



Architectural Review Board

TO MEMBERS OF THE ARCHITECTURAL REVIEW BOARD AND APPLICANTS:

The Architectural Review Board will conduct a public hearing at **2:00 p.m.** on **Thursday, January 16, 2020**, in the Mason Conference Room, Mezzanine Level, Pensacola City Hall, 222 West Main Street, Pensacola, Florida to consider applications for renovations, alterations, demolitions, new construction and/or variances, in one or more of the following districts: Pensacola Historic District, North Hill Preservation District, Old East Hill Preservation District, Palafox Historic Business District, and Governmental Center District. **The applicant(s), or authorized agent, must be present for the public hearing in order for the Board to act upon their request.**

AGENDA

QUORUM / CALL TO ORDER

APPROVAL OF MINUTES

The Architectural Review Board shall approve, or approve with changes, the minutes from the meeting held on **December 19, 2019**.

OPEN FORUM

NEW BUSINESS

Item 1	1304 N. Barcelona Street	NHPD
Contributing Structure		PR-1AAA

Scott Sallis, Dalrymple Sallis Architecture, is requesting modifications to a recently approved project.

Item 2	1 S. Jefferson Street	PHBD
Non-Contributing Structure		C-2A

Lissa Dees, Downtown Improvement Board, is requesting approval for a "Puppy Pit Stop" along the south side of the Jefferson Street parking garage.

Item 3	412 E. Belmont Street	OEHPD
Contributing Structure		OEHC-1

Jesse LaCoste, LaCoste Construction Group, is seeking *final* approval for a rear addition and exterior modifications to a contributing structure.

Item 4

200 W. Jackson Street

NHPD

Contributing Structure

PR-2

James and Michelle English are requesting a Variance to increase the maximum allowed rear yard coverage from 25% (625 sf) to 27.36% (684 sf) to accommodate a detached garage with second-story living quarters.

Item 5

200 W. Jackson Street

NHPD

Contributing Structure

PR-2

James and Michelle English are requesting approval for exterior modifications to a contributing structure and to add a detached two-car garage with second-story living quarters.

Item 6

2 N. Palafox Street

PHBD

Contributing Structure

C-2A

The UWF Historic Trust is requesting modifications to a previously approved mural.

ADJOURNMENT

GENERAL INFORMATION: All persons having an interest in the above are invited to attend. Applicants are hereby notified to be present or have an authorized agent attend the meeting. Any discussions and/or presentations made by an authorized agent shall be binding.

ADA STATEMENT: The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs, and activities. Please call 435-1675 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

APPEAL STATEMENT: If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any such evidence upon which the appeal is to be based.

REVIEW OF BOARD DECISIONS: Any person aggrieved by a decision of the Board may, within fifteen (15) days thereafter, apply to the City Council for review of the Board's decision. A written notice shall be filed with the City Clerk requesting City Council to review said decision. If the applicant obtains a building permit within the fifteen-day time period specified for review of a board decision, said permit may be subject to revocation and any work undertaken in accordance with said permit may be required to be removed.

VARIANCE APPEAL: If denied a variance by the Board, the petitioner has thirty (30) days from the date of the meeting to appeal the decision in accordance with Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally,

aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Planning Services Division and Attorney of the City of Pensacola must be notified in writing of an appeal within five (5) days of the application being made to the Circuit Court. If the Planning Services Division and City Attorney have not received a copy of the notice of appeal within thirty-five (35) days of the date of the meeting at which the variance was denied, the petitioner shall be notified by the Building Official that they have ten (10) days to remove or correct the violation.



Architectural Review Board

MINUTES OF THE ARCHITECTURAL REVIEW BOARD

December 19, 2019

MEMBERS PRESENT: Chairperson Quina, Vice Chairperson Crawford, Board Member Mead, Board Member Salter, Board Member Villegas

MEMBERS ABSENT: Board Member Campbell-Hatler, Board Member Fogarty

STAFF PRESENT: Historic Preservation Planner Harding, Senior Planner Statler, Board Advisor Pristera, Assistant City Attorney Lindsay, Neighborhoods Administrator Powell, Siedah Rosa, Digital Media Coordinator

OTHERS PRESENT: R. Scott & Karen Holland, Alicia Ahern, Richard Mentzer, Jane Combs, Steven Cameron Rhodes, J. Veal, Nannette Chandler

CALL TO ORDER / QUORUM PRESENT

Chairperson Quina called the Architectural Review Board (ARB) meeting to order at 2:05 p.m. with a quorum present and explained the Board procedures to the audience.

APPROVAL OF MINUTES

Board Member Mead made a motion to approve the November 21, 2019 minutes, seconded by Board Member Villegas, and it carried unanimously.

OPEN FORUM – None.

NEW BUSINESS

Item 1

215 W. De Soto Street

NHPD

Contributing Structure

PR-1AAA

Action taken: Approved fence-abbreviated review for shed.

Jane and Taylor Combs are requesting approval to construct an accessory structure and a section of wood fencing at a contributing structure. In the pre-ARB review, the roof pitch was discussed to make it less commercial. Photos of the existing fence were provided.

Ms. Combs presented to the Board and stated she wanted the shed to blend in, and it would be custom built. Chairperson Quina suggested making it look like part of the fence, having a roof over that section so it feels like part of the fence with a portion roofed over. Board Member Villegas stated because it was custom work already, there were some details which could be added that would marry it better with the current structure and would give better value for the home as well. She pointed out that typically in North Hill the original structure is acknowledged. Board Member Salter noted a small addition or enclosure on the rear of the property which appeared to have Novelty siding and agreed that the siding should match the portion of the rear

of the house with similar Novelty siding and even match the roofing materials with asphalt shingles. Chairperson Quina advised they had two options to choose from, and the details for the shed were not detailed enough for a decision by the Board. **Board Member Villegas made a motion to approve the fence and to return with an abbreviated review for the structure of the actual shed based on the comments by the Board. Board Member Mead seconded the motion and with no speakers, the motion carried unanimously.**

Item 2 **430 E. Intendencia Street** **PHD**
Non-Contributing Structure **HR-1 / Wood Cottages**
Action taken: Approved.

Steve Rhodes is seeking approval to add a pool and hardscape features to the rear of a recently constructed residence (2018). Please note that this request is for hardscape elements only and that no additional landscaping will be added at this time.

Mr. Rhodes presented to the Board, and it was noted the rear yard was completely fenced. Board Member Salter noted the design of the wall on the east side was designed to mimic the bottom of the house. Board Member Mead asked why they changed materials at the impoundment wall, and Mr. Rhodes advised it was at the client's request. **Board Member Salter made a motion to approve, seconded by Board Member Mead, and with no speakers, it carried unanimously.**

Item 3 **820 E. La Rua Street** **OEHPD**
Contributing Structure **OEHC-1**
Action taken: Approved.

Jim Veal is requesting approval to modify an accessory structure and hardscape features. The initial project was approved by the Board in September 2019. With exception to the garage door (product information included), the previously approved materials have not changed. The applicant is also proposing to install an automobile carousel in the rear yard to provide access to and from the garage.

Mr. Veal presented to the Board and stated the basic roof slope was 4 and 12 for the rectangle, and the storage appurtenance has a hipped roof. Board Member Salter stated the only thing that stood out to him was that the shape and footprint and massing of the building was not really something you would find or expect, but understanding the reason and the fact the front angled wall of the storage building steps back a little so the elevation isn't interrupted, allows the building to read as a simple garage from what might be visible from the street. Mr. Veal explained it looked more unique on paper than it would after it's built. **Board Member Mead made a motion to approve, seconded by Board Member Salter. With no speakers, the motion carried unanimously.**

Item 4 **615 E. La Rua Street** **OEHPD**
Contributing Structure **OEHR-2**
Action taken: Approved with abbreviated reviews.

(Board Member Crawford arrived.) Richard Mentzer is requesting approval for exterior modifications to a contributing structure. This request was denied by the Board in November 2019.

Mr. Mentzer presented to the Board and stated Board recommendations were incorporated into the design. He clarified the lattice would be wood. Historic Preservation Planner Harding stated the windows were not included in this packet, but they were handled through an abbreviated review, and they had been able to retain all the wood windows since they found a contractor for restoration. The remaining aluminum windows were changed to wood clad. Mr. Mentzer explained the dormer for egress from the bedroom was not visible from the front. He

stated in the first presentation, it did not look like the rails were connecting to the columns, and this presentation was a better rendering of the wood railings. He indicated for the columns, they were flexible in doing 6x6 or 4x4, and he furnished photos of the neighbor's columns for an example. He also stated the side door was standard, and the front door a little more ornate. Board Member Salter asked if the front door could be restored since it matched the dormer and appeared to be original to the house. Mr. Mentzer stated the door was flimsy with screws holding it together. Board Member Mead thought it might be rebuilt. Board Member Villegas suggested the side door needed to be addressed since it was visible. Chairperson Quina suggested a half glass/half wood door would be appropriate. He advised the Building Official sometimes allows historic doors to be used in historic properties on a case by case basis if shown how it attaches and how it is framed. He suggested looking in one of the architectural salvage yards. Board Member Mead addressed the detail on the columns and pickets with Victorian character. Mr. Mentzer agreed they would match the beaded corners with the gingerbread ornament at the top as close as possible. **Mr. Mead made a motion to approve with the addition of presenting detail on the ornament and the beading represented with regard to the posts in an abbreviated review, and with a treatment or restoration of the door with glass in a similar door profile also submitted in an abbreviated review, with acknowledgement of the column at 6x6. Board Member Villegas seconded the motion, and with no speakers, it carried unanimously.**

Item 5

111 S. Florida Blanca

PHD

Contributing Structure

HR-2 / Wood Cottages

Action taken: Approved with abbreviated review.

Carter Quina, Quina Grundhoefer Architects, is requesting final approval to add onto the rear of a contributing structure. The demolition of the existing rear portion and conceptual design of the new addition was approved by the Board in November 2019.

Chairperson Quina recused himself from the discussion.

Mr. Guarisco presented to the Board and stated they had made modifications suggested by the Board including revising the base of the chimney to brick with the stainless steel flue rising on the second floor. They were using horizontal Novelty Pine siding only on the elevations, some of which will be reclaimed from the demolition and, painted to match the existing. On the north elevation, a window was added underneath the staircase. A picture of the screened porch was provided. He indicated the chain link fence would be replaced with a wood picket fence, and they were considering adding solar panels to the roof.

Board Member Salter addressed the north elevation storage door and the reason it was different. Mr. Guarisco advised they could provide a more similar door if needed. He also stated they were hoping to use reclaimed doors which could be coordinated. Vice Chairperson Crawford asked if the overhang would be cut around the flue, and Mr. Guarisco provided a roof plan which showed the roof would be cut around it. Board Member Mead liked the triple wall assembly. Regarding the porch and the Board's recommendation, Mr. Guarisco stated the owner felt strongly that they wanted an unbroken view without the horizontal element. It was confirmed solar panels were used at 313 E. Intendencia, and per Florida Statutes, the Board could not deny anyone from collecting natural energies, but the Board could recommendation the location of the solar panels. Board Member Salter thought the location on the rear south was an ideal location. Board Member Villegas agreed with the placement but thought the materials should be reviewed.

Vice Chairperson Crawford wanted to make sure the verbiage for the flue was right. Board Member Mead stated this was combined with a consistent masonry foundation of the firebox, and the flue element would conform to the metal roof and was intended as a finished flue. Board Member Salter explained if the fireplace was made a few inches deeper, the location of

the flue might be such that it could be stepped off the house slightly, then they wouldn't have to cut the roof around it. Regarding strapping, Board Member Mead suggested for stability, adding some ornamental ironwork to give a more Victorian feel consistent with the era. Mr. Guarisco suggested providing some strapping detail. **Board Member Salter made a motion to approve with the specifics of the stainless steel fireplace flue attachment relationship to the building and the masonry base be submitted as an abbreviated review with more detail; with the specifics of the solar panels manufacturer and attachment to the roof; and all the exterior doors to be of the same or similar style. Board Member Mead seconded the motion. With no speakers, the motion carried 4 to 1 with Chairperson Quina recusing himself.**

**Item 6
Demolition / Non-
Contributing**

314 S. Alcaniz Street

**PHD
HC-1/Wood Cottages
District**

Action taken: Approved with comments.

Scott Holland is requesting approval to demolish a non-contributing structure. According to the Escambia County property appraiser website, the existing structure was built in 1960 and is believed to have been used as a one-car garage. In its place, the applicant plans to construct a code-compliant single-family residence that will complement the historic district. Per the project description (provided), the applicant is wishing to relocate the existing structure to the Lee House B&B.

Mr. Holland presented to the Board and stated his plans for restoration were just not working out, but they had talked to several individuals who might like to have the house and possibly move it. He also explained the home was slab on grade and built as a one-car garage, and rising water was an issue. They were concerned with future storms; the elevation was determined to be right at 10'. He preferred returning with another conceptual presentation to make sure all the concerns were addressed. He stated they were 12' – 18' from the rear setback line. He advised they were not at the required 20' and would need to re-plot the two lots and get a common easement. He explained he would eventually sell his office building.

Advisor Pristera did not see the cottage as contributing. Mr. Holland stated they had an agreement with the Lee House who rented the "Pi cottage" for three years, and they would like to have the structure. He also wanted the Board's opinion on granting a variance, and Board Member Mead explained the variance requirements; Mr. Holland stated he would like to be at 13' instead of the 20' requirement. Chairperson Quina suggested the variance could be hardship since they were living on a small lot in a historic district.

Board Member Salter advised this structure was unique and deemed non-contributing, however, now it was some 60 years old and incredibly maintained and renovated. He felt even though it was not designated contributing, it contributed to the atmosphere of the area. He felt if it could be moved, it would depend on the location; its real importance was on the square. Board Member Mead asked if the Board approved the demolition, what would the procedures be to determine whether or not the structure could be salvaged or moved. Historic Preservation Planner Harding advised if the demolition was approved today, the structure would not be able to be demolished until final approval for what would take its place. Chairperson Quina stated although charming, the site was underutilized and was not consistent with other buildings around it. It was determined it was built as an accessory structure and through the Escambia County Property Appraiser that it had been a carport, with other information coming from the applicant. Board Member Villegas asked if it could be raised and moved to a different property, why couldn't that apply to raise and renovate. Board Member Mead explained that the current structure might not meet current codes structurally, and if moved intact, it might be saved under different guidelines. Advisor Pristera stated he could not establish the structure older than the

'60s. He pointed out it had great detail and was good on that square, but other structures around it were two-story, and he loved the option of moving it. **Board Member Mead made a motion to approve the demolition with the condition that the applicant continues to seek opportunities for removal and salvaging the existing structure and demolition only be approved if applicant doesn't find any practicable offers to take the building. Board Member Crawford seconded the motion. With no speakers, the motion carried 4 to 1 with Board Member Salter dissenting.**

Item 7 **314 S. Alcaniz Street** **PHD**
Conceptual Approval **HC-1/Wood Cottages**
Action taken: Denied without prejudice. **District**

Scott Holland is seeking *CONCEPTUAL* approval for a new two-story, single-family residence.

Mr. Holland presented to the Board and stated he intended to use reinforced concrete walls to achieve his 200mph wind load. It would be a net zero home with geothermal insulation with solar panels on the roof. He explained he had not really detailed out all the materials and was expecting to return with a revised version of his plans.

Board Member Salter stated it was a nice modern interpretation especially with the streetscape which would fit in that area nicely. However, he felt the back carport area with the pyramid up to a point did not relate to the style of the building. Board Member Crawford stated the form was traditional and gives visual separation from the office. It had a nice scale on the sidewalk, but he expected the evaluation to be in the details and how they would be treated. He agreed the garage opening was curious. Board Member Mead was less concerned with the garage since it would be behind the stair tower. He was not keen on the window canopies with the legs on the struts being quite long and thought they should be shorter and be brought up to the body of the house with a more bracket feature. He pointed out the asymmetric rhythm that would fight with the asymmetry of the materials; he was not clear on the stair tower and how it functioned in the overall composition.

Advisor Pristera wanted the return presentation to show the elevation with the office to see the relationship; he was fine with the main façade, but materials were important, and he did not want it to be heavy and overpowering. Board Member Crawford explained there was a fine line between looking residential and commercial, but it would develop in how all those details interfaced. Mr. Mead addressed the upstairs terrace mimicking the porch profile; he felt they could make the balcony look more loggia with it attached to the house. **Board Member Mead made a motion to deny without prejudice with the comments provided and looked forward to the next presentation. Board Member Villegas seconded the motion, and with no speakers, the motion carried unanimously.**

Item 8 **200 W. Jackson Street** **NHPD**
Variances **PR-2)**

Action taken: Tabled to date specific.

James and Michelle English are requesting Variances (2) to decrease the required west side yard setback from 7.5 feet to 2 feet and to increase the maximum allowed rear yard coverage from 25% (625 sf) to 33% (825 sf) to accommodate a detached garage with second-story living quarters. The required rear yard of the property is 25 feet in depth. The proposed two-car garage with second-story living quarters will be located 5 feet from the rear property line, as is allowed by the Ordinance.

Letters from two of the neighbors were provided, however, North Hill's comments were detained because of the cyber security incident and not furnished to the applicant but were provided at the meeting.

Jim English presented to the Board and advised their ultimate goal was to get as close to the historical image as possible. The hardship issue was with a heritage tree in the rear yard on another lot; they have offered to buy that lot, but were denied, and now they are stuck with a very limited back yard which is now a gravel driveway. They are requesting to place a driveway and garage on the left side. The neighbor on the left side who would be most impacted had no problem with the request. He advised they would not be able to tell the garage was not original to the home. Historic Preservation Planner Harding explained there was a rear yard coverage, so with accessory structures, they could occupy up to 25% of the rear yard coverage which would be 2500 sq. ft. One of the variances requested was up to 33% coverage; they also requested to decrease the required west side yard setback from 7.5 feet to 2 feet for the structure and staircase. Mr. English advised the rear stairs on the existing structure were unsafe, and they wanted to take the structure back to the original without the stairs. It was noted the other neighbor strongly disapproved of the variances. Mr. English explained he understood the objection to be because of too many buildings in a tight place, but the garage could be reduced; he pointed out the neighbor's condo did not even face his building. It was noted the garage was large for the historic district. Board Member Villegas stated her concern was with the excessive variance requests since the garage was very large. Mr. English pointed out that they had two vehicles and no place for storage. He suggested on 104 W. Jackson, they had done almost exactly what he was proposing. They also wanted to make the heritage tree the focal point. Board Member Villegas pointed out the garage structure would be visible from Jackson Street, and it was noted 104 W. Jackson also required variances. Board Member Crawford addressed the depth from the street and suggested reconfiguring the exterior stairs to the rear and minimizing the overhang on the yard side as well as reducing the overall footprint. Board Member Salter was concerned about the side yard setback; the lot coverage was not as big an issue, however the variance criteria is that the variance granted is the minimum variance that will make possible the reasonable use of the land. With the current configuration, he could see a lot of modifications which could easily be made without the side yard setback. Moving the stairs and reducing the garage would enable them to get close to meeting the side yard setback. Board Member Mead agreed with those modifications and agreed the lot had been reduced but did not think that produced a hardship and could not see a hardship on any other ground. Staff reminded the Board of the responses to either approve, deny, reduce the variances or table the request to a date specific. Senior Planner Statler advised the Board could table the request to the next meeting on January 16, 2020, which would fall within the 30-day period and would also allow the applicant to return with elevations and a new site plan which would show what he was proposing based on the conversation today. It was confirmed the submittal needed to be submitted by January 7, 2020. **Board Member Mead made a motion to table the request for a resubmission for reconsideration on January 16, 2020. He clarified the motion to also cover Item 9 on January 16th. Board Member Crawford seconded the motion. The motion to table then carried unanimously.** It was determined the removal of the stairs would also require approval by the Board. Staff explained if the stairs were removed, it would retain the 33%, and if not removed it would be up to a 35% rear yard coverage. **Board Member Mead made a motion to approve the removal of the stairs based on their condition, seconded by Board Member Crawford, and the motion carried unanimously.**

Item 9
Contributing Structure
Action taken: Tabled under Item 8

200 W. Jackson Street

NHPD
PR-2

Item 10

121 S. Palafox Place

PHBD

Contributing Structure

C-2A

Action taken: Approved with comments.

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for exterior modifications to the southern rear portion of a contributing structure. This request was denied in October 2019 due to concerns of the existing architecture and the overall concept of the building's future development.

Mr. Sallis presented to the Board and stated their request was to modify the existing wall with new window assemblies which will make more sense with the full development of the second floor and open rooftop garden. The existing tenants would not shut down during this renovation. He indicated the structure would look quite awkward for a while. Board Member Salter had a concern with the modification of the building and nothing else happening for decades; the second phase would require modification to the first phase. He asked if there was something that would make the building look intentional and less awkward during the transitional phase. Chairperson Quina was not as concerned since it was not a streetscape façade. Mr. Sallis indicated they were under contract, and engineers were engaged to make the big picture happen and expected construction to begin the summer of 2020. Board Member Salter suggested stripping down the block columns to steel tubes to match the front. Mr. Sallis agreed with that suggestion. **Board Member Crawford agreed it was not on a primary street and made a motion to approve with the additional requirement that the existing EFIS column covers be replaced with metal composite to match the Palafox Street side. Board Member Villegas seconded the motion.** Mr. Sallis asked if they could paint the metal tubes. **Board Member Mead suggested the motion be modified to round columns or covers at 8" and it was accepted; the motion then carried unanimously.**

Items 11

42 E. Garden Street

PHBD

Contributing Structure

C-2A

Action taken: Approved.

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for exterior modifications to a contributing structure. The scope of work will include the installation of a storefront which will include fiberglass double doors and clad-wood transom windows, a metal frame and steel planter for a green wall, a casement window, a replacement metal canopy, and a steel perforated panel for an illuminated sign. The exterior plaster will also be removed to expose the existing front elevation brick. The sign details and emblem will be submitted at a later date by Abbreviated Review. Also, this request is for the streetscape elements only. The proposed modifications to the rear of the structure will be submitted to the ARB in the near future.

Mr. Sallis presented to the Board and stated the canopies would be pre-engineered metal with an interior drainage system and likened them to the Krispy Kreme canopy; they are more reliable and more affordable than the custom made canopies. They intended to use Jasmine for the green wall which would be anchored 2" off the wall. Mr. Sallis advised the finish of the wall where the doors, transoms and sign would be placed would be a solid body stained similar to Old Hickory Whiskey Bar. The wall behind the sign was brick masonry. He also indicated the façade was plastered in the '50s-'60s era and would be removed easily. **Board Member Crawford made a motion to approve as submitted, seconded by Board Member Villegas. With no speakers, the motion then carried unanimously.**

Item 12

**600 BLK N. Davis Highway,
Lot 1**

**OEHPD
OEHC-2**

Variance

Action taken: Approved.

Nannette Chandler has submitted Variance applications for the development of three (3) single family residences on individual lots. All of the Variance requests are nearly identical – to reduce one side setback from five (5) feet to three (3) feet to accommodate a new single family residence with a driveway on the opposite side to provide off-street parking. For the north and south properties, the requested setback reduction is on the left side (south). For the middle property, the request is on the right (north). Although the parent parcel is currently 90 feet in width, parcel history will allow for the re-division into the original three (3) lots which were 30 feet in width. This item is under consideration with Items 15-17, the *aesthetic* review of the proposed residences.

Ms. Chandler presented to the Board and advised she had to meet with FDOT who is unfamiliar with the historic district and had requested an access road. She obtained final approval with the driveway spacing at 265'. Chairperson Quina indicated Old East Hill was supportive and had a question about the finished floor elevation; it was determined to be 24". Senior Planner Statler explained currently, it is one parcel which consists of three original platted lots, and if they divide it, it must conform. She clarified that the lots were legally combined into one parcel. She also indicated there was no issue with dividing the lots involving 5' setbacks on each side of the house, which would not permit a driveway, and there is no street side parking on that side of the road and no availability for off street parking unless you park in front of the house. By moving over 3' they could park the vehicles behind the house. Board Member Mead indicated that if the legals preserved the description by town lot on the Thomas C. Watson, his view was that those lots were designed without the current zoning in place which would cause the hardship; the hardship is defined by Code with what would have been Lots of Record. **Board Member Mead stated he would grant the variance on the grounds that this hardship was created by a subsequent legal change that does not subsequently affect the use of the property as contemplated originally and when they were made the town lots that they are returning to, and this is the most effective minimal variance required in order to accomplish that objective and otherwise satisfies the requirements of the variance Code. Board Member Crawford seconded the motion, and it carried unanimously.**

Item 13

**600 BLK N. Davis Highway,
Lot 2**

**OEHPD
OEHC-2**

Variance

Action taken: Approved.

Board Member Mead stated he would grant the variance on the grounds that this hardship was created by a subsequent legal change that does not subsequently affect the use of the property as contemplated originally and when they were made the town lots that they are returning to, and this is the most effective minimal variance required in order to accomplish that objective and otherwise satisfies the requirements of the variance Code. Board Member Crawford seconded the motion, and it carried unanimously.

Item 14

**600 BLK N. Davis Highway,
Lot 3**

**OEHPD
OEHC-2**

Variance

Action taken: Approved.

Board Member Mead stated he would grant the variance on the grounds that this hardship was created by a subsequent legal change that does not subsequently affect the use of the property as contemplated originally and when they were made the town

lots that they are returning to, and this is the most effective minimal variance required in order to accomplish that objective and otherwise satisfies the requirements of the variance Code. Board Member Crawford seconded the motion, and it carried unanimously.

Item 15

600 BLK N. Davis Highway,

OEHPD

New Construction

Lot 1

OEHC-2

Action taken: Approved with abbreviated review.

Nannette Chandler is seeking approval for three (3) single family residences on individual lots. The houses will be similar in nature with exception of paint palettes and front elevations. Staff provided a "Master" packet for the overall projects since some materials will be used on all three structures. All three will have a similar site plan with covered front porches facing N. Davis Highway, concrete driveways along the side, and space for future one-car garages in the rear. All three residences will also have Hardie siding, shingle roofs, vinyl windows, and wooden front doors. Also, a 6' wood privacy fence will separate each of the three lots. It was determined that if the future landowners wanted garages, they would return to the Board for approval.

Ms. Chandler presented to the Board and stated most buyers want garages. Board Member Mead clarified that the garages were covered as a part of the approved variances. He addressed the windows on the northern most portion of the structures, with windows facing windows on two very close structures. Ms. Chandler stated if you look at the north and south sides, most of the windows do not directly line up and most are staggered. She suggested the window placement could easily be modified. Board Member Mead indicated some thought needed to go into the windows for an abbreviated review because it affected both structures. Ms. Chandler stated with the windows in general, they had the SDL grid on the outside of the window providing the simulated divided lite look so they look as if all the window panes are separate. Because they were using Hardie Board for maintenance purposes, the trim around the windows will be a thicker 1 1/4" to resemble the old trim wood.

Board Member Crawford commented on Lot 2 with four windows and two bays and suggested two sets of French doors for more light. Board Member Villegas questioned the window gridding on the front. Ms. Chandler explained with the front windows, anything under a porch area they were able to use more ornate detail on the trim and not have to worry about water issues. Windows on the sides have a specialized flashing that goes underneath the siding and out on the top of the window, so it can be completely waterproofed, essentially giving a third layer of protection. Under the porch, they can use a crown molding and a specialized topper and not have to use the flashing because there would be no direct rain. On the front they try to use a window sill and crown molding to resemble what it would be traditionally. Board Member Crawford pointed out the grid pattern was 4 over 1 on the front and 2 over 1 on the side. Board Member Mead appreciated the variations between the three structures which was much superior to the cookie-cutter approach. Ms. Chandler confirmed the grid pattern would be 2 over 1 and consistent all around.

Board Member Mead made a motion to approve as submitted and returning to an abbreviated review on the doors, window configuration (grid patterns), on the placement of the French doors and arrangement of the fenestration between the two abutted structures. Board Member Salter seconded the motion, and it carried unanimously. Staff confirmed that the garages would not be affected by the variances since they were accessory structures.

Board Member Mead made a motion for the 1926 structure on the corner to find it historically significant, and a delay in demolition should be accorded that structure based upon its architectural details, period and prominence in the neighborhood and its

overall construction during that period of the '20s. The motion was seconded by Mr. Salter, and it carried unanimously.

Board Member Mead asked for more details on the smaller structure. Mr. Rogers indicated it was old with wood rot. Since he was not here, he did not know the purpose of the structure. Mr. Pristera advised this structure was more typical of what you would find in the neighborhood, not architecturally as important, but they were disappearing in Belmont DeVilliers. Board Member Mead pointed out there were enough samples in the vernacular sense that they were not losing significant fabric if they lose this one. Given its condition and not being used, he did not feel strongly about this structure. Staff clarified that the motion from the Board would be to find this structure was not historically significant and not in the public's interest to delay for 60 days. Board Member Villegas verified the two structures were on the same lot and belonged to the same family. She felt it was hard to make a motion when the properties were in probate. Board Member Mead was not as comfortable on this structure with regard to its significance. Staff stated if it was significant, it would be in the public interest to be preserved or rehabilitated rather than demolished. Board Member **Mead explained the decision was to determine if the building was historic and then if it was significant. He made a motion to find that this structure is also historically significant and requires further review for the Board to come to any conclusion for demolition and moved that it be subject to the same delay. The motion was seconded by Board Member Villegas and carried unanimously.**

DISCUSSION – Notification of special meeting to be held on Friday, January 10, 2020, at 10 am to tour and inspect 412 E. Belmont Street (Old East Hill).

Historic Preservation Planner Harding notified the Board of a special meeting Friday, January 10, 2020, at 10 am to inspect the exterior and interior of 412 E. Belmont Street (Old East Hill), specifically evaluating the stairs and second story relating to the requested elevation of the roof.

ADJOURNMENT – With no further business, the meeting adjourned at 5:06 pm.

Respectfully Submitted,



Historic Preservation Planner Harding
Secretary to the Board



Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: January 8, 2020

SUBJECT: **New Business - Item 1**
1304 N. Barcelona Street
NHPD / PR-1AAA
Contributing Structure

BACKGROUND

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for modifications to a recently approved project. This overall project was approved by the Board in September 2019 and an Abbreviated Review for the gate element was approved in October 2019. Per the client's request, the scope of work has been slightly reduced. The current plans show changes to the fence along Lloyd Street, replacement of the pool house and covered drive with a new pergola and fire pit, a redesign to the rear porch addition and roof, and minor hardscape and landscape changes to the new garden area. To date, there have been no changes to any of the proposed materials, products, or paint colors which were approved during the last submittal.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(B)(5) NHPD, Regulations and guidelines for any development within the preservation district

Sec. 12-2-10(B)(6) NHPD, Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 412
Site Name Wright/Touart House 830 = = Survey Date 8005 820 = =
Address of Site: 1304 N. Barcelona St. Pensacola, Fl. 32501 905 = =
Instruction for locating on NE corner of N.Barcelona and W.Lloyd St. 813 = =

Location: Belmont Tract 173 1-6 868 = =
subdivision name block no. lot no.

County: Escambia 808 = =

Owner of Site: Name: Grissett, James D. and Myrna G.
Address: 1304 N. Barcelona St. 902 = =
Pensacola, Fl. 32501 832 = =

Type of Ownership Private 848 = = Recording Date 8005
Recorder:

Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB

Condition of Site: Integrity of Site: Original Use Residence 818 = =
838 = =

Check One	Check One or More	Present Use	Residence	850 = =
<input type="checkbox"/> Excellent 863 = =	<input checked="" type="checkbox"/> Altered 858 = =	Dates: Beginning <u>+1910</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 checked="" type="checkbox"/> Zoning () 878 = =	<input type="checkbox"/> Transportation () 878 = =
<input type="checkbox"/> Development () 878 = =	<input type="checkbox"/> Fill () 878 = =
<input type="checkbox"/> Deterioration () 878 = =	<input type="checkbox"/> Dredge () 878 = =
<input type="checkbox"/> Borrowing () 878 = =	
Other (See Remarks Below):	878 = =

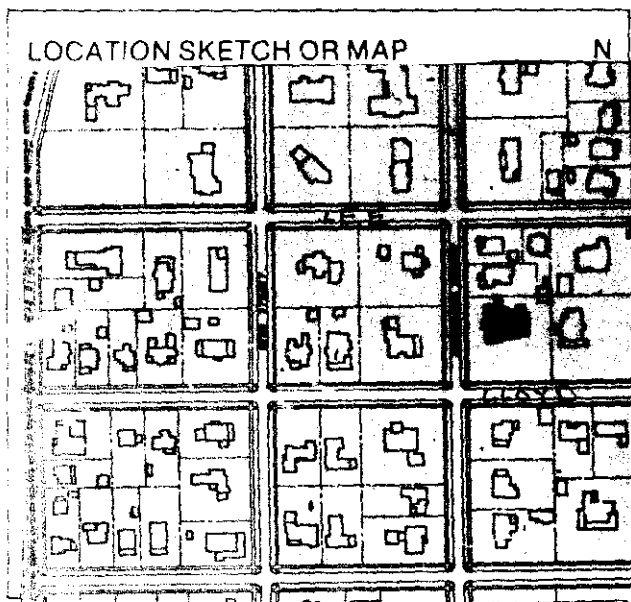
Areas of Significance: Architecture, History 910 = =

Significance:

An early example of an expanded bungalow, this house was constructed by Emily C. Wright, widow of Henry T. Wright, a lumber merchant. From 1923 to 1965, the house was owned by Mitchell Touart, jr., president of Touart Exporting Co. Touart was descended from a Pensacola family whose ties to the community extend back to the Second Spanish Period.

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

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Bungalow 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) Stucco 854 ==
 STRUCTURAL SYSTEM(S) Wood frame 856 ==
 PORCHES W/ 1 story shed with stuccoed piers & turned ballusters,
5 bay, W access#N 1 story carriage porch 942 ==
 FOUNDATION: Continuous: brick, stuccoed, scored 942 ==
 ROOF TYPE: hip (truncated) 942 ==
 SECONDARY ROOF STRUCTURE(S): gable dormers N&S#hip dormer W 942 ==
 CHIMNEY LOCATION: All have been removed 942 ==
 WINDOW TYPE: DHS, 5/1 patterned, wood; grouped in dormers 942 ==
 CHIMNEY: 882 ==
 ROOF SURFACING: Composition shingle: butt 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 0 952 == NO. OF STORIES 1 1/2 950 ==
 NO. OF DORMERS 3 954 ==
 Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970
North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: " " " " " " 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
2S	30W	19	812 ==

UTM Coordinates:

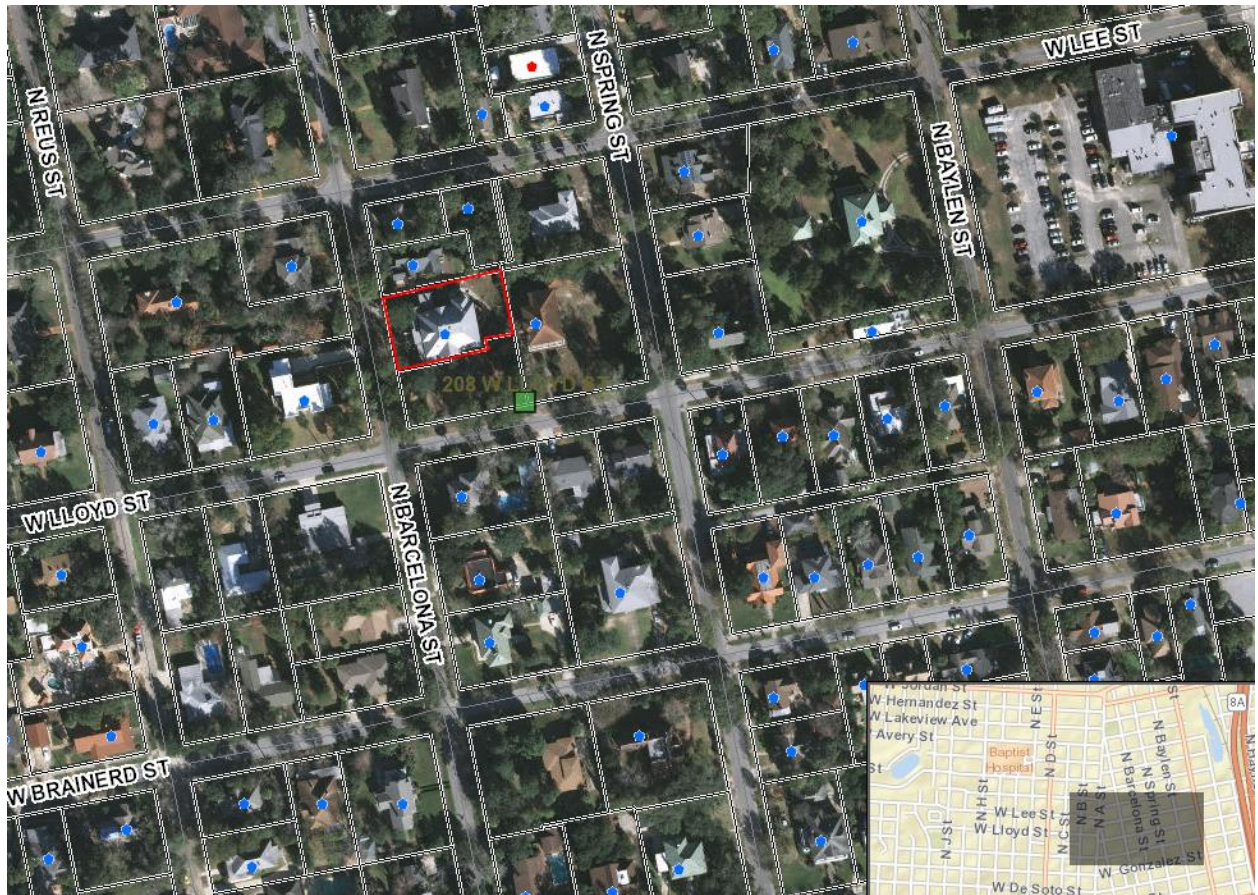
Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P80.22 Fr. 25, P80.13 Fr. 28 860 ==
NH26-11,12 P79.33 Fr. 19A,20A

Contact Print



1304 N. Barcelona Street



PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: September 11, 2019

SUBJECT: New Business - Item 9
1304 N. Barcelona Street
NHPD / PR-1AAA
Contributing Structure

BACKGROUND

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for exterior modifications and additions to a contributing structure. The proposed plans include a new roof and rear porch addition to the main residence, the construction of a new pool house a pool on the south side yard, the installation of a pergola and new garden area in the rear, and landscape, hardscape, and fencing additions. The new metal roof will match the existing and the added porch will be built to blend with the main residence. The proposed pool house will also match the main residence with stucco-applied walls, a standing seam metal roof, and composite molding. All new and replacement windows will be divided lite and "Stormy" blue-painted wood clad to match the existing. Exterior porch doors will be fiberglass with full view glass panels and will be painted "Juniper Blue". Additionally, a French Gothic wood privacy fence will be erected along the rear property line and metal fencing will be installed along the south side yard facing Lloyd Street. Additional landscape and hardscape features include new concrete pavers, a concrete pool area, and planter beds.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(B)(5) NHPD, *Regulations and guidelines for any development within the preservation district*

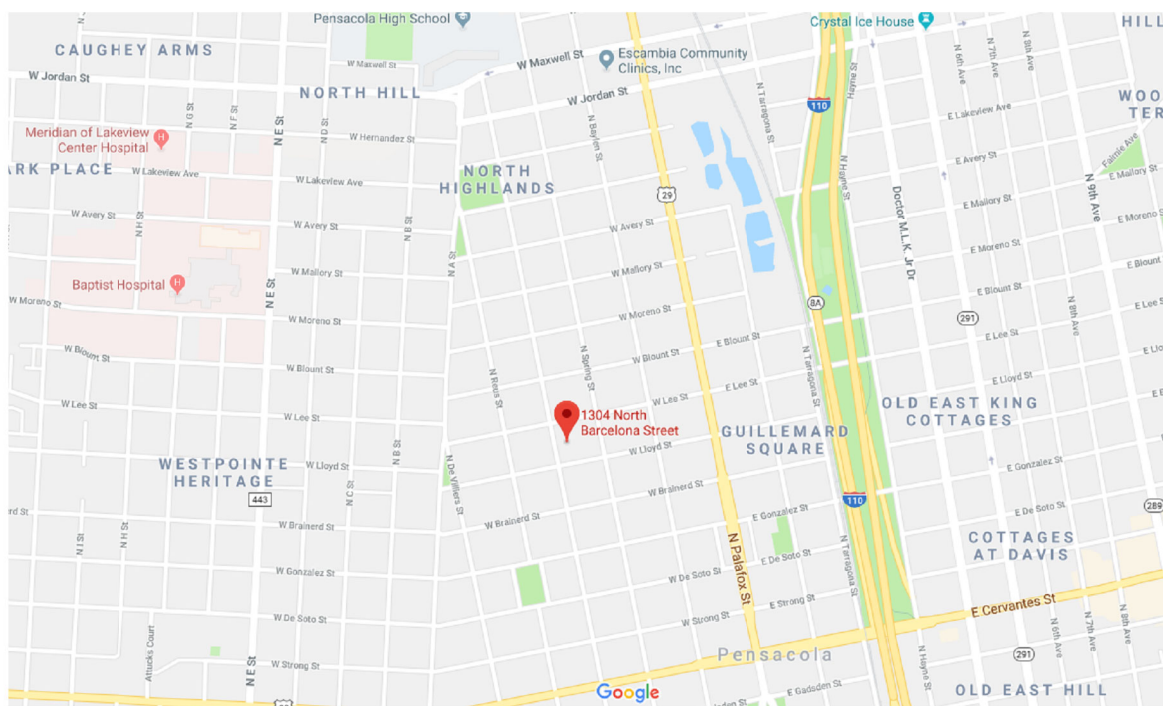
Sec. 12-2-41 *Yard requirements* (specifically subsection (A)(c) showing project/porch stairs in compliance with rear setback)

McKean Pool and Spa

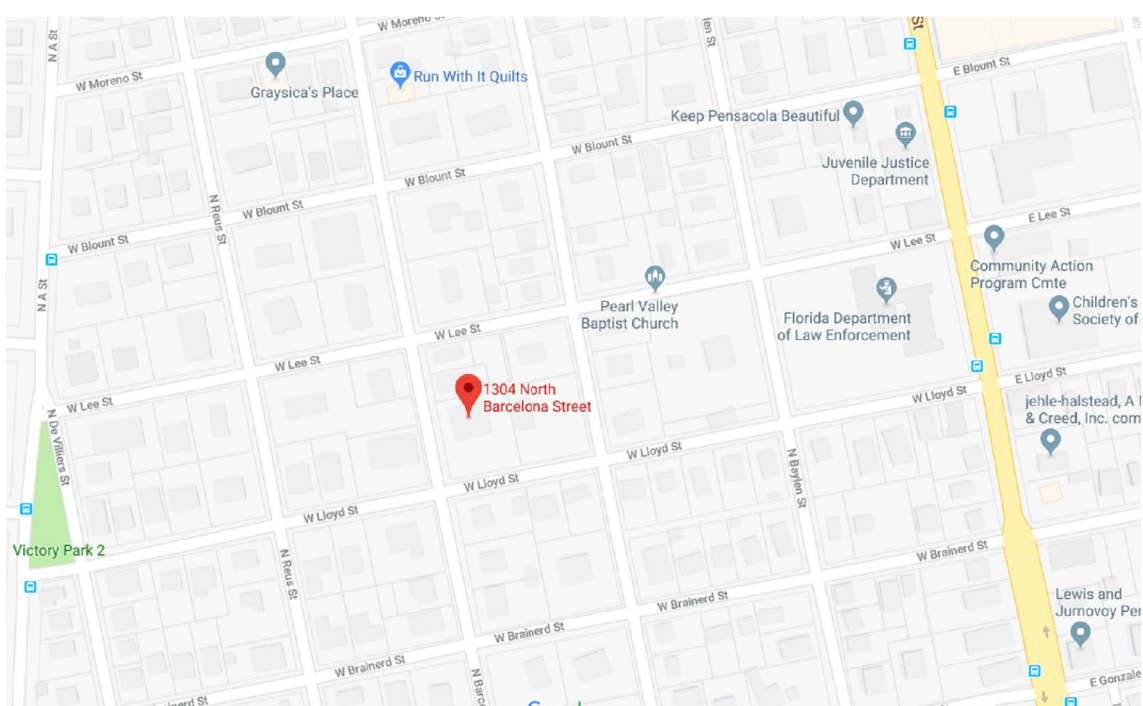
ADDITION OF SWIMMING POOL WITH SPA AND POOL HOUSE, ELEVATED DECK ATTACHED TO EXISTING RESIDENCE AND FENCE DESIGN.

1304 N. BARCELONA ST.

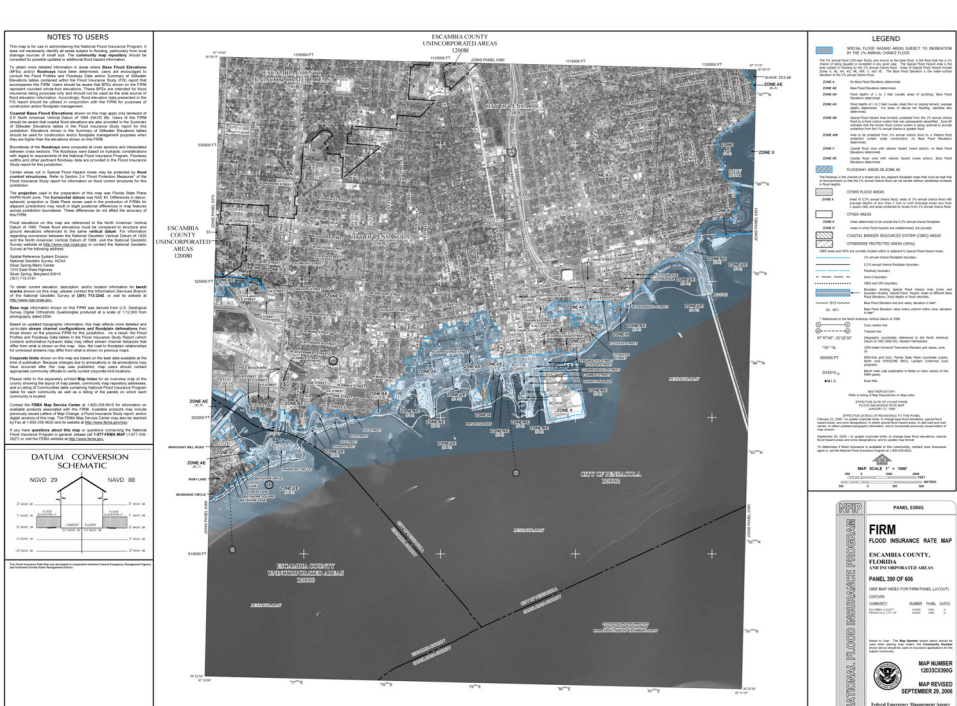
September 2019
Approval



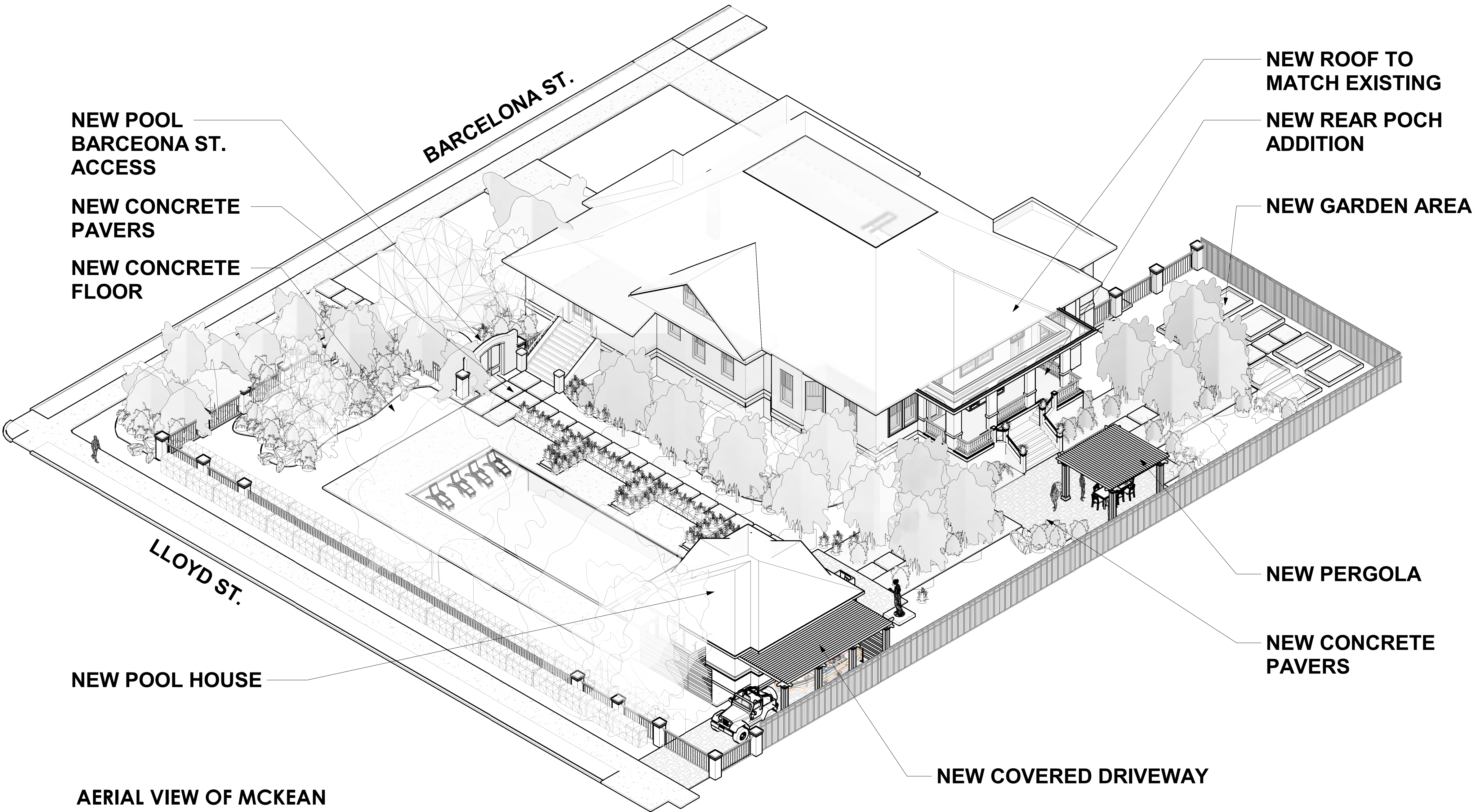
VICINITY MAP



SITE MAP



FEMA FLOOD MAP



AERIAL VIEW OF MCKEAN RESIDENCE

BUILDING DATA

APPLICABLE CODES:	
2017 FLORIDA BUILDING CODE, RESIDENTIAL	
FLORIDA FIRE PREVENTION CODE, 6TH EDITION	
CONSTRUCTION TYPE:	
TYPE VB: UNPROTECTED, UNSPRINKLERED	
OCCUPANCY CLASSIFICATION:	
RESIDENTIAL (PR-1AAA) - SINGLE FAMILY DWELLING UNIT	
ZONED:	
PR - 1AAA	
FLOOD ZONE:	
Zone X	
PHYSICAL PROPERTIES:	
POOL HOUSE (UNCONDITIONED):	568 SF
PERGOLA STRUCTURE	144 SF
REAR PORCH	331 SF
TOTAL:	1,043 SF
BUILDING HEIGHT:	18'-1"
NO. OF STORIES:	1

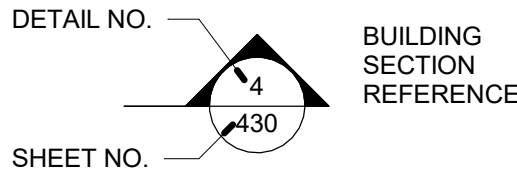
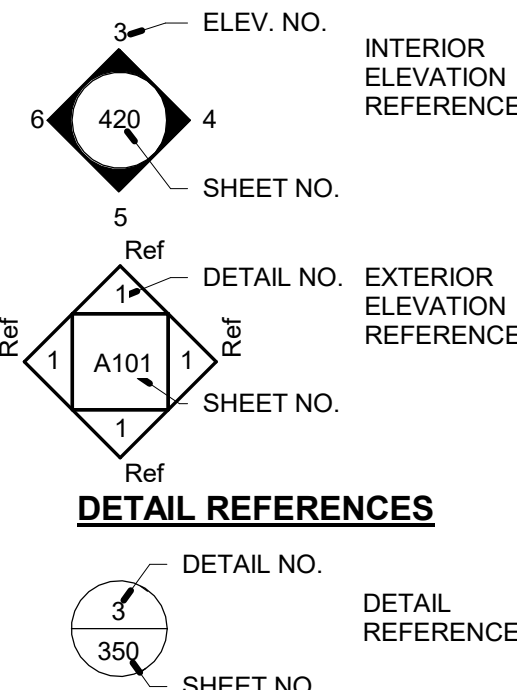
GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2017 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2017 FBC, RESIDENTIAL EDITION R.301.2.1.2 FOR RESIDENTIAL WORK OR 2017 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

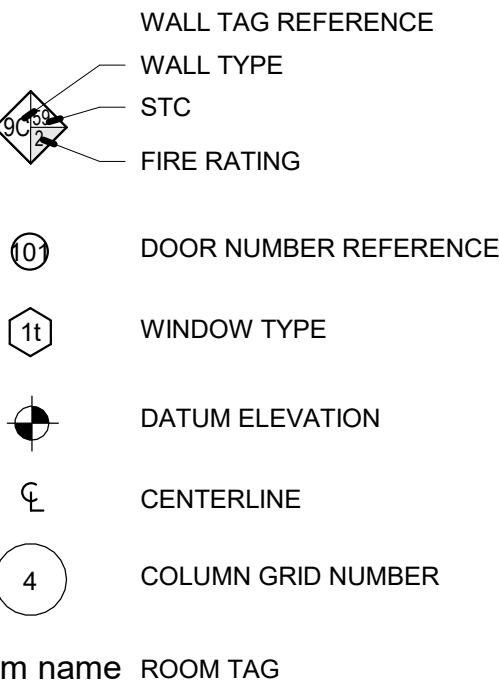
INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Civil		
C101	SITE PLAN	
Architectural		
A101	NEW WORK FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A203	POOL HOUSE ELEVATIONS	
A701	3D EXTERIOR PERSPECTIVE VIEWS	
A702	3D EXTERIOR PERSPECTIVE VIEWS	

ELEVATION REFERENCES



ANNOTATION REFERENCES



REVISION NUMBER REFERENCE



dalrymple | sallis
architecture
503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsol.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

PRICING SET

McKean Pool and Spa

1304 N. BARCELONA ST.

DRAWN BY: SRJ
CHECKED BY: JSS

ISSUE DATE: 08/28/19

REVISIONS: No. Desc. Date

SHEET TITLE:

TITLE SHEET

SHEET NO:

G001

PROJECT NO: 19007

N. BARCELONA STREET

50' RW - PUBLIC

DRIVEWAY

SIDE 9' SBL

NEW
GARDEN

EXISTING
RESIDENCE

NEW REAR PORCH

NEW
PERGOLA

September 2019
Approval

NEW CONC. PAVERS ON SAND BED

RELOCATE
EXIST. TREE

NEW CONC. PAVERS ON SAND BED

NEW PYLONS TO
ALIGN WITH
EXISTING POSTS
@ RESIDENCE ENTRY

NEW PLANTER
BEDS

NEW CONC. FLOOR

NEW CONC. FLOOR

NEW CONC. FLOOR

NEW CONC. FLOOR

NEW PLANTER BEDS

EXISTING IRRIGATION
CONTROL VALVE TO
BE REMOVED

EXISTING JUNCTION
BOX TO BE REMOVED

NEW POOL AND SPA

NEW POOL HOUSE

NEW COVERED DRIVEWAY

NEW CONC. PAVERS ON SAND BED

EXIST. HEDGES TO REMAIN

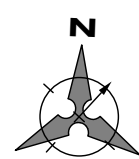
EXIST. TREES TO
REMAIN

SIDE ST. 15' SBL

LLOYD STREET

50' RW - PUBLIC

EXISTING GAS LINE



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



dalrymple | sallis
architecture
503 E. Government St.
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CERTIFICATION

PRICING SET

McKean Pool and Spa

1304 N. BARCELONA ST.

DRAWN BY: SRJ
CHECKED BY: JSS

ISSUE DATE:
08/28/19

REVISIONS
No. Des. Date

SHEET TITLE:

SITE PLAN

SHEET NO:

C101

PROJECT NO:
19007

**Architectural Review Board Application
Abbreviated Review**



Application Date: 10/10/2019

Project Address: 1304 N. Barcelona Street
Applicant: Dalrymple Sallis Architecture
Applicant's Address: 503 E. Government Street, Pensacola, Florida 32502
Email: scott@dalsal.com **Phone:** 850-470-6399
Property Owner: Chris and Kathy McKean

(If different from Applicant)

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

There is a \$25 Application Fee for the following project types:

- ☐ Change of Paint Color(s) Body: _____
Trim: _____
Accent: _____
- ☐ New/Replacement Sign(s) Sign Type: _____
Dimensions: _____
Colors: _____
- ☒ Minor Deviation to an Approved Project / Change of Roofing Material Description: Abbreviated Review for the gate element only per ARB request from September 2019 ARB Meeting

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.

[Signature]
ARB Secretary Signature

10/10/2019
Date

This request was reviewed and approved by the following members of the Architectural Review Board:

[Signature] 10-10-19
Architect Signature / Date

Comments: _____

[Signature] 10-10-19
UWFHT Representative Signature / Date

Comments: _____

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

Memorandum 001

Date: Wednesday, October 09, 2019

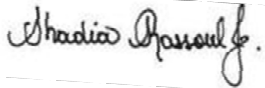
Project: **McKean Pool and Spa**
1304 North Barcelona St, Pensacola, FL

Recipient: **Gregg Harding**, Historic Preservation Planner | (850) 435-1676 |
gharding@cityofpensacola.com

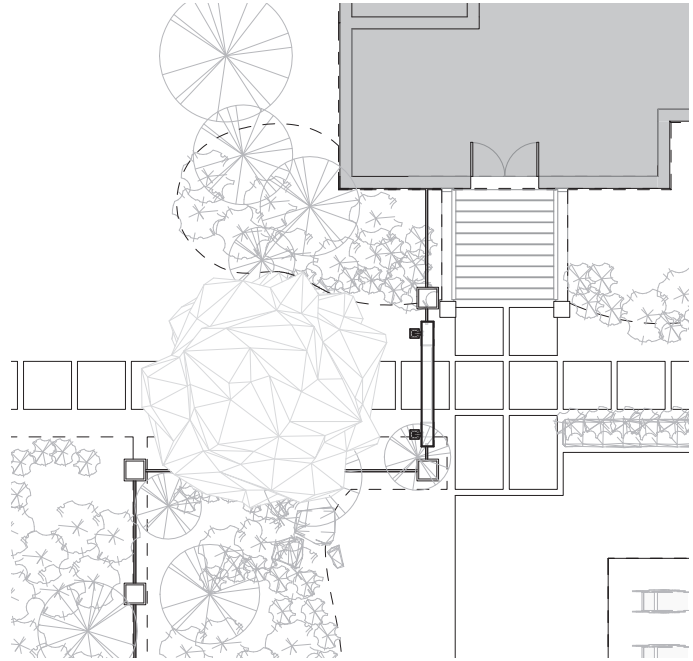
Gregg,

Upon request from our previous meeting with the ARB board concerning the project McKean Pool and Spa (specifically the gate), the following document is being submitted for abbreviated Review.

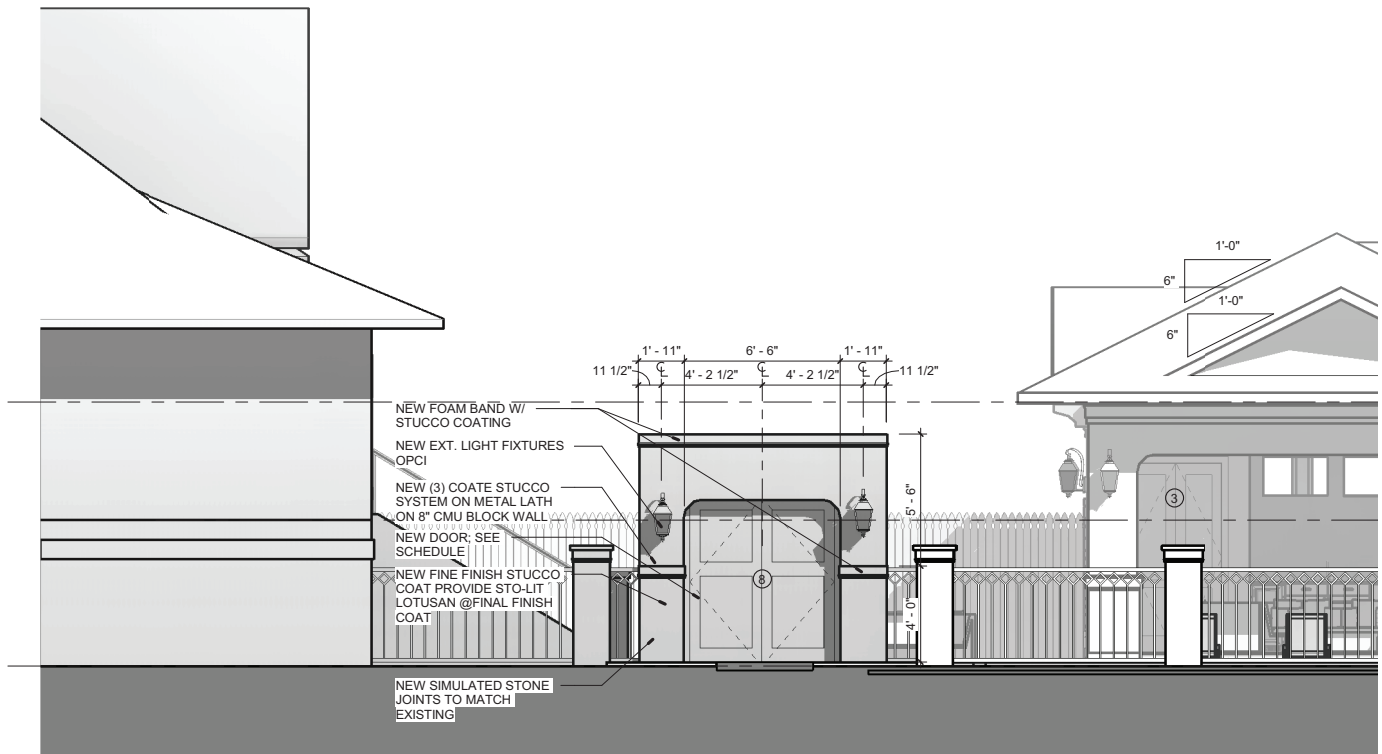
Thank you,



October 2019
Approval



GATE - PLAN VIEW



1 WEST ELEVATION

1/4" = 1'-0"



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

**Architectural Review Board Application
Full Board Review**

Application Date: **12-19-2019**

Project Address: 1304 N. Barcelona St.

Applicant: Dalrymple Sallis Architecture

Applicant's Address: 503 E. Government Street, Pensacola, Florida 32502

Email: scott@dalsal.com **Phone:** 850-470-6399

Property Owner: Chris and Kathy McKean

(If different from Applicant)

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

Application is hereby made for the project as described herein:

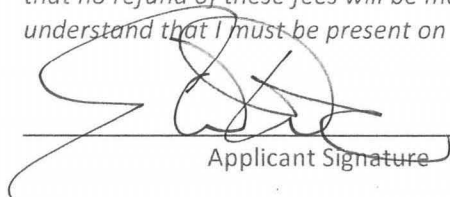
- ☒ Residential Homestead – \$50.00 hearing fee
- ☐ Commercial/Other Residential – \$250.00 hearing fee

** 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:

Per owner request, the scope of work has been reduce from previous submittal. Construction of a new fence work, a new porch in rear of residence; a new swimming pool and spa with new pergola structure. All materials are to match existing where possible.

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


Applicant Signature

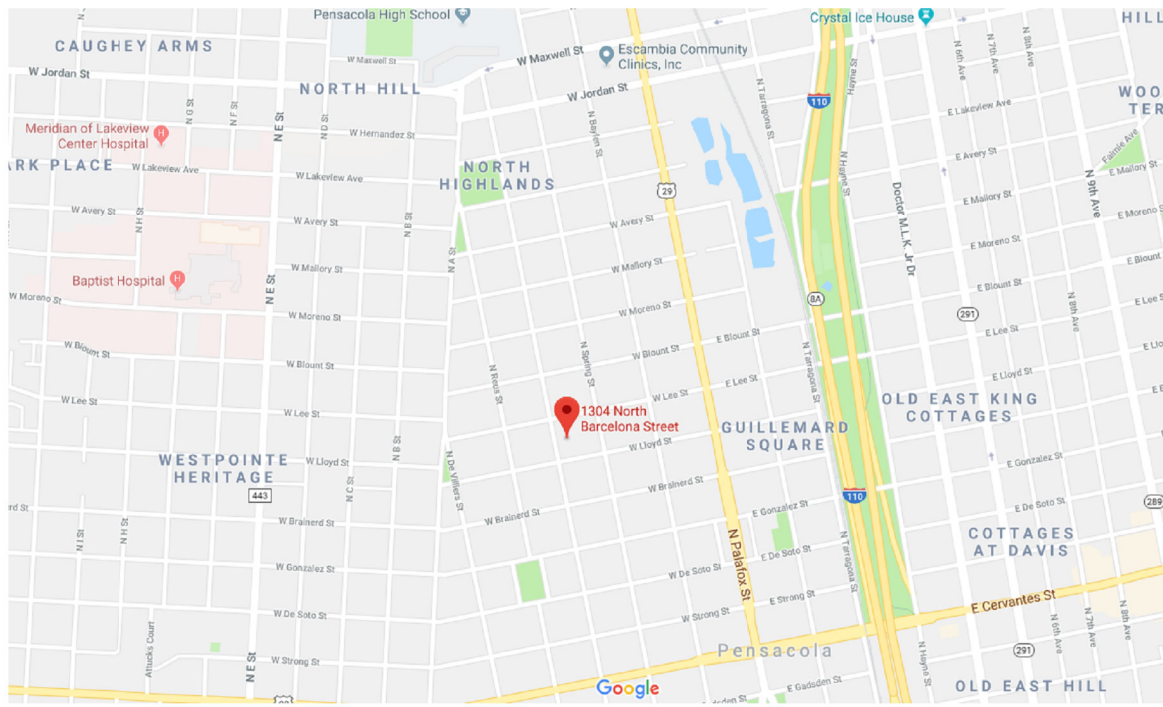
12/19/19
Date

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

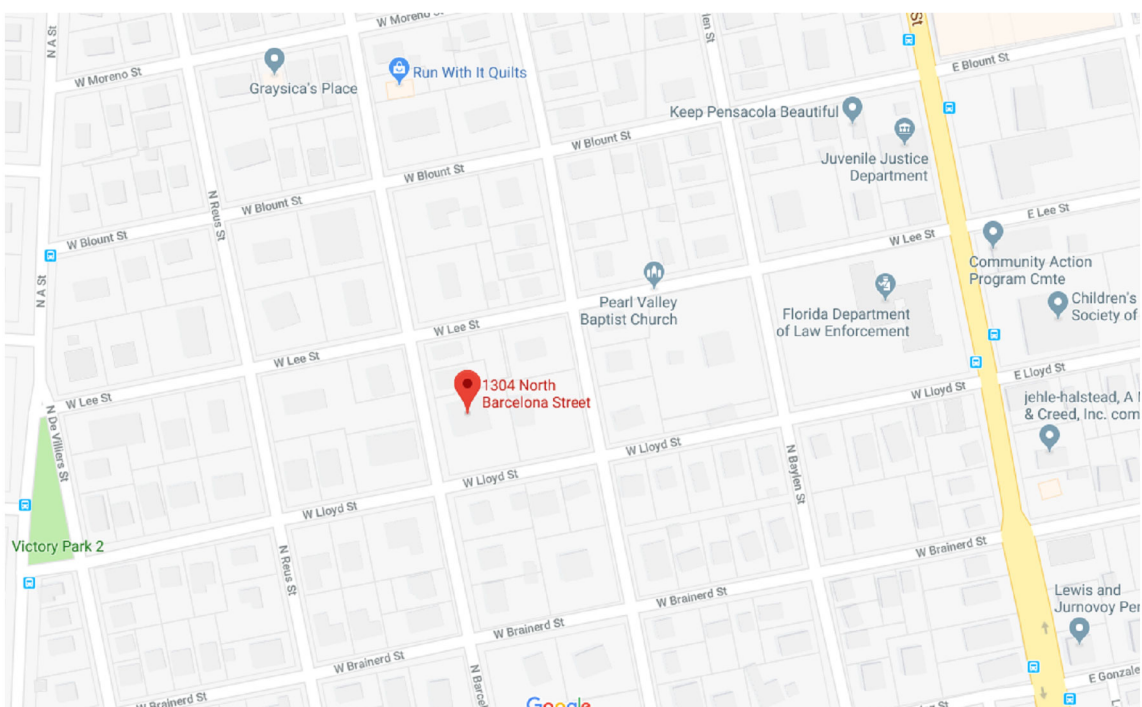
McKean Pool and Spa

ADDITION OF SWIMMING POOL WITH SPA AND POOL PERGOLA, ELEVATED DECK ATTACHED TO EXISTING RESIDENCE AND FENCE DESIGN.

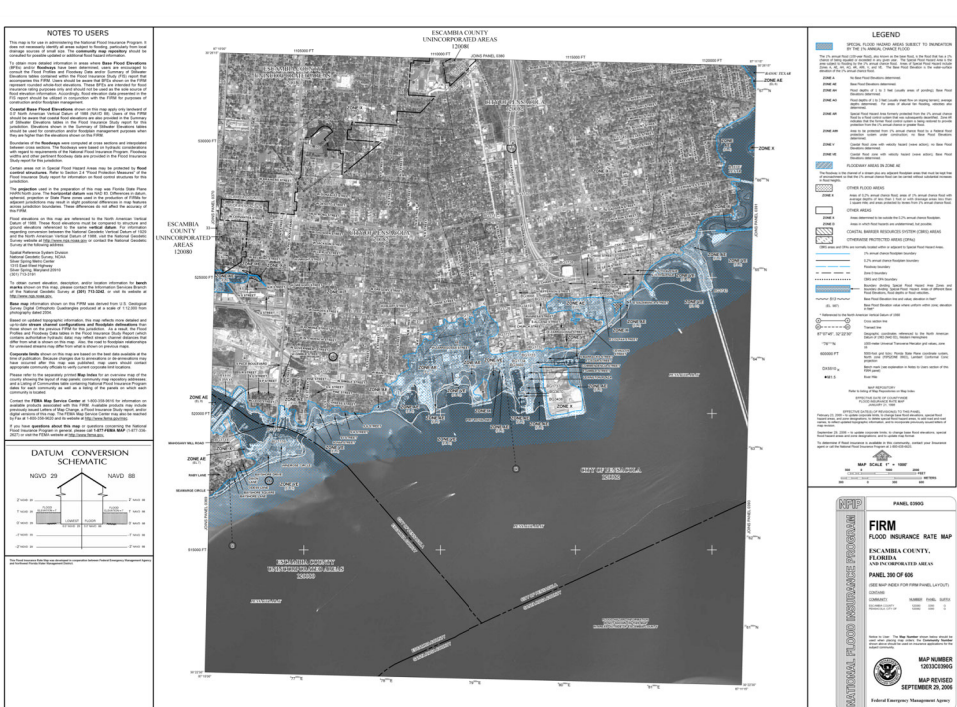
1304 N. BARCELONA ST.



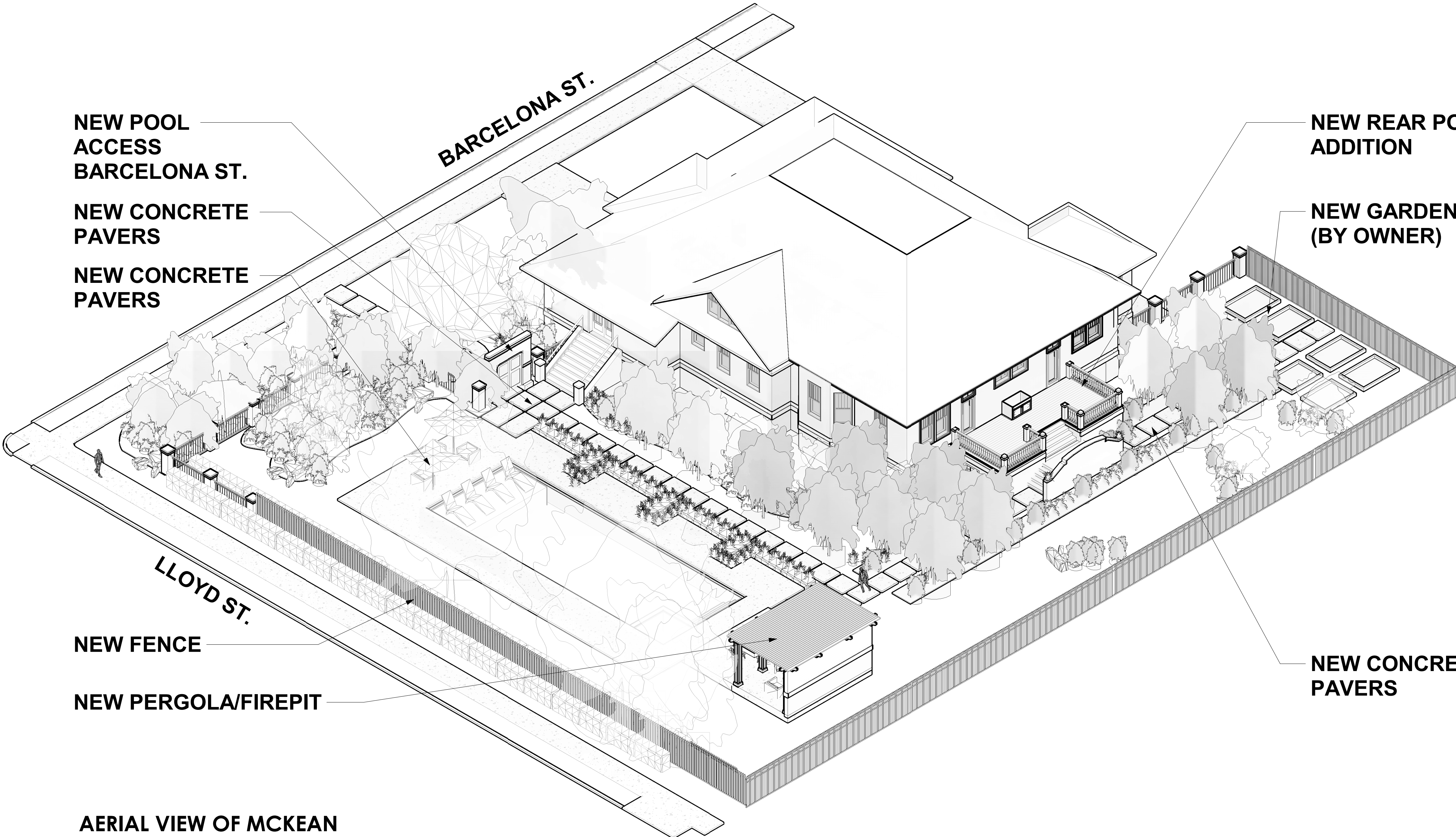
VICINITY MAP



SITE MAP



FEMA FLOOD MAP



NEW POOL
ACCESS
BARCELONA ST.

NEW CONCRETE
PAVERS

NEW CONCRETE
PAVERS

NEW FENCE

NEW PERGOLA/FIREPIT

BARCELONA ST.

NEW REAR POCH
ADDITION

NEW GARDEN AREA
(BY OWNER)

NEW CONCRETE
PAVERS

AERIAL VIEW OF MCKEAN
RESIDENCE

BUILDING DATA

APPLICABLE CODES: 2017 FLORIDA BUILDING CODE, RESIDENTIAL FLORIDA FIRE PREVENTION CODE, 6TH EDITION	
CONSTRUCTION TYPE: TYPE VB: UNPROTECTED, UNSPRINKLERED	
OCCUPANCY CLASSIFICATION: RESIDENTIAL (PR-1AAA) - SINGLE FAMILY DWELLING UNIT	
ZONED: PR - 1AAA	
FLOOD ZONE: Zone X	
PHYSICAL PROPERTIES: POOL HOUSE (UNCONDITIONED): 567 SF PERGOLA STRUCTURE 144 SF REAR PORCH 336 SF TOTAL: 1,047 SF	
BUILDING HEIGHT: NO. OF STORIES: 1	

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2017 EDITION.
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- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYS IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON. ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2017 FBC, RESIDENTIAL EDITION R.301.2.1.2 FOR RESIDENTIAL WORK OR 2017 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Civil		
C101	SITE PLAN	
Architectural		
A101	NEW WORK FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A203	POOL PERGOLA STRUCTURE	
A701	3D EXTERIOR PERSPECTIVE VIEWS	
A702	3D EXTERIOR PERSPECTIVE VIEWS	

ELEVATION REFERENCES

3	ELEV. NO.	INTERIOR ELEVATION REFERENCE
4	SHEET NO.	EXTERIOR ELEVATION REFERENCE
5	DETAIL NO.	DETAIL REFERENCE
6	Ref	Ref
7	Ref	Ref
8	Ref	Ref
9	Ref	Ref
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100	Ref	Ref

ANNOTATION REFERENCES

WALL TAG REFERENCE
WALL TYPE
STC
FIRE RATING
DOOR NUMBER REFERENCE
WINDOW TYPE
DATUM ELEVATION
CENTERLINE
COLUMN GRID NUMBER

Room name ROOM TAG

CEILING HEIGHT - ABOVE FIN. FLOOR

REVISION NUMBER REFERENCE

REVISION NO.

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CERTIFICATION

PERMIT SET

McKean Pool and Spa

1304 N. BARCELONA ST.

DRAWN BY: SRJ CHECKED BY: JSS

ISSUE DATE: 12/17/19

REVISIONS: No. Desc. Date

SHEET TITLE:

TITLE SHEET

SHEET NO:

G001

PROJECT NO: 19007



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DRAWN BY: SRJ	CHECKED BY: JSS
------------------	--------------------

ISSUE DATE:
12/17/19

REVISIONS		
No.	Des.	Date

SHEET TITLE:

SITE PLAN

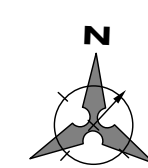
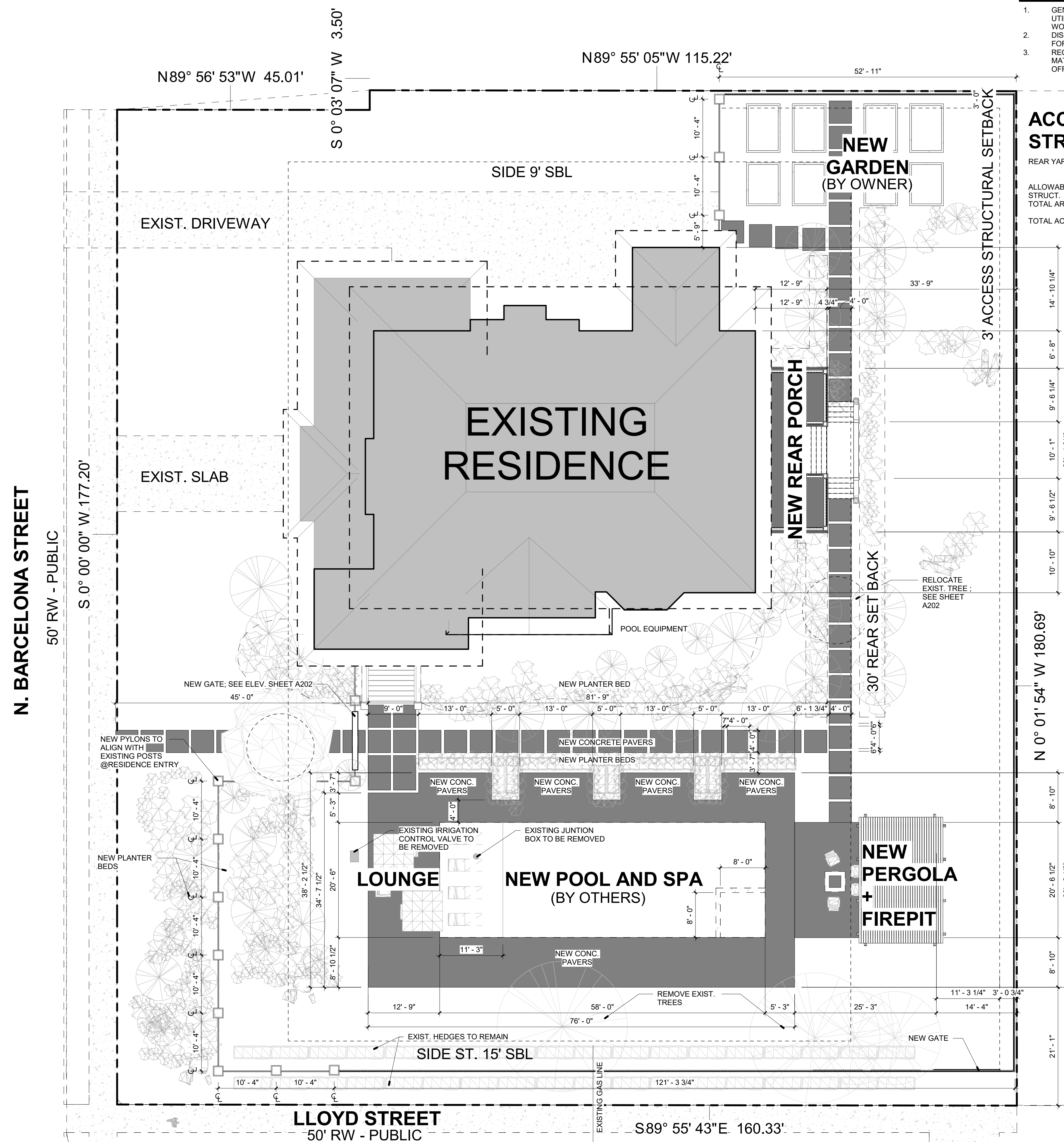
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C101

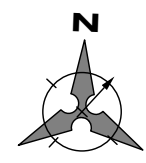
PROJECT NO:
19007

1. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
2. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
3. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.

REAR YARD TOTAL AREA	= 30' x 180.69'
	= 5,420.7
ALLOWABLE ACCESSORY STRUCT.	= 5,420.7 SF x 25% OF REAR
TOTAL AREA	YARD AREA
	= 1,355.17 SF
TOTAL ACCESSORY UNIT AREA	= 275 SF



1 ARCHITECTURAL SITE PLAN



1 FLOOR PLAN

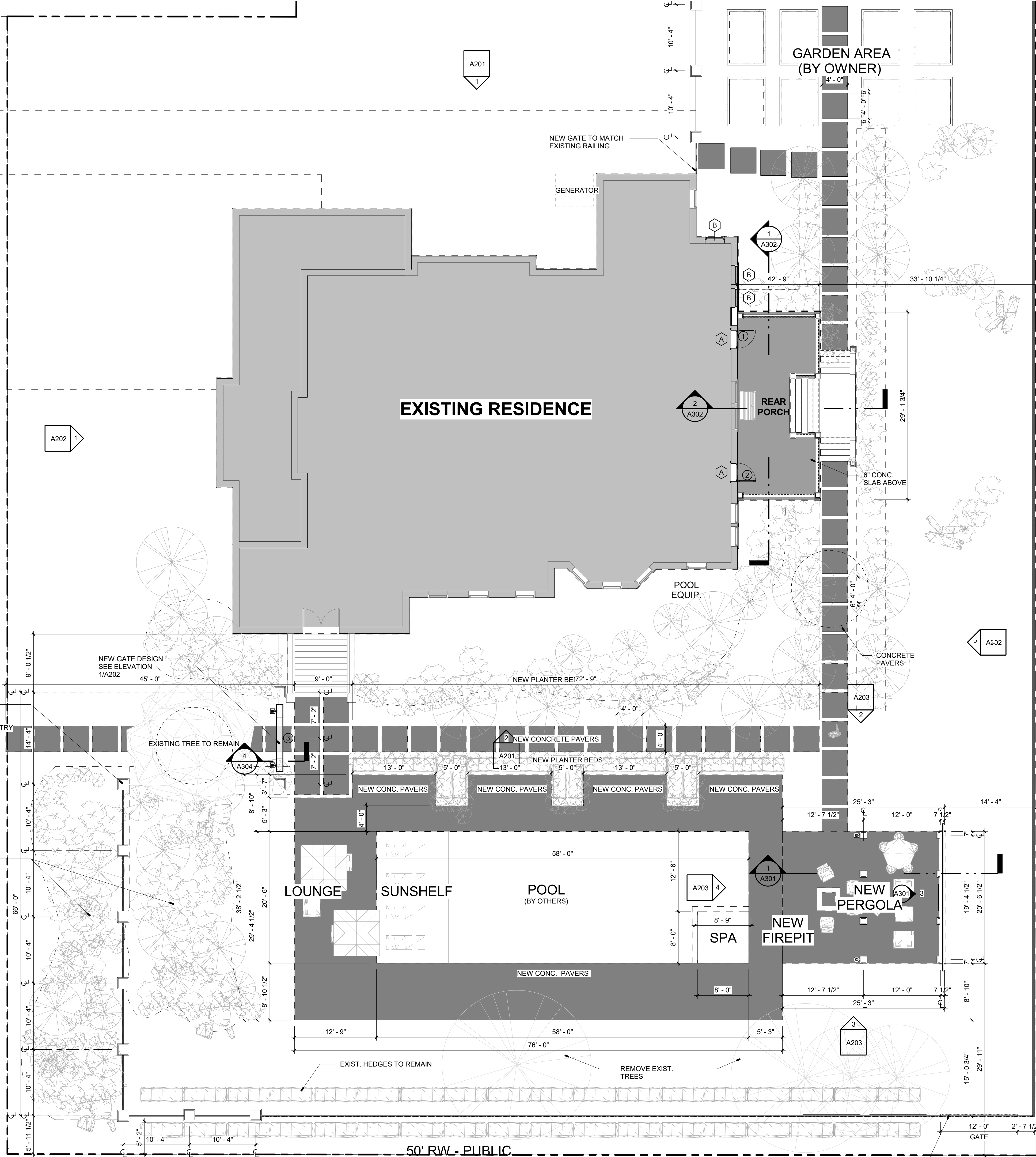
1/8" = 1'-0"

N. BARCELONA STREET

50' RW - PUBLIC

NEW POSTS TO
ALIGN WITH
EXISTING POSTS
@ RESIDENCE ENTRY

NEW PLANTER
BEDS



LLOYD STREET

EXISTING RESIDENCE

GARDEN AREA
(BY OWNER)

REAR PORCH

POOL EQUIP.

LOUNGE

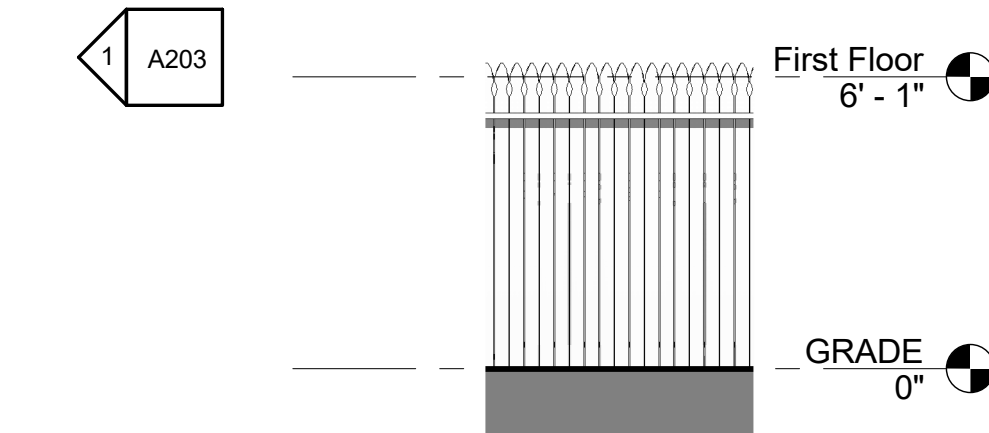
SUNSHELF

POOL
(BY OTHERS)

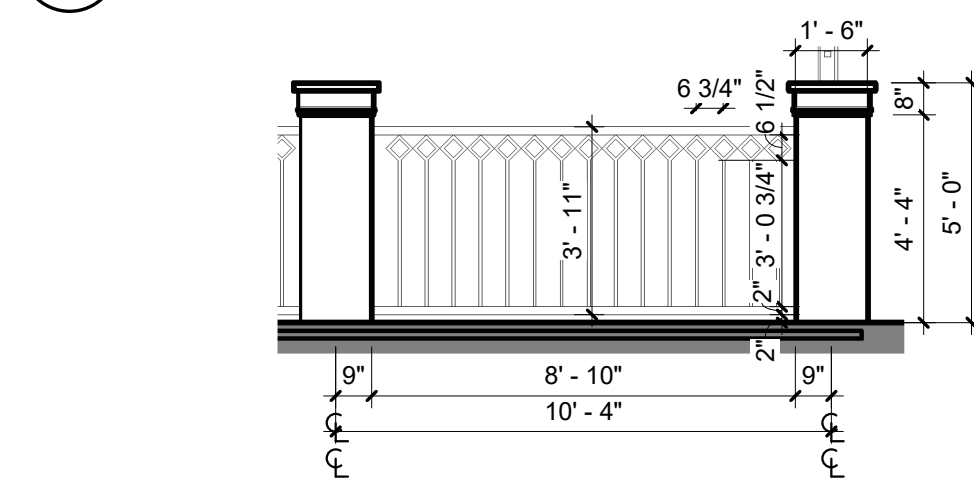
SPA

NEW
FIREPIT

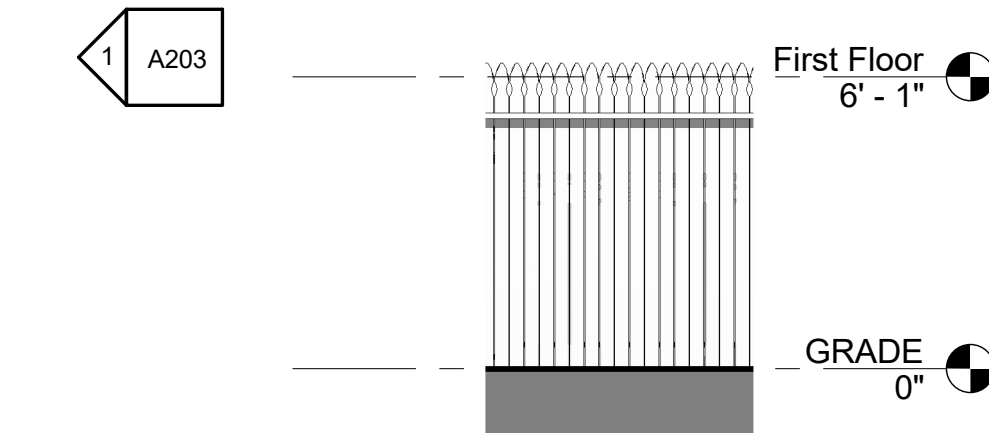
NEW
PERGOLA



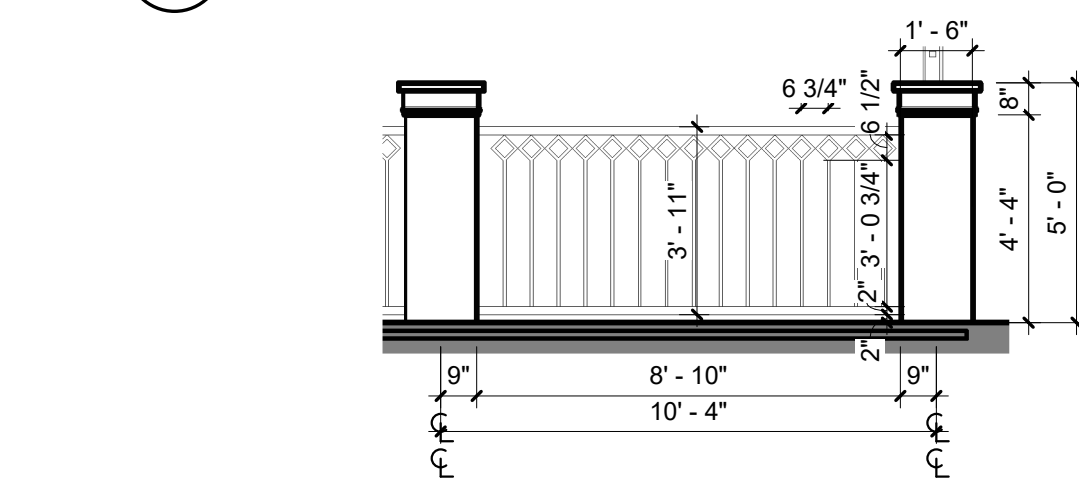
3 FRENCH GOTHIC WD FENCE
1/4" = 1'-0"



2 METAL FENCE DETAIL
1/4" = 1'-0"



3 FRENCH GOTHIC WD FENCE
1/4" = 1'-0"



2 METAL FENCE DETAIL
1/4" = 1'-0"

NEW WORK NOTES

1. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
2. CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIO/VISUAL WORK.
3. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
4. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.

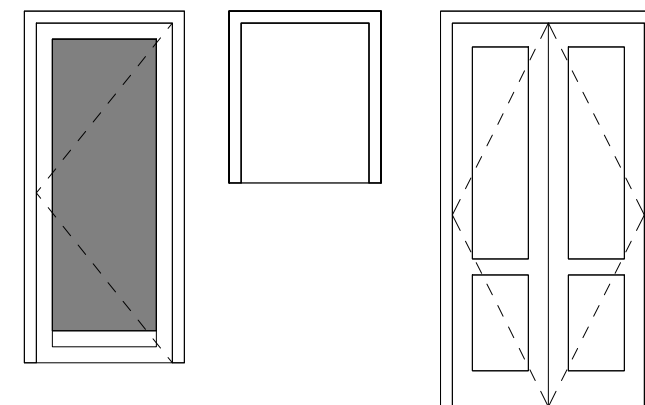
DEMOLITION NOTES

1. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
2. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
3. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.

DOOR SCHEDULE

MARK #	DOOR			Door Material	DOOR		NOTES
	WIDTH	HEIGHT	TYPE		HARDWARE		
GRADE	3	6' - 0"	7' - 0"	C	FB	PRIVATE	GATE
First Floor	1	2' - 10"	7' - 1"	A	FB/GLASS	PRIVATE	
	2	2' - 10"	7' - 1"	A	FB/GLASS	PRIVATE	

DOOR TYPES



A ENTRY
B FLUSHED (BUILD ON SITE)
C DOUBLE (GATE)

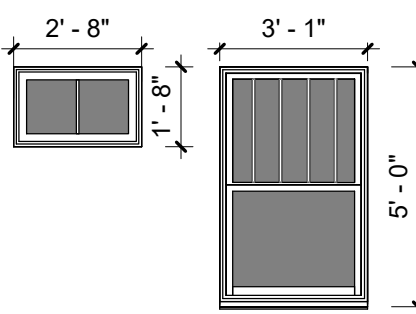
DOOR NOTES

1. CONTRACTOR TO VERIFY ALL DOOR STYLES, DOOR AND FRAME MATERIALS, AND HARDWARE WITH OWNER.
2. ALL GLAZING IN DOOR TO BE TEMPERED SAFETY GLAZING.
3. PROVIDE DOOR STOPS, BUMPERS, THRESHOLDS AND WEATHERSTRIPS FOR ALL DOORS AS REQUIRED.

WINDOW SCHEDULE

Type Mark	Width	Height	Head Height	Comments
A	2' - 10"	1' - 8"	9' - 1 1/4"	
B	3' - 1"	5' - 0"	9' - 8"	

WINDOW TYPES



A FIXED
B SINGLE HUNG

WINDOW NOTES

1. ALL WINDOWS TO BE WOOD CLAD, IMPACT-RATED PRODUCT.
2. ALL WINDOWS TO HAVE MIN. LOW-E GLASS COATING.



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CERTIFICATION

PERMIT SET

McKean Pool and Spa

1304 N. BARCELONA ST.

DRAWN BY: SRJ
CHECKED BY: JSS

ISSUE DATE: 12/17/19

REVISIONS No. Des. Date

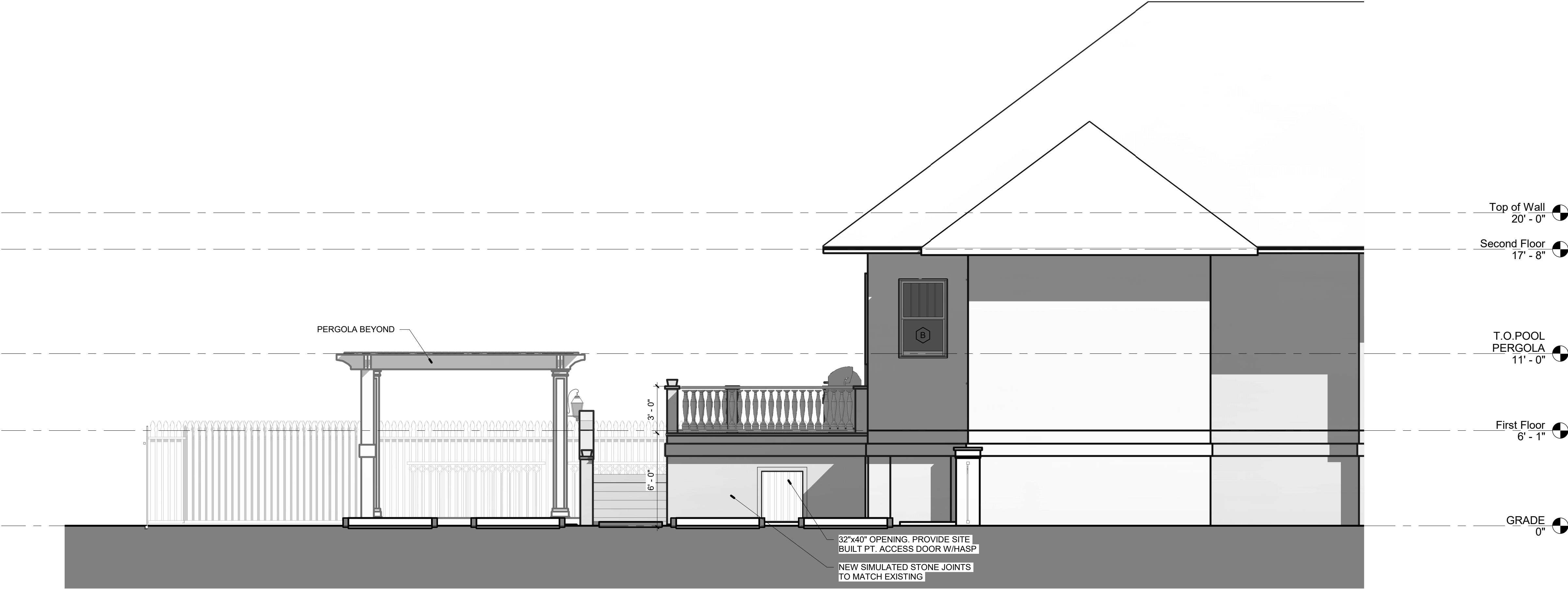
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NEW WORK
FLOOR PLAN

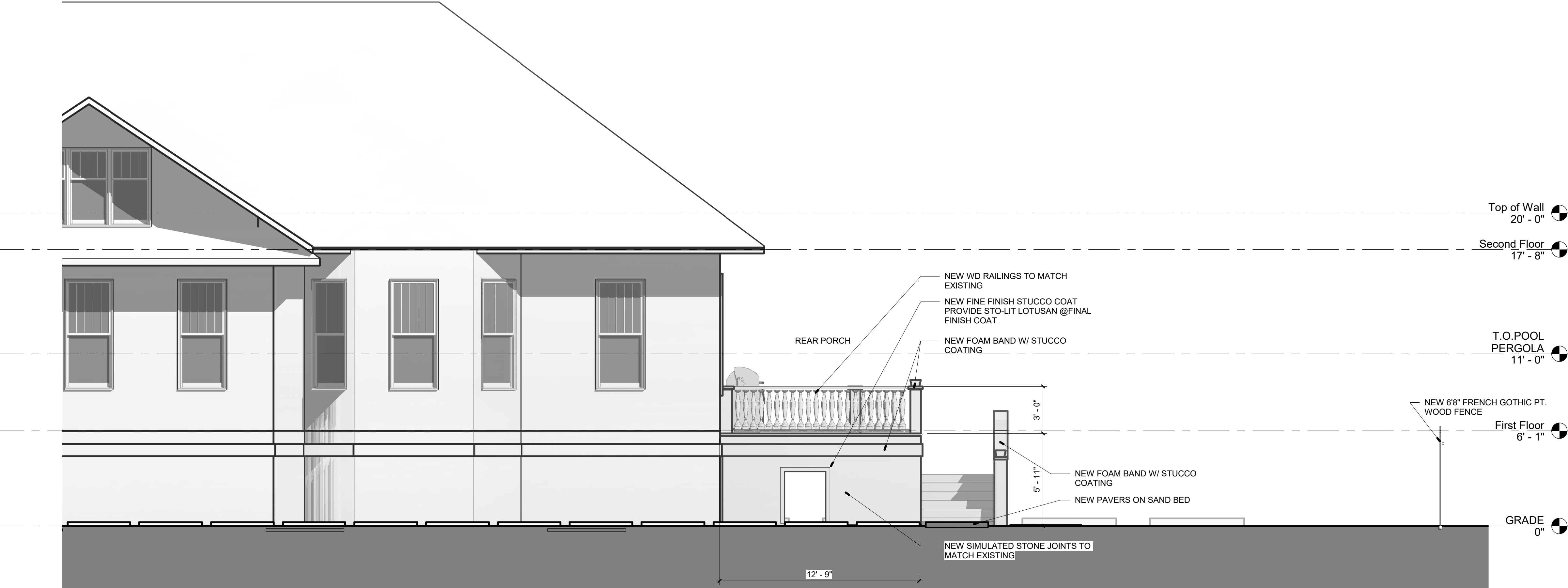
SHEET NO:

A101

PROJECT NO: 19007



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



2 SOUTH ELEVATION
1/4" = 1'-0"

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McKean Pool and Spa
1304 N. BARCELONA ST.

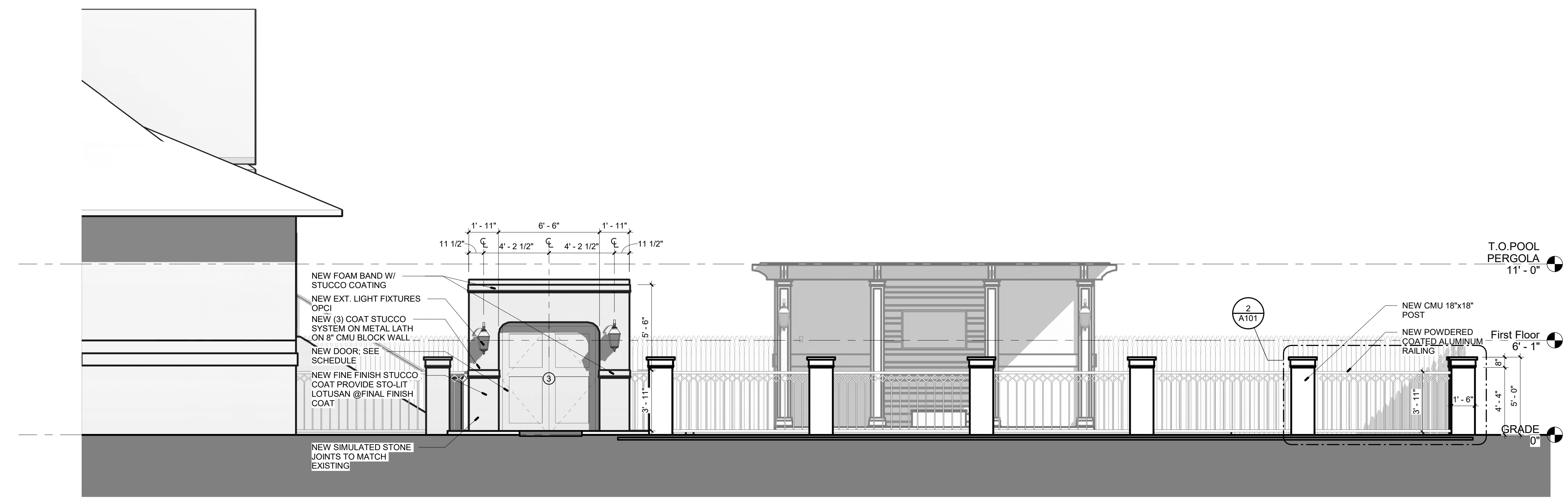
DRAWN BY: SRJ
CHECKED BY: JSS

ISSUE DATE: 12/17/19

REVISIONS
No. Des. Date

SHEET TITLE:
EXTERIOR ELEVATIONS

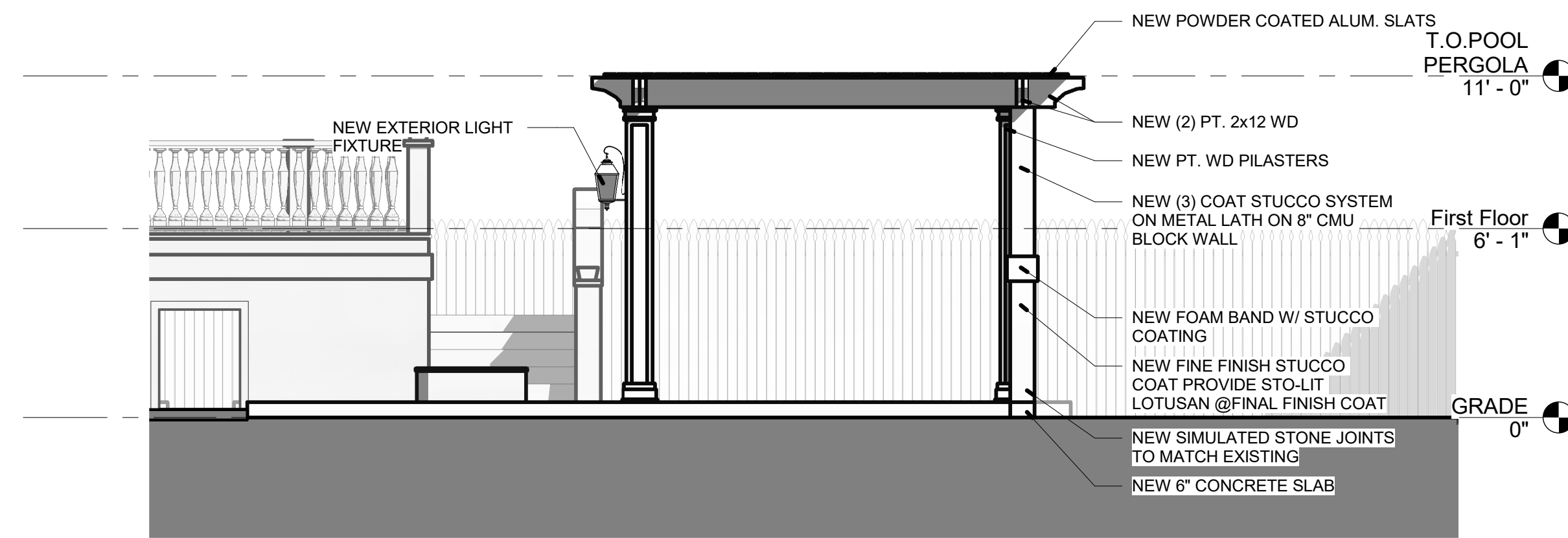
SHEET NO:
A202
PROJECT NO:
19007



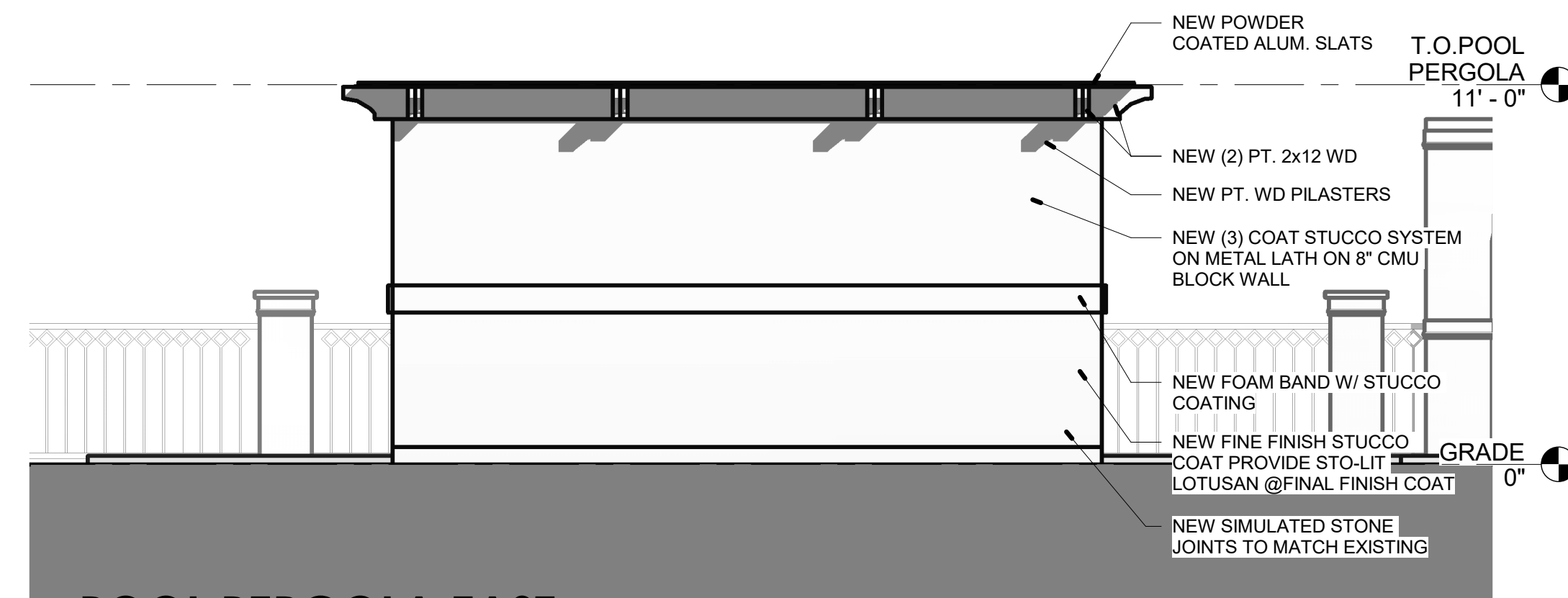
1 WEST ELEVATION
1/4" = 1'-0"



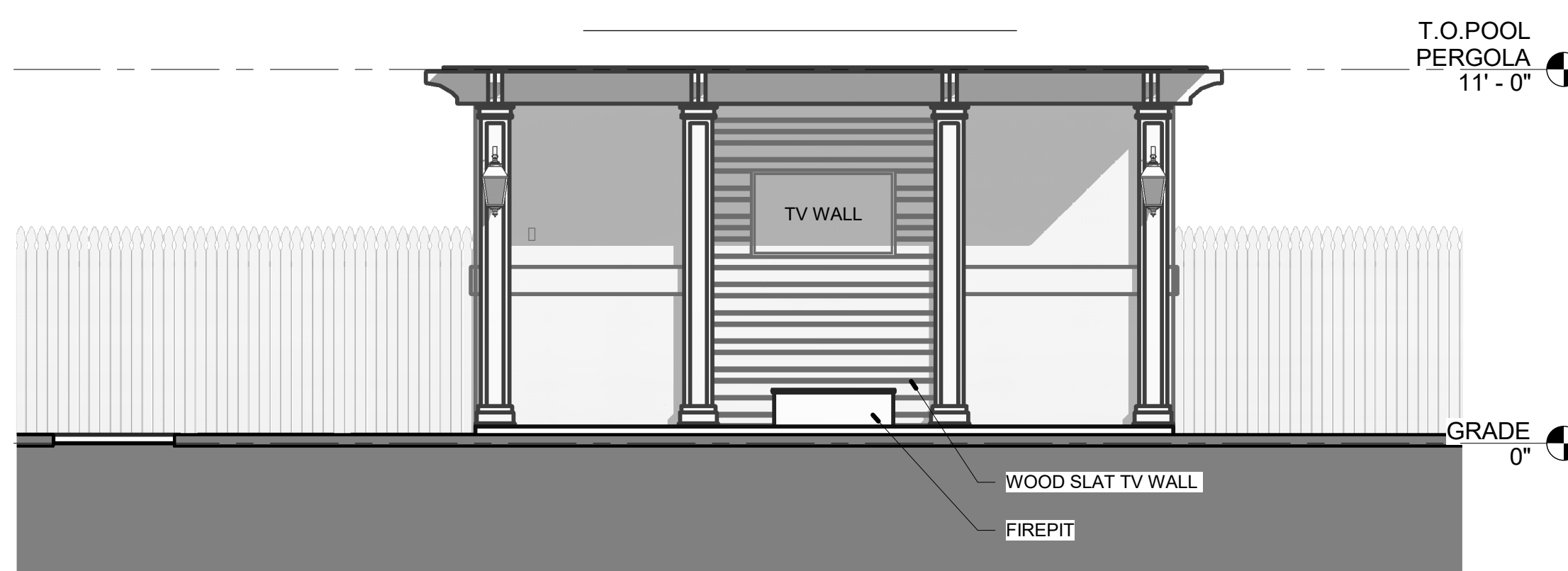
2 EAST ELEVATION
1/4" = 1'-0"



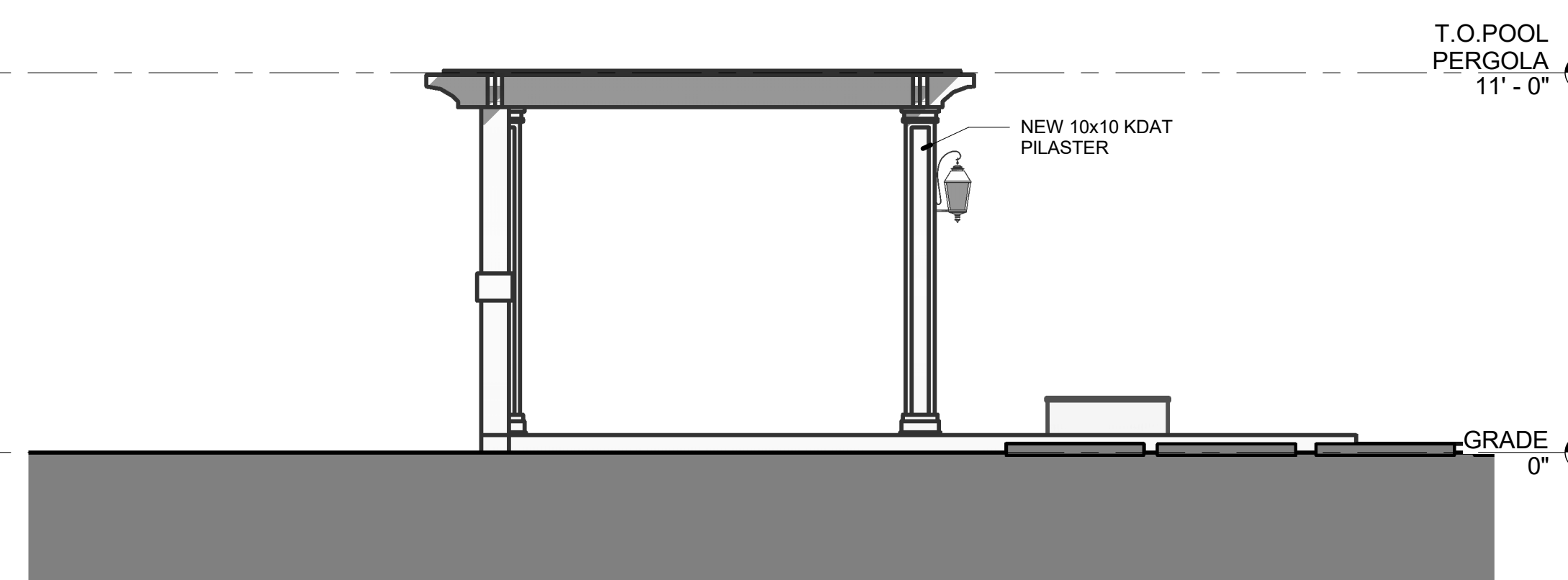
3 POOL PEROLA SOUTH ELEV.
1/4" = 1'-0"



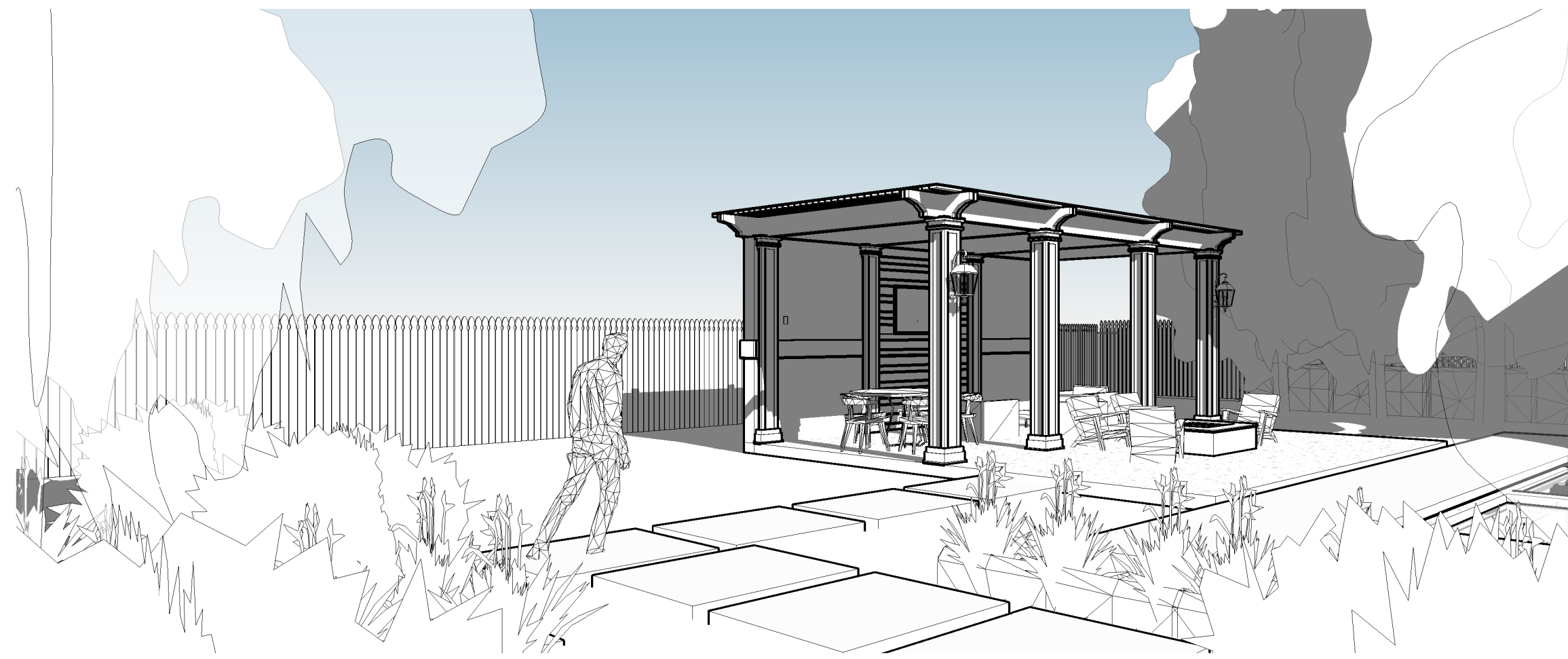
**1 POOL PERGOLA EAST
ELEVATION**
1/4" = 1'-0"



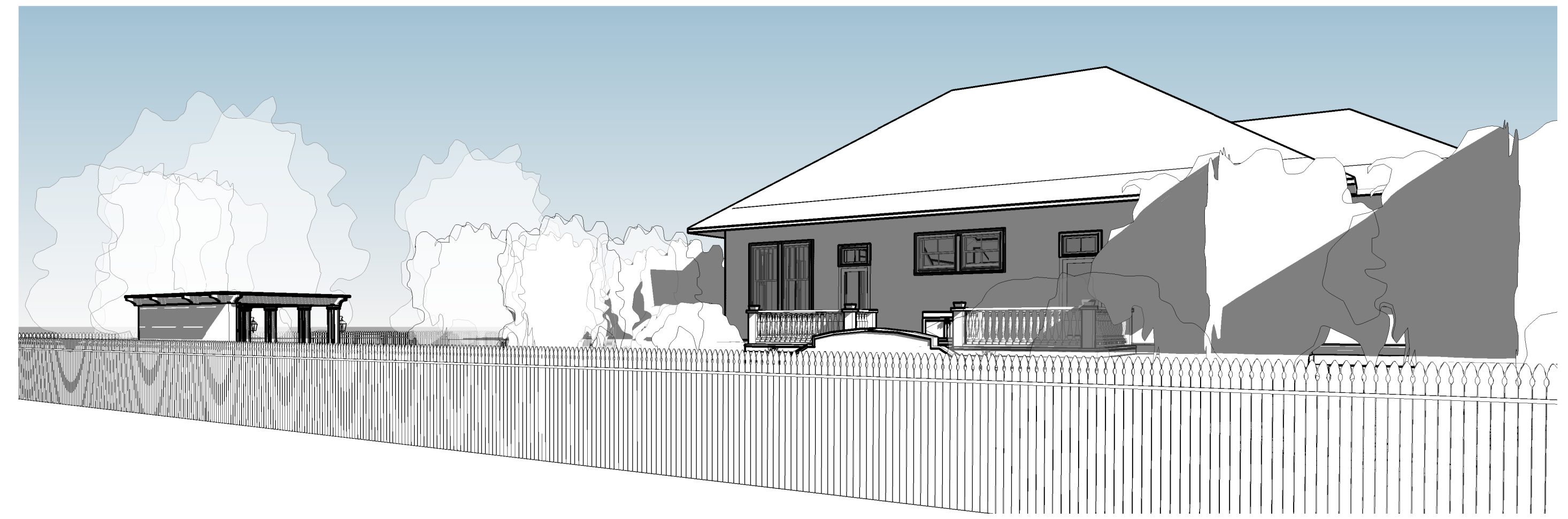
**4 POOL PERGOLA WEST
ELEVATION**
1/4" = 1'-0"



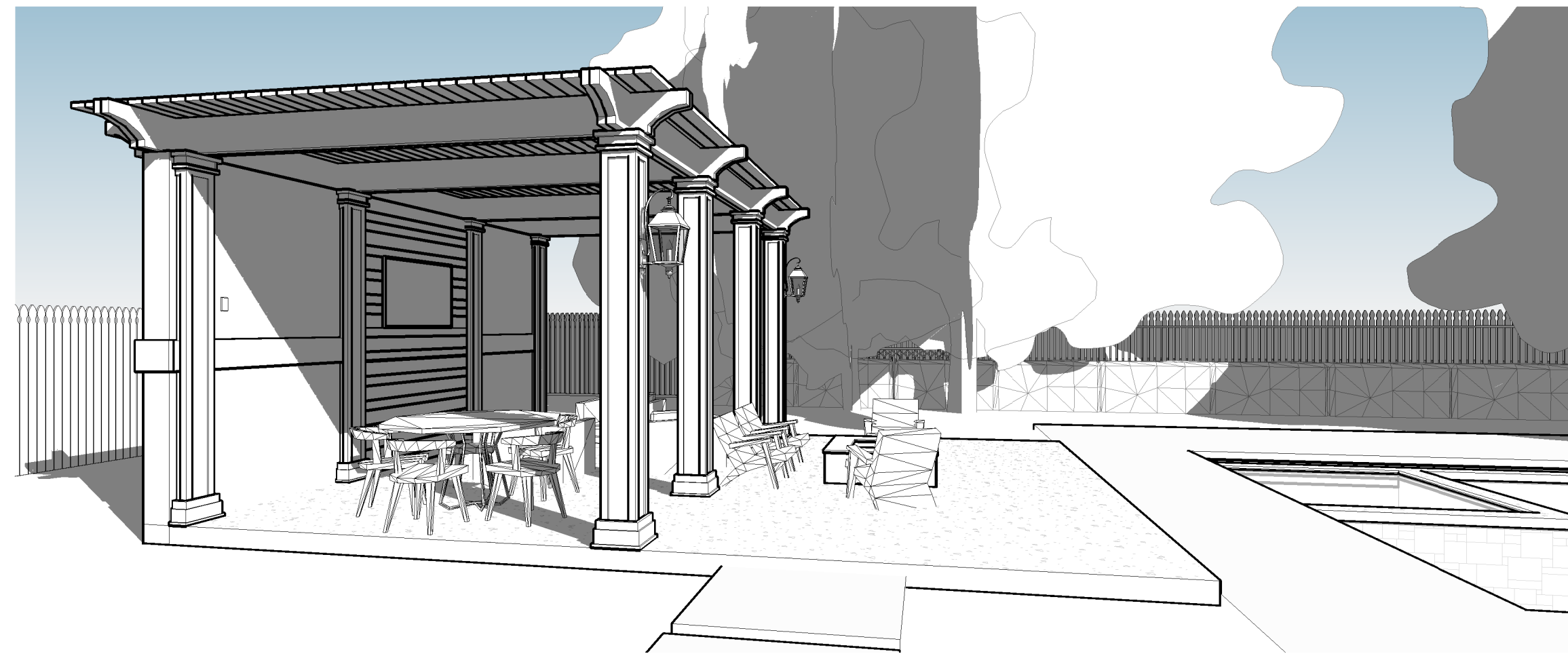
2 POOL PERGOLA NORTH ELEV.
1/4" = 1'-0"



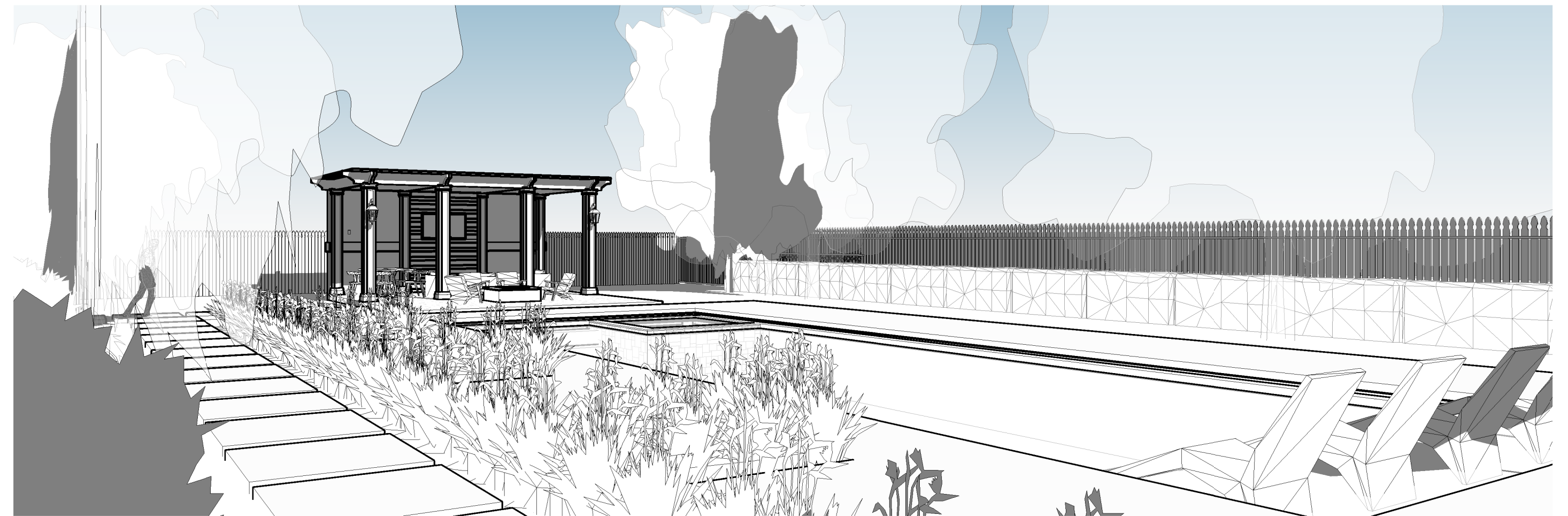
4 VIEW OF POOL PERGOLA AND
FIRE PIT



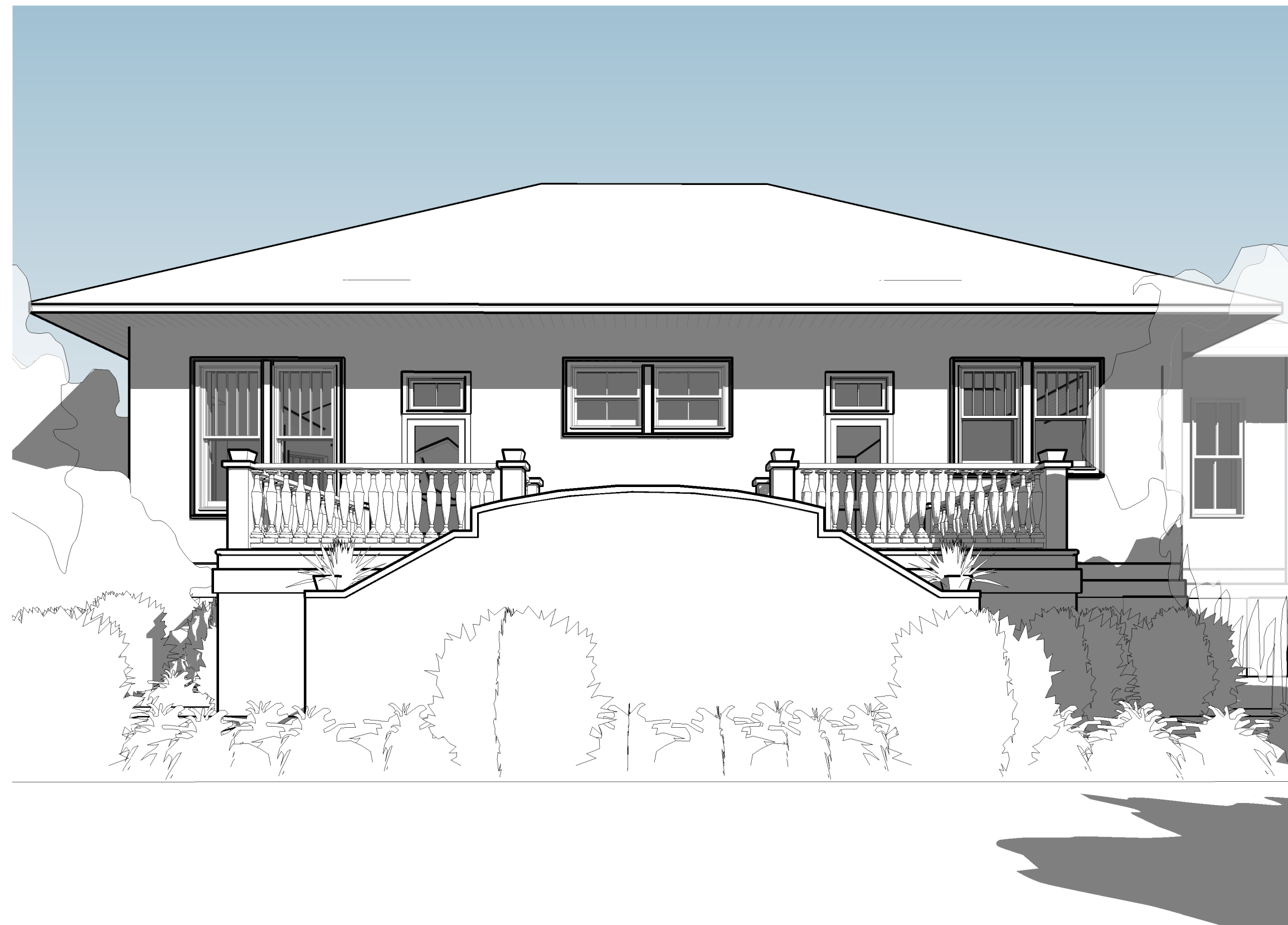
1 VIEW OF REAR YARD



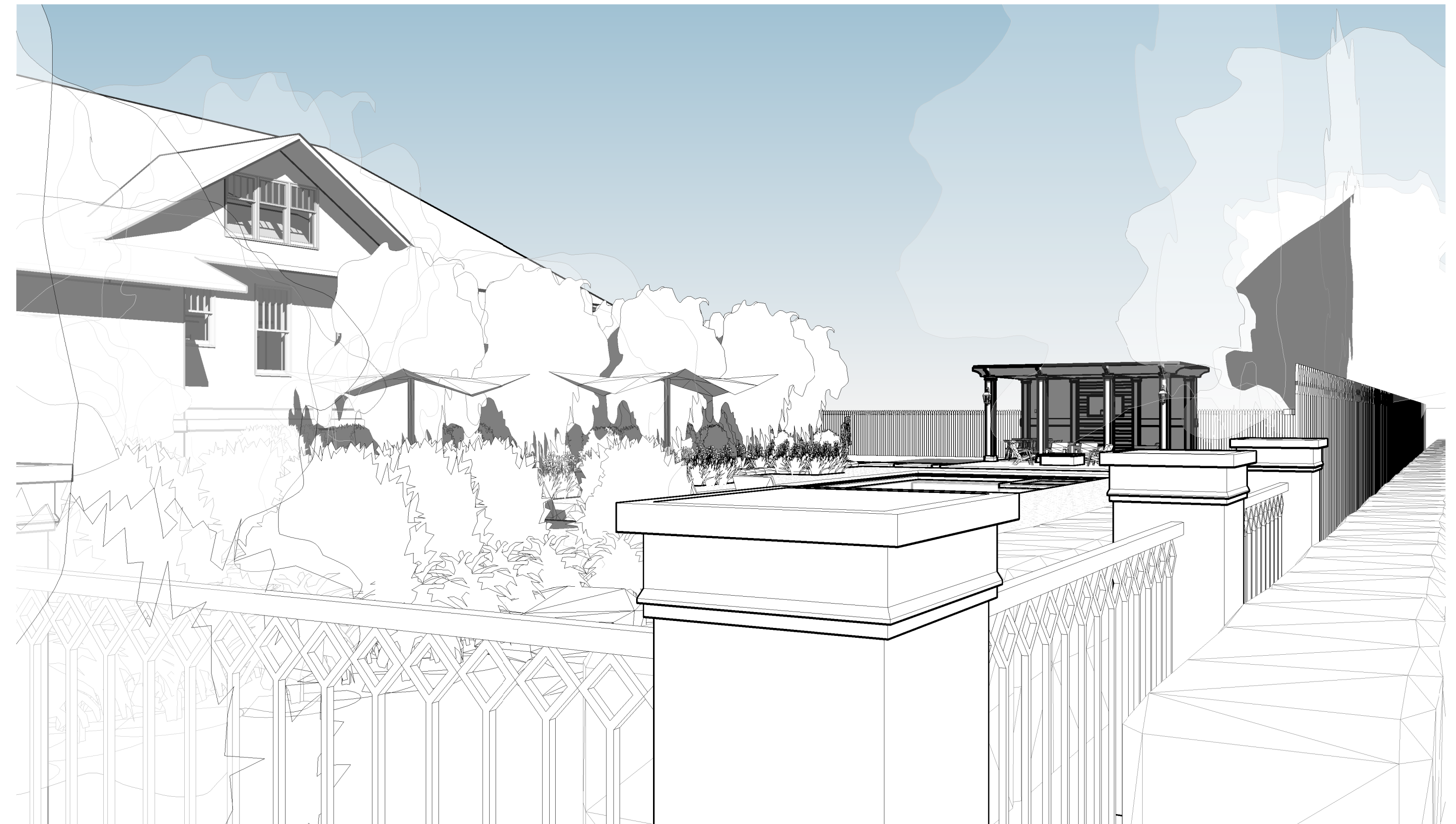
5 VIEW OF FIRE PIT



2 VIEW OF POOL PERGOLA FROM
SIDE PORCH



6 VIEW OF REAR PORCH



3 VIEW OF POOL PERGOLA

NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND
NOT CONSIDERED CONTRACT DOCUMENTS



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ISSUE DATE:
12/17/19

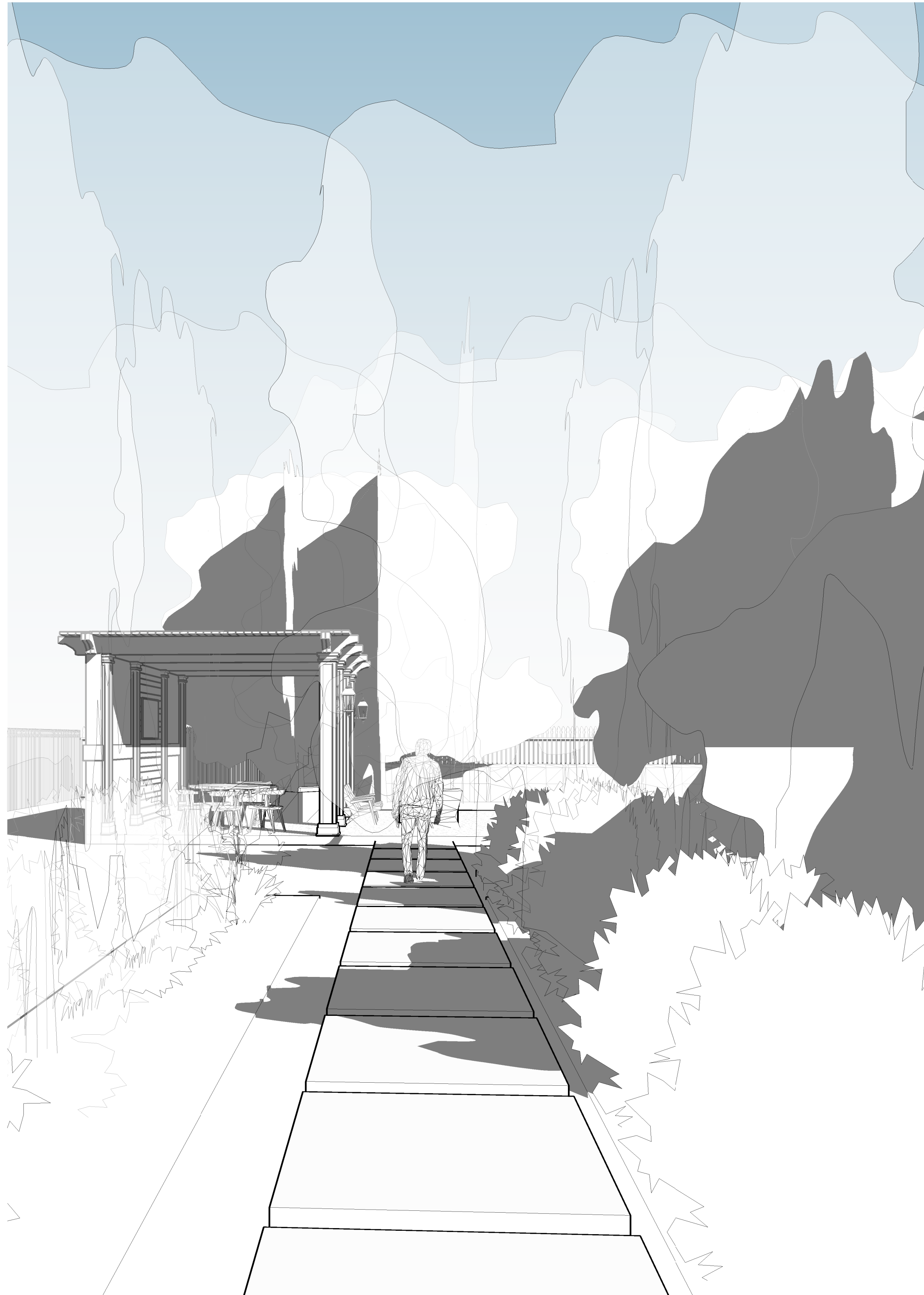
REVISIONS
No. Des. Date

SHEET TITLE:
**3D EXTERIOR
PERSPECTIVE
VIEWS**

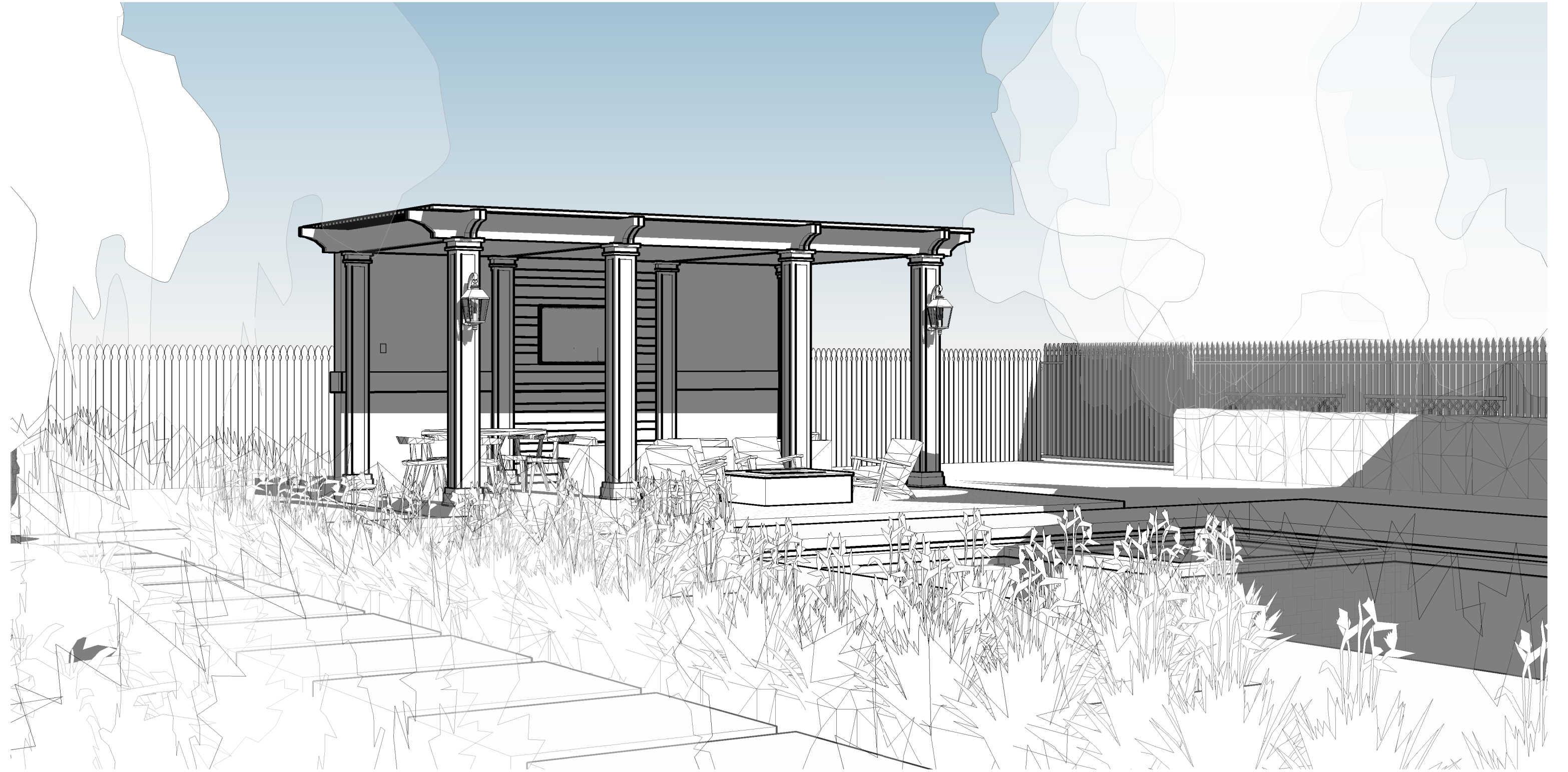
SHEET NO:

A701

PROJECT NO:
19007



3 VIEW OF REAR PATIO



1 VIEW OF POOL PERGOLA A



2 VIEW OF POOL PERGOLA B

NOTE: ALL 3D VIEWS ARE CONCEPTUAL AND NOT CONSIDERED CONTRACT DOCUMENTS



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McKean Pool and Spa

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12/17/19

REVISIONS
No. Des. Date

SHEET TITLE:
**3D EXTERIOR
PERSPECTIVE
VIEWS**

SHEET NO:

A702

PROJECT NO:
19007

Date: Thursday, December 19, 2019

Project: McKean Pool and Spa
1304 N. BARCELONA ST.
Pensacola, FL 32502

Recipient: Architectural Review Board – City of Pensacola

Existing Site Conditions



Rear View of Existing Residence



Rear View of Existing Residence



View of Rear Yard



Side View of Existing Residence



Existing Rear Porch



Existing Side Porch



View of Existing Residence



Existing Side View



Rear Yard View



Rear Yard View



Front Yard View



Rear Yard View

Exterior Color Schedule – McKean Pool and Spa

Date: Thursday, December 19, 2019

Project: McKean Pool and Spa
1304 N. BARCELONA ST.
Pensacola, FL 32502

Recipient: Architectural Review Board – City of Pensacola

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Metal Fence	Powdered Coated Alum. (PCA)	"SW 7566 Westhighland White"
Fence Pylons	Stucco on CMU	"SW 7566 Westhighland White" To Match Existing
Wood Fence	Solid Body Stained	"SW 7566 Westhighland White"
Pavers	Belgard (Concrete Pavers)	"LAFITT® GRANA SLAB"
COLUMNS	CI SYSTEM	"SW 7566 Westhighland White"
Porch Railing	Composite	"SW7566 Westhighland White"
Pergola	Solid Body Stained	"SW7566 Westhighland White"
Windows	JELD-WEN	"SW 3014 Juniper blue" To Match Existing
Exterior Porch doors	JELD-WEN	"SW 3014 Juniper blue" To Match Existing
Wood Gate (Barcelona)	Solid Body Stained	"SW 3525 Chestnut"
Wood Fence	Solid Body Stained	"SW7566 Westhighland"
Pergola walls	CI SYSTEM	"SW7566 Westhighland" To Match Existing
Wood Slat wall	Solid Body Stained	"SW 3525 Chestnut"

COLOR - MATERIALS

STUCCO

SW 7566
Westhighland White

Interior / Exterior
Locator Number: 255-C3

PAVERS



LAFITT® GRANA SLAB - Belgard

Pairs sleek contemporary style with modern durability and design innovation. These pavers create beautiful patios and walkways that are barefoot friendly.

SOLID BODY STAIN

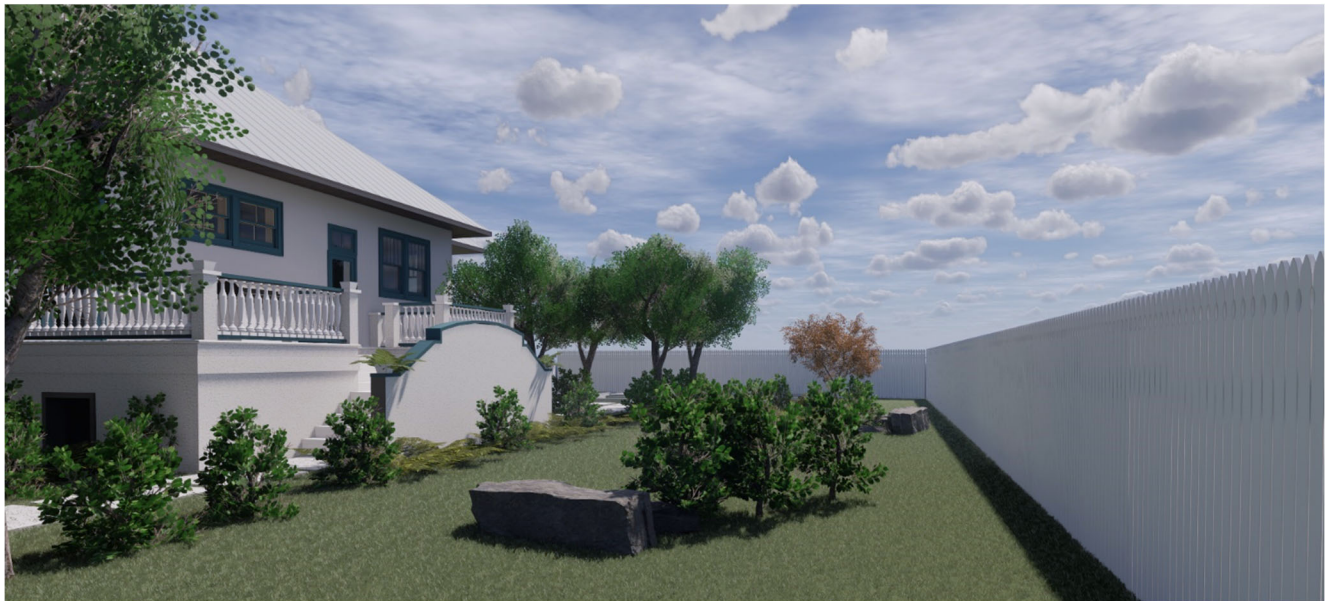
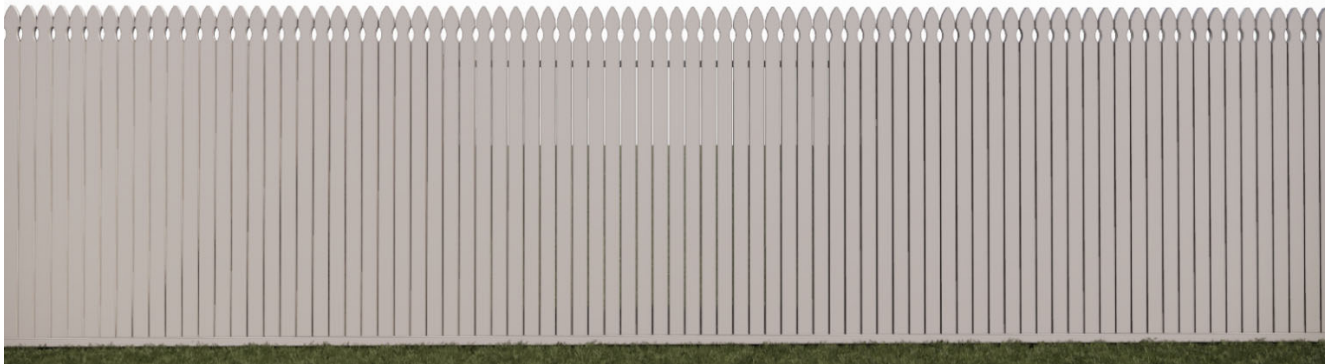


SW 3014 JUNIPER BLUE

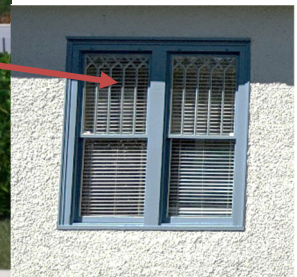


SW 3524 CHESTNUT

PRIVACY FENCE



METAL FENCE PCA COLOR

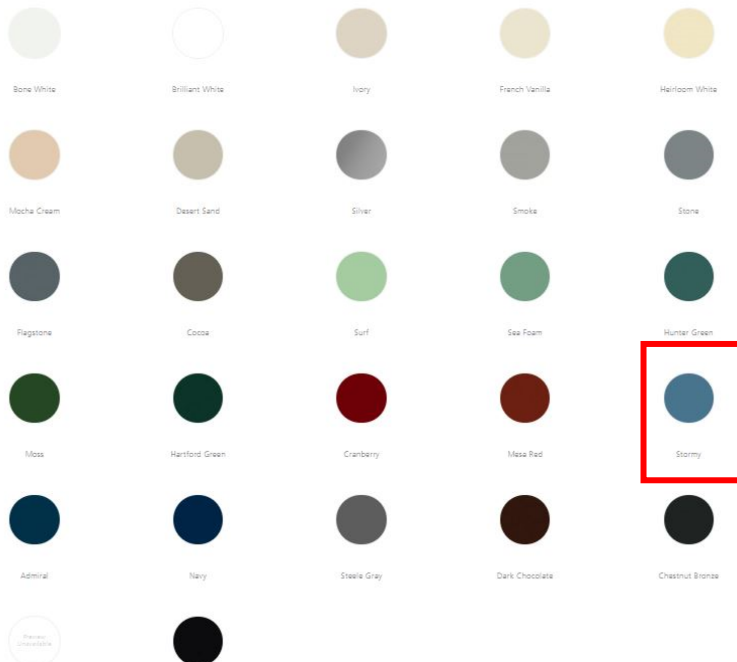


WINDOW -DIVIDE LITES TO MATCH EXISTING
SITELINE™ CLAD-WOOD WINDOW: DOUBLE-HUNG POCKET



Colors & Finishes

EXTERIOR COLORS



GRILLES BETWEEN THE GLASS



Grilles Between the Glass

Add architectural interest with our divided lite options. Enjoy increased visual appeal and decreased maintenance with our grilles between the glass, which consist of a spacer bar placed between the panes of the insulating glass. They are an ideal choice because they require no upkeep and will not interfere with window cleaning. We offer 5/8" or 7/8" flat grilles, as well as 5/8" or 1" contour grilles in several grille patterns. These grilles are available in the color that matches the exterior color of the patio door you choose.

**DESIGN-PRO™ FIBERGLASS EXTERIOR DOOR: FIR FULL VIEW GLASS PANEL
(PAINTED) SW 3014 JUNIPER BLUE**



PROPOSAL – RENDERS











Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: January 8, 2020

SUBJECT: **New Business - Item 2**
1 S. Jefferson Street
PHBD / C-2A
Non-Contributing Structure

BACKGROUND

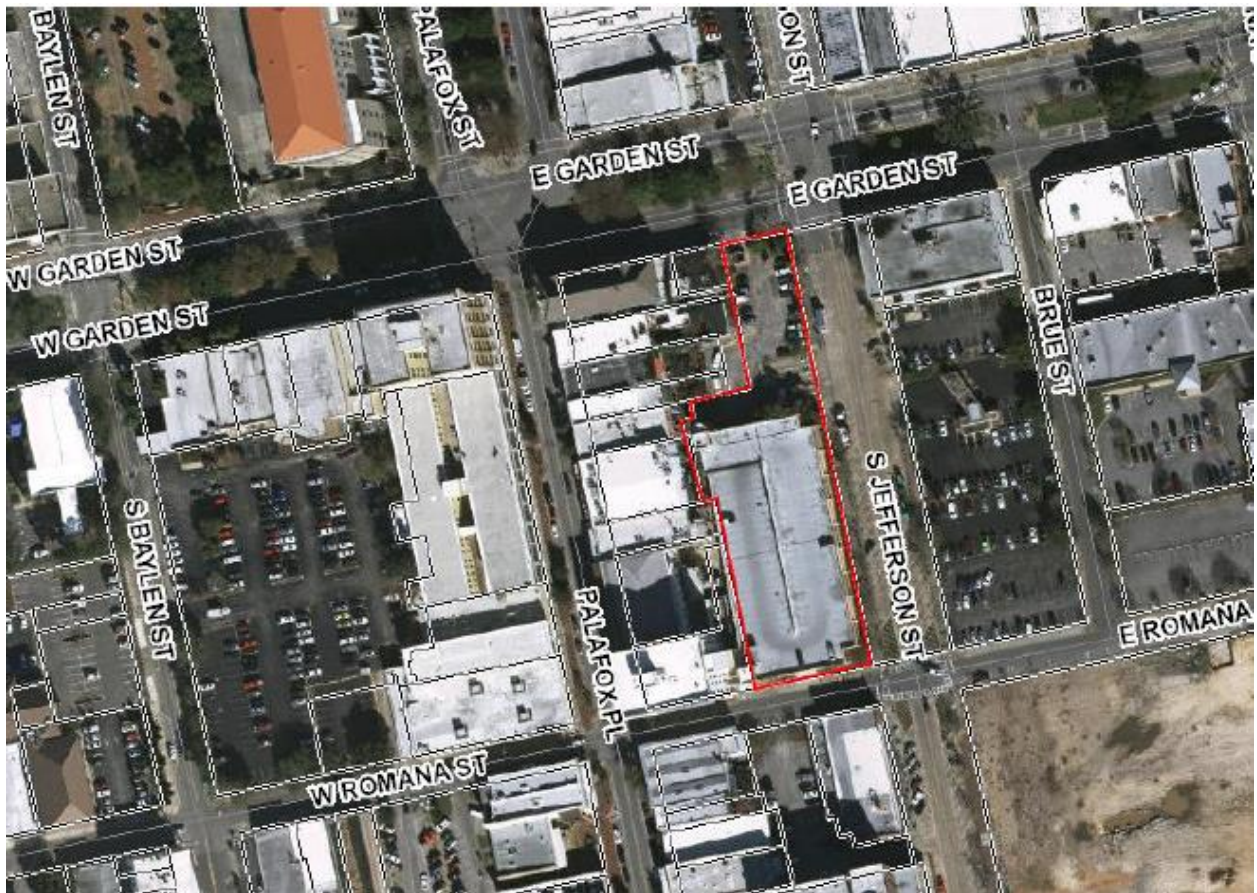
Lissa Dees, Downtown Improvement Board, is requesting approval for a “Puppy Pit Stop” along the south side of the Jefferson Street parking garage. This request is a continuation of approved projects (March and April 2019) to improve the public use and visual elements of the space. The current plans and proposed use of the City’s right-of-way has been reviewed by Public Works & Facilities staff with no objections. Modifications include a complete redesign of the landscape and hardscape features, the partial removal of the garage wall, the installation of an awning and seating areas, and the addition of artificial grass, screening, planters and dog park details.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-21(2)(a) *PHBD, Decision guidelines, Alterations to an existing building*
Sec. 12-2-21(4)(h) *PHBD, Board review standards, Landscaping and screening*

1 S. Jefferson Street



**Architectural Review Board Application
Full Board Review**

Application Date: 2019.12.18

Project Address: 1 S JEFFERSON ST (SOUTH GARAGE)
Applicant: LISSA DEES, EXEC. DIRECTOR, DOWNTOWN IMPROVEMENT BOARD
Applicant's Address: 226 S PALAFOX STREET, SUITE 106
Email: lissad@downtownpensacola.com **Phone:** 850-434-5371
Property Owner: CITY OF PENSACOLA

(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:

The DIB is proposing improvements to the sidewalk and landscape bed at Jefferson St Parking Garage by paint, artificial turf, landscape bed, vertical screens and awnings to create a dog-friendly Puppy Pit Stop. A planting bed with curb & paint on existing asphalt are proposed to serve as corner bump out. All dogs are required to be on leash. Dog waste station, water station and dog toys are proposed on site.

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

2019.12.18

Date

City of Pensacola

Architectural Review Board Application

December 19, 2019

Full Board Review

Table of Contents

- Site Photo •
- Conceptual Site Rendering •
- Site Plans •
- Product Literature •

JEFFERSON ST PARKING GARAGE PUPPY PIT STOP

1 S Jefferson Street
Pensacola, FL

SITE IMPROVEMENTS REVIEW

Jerry Pate Design





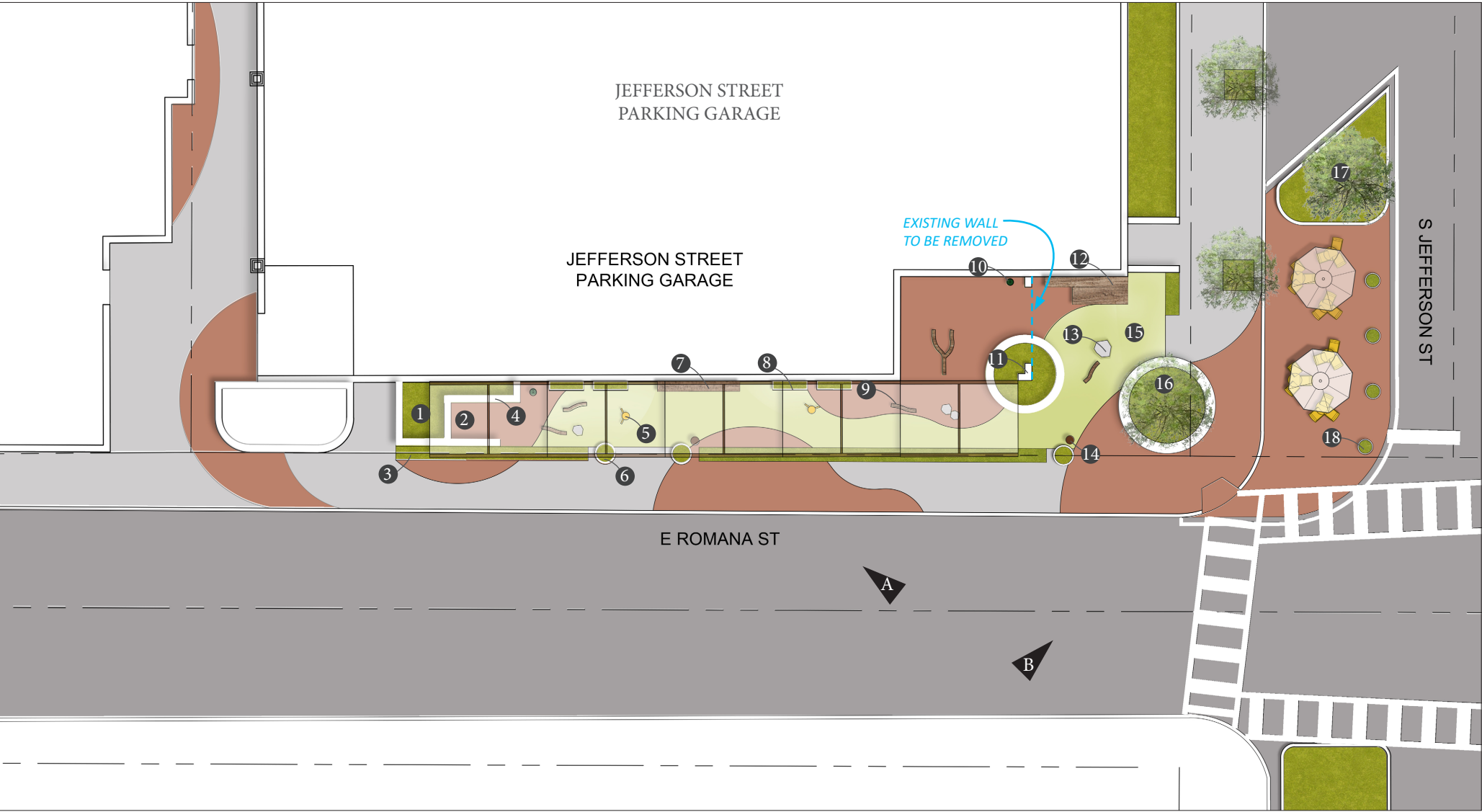
JEFFERSON STREET PARKING GARAGE PUPPY PIT STOP | EXISTING PHOTO

PENSACOLA, FLORIDA DECEMBER 2019

EXISTING ASPHALT TO REMAIN

EXISTING SIDEWALK CONCRETE TO REMAIN

PROPOSED PEDESTRIAN PAINT - STREETBOND 120 BY GAF. TERRA COTTA



- 1

RAISED PLANTING BED
- 2

RETRACTABLE ARM AWNING
- 3

ON GRADE PLANTING STRIP
- 4

12" CONCRETE WALL
- 5

FIRE HYDRANT OR OTHER DOG TOYS
- 6

ROUND PLANTERS
- 7

BENCH
- 8

PLANTER WITH VINE GROWING ONTO SCREEN ON THE WALL
- 9

DRIFT WOOD OR OTHER DOG TOYS
- 10

DOG WATER STATION
- 11

EXISTING COLUMN TO REMAIN
- 12

AMPHITHEATRE STYLE BENCH
- 13

ROCK OR OTHER DOG TOYS
- 14

IN GROUND DOG WASTE DISPOSAL SYSTEM
- 15

ARTIFICIAL TURF
- 16

PLANTING BED WITH CIRCULAR SEAT WALL
- 17

CURB BUMP OUT PLANTING BED
- 18

ROUND PLANTER



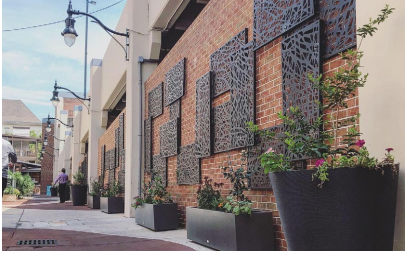
RETRACTABLE ARM AWNING



BENCH



AMPHITHEATRE STYLE BENCH



PLANTER WITH VINE GROWING ONTO SCREEN



IN GROUND DOG WASTE DISPOSAL SYSTEM



FOOD TRUCK WITH OUTDOOR SEATING



ROUND PLANTER



DOG WATER STATION & PLAY ROCK



FIRE HYDRANT & DRIFT WOOD SYSTEM

JEFFERSON STREET PARKING GARAGE PUPPY PIT STOP | SITE RENDERING

PENSACOLA, FLORIDA DECEMBER 2019



VIEW A ON ROMANA ST



VIEW B AT JEFFERSON ST & ROMANA ST CORNER

A

B

C

DIB PUPPY PIT STOP

CONCEPTUAL LANDSCAPE IMPROVEMENTS

PROJECT LOCATION

1 S JEFFERSON ST (SOUTH GARAGE)
PENSACOLA, FL 32502

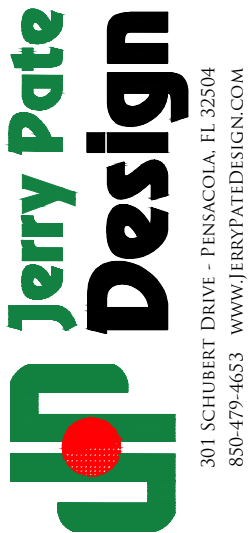
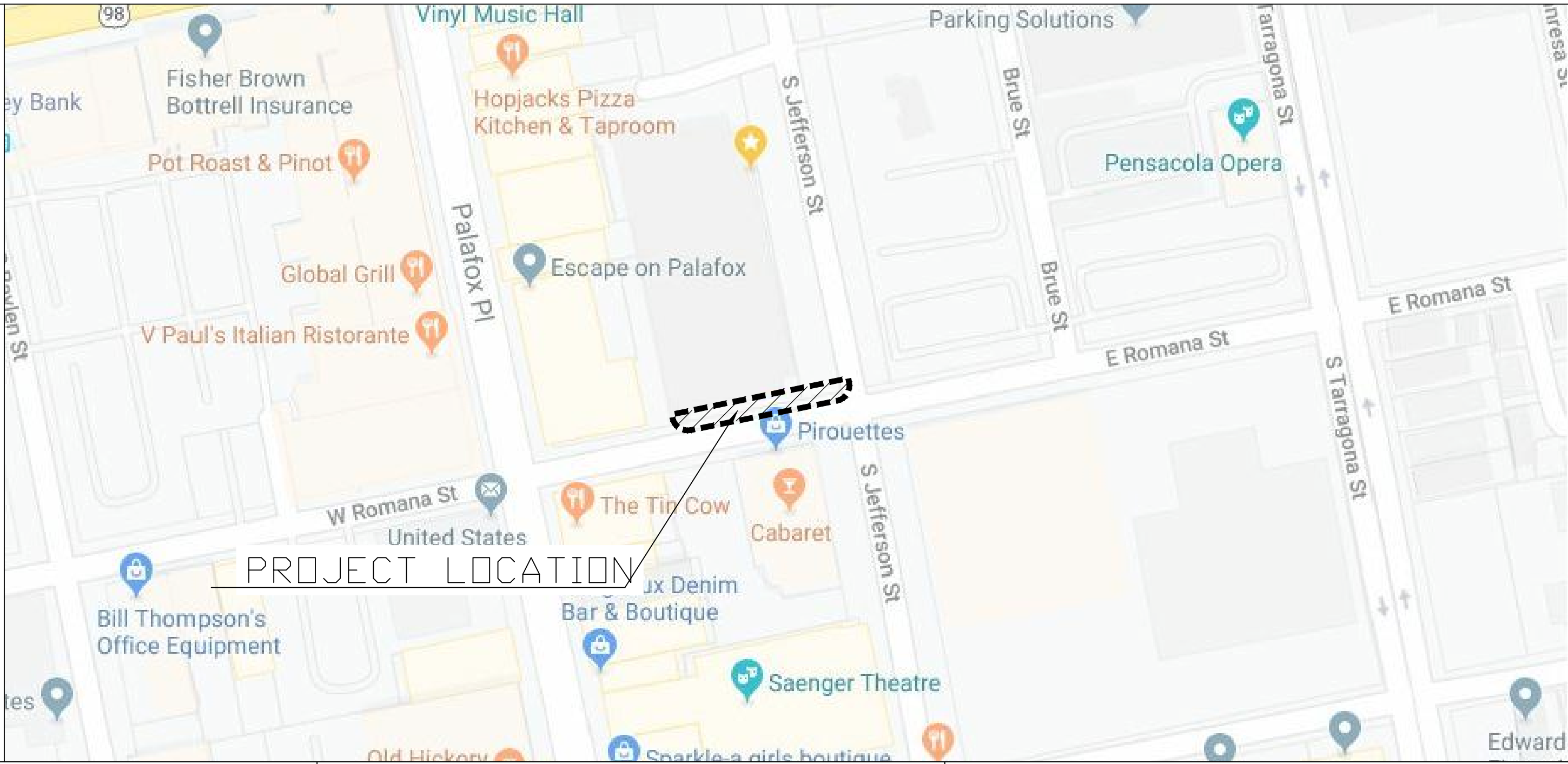


301 SCHUBERT DRIVE - PENSACOLA, FL 32504
850-479-4653 WWW.JERRYPATEDESIGN.COM

SHEET_INDEX

SHEET DESCRIPTION

- LS100 COVER PAGE
- LS101 DEMOLITION PLAN
- LS201 LAYOUT PLAN
- LS301 HARDSCAPE PLAN
- LS401 LANDSCAPE PLAN
- LS501 DETAILS
- LS502 DETAILS
- IR101 IRRIGATION PLAN
- IR201 IRRIGATION DETAILS



DOWNTOWN IMPROVEMENT BOARD
JEFFERSON STREET PUPPY PIT STOP

COVER PAGE

REV. #	DATE
PROJECT NUMBER: 19016	
DATE: 12.19.2019	
SHEET NO.:	
LS100	

THIS PLAN IS CONCEPTUAL IN NATURE. NOT FOR CONSTRUCTION



JEFFERSON STREET PUPPY PIT STOP

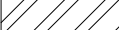



DEMOLITION PLAN

REV. #	DATE
PROJECT NUMBER:	
19016	
DATE:	
12.19.2019	

LS101

THIS PLAN IS CONCEPTUAL IN NATURE. NOT FOR CONSTRUCTION



SYMBOL		DEMOLITION DESCRIPTION	QTY	DETAIL
	D-101	REMOVE EXISTING TURF & VEGETATION TO DEPTH REQUIRED FOR NEW HARDSCAPE & LANDSCAPE.	1,056 sf	
	D-102	REMOVE EXISTING CONCRETE TO DEPTH REQUIRED FOR NEW HARDSCAPE & LANDSCAPE	492 sf	
	D-103	REMOVE EXISTING WALL	11 lf	
	D-104	REMOVE EXISTING ASPHALT TO DEPTH REQUIRED FOR NEW HARDSCAPE & LANDSCAPE	207 sf	

1

2

3

SITE LAYOUT PLAN

JEFFERSON STREET PARKING GARAGE

ALIGN AWNING WITH THE CORNER OF THE EXISTING COLUMN

ALIGN THE CENTER OF THE PLANTING BED WITH THE CENTER OF THE EXISTING COLUMN

APPROX LOCATION RIGHT OF WAY

POINT OF REFERENCE

CONTROL JOINTS

EQUAL

PROJECT SCOPE

E ROMANA ST

S JEFFERSON ST

17'-10"

1'-8"

45°

15'-9"

11'-4"

4'-6"

11'-2"

8'-9"

8'

17'-5"

1'-6"

8'-6"

2'-6"

8'

8'

9'

17'

6'

8'

12'-6"

16'

50'

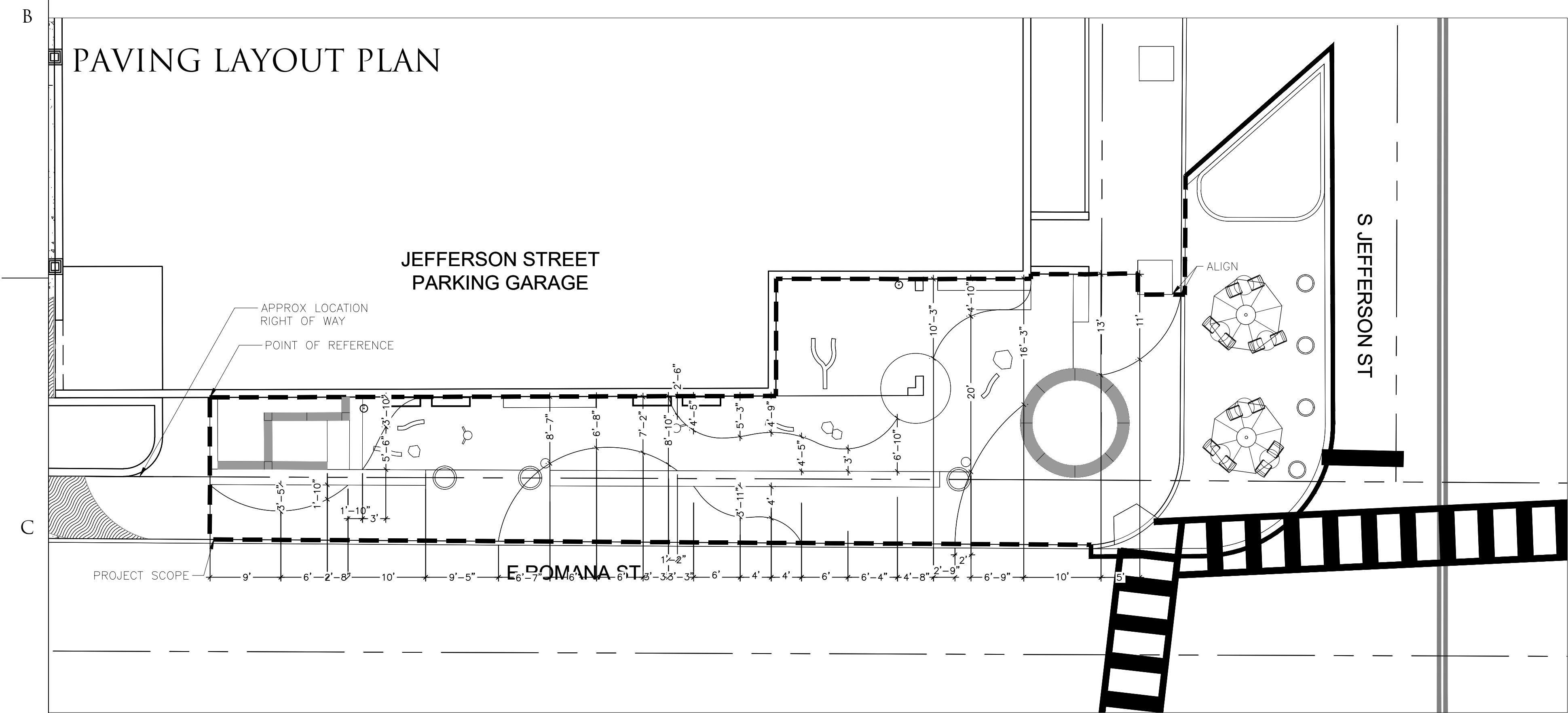
2'

4'-6"

R4'-6"

R7'

(8) CONTROL JOINTS EQUALLY SPREAD OUT



LAYOUT PLAN

REV. #	DATE

PROJECT NUMBER:
19016

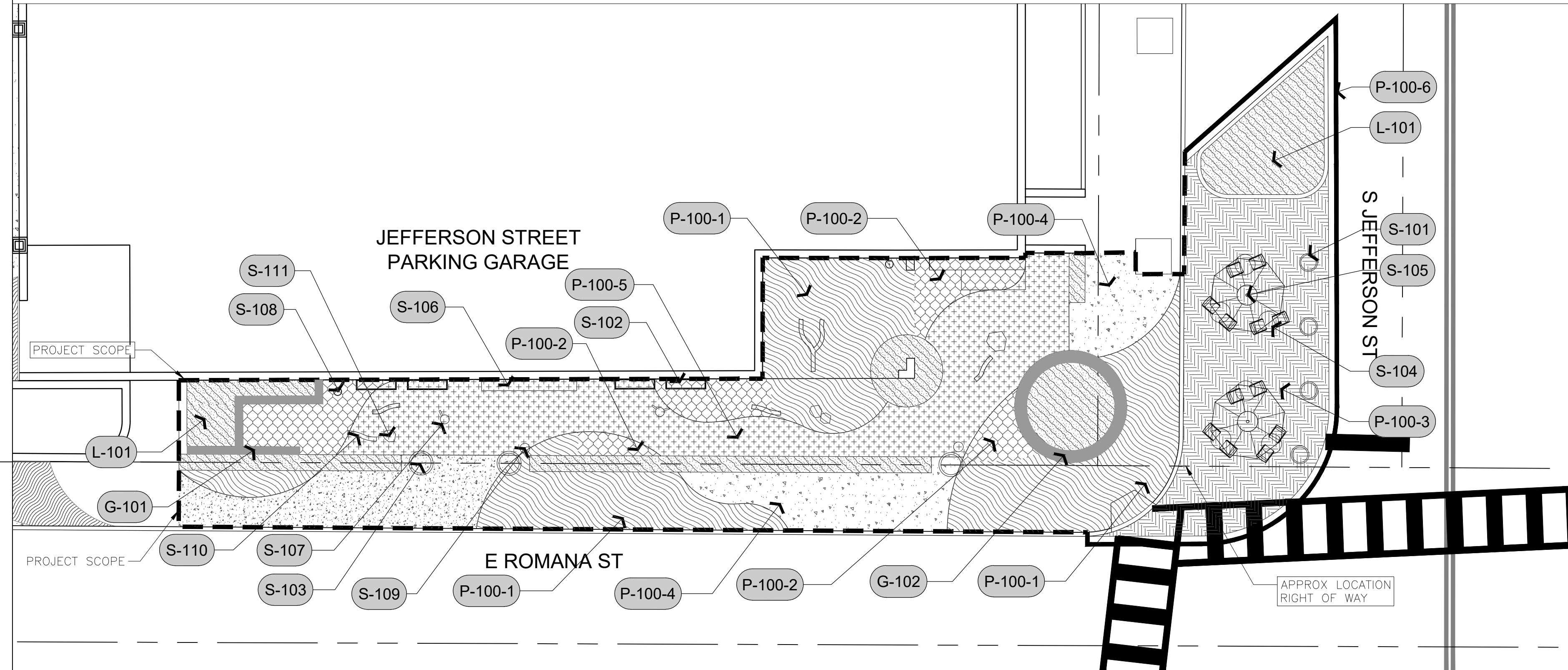
DATE:
12.19.2019

SHEET NO.:

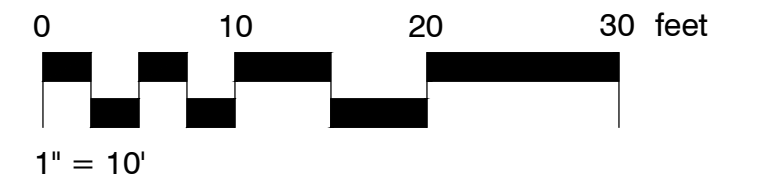
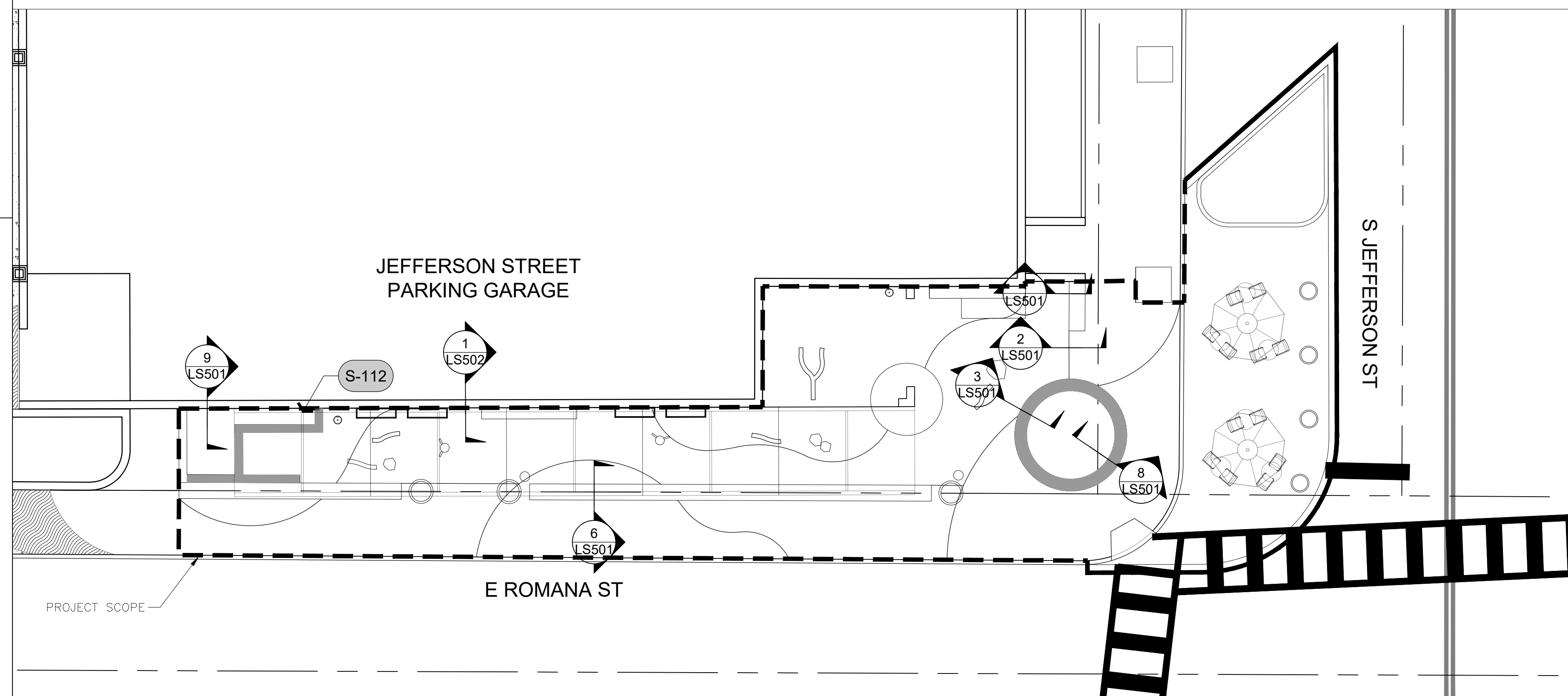
_S201

THIS PLAN IS CONCEPTUAL IN NATURE; NOT FOR CONSTRUCTION



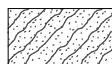
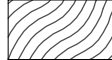

















GROUND PLAN HARDSCAPE PLAN



AWNING & HARDSCAPE DETAIL CALL OUT

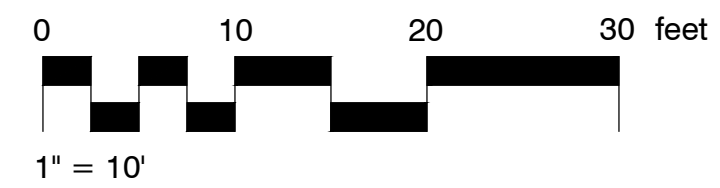


REFERENCE NOTES SCHEDULE

General Sitework		QTY	DETAIL
SYMBOL	DESCRIPTION		
	G-101 PROPOSED CONCRETE 12"D PLANTER WALL	33 lf	7/LS501
	G-102 PROPOSED CONCRETE 18"D SEAT WALL	39 lf	7/LS501
	Landscape L-101 PROPOSED PLANTING BED	QTY 571 sf	DETAIL
	Paving P-100-1 PROPOSED PEDESTRIAN PAINT ON EXISTING CONCRETE SIDEWALK - STREETBOND 120 BY GAE TERRA COTTA	QTY 974 sf	DETAIL
	P-100-2 PROPOSED PEDESTRIAN PAINT ON NEW CONCRETE SIDEWALK - STREETBOND 120 BY GAE TERRA COTTA	305 sf	4/LS501
	P-100-3 PROPOSED PEDESTRIAN PAINT ON EXISTING ASPHALT - STREETBOND 120 BY GAF TERRA COTTA	757 sf	
	P-100-4 EXISTING CONCRETE SIDEWALK TO REMAIN	587 sf	
	P-100-5 ARTIFICIAL TURF - FOREVERLAWN K9GRASS	739 sf	1/LS501
	P-100-6 6" WHITE THERMOPLASTIC STRIPING	231 lf	
SYMBOL	Site Amenities DESCRIPTION	QTY	DETAIL
	S-101 VERADEK ROUND PLANTER 27"D X 30"H, BLACK COLOR	4	
	S-102 VERADEK RECTANGULAR PLANTER 38"x15"x16", BLACK COLOR	4	
	S-103 BELSON PRECAST CONCRETE PLANTER, 36"DIAx24"H, ACID WASH CHARCOAL COLOR	3	
	S-104 GRAND STEEL PATIO BISTRO SET - ONE FOLDABLE PATIO TABLE AND TWO CHAIRS - YELLOW COLOR	6	
	S-105 GALTECH 9' OCTAGONAL HARDWOOD PATIO MARKET UMBRELLA - LIGHT WOOD W/SUNBRELLA CANVAS NATURAL CANOPY	2	
	S-106 LANDSCAPE FORMS PARALLEL 42 UNITS BENCH, STRAIGHT, IPE WOOD WITH FLAMBE ORANGE POWDERCOATED METAL	2	10/LS501
	S-107 FIRE HYDRANT FOR DOG - RED COLOR	2	
	S-108 PET FOUNTAIN - STAINLESS STEEL BOWL WITH 12 GAUGE STAINLESS STEEL RECEPTOR	2	
	S-109 IN GROUND DOG WASTE STATION	2	
	S-110 LOG BALANCE BEAM	5	
	S-111 ROCKS	4	
	S-112 CORRADI AWNING - EVO SC, 11' PROJECTION, 17' WIDE, WHITE FRAME WITH PRUSSIAN BLUE FABRIC	5	11/LS501







REV. #	DATE	CONCEPTUAL IN NATURE. NOT FOR CONSTRUCTION.
PROJECT NUMBER: 9016		
DATE: 2.19.2019		



DOWNTOWN IMPROVEMENT BOARD
JEFFERSON STREET PUPPY PIT STOP

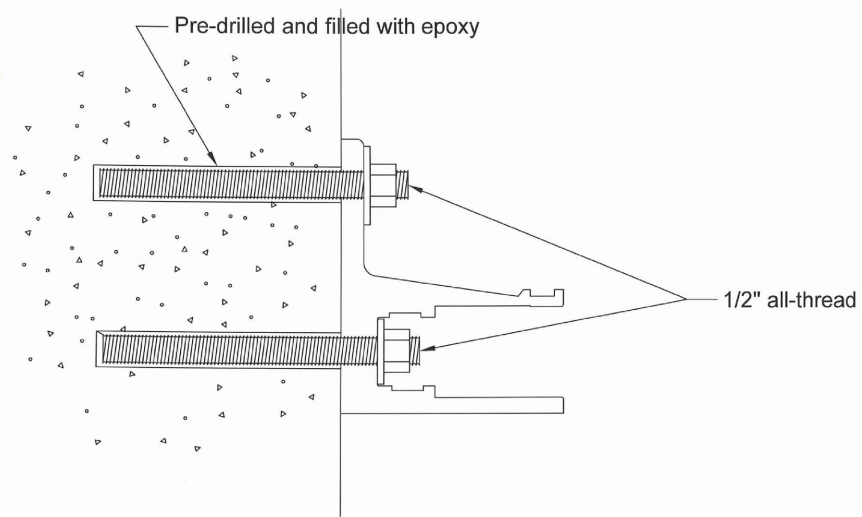
LANDSCAPE PLAN

TREES	CODE	BOTANICAL / COMMON NAME	CAL	DBH		QTY
	QV	Quercus virginiana Southern Live Oak	FG	3" DBH		2
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SPEC	SPACING	QTY
	CS	Camellia sasanqua 'Shishi-Gashira' Camellia	3 gal	SP	30" o.c.	10
	CA	Consolidida ajacis Rocket Larkspur	4" POT		12" o.c.	4
	DV	Daniellia tasmanica 'Variegata' Varigated Flax Lily	1 gal	Full Pot	30" o.c.	23
	IS4	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	1 gal	SP	15" o.c.	4
	IN	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal		36" o.c.	8
	IS3	Impatiens spp. Impatiens	4" POT		12" o.c.	4
	IO	Ipomoea batatas Ornamental Sweet Potato	4" POT	Full Pot	6" o.c.	51
	JB2	Juniperus chinensis 'Blue Point' Blue Point Juniper	1 gal	SP	15" o.c.	7
	MS	Miscanthus sinensis 'Adagio' Adagio Eulalia Grass	3 gal	Full Pot	36" o.c.	8
	PD	Podocarpus macrophyllus 'Dwarf Pringles' Dwarf Podocarpus	3 gal		24" o.c.	43
	PM4	Podocarpus macrophyllus Meta Meta Japanese Yew	3 gal		36" o.c.	6
	R4	Rosa David Austin 'Crown Princess Margareta' Climbing English Rose	4" POT		60" o.c.	4
	SA	Sesleria autumnalis Autumn Moor Grass	3 gal		36" o.c.	4

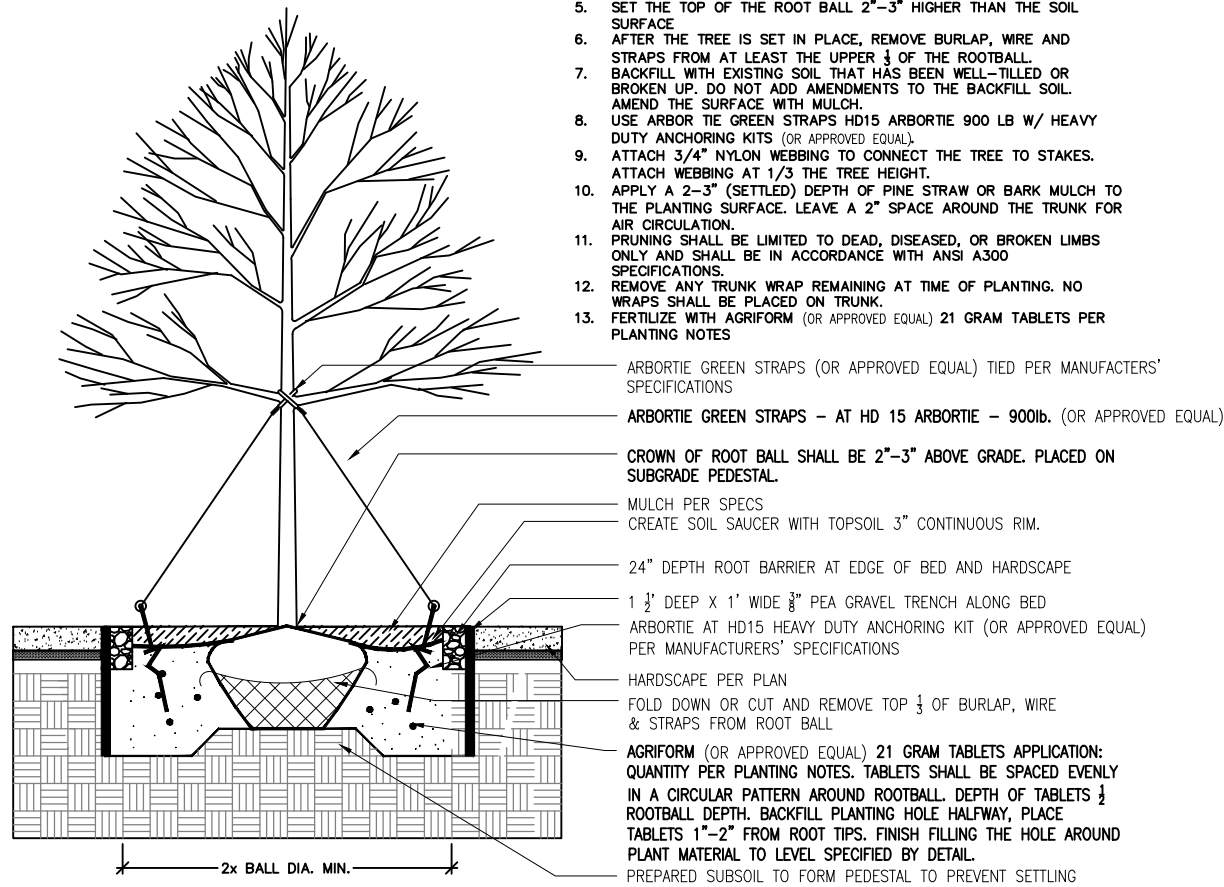
REV. #	DATE
PROJECT NUMBER:	
19016	
DATE:	
12.19.2019	

LS401

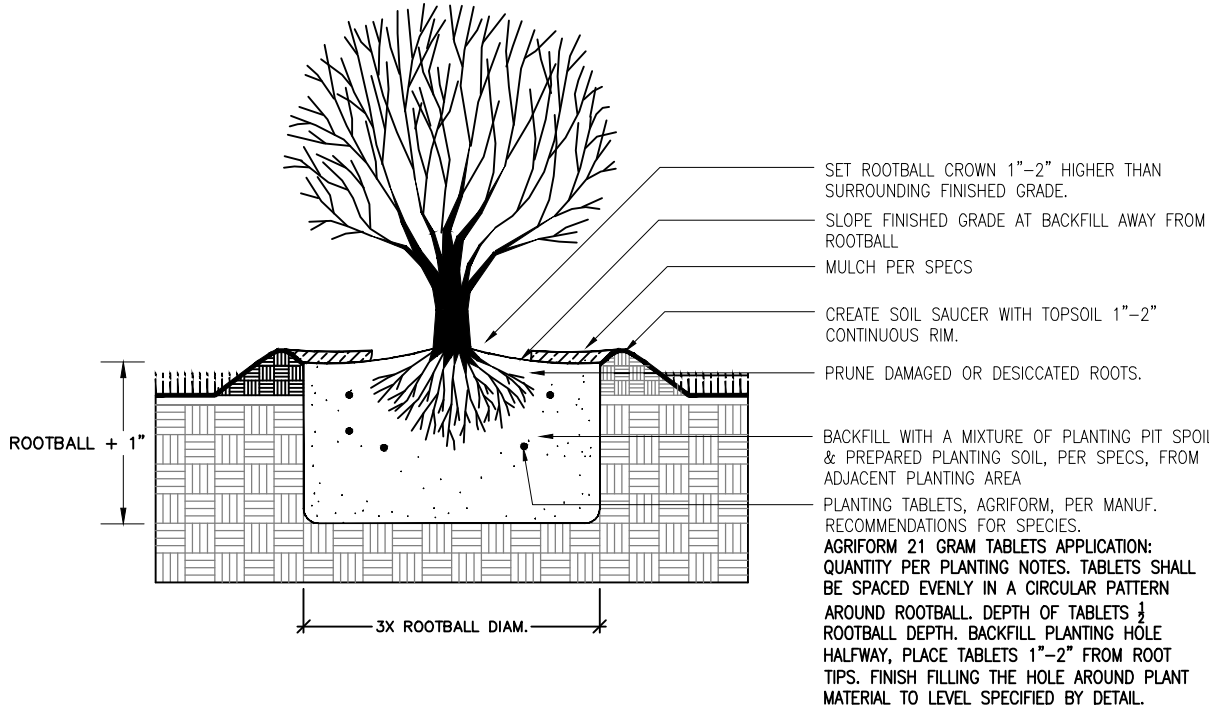
THIS PLAN IS CONCEPTUAL IN NATURE. NOT FOR CONSTRUCTION



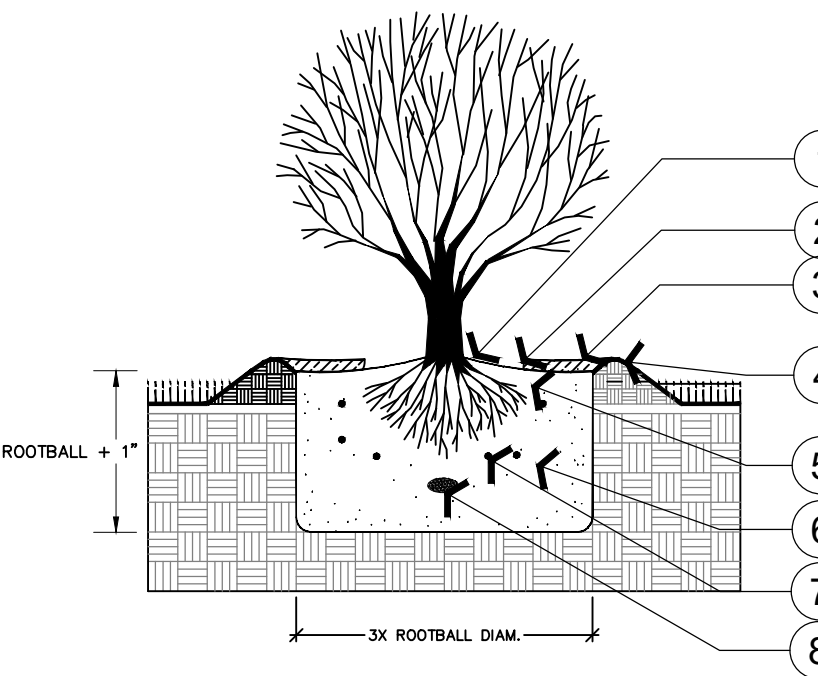
1 CORRADI EVI SC ARM BRACKET TO WALL DETAIL



2 DECIDUOUS TREE PLANTING WITH ROOT BARRIER

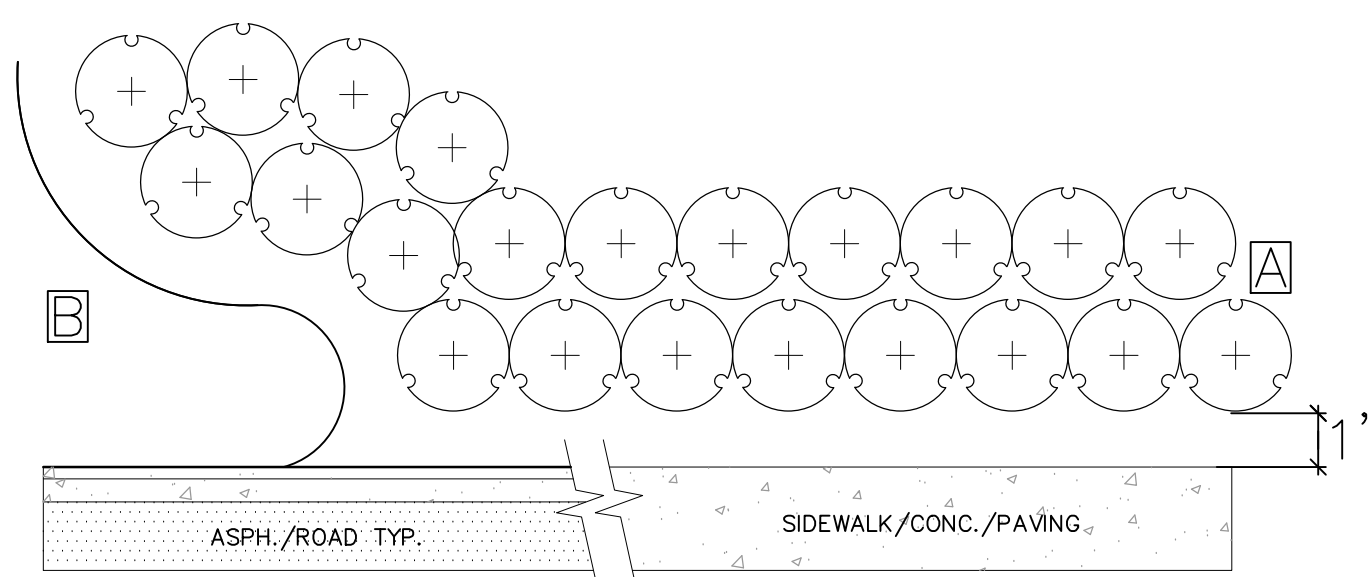


3 SHRUB PLANTING - BARE ROOT



- 1 SET ROOTBALL CROWN 1"–2" HIGHER THAN SURROUNDING FINISHED GRADE.
- 2 SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOTBALL.
- 3 MULCH.
- 4 CREATE SOIL SAUCER WITH TOPSOIL 1"–2" CONTINUOUS RIM.
- 5 PRUNE DAMAGED OR DESICCATED ROOTS.
- 6 BACKFILL WITH A MIXTURE OF PLANTING PIT SPOIL & PREPARED PLANTING SOIL, PER SPECS, FROM ADJACENT PLANTING AREA.
- 7 PLANTING TABLETS, AGRIFORM, PER MANUF. RECOMMENDATIONS FOR SPECIES. AGRIFORM® 21-GRAM TABLETS APPLICATION: QUANTITY PER PLANTING NOTES. TABLETS SHALL BE SPACED EVENLY IN A CIRCULAR PATTERN AROUND 1/2" ROOTBALL DEPTH OF TABLETS 1/2" ROOTBALL DEPTH. BACKFILL PLANTING HOLE HALFWAY, PLACE TABLETS 1"–2" FROM ROOT TIPS. FIRM FILLS THE HOLE AROUND PLANT MATERIAL TO LEVEL SPECIFIED BY DETAIL.
- 8 TERRA SORB GEL PER WET. USE APPROXIMATE 5 TSP PER PLANT.



4 TYPICAL SHRUB PLANTING WITH TERRA SORB GEL



- A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.
- B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADI.
- C FIRST ROW OF SHRUBS ADJACENT TO CURB, BEDLINES & CONCRETE SHALL BE A OFFSET A DISTANCE OF 1'.




5 TYPICAL SPACING DETAIL NTS JPD-CO-PLA-04

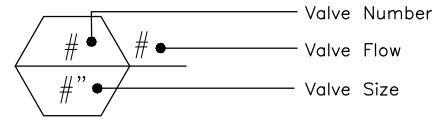
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>	<u>QTY</u>	<u>ARC</u>	<u>PSI</u>	<u>GPM</u>
☒	Rain Bird 1804-SAM-PRS-1400 Flood	2	360	30	0.50

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	Existing Drip Valve: Rain Bird XCZ-100-PRF 1"	1
	Rain Bird MDCFCAP	1
	Dripline Flush Valve cap in compression fitting coupler.	

② Rain Bird ARV050 1/2" 1/2" Air Relief Valve. Made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.

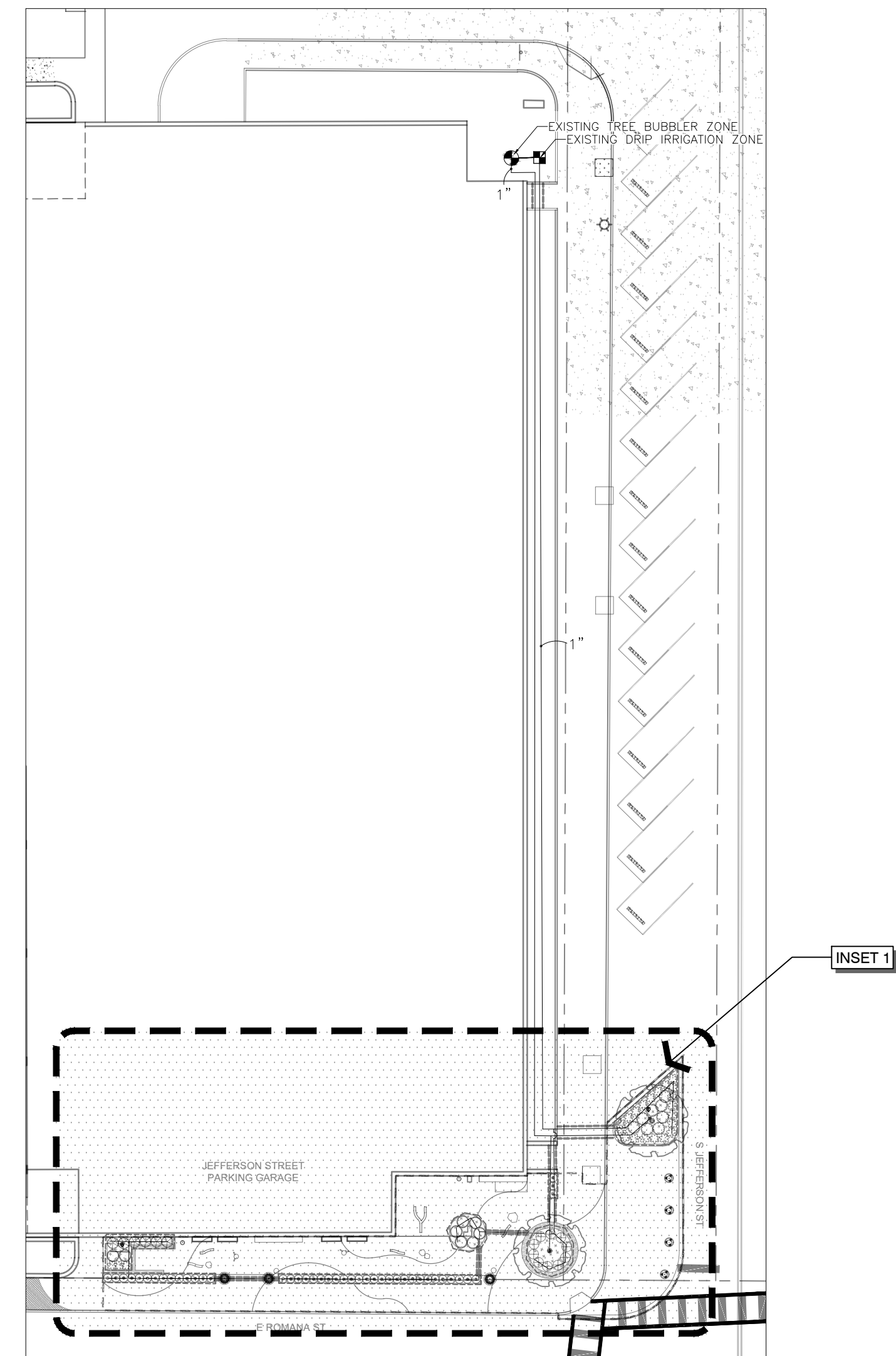
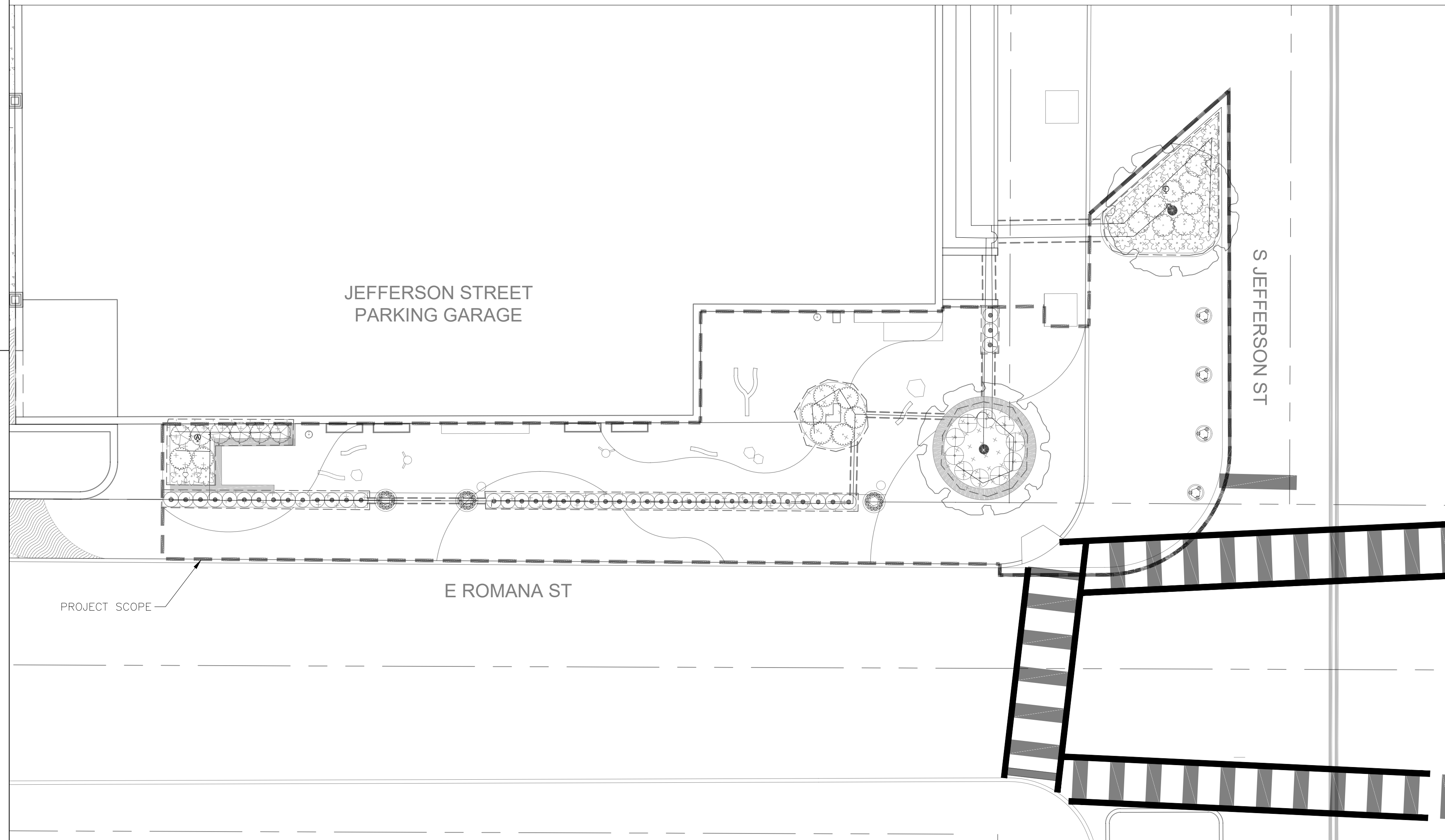
③ Area to Receive Drip Emitters
Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	Existing Valve: Rain Bird PEB 1"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	809.6 l.f.
	Pipe Sleeve: PVC Schedule 40	71.3 l.f.



Plant Material		
Botanical	Common	Emitter Size (gph)
Camellia sasanqua 'Shishi-Gashira'	Camellia	1.0
Daniellia tasmanica 'Variegata'	Variegated Flax Lily	0.5
Ilex vomitoria 'Nana'	Dwarf Yaupon	0.5
Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	0.5
Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	1.0
Podocarpus macrophyllus mata	Shrubby Yew	1.0

ELEMENT LOCATION ON DRAWINGS ARE SCHEMATIC SHOWING DESIGN INTENT. ENSURE 100% IRRIGATION COVERAGE AND LOCATE PIPE IN BEDS.

$$1'' = 30'$$
[illegible]



1 ELECTRIC REMOTE-CONTROL VALVE

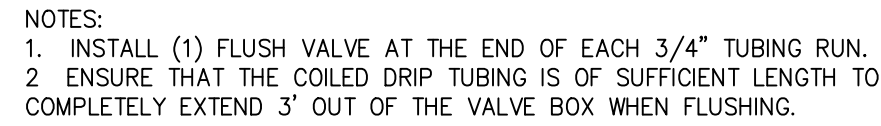
NTS

JPD-IR-CIRR-VALV-328413-12



NTS

JPD-IR-CIRR-DRIP-328413-08



3 DRIP FLUSH BALL VALVE ASSEMBLY

NTS

JPD-IR-CIRR-DRIP-328413-09



4 DRIP AIR RELIEF VALVE IN BOX

NTS

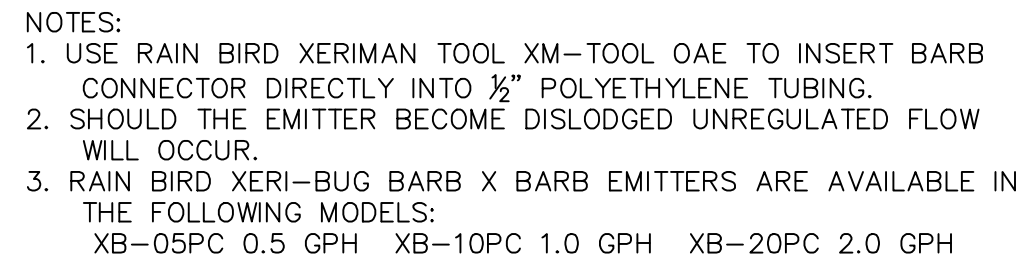
JPD-IR-CIRR-DRIP-328413-10



5 TYPICAL DRIP TUBING

NTS

JPD-IR-CIRR-DRIP-328413-06



6 BARB, TUBING, STAKE AND XERI-BUG OAE DETAIL

NTS

JPD-IR-CIRR-DRIP-328413-07

NTS

JPD-IR-CIRR-PIPE-328413-08



NTS

JPD-IR-CIRR-PIPE-328409-11



9 FLOOD BUBBLER, RAINBIRD 1400

NTS

JPD-IR-CIRR-DRIP-328413-01

K9Grass®

K9Grass is the artificial grass designed specifically for dogs. With its exclusive flow-through backing, short dense blade structure, and antimicrobial protection, K9Grass offers a cleaner, safer, better environment for pets.



K9Grass Lite

Lighter version of K9Grass Classic. Great for indoors or large areas.



K9Grass Classic

The original pet-friendly grass. Durable, drainable, cleanable, and antimicrobial.



No More Mud!

BACKYARDS AND DOG RUNS

Say goodbye to cold concrete, gravel, mulch, muddy yards, and dirty paws—K9Grass is the solution you have been looking for.

KENNELS, BOARDING FACILITIES AND DOG PARKS

Pet facilities benefit from the long-term savings, added cleanliness, and increased revenues they see after installing K9Grass. Clean, safe, beautiful and easy to maintain—K9Grass is everything you want and need from a surfacing product.

About ForeverLawn

ForeverLawn provides innovative synthetic grass products to create better landscapes worldwide. In areas where real grass is difficult to grow or maintain—due to high traffic or poor conditions—ForeverLawn offers a natural-looking alternative that is beautiful, functional, and durable. ForeverLawn—Grass without limits.®



The synthetic grass designed specifically for dogs!

M0060 Rev. 02/19



866.992.7876 • foreverlawn.com • K9Grass.com

ForeverLawn®



PRODUCT SPECIFICATIONS

K9Grass is the synthetic grass designed specifically for dogs. Its unique features help promote a cleaner, safer, better environment for pets.



With its exclusive flow-through backing, short dense blade structure, and antimicrobial protection, K9Grass is the ideal surface for both residential and commercial pet areas.



COMPONENTS	K9Grass Lite	K9Grass Classic
YARN TYPE	<ul style="list-style-type: none">Primary: Polyethylene monofilamentSecondary: Heat set textured nylon monofilament	<ul style="list-style-type: none">Primary: Polyethylene monofilamentSecondary: Heat set textured nylon monofilament
YARN COLOR	<ul style="list-style-type: none">Primary: Summer greenSecondary: Turf green	<ul style="list-style-type: none">Primary: Summer greenSecondary: Turf green
YARN COUNT	<ul style="list-style-type: none">Primary: 5,000/4Secondary: 4,200/8	<ul style="list-style-type: none">Primary: 5,000/4Secondary: 4,200/8
CONSTRUCTION	<ul style="list-style-type: none">Knitted	<ul style="list-style-type: none">Knitted
BLADE HEIGHT	<ul style="list-style-type: none">7/8"	<ul style="list-style-type: none">7/8"
FACE WEIGHT	<ul style="list-style-type: none">56 ounces*	<ul style="list-style-type: none">72 ounces*
TOTAL PRODUCT WEIGHT	<ul style="list-style-type: none">71 ounces*	<ul style="list-style-type: none">87 ounces*
BACKING	<ul style="list-style-type: none">Flow-through backing	<ul style="list-style-type: none">Flow-through backing
ANTIMICROBIAL PROTECTION	<ul style="list-style-type: none">AlphaSan®	<ul style="list-style-type: none">AlphaSan®
SEAMING	<ul style="list-style-type: none">Turf adhesive	<ul style="list-style-type: none">Turf adhesive
INFILL	<ul style="list-style-type: none">NONE	<ul style="list-style-type: none">NONE

*Product heights shown may have a variance of 1/8" and product weights shown may have a variance of 2%.

WHAT MAKES K9GRASS UNIQUE?	
Durable	Dense interlocking construction of high-grade materials
Drainable	Unique knitted flow-through backing
Cleanable	Short, dense blade construction requiring no infill greatly enhances cleanability
Safe	Integral AlphaSan® antimicrobial protection built-in

M0070 Rev. 02/19



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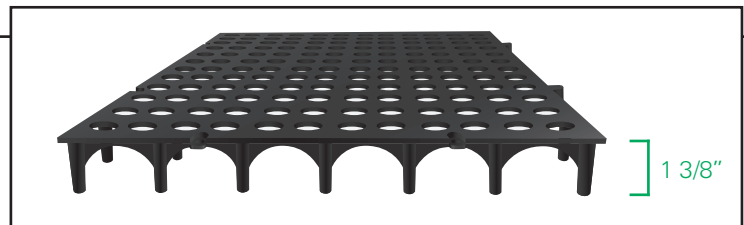
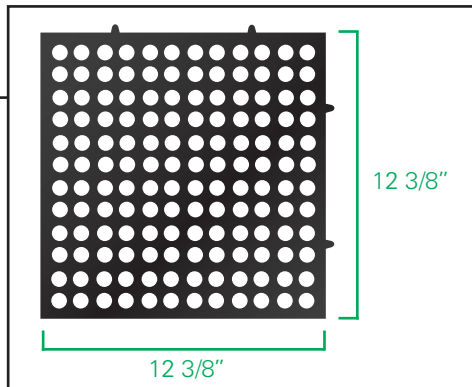
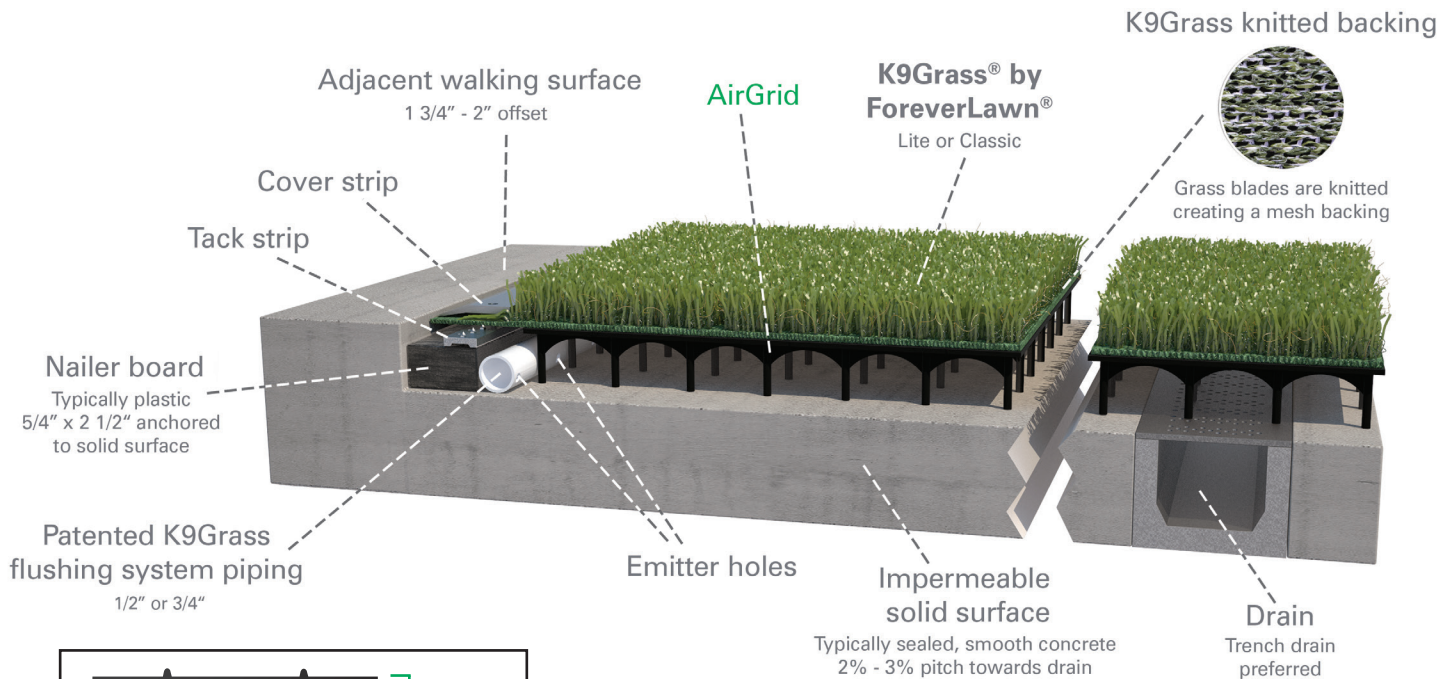
ForeverLawn®

AirGrid 3

Engineered and produced by ForeverLawn®

K9Grass®

by ForeverLawn®



AirGrid 3 is engineered and produced by ForeverLawn® to maximize air and water flow in ForeverLawn patented K9Grass® system. It is specifically designed for use over concrete and other hard, impermeable surfaces. The interlocking grid provides a stable, flat, extremely drainable, strong surface over which the K9Grass is installed. The innovative design has minimal contact with the surface allowing maximum air and liquid flow. AirGrid 3 is another proprietary technological advancement by ForeverLawn, showing once again that we are not just ahead of the curve, we are defining it.

Available exclusively from ForeverLawn.

Height:	1-3/8" (35mm)
Size:	12-3/8" x 12-3/8" x 1-3/8" (31.5cm x 31.5cm x 3.5cm)
Color:	Black
Construction:	<ul style="list-style-type: none">• Injection molded copolymer• 144 - 3/4" diameter holes• 49 legs• Two connections per side
Material:	Polypropylene
Weight:	0.7 lbs.
Assembly:	Male-female connections
Plumbing:	Clearance for 1" diameter pipe
Compatible:	Seamlessly integrates with AirGrid 2
Load:	Independently tested to support >3,100 lbs. psf.



The synthetic grass designed specifically for dogs!

866.992.7876 • foreverlawn.com • K9grass.com

ForeverLawn®

M0890 Rev. 06/19

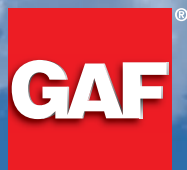
StreetBond® Pavement Coatings Color Guide

(COMCO120)

Updated: 10/16



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*



gaf.com

PAVEMENT

COATINGS

COLOR

GUIDE



StreetBond®



TRADITIONAL

Traditional Colors are warm, earth tone, and neutral colors designed to enhance the aesthetics of a public space long-term. These colors are commonly used in community areas, universities, public buildings, crosswalks, and plazas, and in decorative streetscape designs. The Traditional Colors family provides more subtle and flexible colors that go well together in any pavement coatings project.



SOLAR-REFLECTIVE

Solar-Reflective Colors use special technology designed to cool high-traffic areas without limiting color choices to white or light colors. Solar-Reflective Colors reduce Urban Heat Island Effect and the temperature of asphalt surfaces while resisting UV damage and degradation of asphalt to create a more comfortable environment. These colors are typically used in pedestrian and vehicular high-traffic areas such as parks, schools, playgrounds, and non-covered areas that experience direct sunlight.



CYCLE LANE

These bold, highly reflective colors are designed to delineate public cycle lanes and intersections, helping to keep cyclists safe and reinforce priority to bicyclists by visually alerting drivers to the presence of a cycle lane. Cycle Lane Colors are also used in the coating of off-street jogging/cycle paths, bus lanes, school zones, and parking lot markings.



SIGNATURE

Signature Colors transform the look and feel of a community by providing a custom palette that is designed for achieving a differentiated look. These are non-stocked custom colors used in public areas such as decorative streetscapes, parks, plazas, sports courts, civic centers, and playgrounds to direct pedestrian and vehicular traffic flow.

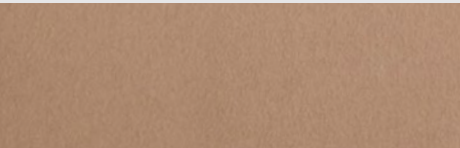




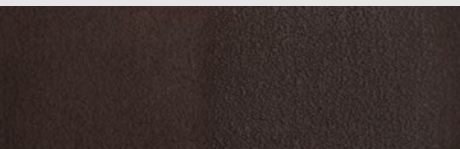
TRADITIONAL



San Diego Buff



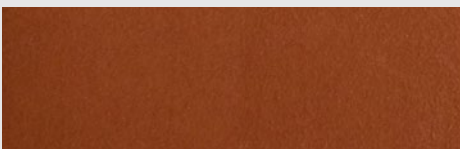
Taupe



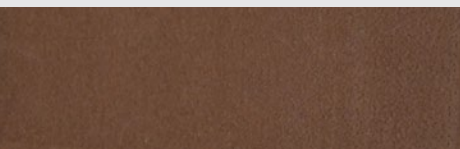
Burnt Sienna



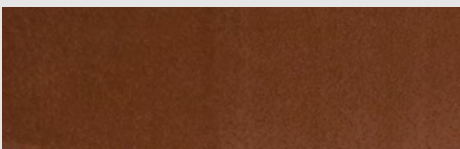
Nutmeg



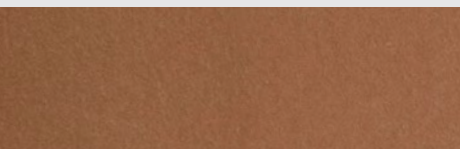
Terra Cotta



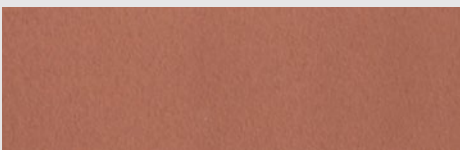
Bedrock



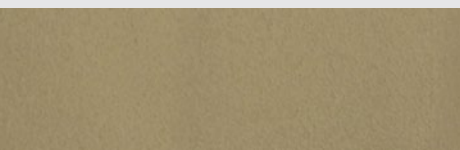
Brick



Brown Suede



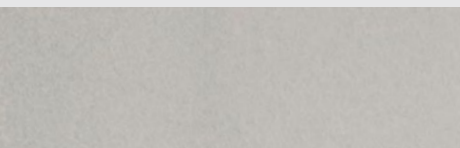
Sunset Blush



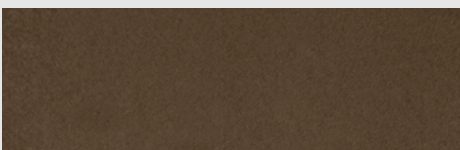
Concrete Gray



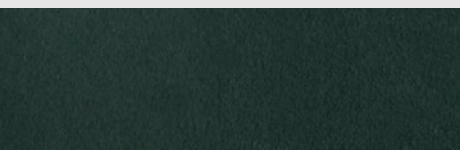
Marigold



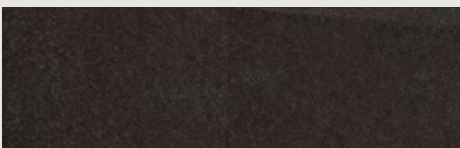
Pewter



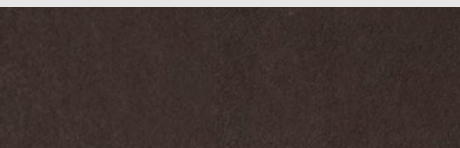
Sierra



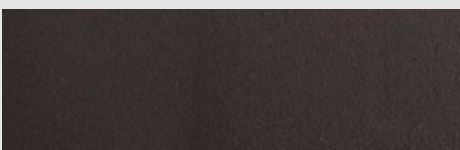
Hunter Green



Black



Slate

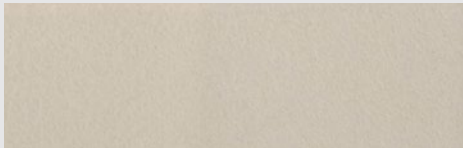


Granite

Note: On-screen color representations may vary from actual coating colors.



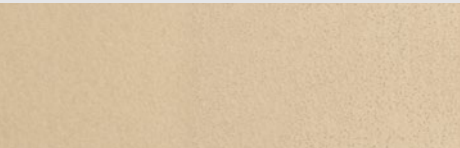
SOLAR-REFLECTIVE



SR Sandstone

Reflectance: .32
Emittance: .94

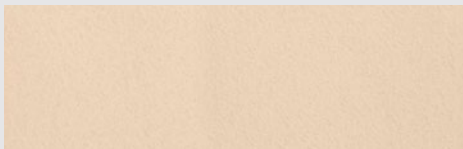
(SRI = 36)



SR Khaki

Reflectance: .33
Emittance: .94

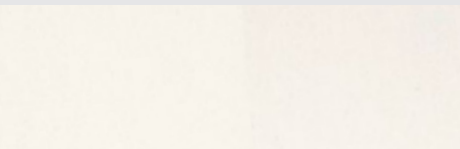
(SRI = 37)



SR Irish Cream

Reflectance: .43
Emittance: .94

(SRI = 50)



SR White

Reflectance: .60
Emittance: .94

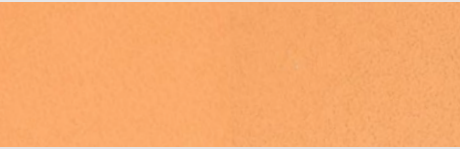
(SRI = 73)



SR Fawn

Reflectance: .31
Emittance: .93

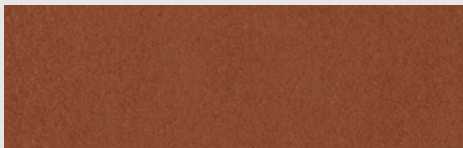
(SRI = 35)



SR Sun Baked Clay

Reflectance: .44
Emittance: .95

(SRI = 52)



SR Brownstone

Reflectance: .30
Emittance: .90

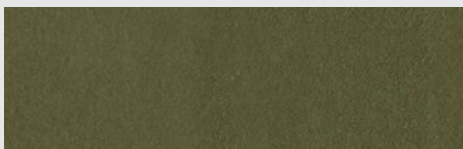
(SRI = 31)



SR Terra Cotta

Reflectance: .31
Emittance: .92

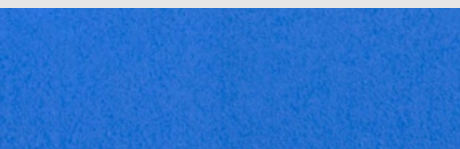
(SRI = 33)



SR Evergreen

Reflectance: .32
Emittance: .88

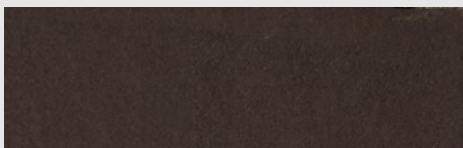
(SRI = 33)



SR Safety Blue

Reflectance: .30
Emittance: .93

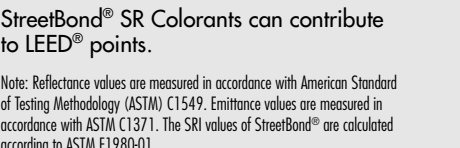
(SRI = 33)



SR Slate

Reflectance: .31
Emittance: .91

(SRI = 34)



StreetBond® SR Colorants can contribute to LEED® points.

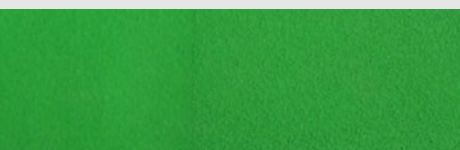
Note: Reflectance values are measured in accordance with American Standard of Testing Methodology (ASTM) C1549. Emittance values are measured in accordance with ASTM C1371. The SRI values of StreetBond® are calculated according to ASTM E1980-01.



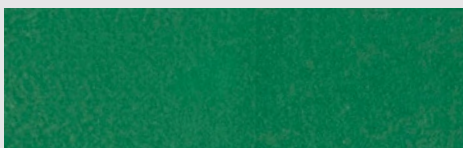
CYCLE LANES



CL Shamrock Green



CL Celtic Green

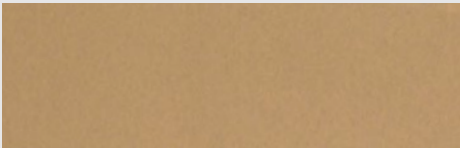


CL Emerald Green

Note: Onscreen color representations may vary from actual coating colors.



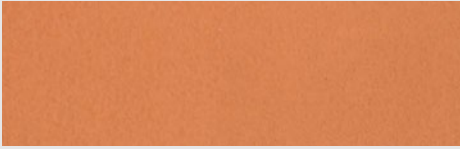
SIGNATURE



Sandy Beige



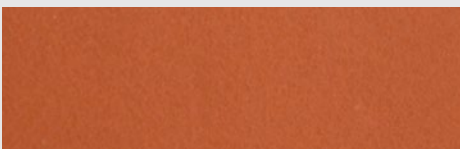
Driftwood



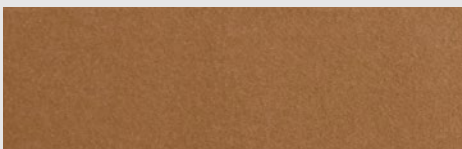
Butterscotch



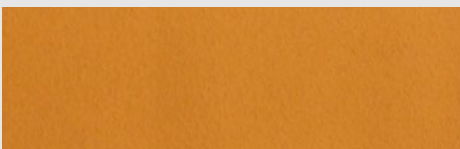
Pumpkin Spice



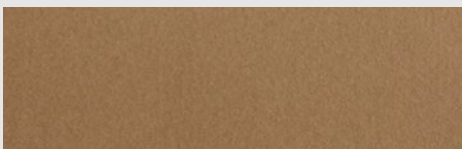
Chestnut Brown



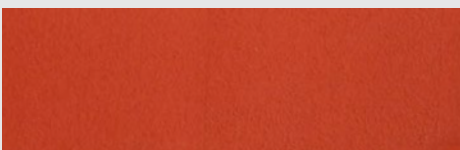
Mocha



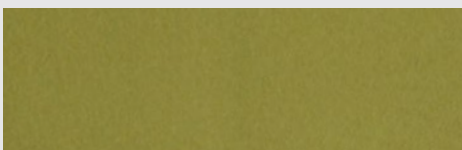
Mustard



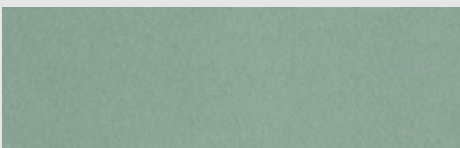
Down To Earth



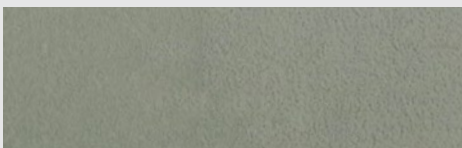
Paprika



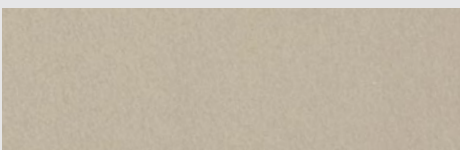
Avocado



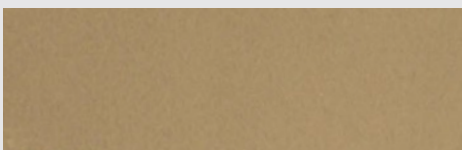
Sea Foam



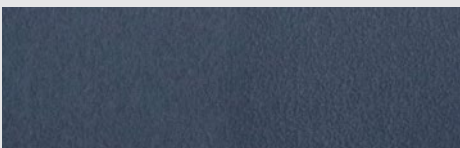
Aqua



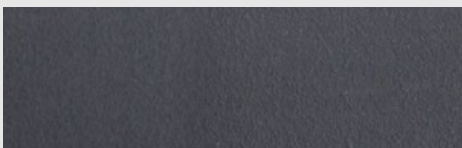
Sage



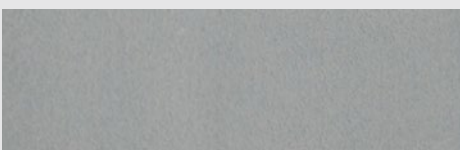
Truffle



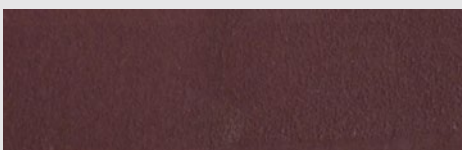
Patriot Blue



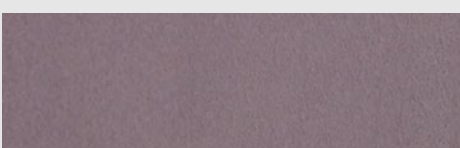
Cobalt Blue



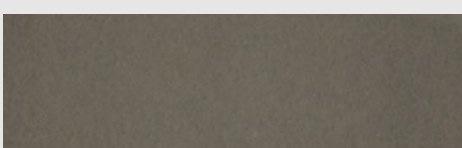
Gun Metal



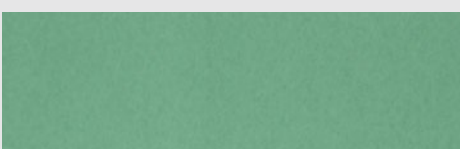
Merlot



Smokey Mauve



Graphite



Bike Path Green

Note: Onscreen color representations may vary from actual coating colors.



EVO & EVO SC





EVO & EVO SC Retractable Arm Awnings

Raising the bar for Awning Design Standards for both open roll and semi-cassette awnings.

Combines sophisticated design with the modern technology to offer unparalleled performance and unique features currently not found on any other system of its kind.

The EVO is an elegant open roll awning. It utilizes the EVO arm bracket of which is a combination die-cast/extrusion to obtain the highest strength and still provide the maximum ease for pitch adjustment and installation. Thanks to the strength and the design of the arm bracket, EVO is the only awning in the market that can safely go to a 13' 6" (162") projection still using a standard 40 x 40 mm square support bar.

EVO SC (pictured above) uses the same technology of the EVO and adds 3 additional components to create a Semi-Cassette. This provides complete protection to the fabric as well as leaves the components accessible for easy installation and adjustments.

When closed, EVO SC completely conceals the fabric, like a cassette awning, giving it a clean and covert design. The EVO and EVO SC are available up to an amazing 40' (480") maximum width.

Standard Frame colors available for the EVO and EVO SC are White, Tan, and Mocha - all finishes are gloss. Complete line of awning fabrics available, featuring our Para Tempotest line of 100% acrylic awning material. The EVO and EVO SC have a Limited Lifetime Warranty.

Standard Frame Color Options

(all 3 are **gloss** finish)



Mocha



Tan



White

*these are printed images of the finish & should not be used for final production specifications.

*RAL custom frame colors are available at an upcharge.

Limited Lifetime Warranty



EVO & EVO SC

Classic retractable lateral arm awnings.



Raising the bar for Awning Design Standards for both open roll and semi-cassette awnings. The EVO & EVO SC (Semi-Cassette) combine sophisticated design with the modern technology to offer unparalleled performance and unique features currently not found on any other system of its kind.

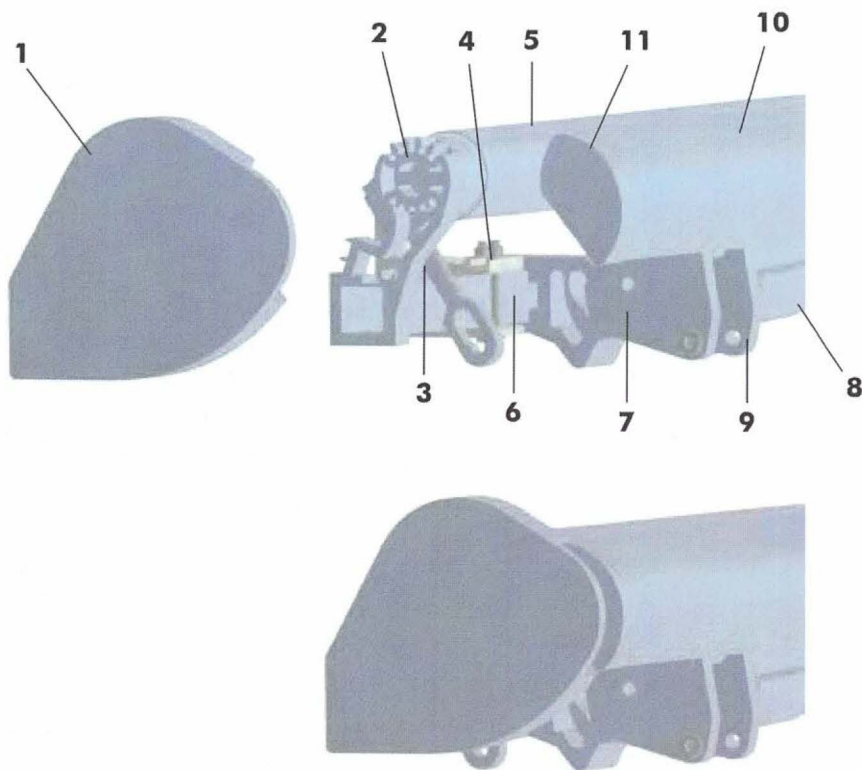
Characteristics

Available Frame Colors



Compatible Fabrics



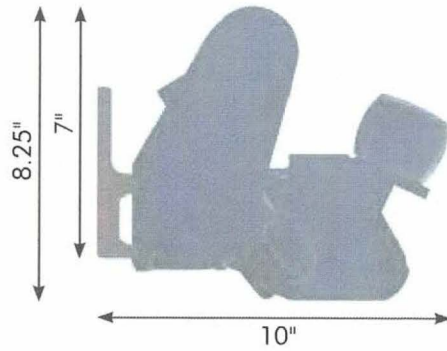


End cap attached

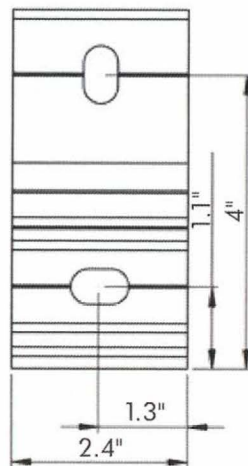
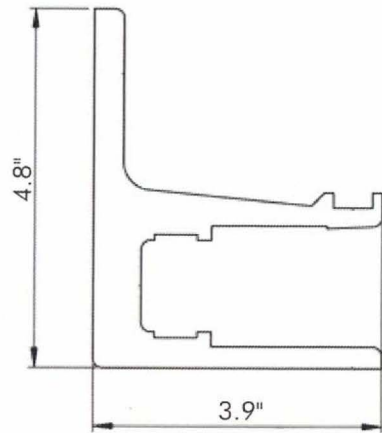
- 1** - 1 Left roll tube support bracket end cap
(1 right roll tube support bracket end cap not viewed in drawing but is pictured in the photographs below)
- 2** - 2 Roll tube support brackets
- 3** - 1 Crank gear (when manual - will not have crank gear when motorized)
- 4** - Wall bracket (or soffit) (see bracket chart on EVO SC price page for amount necessary to support width range)
- 5** - 1 Roll tube
- 6** - 1 Rear support bar
- 7** - Rear arm brackets (1 per arm)
- 8** - Arm (see bracket chart on EVO SC price page for amount of arms necessary to support width range)
- 9** - Front bar attachment (1 per arm)
- 10** - 1 Front bar
- 11** - 2 Front bar endcaps



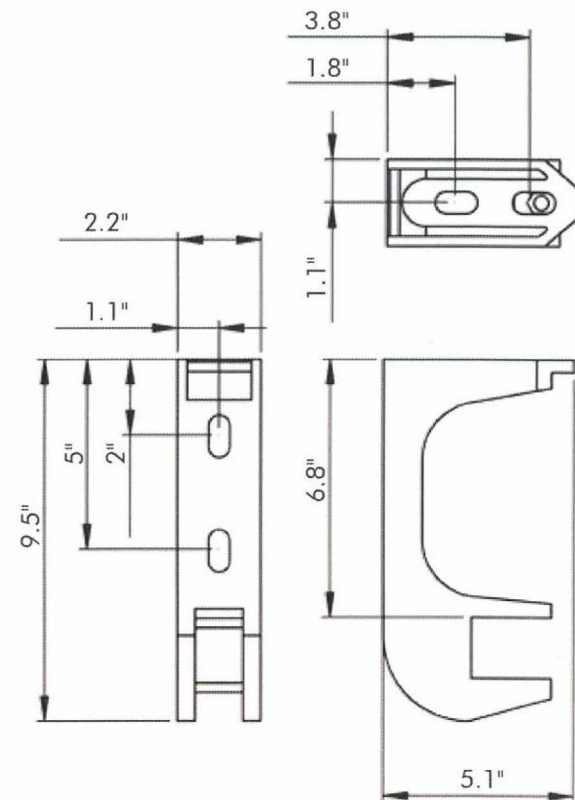
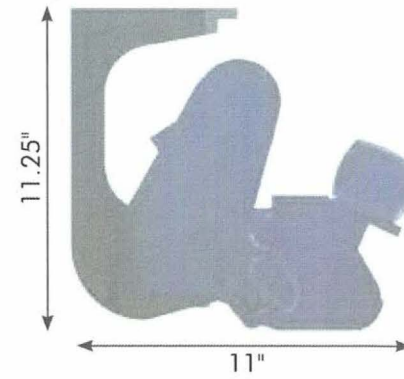
WALL BRACKET

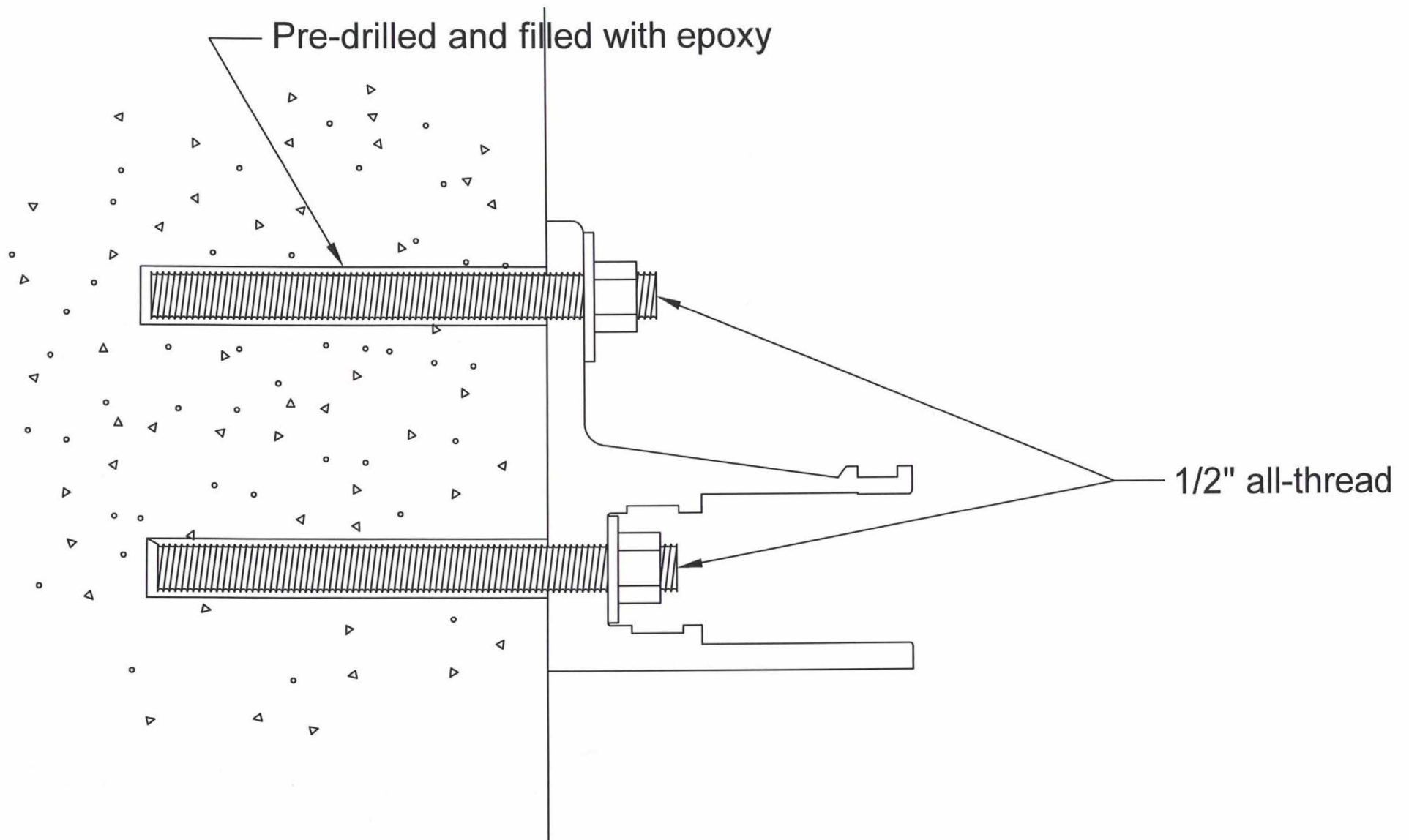


.6x



CEILING BRACKET







[Back to results](#)



Grand patio Premium Steel Patio Bistro Set, Folding Outdoor Patio Furniture Sets, 3 Piece Patio Set of Foldable Patio Table and Chairs, Yellow

by Grand patio
★★★★★ 153 ratings | 39 answered questions
Amazon's Choice for "cafe table and chairs set"

Price: **\$109.99** ✓prime & FREE Returns
Coupon ☐ Save an extra \$10.00 when you apply this coupon. [Details](#)
Thank you for being a Prime member. Get \$100 off instantly: Pay \$9.99 upon approval for the Amazon Prime Rewards Visa Card. No annual fee.

Color: **Yellow**

\$109.99

\$109.99

\$109.99

\$109.99 ✓prime

\$109.99

- Powder coated steel frame structure, rust-resistant. Perfect for outdoors, even coastal living. Space saving, easy to carry and storage.
- Premium Edition: Stylish design, wide and thick bars on the seat panel and back make it comfortable and strong. Plastic pieces on the each foot, keep your floor from scratching. Notice: You can contact Grand patio for replacement if these plastic foot pieces are missing.
- Heavy-duty construction yet light weight chairs can hold up to 300 lbs respectively.
- No assembly required, easy to set up and fold. Maintenance free, simply clean with wet cloth.
- Size of Table: 23.6"(DIA) X 28"(H). Chair: 23"(D) X 19.5"(W) X 32"(H).

Compare with similar items
New & Used (5) from **\$101.04** ✓prime FREE Shipping
☐ Report incorrect product information.



\$109.99
✓prime & FREE Returns

FREE delivery: **Friday** Details
📍 Deliver to Yuying - Seattle 98121

In Stock.

Qty: 1

Add to Cart
 Buy Now

Sold by **Grand Patio** and **Fulfilled by Amazon**.

Item arrives in packaging that reveals what's inside and can't be hidden. If this is a gift, consider shipping to a different address.

☐ Add gift options

Add to List
[Add to your Dash Buttons](#)

Product description

Color:Yellow

Our Grand Patio Parisian stylish outdoor bistro set includes garden table and chairs, which are outdoor powder coated. Our garden furniture sets are concise, beautiful and sturdy. These pub table and chairs also has plastic cushions on foot and the joint for protection. This outside furniture is certainly the quality modern outdoor furniture you can't miss.

These metal constructed outdoor table and chairs adopt a bright color, which creates a unique artistic style. This metal outdoor furniture gives you the most wonderful view while enjoying yourself.

These awesome bistro table and chairs set don't only offer you a quiet moment with a cup of drink or several great books outdoors but also give a comfortable seating for your distinguished guests. This wrought iron bistro set will definitely change your life style, making your life wonderful. You will fall in love with outdoor living.

The 3 piece bistro set could be placed in your Patio, Backyard, Balcony, Roadside, Bistro and so on.

Our durable and small patio set are easy to setup and fold for storage. No assembly required. These outdoor furniture sets are also so easy to clean. These outside table and chairs can save your precious time and space.

Specification:

Set includes: 2 PCS of chairs, 1 PC of table
Material: Steel
Color: Yellow
Chair size: 23"(D) X 19.5"(W) X 32"(H).
Table size: 23.6"(DIA) X 28"(H).
Overall Product Weight: 48lb

Notice: You can contact Grand patio for replacement if these plastic foot pieces are missing.

Type: Lawn furniture, deck furniture, porch furniture, bistro set indoor, kitchen bistro set, backyard furniture, outside table and chairs.

Product information

Color:Yellow

Package Dimensions	38 x 24 x 6.4 inches
Item Weight	39.1 pounds
Shipping Weight	39.1 pounds (View shipping rates and policies)
ASIN	B07MC3V467
Customer Reviews	★★★★★ 153 ratings 4.6 out of 5 stars
Best Sellers Rank	#10,698 in Patio, Lawn & Garden (See Top 100 in Patio, Lawn & Garden) #4 in Patio Bistro Sets

Warranty & Support

Product Warranty: For warranty information about this product, please [click here](#)

Feedback

If you are a seller for this product, would you like to [suggest updates through seller support?](#)
Would you like to [tell us about a lower price?](#)



736 - 9' Octagon Umbrella by Galtech International

Specs

Height:	96.00"
Height (ft):	8'
Width/Diameter (in):	108"
Length:	96"
Width/Diameter (ft):	9'
Width/Diameter (ft):	9'
Warranty:	2 Years (excluding wind damage)
Material:	Aluminum
Weight:	16 lbs.
Bar Height Size:	44
Bottom Pole Size:	37
Pole Diameter:	1
Umbrella Height:	96
Application:	Residential
Coupling:	Push Button
Crank Material:	ABS Plastic Housing
Finial Material:	Solid Resin
Hub Material:	Solid Resin
Lift Type:	Crank - Steel Cable
Rib Count:	8
Rib Material:	Fiberglass
Tilt:	Auto Tilt

Style and Option 1

Style:	Sunbrella Custom Colors
Item #:	736 Sunbrella Custom Colors
Price:	View product for price

Style and Option 2

Style:	Sunbrella Patterns - Quick Ship
Item #:	736 Sunbrella Grade A - Quick Ship

Price:	View product for price
Style and Option 3	
Style:	Sunbrella Solid Colors - Quick Ship
Item #:	736 Sunbrella Grade B - Quick Ship
Price:	View product for price
Style and Option 4	
Style:	Thatch
Item #:	736 Suncrylic
Price:	View product for price
Style and Option 5	
Style:	Suncrylic - Quick Ship
Item #:	736 Suncrylic - Quick Ship
Price:	View product for price

Parallel 42™

landscapeforms®



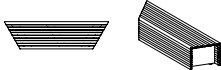
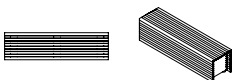
Product Data Sheet

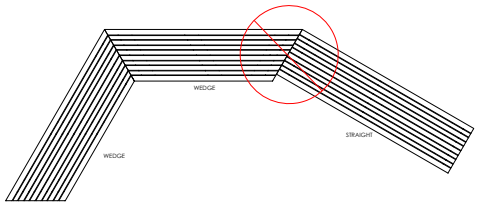


Parallel 42 is a modular wood bench system that's much more than a bench. Three easy pieces provide elegantly simple building blocks for activating social space. Parallel 42 is about creating variable applications for specific situations. Use right hand, left hand and wedge modules—singly or in any combination. Form simple and complex configurations. Create borders, resting places and enclaves. Or frame space to activate settings around complementary site elements.

Parallel 42™

- Benching system units constructed of choice of exterior wood.
- Multiple configurations meet a variety of applications.
- Units sold individually as Left Hand, Right Hand, Straight and Wedge units.
- Supporting frame is powder coated steel.
- Units can be freestanding or surface mounted.
- Units can be placed together to make many different benching systems.
- Left and Right units are 77" long.
- Wedge unit is 67" long.
- Leveling glides are pre-installed for ready field adjustment.
- Meets ANSI/BIFMA performance standards.
- Units ship fully assembled.
- Straight end bench should not be placed end-to-end with an angled bench.

LEFT	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	18"	77"	18"	181 lb
RIGHT	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	18"	77"	18"	181 lb
WEDGE	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	18"	67"	18"	165 lb
STRAIGHT	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	18"	67"	18"	174 lb



Parallel 42™

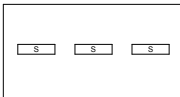
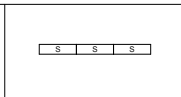
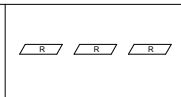
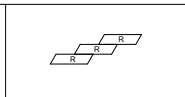
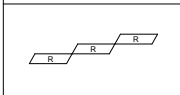
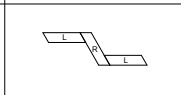
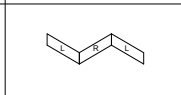
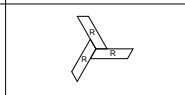
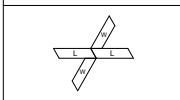
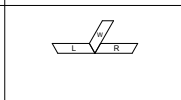
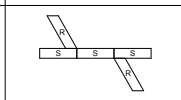
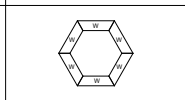
landscapeforms®

Product Data Sheet



Finishes

- Metal All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- A wide range of standard, optional and custom colors are available.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.

To Specify

Visit <http://pricebook.landscapeforms.com>

Designed by Brian Revoir

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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Parallel 42™

landscapeforms®

Material / Colors

Powdercoated Metal

In addition to colors shown below, a wide selection of optional and custom colors may be specified for an upcharge.



Powdercoated Metal (Metallic)*



Designer Palette Architectural Series



Wood

Exterior woods weather to a warm, pewter gray; no finish is applied so no maintenance is required. Available in Jarrah and Domestically Sourced Thermally Modified Ash (DSTMA), and Ipe exterior wood. Pricing for standard woods and options varies, see Price Book. (P) = Premium Woods

Exterior: no finish



IMPORTANT NOTE: Standard choices are shown; colors are approximate.

To make final color selections, please call for material samples.

landscapeforms.com | specify@landscapeforms.com


QuickShip
 Popular Products, Right Away

[Click Here to Enable Options](#)

Classic Style Round Precast Concrete Planters



Natural Bloom



Model TF4090

Highlight beautiful foliage with these bold, strong round precast concrete planters. Designed for esthetics, engineered with superior strength, these 36" round planters feature a concrete construction reinforced with 1/4" and 3/8" diameter steel rebar. They come standard with four 5/8" lifting inserts, bases have a 2" drain hole and can be upgrade with an optional reservoir system.

Dimensions

Model TF4090 - 36"Dia. x 24"H

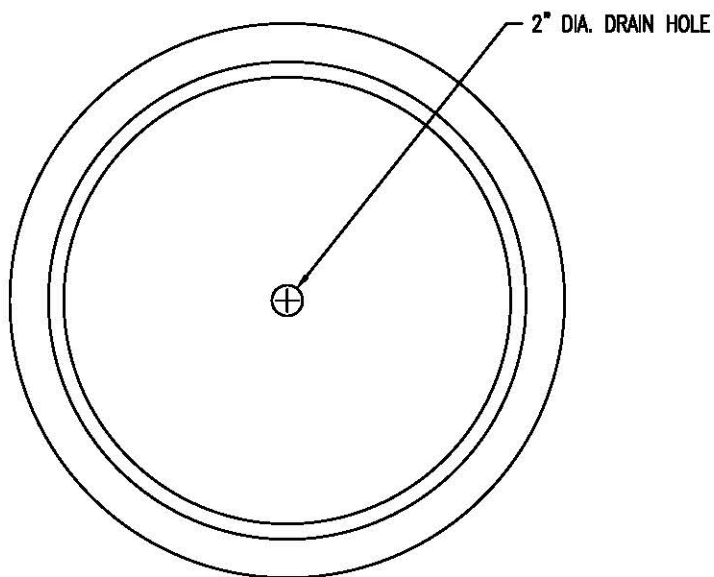
Model TF4095 - 36"Dia. x 26"H


 QuickShip Option ▶ Model TF4090
 Charcoal Matrix - Weatherstone Finish

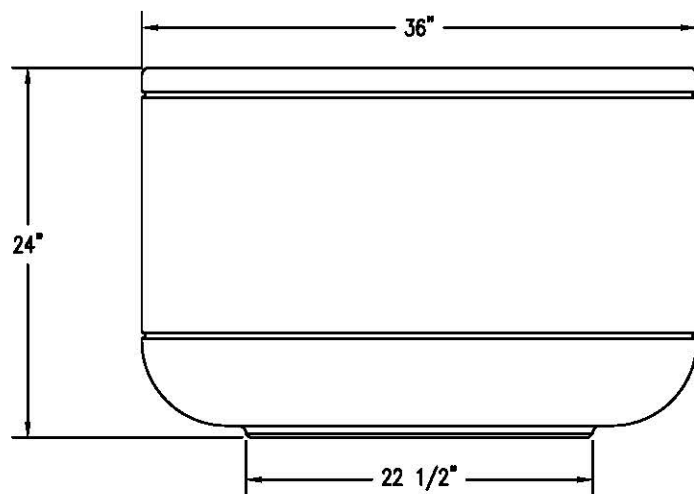
QuickShip ▶ Enable Options

▶ Need a Concrete Planter Fast?
 ▶ Click Here to Show Models, Colors and Options
 that are QuickShip Ready.

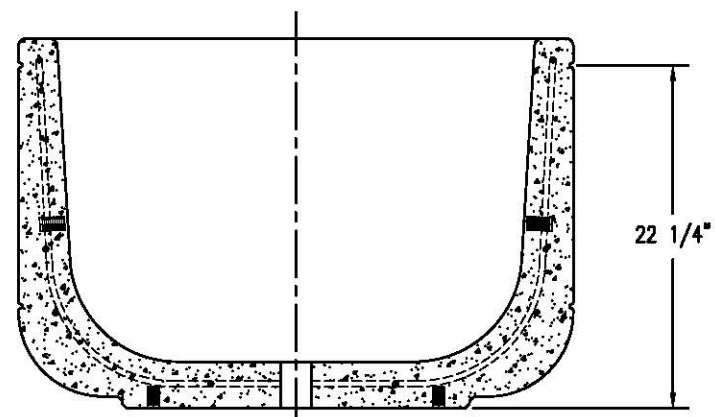
	white	buff	sand	gray	brick red	brown	charcoal
Acid Wash							
Acid Wash Stain							
Weatherstone							
Weatherstone Stain							
Exposed Aggregate							



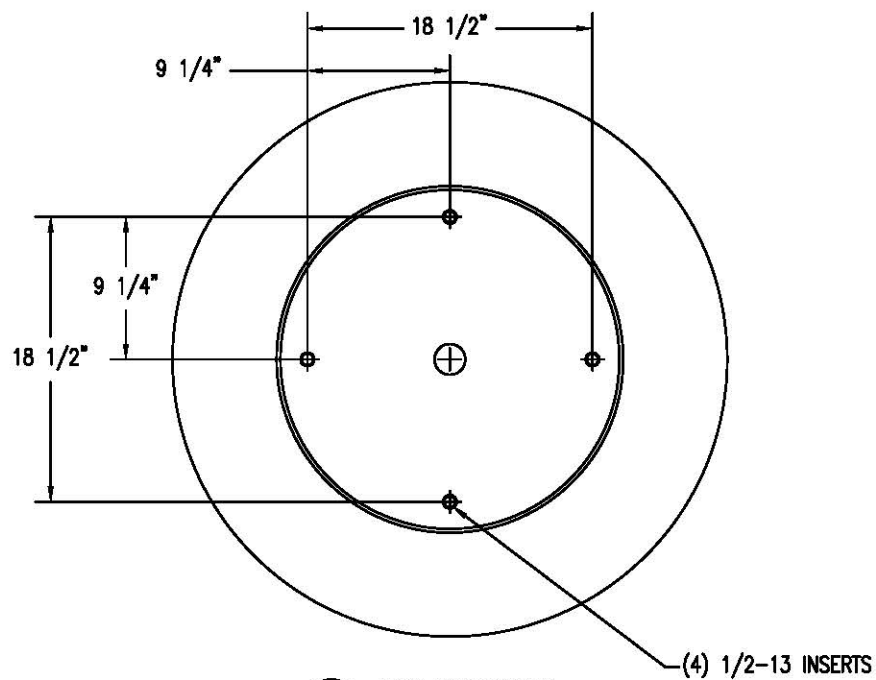
1 TOP VIEW



2 ELEVATION VIEW



4 CROSS SECTION



3 BOTTOM VIEW

WALSAU  **MADE**

P.O. BOX 1020 WALSLEY, WY 84092-1020
 800-388-6726
 E-MAIL: WYLS@WALSLEYTILE.COM
 WEB SITE: WWW.WALSLEYTILE.COM

REVISIONS

NAME	DATE	NOTES
1		
2		
3		
4		
5		
6		
7		
8		

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JOB NAME

ADDRESS
 CITY, STATE ZIP

UNLESS OTHERWISE SPECIFIED
 DIMENSIONS ARE IN INCHES
 FINISHES ±1/8"

DRAWN BY: SK

DATE: 7/9/10

CD NUMBER: ?

WEIGHT: 780 LBS

PRODUCT NO.

TF 4090



Veradek Metallic Screen Set - Web

~~\$399.99~~ \$289.99

Size

2 PANEL

3 PANEL

Color

BLACK

Quantity - 1 +

ADD TO CART



Privacy has never looked so good! Transform your backyard or deck with a Veradek Outdoor Partition Screen Set. Inspired by traditional geometric patterns from around the world, Veradek Screens are modern, yet versatile. With various available patterns and privacy rating options, Veradek Screens are the ideal screen to hide an unsightly neighbor's backyard, to block unwanted direct sunlight, create privacy or to frame an outdoor room. Made from 1.5 mm laser cut galvanized steel, all Veradek Outdoor screens are of the highest quality and designed to resist corrosion through all seasons. Veradek Outdoor Screens are solid, yet lightweight and are protected by a strong, scratch-resistant powder coat, ensuring that they will stand the test of time in both commercial and residential settings. All screen sets include all necessary assembly hardware and stand for quick and easy setup. With a Veradek product, you can rest assured that you are receiving the perfect balance of design, durability and convenience.

FEATURES:

- Precision laser cut from thick gauge galvanized steel
- Finished with a strong, scratch resistant, furniture quality powdercoat
- Corrosion resistant for all seasons
- Treated with UV inhibitors to minimize fading
- All hardware included for quick and easy setup
- Versatile design – multiple sets can be fastened together

DIMENSIONS

3 Panel

- Black - W 45" L 1.75" H 76"
- Corten Steel - W 42" L 1.75" H 76"

2 Panel

- Black - W 45" L 1.75" H 48"
- Corten Steel - W 42" L 1.75" H 48"



Customer Reviews

No reviews yet
Write a review

📌 Share 🐦 Tweet 📌 Pin it



Curve 30" Grooved

\$279.99

Color

BLACK

GREY

Quantity

-

1

+

ADD TO CART

Round and distinctive, the tapered Curve planter is the perfect addition to any front entrance or poolside patio. Characterized by a grooved finish and a modern, sleek round tapered design, the Curve planter was specifically designed for the commercial user in mind as a part of our Pro Series. Molded from an extremely durable plastic through a process known as roto molding, all Pro Series planters are crack proof and designed to withstand temperatures ranging from -30 degrees in the Winter up to +60 degrees in the Summer. Pro Series planters are flexible, impact resistant, fade resistant, sturdy yet lightweight and are covered by a comprehensive 10-Year splitting and cracking warranty. In addition, all Pro Series planters come equipped with a removable shelf set 14 inches below the rim of the planter - this provides the user the versatility of fully filling the planter with soil or using an interchangeable plant insert. With a Veradek product you can rest assured that you are receiving the perfect balance of design, durability and convenience.

Features

- Double wall roto molded design for added insulation
- Made from a high-grade polyethylene for optimum durability – commercial grade
- Frost resistant up to -30 degrees
- 10 Year comprehensive splitting and cracking warranty
- Treated with UV inhibitors to avoid fading
- Sturdy yet lightweight – easy to move
- Equipped with a removable insert shelf

Size

Product Dimension: 27 diam. X 30H in.

Inside Dimensions: 24 diam. X 28H in.

Metallic Series Long Box Planter

\$229.99

Size

SMALL MEDIUM **LARGE** EXTRA LARGE

Color

BLACK GREY WHITE

Quantity - 1 +

ADD TO CART

Low and Long. The Corten Steel Long Box planter can be used as an accent piece for an outdoor deck or can provide interest to a rooftop patio. Crafted from a thick gauge, fully seam welded galvanized steel base, all Metallic Series planters are proven to resist weather related issues such as cracking in both winter and summer months. Given this added durability, Metallic Series planters are ideal in both residential and commercial settings. In addition, all Metallic Series planters are equipped with Styrofoam insulation to help ensure that plants stay healthy in both hot and cold extremes. With a Veradek product you can rest assured that you are receiving the balance of design, durability and convenience.

FEATURES

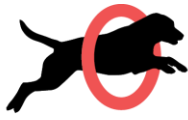
- Equipped with insulation for root protection during harsh winter and summer months
- Equipped with riser feet to allow for optimal drainage and aeration
- Finished with a strong, scratch resistant, powdercoat
- Frost and crack resistant for colder climates
- Fully hand welded by expert craftsmen
- Fully seam welded using thick gauge galvanized steel
- Drainage Holes: Yes
- Indoor and Outdoor Use

DIMENSIONS

- Long Box Small - L 25" W 11" H 13"
 - Capacity: 1792 oz.
- Long Box Medium - L 32" W 10" H 16"
 - Capacity: 2688 oz.
- Long Box Large - L 38" W 15" H 16"
 - Capacity: 4736 oz.
- Long Box Extra Large - L 60" W 15" H 16"

Customer Reviews

No reviews yet
Write a review



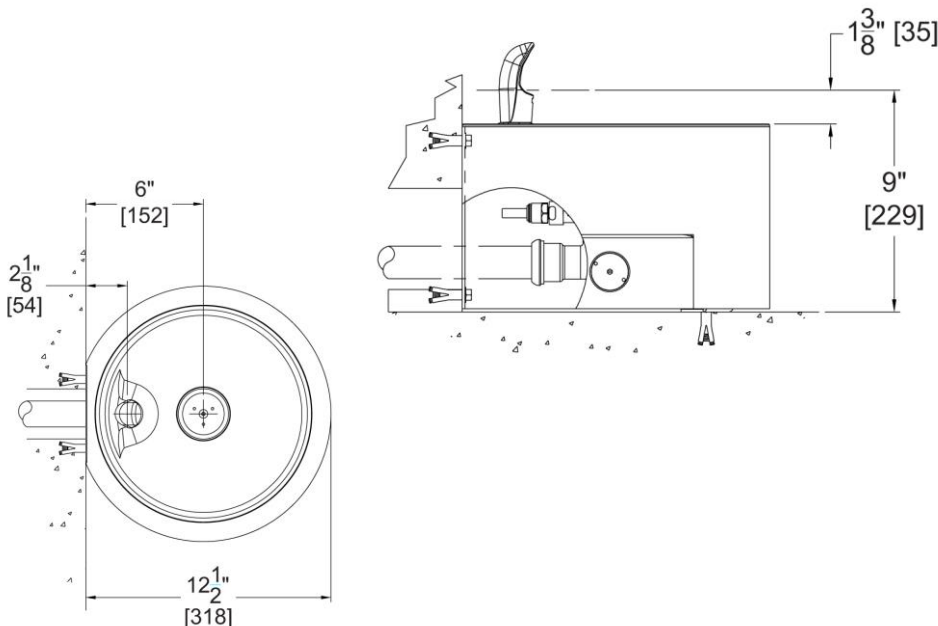
DOG-ON-IT PARKS

DOG-ON-IT-PARKS.COM

This space-saving fountain offers the flexibility of either mounting to a wall or onto a concrete pad as a free standing unit. The fountain is activated by a side mounted, self-closing button and once filled, the slow drain feature allows the dog to quench its thirst for 30-60 seconds before draining to help prevent unsafe standing water. Unit adheres to NSF/ANSI 61, Section 9, Public Law 111-380 (No Lead) and CHSC 116875. Also features optional freeze resistant valves and/or a remote push button on a wall mounted plate.



Views:



7216

PET FOUNTAIN

**18 gauge, 304
stainless steel bowl
with 12 gauge
stainless steel
receptor**

**15 powder coat
color options
available**

**Operates on water
pressure range of
20-105 psig**

DOG-ON-IT-PARKS

4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647

www.dog-on-it-parks.com

Refer to installation manual for
more detailed specifications

Copyright 2016

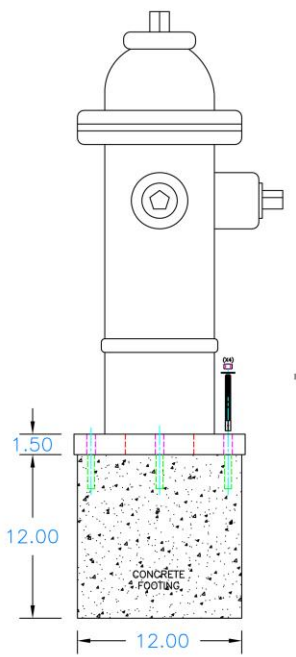




The one piece no dog park is complete without! Cast and rotationally molded from an authentic fire hydrant, we use durable reinforced resin and a UV clear coat to ensure years of fun. The hydrant's base is factory drilled to accommodate four anchor bolts for the many installation options. Standard color is red, but custom colors and logos are available.



Side Views:



7260 FIRE HYDRANT

**Glass fiber reinforced
resin and UV clear
coat**

**Durable acrylic paint,
hand finished details**

**Custom colors and
logos available**

**Dimensions:
32" H x 12"D**

DOG-ON-IT-PARKS

4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647

www.dog-on-it-parks.com

Refer to installation manual for
more detailed specifications

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Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: January 8, 2020

SUBJECT: **New Business - Item 3
412 E. Belmont Street
OEHPD / OEHC-1
Contributing Structure**

BACKGROUND

Jesse LaCoste, LaCoste Construction Group, is seeking *final* approval for a rear addition and exterior modifications to a contributing structure. The new addition will add approximately 600 sf to the ground floor. As depicted in the floor plans, the west side of the addition will be slightly recessed to meet the current side yard setback and will consist of board and batten wood siding, matching shingles, and a brick pier foundation to blend with the main section. On the existing structure, changes include replacement wood clad windows, the addition of a shallow dormer to the west elevation, and renovations to the front entrance area which include double front doors, a transom window and a new brick stairs. Due to intended interior uses and to keep the existing pitch, the current roof will be raised approximately 3'. This project was denied conceptual approval in November 2019 and an on-site Special Meeting took place which allowed the Board and the public to assess the structural condition of the interior.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(C)(7) *OEHPD, Restoration, rehabilitation, alterations or additions to existing contributing structures in the Old East Hill Preservation District*

ES 868

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
(D.S.F. - AAAA) Rev. 3-79

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. 9020-230-022
Site Name 412 E. Belmont St. 830 == Survey Date 8011 820 ==
Address of Site: 412 E. Belmont St. 905 ==
Instruction for locating On N side E Belmont St, between N Alcaniz st
and N Davis St 813 ==
Location: East King Tract 22 23 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: Payne, Charles L & Betty Abbott
Address: 2909 E. Gonzales St.
Pensacola, Fl. 32503 902 ==
Type of Ownership private 848 == Recording Date 8011 832 ==
Recorder:
Name & Title: Hawley, Nancy; Wells, Merrily
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 818 ==
838 ==
Check One Check One or More
Excellent 863 == ☒ Altered 858 ==
Good 863 == ☐ Unaltered 858 ==
☒ Fair 863 == ☒ Original Site 858 ==
Deteriorated 863 == ☐ Restored () (Date:) 858 ==
☐ Moved () (Date:) 858 ==
Present Use residence 850 ==
Dates: Beginning c +1890 844 ==
Culture/Phase American 840 ==
Period 19th Century 845 ==

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More
Looting () ☒ 878 == ☐ Transportation () ☒ 878 ==
Development () ☒ 878 == ☐ Fill () ☒ 878 ==
Deterioration () ☒ 878 == ☐ Dredge () ☒ 878 ==
Borrowing () ☒ 878 ==
Other (See Remarks Below): 878 ==

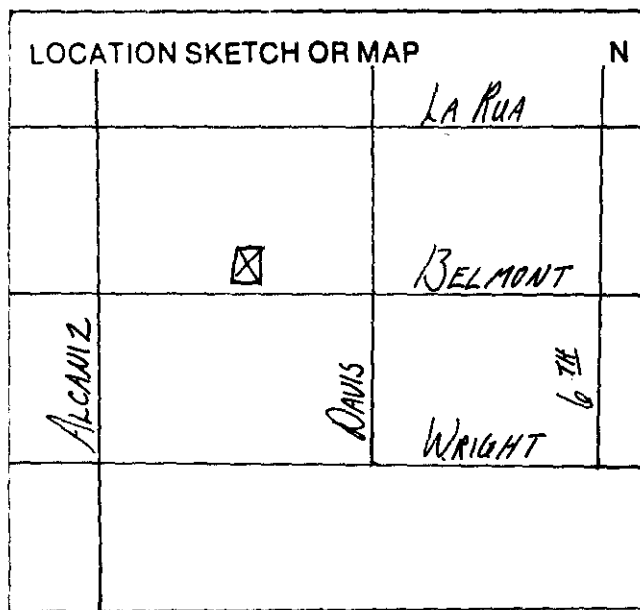
Areas of Significance: Architecture 910 ==

Significance: Built in about 1890 as a rental unit by C.T. Cronise, this modest cottage exhibits influences from the earlier Gothic styles in its steeply-pitched gabled roof and its emphasis on verticality.

911 ==

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

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Frame Vernacular 964 = =
 PLAN TYPE T-shape 966 = =
 EXTERIOR FABRIC(S) wood: board & batten 854 = =
 STRUCTURAL SYSTEM(S) wood frame 856 = =
 PORCHES S/ apron porch, 1 bay, modern wrought iron post
 942 = =
 FOUNDATION: Pier: brick 942 = =
 ROOF TYPE: gable 942 = =
 SECONDARY ROOF STRUCTURE(S): gable 942 = =
 CHIMNEY LOCATION: center, ridge 942 = =
 WINDOW TYPE: DHS, 3/1, wood; w/ louvered shutters 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: composition shingle: butt 882 = =
 ORNAMENT EXTERIOR: wrought iron railing, overhngng eaves/brckt 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2 950 = =
 NO. OF DORMERS - 954 = =
 Map Reference (Incl. scale & date) USGS 7.5 min. Pensacola, 1970
 809 = =
 Latitude and Longitude:
 " " " " " " 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
2S	30W	19

UTM Coordinates:

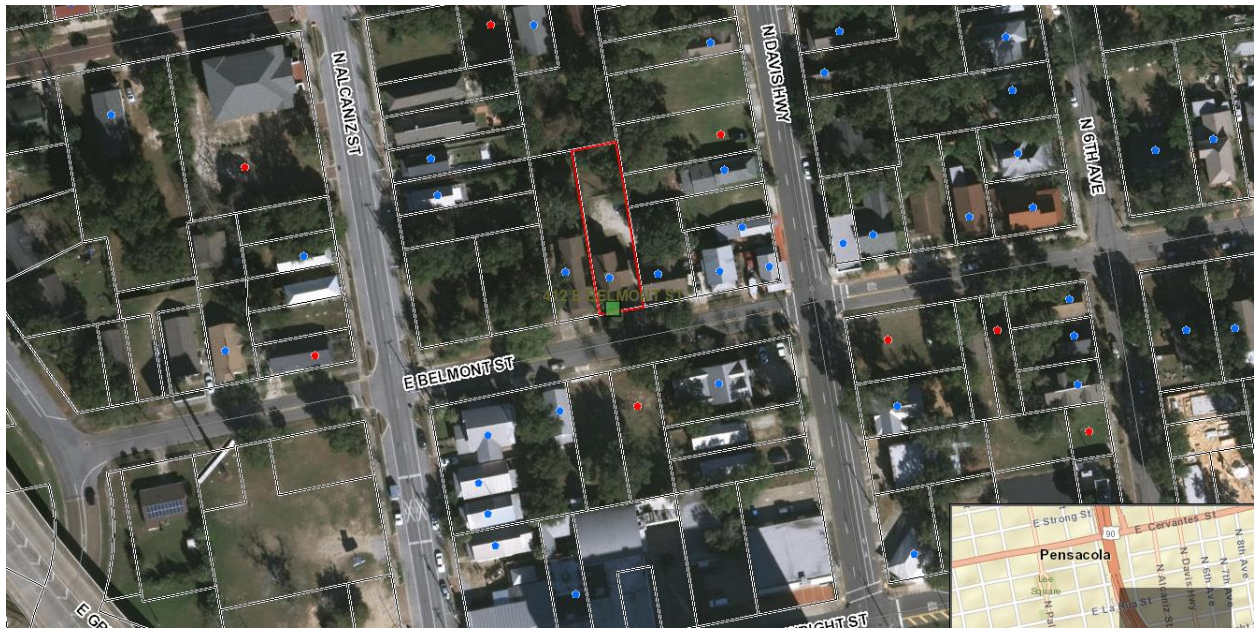
Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P.81.9.10 860 = =

Contact Print



412 E. Belmont Street





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

Architectural Review Board Application
Full Board Review

Application Date: 12-17-2019

Project Address: 412 E Belmont - Final
Applicant: LaCoste Construction Group, LLC
Applicant's Address: 4400 Bayou Blvd, Suite 41, Pensacola, FL 32503
Email: Jesse@lacosteconstruction.com **Phone:** 850-332-5157
Property Owner: LaCoste Construction Group, LLC

(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:

Residential addition and renovation

Add 600 square feet addition at rear elevation, addition to be 1 story with rear deck

Alteration to existing 2nd story floor plan to accommodate additional bathroom

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]
Applicant Signature

12-17-19
Date

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

BLOCK 22
EAST KING TRACT
THOMAS C. WATSON 190660'

5.13'

0.84'

2.86

4' CHAINLINK
FENCE

6' WOOD FENCE

0.46

LOT 23

LOT 24

PARCEL I.D.#
9020-230-22

PARCEL I.D.#
9020-240-22

1.1

2.96'

2.05'

SCALE
1"=16'

2.46'

18.4'

2.4'

9.8'

ONE STORY
WOOD
RESIDENCE

30.4'

22.9'

9.8'

9.63'

3.40'

5.6'

0.4'

5.7'

4.2'

24.68'

BRICK
PAVERS

2.4'

4.37'

Lot dimensions: setback

412 EAST BELMOUNT ST
PENSACOLA, FL 32501

PARCEL I.D.#
9020-12-22





Site Plan

PROJECT NUMBER

2019087

DATE _____

DRAWN BY	CHECKED BY
LAS	MWS

LAS	MWS
-----	-----

SHEET NUMBER

1 OF 1

PROJECT NAME AND LOCATION

New Addition

412 E Belmont St

Pensacola, FL



LANDMARK
ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr - Pensacola, FL 32506
Phone # (850) 470-9722 - Fax # (850) 470-9661 - www.LMEngr.com
FLPE 36946 - ALPE 21755 - FLCA 7378 - ALCA 2977
FLCGC 060900

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12.19.19

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REVIEW ONLY
12.19.19

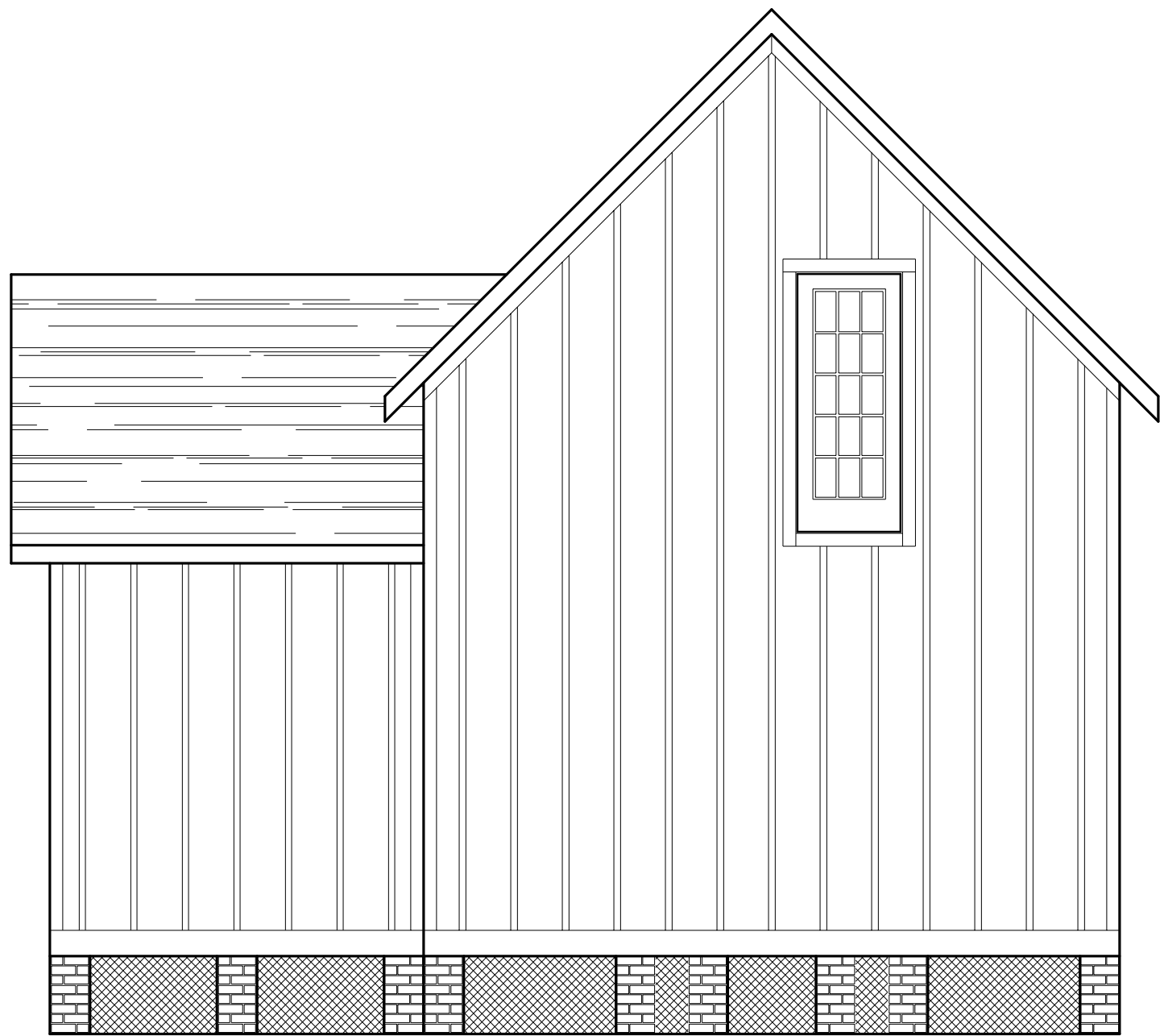
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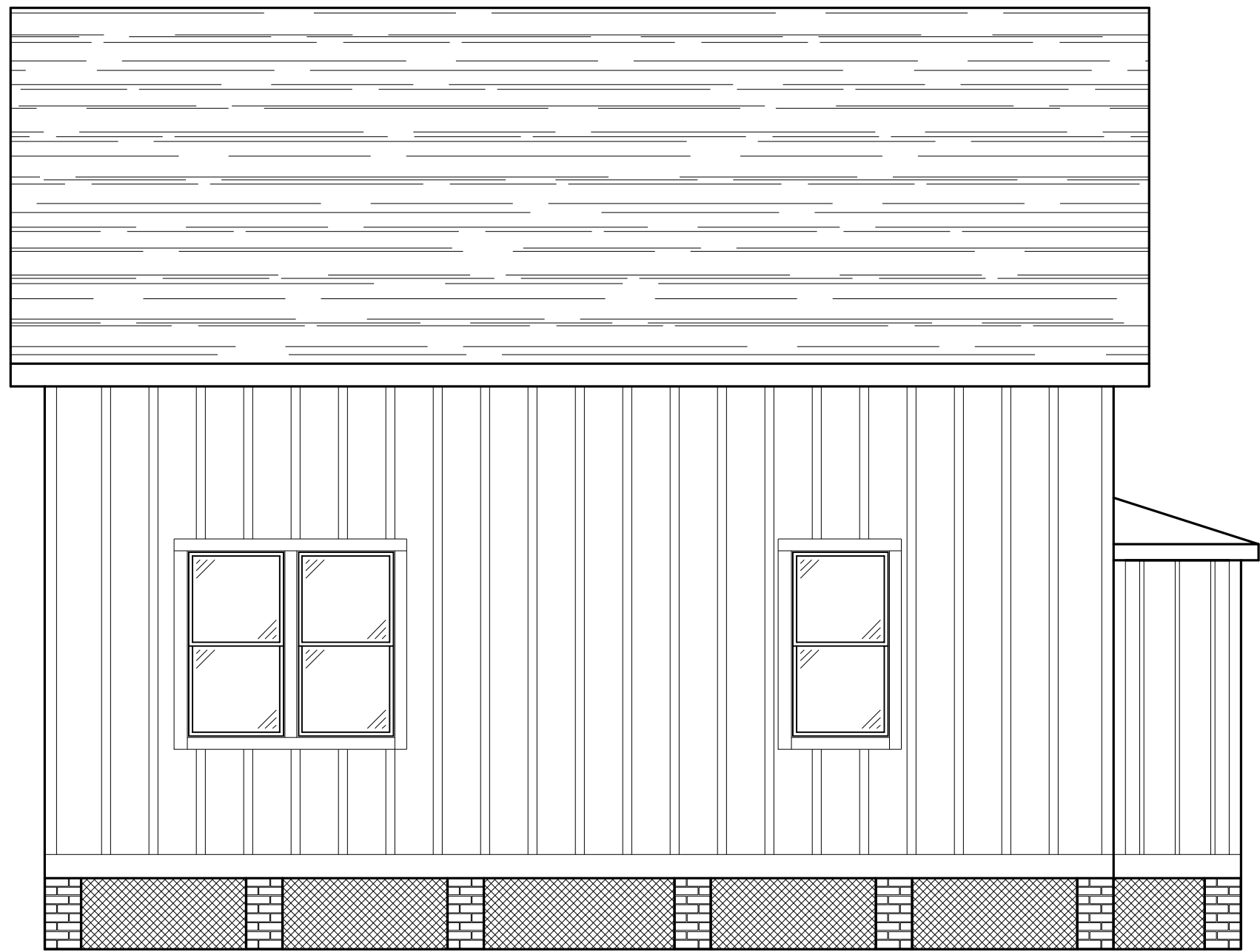
A Existing Front Elevation
Scale: 1/4" = 1'-0"



B Existing Right Elevation
Scale: 1/4" = 1'-0"



C Existing Rear Elevation
Scale: 1/4" = 1'-0"



D Existing Left Elevation
Scale: 1/4" = 1'-0"

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PROJECT NAME AND LOCATION

New Addition
412 E Belmont St
Pensacola, FL

LANDMARK
ENGINEERING & LAND PLANNING
Pensacola, FL 32506
Phone: (850) 497-1177 Fax: (850) 497-1178
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FLGCC 06900

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bears the signature and raised
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SHEET CONTENTS

Elevations

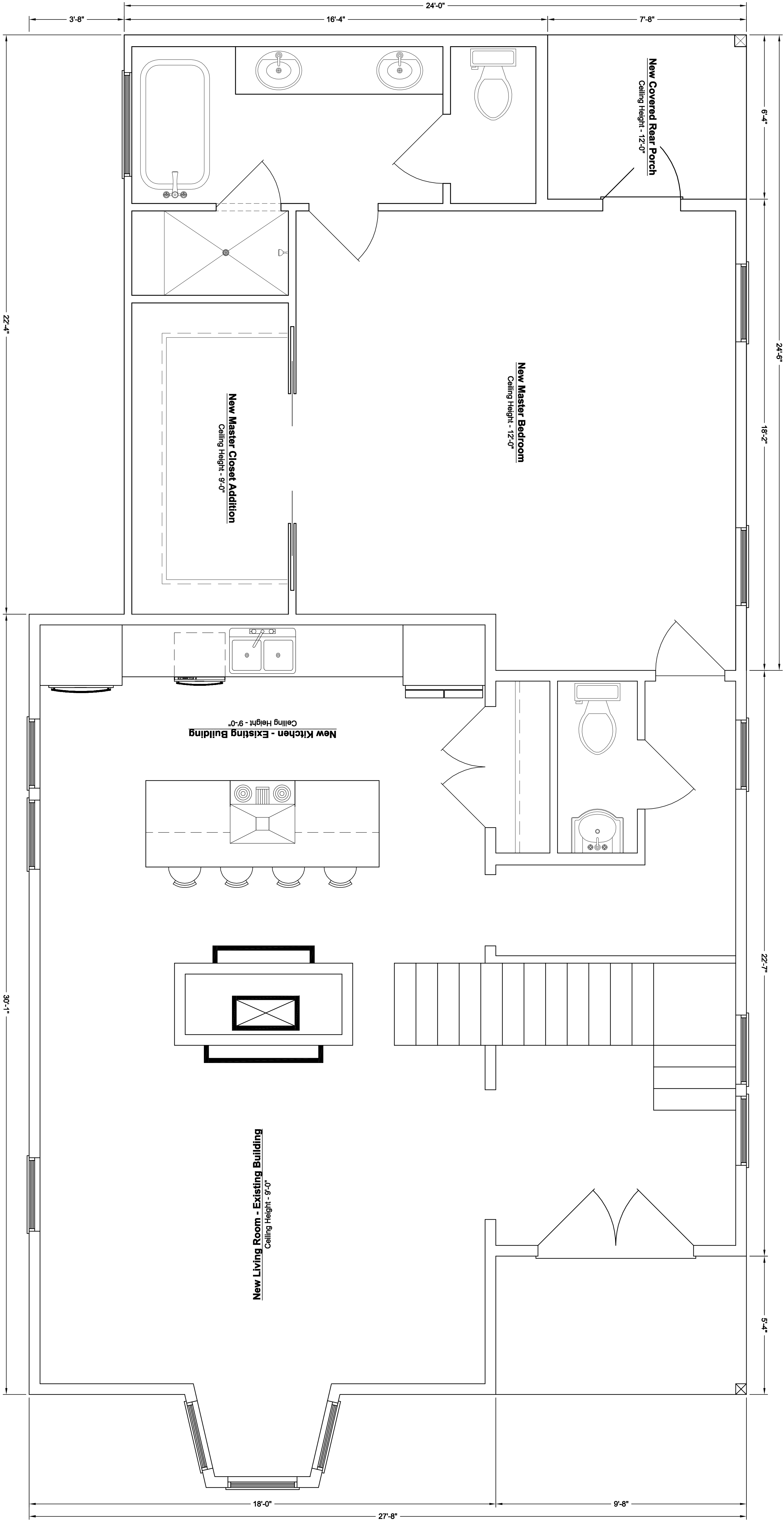
PROJECT NUMBER
2019087

PLOT DATE
Dec 19, 2019

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SHEET NUMBER
A2.0
2 OF 8



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SHEET CONTENTS

Floor Plan

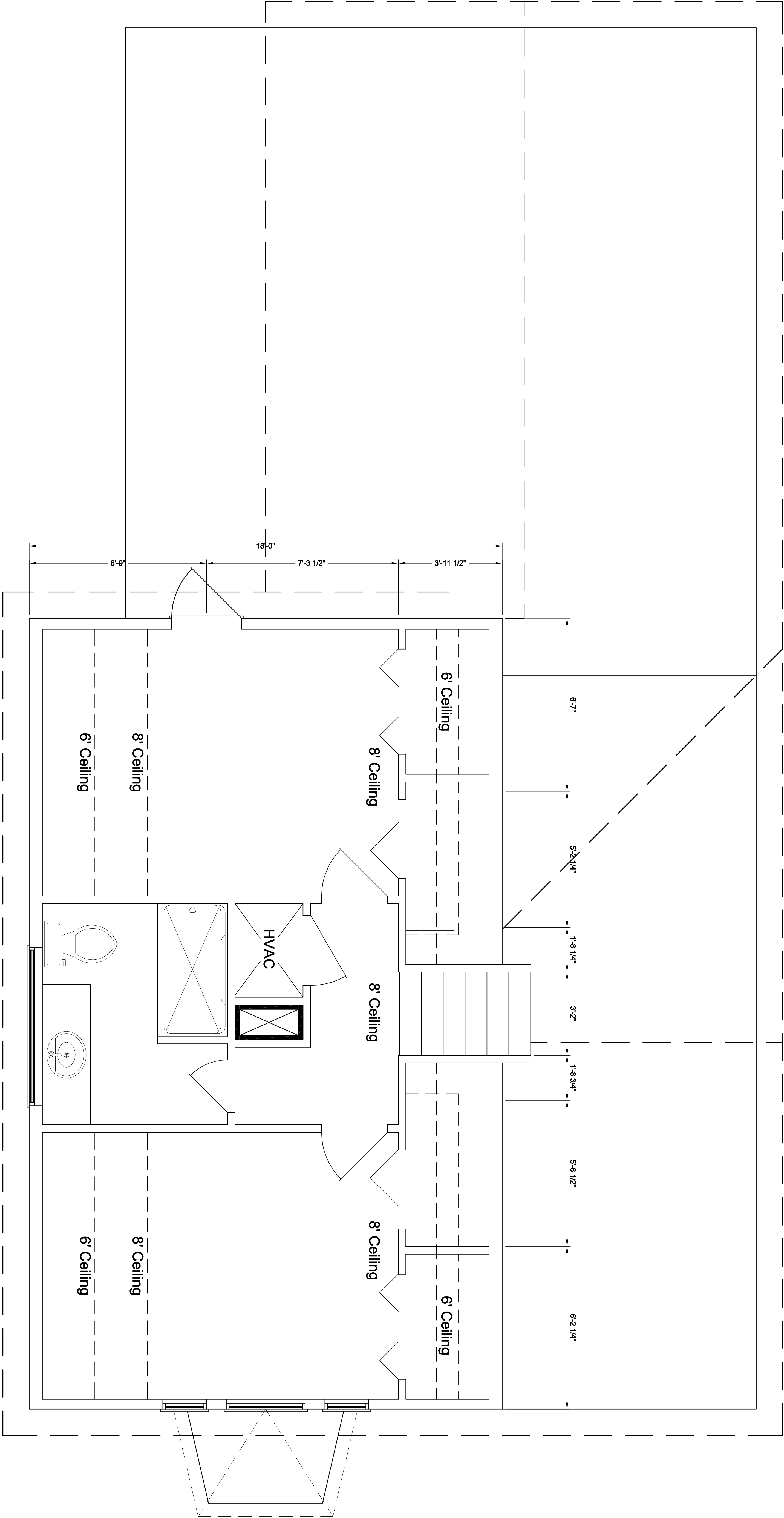
This drawing is not valid unless this area is sealed, signed and placed on project and in accordance with the Florida Building Code, Chapter 10, Section 10.3.1(19).
FOR ARCHITECTURAL REVIEW ONLY
10.3.1(19)
Seal of a professional engineer, architect, or landscape architect.
Lends the signature and raised seal of a professional engineer, architect, or landscape architect.

LANDMARK
ENGINEERING & LAND PLANNING
7604 W. Fairfield Dr. - Pensacola, FL 32506
Phone # (850) 470-9122 - Fax # (850) 470-9661 - www.LMEng.com
FLPE 36946 - ALPE 21755 - FLCA 7318 - ALCA 2977
FLCGC 060900

PROJECT NAME AND LOCATION

New Addition
412 E Belmont St
Pensacola, FL

PROJECT NUMBER 2019087	PLOT DATE Dec 19, 2019	DRAWN BY LAS	CHECKED BY MWS
SHEET NUMBER A3.0 3 OF 8			



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SHEET CONTENTS

Floor Plan

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FLCGC 060900

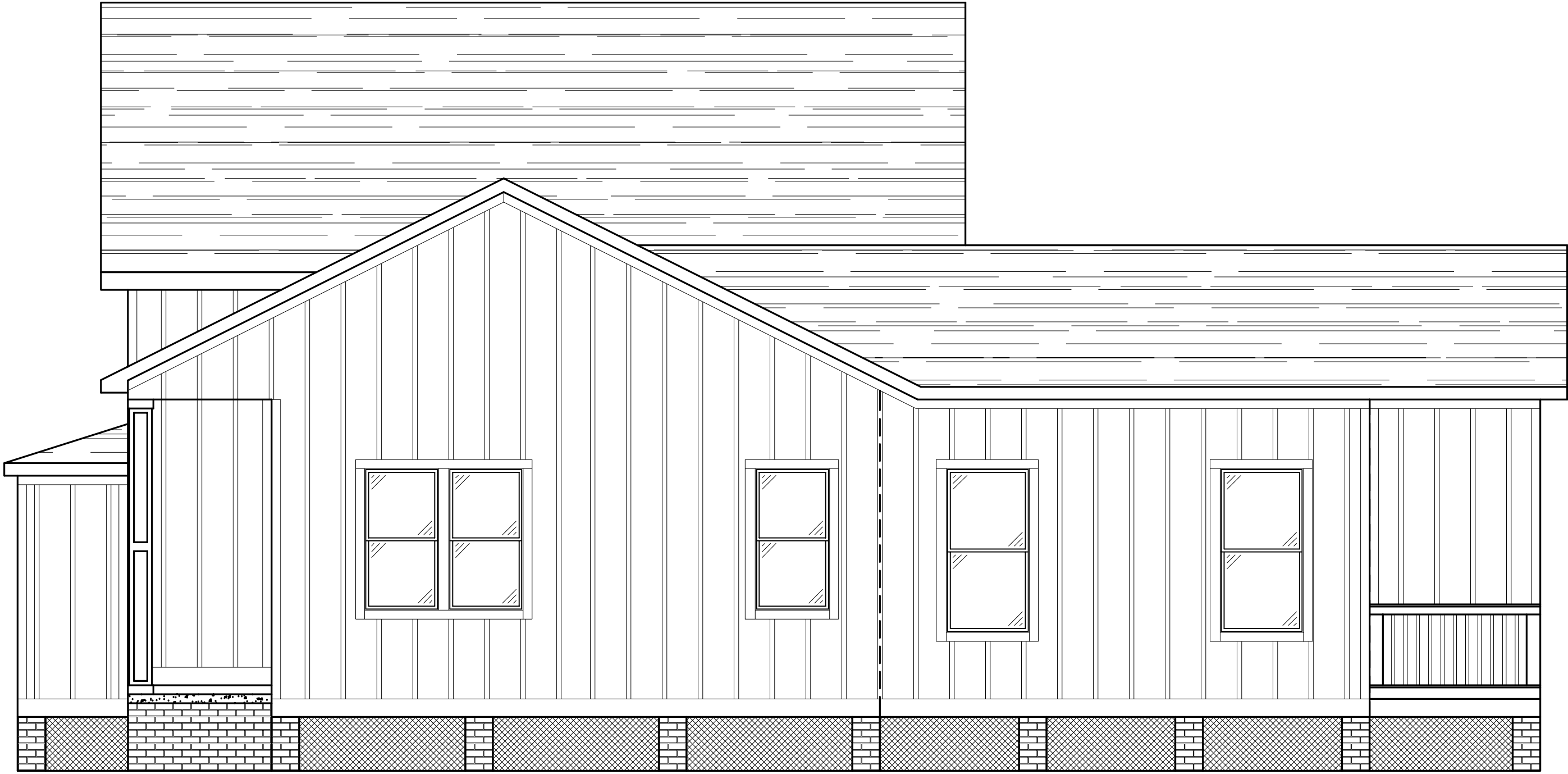
PROJECT NAME AND LOCATION

New Addition
412 E Belmont St
Pensacola, FL

PROJECT NUMBER 2019087	
PLOT DATE Dec 19, 2019	
DRAWN BY LAS	CHECKED BY MWS
SHEET NUMBER A4.0 4 OF 8	



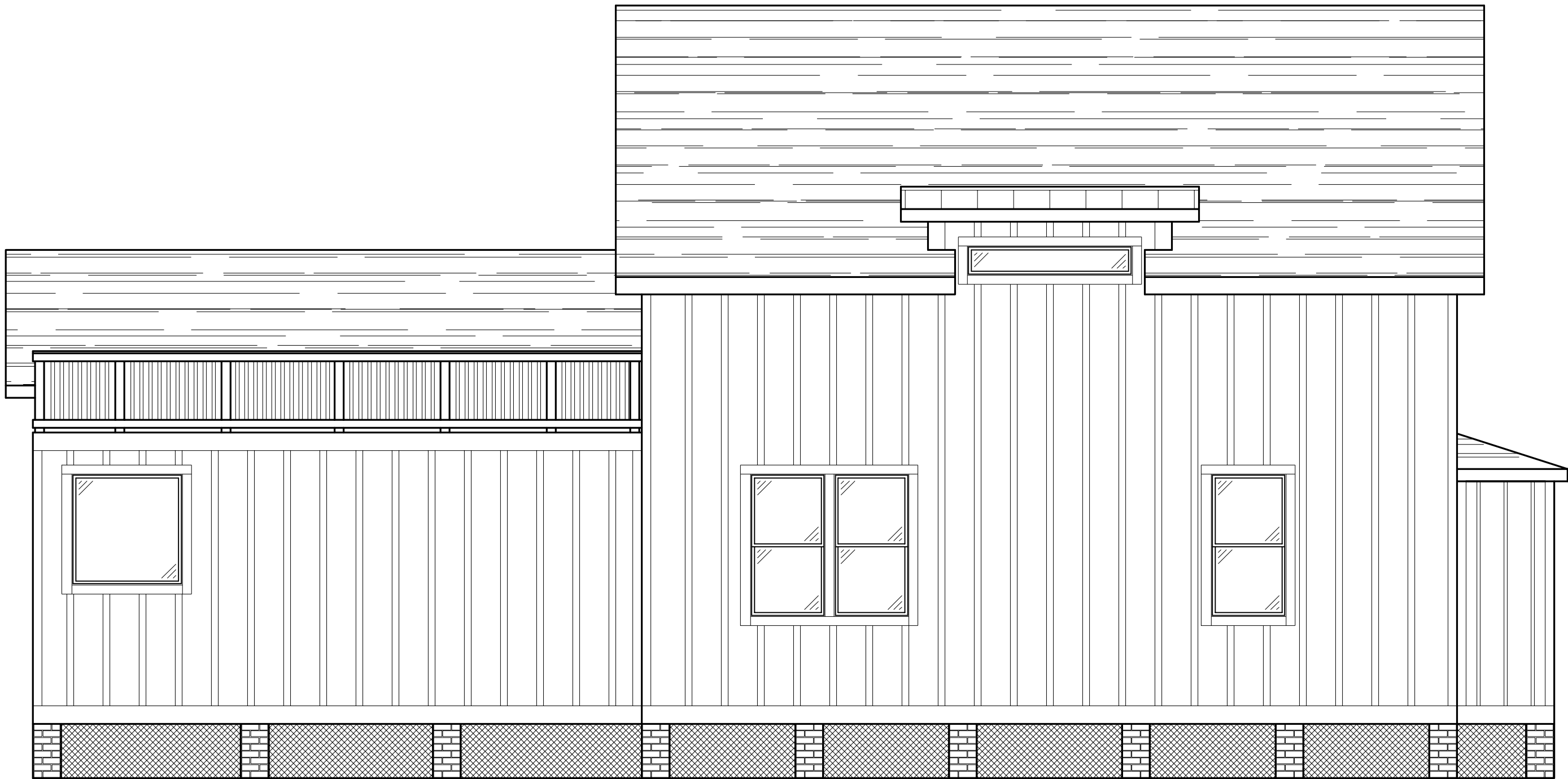
A Proposed Front Elevation
Scale: 1/4" = 1'-0"



B Proposed Right Elevation
Scale: 1/4" = 1'-0"



C Proposed Rear Elevation
Scale: 1/4" = 1'-0"

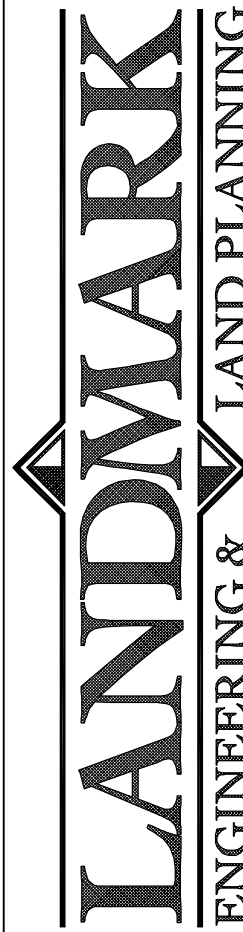


D Proposed Left Elevation
Scale: 1/4" = 1'-0"

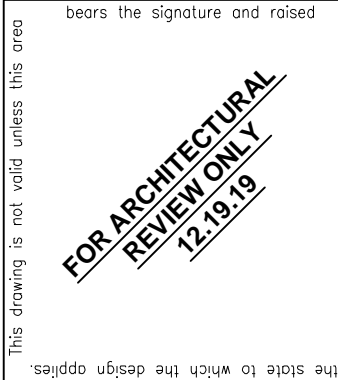
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PROJECT NAME AND LOCATION

New Addition
412 E Belmont St
Pensacola, FL



LandMark Engineering & Land Planning
1000 W. Pensacola, FL 32506
Phone: (850) 497-1111 Fax: (850) 497-1112
FL Lic. 36946 - ALP Lic. 21755 - FLCA 7318 - ALCA 917
FLCOC 06900



SHEET CONTENTS

Elevations

PROJECT NUMBER
2019087

PLOT DATE
Dec 19, 2019

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LAS

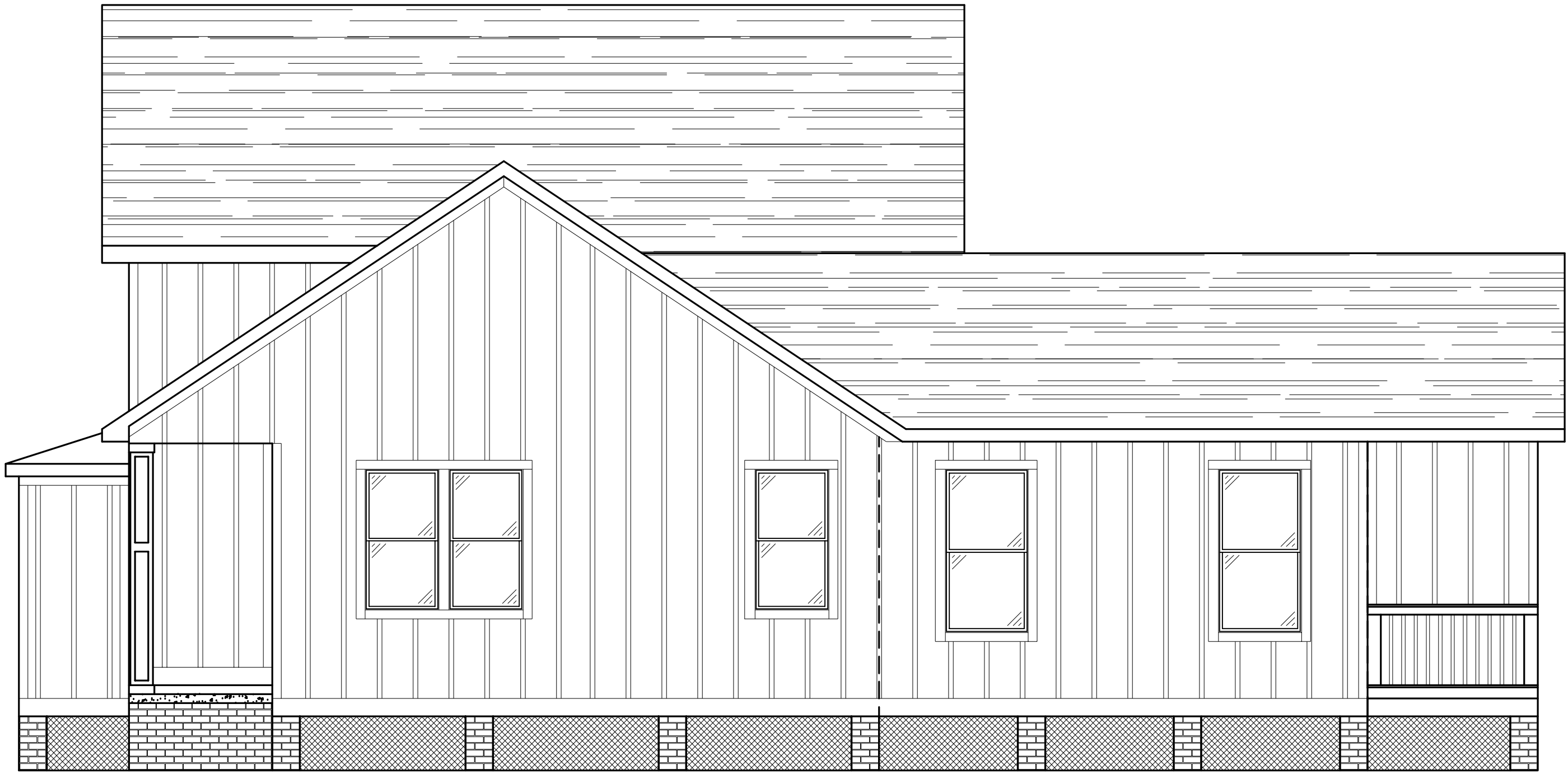
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A Proposed Front Elevation
Scale: 1/4" = 1'-0"



B Proposed Right Elevation
Scale: 1/4" = 1'-0"



C Proposed Rear Elevation
Scale: 1/4" = 1'-0"



D Proposed Left Elevation
Scale: 1/4" = 1'-0"

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PROJECT NAME AND LOCATION

New Addition
412 E Belmont St
Pensacola, FL

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ENGINEERING & LAND PLANNING
Pensacola, FL 32506
Phone: (904) 977-1111
Fax: (904) 977-1112
Email: info@landmarkeng.com
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FLGCC 06900

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SHEET CONTENTS

Elevations

PROJECT NUMBER
2019087

PLOT DATE
Dec 19, 2019

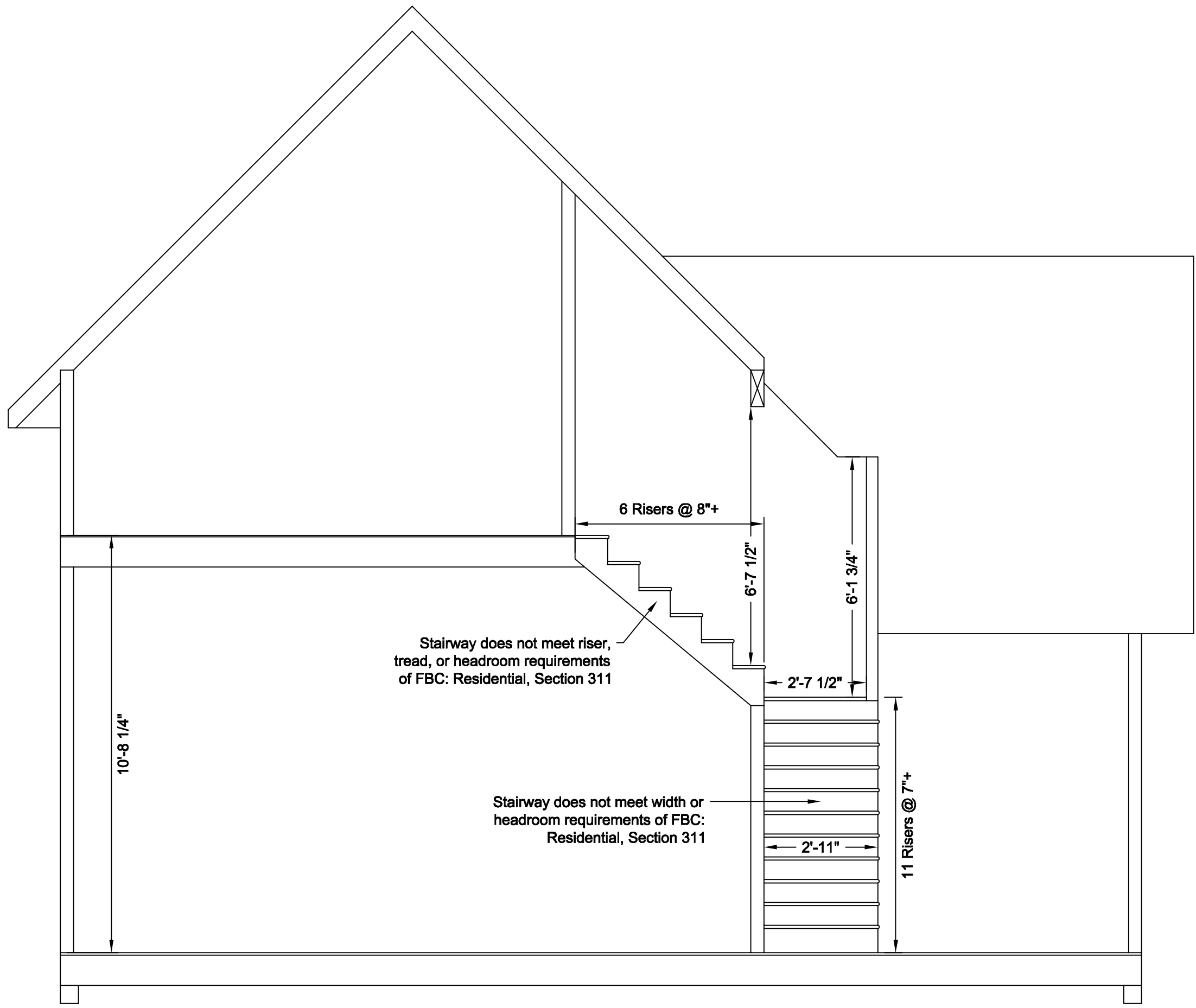
DRAWN BY
LAS

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MWS

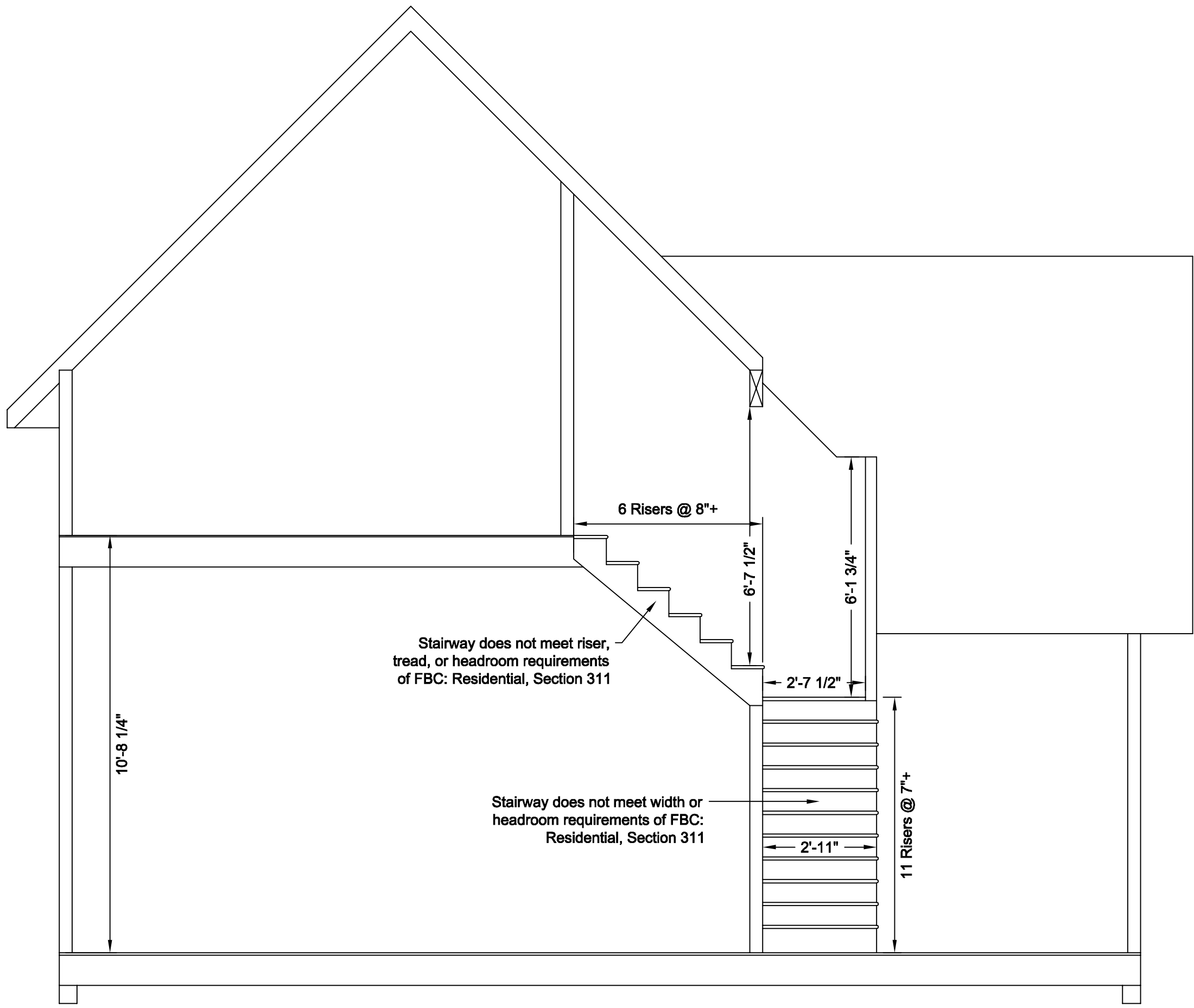
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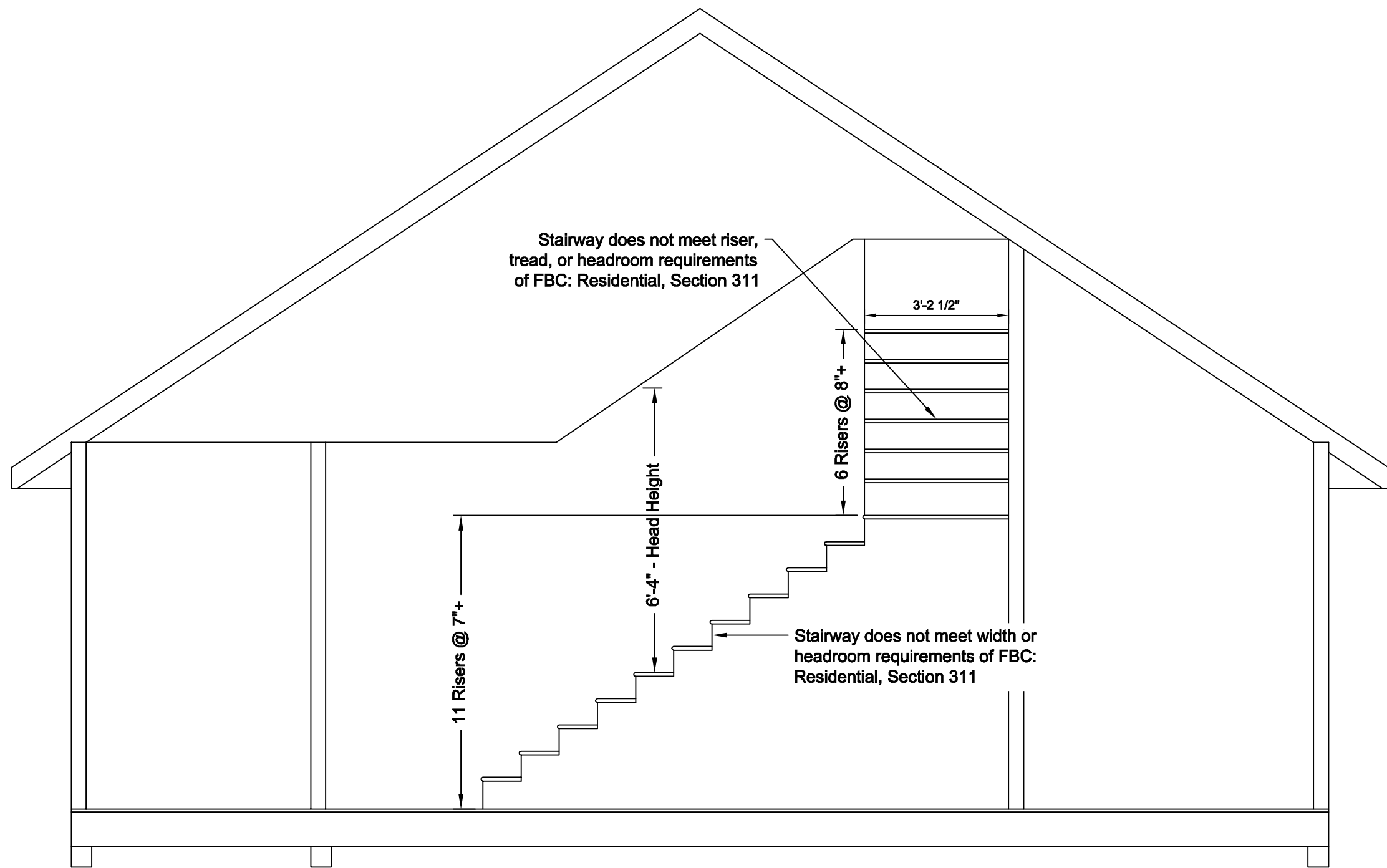
A Existing Stairway Cut - East / West
Scale: 1/4" = 1'-0"



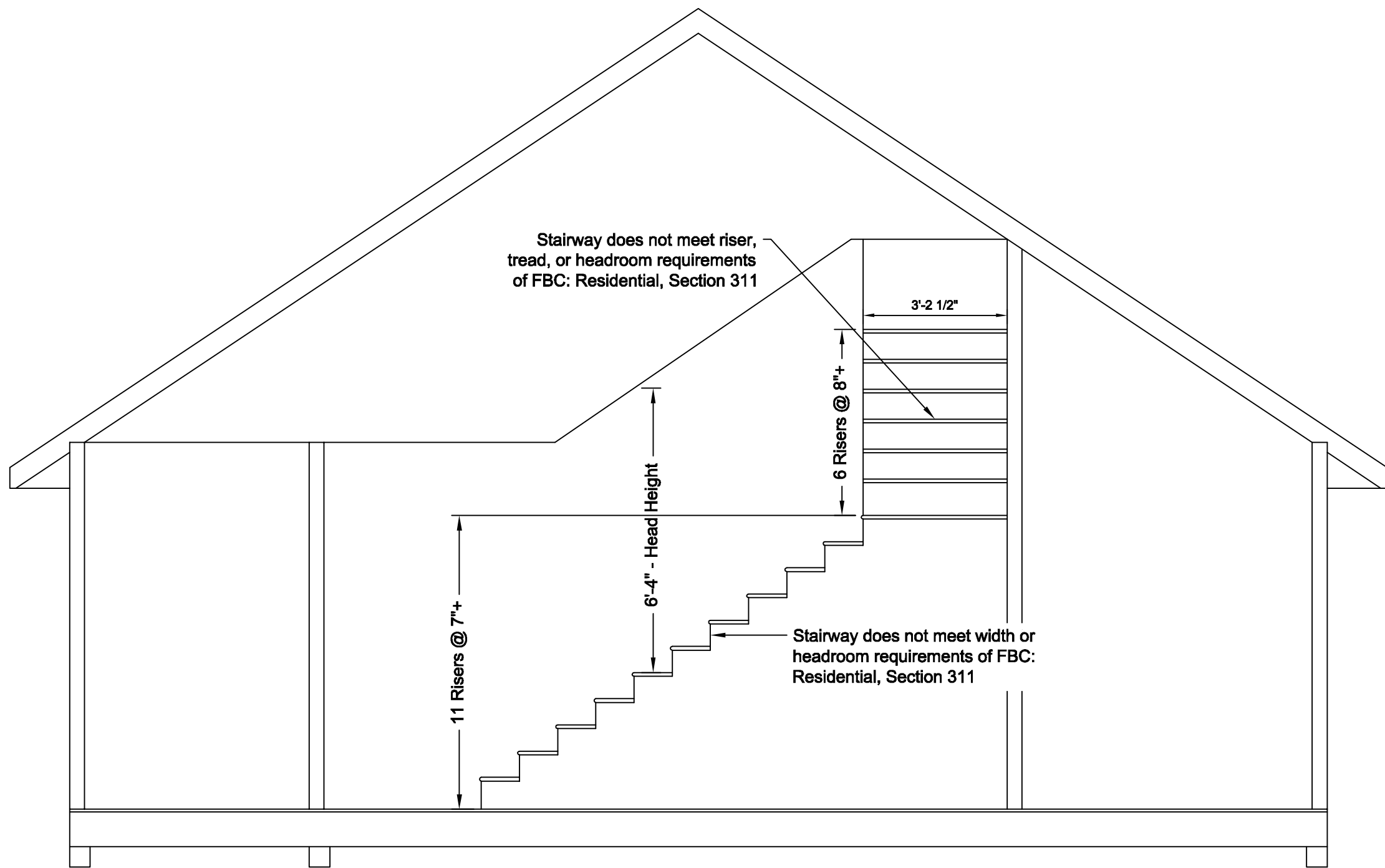
C Proposed Stairway Cut - East / West
Scale: 1/4" = 1'-0"



B Existing Stairway Cut - North / South
Scale: 1/4" = 1'-0"



D Proposed Stairway Cut - North / South
Scale: 1/4" = 1'-0"



SHEET CONTENTS

Stairway Cut

PROJECT NUMBER
2019087

PLOT DATE
Dec 19, 2019

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LAS

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4 OF 8

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12.19.19
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PROJECT NAME AND LOCATION

New Addition

412 E Belmont St

Pensacola, FL

LANDMARK
ENGINEERING & LAND PLANNING
1044 V. Parfield Dr., Pensacola, FL 32506
Phone: (904) 977-1665 Fax: (904) 977-1666
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412 E. Belmont Street Materials

Front Door and Railing Stain – Common Espresso



Exterior Siding Color – SW 7613 Aqua Sphere



Window Trim Color – to be white

Roofing Materials – 30-years Timberline shingles

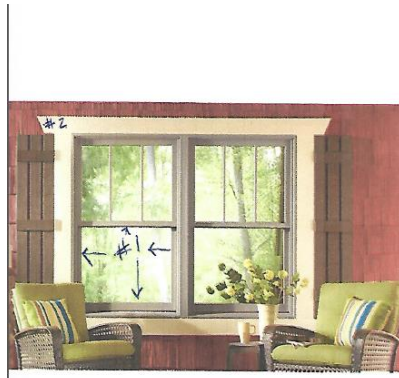


Light Fixtures – product specs / info TBD

Light Fixture Color – SW 6992 Inkwell



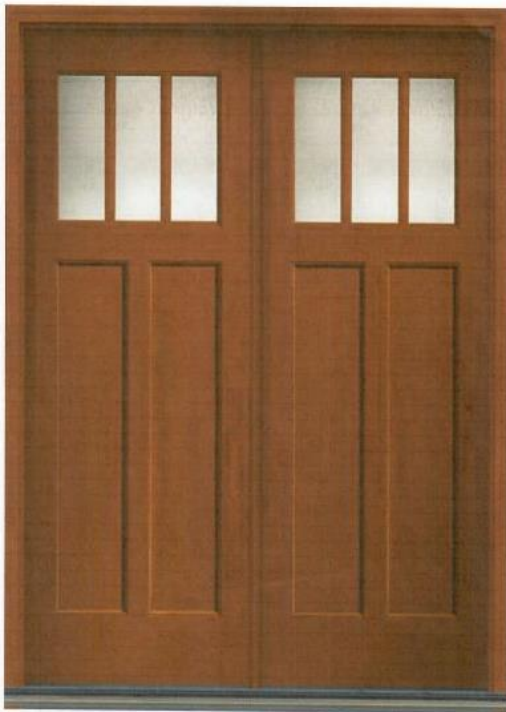
Windows – 3/1 wood clad vinyl units, various sizes to match existing. All others (per elevations) will be fixed. Product specs and brand to follow.



Three over One's
#1 Double Hung Clad
Wood Composite - Stained
to match Front Door

#2 Window trim to
be white

Doors – 72"(w) x 80"(h) Custom fiberglass wood looking exterior doors. Requesting to submit front doors through Abbreviated Review since they will be custom made and designed.



Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: January 8, 2020

SUBJECT: **New Business - Item 4**
200 W. Jackson Street
NHPD / PR-2
Variance / Contributing Structure

BACKGROUND

James and Michelle English are requesting a Variance to increase the maximum allowed rear yard coverage from 25% (625 sf) to 27.36% (684 sf) to accommodate a detached garage with second-story living quarters. The applicants initially requested two (2) Variances to decrease the required west side yard setback from 7.5 feet to 2 feet and to increase the maximum allowed rear yard coverage from 25% (625 sf) to 33% (825 sf). These requests were tabled at the December 2019 meeting. Since then, the applicants have revised and significantly reduced their requests based on suggestions made by the Board and due to the configuration of the property.

This item is under consideration with Item 5.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(B)(8) *Regulations for new construction and additions to existing structures in North Hill*

Sec. 12-2-31(D) *Accessory uses and structure standards*

Table 12-2.9 *Regulations for the North Hill Preservation Zoning Districts*

Sec. 12-12-2(A)(2) *Variances*

Sec. 12-13-3(E)(1) *ARB, Conditions for granting a zoning variance*

Sec. 12-2-41(A)(c) *Yard requirements* (in reference to permitting the placement and location of the outside stairway)

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. SS 340
Site Name Menefee, E.W. House 830 = = Survey Date 8005 820 = =
Address of Site: 200 W. Jackson St., Pensacola, FL 32501 905 = =
Instruction for locating on NW corner of W. Jackson St. and N.
Baylen St. 813 = =
Location: Belmont Tract 25 port. 19-22 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Hartline, George A. Estate of
Address: 200 W. Jackson St.
Pensacola, FL 32501 902 = =
Type of Ownership private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 818 = =
838 = =
Check One Check One or More
☐ Excellent 863 = = ☒ Altered 858 = =
☒ Good 863 = = ☐ Unaltered 858 = =
☐ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =
☐ Moved () (Date: X) 858 = =
Present Use residence 850 = =
Dates: Beginning c + 1888 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: District 916 = =

Threats to Site:

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

Areas of Significance: Architecture; History 910 = =

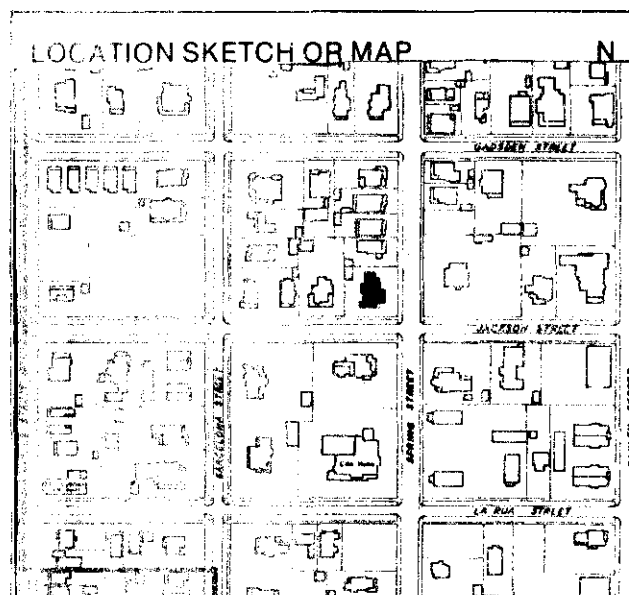
Significance:

This Queen Anne style house was built for one of Pensacola's nineteenth-century lumber barons, E.W. Menefee. Menefee resided here until 1893. From 1894 to 1912, it was the home of J. Frank Taylor, an officer of the Warren Fish Company.

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

911 = =

ARCHITECT unknown 872 ==
 BUILDER unknown 874 ==
 STYLE AND/OR PERIOD Queen Anne 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) wood; clapboard 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES N/2 tiered gabled porch enclosed; S/2 tiered shed
 verandah, enclosed except for entranceway; access S 942 ==
 FOUNDATION: pier; brick 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): 1 story shed ext. E 942 ==
 CHIMNEY LOCATION: W lat slope; 2 on center ridge; E lat slope 942 ==
 WINDOW TYPE: DHS; 4/4; 2/2; wood 942 ==
 CHIMNEY brick; stuccoed 882 ==
 ROOF SURFACING: composition shingle; butt 882 ==
 ORNAMENT EXTERIOR: architrave trim; brackets 882 ==
 NO. OF CHIMNEYS 4 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970
 North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
2S	30W	19	812 ==

UTM Coordinates:

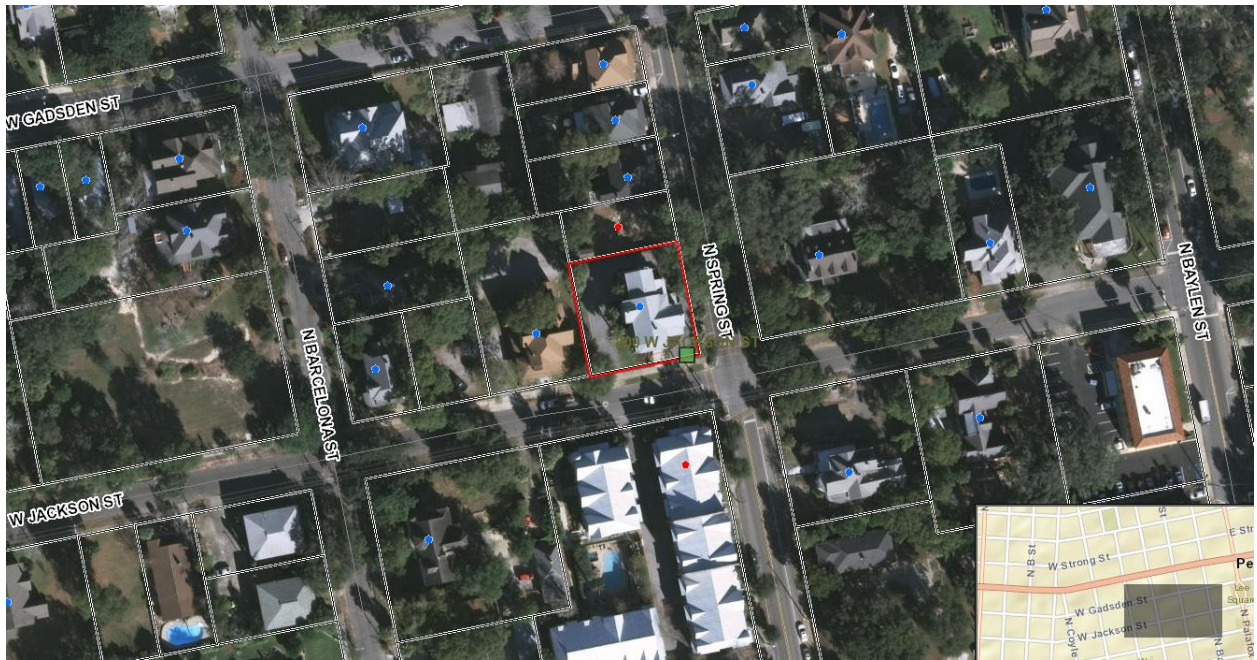
Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P. 80.12 Fr. 13A 860 ==
 NH 12-6A

Contact Print



200 W. Jackson Street



- ☐ ***Zoning Board of Adjustment***
- ☐ ***Architectural Review Board***
- ☐ ***Planning Board***
- ☐ ***Gateway Review Board***

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details: *
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

** The Applicant must provide eleven (11) copies of any documents larger than 8½ x 11 or in color.
Maximum page size for all submitted material should be 11" x 17" to allow for processing and
distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) Sec. 12-2-31(D)(a)(2) **Zoning** PR-2

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 200 W. Jackson Street

Current use of property: Single Family Residence

- 1. Describe the requested variance(s):** Increase the maximum allowed rear yard coverage from 25% (625 sf) to 27.36% (684) to accommodate a detached garage with second-story living space.

- 2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:**
(see attached)

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

(See attached)

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

(See attached)

5. Explain what other condition(s) may justify the proposed variance(s):

(See attached)

Application Date: 11/22/19

Applicant:

Michelle & James English

Applicant's Address:

200 W. Jackson St.

Email:

Englishdo@me.com Phone: 904 806 3919

Applicant's Signature:

Property Owner:

SAME

Property Owner's
Address:

Email:

Phone:

Property Owner's
Signature:

M. English

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

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

Variance Criteria

200 W. Jackson Street

Owners: James and Michelle English

The purpose and nature of the requested Variance remains the same. However, the scope of request for a Variance has been reduced to only include a request to increase the maximum allowed rear yard coverage from 25% (625 sf) to 27.36% (684 sf).

We are requesting the variance to build a detached garage with a second-story dwelling at their permanent home. The structure will be similar in character and design to the existing house and will be harmonious with the character of the area.

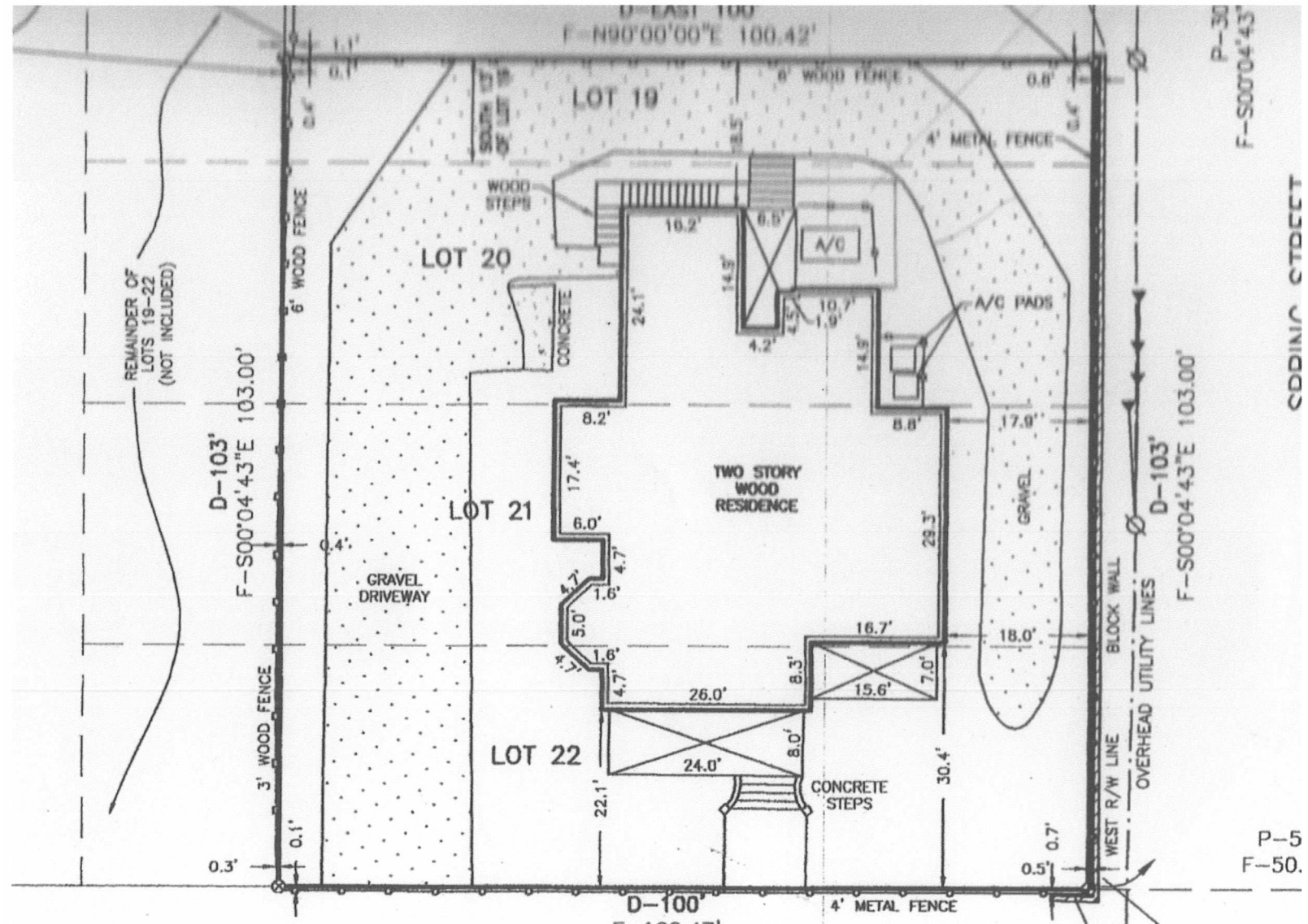
1. The variances requested are to decrease the required west side yard setback from 7.5' to 2' and to increase the maximum allowed rear yard coverage from 25 % (625 sf) to 33% (825 sf) to accommodate a rear detached garage with second-story living quarters.
2. A large portion of the original lot was subdivided decades ago. This resulted in a diminished rear yard with significant limitations that pre-existed when we purchased the property. The rear area currently consists entirely of crushed gravel that was the original driveway. We have attempted to purchase the adjacent property, which originally belonged with our home, at above market value; however, the current owner declined. Because of the limited space, there are no areas for storage and we are required to keep and maintain our lawn equipment and various items underneath a temporary tent which does not complement the house or neighborhood. Including a second level also matches the style of the main house.
3. Since the limited rear area pre-existed when we purchased the property in July, 2019, it is not a self-created hardship. It is no fault of our own that the original property was subdivided and eliminated the rear yard.
4. Granting the variance to allow us to add a garage and stairs to reach the second-story accessory dwelling is not a special privilege. Other homes within the neighborhood have been permitted to construct garages with a second-story dwelling in a limited rear yard. Currently, the limited space deprives us of reasonable storage since a number of items such as a lawn equipment are currently being stored underneath a tent. Denying this request would continue to impose a hardship on us by not allowing them to enjoy the same property rights for expanding and improving upon their property.
5. We are only asking for the minimum variance amount that will make it possible to use the yard in a reasonable way. Granting the variances to increase the allowable coverage within the rear yard and to allow stairs to be placed within the 5' setback are necessary for the addition of a two-car garage and second-story dwelling in relation to the primary structure. This minimum variance will allow us to build a garage to store our two cars as well as other items.
6. The granting of this variance will allow a garage and second-story dwelling to occupy the current driveway on the west side of the property. This structure will not be injurious to the area involved or otherwise detrimental to the public welfare. The variance will allow us to securely store our cars, lawn equipment, and other items safely and in an aesthetically pleasing way that complements the neighborhood.
7. Granting the variance will allow us to construct a detached garage and second-story dwelling in the existing driveway on the south west corner of their lot. The granting of the variance will not impair supply of light and air to the adjacent property; it will not impose a danger of fire as the Florida Building Code permits such structures. The garage will in fact increase the property values and the appraisal of the house.

Additional Criteria per Sec. 12-13-3(E)(1):

- (a) Granting this Variance will not detract from the architectural integrity or historical accuracy of the development and its surroundings since the garage will be built to match and blend with the primary residence.
- (b) Granting this Variance will be in harmony with the general intent and purpose and will not be injurious to the area involved or to public welfare. The addition of the garage will allow us to store items and equipment safely since they are now being stored underneath a temporary tent.

Current Site Plan at 200 W. Jackson Street

Current Plan



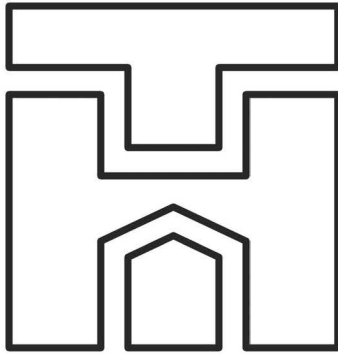
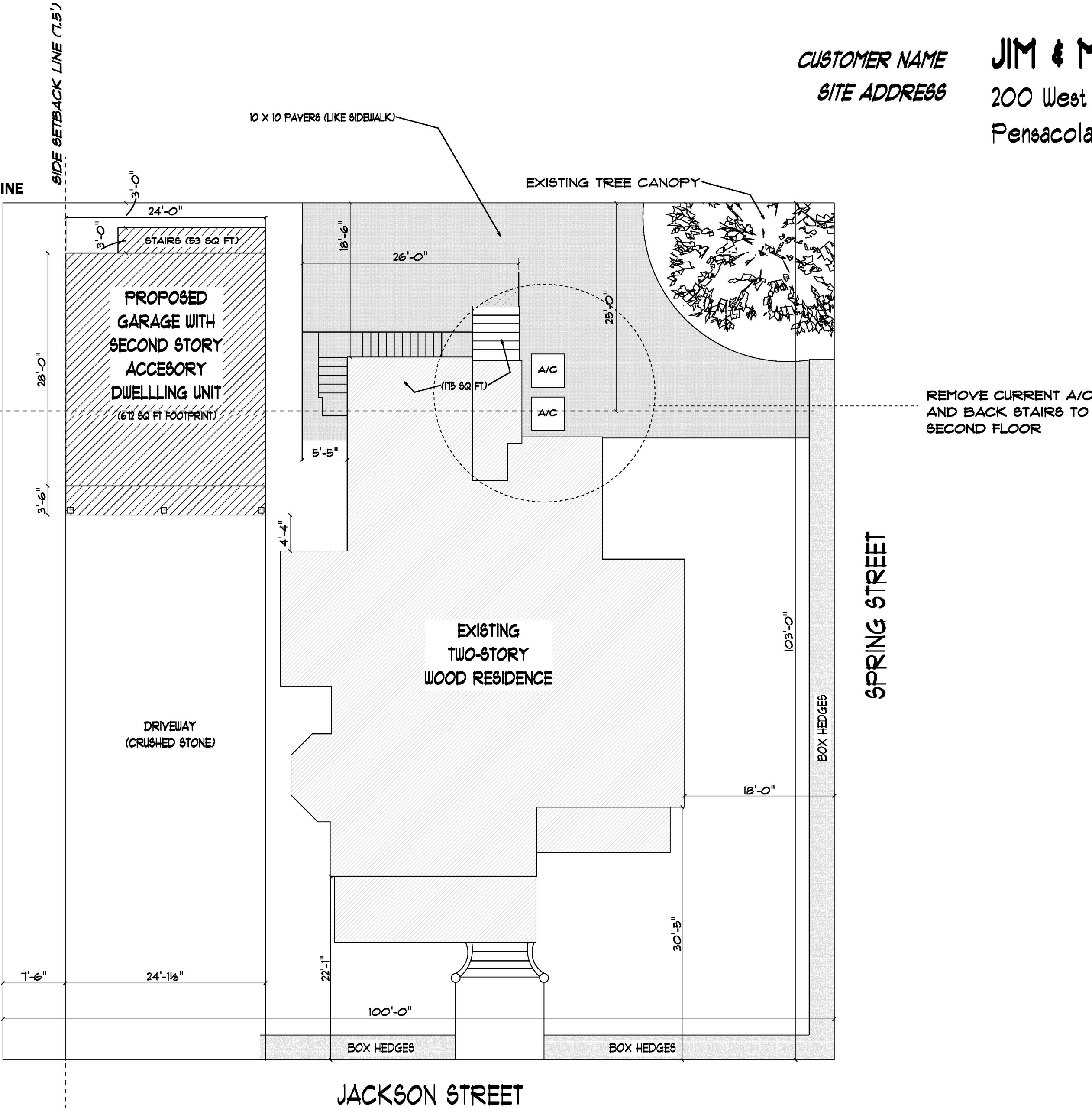
CUSTOMER NAME **JIM & MICHELLE ENGLISH**
SITE ADDRESS 200 West Jackson Street
Pensacola, Florida 32501

FOOTPRINT OF PROPOSED STRUCTURES
SQUARE FOOTAGE BEHIND REAR SETBACK LINE

Garage (Footprint)	456 sq ft
Exterior Garage Stairs	53 sq ft
TOTAL	509 sq ft

TOTAL FOOTPRINT
OF PROPOSED STRUCTURES

Garage (Footprint)	672 sq ft
Exterior Garage Stairs	53 sq ft
TOTAL	725 sq ft



TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

SITE PLAN
SCALE: 1" = 10'-0"

A3

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: January 8, 2020

SUBJECT: **New Business - Item 5
200 W. Jackson Street
NHPD / PR-2
Contributing Structure**

BACKGROUND

James and Michelle English are requesting approval for exterior modifications to a contributing structure and to add a detached two-car garage with second-story living quarters. Modifications to the property include removing the air-conditioning units and screening along the east yard, removing the gravel driveway along the east yard to the west driveway, removing the palms (2) in the northwest corner of the property, and landscaping. A request to remove the exterior rear stairs was approved by the Board in December 2019.

The proposed detached garage with second story living space will be built to match and complement the primary structure with a matching paint palette and similar style. The structure will be sided with Hardie Cedarmill Lap Siding and covered with 30-year asphalt shingles. The new windows will be CWS white 1/1 single hung vinyl and the exterior doors are to be fiberglass. Additionally, all railings and brackets will be wood and the garage doors will be steel. This item is under consideration with Item 4.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(B)(8) Regulations for new construction and additions to existing structures in North Hill

Sec. 12-2-10(B)(6) Restoration, rehabilitation, alterations or additions to existing contributing structures in North Hill

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. SS 340
Site Name Menefee, E.W. House 830 == Survey Date 8005 820 ==
Address of Site: 200 W. Jackson St., Pensacola, FL 32501 905 ==
Instruction for locating on NW corner of W. Jackson St. and N.
Baylen St. 813 ==
Location: Belmont Tract 25 port. 19-22 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: Hartline, George A. Estate of
Address: 200 W. Jackson St.
Pensacola, FL 32501 902 ==
Type of Ownership private 848 == Recording Date 832 ==
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 838 ==
Check One Check One or More
☐ Excellent 863 == ☒ Altered 858 ==
☒ Good 863 == ☐ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date:) 858 ==
☐ Moved () (Date:) 858 ==
Present Use residence 850 ==
Dates: Beginning c + 1888 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

NR Classification Category: District 916 ==

Threats to Site:

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

Areas of Significance: Architecture; History 910 ==

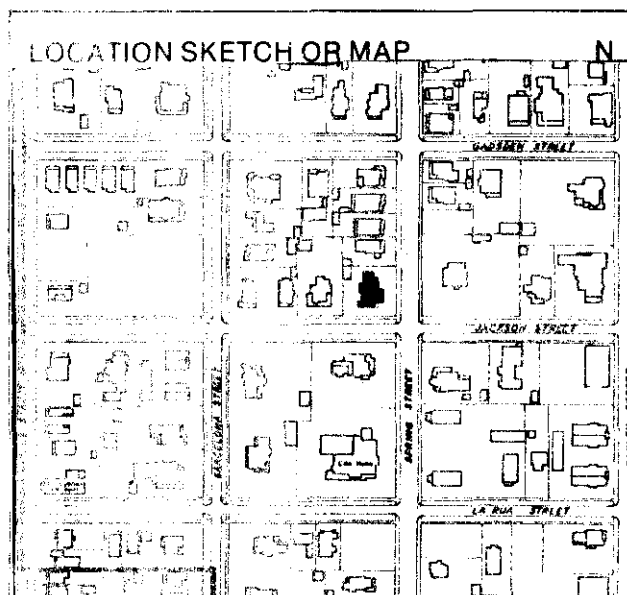
Significance:

This Queen Anne style house was built for one of Pensacola's nineteenth-century lumber barons, E.W. Menefee. Menefee resided here until 1893. From 1894 to 1912, it was the home of J. Frank Taylor, an officer of the Warren Fish Company.

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

911 ==

ARCHITECT unknown 872 ==
 BUILDER unknown 874 ==
 STYLE AND/OR PERIOD Queen Anne 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) wood; clapboard 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES N/2 tiered gabled porch enclosed; S/2 tiered shed
 verandah, enclosed except for entranceway; access S 942 ==
 FOUNDATION: pier; brick 942 ==
 ROOF TYPE: gable 942 ==
 SECONDARY ROOF STRUCTURE(S): 1 story shed ext. E 942 ==
 CHIMNEY LOCATION: W lat slope; 2 on center ridge; E lat slope 942 ==
 WINDOW TYPE: DHS; 4/4; 2/2; wood 942 ==
 CHIMNEY brick; stuccoed 882 ==
 ROOF SURFACING: composition shingle; butt 882 ==
 ORNAMENT EXTERIOR: architrave trim; brackets 882 ==
 NO. OF CHIMNEYS 4 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970
 North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section
2S	30W	19

UTM Coordinates:

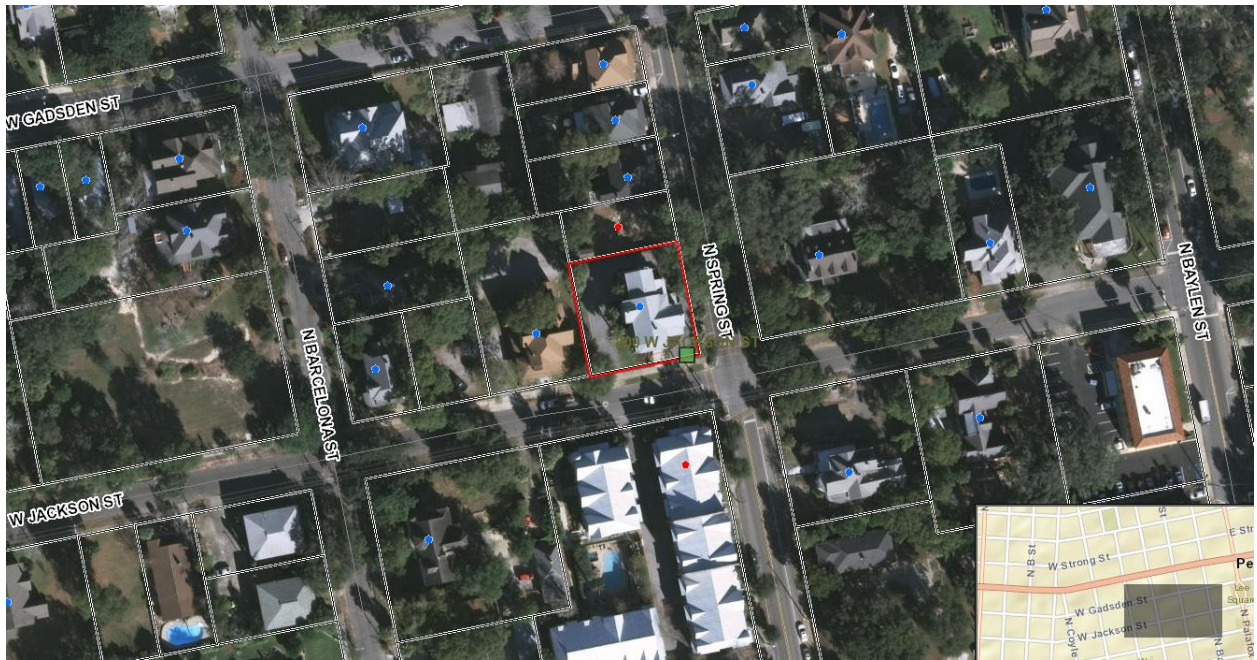
Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P. 80.12 Fr. 13A 860 ==
 NH 12-6A

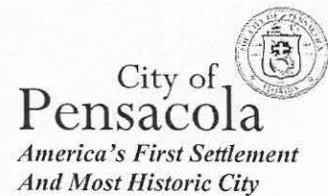
Contact Print



200 W. Jackson Street



**Gateway Review Board Application
Full Board Review**



Application Date: 9-16-2019

Project Address: 200 W. Jackson St

Applicant: James + Michelle English

Applicant's Address: 200 W. Jackson St Pensacola FL 32501

Email: englishvin@mac.com Phone: 904-861-7418

Property Owner: _____
(If different from Applicant)

Application is hereby made for the project as described herein:

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

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

Project specifics/description:

26x26 Garage To Be added w/covered walkway and Second Floor inlaw suite
Back stairs Removed To Second story
Remove Large A/c unit Replace Area with Pavers To Both Fences + Garage
Plant Box Hedges Along Fence line Along Spring St and Front of house on Jackson
Replant Grass w/ Sod, Remove gravel on Rt side of house To driveway on left side
Remove Palms left side of house on Garage site
* All color Paint To Match Primary house, materials To Be like house as possible

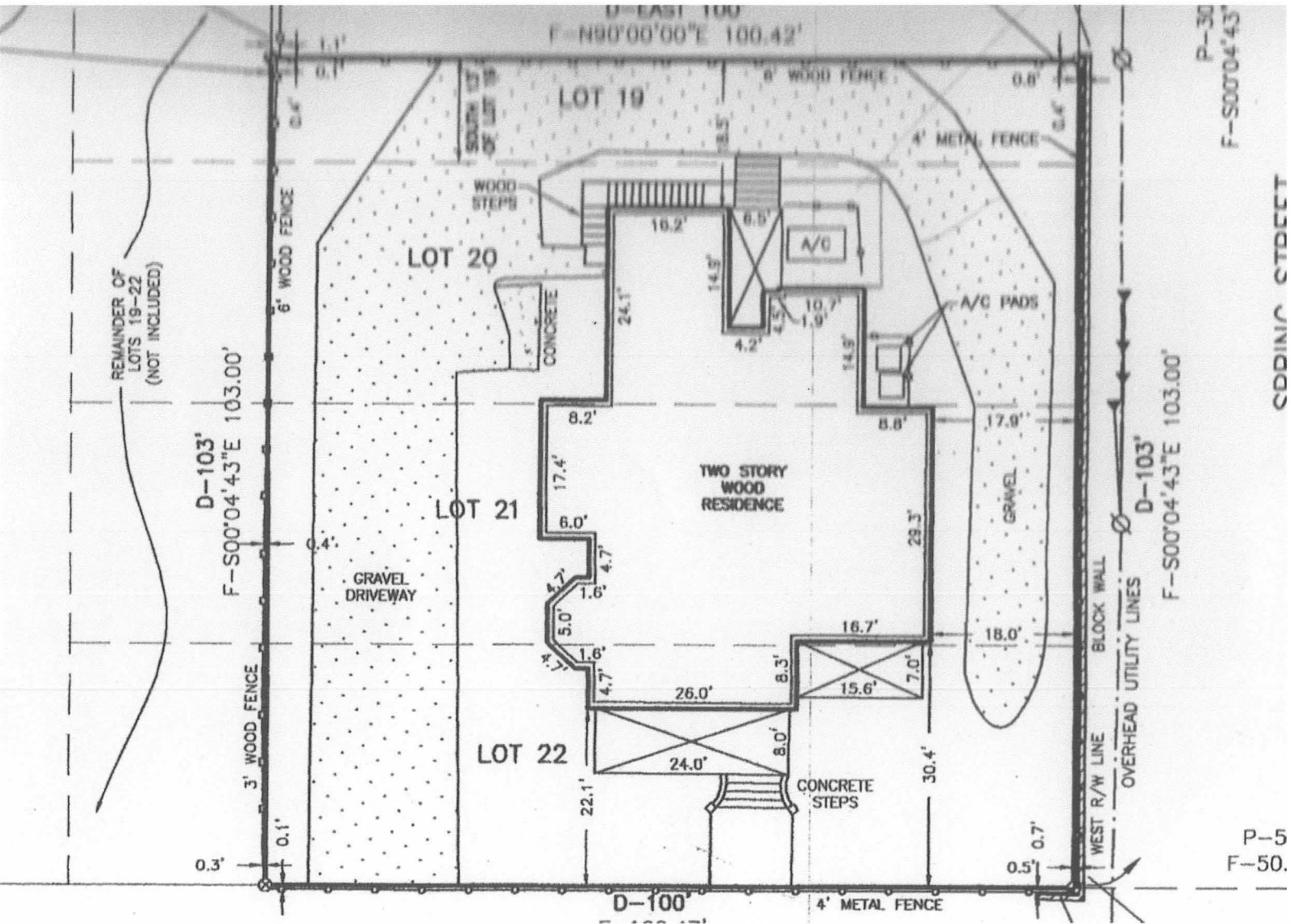
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Gateway Review Board meeting.

[Signature]
Applicant Signature

9-16-2019
Date

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

Current Plan



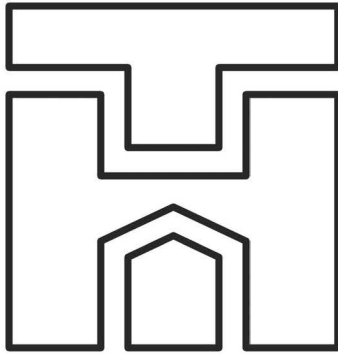
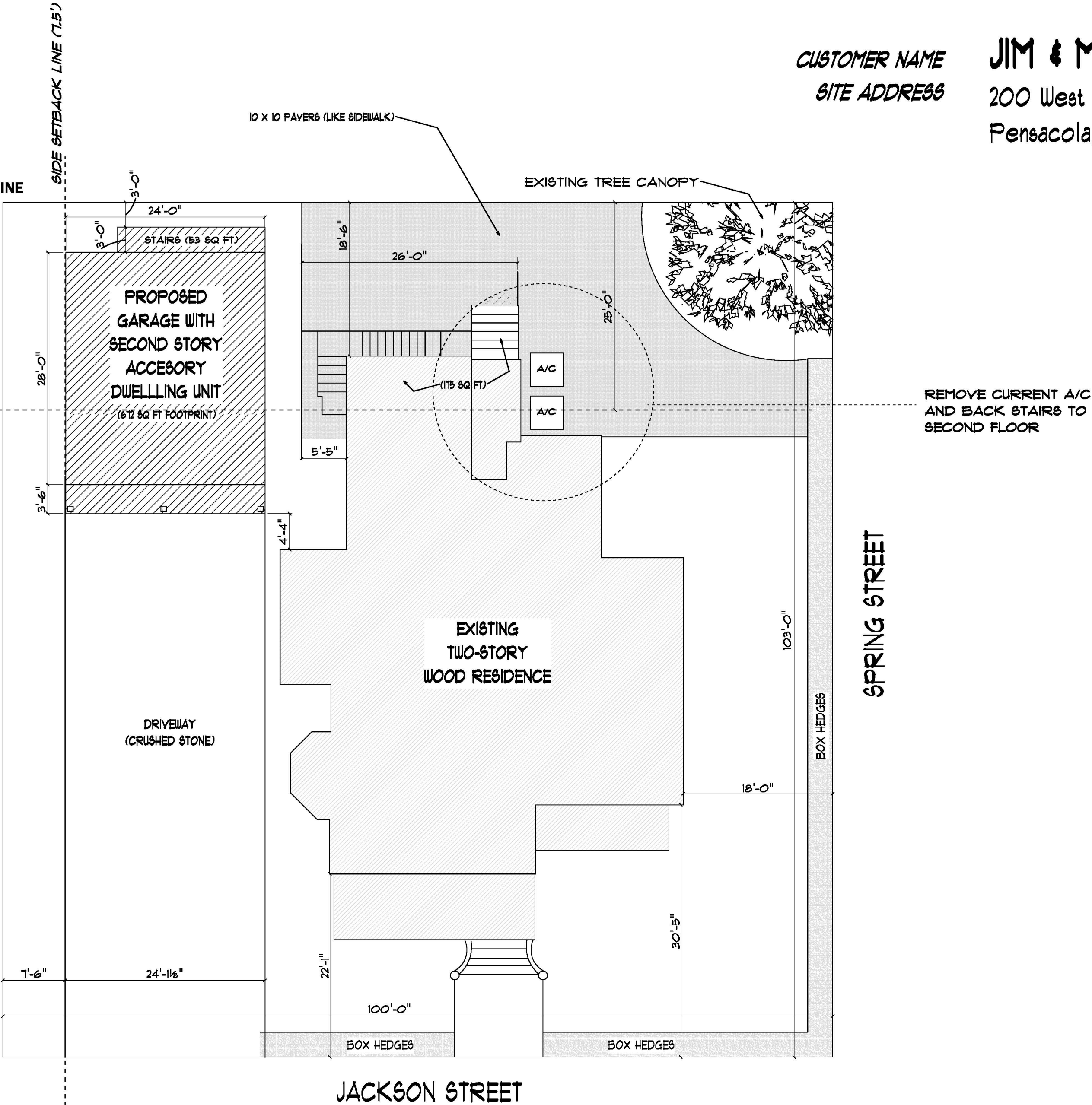
CUSTOMER NAME **JIM & MICHELLE ENGLISH**
SITE ADDRESS 200 West Jackson Street
Pensacola, Florida 32501

FOOTPRINT OF PROPOSED STRUCTURES
SQUARE FOOTAGE BEHIND REAR SETBACK LINE

Garage (Footprint)	456 sq ft
Exterior Garage Stairs	53 sq ft
TOTAL	509 sq ft

TOTAL FOOTPRINT
OF PROPOSED STRUCTURES

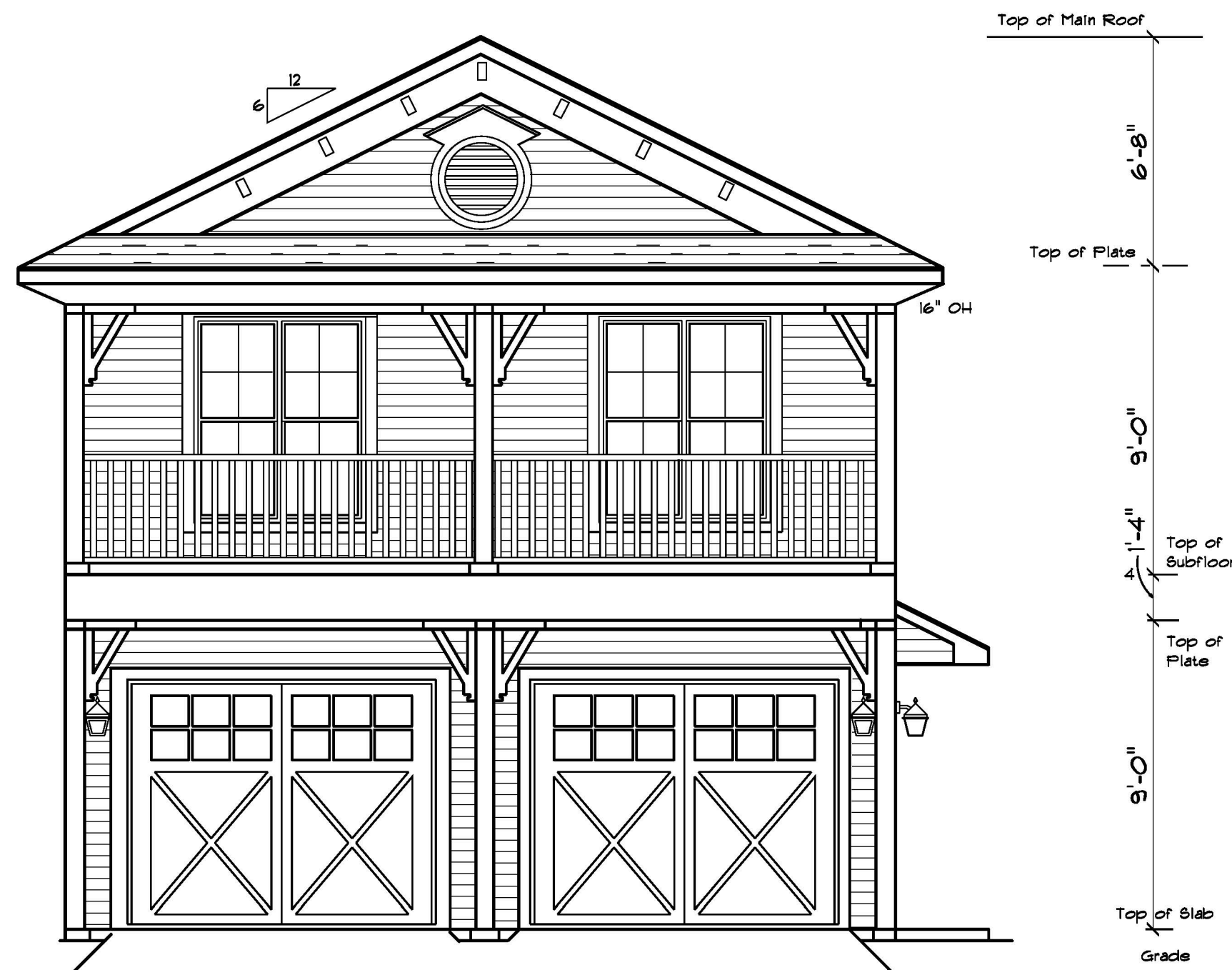
Garage (Footprint)	672 sq ft
Exterior Garage Stairs	53 sq ft
TOTAL	725 sq ft



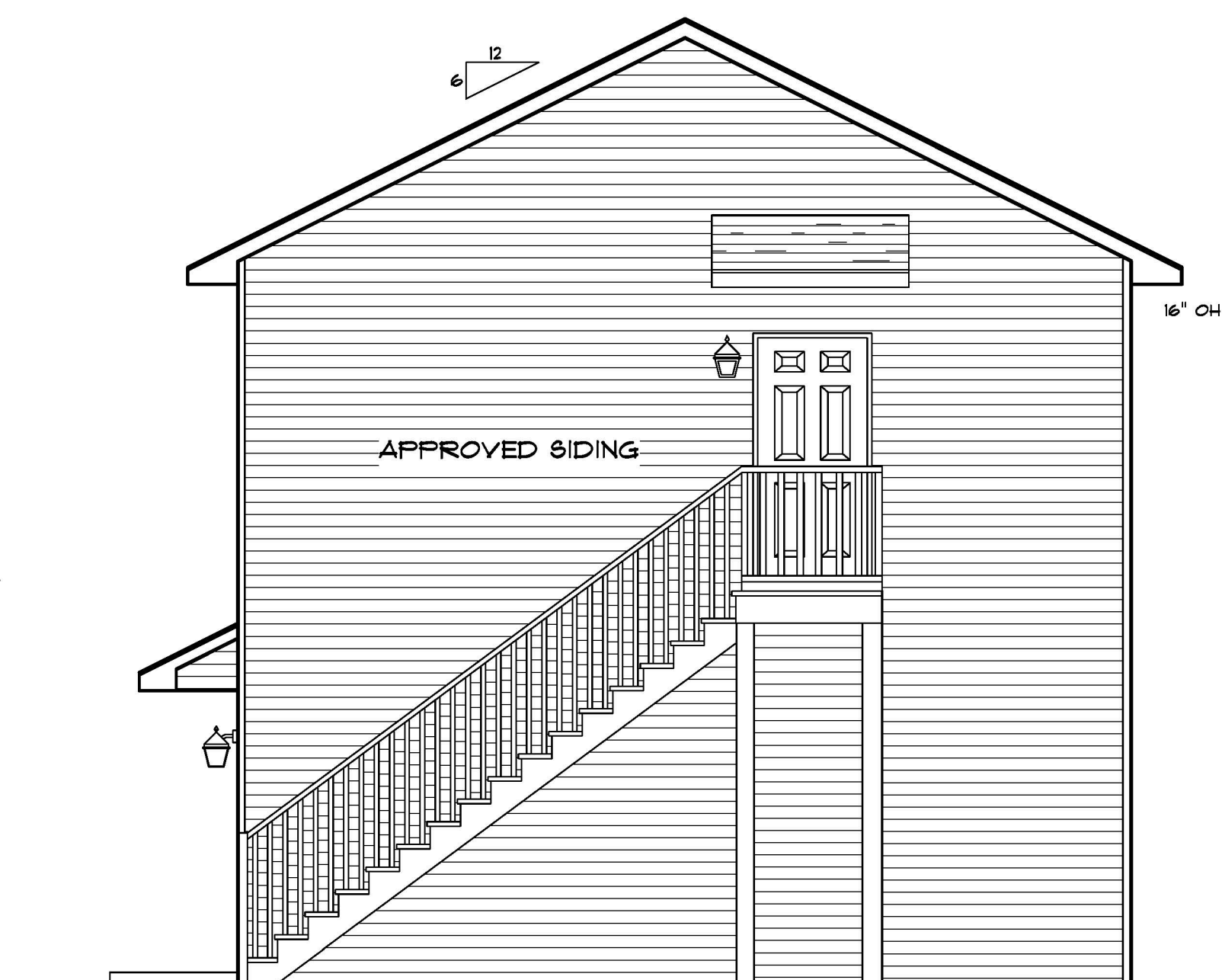
TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

SITE PLAN
SCALE: 1" = 10'-0"

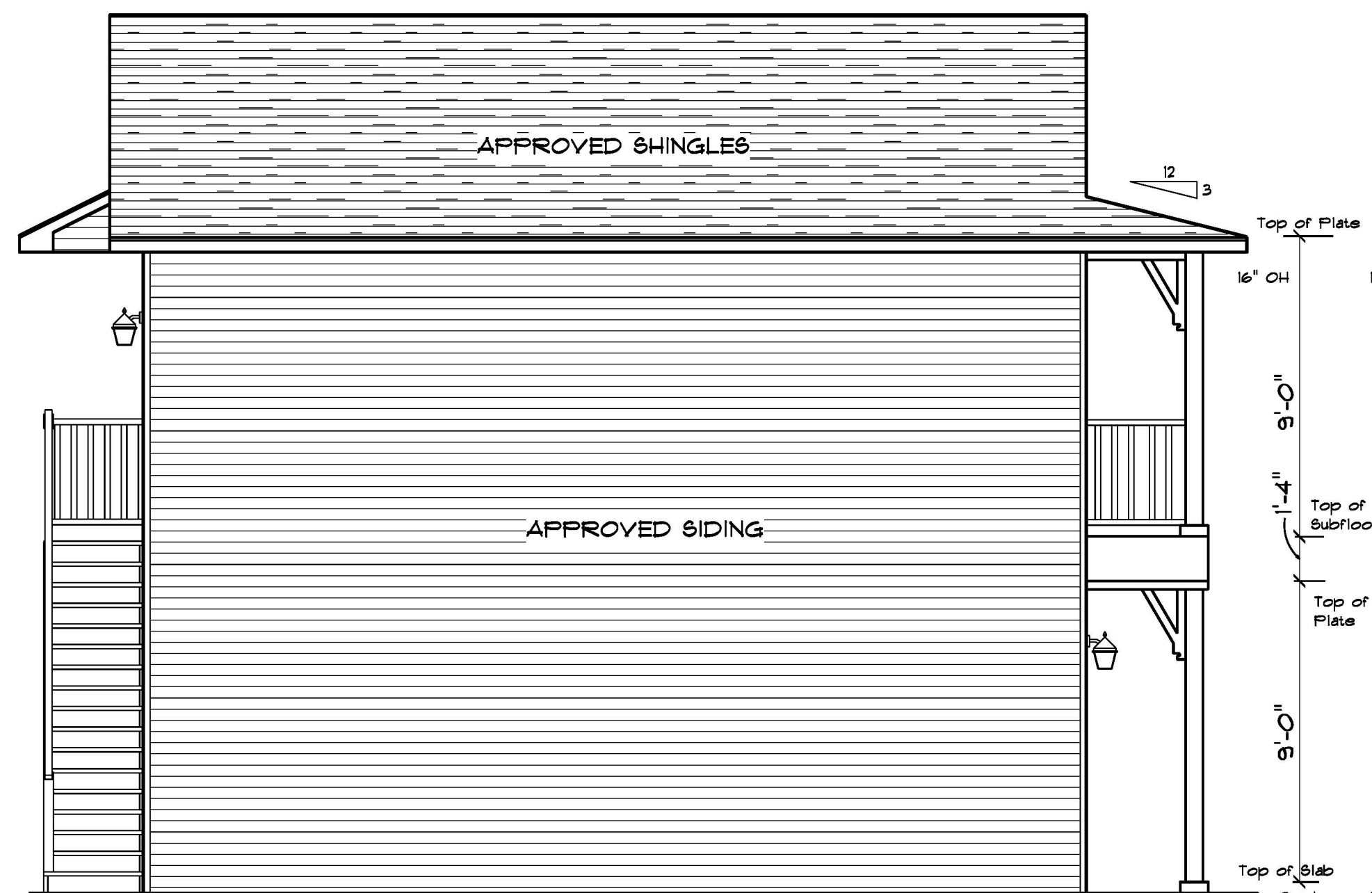
A3



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



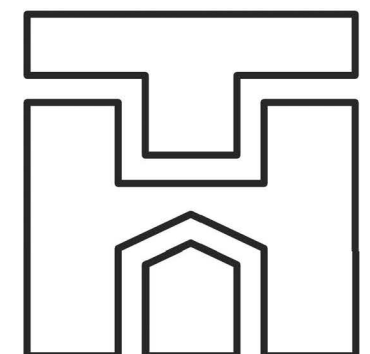
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



TOM HUNT RESIDENTIAL DESIGNS, INC.
945 West Michigan Avenue, Unit 38
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

ELEVATIONS

CUSTOMER /
BUILDER: **JIM & MICHELLE ENGLISH**

LOCATION: **200 West Jackson Street
Pensacola, Florida 32501**

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

DRAWN BY: J. E. Hunt

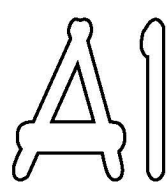
SOFTPLAN
VERSION: 2016.2.1

DATE: Tuesday, January 7, 2020

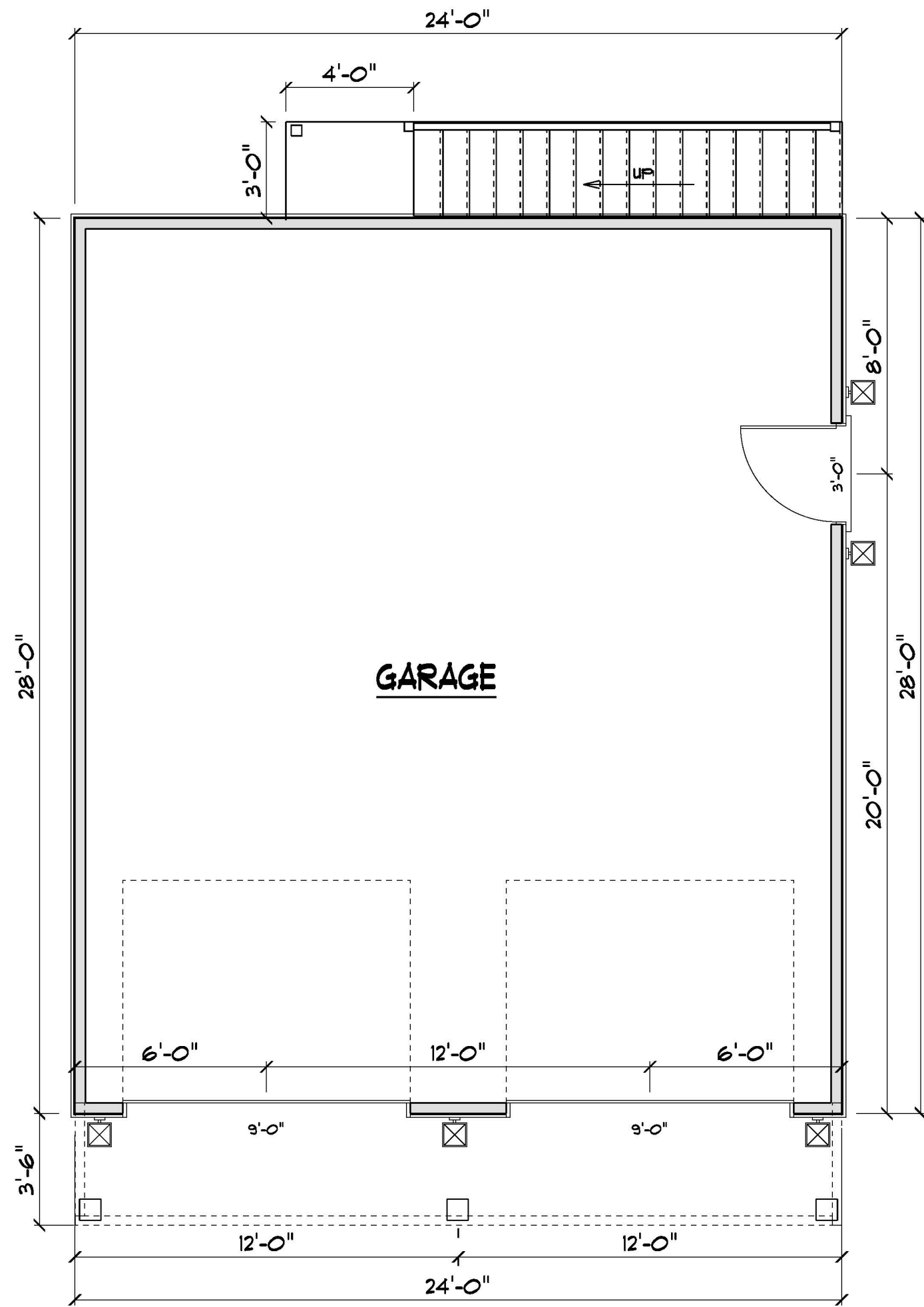
TIME: 01:20 PM

DRAWING # 1344 - 82 - 3414

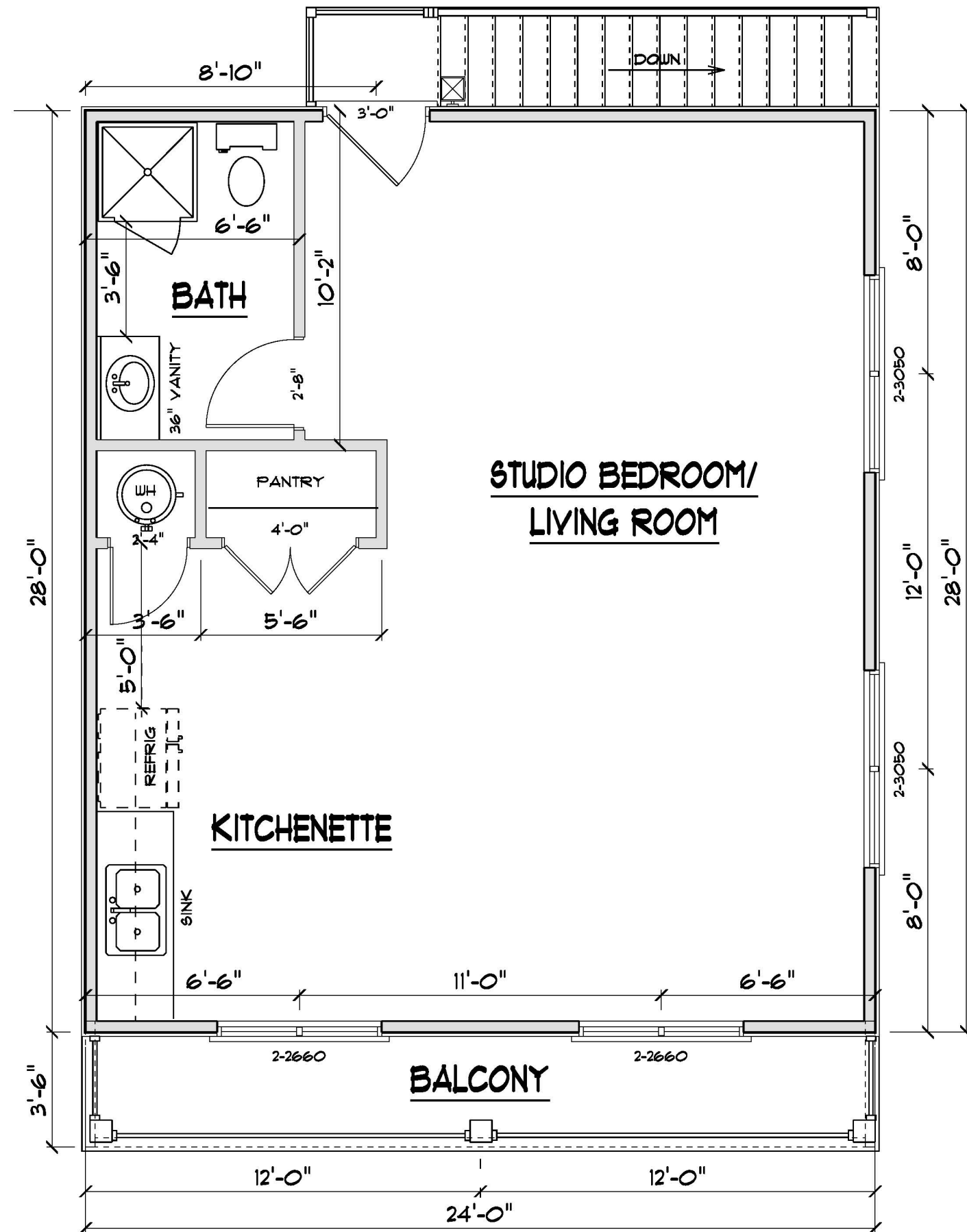
SHEET NUMBER



SHEET NO. 1 OF 3



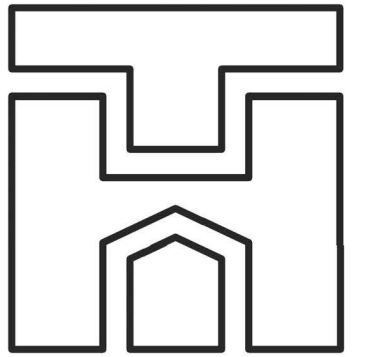
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1ST AND 2ND FLOOR FOOTAGES

Garage	▪	672 sf
2nd Floor Living Area	▪	672 sf
TOTAL		▪ 1344 sf



TOM HUNT RESIDENTIAL DESIGNS, INC.
845 West Michigan Avenue, Unit 3B
Pensacola, Florida 32505
850-438-2300 | TomHuntDesigns.com

FLOOR PLANS

CUSTOMER /
BUILDER: JIM & MICHELLE ENGLISH

LOCATION: 200 West Jackson Street
Pensacola, Florida 32501

SCALE	1/4" = 1'-0"
DRAWN BY	J. E. Hunt
SOFTPLAN VERSION	2016.2.1
DATE	Tuesday, January 7, 2020
TIME	01:20 PM
DRAWING #	1344 - 82 - 3414

SHEET NUMBER

A2
SHEET NO. 2 OF 3

Area of gravel to be removed (front and east side) and relocated to west drive. Replace with sod.



Area of gravel to be removed (front and east side) and relocated to west drive. Replace with sod.



Palms to be removed (northwest corner)



Palms to be removed (northwest corner)



Materials Packet for 200 W. Jackson Street

Example of box hedges proposed along south and east property line



Example of pavers for rear yard area (to match pavers at front of house)



Materials for two-story garage.

Siding



James Hardie [James Hardie >](#)
HardiePlank HZ10 5/16 in. x 8.25 in. x 144 in. Fiber Cement Select Cedarmill Lap Siding
★★★★★ (228) [Write a Review](#) [Questions & Answers \(237\)](#)

- Fiber cement siding resists cracking, rotting, swelling and pests
- Our Select Cedarmill finish has a soft texture that mimics wood
- Pre-primed and engineered to enhance the performance of paint

\$8.25

Save up to \$100[®] on your qualifying purchase.
Apply for a Home Depot Consumer Card

Roofing – 30-year shingles to match primary structure



Timberline HD® Lifetime High Definition® Shingles

North America's #1-selling shingle gives you value and performance in a genuine wood-shake look.

Color/Finish: Birchwood



Paint palette (to match primary structure)



Accent

Heritage Red
PM-18

Body

Cliffside Gray
PM-5

Trim

Platinum Gray
PM-7

Windows – CWS vinyl white 1/1 low e impact

Search Results - Applications				
FL#	Type	Manufacturer	Validated By	Status
FL5823-R8 History	Revision	Custom Window Systems Inc. FL#: FL5823.1 Model: 8100 Vinyl Single Hung Description: 8100 Vinyl Single Hung (Impact) Category: Windows Subcategory: Single Hung	Steven M. Urich, PE (717) 317-8454	Approved

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

WINDPACT PLUS® SERIES 8100

SINGLE HUNG

The WindPact Plus® single hung has been designed specifically for the coastal impact-resistant market not to tilt in, resulting in the strongest and safest vinyl impact-resistant single hung on the market. The sash recesses back into the frame, allowing for a much higher design pressure, instead of relying on small tilt latches to keep your sash intact when impacted. The average weight of a sash in an impact-resistant window is 35 lbs. By not tilting in, you are protected from a very heavy piece of glass to support.

SINGLE HUNG - LARGE MISSILE IMPACT

(SHOWN w/DIFFERENT OPTIONS)

TABLE OF CONTENTS

GENERAL NOTES & ELEVATIONS.....1
GLAZING DETAILS.....2
SECTION VIEWS & ALT. FRAME.....3
EXTRUSIONS & B.O.M.....4
ANCHOR SCHEDULE & NOTES.....5
INSTALLATION DETAILS.....6

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE FLORIDA BUILDING CODE (FBC), CURRENT EDITION INCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ) AND IS RATED FOR WIND ZONE 4 MISSILE LEVEL D IMPACT USE AS DEFINED IN ASTM E 1996 PER THE FBC.
2. GLAZING OPTIONS: (SEE SHEET 2)
3. CONFIGURATIONS: "O/X".
4. DESIGN PRESSURE RATING:
-NEGATIVE DESIGN LOADS BASED ON, TESTED PRESSURE AND GLASS TABLES ASTM E-1300-04.
-POSITIVE DESIGN LOADS BASED ON, TESTED PRESSURE, WATER INFILTRATION TEST PRESSURE AND GLASS TABLES ASTM E-1300-04.
5. ANCHORAGE: THE 33 1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. SEE SHEET 6 FOR ANCHOR DETAILS. WINDLOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
6. PRODUCT APPROVED FOR IMPACT RESISTANCE. THE IMPACT ROTARY LOCKS ARE INTENDED TO BE LEFT UNLATCHED DURING NORMAL OPERATION BUT MUST BE ENGAGED PRIOR TO EXPOSURE TO HURRICANE WINDS AND FLYING DEBRIS.
7. ALL FRAMES AND VENTS FULLY WELDED. SMALL JOINT SEAM SEALANT USED AT FIXED MEETING RAIL AND JAMB.
8. SERIES / MODEL DESIGNATION SH-8100.
9. THE DESIGNATION X AND O STAND FOR THE FOLLOWING:
X = OPERABLE SASH, O = FIXED SASH
10. SECTION CALLOUTS APPLY TO ALL ELEVATIONS IN A SIMILAR LOCATION.
11. EXTERNAL WEEP SLOT = 1/4" x 1-1/4" LOCATED 4" FROM BOTH ENDS.
12. SWEEP LOCKS INSTALLED ON WINDOWS OVER 36" x 62".

Lucas A. Turner
2015-04-09
12:43-04:00

Custom WINDOW SYSTEMS

1900 SW 44TH AVE.
OCALA, FLORIDA 34474
WWW.CWS.CO

8100 PVC SINGLE HUNG IMPACT

EMK	04/02/15	BY:	DATE:
UPDATED PER 2014 FBC	04/02/15	NO. DESCRIPTION:	REVISIONS
UPDATED PER 2010 FBC	04/02/15		
UPDATED PER 2006 FBC	04/02/15		
NO. DESCRIPTION:			

Lucas A. Turner
No 58201
STATE OF FLORIDA
PROFESSIONAL ENGINEER

4/9/2015

LUCAS A. TURNER, P.E.
FL PE # 58201
1229 JABARA AVE.
NORTH PORT, FL 34288
PH 941-380-1574

SHEET DESCRIPTION:
GENERAL NOTES AND ELEVATIONS

DRAWN BY: ADE DATE: 06/10/08
DWG #: CWS-155 REV: C
SCALE: 1:1 SHEET 1 OF 6

LOCATION	MAX. UNIT SIZE	DESIGN PRESSURE RATING	IMPACT RATING
NON-HVHZ	53-1/8" x 76"	+/- 65 PSF	LARGE MISSILE IMPACT
HVHZ		+/- 67.5 PSF	
NON-HVHZ	36" x 62"	+65 / -75 PSF	
HVHZ		+67.5 / -75 PSF	

Entry Doors – Thermatru smooth fiberglass 6 panel impact

Search Results - Applications

FL#	Type	Manufacturer	Validated By	Status
FL5891-R6 History	Revision	Therma-Tru Corporation FL#: FL5891.2 Model: b. "SmoothStar" Description: 6'8 "Impact" Opaque Fiberglass Single Door (X) Inswing or Outswing Configuration Category: Exterior Doors Subcategory: Swinging Exterior Door Assemblies	Ryan J. King, P.E. (813) 767-6555	Approved

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



Smooth-Star®

6 Panel | Style No. S210

★★★★★ (0) [Write a review](#)

7 Available Sizes

[DESIGN YOUR ENTRYWAY](#) [WHERE TO BUY](#)

FINISH OPTIONS

Stain and Paint options may vary. Please contact your [retailer](#) for a complete list of their offering.

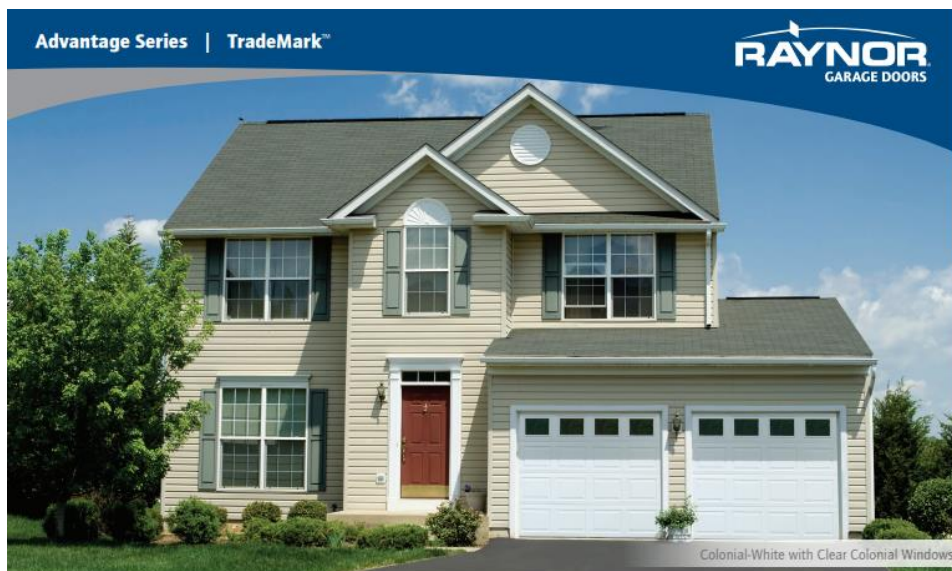
Alpine

Garage Doors – Raynor impact in insulated panel door

Search Results - Applications

FL#	Type	Manufacturer	Validated By	Status
FL14529-R9 History	Revision	Raynor Garage Doors FL#: FL14529.2 Model: BuildMark / TradeMark Description: Sectional pan type garage door up to and including 16'-0" wide Category: Exterior Doors Subcategory: Sectional Exterior Door Assemblies	John E. Scates, PE (972) 492-9500	Approved

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



Classic Look, Unyielding Strength

The combination of durable, 24 gauge steel, defined raised panel styling and authentic woodgrain texture gives your home fantastic curb appeal with TradeMark™ garage doors. Add charm with colonial or ranch panels, or for a distinctive look on your home, choose the recessed colonial grooved option.



Hardware

Track formed from strong galvanized steel, paired with durable, long-wearing steel rollers ensures smooth, quiet operation.



Section Joints

Strong, roll-formed tongue-and-groove meeting rails seal out wind, rain, and snow, keeping your garage dry and secure.



Insulation

Optional energy-saving core of polystyrene insulation provides added comfort and helps keep your garage quieter.



Authentic Woodgrain

Authentic woodgrain texture on the door's exterior adds visual appeal.

Colors

Standard



Optional



Raynor's OptiFinish paint process allows your TradeMark door to be customized with more than 1,800 Sherwin-Williams colors.

Panel Options

Heights: 6'6" through 10' in 3" increments
Widths: 6' through 20' in 1" increments



Raised Colonial



Raised Ranch



Recessed Colonial Grooved

Glass Options



Clear



Obscure



Satin

Window Options

Snap-In Inserts



Clear Colonial



Clear Ranch



Sherwood



Prairie



Cathedral



Waterton



Cascade



Stockton



Stockbridge Ranch



Clear Ranch



Sunburst Ranch



Prairie Ranch



Arched Stockbridge Ranch



Waterton Ranch



Cascade Ranch



Stockton Ranch



Arched Stockton Ranch



Sunburst 4



Sunburst 5



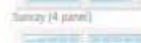
Sunburst 6



Sunburst 7



Sunburst 8



Sunburst 9



Sunray (4 panel)



Berkshire



Breckenridge

Magnetic Hardware

Raynor's many window and decorative hardware options add the finishing touches to your TradeMark door. These small details customize the door to your home and increase curb appeal.

Magnetic Sets



Manors Handle & Strap Kit 4051100

Mission Handles & Strap Kit 4051101

Colonial Handle & Strap Kit 4051102

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: January 8, 2020

SUBJECT: **New Business - Item 6
2 N. Palafox Street
PHBD / C-2A
Contributing Structure**

BACKGROUND

The UWF Historic Trust is requesting modifications to a previously approved project. This project received final approval in July 2019 which depicted "A Plan of the Town of Pensacola 1767". The Minutes and motion from that meeting is included in this packet. The new mural shows an image of Pensacola as it appeared in 1896. This project was denied during an Abbreviated Review due to the inclusion of the UWF Historic Trust's name and logo causing the mural to be classified as signage.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-21(F)(1) *PHBD, Architectural review of proposed exterior development*

Sec. 12-14-1 *Definitions enumerated, Sign* - Sign means any device, display or structure, or part thereof, which advertises, identifies, displays, directs or attracts attention to an object, person, institution, organization, business, product, service, event or location by the use of words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. ES 1088
Site Name 830 == Survey Date 8210 820 ==
Address of Site: 18 E. Garden St., Pensacola, FL 32501 905 ==
Instruction for locating N. Side E. Garden St. between N. Palafox St. and
Jefferson St. extension 813 ==
Location: Old city tract Arpent lts. Port. 54 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: McGraw, Artice L.
Address: 26 E. Garden Street
Pensacola, FL 32501 902 ==
Type of Ownership Private 848 == Recording Date 832 ==
Recorder:
Name & Title: Marcille, Ruth
Address: HPPB

Condition of Site: Integrity of Site: Original Use Commercial 818 ==
838 ==
Check One Check One or More
☐ Excellent 863 == ☒ Altered 858 ==
☒ Good 863 == ☐ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date:) 858 ==
☐ Moved () (Date:) 858 ==
Present Use Commercial 850 ==
Dates: Beginning C +1910 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

NR Classification Category: Building 916 ==

Threats to Site:

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

Areas of Significance: Architecture, Commerce 910 ==

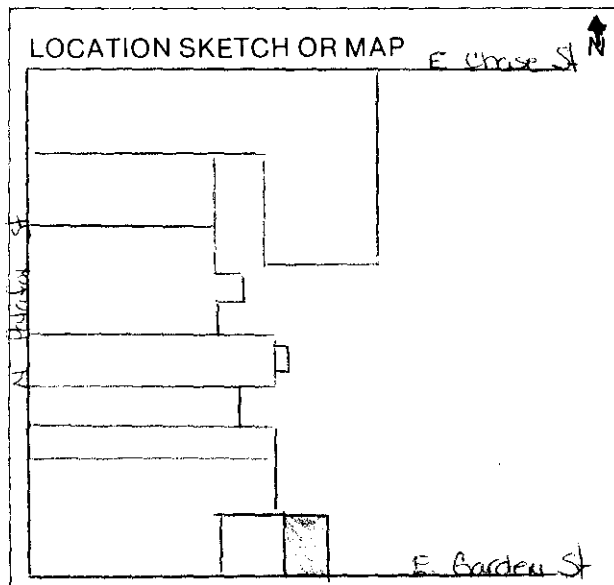
Significance:

This modest masonry vernacular structure dates to about 1910 when J.M. Muldon acquired this valuable real estate. It was originally occupied by a tailor and an ice cream company.

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

911 ==

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Masonry vernacular 964 ==
 PLAN TYPE Rectangular 966 ==
 EXTERIOR FABRIC(S) Stucco: smooth # brick: running # stucco: textured 854 ==
 STRUCTURAL SYSTEM(S) Masonry: brick 856 ==
 PORCHES 942 ==
 FOUNDATION: Continuous: stucco & brick 942 ==
 ROOF TYPE: Flat: built up with parapet - gable 942 ==
 SECONDARY ROOF STRUCTURE(S) (Marquee) flat: metal 942 ==
 CHIMNEY LOCATION: 942 ==
 WINDOW TYPE: Fixed 942 ==
 CHIMNEY: 882 ==
 ROOF SURFACING: Built up 882 ==
 ORNAMENT EXTERIOR: Tile: (indented) 882 ==
 NO. OF CHIMNEYS 0 952 == NO. OF STORIES 1 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 min. Pensacola 1970 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): 1.1 833 ==



Township	Range	Section	
2S	30W	46	812 ==

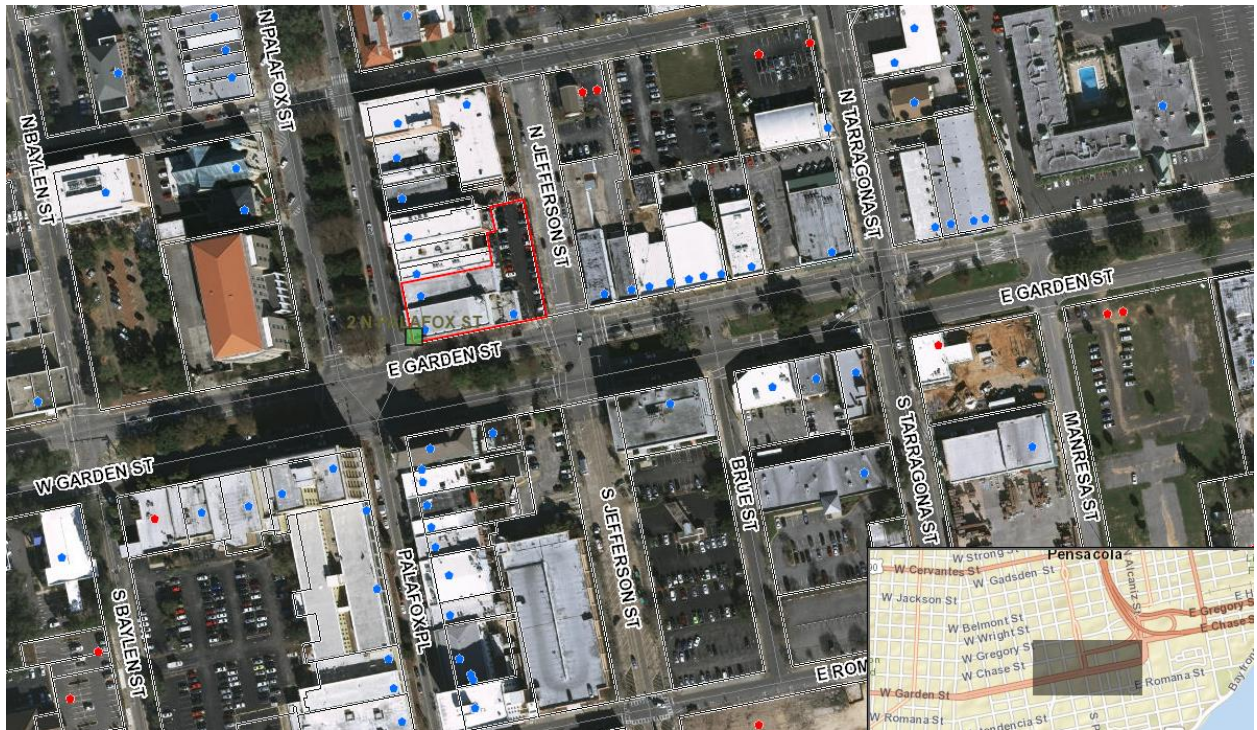
UTM Coordinates:

Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P. 83.7 Frame 33 860 ==

Contact Print

2 N. Palafox Street



**Architectural Review Board
Abbreviated Review Application**

Project Address: 2 N Palafox **Date:** 12-16-19
Applicant: UWF Historic Trust **Phone:** 595-5985
Applicant's Address: 120 Church Street
Property Owner: Gulf Blue Group
(If different from Applicant)

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

There is a \$25 Application Fee for the following project types:

- ☐ **Change of Paint Color(s)** **Body:** _____
Trim: _____
Accent: _____
- ☐ **New/Replacement Sign(s)** **Sign Type:** _____
Dimensions: _____
Colors: _____
- ☒ **Minor Deviation to an Approved Project/ Change of Roofing Material** **Description:** Final mural image selection for east side facade

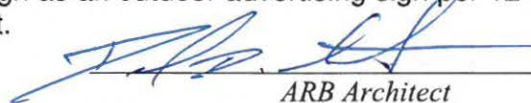
(OFFICE USE)

~~The request is **denied** as follows:~~

Meets requirements for Abbreviated Review.
-GH 12/20/2019

Architect Comments: The inclusion of the name and logo of the entity of the UWF Historic Trust classifies this as a sign instead of the wall mounted, historic, murals which have previously been approved. The placement of this sign on a building not housing the entity of the historic trust would classify this sign as an outdoor advertising sign per 12-4-5, this sign type is not permitted in the historic district.

~~APPROVED:~~
~~DENIED~~

 12-20-19
ARB Architect

West Florida Historic Preservation Comments: _____

APPROVED: _____
WFHP Representative

Fax: 595-5989

Revised 07-2007

ARB Approved without "East Garden District" and logo - July 2019



proposed modifications to the exterior of that wall. Mr. Marshall pointed out there was an existing cast iron aluminum column which would be exposed with a wall built behind it for a logical transition at that corner from the new painted brick and stucco front on the Palafox elevation. This would be a very similar detail to the end of the block. He explained the stucco would wrap around the exposed column, with the new brick beginning on the south face running to the west. Mr. Salter asked if they would consider breaking up the horizontal window on the west elevation and southern corner into smaller square windows, and Mr. Marshall had no objection. **Mr. Mead made a motion to approve with the window modifications, seconded by Ms. Campbell-Hatler. With no speakers, the motion carried unanimously.**

Item 9

2 N. Palafox Street

PHBD

Contributing Structure

C-2A

Action taken: Approved with comments.

The UWF Historic Trust is requesting *FINAL* approval to install a large building wallscape on the east side of a contributing structure. Mr. Harding explained according to the LDC, this wallscape was considered signage. Mr. Pristera presented to the Board and advised he had informed the client that the logo and East Garden District lettering would have to be removed. He advised they were trying to tilt the map, and Ms. Campbell-Hatler thought the map itself was interesting but thought some type of orientation to show it was a map was preferable. Mr. Mead suggested taking the actual text of the historical map and say "Plan - Town of Pensacola – 1767" which simply identifies the map and could be lettered in the same typography as illustrated in the three panels. Ms. Campbell-Hatler thought having the wayfinding direction at the bottom right-hand corner would punctuate what it actually is. Mr. Harding then read the LDC definition of signage. Mr. Mead explained he could make the argument that it is not a sign because it is not attracting anyone to the thing that it is, because that thing that it is, is the place where you are; it is basically a "you are here" but 1767. Mr. Harding also explained it was an off-premise sign (off of the property) which was not allowed in this zone. Ms. Statler pointed out even though they were looking at it as a historic map and citing what might have been on it, there was also a development by that same name. Mr. Pristera advised they could remove the logo and lettering and enlarge the name of the map and the date. **Mr. Mead made a motion to approve, removing the East Garden District lettering, removing the logo and using the original text identifying the map "A Plan of the Town of Pensacola 1767" in an appropriate reconfigured way in the three-panel presentation with the same orientation of the map. Ms. Campbell-Hatler asked that the wayfinding arrow be scaled up at the bottom right. Mr. Mead agreed to that amendment. It was seconded by Ms. Campbell-Hatler, and with no speakers, it carried unanimously.**

Item 10

201 Zaragoza Street

PHD / PHBD

Contributing Structure

HC-1 / Brick Structures

Action taken: Approved.

The UWF Historic Trust is requesting approval for the installation of a new storefront door. Chairman Quina recused himself. Mr. Pristera stated this was part of a project where the UWF Engineering Department was coming into the Museum of Commerce with two very large milling machines which needed access to the building. They found two rooms being used for storage, and the doors were originally freight doors. They had always wanted to open these doors to make the building look active. They also wanted to use the frameless system since the doors needed security and water protection for storefront uses. He explained this would be the first step in activating that side of the building. He clarified the doors would be used as loading doors to get the machines into the building and then closed afterwards. Chairman Quina explained that eventually they wanted all glass doors, and the shutters

December 2019 Proposal

