



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:** 515 N Davis Highway Pensacola, FL 32501

**Applicant:** Brad & Summer Carter

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

**Email:** westfloridaconstructiongroup@gmail **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 515 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: 515 N Davis Highway  
Pensacola, FL 32502  
Recipient: Architectural Review Board

## 515 N Davis Highway Exterior Color Schedule

<b>Element</b>	<b>Manufacturer</b>	<b>Color</b>
Exterior Siding	James Hardee	"Harrisburg Green" Benjamin Moore HC-132
Exterior Doors	ThermaTru	"Chelsea Gray" Benjamin Moore HC-168
Exterior Trim	James Hardee	"Revere Pewter" Benjamin Moore HC-172
Fascia	James Hardee	"Revere Pewter" Benjamin Moore HC-172
Windows	PlyGem	White-1500 Series Non-Impact FL16103.1
Columns	James Hardee	"Revere Pewter" Benjamin Moore HC-172
Corbels	James Hardee	"Chelsea Gray" Benjamin Moore HC-168
Shingle Roof	Atlas	Pristine Pewter Pinnacle Pristine
Lighting	TBA	Bronze Metal

# 515 N Davis Highway

Harrisburg Green  
HC-132

## Siding Paint

Benjamin Moore:  
HC-132 "Harrisburg Green"



Chelsea Gray  
HC-168

## Exterior Door Paint

Benjamin Moore:  
HC-168 "Chelsea Gray"

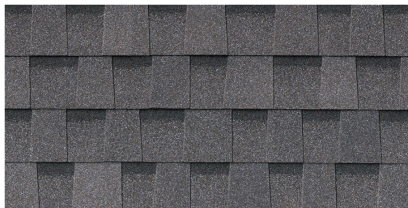
## Siding Material

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

Revere Pewter  
HC-172

## Trim

Benjamin Moore:  
HC-172 "Revere Pewter"

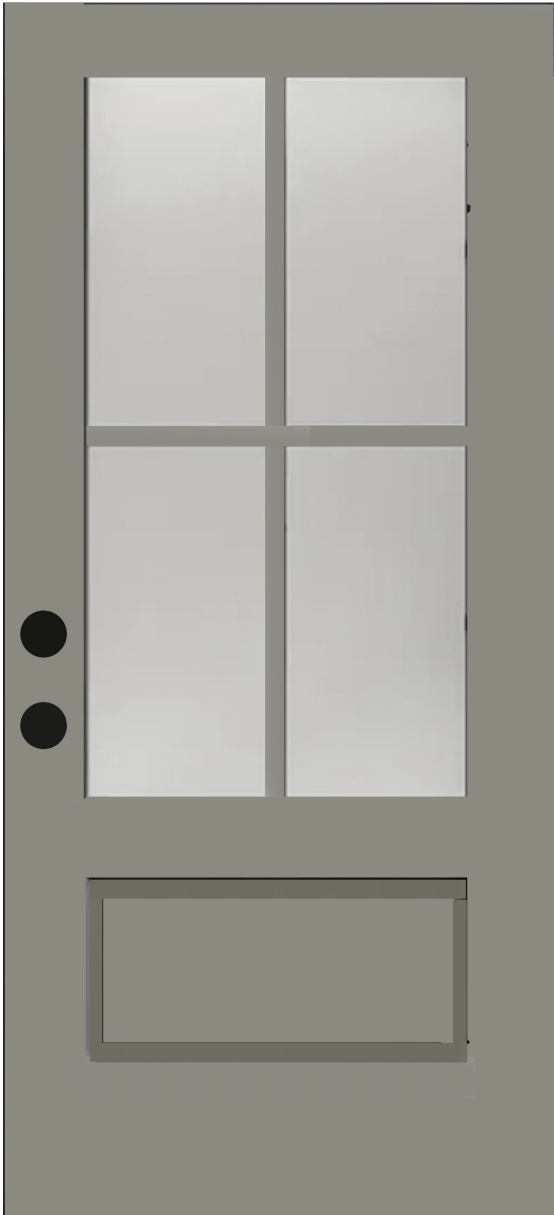


## Shingle Roof

Atlas Roofing  
Pristine Pewter

Pristine Pewter

# 515 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: HC 168 "Chelsea Gray"

# 515 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

# 515 N Davis Highway

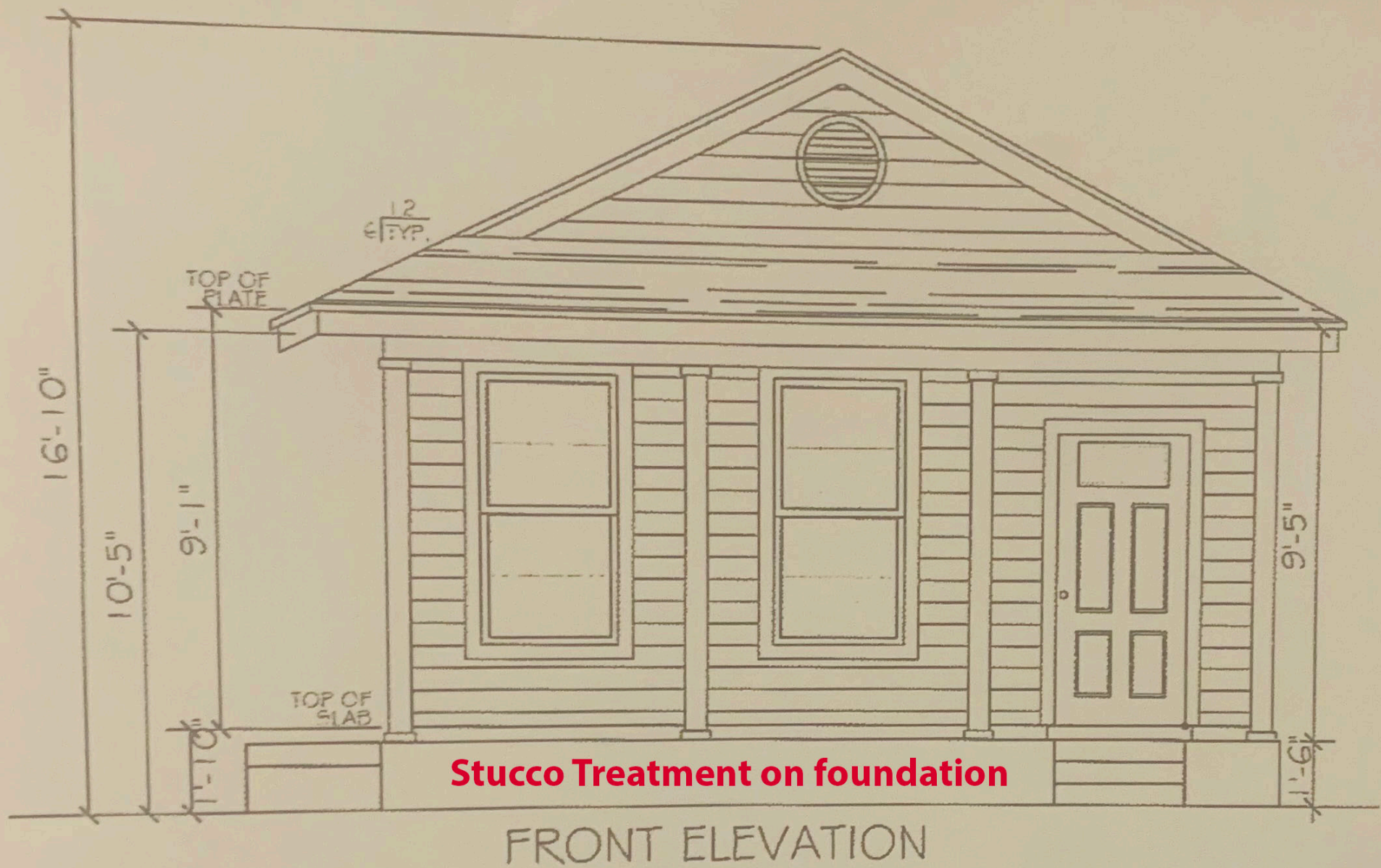


## Exterior Colors

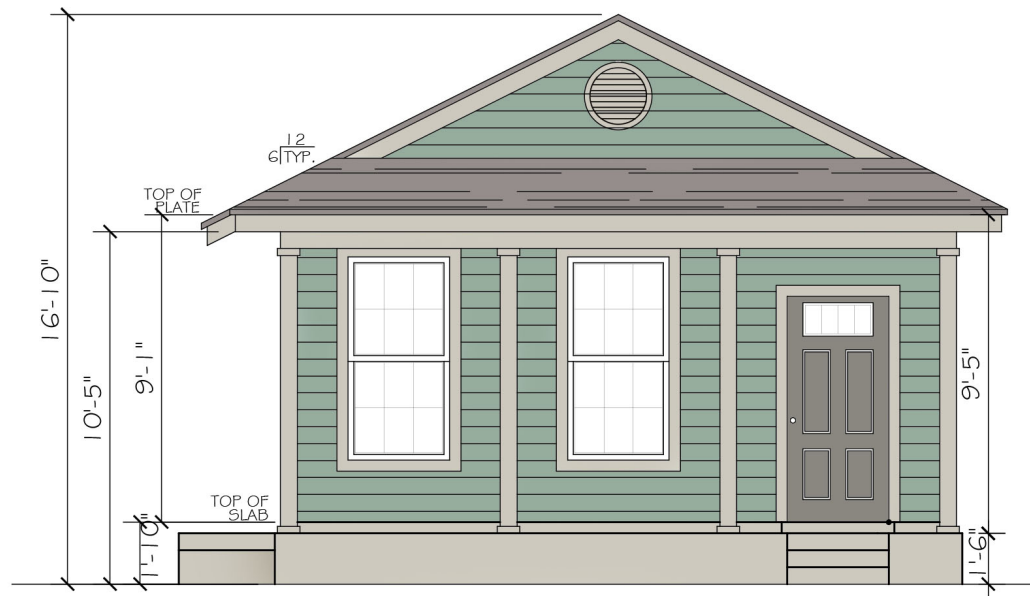
Columns:  
Benjamin Moore  
HC- 172 "Revere Pewter"

Corbels:  
Benjamin Moore  
HC- 168 "Chelsea Gray"

Exterior Light:  
Bronze Metal







FRONT ELEVATION

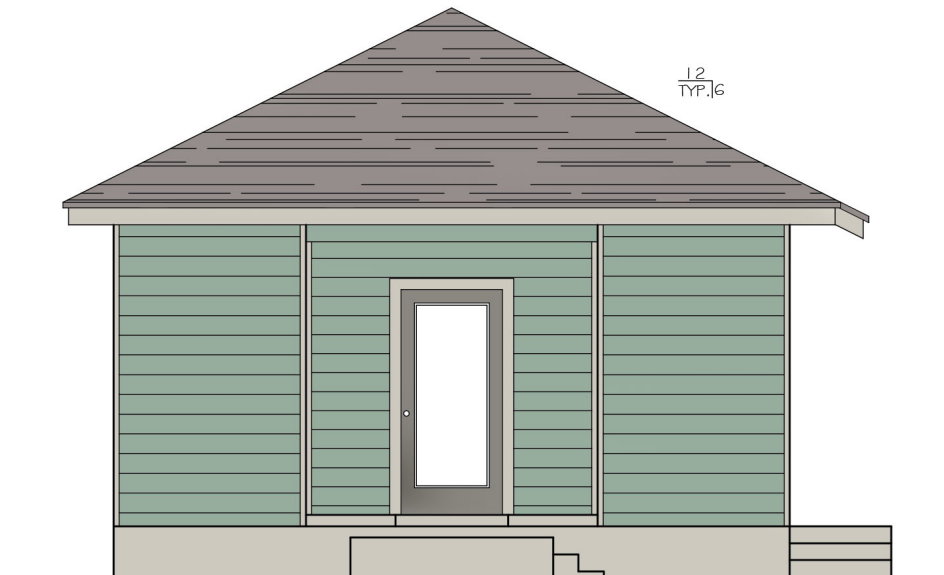
- \* 12" Overhangs Typ.
- \* 12" Overhangs Max. @ Gable End(s).  
(Unless noted otherwise)
- \* Approved Hardi Siding Exterior Finish w/ Trim.
- \* Asphalt OR Approved Shingle Roofing.
- \* Approved Hardi Siding Eaves & Soffit-work Typ.
- \* Ridge Vent System where applicable.



LEFT SIDE



RIGHT SIDE



REAR ELEVATION



Dreamcatcher Designs, Inc.

Phone/Fax: (850) 968-0053

JOB: WFCG-001-515-ND DATE: 04-27-21

PAGE: ELEVATIONS

SCALE: NO-SCALE





FRONT ELEVATION

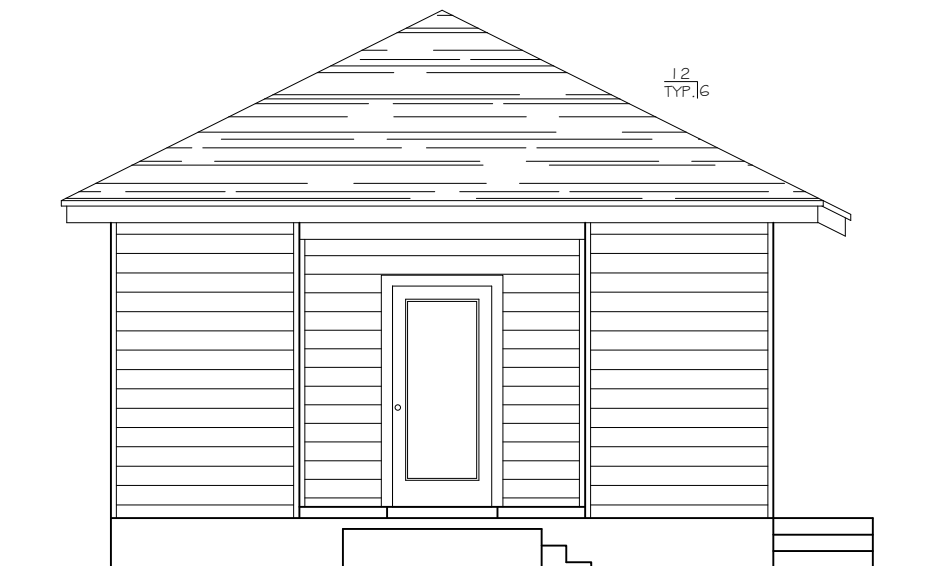
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LEFT SIDE



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

BASIS OF BEARINGS  
(N90°00'00"E)

P-134.01' F-135.18'

## 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 16, 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 CAD68, 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 6J-17.050, 6J-17.051 AND 6J-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  
PARCEL 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	DATE	DRAWN BY:	CHECKED BY:
	704	7	12/07/20	JCS	
DATE: 12/11/20	NO.:				APPROVED BY:
	DATE: 07/20/21				
REVISIONS:					
1. ADDED IMPROVEMENTS IN R/W - F.B. #729, PG. #57, NS, 07/12/21, JCS					
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.					
MICHAEL WATTS AUSTIN, PSM #5458 CORPORATE NO. LB 0008298 STATE OF FLORIDA					DRAWING NUMBER 20-19587

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

P-300.00'  
F-501'28'43"W 300.00'

WEST R/W LINE

PARENT

LOT 16  
BLOCK 23

PARCEL

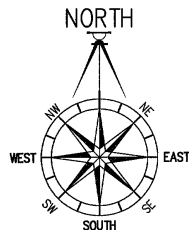
LOT 17  
(NOT INCLUDED)

LOT 18  
(NOT INCLUDED)

LOT 12  
(NOT INCLUDED)

LOT 23  
(NOT INCLUDED)

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



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



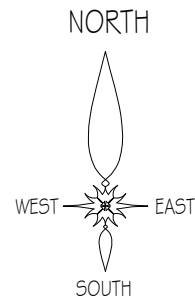
**KJM**  
Land Surveying, LLC.  
1616 W. Avery St.  
Pensacola, FL 32501  
(O) 850-438-0202  
(F) 850-438-1307

LIBRARY

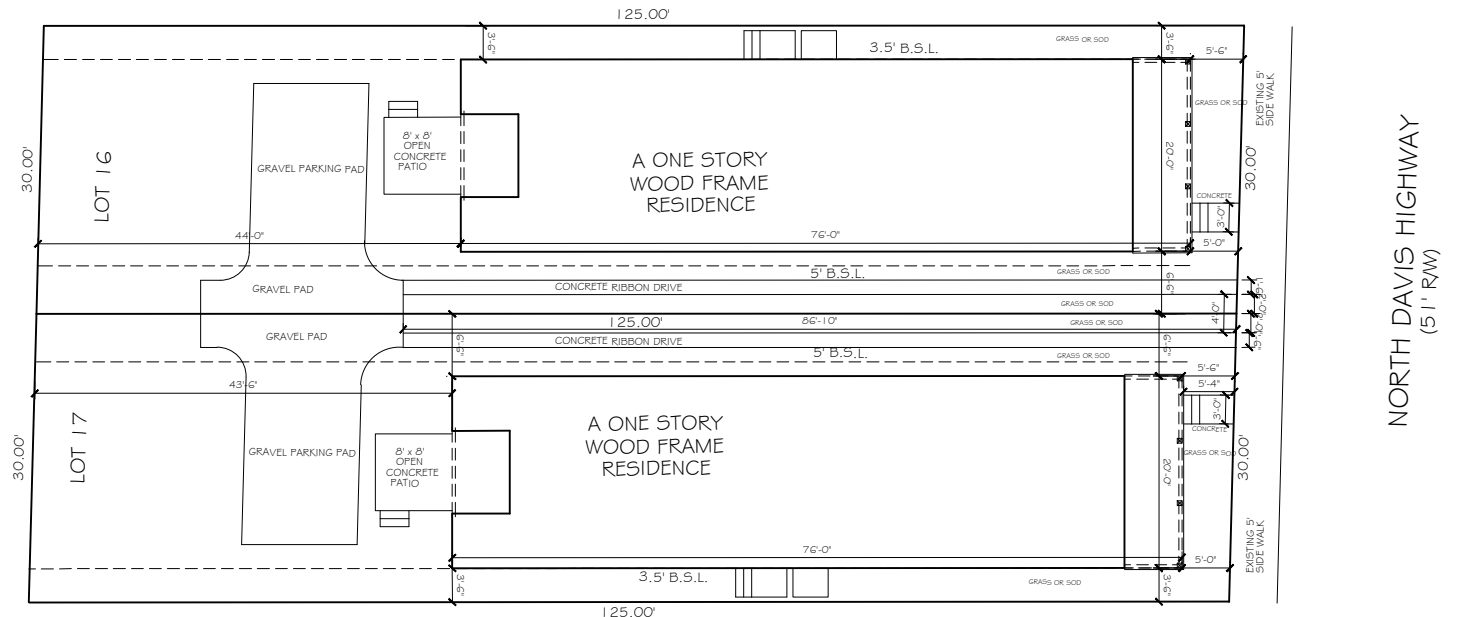
# WEST FLORIDA CONSTRUCTION GROUP

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: 000S009020160023						Year	Land	Imprv	Total	Cap Val	
Account: 132857500						2021	\$51,188	\$0	\$51,188	\$51,188	
Owners: NORTHWEST FLORIDA INVESTMENT GROUP LLC						2020	\$78,375	\$0	\$78,375	\$30,195	
Mail: 366 FORT PICKENS RD PENSACOLA BEACH, FL 32561						2019	\$64,125	\$0	\$64,125	\$27,450	
Situs: 515 N DAVIS HWY 32501						Disclaimer					
Use Code: VACANT COMMERCIAL						Market Value Breakdown Letter					
Taxing Authority: PENSACOLA CITY LIMITS						Tax Estimator					
Tax Inquiry: <a href="#">Open Tax Inquiry Window</a>						File for New Homestead Exemption Online					
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					
12/18/2020	8428	1058	\$155,000	WD		Legal Description					
09/2003	5237	863	\$69,900	WD		LT 16 BLK 23 EAST KING TRACT OR 8428 P 1058 CA 68					
01/2003	5048	1280	\$429	WD		Extra Features					
07/2001	4734	1347	\$47,000	WD		None					
04/1998	4251	1175	\$12,700	SM							
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller											

**Parcel Information**  
  
**Section Map Id:**  
[CA068](#)  
  
**Approx. Acreage:**  
0.0861  
  
**Zoned:**  
OEHC-1  
  
**Evacuation & Flood Information**  
[Open Report](#)

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



N ALCANIZ ST









