



**Architectural Review Board Application  
Full Board Review**

Application Date: 12/3/2020

**Project Address:** 423 E. Intendencia Street (VACANT REAR LOT)

**Applicant:** Andy Thoms

**Applicant's Address:** 647 James Street, Lakewood, NJ

**Email:** andy@andythoms.com **Phone:** 970-420-8216

**Property Owner:** Andy Thoms

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

(If different from Applicant)

Application is hereby made for the project as described herein:

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

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

**Project specifics/description:**

**New Construction**

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

Signature on file

Applicant Signature

Date

**PVS SUBDIVISION**  
**A RE-PLAT OF A**  
**PORTION OF BLOCK 19**  
**OLD CITY TRACT, CITY OF PENSACOLA,**  
**BEING A PORTION OF SECTION 46,**  
**TOWNSHIP 2 SOUTH, RANGE 30 WEST,**  
**ESCAMBIA COUNTY, FLORIDA**

LEGAL DESCRIPTION (O.R. BOOK 5672 PAGE 879):

EAST HALF OF LOT 339, BLOCK 19, OLD CITY TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, LYING IN SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO THE MAP OF SAID CITY OF PENSACOLA BY THOMAS C. WATSON DATED 1906.

**OWNERS:**

ROBERT AND NANCY VAN SLYKE;  
 JOHN AND GINGER PORTER

222 NORTH SPRING STREET  
 PENSACOLA, FL 32502  
 PH. 850 384-5718

**SURVEYORS NOTES:**

1. NO TITLE RESEARCH HAS BEEN PERFORMED BY THIS FIRM.
2. MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
3. UNDERGROUND STRUCTURES AND IMPROVEMENTS NOT LOCATED UNLESS NOTED.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE REQUIREMENTS FOR CLOSURE.
6. DATA SHOWN OUTSIDE THE DESCRIBED PROPERTY IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
7. ENCROACHMENTS ARE AS SHOWN ON THE DRAWING.
8. NO BUILDING ON LOTS WITH A PERMANENT WATER TABLE LESS THAN 2 FT.
9. THE CONSULTANT MUST COORDINATE WITH ALL UTILITY PROVIDERS FOR PLACEMENT AND DEDICATION OF REQUIRED UTILITY EASEMENTS.
10. REFERENCE BEARING: ASSUMED S 90°00'00" E ALONG THE SOUTHERLY R/W LINE OF INTENDENCIA STREET AS PER PLAT.
11. BUILDING SETBACK LINES ARE AS FOLLOWS:  
 FRONT = 15'  
 SIDE = 5'  
 REAR = 20'
12. NO WATER, GAS, SANITARY SEWER MAINS, FIRE HYDRANTS, OR STORM DRAINS LIE WITHIN 10' OF SUBJECT PROPERTY UNLESS SHOWN OTHERWISE.

APPROVED: Shawn M. ... DATE: 10-25-07  
 APPROVED BY CITY OF PENSACOLA PLANNING DEPARTMENT

of the Public Records has been performed by this firm and lands shown hereon were not abstracted by this firm for ownership, easements, or parcels shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County. All measurements were made to United States standards. The accuracy of measurements shown meet the standards required in the appropriate land area. All angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (A); Plat = (P). All foundations, footings, or other underground structures were not located unless otherwise noted. All shown are exaggerated and are not to scale for clarity purposes.

**Lands End Surveying, Inc.**  
 109 South Alcanis Street - Pensacola, FL 32501  
 Telephone: 850-433-8545 FAX: 850-433-8282  
 Florida LI 6832

TYPE SURVEY  
 BOUNDARY AND IMPROVEMENTS  
 BASIS OF BEARING

SCALE: 1" = 10'

FIELD DATE: 5/2/2007

ORDER NO. 427-2006

FIELD BOOK: 208/30

REVISIONS

FIELD BOOK

DATE

THIS MAP DRAWING IS PROTECTED BY COPYRIGHT 2007 BY LANDS END SURVEYING, INC. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR PART, OR TO BE USED FOR ANY OTHER PURPOSE. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY PERSON, COMPANY, OR FIRM NOT LISTED ON THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF COPYRIGHT OWNER.

FLORIDA BLANCA STREET (56' R/W)  
 EASTERLY R/W  
 WEST HALF OF LOT 339

SOUTHERLY R/W  
 280.87' (A)  
 280.00' (P)

423 EAST INTENDENCIA STREET (34.58' R/W)

EXISTING WATER SERVICE LINE  
 N 90°00'00"E 40.00' (P)  
 N 90°00'00"E 40.73' (A)  
 SET CONCRETE MONUMENT (LB # 6832) (TYPICAL)

WEST HALF OF LOT 339  
 (NOT INCLUDED)

N 0°24'19"E 171.14' (A)  
 172.25' (P)

INGRESS AND EGRESS EASEMENT  
 O.R. BOOK 2033  
 PAGE 54

EXISTING IRON ROD SET IN CONCRETE

LOT 103

LOT 103

LOT 340  
 (NOT INCLUDED)

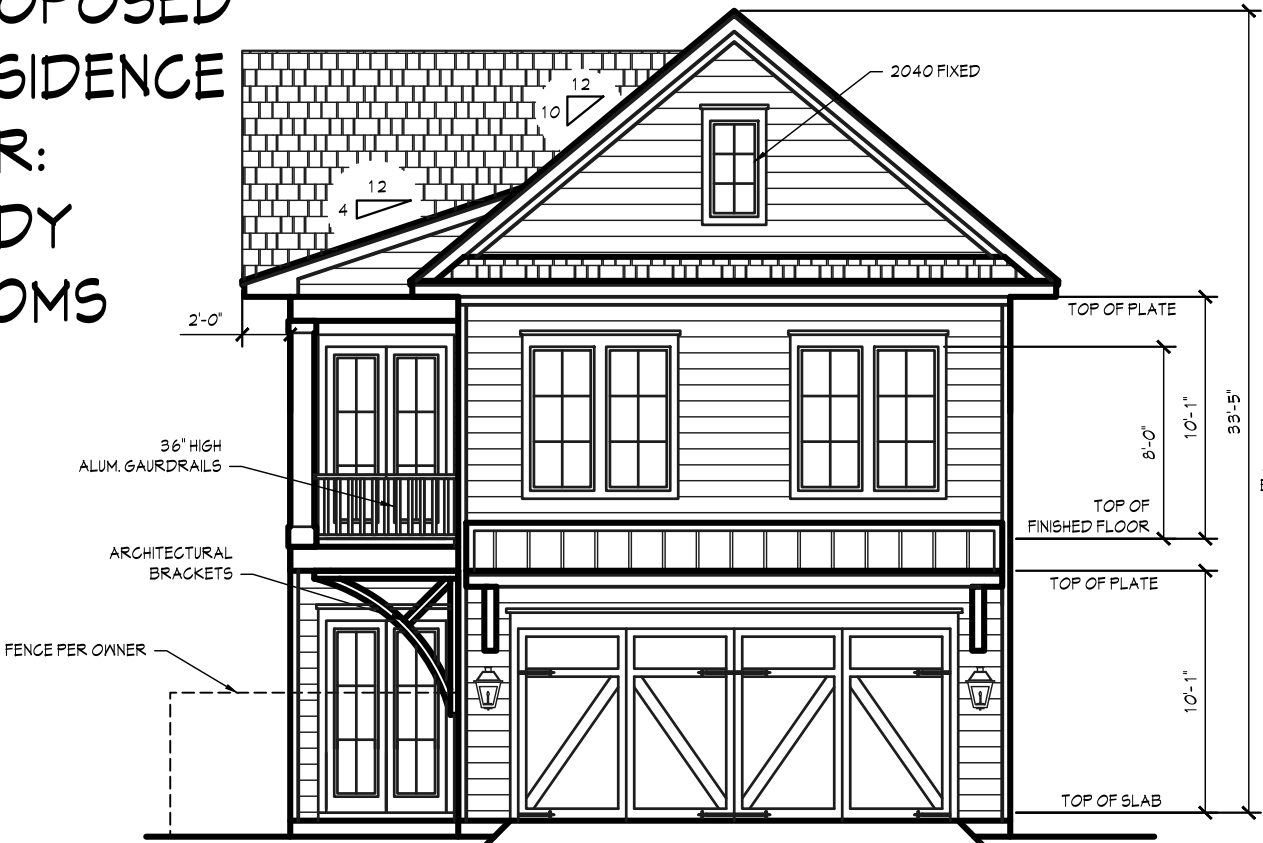
S 0°29'40"W 170.84' (A)  
 172.25' (P)

LOT 1  
 (VACANT)

EXISTING ONE STORY RESIDENCE

LOT 2

PROPOSED  
RESIDENCE  
FOR:  
ANDY  
THOMS



NORTH ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

REVISIONS	BY
02-17-2021	

BUILDER/CONTRACTOR(S) NOTE:  
BUILDER/CONTRACTOR TO VERIFY  
ALL DIMENSIONS, SIZES, AND LOCATIONS  
PRIOR TO ANY PHASE OF CONSTRUCTION  
UNDER THE COMMON COPYRIGHT ACT.  
THE PLANS SHALL NOT BE  
REPRODUCED IN ANY MANNER WITHOUT  
EXPRESSED WRITTEN PERMISSION  
FROM BRODEUR HOME DESIGNS.

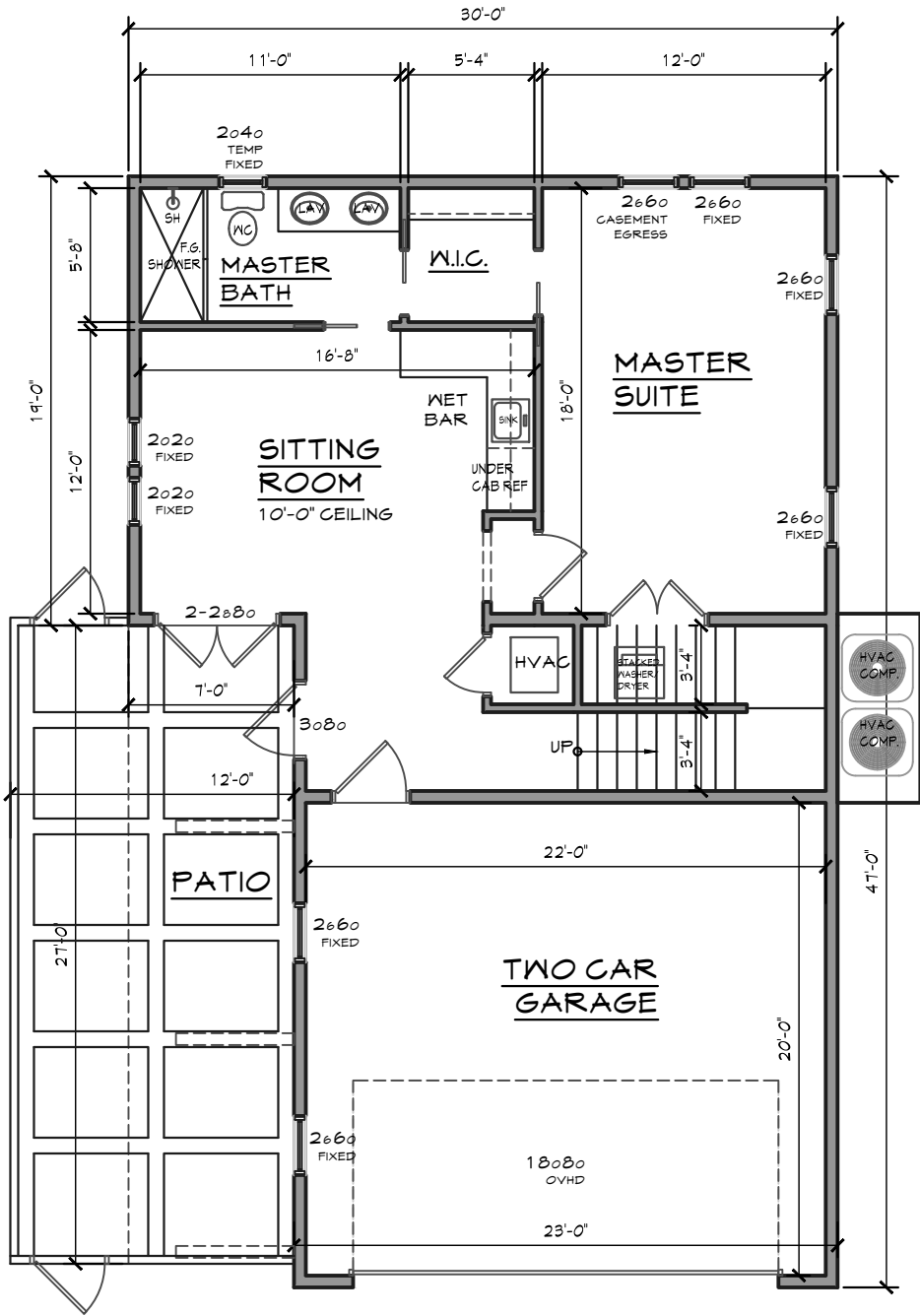
CUSTOMER INFORMATION	
NAME:	ANDY THOMS
ADDRESS:	423 E INTENDENCIA ST
BUILDER / CONTRACTOR:	

**BRODEUR**  
HOME DESIGNS  
P.H.# (950) 377-6612 EVAL: Jesse@brodeurhomedesigns.com

DRAWN BY:	JB
CHECKED BY:	JB
DATE:	
SCALE:	AS SHOWN
JOB NO.	
SHEET	A1



PROPOSED RESIDENCE FOR: ANDY THOMS

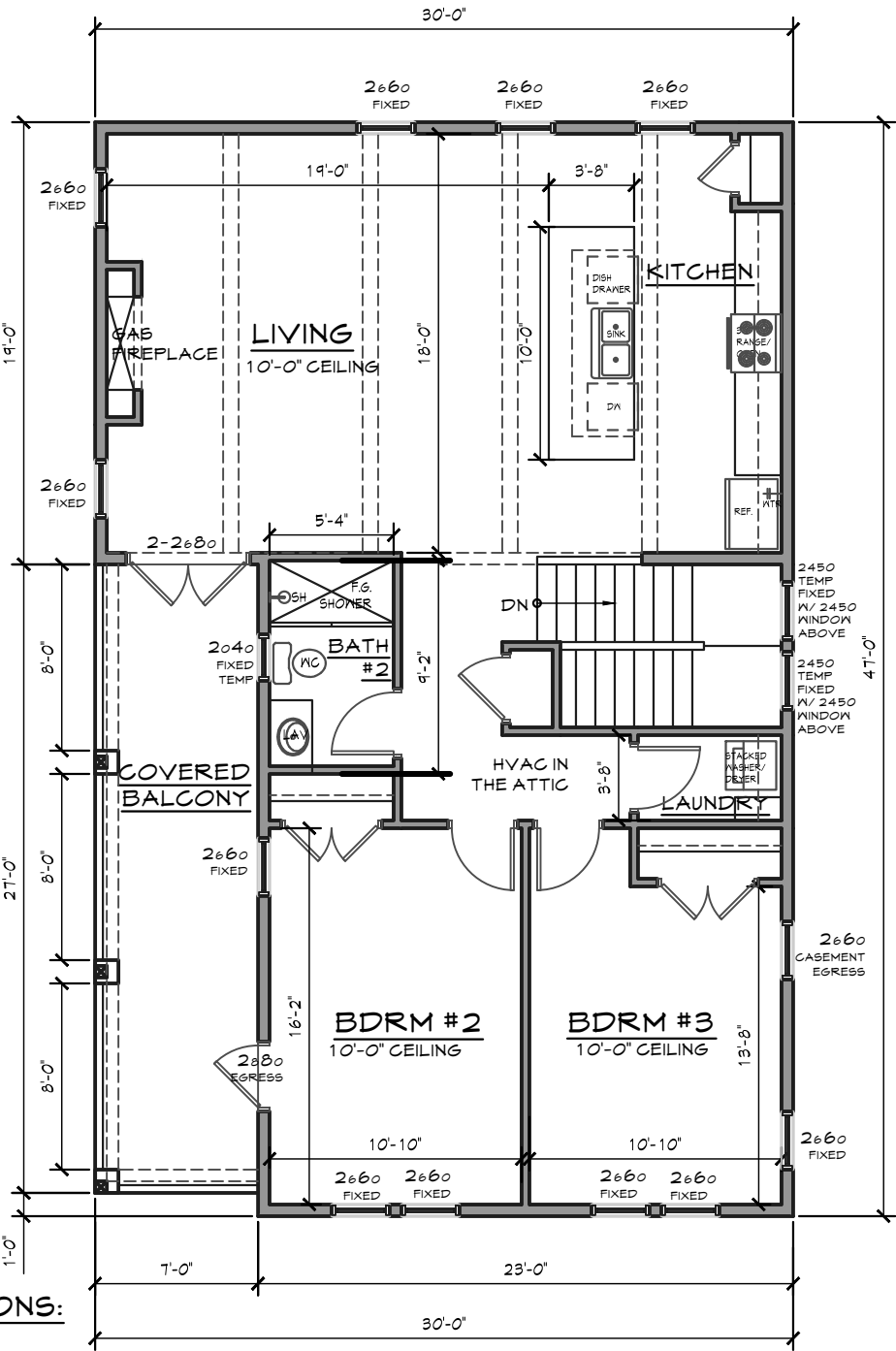


GROUND FLOOR PLAN

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

AREA CALCULATIONS:

GROUND FLOOR LIVING	742 S.F.
MAIN FLOOR LIVING AREA	1140 S.F.
TOTAL LIVING AREA	1882 S.F.
TWO CAR GARAGE	471 S.F.
COVERED BALCONY	189 S.F.
TOTAL UNDER ROOF	2542 S.F.



MAIN FLOOR PLAN

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

REVISIONS	BY
02-17-2021	

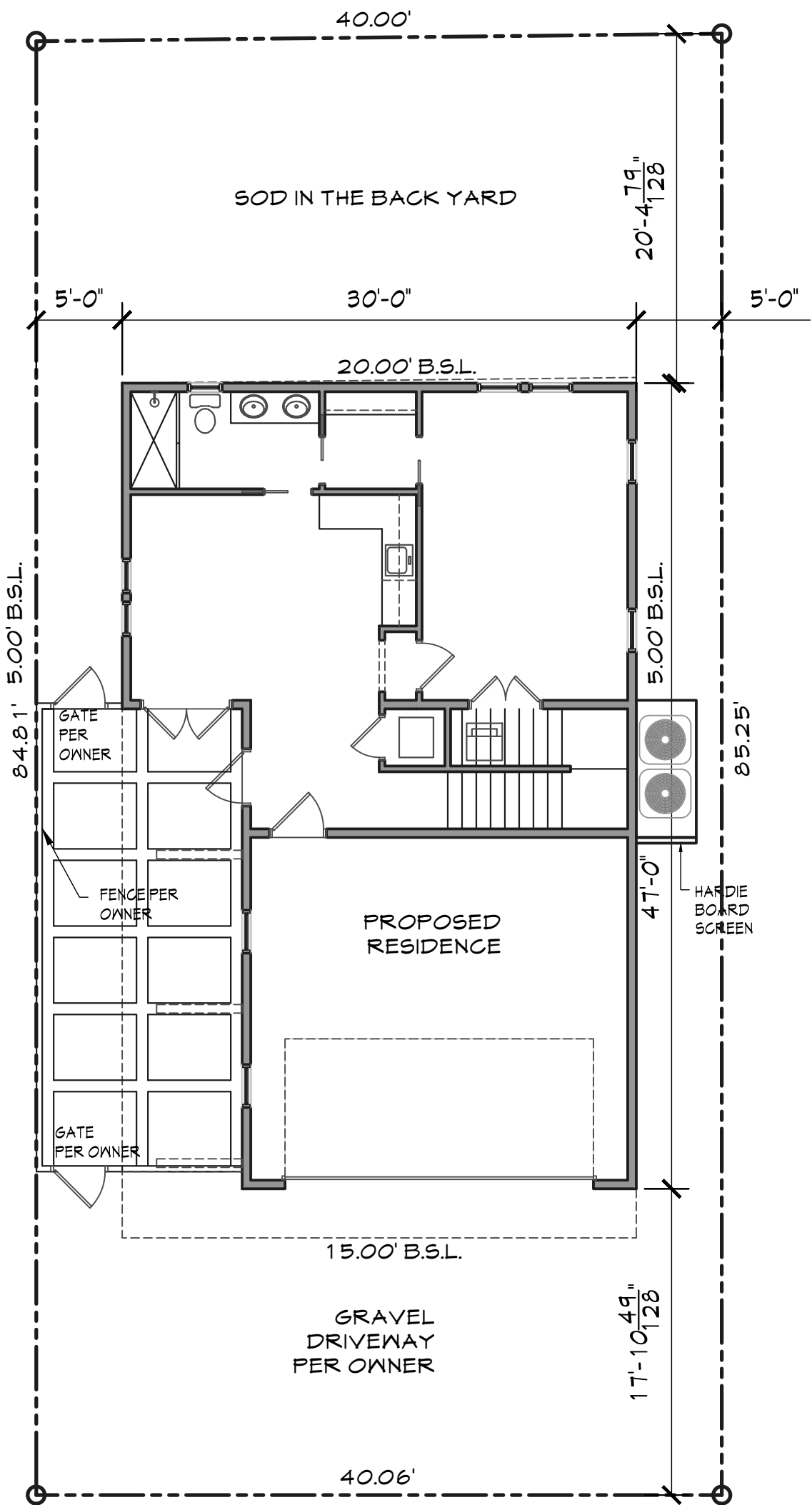
BUILDER/CONTRACTOR(S) NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION. BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/REGIONAL BUILDING CODES.	
THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.	
CUSTOMER INFORMATION	
NAME:	ANDY THOMS
ADDRESS:	423 E INTENDENCIA ST
BUILDER / CONTRACTOR:	

**BRODEUR**  
HOME DESIGNS  
PH: (950) 377-6612  
EMAIL: jessie@brodeurhomedesigns.com

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



PROPOSED RESIDENCE FOR: ANDY THOMS



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

SITE

DRAWN BY:	JB
CHECKED BY:	JB
DATE:	
SCALE:	
ASSHOWN	
JOB NO.	
SHEET	

**BRODEUR**  
HOME DESIGNS

PH# (850) 377-6612 EMAIL: Jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME:	ANDY THOMS
ADDRESS:	423 E INTENDENCIA ST

BUILDER / CONTRACTOR:

THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT.

THE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS

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REVISIONS	BY
02-17-2021	

Thanks Gregg. The board indicated that because they were rejecting the plan, I could work with one of the members after the meeting for “conceptual” review of requested changes to elevation, prior to setting meeting for final approval. I would like work with the gentleman who had the greatest concerns over center of mass. What was his name? I want to get this out of the way before the Final meeting so final meeting will be smooth.

### **Updated Spec Sheet**

- Updated with more detail, easier to read
- Added solid wood doors, and hardware
- Fencing is the only spec I have not provided. Can you provide me with compliant fence so I can provide a fence I know will pass?
- Please review and let me know if I am missing anything as I want this to be a final review, thank you in advance

### **Conceptual Review of Revised Elevation**

I worked with Jesse last night to come up with a much improved plan that will address concerns. These are the key changes we made to address concerns.

- The primary mass concern is fixed, roof lines
- The home is symmetrical, windows etc...
- Eliminated the large East dormer
- Made the two dormers “gable style” and they are same size, mirroring each other on the East and West elevation
- Sacrificed a lot of square footage to comply with requests
- I want to confirm the site plan/floor plan will suffice for landscaping plan. The site/floor plan shows the entire lot and any landscaping is referenced in this plan covering 100% of the lot. There is basically no landscaping other than the gravel driveway, a patio, and the existing grass in the back yard.

### **Fencing Material**

- We eliminated connecting fence to the house.
- I would like to build a simple privacy fence to the left of the garage, all the way to the existing fence.
- We would like to use the same material, replicate fence on the right side of the garage to block view of the AC unit
- Please provide me with fence specification examples so that I can simply replicate what has already been approved

### **Gravel Driveway**

- The driveway is gravel from the house to the front lot line. This is referenced in the site/floor plan. The front of the garage, east, and west, to the front lot line as simply a big gravel parking area provide maximum turning radius for ingress/egress.

Please let me know if when we can set up this conceptual preview with the board member. Jesse may want to jump on this call so we can all be on the same page.

Thanks for your help!

Kind Regards,

Andy

Metal roof awning to be standing seam per email with designer. - GH 2.17.2021



## **423 East Intendencia, Pensacola FL, Materials & Supply List**

### **Garage Door:**

- Wayne Dalton Springfield
- Decorative “spear” hardware, handle and hinges
- White on white

<https://www.wayne-dalton.com/Documents/Misc%20Brochures/Residential-Garage-Door-Guide-brochure.pdf#search=7104%20aluminum%20model>



### **Siding:**

- Nichiha Cement Board (lap siding)



### **Windows:**

- Plygem
- **MIRA Series Windows**
- ALUMINUM-CLAD WOOD
- Color: white/white



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### **Roof:**

- GAF Timberline
- Color: Shakewood
- Metal Roof Overhang: Garage



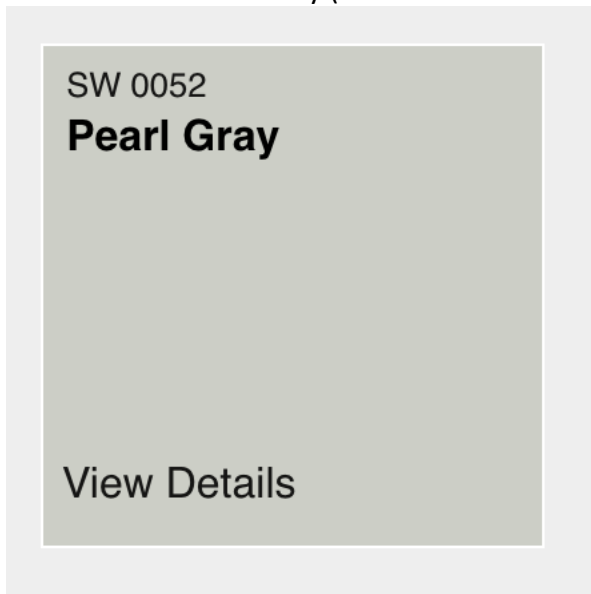
### **Exterior Paint:**

- Trim: SW 7566
- Color: Westhighland White (used at 555 E. Government)



### **Exterior Paint:**

- House SW 0052
- Color: Pearl Gray (used at 555 E Government)



### **Patio Pavers:**

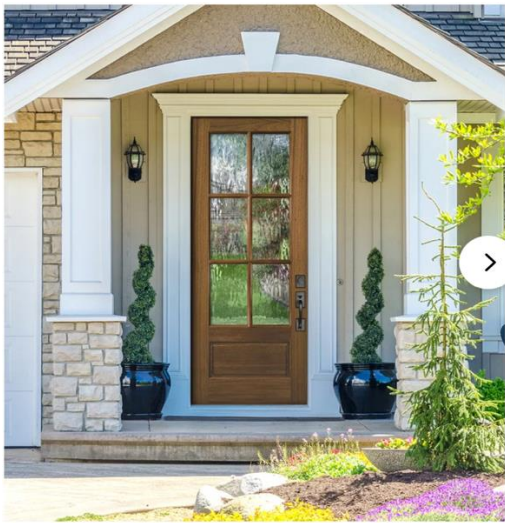
- Warners Landscape Belgrad Cambridge Cobble
- Color: Napoli





**Exterior Entry Doors (3):** Two entry doors on ground level. One upper-level door to the deck.

- **Six panel True Divided Lite**
- **Solid Mahogany**
- **Brand:** Knockety Doors



Product Type	Front Entry Doors
Door Designs	Glass; Panelled
Fire Door	No
Primary Material	Wood
Wood Species	Mahogany
Door Finish Type	Unfinished
Trimnable	Yes
Number of Panels	1
Number of Lites	6
Glass Type (Flemish Glass Finish)	Textured
Insulated Glass Included (Flemish Glass Finish)	Yes
Glass Shape (Flemish Glass Finish)	Shape not availble. Rectangle/True Divided Lite
Glass Layout (Flemish Glass Finish)	3/4 Lite
Glass Type (Clear Glass Finish)	Clear
Number of Doors	1

### **Deck Railings & Decking (upper):**

- Aluminum white railing
- Upper-Level Balcony Decking: 1"X6" pressure treated deck board.



### **Driveway & Large Parking Area:**

- Supplier: Vulcan Materials Company
- Material: Breeze, crushed concrete Driveway and parking areas
- Color: Gray










## Exterior Lights:

- (4) Exterior Lights
- SKU-MHE8410K garage door lights
- SKU-MHE8406K for use by exterior side doors

← → ↻ [quoizel.com/millhouse-outdoor-lantern-outdoormhe8409](http://quoizel.com/millhouse-outdoor-lantern-outdoormhe8409) ☆ 🌐 📄 📌



Apps FOCO Biz Develop... 4612 E 22nd Ave,... Dropbox - TD Cap... FOCO Luxury Vaca... Buy or Rent Calcul... FOCO Competition FOCO Realtors Inv... » Other B





### Millhouse Outdoor Lantern


**Finish:** Mystic Black

Wall Lighting | SKU - MHE8409K  





With simple details and traditional style, the Millhouse outdoor collection is perfect for understated elegant lighting. The design features clear seeded glass that diffuses the light in a soft tranquil way and the rich Mystic Black finish completes the look.

#### AVAILABLE OPTIONS

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**Finish:** 

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## Site Photographs





















New construction in the immediate area (for comparison)

























