



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

**Architectural Review Board Application
Full Board Review**

Application Date: 10-28-2021

Project Address: 513 N Davis Highway Pensacola, FL 32501

Applicant: Brad & Summer Carter

Applicant's Address: 3006 Harlington Place Cantonment, FL 32533

Email: westfloridaconstructiongroup@gm **Phone:** 850-723-5500

Property Owner: Northwest Florida Investment Group 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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

This application is being submitted to the board for final review.

The proposed single family residence is located at 513 N Davis Highway Pensacola, FL 32501.

The proposed house will be a single story, 1,376 SF residence.

The updated floor plan and site plan with the changes requested by the board, along with the FDOT

approval to move the curb cut are attached.

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

10-28-2021
Date

3006 Harlington Place
Cantonment, FL 32533
850-723-5500
westfloridaconstrudtiongroup@gmail.com

West Florida Construction Group LLC

CRC1332154

Date: October 28, 2021
Project: 513 N Davis Highway
Pensacola, FL 32502
Recipient: Architectural Review Board

513 N Davis Highway Exterior Color Schedule

<u>Element</u>	<u>Manufacturer</u>	<u>Color</u>
Exterior Siding	James Hardee	"Jamestown Blue" Benjamin Moore HC-148
Exterior Doors	ThermaTru	"Kendall Charcoal" Benjamin Moore HC-166
Exterior Trim	James Hardee	"Elmira White" Benjamin Moore HC-84
Fascia	James Hardee	"Elmira White" Benjamin Moore HC-84
Windows	PlyGem	White-1500 Series Non-Impact FL16103.1
Columns	James Hardee	"Elmira White" Benjamin Moore HC-84
Corbels	James Hardee	"Kendall Charcoal" Benjamin Moore HC-166
Shingle Roof	Atlas	Weathered Wood Pinnacle Pristine
Lighting	TBA	Black Metal

513 N Davis Highway

Jamestown Blue
HC-148

Siding Paint

Benjamin Moore:
HC-148 "Jamestown Blue"



Kendall Charcoal
HC-166

Exterior Door Paint

Benjamin Moore
HC-166 "Kendall Charcoal"

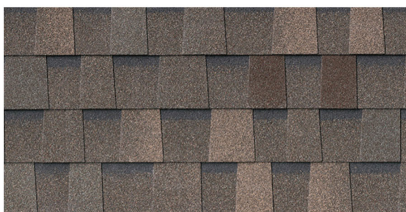
Siding Material

James Hardie
Plank Lap Siding-
Profile- Smooth
Thickness- 0.312"
Width- 6.25"
Exposure- 5"

Elmira White
HC-84

Trim

Benjamin Moore
HC-84 "Elmira White"

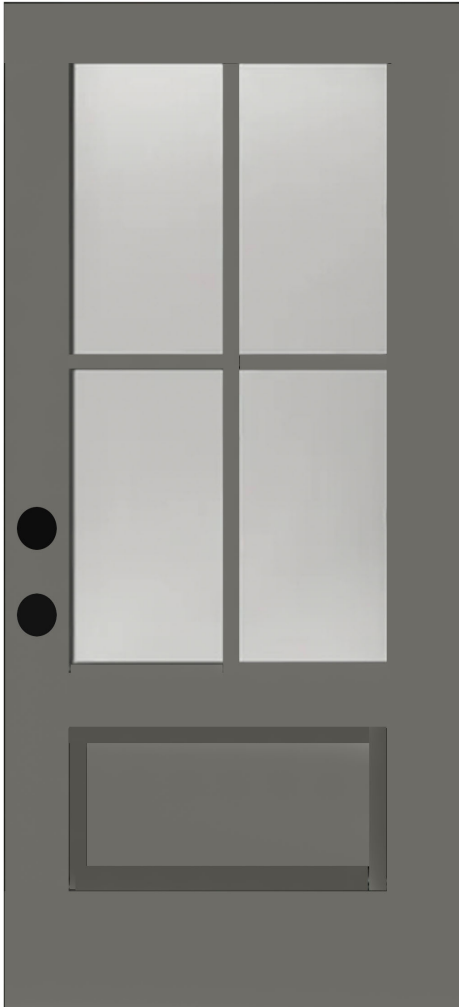


Shingle Roof

Atlas Roofing
Weathered Wood

Weathered Wood

513 N Davis Highway



Exterior Door

Therma Tru Door:
Smooth Star- Picture Window
3/4 Lite 1 Panel-Flush-Glazed
Style No. S2103XJ-SDL

Glass Color: Clear
Glass: Colonial 4 Lite 2Wx2H- Simulated Divided Lites

Size: 3'0" x 6'8"

Color: Benjamin Moore HC 166 "Kendall Charcoal"

513 N Davis Highway



1500 Single Hung Window



Choose a brickmould, beveled or flat frame style to coordinate with your home's architecture.

Grille Patterns



Colonial



7/8" SDL

Ply Gem Windows:

- 1500 Series: Single Hung
- Colonial Grille Pattern: 6/6
 - 7/8" SDL
- Frame options: Brickmould, Beveled, or Flat

513 N Davis Highway

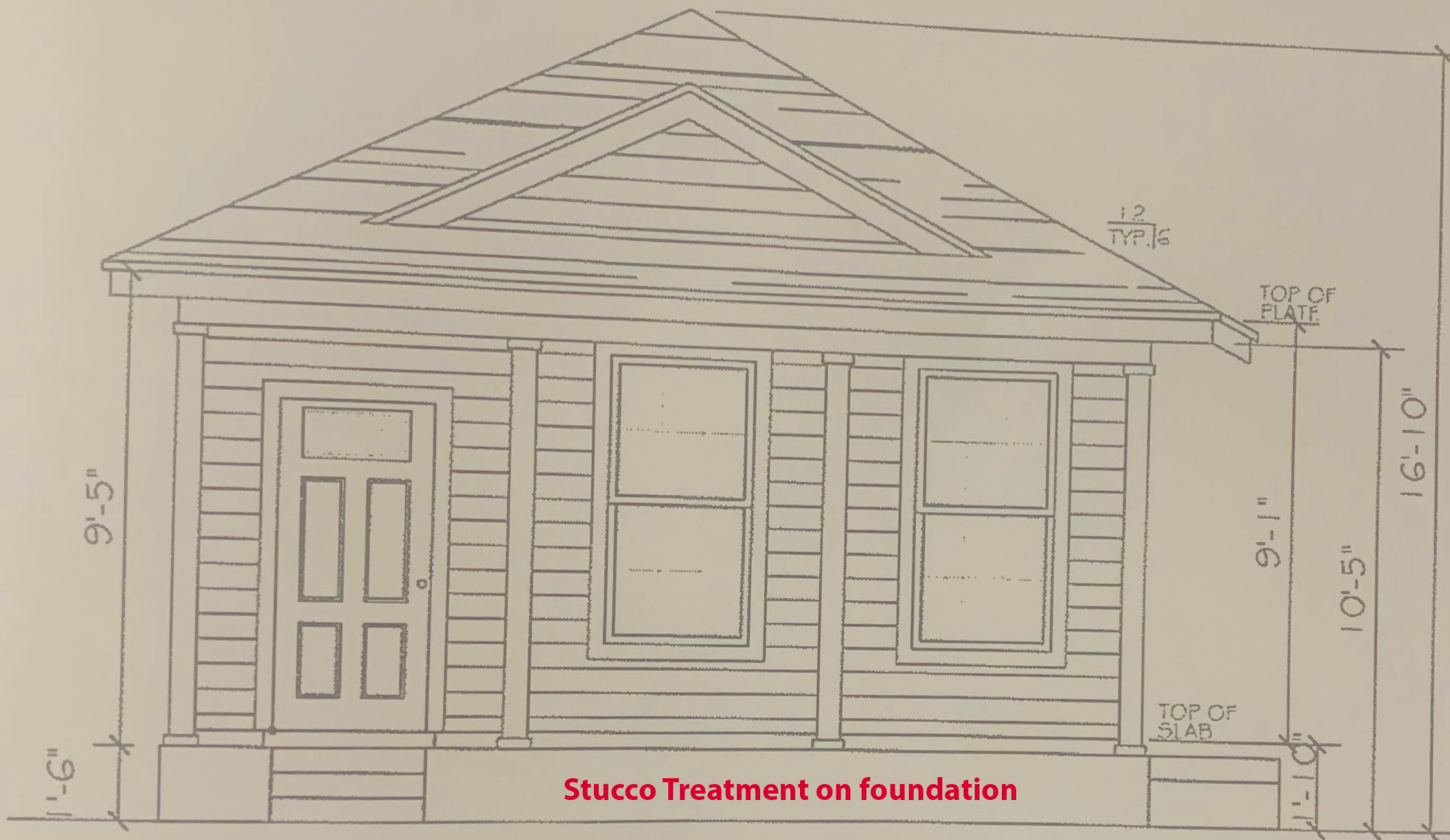


Exterior Colors

Columns:
Benjamin Moore
HC- 166 "Elmira White"

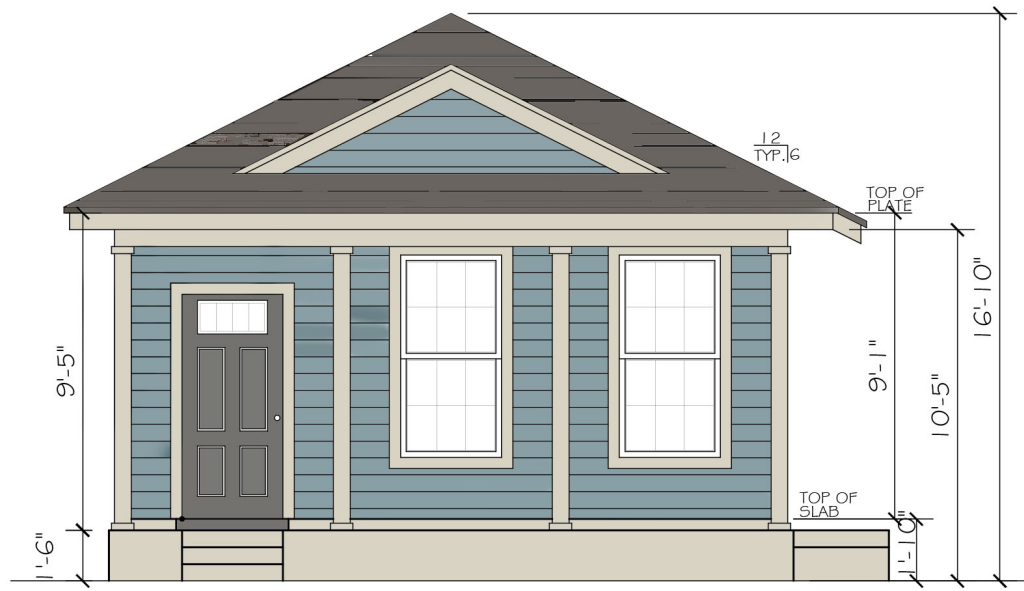
Corbels:
Benjamin Moore
HC-166 "Kendall Charcoal"

Exterior Light:
Black Metal



Stucco Treatment on foundation

FRONT ELEVATION



FRONT ELEVATION

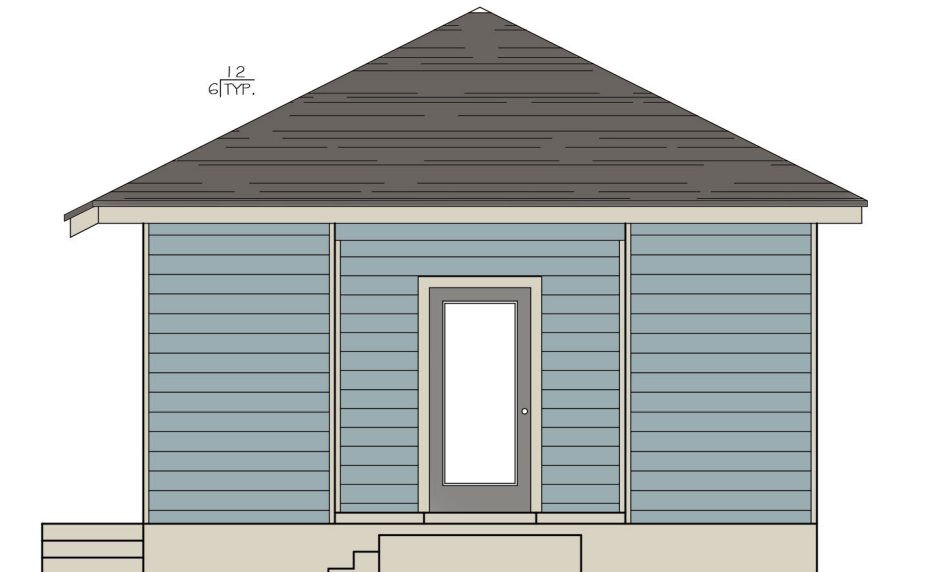
- * 1/2" Overhangs Typ.
- * 1/2" Overhangs Max. @ Gable End(s).
(Unless noted otherwise)
- * Approved Hardi Siding Exterior Finish w/ Trim.
- * Asphalt OR Approved Shingle Roofing.
- * Approved Hardi Siding Eaves & Soffit-work Typ.
- * Ridge Vent System where applicable.



LEFT SIDE



RIGHT SIDE



REAR ELEVATION



Dreamcatcher Designs, Inc.

Phone/Fax: (850) 968-0053

JOB: WFCG-001-513-ND DATE: 04-27-21

PAGE: ELEVATIONS

SCALE: NO-SCALE



FRONT ELEVATION

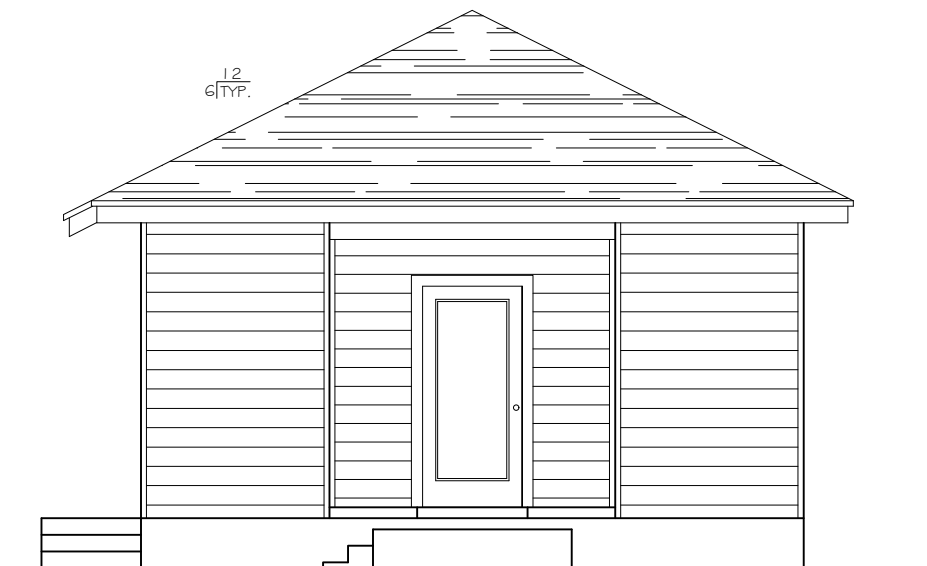
- * 12" Overhangs Typ.
- * 12" Overhangs Max. @ Gable End(s).
(Unless noted otherwise)
- * Approved Hardi Siding Exterior Finish w/ Trim.
- * Asphalt OR Approved Shingle Roofing.
- * Approved Hardi Siding Eaves & Soffit-work Typ.
- * Ridge Vent System where applicable.



LEFT SIDE



RIGHT SIDE



REAR ELEVATION



Dreamcatcher Designs, Inc.

Phone/Fax: (850) 968-0053

JOB: WFCG-001-513-ND DATE: 04-27-21

PAGE: ELEVATIONS

SCALE: NO-SCALE

JOB: WFCG-001-513-ND DATE: 10-05-21
PAGE: FLOOR-PLAN SCALE: NO-SCALE
NO-DIMS

EAST JACKSON STREET (50' RIGHT-OF-WAY)

BASIS OF BEARINGS
(N90°00'00"E)

SOUTH R/W LINE
P-134.01' F-135.18'
P-83.01' F-83.86'
P-51.00' F-51.32'

LEGEND:

- - FOUND PLAIN 1/2" IRON ROD
- ⊙ - FOUND 1/2" CAPPED IRON ROD #8578
- ⊙ - FOUND PLAIN 1/2" IRON PIPE
- ⊙ - FOUND 1/2" CAPPED IRON ROD #3576
- ⊙ - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
- ⊙ - FOUND 1/2" RED CAPPED IRON ROD #4277
- ⊙ - SET 1/2" CAPPED IRON ROD LB #8298
- ⊙ - WATER METER
- ⊙ - POWER POLE

ABBREVIATIONS:

- LS - LICENSED SURVEYOR
- PSM - PROFESSIONAL SURVEYOR
- AND MAPPER
- LB - LICENSED BUSINESS
- BSL - BUILDING SETBACK LINE
- R/W - RIGHT-OF-WAY
- PI - POINT OF INTERSECTION
- P - PLAT
- F - FIELD
- NFIP - NATIONAL FLOOD INSURANCE PROGRAM
- N/A - NOT APPLICABLE
- ± - PLUS OR MINUS
- BOC - BACK OF CURB

PARENT PARCEL DESCRIPTION: (OFFICIAL RECORDS BOOK 5237 PAGE 0863)

LOTS 16 AND 17, BLOCK 23, EAST KING TRACT, EAST OF TARRAGONA STREET, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

NEW PARCEL DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS' REQUEST)

LOT 17, BLOCK 23, EAST KING TRACT, EAST OF TARRAGONA STREET, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

SURVEYORS NOTES:

- THE MAP OF SURVEY AS SHOWN HEREON IS A BOUNDARY SURVEY FOR WHICH PURPOSE IS TO DEFINE THE NEW PARCEL BOUNDARY ON THE GROUND BY RETRACEMENT OF THE PARENT PARCEL RECORD DEED, AND/OR RECOVERY, AND/OR PLACEMENT OF MONUMENTATION FOR NEW PARCEL BOUNDARY, PREPARED FOR THE CLIENT AS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- BASIS OF BEARINGS: NORTH AND THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF N90°00'00"W ALONG THE SOUTH R/W LINE OF EAST JACKSON STREET AS MONUMENTED.
- REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF CITY ATLAS CAD068, SHEET 1 OF 1, BY THE OFFICE OF COUNTY APPRAISER OF ESCAMBIA COUNTY, FLORIDA AS DATED 9/19/2019. COPY OF BOUNDARY SURVEY DRAWING NUMBER 20-19587 AS DATED 12/11/20 BY THIS FIRM.
- NO BUILDING SETBACK LINES ARE SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO VERIFY ALL SETBACK REQUIREMENTS WITH AUTHORITY GOVERNING BODIES PRIOR TO CONSTRUCTION.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
- NO TITLE SEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WAS KJM LAND SURVEYING, LLC PROVIDED WITH SAME.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR; EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED; EXCEPT AS SHOWN.
- UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS AGREE.
- THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.
- ENCROACHMENTS ARE AS SHOWN.
- FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND SURVEYING, LLC, IS LB 8298.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR AND ANY ENTITIES AS DECLARED TO HEREON ONLY AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES NOT REFERRED TO HEREIN.
- IT IS OF THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:

NFIP COMMUNITY NAME:
CITY OF PENSACOLA
ZONE: "X"
ELEVATION: N/A

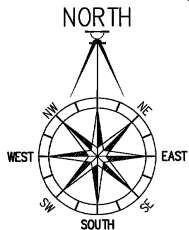
NFIP COMMUNITY NUMBER:
120082
PANEL NUMBER: 12033C 0390 G
AS DATED: 9/29/2006

ADDRESS: NORTH DAVIS HIGHWAY					
REQUESTED BY: SUMMER CARTER					
TYPE: BOUNDARY SURVEY					
SECTION 46, TOWNSHIP - 2 - SOUTH, RANGE - 30 - WEST, ESCAMBIA COUNTY, FLORIDA					
SCALE: 1" = 20'	FIELD BOOK	PAGE	CREW	FIELD DATE	DRAWN BY:
	704	7	JC/JT KM/JT	12/07/20 12/10/20	JCS
DATE: 12/11/20	REVISIONS:				CHECKED BY:
NO.:	DATE:	ADDED IMPROVEMENTS IN R/W - F.B. #729, PG. #57, NS, 07/12/21, JCS			APPROVED BY:
1	07/25/21				<i>[Signature]</i>
THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.					DRAWING NUMBER
MICHAEL WATTS AUSTIN, PSM #5458 CORPORATE NO. LB 0008298 STATE OF FLORIDA					20-19653

PARENT

PARCEL

NORTH DAVIS HIGHWAY
(51' RIGHT-OF-WAY)



20' 10' 0' 20'
SCALE 1" = 20'

EAST LA RUA STREET
(50' RIGHT-OF-WAY)



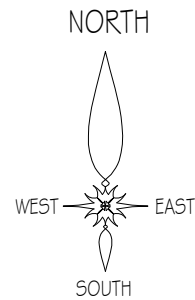
KJM
Land Surveying, LLC.
1616 W. Avery St.
Pensacola, FL 32501
(O) 850-438-0202
(F) 850-438-1307

20-1-74918

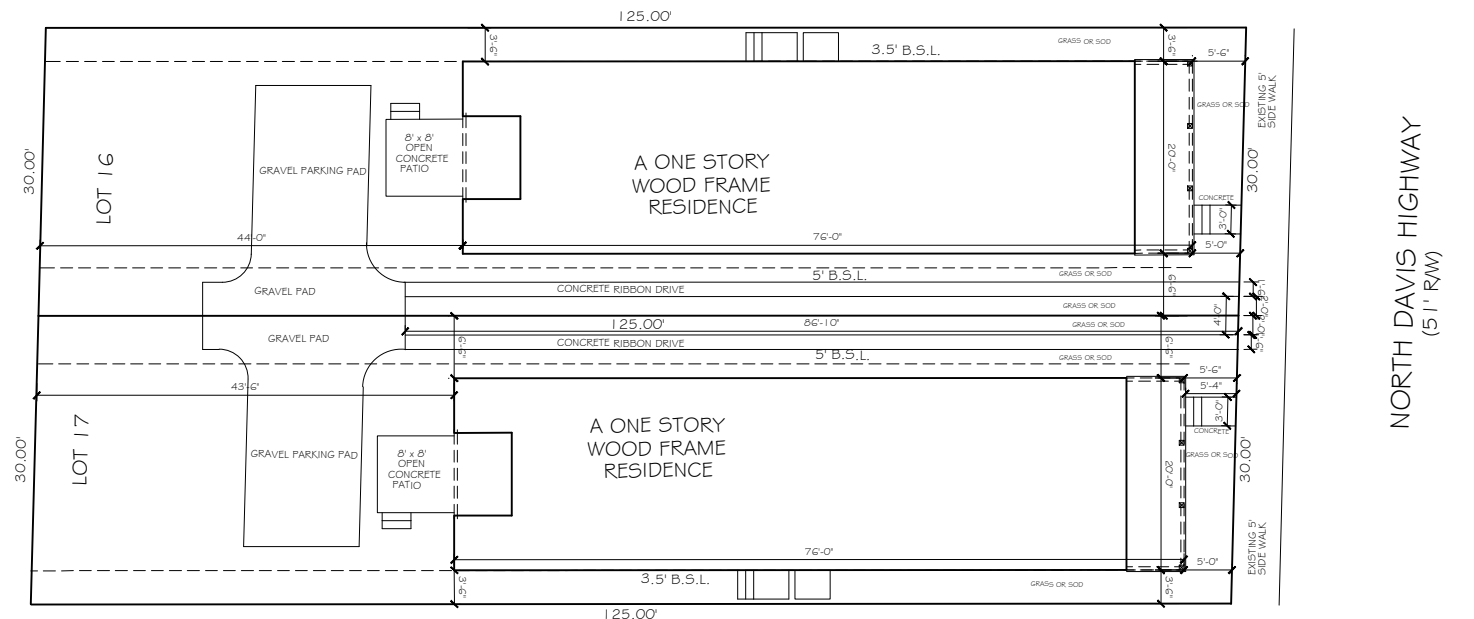
WEST FLORIDA CONSTRUCTION GROUP

513 N. DAVIS HIGHWAY
PENSACOLA, FL

515 N. DAVIS HIGHWAY
PENSACOLA, FL



**ARROWS REPRESENT GRADING
FOR DRAINAGE



LOT FOOTAGE: 3750 S.F. TOTAL - (MINUS) 1869 S.F.
HOUSE & PATIO = 1881 S.F.



DREAMCATCHER DESIGNS, INC.

Phone/Fax: (850) 968-0053

Job#: WFCG-001-515-513-ND

Page: Site Plan

Date: 04-27-21

Scale: 1"=20'-0"

Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information						Assessments				
Parcel ID: 000S009020170023						Year	Land	Imprv	Total	Cap Val
Account: 132857550						2021	\$51,188	\$0	\$51,188	\$51,188
Owners: NORTHWEST FLORIDA INVESTMENT GROUP LLC						Disclaimer				
Mail: 366 FORT PICKENS RD PENSACOLA BEACH, FL 32561						Market Value Breakdown Letter				
Situs: 513 N DAVIS HWY 32501						Tax Estimator				
Use Code: VACANT COMMERCIAL						File for New Homestead Exemption Online				
Taxing Authority: PENSACOLA CITY LIMITS										
Tax Inquiry: Open Tax Inquiry Window										
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2021 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
None						Legal Description				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						LT 17 BLK 23 EAST KING TRACT OR 8428 P 1058 CA 68				
						Extra Features				
						None				

Parcel Information

Section Map Id:
[CA068](#)

Approx. Acreage:
0.0861

Zoned:
OEHC-1

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

[Launch Interactive Map](#)



62.5

✕

Situs: 513 N DAVIS HWY
Complex: EAST KING TRACT
Owner: NORTHWEST FLORIDA INVESTMENT GROUP LLC
Mailing Address:

Mailing Address:

366 FORI PICKENS RD
PENSACOLA BEACH, FL 32561

Last Sale: n/a

Property Use: VACANT COMMERCIAL
Approx. Acreage: 0.0861 ac

Bldg. Count: 0

Total Heated Area: 0 sf
Zoned: OEH-C-1

Taxing Auth: PENSACOLA CITY LIMITS

Schools:

Elem: GLOBAL LEARNING ACADEMY
Int: WORKMAN

High: PENSACOLA

