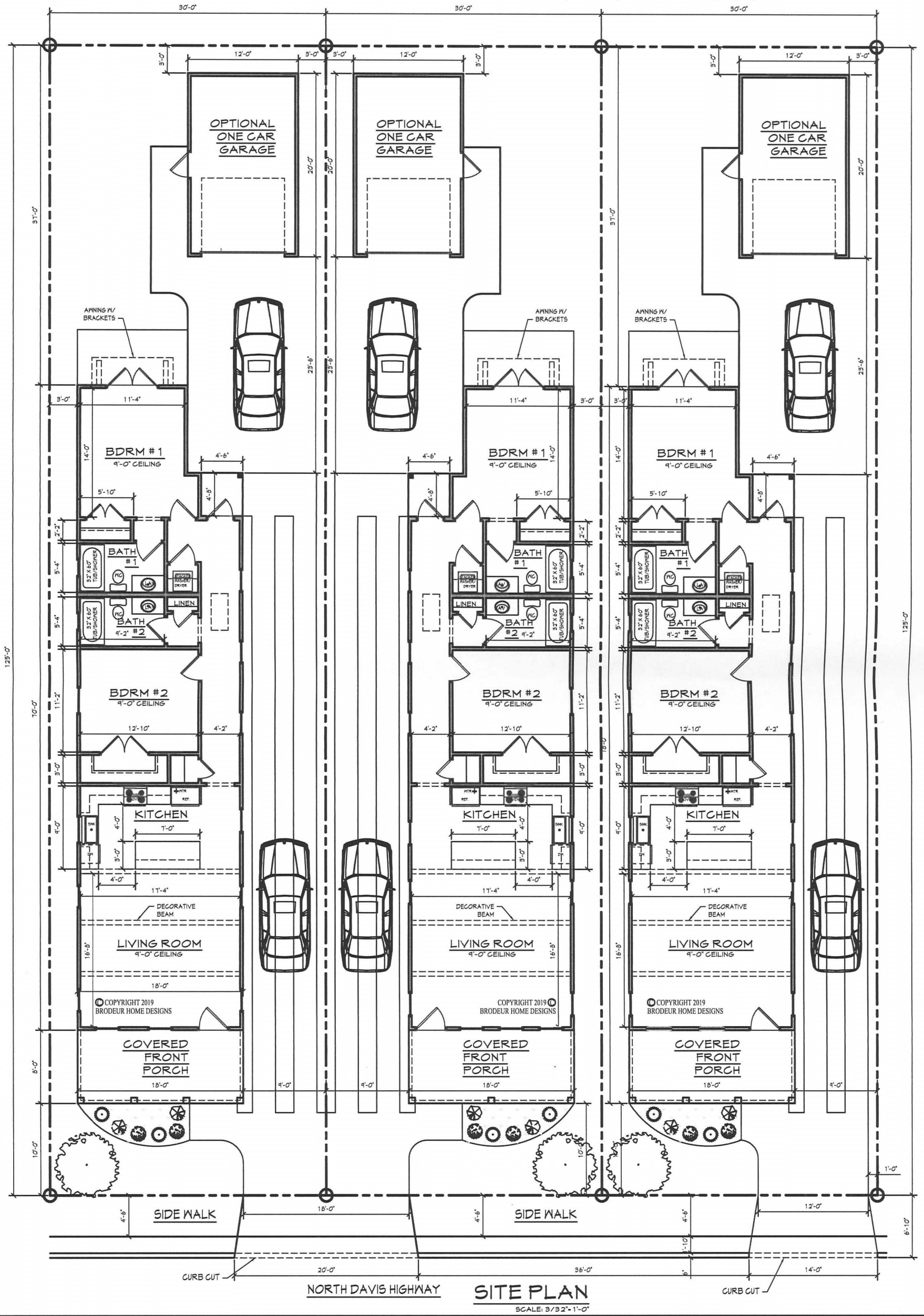
Hardscape – All hardscape and landscape details were approved in December 2019. There have been no changes.

Side entry doors – Doors will match those on the primary structures which were approved in December 2019 and clarified via abbreviated review in February 2020. The only difference will be that the garage entry doors will not have glass panels. Doors will be wood Therma Tru Mahogany Collection with a profile to match elevations.

Paint – The paint for each garage will match the colors of the primary structures.

Garage doors – This is the only item which has not been previously approved and has been provided in this packet.

PROPOSED COTTAGES FOR NANNETTE CHANDLER



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

A
1

DESIGNED BY:
DATE:
SCALE:
JOB NO.
SHEET

BRODEUR
HOME DESIGNS
PH: (850) 371-6612 EMAIL: jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

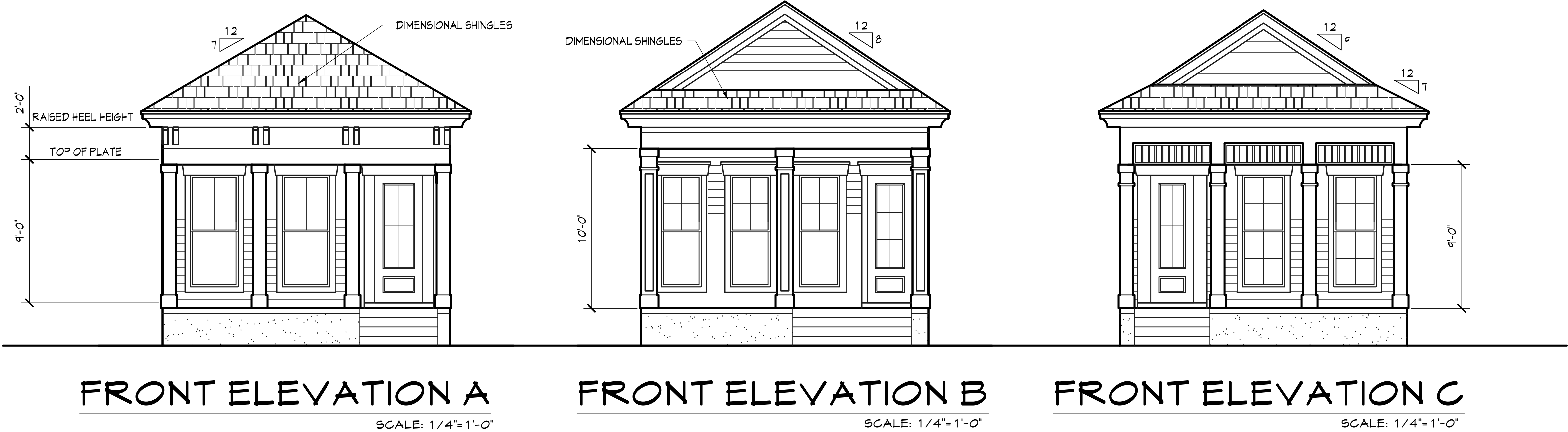
NAME: NANNETTE CHANDLER
ADDRESS:
BUILDER / CONTRACTOR:

THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT.
THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.

BUILDER/CONTRACTOR(S) NOTE:
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION.
BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/STATE BUILDING CODES.

REVISIONS

PROPOSED COTTAGES FOR NANNETTE CHANDLER



REVISIONS	BY

CUSTOMER INFORMATION		BUILDER / CONTRACTOR:
NAME:	NANNETTE CHANDLER	
ADDRESS:		
THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.		BUILDER / CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY / REGIONAL BUILDING CODES.
BUILDER / CONTRACTOR'S NOTE: BUILDER / CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION.		

BRODEUR

HOME DESIGNS

PH: (850) 377-6612

EMAIL: jessie@brodeurhomedesigns.com

DRAWN BY:	JB
CHECKED BY:	JB
DATE:	
SCALE:	AS SHOWN
JOB NO.	
SHEET	A 1

Proposed Cottages at 600 N. Davis Hwy

Creamy White House, Bronze Windows, Walnut Stained Wooden Door and Accents



Salt Marsh House, Creamy Trim, Walnut Stained Wooden Door



Bayside Blue House, Creamy Trim, Emerald Shore Front Door



Exterior Features:

Windows: Vinyl, LoE Windows with Grid pattern and color as shown in renderings for each house, see attached literature.

Doors: Two Houses will have wooden doors that will be stained Walnut as shown in the renderings. The third house will have a painted door. The paint swatch is attached. (Emerald Shore)

Siding: 7.25" Hardie Siding will be used for the body of the house. Textured Miratec trim will be used on the Fascia and around the windows and doors. 5/4 width trim around windows and doors and window sills on the front elevation allows for a more historically accurate feel.

Roofing: Shingles will be provided by Atlas:

The White house (House 1) will have Copper Canyon Shingles



The Salt Marsh House will have Hearthstone Grey Shingles



The Bayside Blue House will have Weathered Wood Shingles





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00555

Architectural Review Board

9/17/2020

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 9/9/2020

SUBJECT:

New Business - Item 8
205 E. Zaragoza Street
Pensacola Historic District / Zone HC-1
Non-Contributing Structure

BACKGROUND:

Ross Pristera, UWF Historic Trust, is requesting approval to replace the wood decking on the rear porch of the Tivoli High House with 1-1/2" thick, rough-sawn lumber attached using period correct nails. This same decking has been approved and used on the 1805 Lavallo House and the 1805 Julee Cottage. The proposed decking will not be painted and will gray naturally.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS:

Sec. 12-2-10(A)(7) *Pensacola Historic District, Renovation, alterations and additions to noncontributing and modern infill structures within the Historic District*

205 E. Zaragoza Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 9-4-20

Project Address: 205 E Zaragoza
Applicant: Ross Pristera
Applicant's Address: 120 Church Street, Pensacola, FL 32502
Email: RPristera@uwf.edu **Phone:** 850-595-5985
Property Owner: UWF Historic Trust

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

Application is hereby made for the project as described herein:

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

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Replace wood decking on the rear porch of the Tivoli High House with 1-1/2" thick, rough-sawn lumber attached using period correct nails. This same decking has been approved and used on the 1805 Laval House and the 1805 Julee Cottage. The decking will not be painted and will gray naturally.

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

9-4-2020

Date

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



South Façade



First-Floor porch



Current Porch Decking

Photographs of the porch on the Lavalle House.

