



**Architectural Review Board Application  
Full Board Review**

Application Date: 3/31/26

**Project Address:** 200 West Garden St, Pensacola, Fl

Applicant: Branch Aquisition Company, LLC

Applicant's Address: 3340 Peachtree Rd NE Suite 2775 Atlanta, Ga 30326

Email: jhaylett@branchprop.com Phone: 404-832-8931

Property Owner: 200 West Garden, LLC and 97 Spring Condos, LLC

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

Application is hereby made for the project as described herein:

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

*\* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

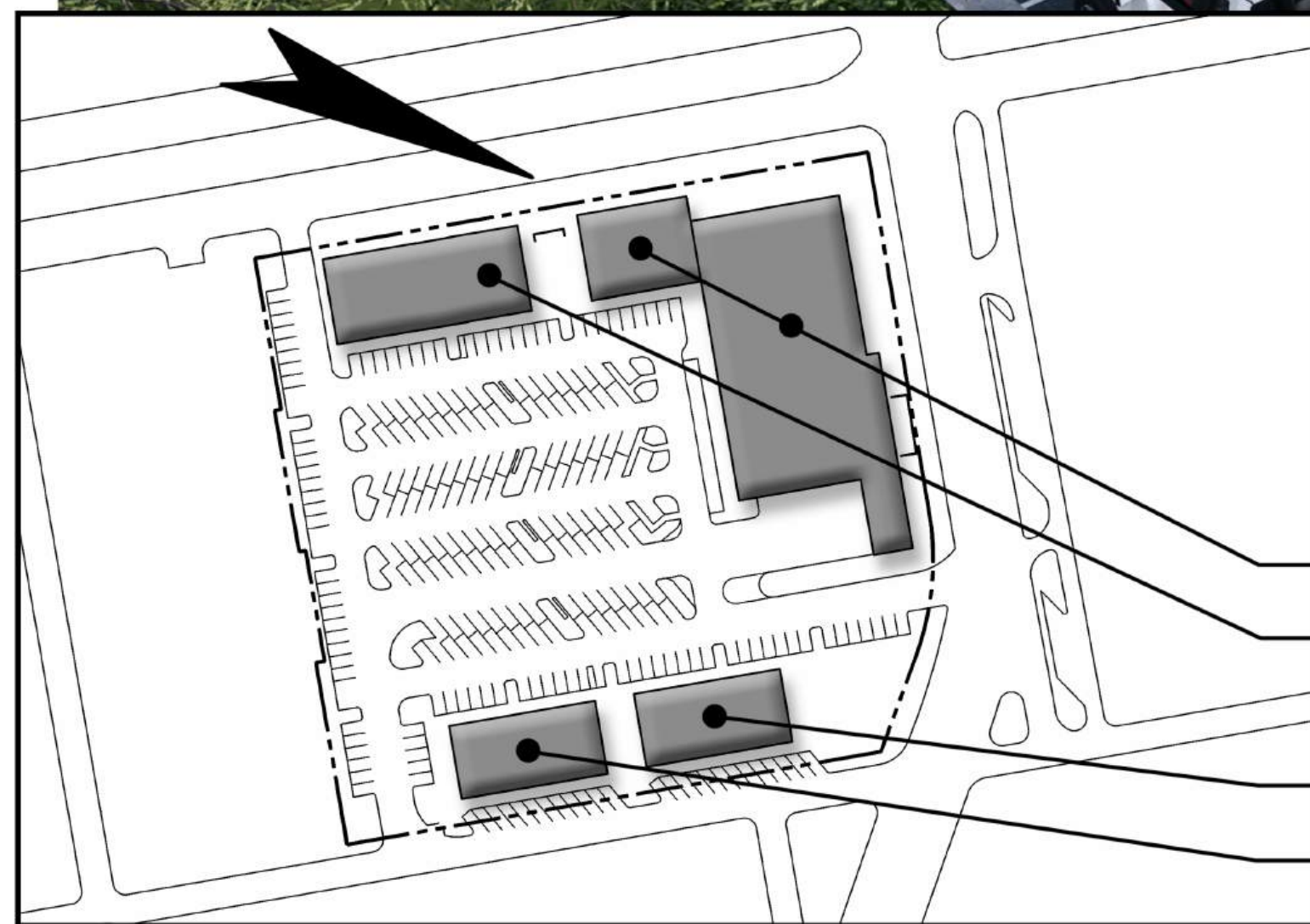
**Project specifics/description:**  
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM , CONCEPTUAL REVIEW , OR FINAL REVIEW .

Conceptual review of a new shopping center complex with a grocery store and shops.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*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

03/31/26  
Date



- BLDG 100 (GROCER & SHOPS)
- BLDG 200
- BLDG 400
- BLDG 300



**BRANCH**

3340 PEACHTREE RD NE • SUITE 2775 • ATLANTA, GA 30326

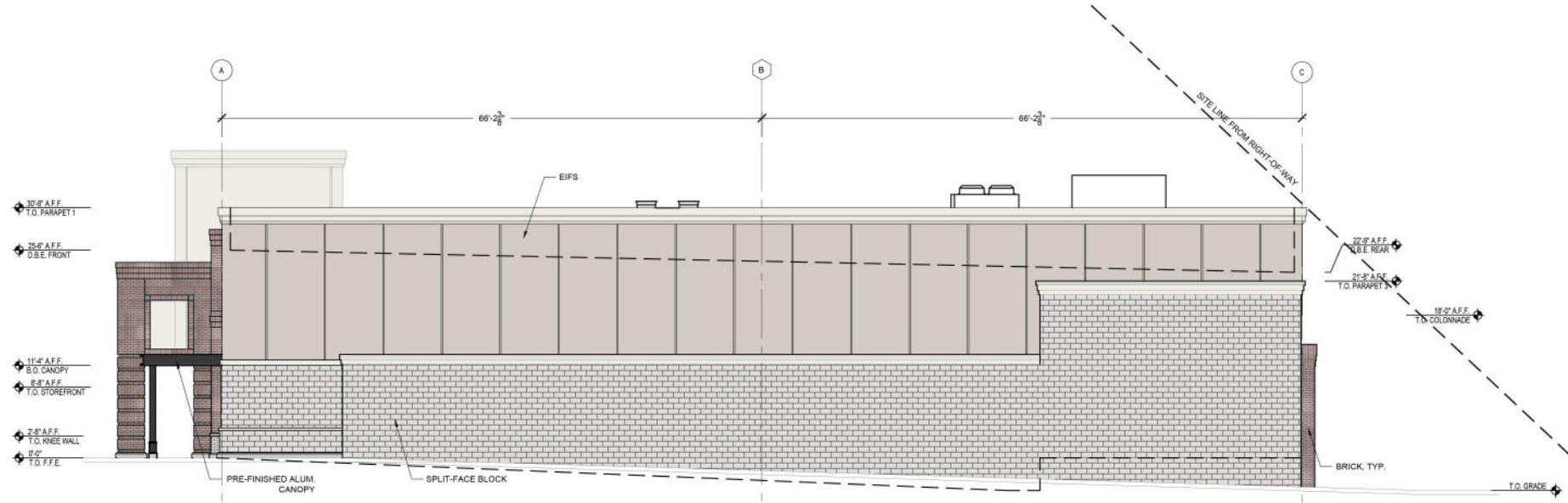
404 • 832 • 8900

CONCEPTUAL DESIGN RENDERING  
ANCHOR + SHOPS 100  
2026.03.30

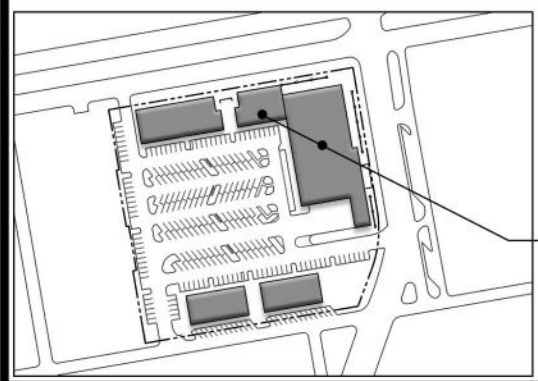
DOWNTOWN PENSACOLA  
GARDEN STREET & SPRING STREET  
PENSACOLA, FLORIDA



1 FRONT ELEVATION  
 LOD-1.2 SCALE: 1:20

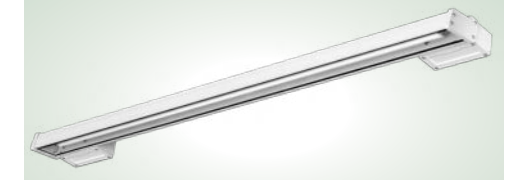


2 LEFT (SIDE) ELEVATION  
 LOD-1.2 SCALE: 1:20



BLDG 100 (GROCER & SHOPS)

SIGNAGE UPLIGHT SIMILAR TO  
 TECHLIGHT LWW - 213  
 "LINEAR LED WALL WASH"



STO-1 SIMILAR TO  
 SHERWIN WILLIAMS  
 SW-7005 "PURE  
 WHITE"



STO-2 SIMILAR TO  
 SHERWIN WILLIAMS  
 SW-7029  
 "AGREEABLE GRAY"



METAL AWNING AND  
 STOREFRONT  
 SIMILAR TO  
 KAWNEER "BLACK"



BRICK SIMILAR TO  
 GENERAL SHALE  
 LWM "MILLSTONE  
 #40"



LARGE MASONRY  
 UNIT SIMILAR TO  
 GMS OLDCASTLE  
 "LIGHT CREAM-W"



SIGNAGE SHOWN FOR SAMPLE PURPOSES ONLY - FINAL SIZE, COLOR, FONT TO BE FILED UNDER SEPARATE SUBMITTAL. CONCPETUAL BUILDING DESIGN SUBJECT TO ALTERATION.



DOWNTOWN PENSACOLA  
 PENSACOLA, FL

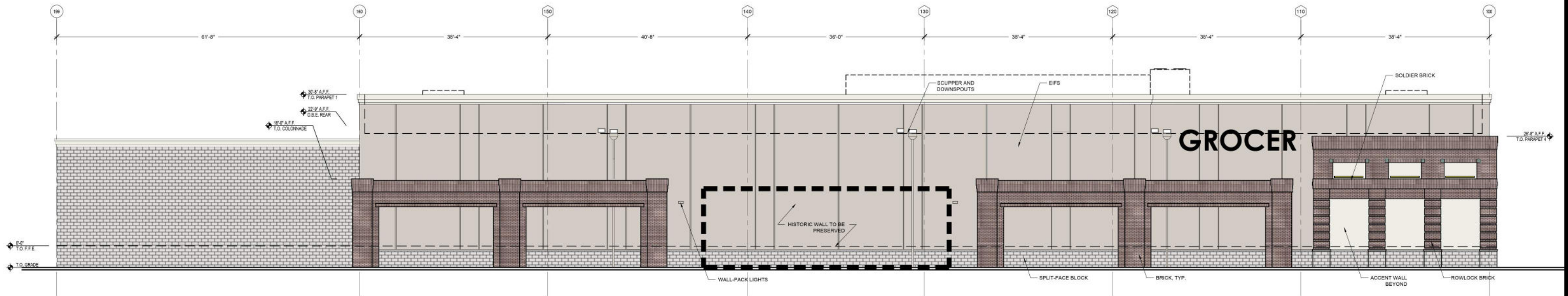
JOB NUMBER: 2617702 | DATE: 03.26.2026 | BY: ART / MRE

DRAWING: LOD-1.2 - GROCER CONCEPTUAL  
 ELEVATIONS

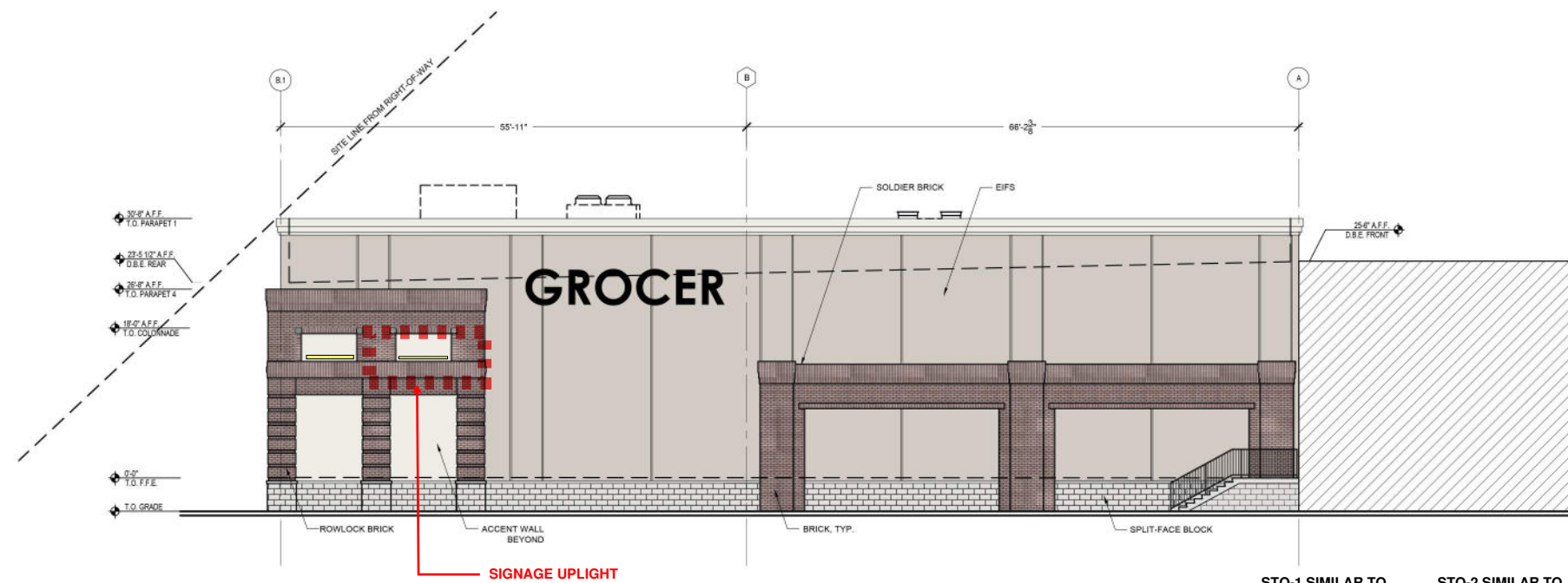


PHILLIPS  
 ARCHITECTURE • CONSULTANTS

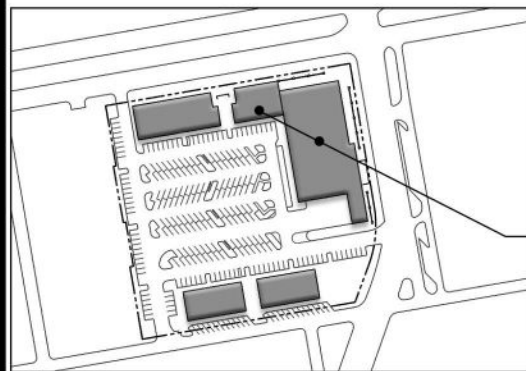
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



1 REAR ELEVATION  
 LOD-1.3 SCALE: 1:20

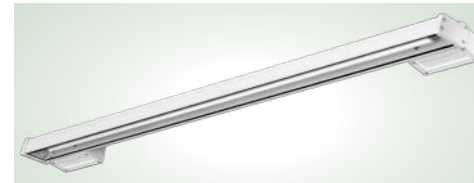


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 LOD-1.3 SCALE: 1:20

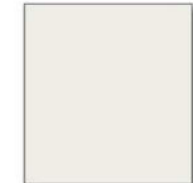


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DOWNTOWN PENSACOLA  
 PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.26.2026 | BY: ART / MRE  
 DRAWING: LOD-1.3 - GROCER CONCEPTUAL  
 ELEVATIONS

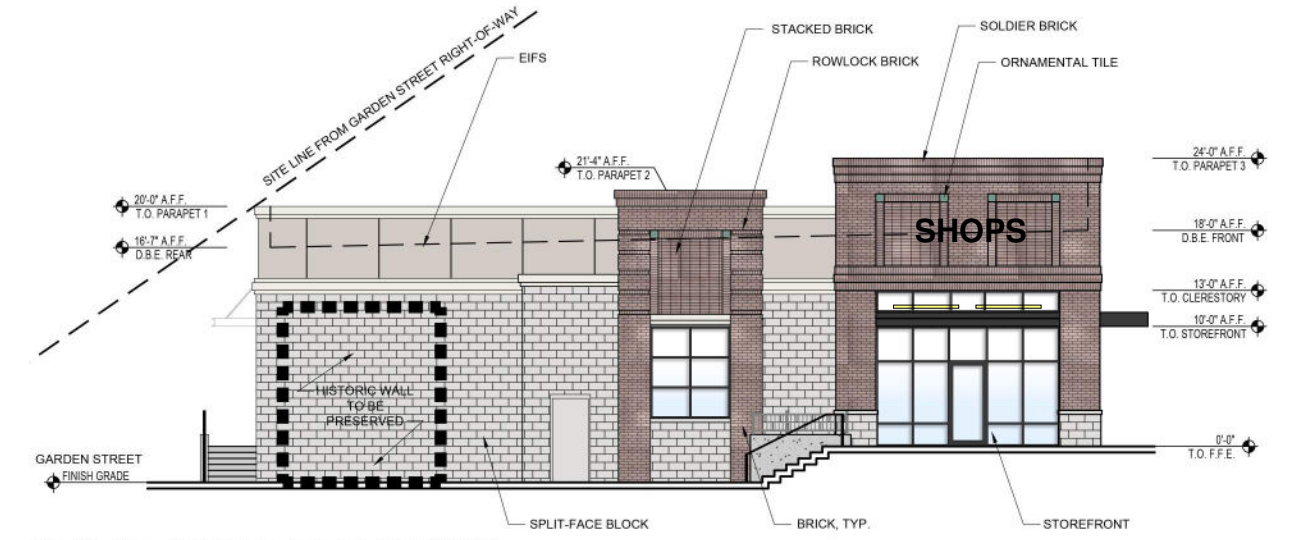


PHILLIPS  
 ARCHITECTURE • CONSULTANTS

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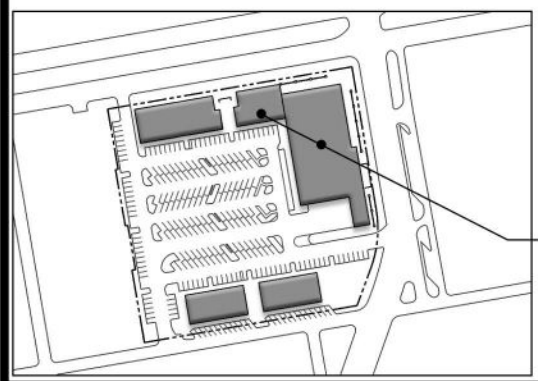
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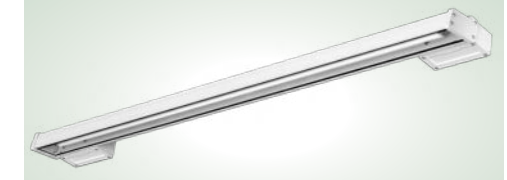
2 RIGHT (SIDE) ELEVATION  
 LOD-1.4 SCALE: 1/16" = 1'-0"



3 REAR ELEVATION  
 LOD-1.4 SCALE: 1/16" = 1'-0"



SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH"



STO-1 SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"



STO-2 SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"



METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"



BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"



LARGE MASONRY UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"



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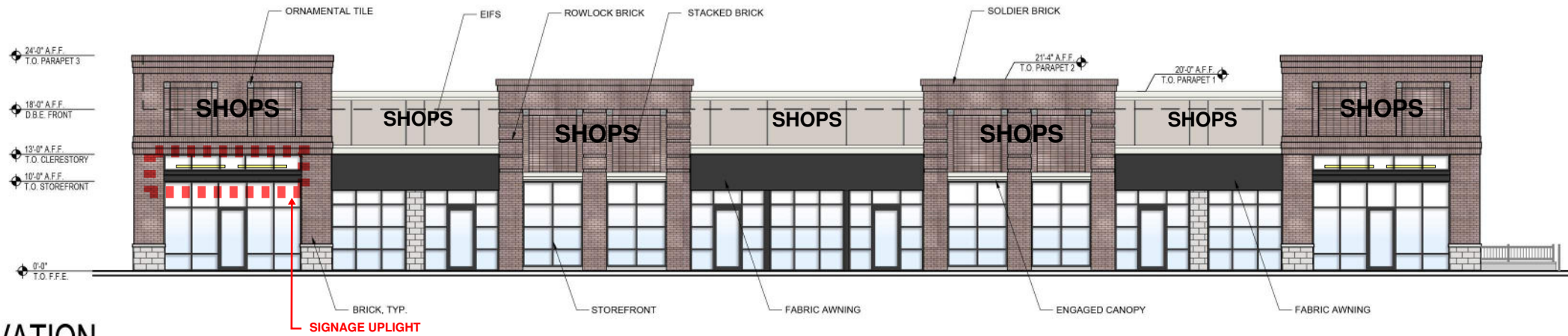
DOWNTOWN PENSACOLA  
 PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.24.2026 | BY: ART / MRE  
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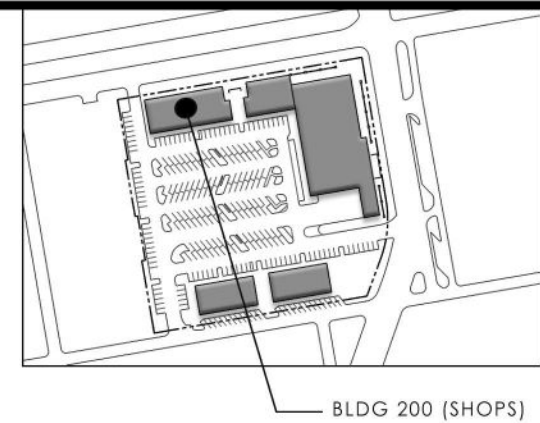


PHILLIPS  
 ARCHITECTURE • CONSULTANTS

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1 FRONT ELEVATION  
 LOD-2.2 SCALE: 1/16" = 1'-0"



BLDG 200 (SHOPS)

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STO-2 SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"



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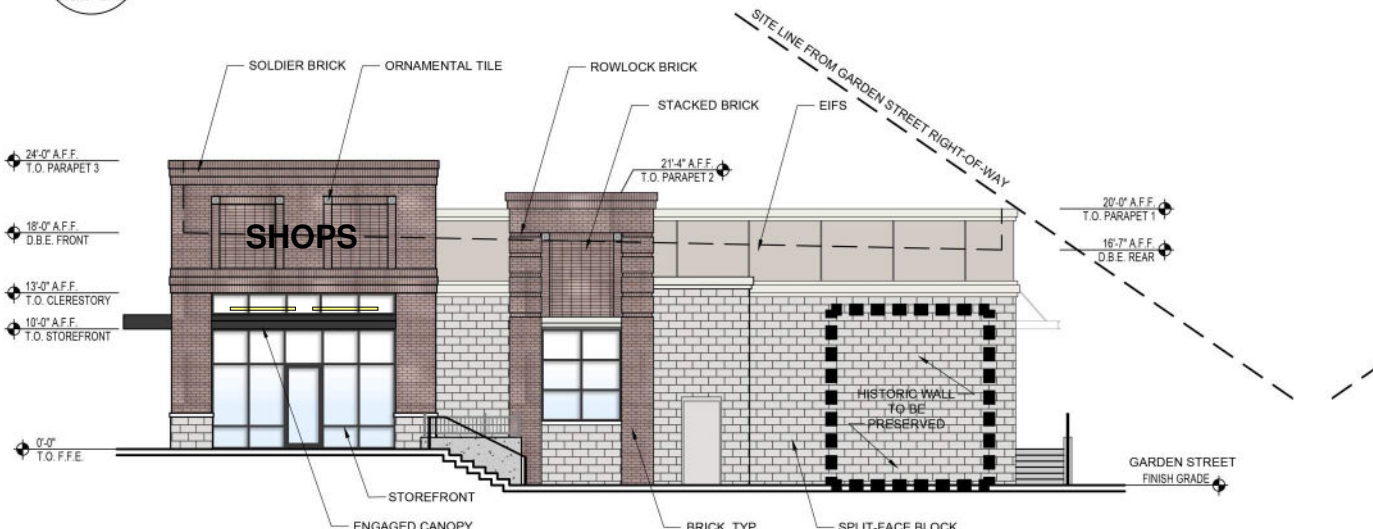
BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"



LARGE MASONRY UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"



2 REAR ELEVATION  
 LOD-2.2 SCALE: 1/16" = 1'-0"



3 RIGHT (SIDE) ELEVATION  
 LOD-2.2 SCALE: 1/16" = 1'-0"

SIGNAGE UPLIGHT SIMILAR TO TECHLIGHT LWW - 213 "LINEAR LED WALL WASH"



4 LEFT (SIDE) ELEVATION  
 LOD-2.2 SCALE: 1/16" = 1'-0"

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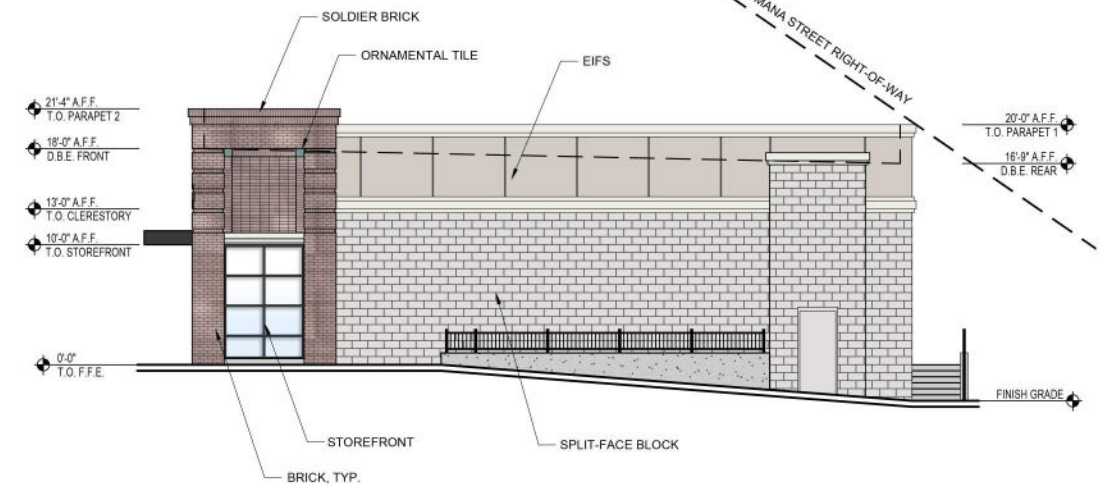
DOWNTOWN PENSACOLA  
 PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.23.2026 | BY: ART / MRE  
 DRAWING: LOD-2.2 - SHOPS 200 CONCEPTUAL ELEVATIONS





1 FRONT ELEVATION  
LOD-3.2 SCALE: 1/16" = 1'-0"



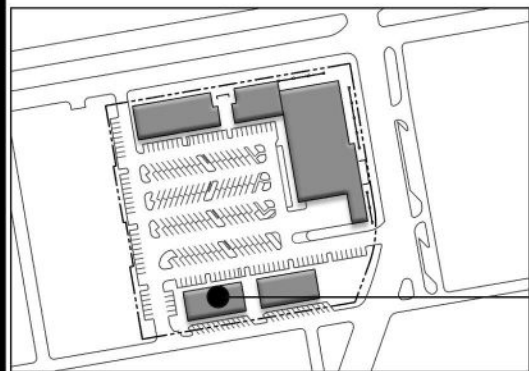
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LOD-3.2 SCALE: 1/16" = 1'-0"



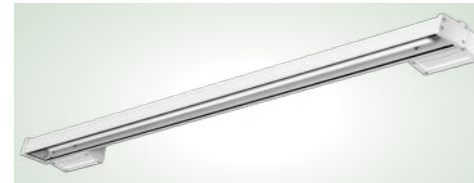
2 REAR ELEVATION  
LOD-3.2 SCALE: 1/16" = 1'-0"



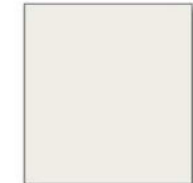
4 LEFT (SIDE) ELEVATION  
LOD-3.2 SCALE: 1/16" = 1'-0"



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PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.26.2026 | BY: ART / MRE  
DRAWING: LOD-3.2 - SHOPS 300 CONCEPTUAL  
ELEVATIONS

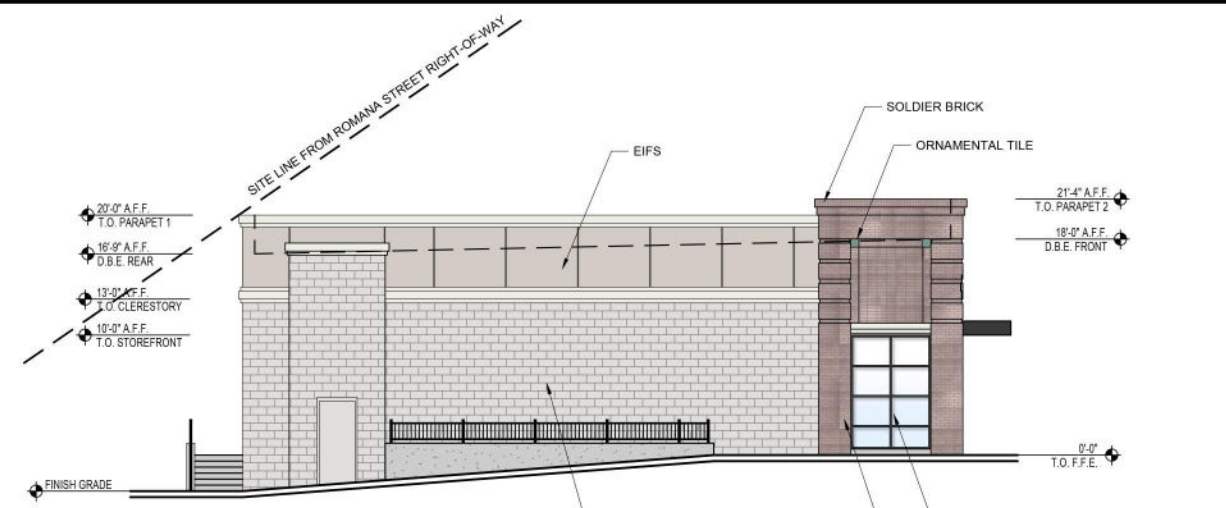


PHILLIPS  
ARCHITECTURE CONSULTANTS

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1 FRONT ELEVATION  
 LOD-4.2 SCALE: 1/16" = 1'-0"



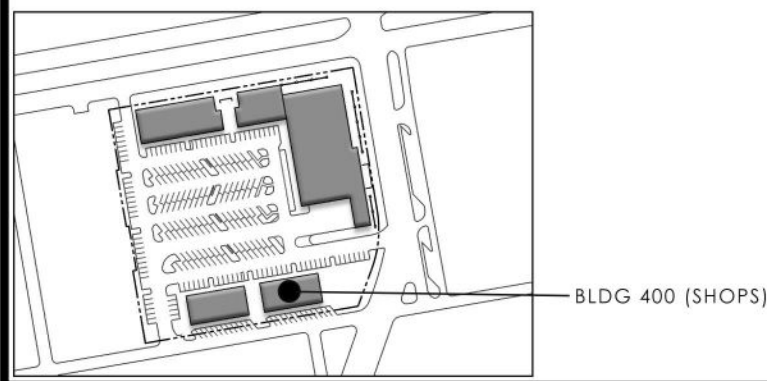
3 RIGHT (SIDE) ELEVATION  
 LOD-4.2 SCALE: 1/16" = 1'-0"



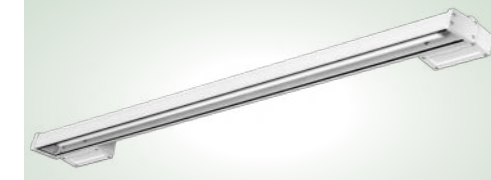
2 REAR ELEVATION  
 LOD-4.2 SCALE: 1/16" = 1'-0"



4 LEFT (SIDE) ELEVATION  
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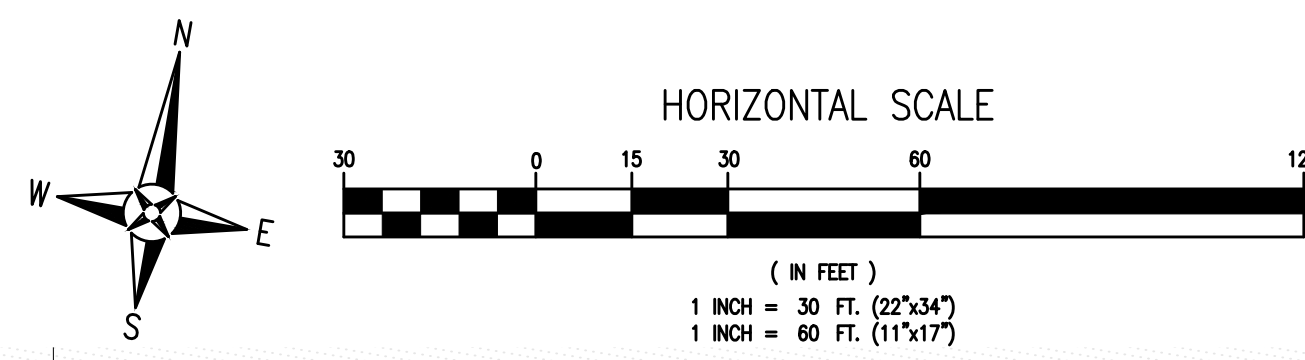


DOWNTOWN PENSACOLA  
 PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.26.2026 | BY: ART / MRE  
 DRAWING: LOD-4.2 - SHOPS 400 CONCEPTUAL ELEVATIONS



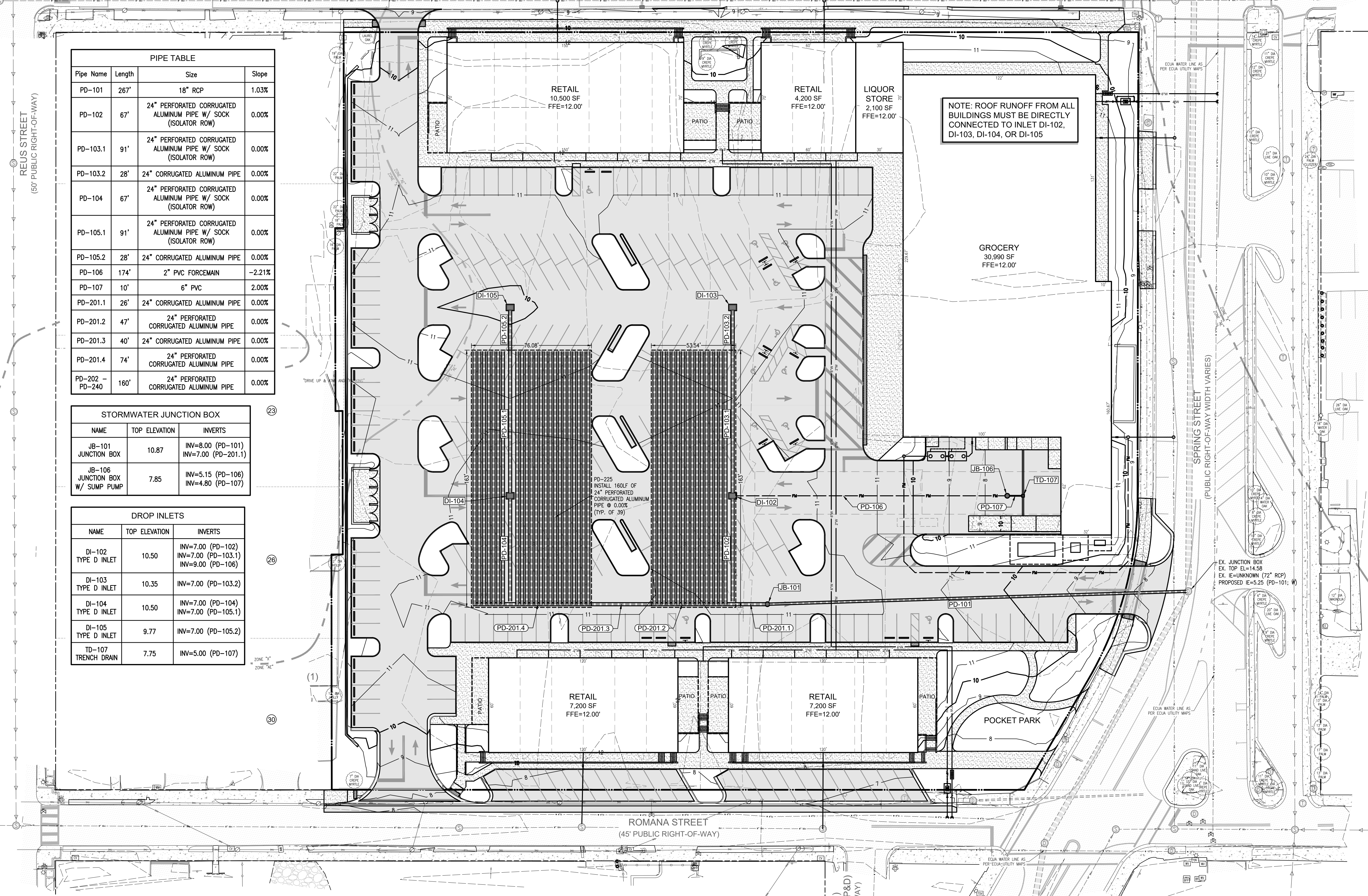




PIPE NAME	LENGTH	SIZE	SLOPE
PD-101	267'	18" RCP	1.03%
PD-102	67'	24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (SOLATOR ROW)	0.00%
PD-103.1	91'	24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (SOLATOR ROW)	0.00%
PD-103.2	28'	24" CORRUGATED ALUMINUM PIPE	0.00%
PD-104	67'	24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (SOLATOR ROW)	0.00%
PD-105.1	91'	24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (SOLATOR ROW)	0.00%
PD-105.2	28'	24" CORRUGATED ALUMINUM PIPE	0.00%
PD-106	174'	2" PVC FORCEMAIN	-2.21%
PD-107	10'	6" PVC	2.00%
PD-201.1	26'	24" CORRUGATED ALUMINUM PIPE	0.00%
PD-201.2	47'	24" PERFORATED CORRUGATED ALUMINUM PIPE	0.00%
PD-201.3	40'	24" CORRUGATED ALUMINUM PIPE	0.00%
PD-201.4	74'	24" PERFORATED CORRUGATED ALUMINUM PIPE	0.00%
PD-202 - PD-240	160'	24" PERFORATED CORRUGATED ALUMINUM PIPE	0.00%

NAME	TOP ELEVATION	INVERTS
JB-101 JUNCTION BOX	10.87	INV=8.00 (PD-101) INV=7.00 (PD-201.1)
JB-106 JUNCTION BOX W/ SUMP PUMP	7.85	INV=5.15 (PD-106) INV=4.80 (PD-107)

NAME	TOP ELEVATION	INVERTS
DI-102 TYPE D INLET	10.50	INV=7.00 (PD-102) INV=7.00 (PD-103.1) INV=9.00 (PD-106)
DI-103 TYPE D INLET	10.35	INV=7.00 (PD-103.2)
DI-104 TYPE D INLET	10.50	INV=7.00 (PD-104) INV=7.00 (PD-105.1)
DI-105 TYPE D INLET	9.77	INV=7.00 (PD-105.2)
TD-107 TRENCH DRAIN	7.75	INV=5.00 (PD-107)



NOTE: ROOF RUNOFF FROM ALL BUILDINGS MUST BE DIRECTLY CONNECTED TO INLET DI-102, DI-103, DI-104, OR DI-105

EX. JUNCTION BOX  
EX. TOP EL=14.58  
EX. IE=UNKNOWN (72" RCP)  
PROPOSED IE=5.25 (PD-101; W)

No.	DATE	REVISION
1	3/28/2026	REVISED SITE LAYOUT

SEAL  
 NOT FOR CONSTRUCTION

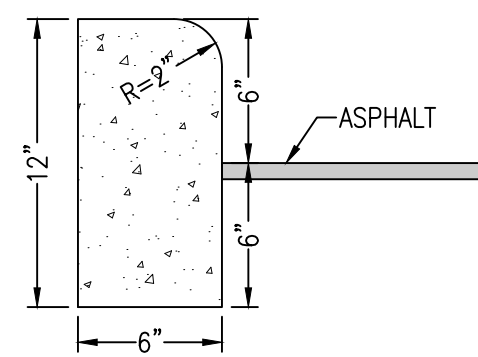
CHRIS DOMBROSKIE, P.E.  
 No. 73867

Dr. By: CMD  
 Ck By: JRR  
 Job No.: 2021.158  
 Date: 2/11/2026

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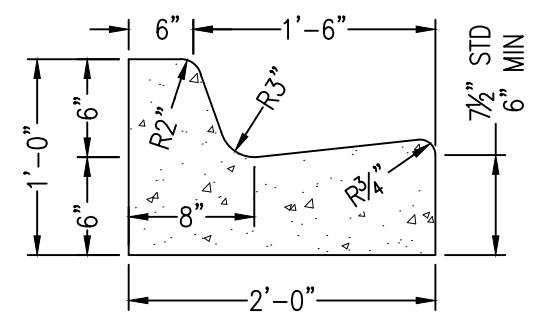
Table 2 - Recommended Rigid Pavement Sections		
STANDARD DUTY PAVEMENT SECTION (PARKING STALLS, ETC.)		
Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Saw-Cut Depth
6 Inches	12 feet x 12 feet	1 1/4 Inches
HEAVY DUTY PAVEMENT SECTION (MAIN ENTRANCE DRIVES, DUMPSTER PADS)		
Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Saw-Cut Depth
7 Inches	14 feet x 14 feet	1 3/4 Inches

Table 3 - Recommended Flexible Pavement Sections	
STANDARD DUTY PAVEMENT SECTION (PARKING STALLS, ETC.)	
Asphaltic surface course (SuperPave SP-Fine)	1 1/4 inches
FDOT Approved Graded Aggregate Base (GAB) or Crushed Limerock Base	6 inches
Stabilized Subgrade Course (min. LBR 40)	12 inches
HEAVY DUTY PAVEMENT SECTION (DRIVE LANES)	
Asphaltic surface course (SuperPave 9.5 mm)	1 inch
Asphaltic binder course (SuperPave 19 mm)	1 1/2 inches
FDOT Approved Graded Aggregate Base (GAB) or Crushed Limerock Base	8 inches
Stabilized Subgrade Course (min. LBR 40)	12 inches



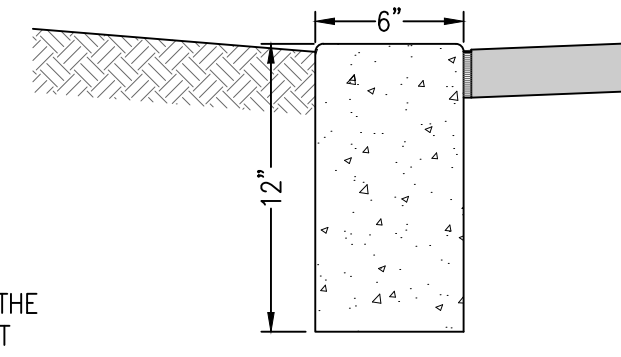
NOTES:  
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".  
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

**6" RAISED CURB**  
N.T.S.



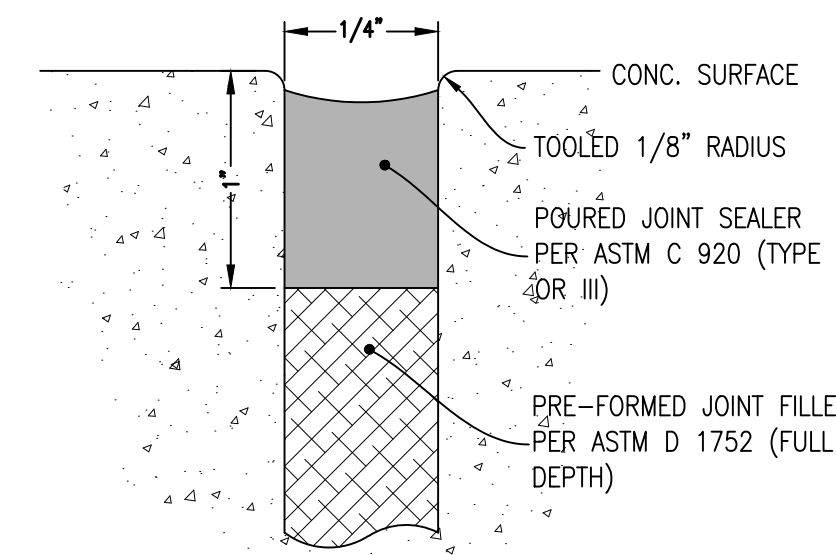
NOTES:  
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.  
2. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".  
3. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

**TYPE 'F' CURB & GUTTER**  
N.T.S.



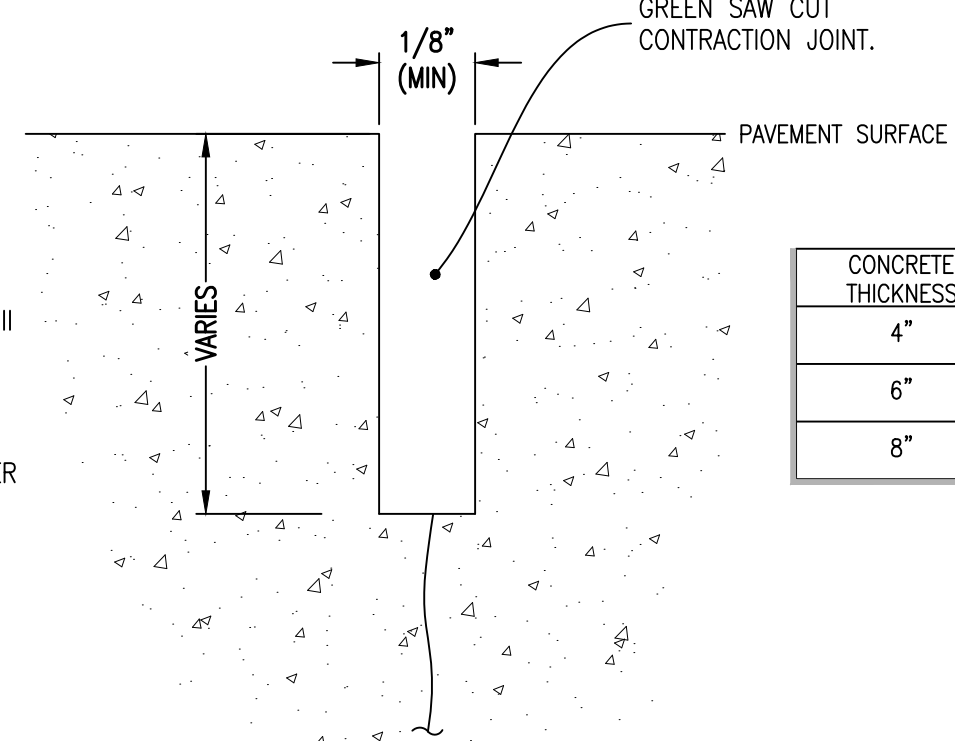
NOTES:  
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".  
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

**6" RIBBON CURB**  
N.T.S.



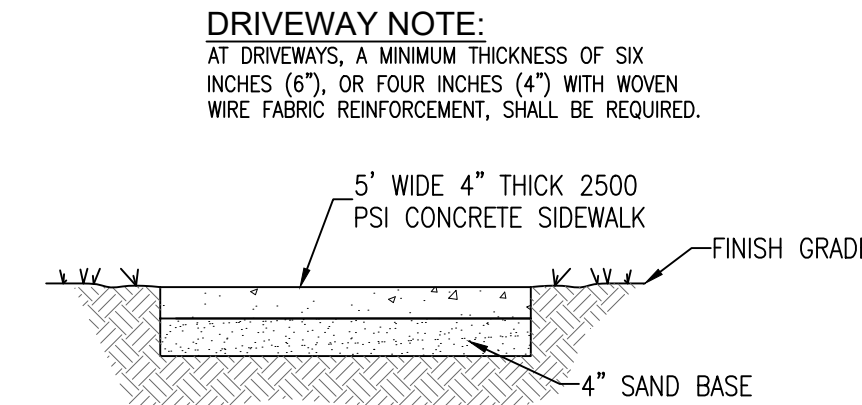
NOTES:  
1. TOP OF SEALANT SHALL BE 1/4" BELOW TOP OF CONC.  
2. PRIOR TO SEALANT APPLICATION THOROUGHLY CLEAN JOINT.

**EXPANSION JOINT DETAIL**  
N.T.S.

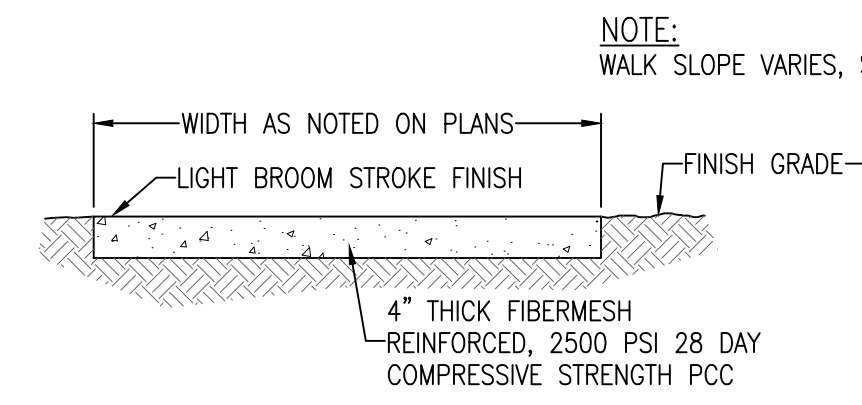


CONCRETE THICKNESS	REQUIRED DEPTH OF JOINT
4"	1"
6"	1.5"
8"	2"

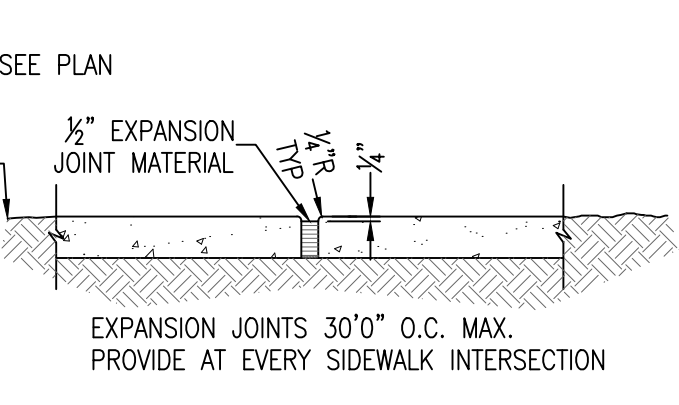
**CONTRACTION JOINT DETAIL**  
N.T.S.



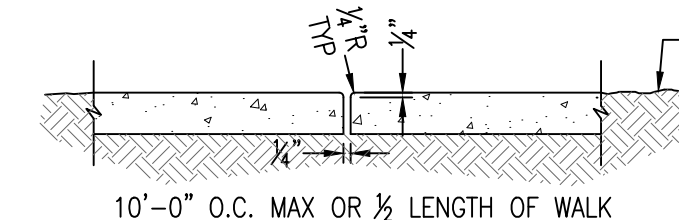
**SIDEWALK DETAIL**  
N.T.S.



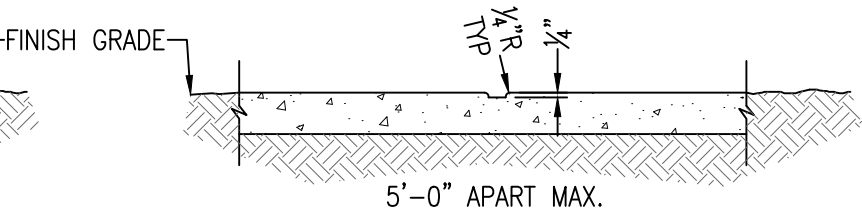
**WALK SECTION**



**EXPANSION JOINT**

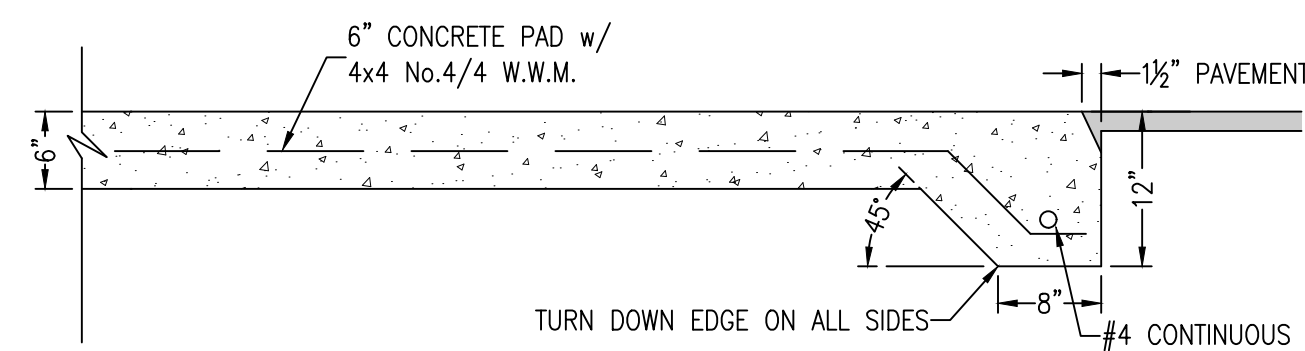


**CONSTRUCTION JOINT**

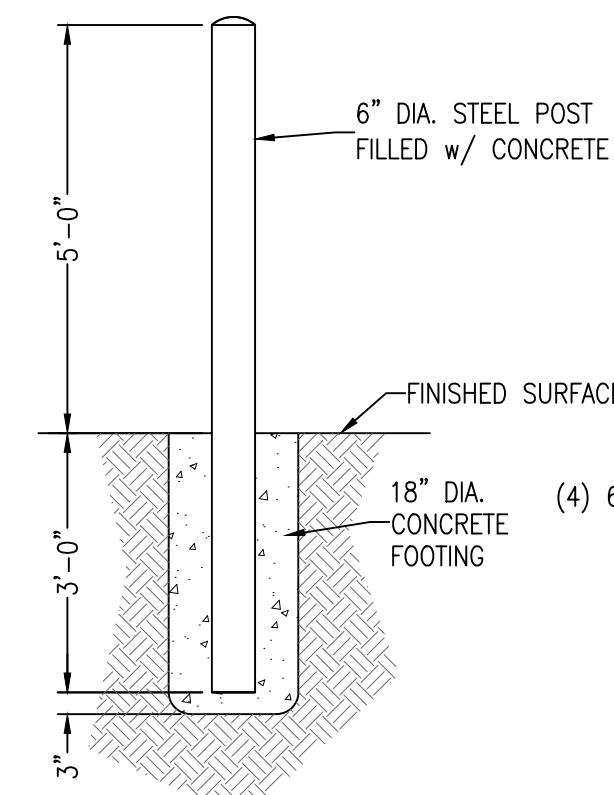


**DUMMY GROOVE**

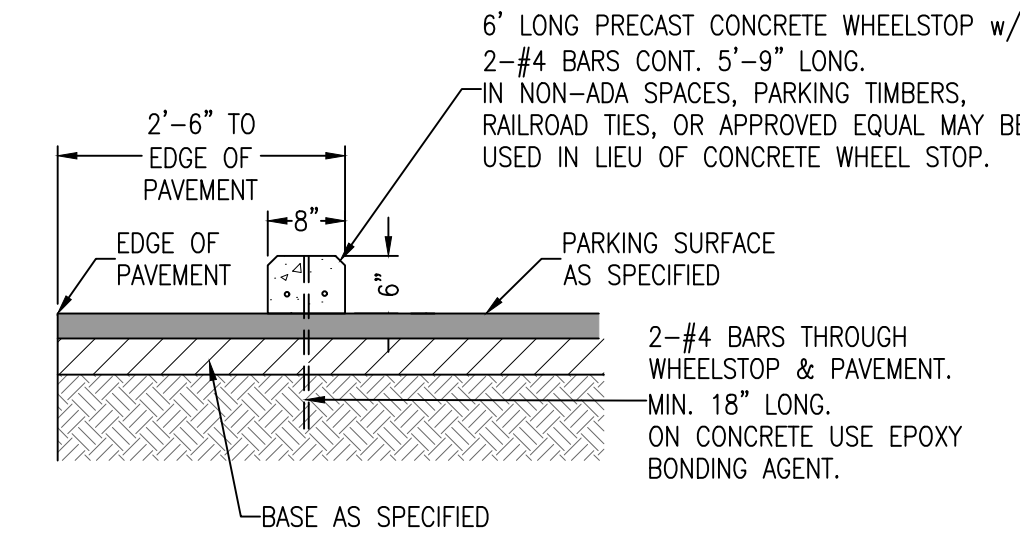
**SIDEWALK JOINT DETAILS**  
N.T.S.



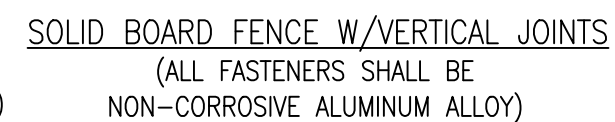
**DUMPSTER PAD DETAIL**  
N.T.S.



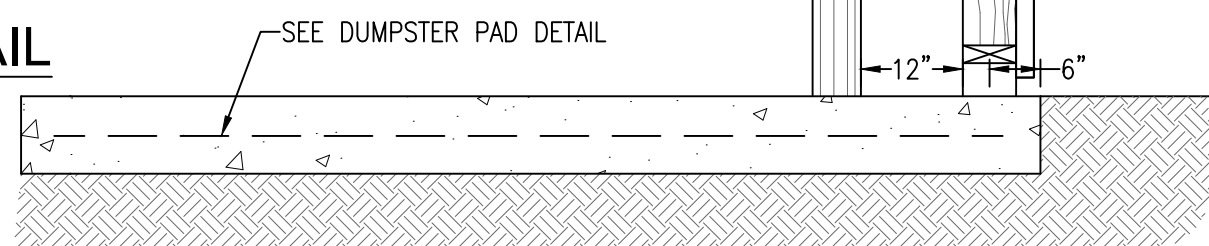
**BOLLARD DETAIL**  
N.T.S.



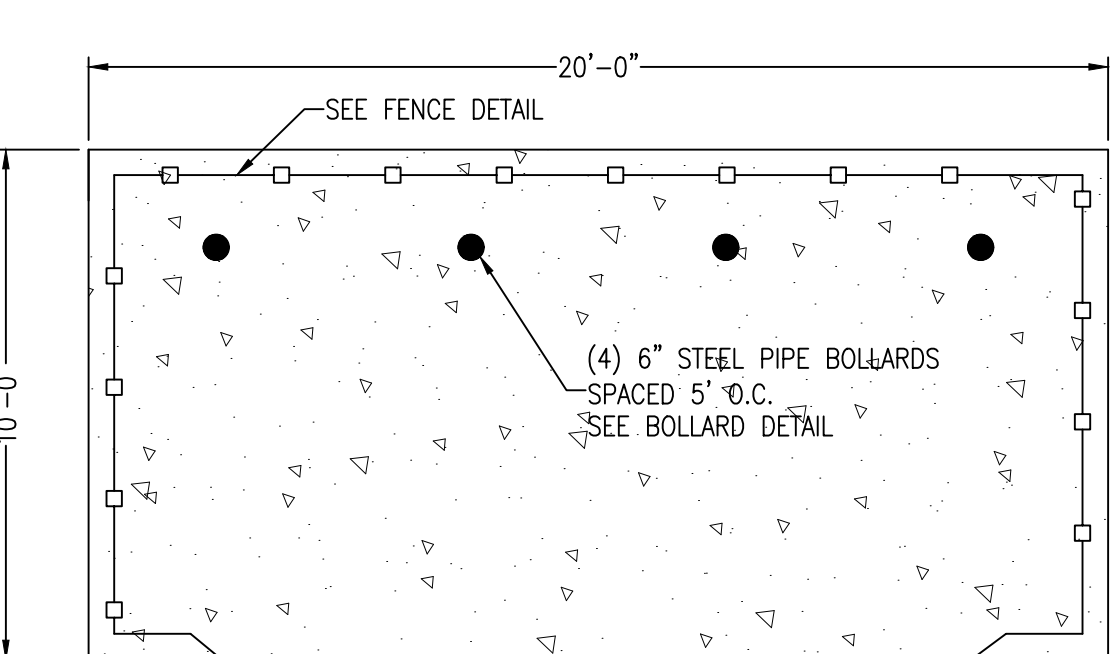
**WHEEL STOP DETAIL**  
N.T.S.



**SOLID BOARD FENCE W/ VERTICAL JOINTS**  
(ALL FASTENERS SHALL BE NON-CORROSIVE ALUMINUM ALLOY)

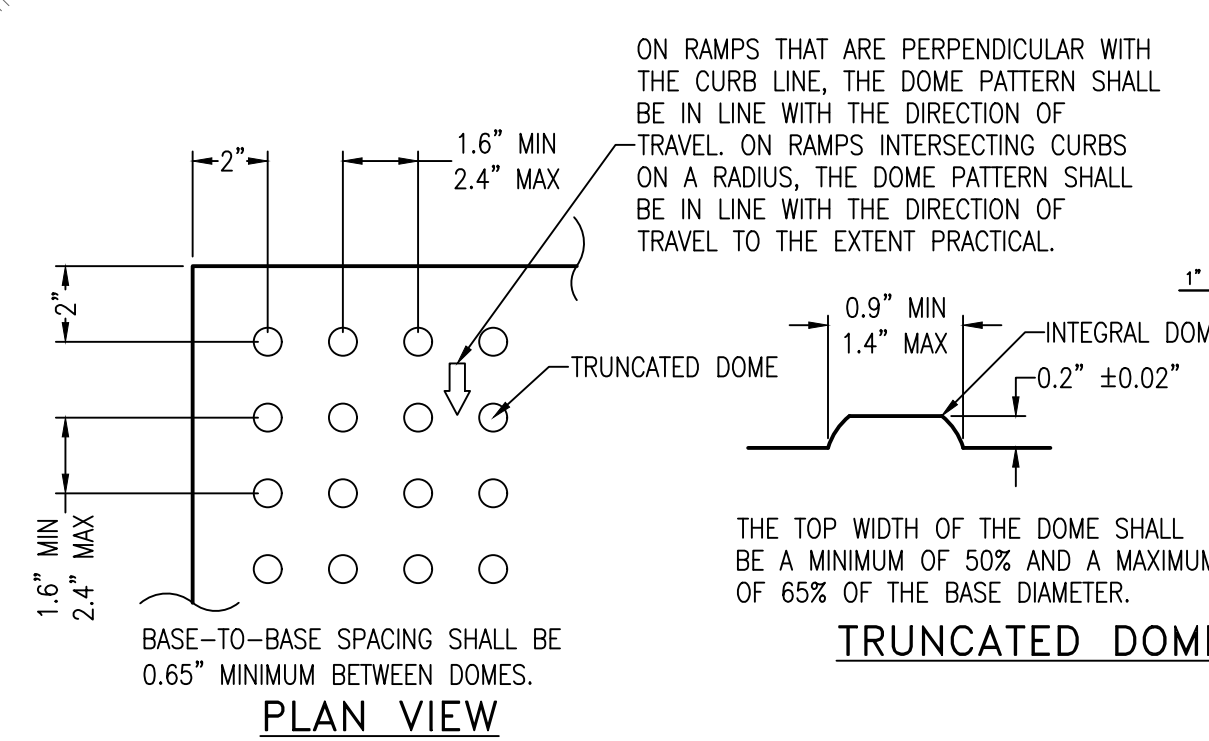


**DUMPSTER PAD SECTION**



**DUMPSTER PAD PLAN VIEW**

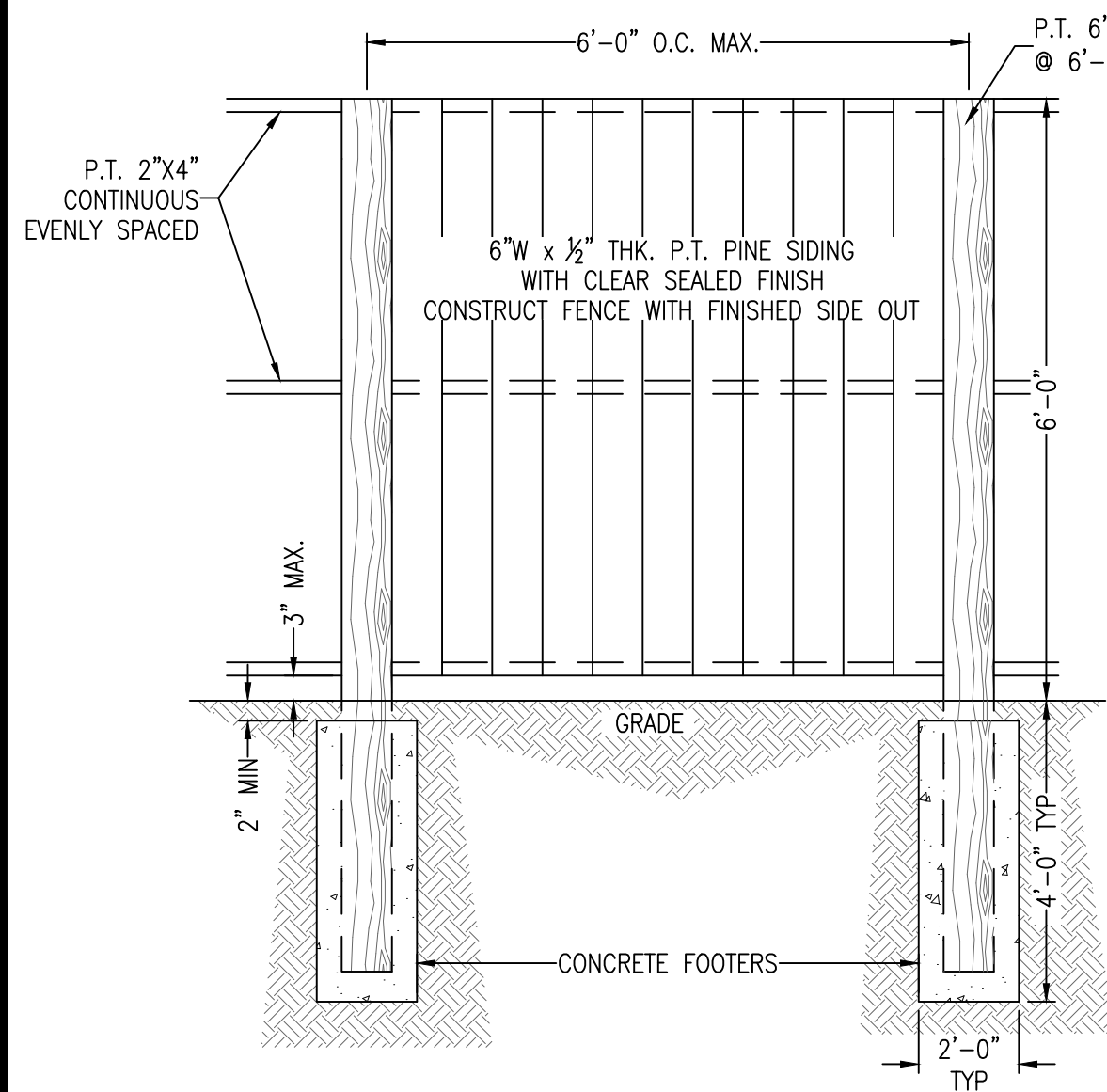
**DUMPSTER ENCLOSURE DETAIL**  
N.T.S.



NOTES:  
1. ALL SIDEWALKS THAT DIRECT PEDESTRIAN TRAFFIC INTO VEHICULAR-USE AREAS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP OR LANDING, TO A MINIMUM DEPTH OF 2 FEET MEASURED PERPENDICULAR TO THE CURB LINE AND NO GREATER THAN 5 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT.  
2. USE DETECTABLE WARNINGS PROVIDING A LIGHT-ON-DARK OR DARK-ON-LIGHT COLOR CONTRAST WITH ADJOINING SURFACES THAT MEET A 70% CONTRAST RATIO AS DESCRIBED IN ADAAG APPENDIX SECTION A4.29.2. ACCEPTABLE COLORS INCLUDE: BLACK, BROWN, BRICK-RED, GREEN AND SAFETY YELLOW (US-ANSI Z535.1-1991, 6.3; INTERNATIONAL-ISO 3864-1984(3)) AS DESCRIBED IN THE DRAWINGS OR AS APPROVED BY THE ENGINEER. THE COLOR MUST BE INTEGRAL WITH AND CONSISTENT THROUGHOUT THE MATERIAL. DO NOT USE THE COLOR BLUE.

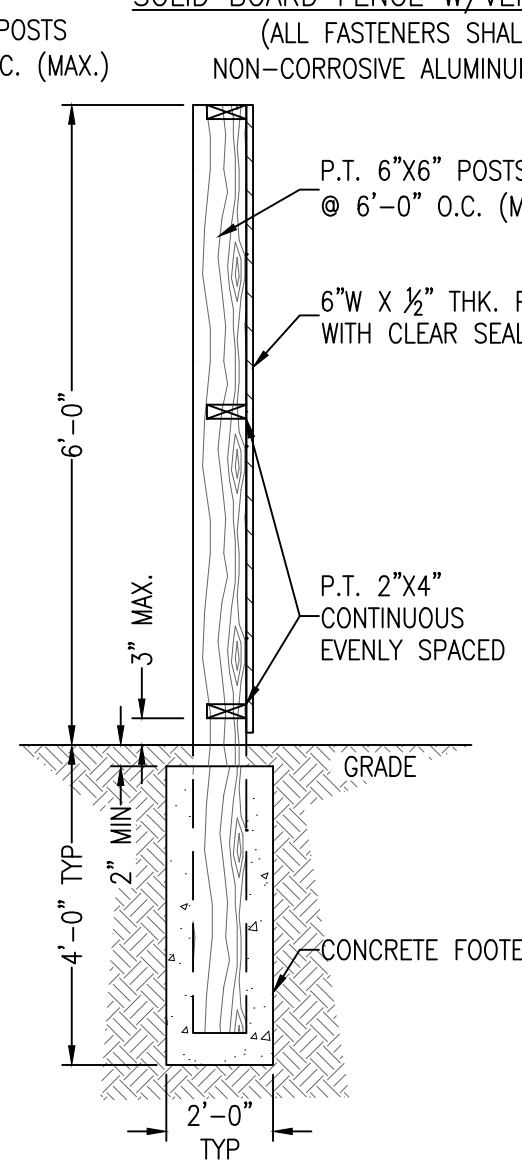
**PLAN VIEW**

**TRUNCATED DOME**

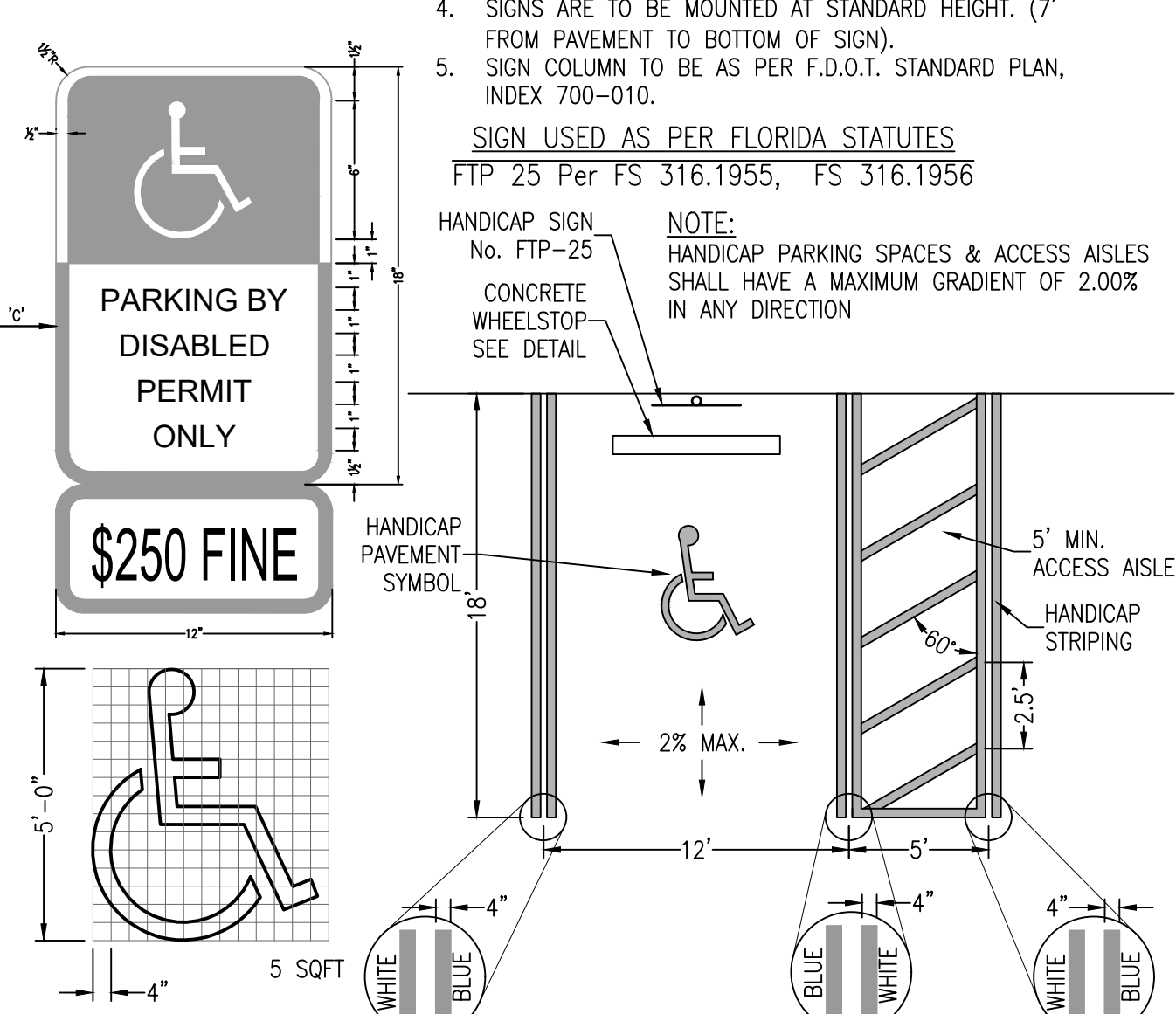


**FRONT VIEW**

**6' WOOD FENCE DETAIL**  
N.T.S.



**SIDE VIEW**



**HANDICAP PAVEMENT SYMBOL**

**HANDICAP PARKING STALL**

**HANDICAP PARKING STALL DETAILS**  
N.T.S.

**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors  
2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone: 850.438.0400 Fax: 850.438.0448  
EB 00009857 LB7916

**CONCEPTUAL PRICING PLAN**  
**SITE CONSTRUCTION DETAILS**

**GARDEN STREET RETAIL CENTER**  
200 W. Garden St  
Pensacola, FL  
Branch Properties

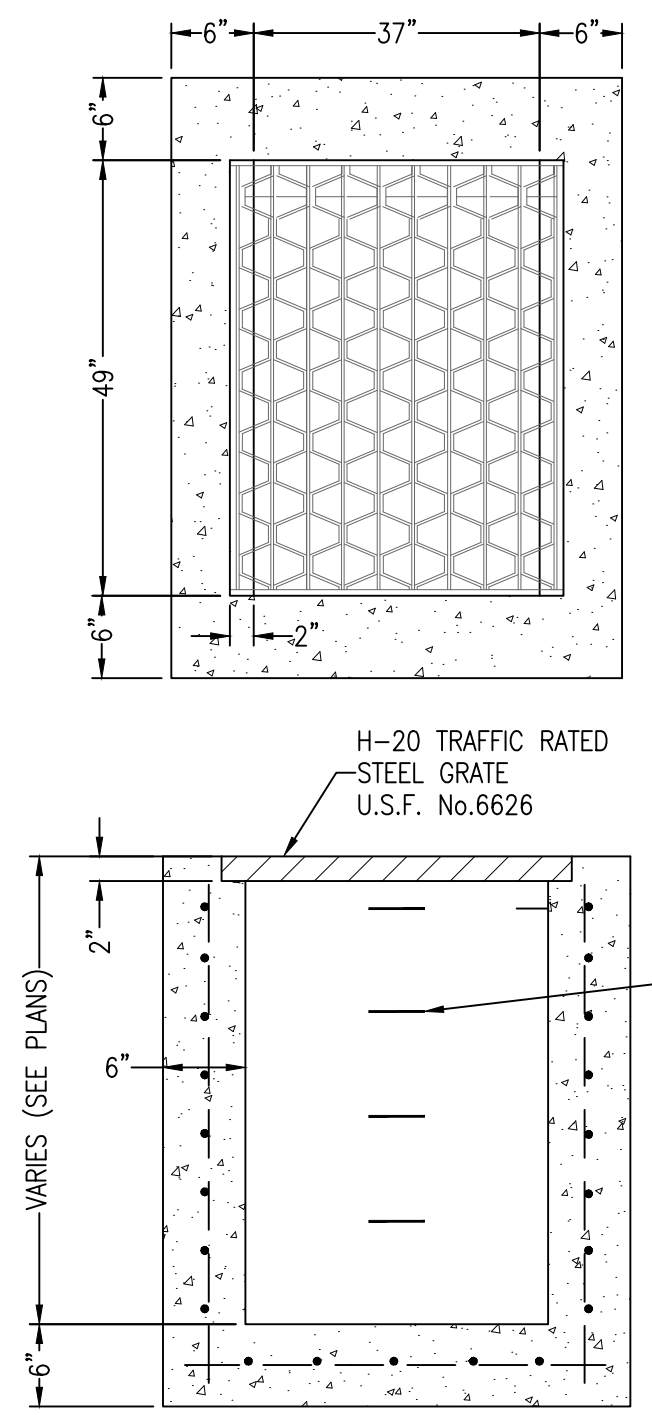
REVISION	DATE
No.	

**SEAL**  
NOT FOR CONSTRUCTION  
CHRIS DOMBROSKIE, P.E.  
No. 73867

Dr. By: CMD  
Ck By: JRR  
Job No.: 2021.158  
Date: 2/11/2026

DRAWING No.  
**3**  
SHEET 3 OF 4

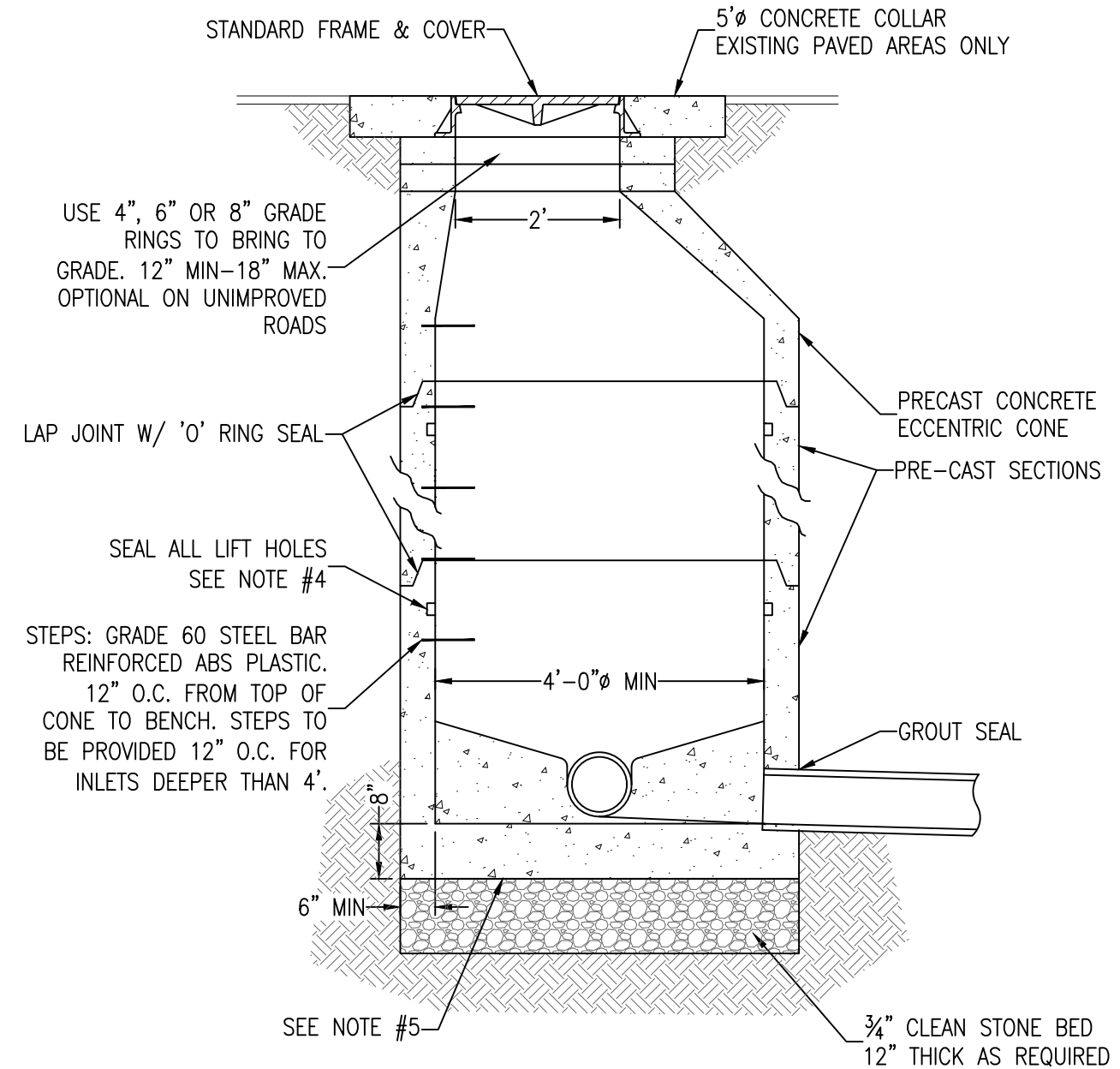
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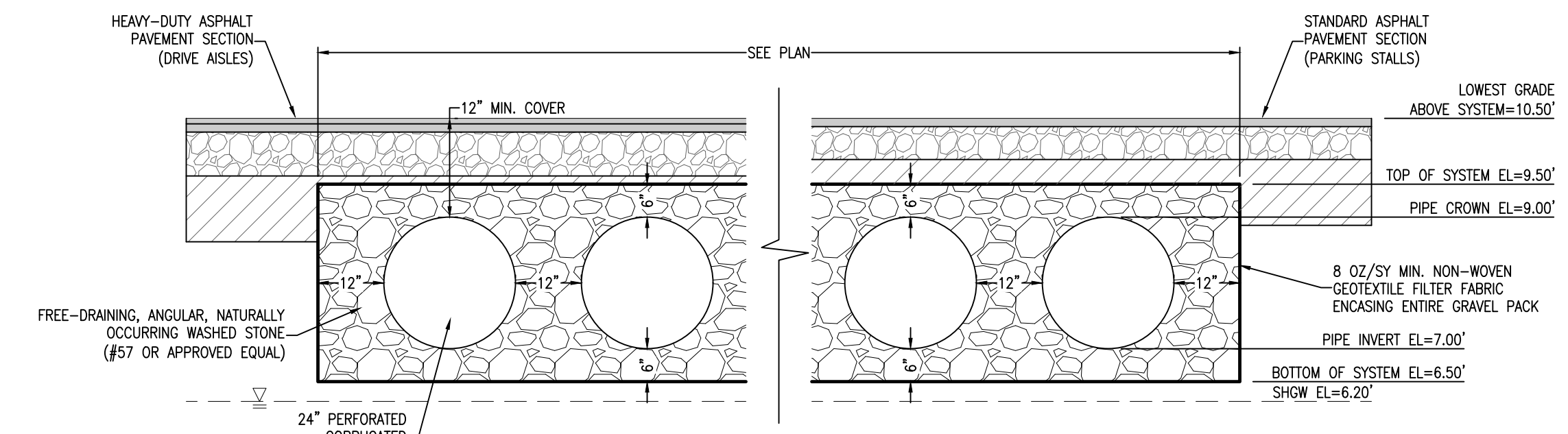
**FDOT TYPE 'D' INLET**  
N.T.S.

STEPS: GRADE 60 STEEL BAR REINFORCED ABS PLASTIC. STEPS TO BE PROVIDED 12" O.C. FOR INLETS DEEPER THAN 4'.

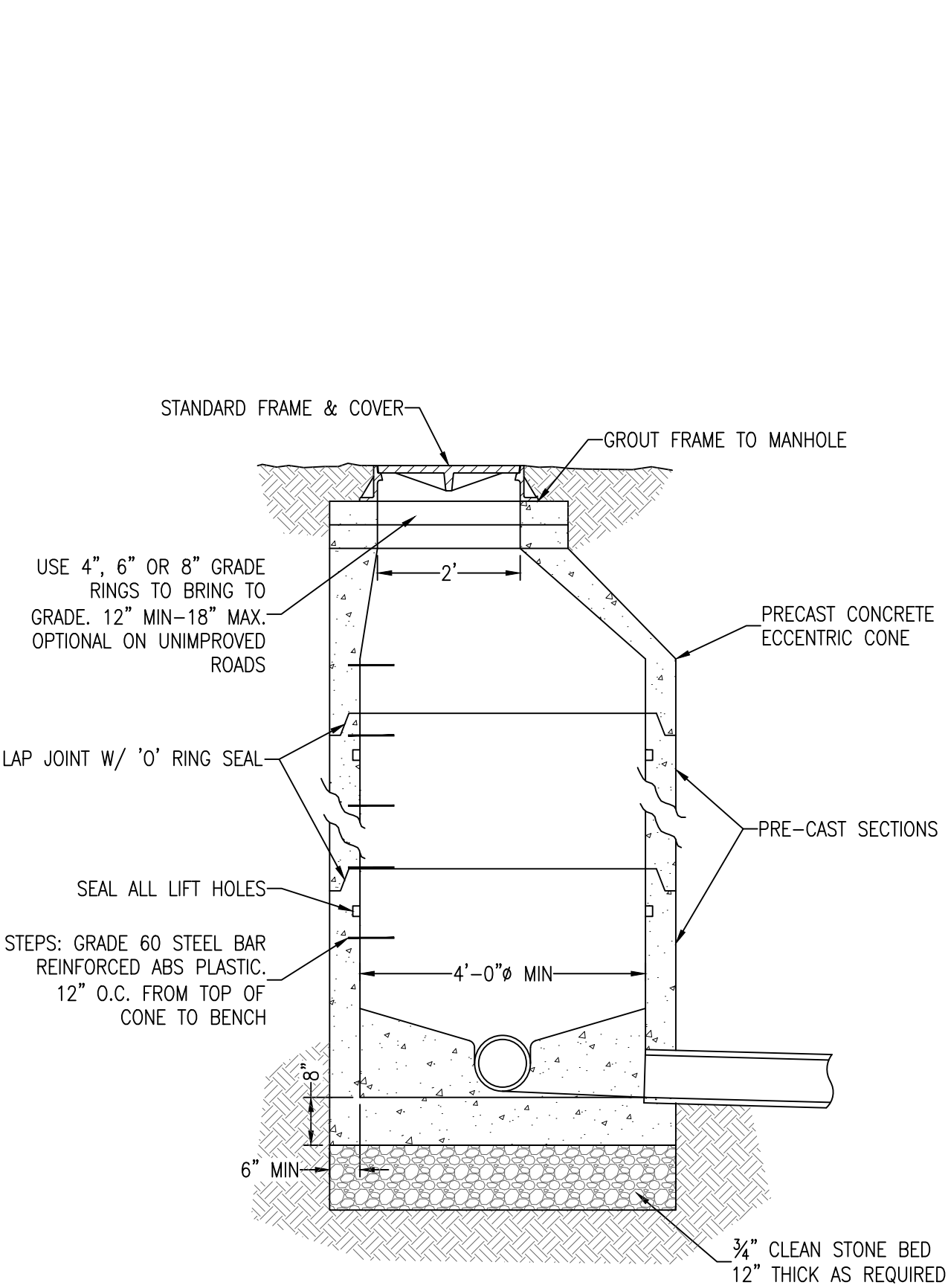
- NOTES:**
1. MANHOLE SHALL CONFORM TO A.S.T.M. C 478 SPECIFICATIONS WITH 4000 PSI CONCRETE.
  2. DIAMETER OF OPENING FOR PIPE SHALL BE 1" LARGER DIAMETER THAN BELL OF THE PIPE BEING USED.
  3. JOINTING COMPOUND SHALL BE RAM NECK, TYPE 1, ROPE FORM PLASTIC GASKET OR EQUAL.
  4. ALL PATCHING TO BE DONE WITH HYDRAULIC CEMENT. NO MORTAR REPAIRS PERMITTED.
  5. CONCRETE TO BE 2500 P.S.I., REINFORCING STEEL TO BE A.S.T.M. A 615 GRADE 60 OR PROVIDE PRE-CAST MANHOLE BASE SECTION IN CONFORMANCE WITH ASTMA C-478.
  6. CAST IN PLACE MANHOLE MAY BE ALLOWED IN PRE-APPROVED LOCATIONS.



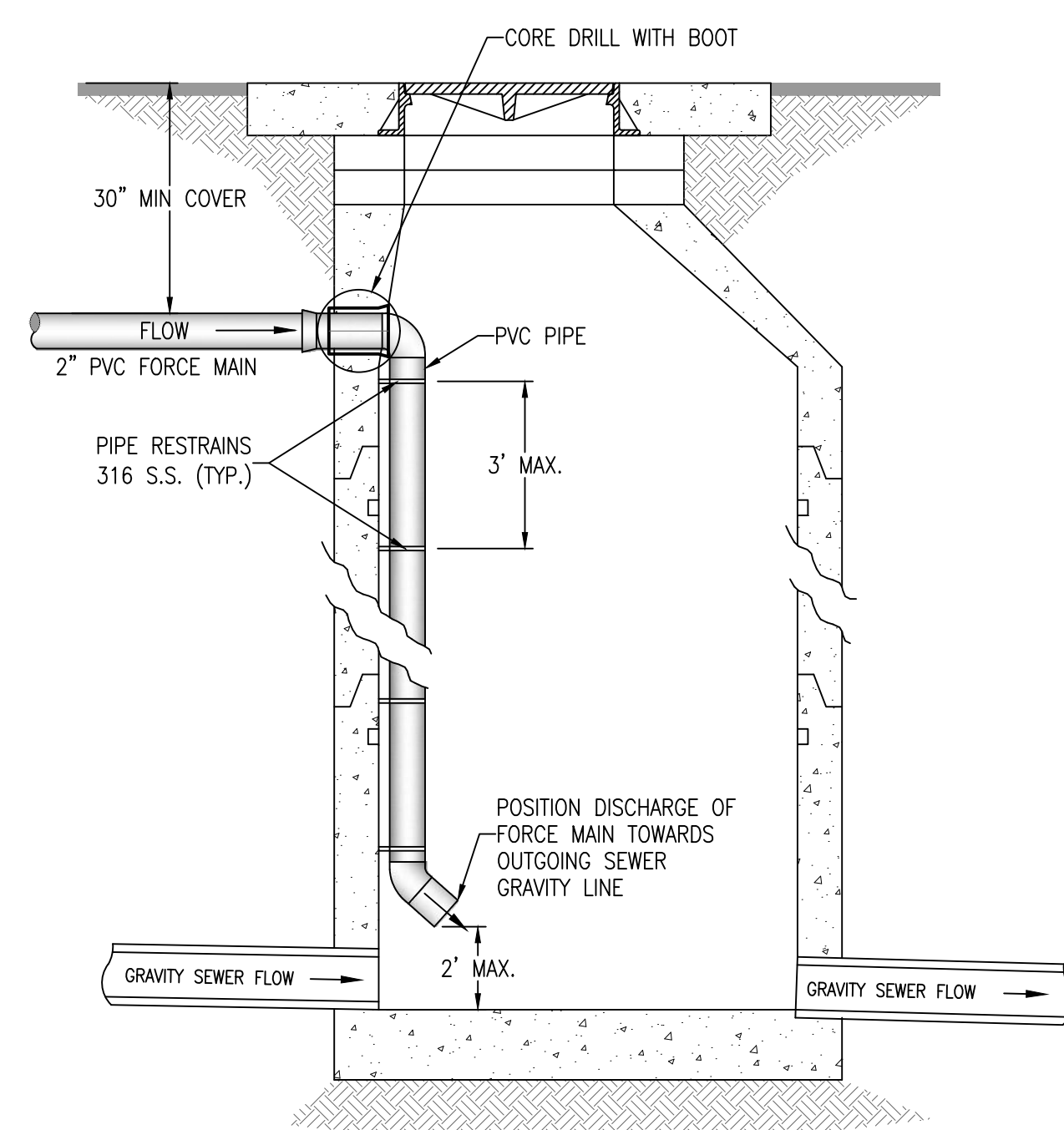
**STORMWATER MANHOLE DETAIL**  
N.T.S.



**CONTECH INFILTRATION SYSTEM**  
**TYPICAL CROSS SECTION**  
N.T.S.

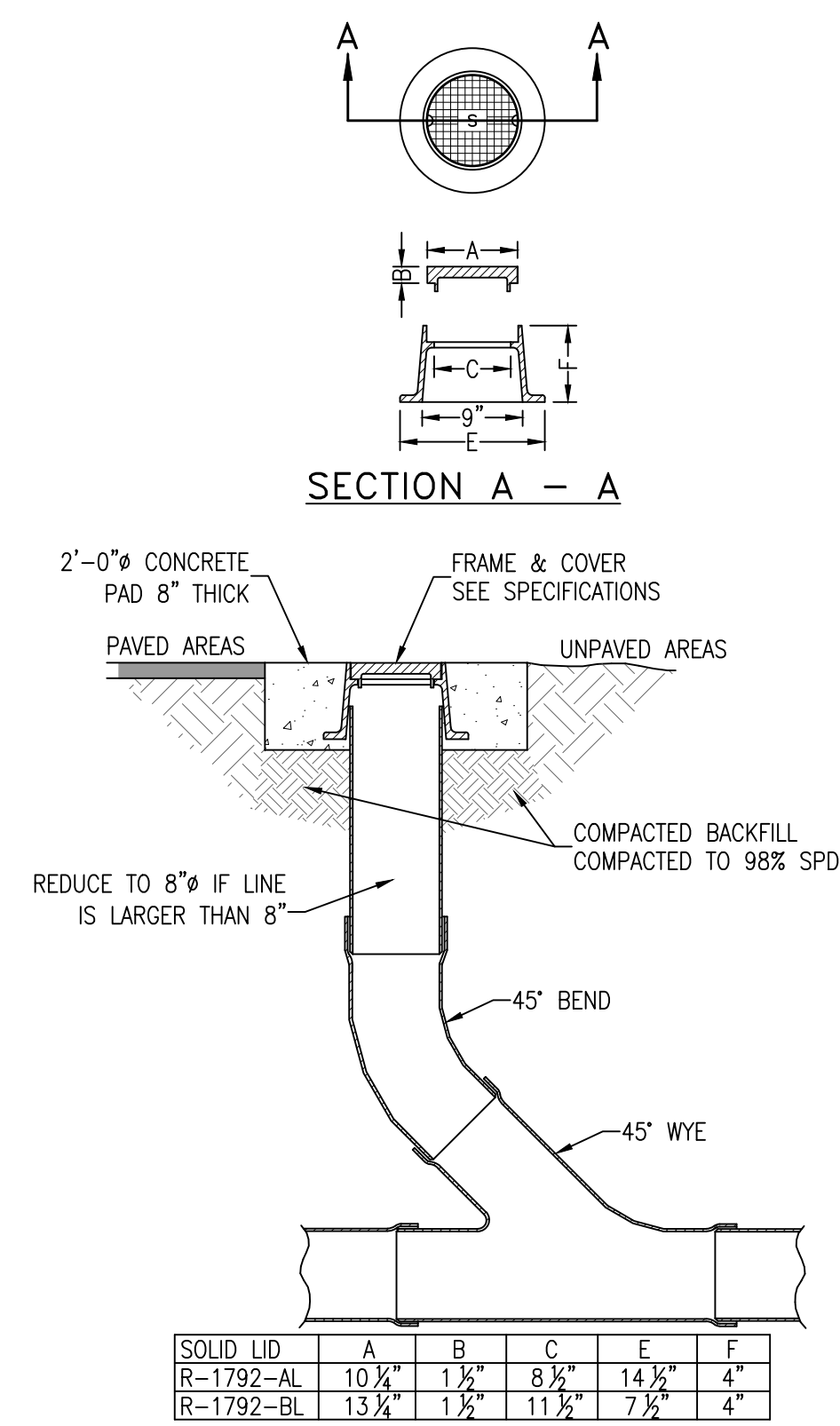


**SANITARY SEWER MANHOLE DETAIL**  
N.T.S.



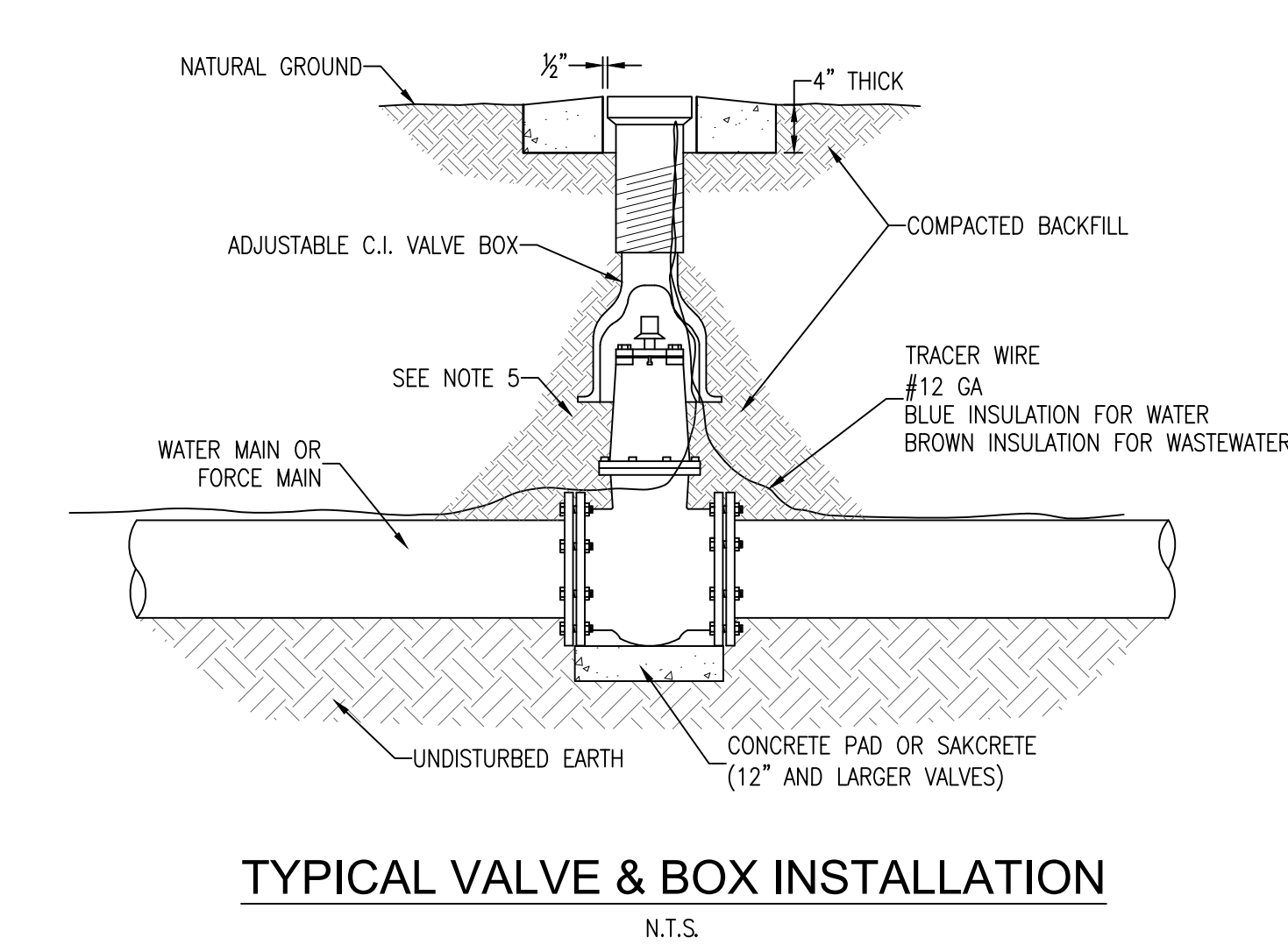
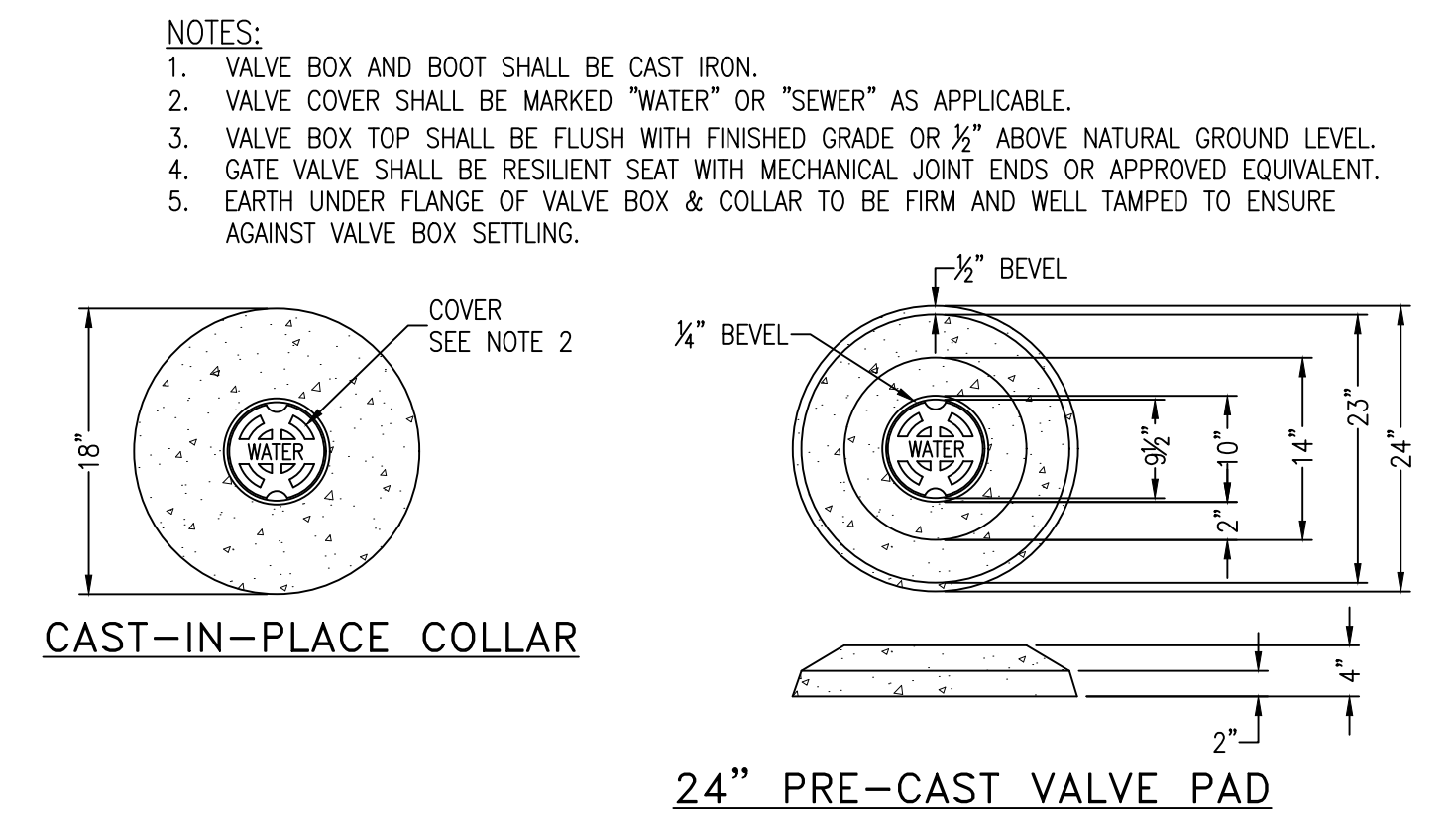
**FORCE MAIN CONNECTION DETAIL**  
N.T.S.

- NOTES:**
1. THIS DETAIL APPLIES TO FORCE MAINS UP TO 4" IN DIAMETER. FORCE MAINS GREATER THAN 4" SHALL USE AN OUTSIDE DROP CONNECTION.
  2. PIPE GLUE FITTINGS/JOINTS REQUIRED IN MANHOLE ALONG WITH A MINIMUM OF THREE (3) S.S. SCREWS IN EVERY FITTING.
  3. SPRAY-APPLY CEMENT-BASED OR CEMENT/EPOXY COMPOSITE MATERIAL TO WALLS, INVERTS, AND BENCHES OF THE EXISTING SANITARY SEWER MANHOLE, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (CEMTEC SILATEC CAM, PERMAFORM CR-9000, QUADEX ALUMINALINER, SEWPERCOAT 2000 HS REGULAR, STRONG-SEAL HIGH PERFORMANCE MIX, OR APPROVED EQUAL).



**CLEANOUT DETAIL**  
N.T.S.

SOLID LID	A	B	C	E	F
R-1792-AL	10 1/2"	1 1/2"	8 1/2"	14 1/2"	4"
R-1792-BL	13 1/2"	1 1/2"	11 1/2"	7 1/2"	4"



**TYPICAL VALVE & BOX INSTALLATION**  
N.T.S.

- NOTES:**
1. VALVE BOX AND BOOT SHALL BE CAST IRON.
  2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE.
  3. VALVE BOX TOP SHALL BE FLUSH WITH FINISHED GRADE OR 1/2" ABOVE NATURAL GROUND LEVEL.
  4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUIVALENT.
  5. EARTH UNDER FLANGE OF VALVE BOX & COLLAR TO BE FIRM AND WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.

REVISION	DATE	No.

**SEAL**  
NOT FOR CONSTRUCTION  
CHRIS DOMBROSKIE, P.E.  
No. 73867

Dr. By: CMD  
Ck By: JRR  
Job No.: 2021.158  
Date: 2/11/2026

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**LANDSCAPE INSTALLATION NOTES :**

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
- ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
- ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
- EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
- TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTOR'S EXPENSE.
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
- CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL	SIZE	CONT	QTY	REMARKS	
<b>EVERGREEN TREES</b>								
	IE	Ilex x attenuata 'Eagleston' / Eagleston Holly	2" Cal.	6' Min. Height	B&B	4	4' C.T.; NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED	
	MS	Magnolia virginiana / Sweetbay Magnolia	2" Cal.			4		
	TE	Thuja occidentalis 'Emerald' / Emerald Arborvitae	-	6' Min. Height	B&B	4	NURSERY GROWN: FULL AND HEALTHY; SYMMETRICAL AND WELL BRANCHED; MATCHED	
<b>UNDERSTORY TREES</b>								
	CC	Cercis canadensis / Eastern Redbud	2" Cal.	8' Min Height		7	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED	
	LN	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	2" Cal.	10' Min Height	B&B	6	5' C.T.; MULTI-TRUNK: 3 CANES MIN.; 2' EA CANE MIN.; FULL AND HEALTHY; WELL BRANCHED; MATCHED	
<b>LARGE TREES</b>								
	MG	Magnolia grandiflora / Southern Magnolia	2" Cal.	8' Min Height		5	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED AND SYMMETRICAL; MATCHED	
	NS	Nyssa sylvatica / Tupelo	3" Cal.	10' Min Height		8	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED	
	QS	Quercus shumardii / Shumard Oak	2" Cal.	10' Min Height		6	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED	
	QV	Quercus virginiana / Southern Live Oak	2" Cal.	10' Min Height		18	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED	
	UP	Ulmus parvifolia 'Drake' / Drake Elm	2" Cal.	10' Min Height		14	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED	
	ZS	Zelkova serrata / Japanese Zelkova	2" Cal.	10' Min Height	B&B	7	5' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NATIVE	QTY	REMARKS	
<b>SHRUBS</b>								
	AE	Abelia x 'Edward Goucher' / Edward Goucher Abelia	3 Gal.		Native	64	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	AK	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia	3 Gal.		Native	33	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	AF	Azalea indica 'Formosa' / Formosa Indica Azalea	3 Gal.	18" Min. Ht.		65	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.			95	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	HL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 Gal.			13	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	IB	Ilex cornuta 'Burfordii Nano' / Dwarf Burford Holly	3 Gal.	18" Min. Ht.		78	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	IG	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 Gal.			40	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	IP	Illicium parviflorum / Florida Anise	3 Gal.			29	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	PV	Pittosporum tobira 'Variegata' / Variegated Japanese Pittosporum	3 Gal.			46	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	RIC	Rhaphiolepis indica / Indian Hawthorn	3 Gal.	18" Min. Ht.		10	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	SR	Serenoa repens / Saw Palmetto	10 Gal.			54	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	SB	Spartina bakeri / Sand Cordgrass	1 Gal.			10	NURSERY GROWN: FULL AND HEALTHY	
	VM	Viburnum obovatum 'Mrs. Schillers Delight' / Mrs. Schillers Delight Viburnum	3 Gal.		Native	240	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
	VO	Viburnum odoratissimum / Sweet Viburnum	24" x 24"			58	NURSERY GROWN: FULL AND HEALTHY; MATCHED	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY	REMARKS	
<b>SHRUB AREAS</b>								
	TD	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	1 Gal.			30" o.c.	145	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	ZF	Zamia floridana / Coontie Palm	3 gal.			24" o.c.	263	NURSERY GROWN: FULL AND HEALTHY; MATCHED
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	PLUG	NATIVE	SPACING	QTY	REMARKS
<b>GROUND COVERS</b>								
	DV	Dianella caerulea 'Variegata' / Variegated Flax Lily	1 GAL. FULL POT			18" o.c.	735	NURSERY GROWN: FULL AND HEALTHY
	HD	Helianthus debilis / Dune Sunflower	4" POT			12" o.c.	1,711	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	LV	Liriope muscari 'Variegata' / Variegated Lilyturf	1 GAL. FULL POT			18" o.c.	318	NURSERY GROWN: FULL AND HEALTHY
	SS	Stenotaphrum secundatum / St. Augustine Grass	-				19,480 sf	
	TM	Trachelospermum asiaticum 'Minima' / Minima Asiatic Jasmine	1 GAL. FULL POT			24" o.c.	926	NURSERY GROWN: FULL AND HEALTHY



A/C  
DESIGN  
GROUP  
770.330.0814  
1991 WOODLAND WAY  
DUNWOODY, GA  
30033

STAMP



GARDEN STREET RETAIL  
PENSACOLA, FLORIDA  
200 W. GARDEN STREET  
PENSACOLA, FLORIDA

PROJECT

ISSUE SCHEDULE	ISSUE DESCRIPTION	NO.	DATE
	ARB SUBMISSION		03/26/26

SHEET NAME:  
**PLANTING SCHEDULE**  
PROJECT NUMBER:  
26-0201

SHEET NO:

**L510**

